

**PROJECT: 20-1560 DEV, SEHMEI HOMESTEAD PARK TURF REPLACEMENT**  
 Sponsor: Peninsula Metropolitan Park Program: YAF - Large Status: Board Preliminary Approved

## Parties to the Agreement

### PRIMARY SPONSOR

Peninsula Metropolitan Park District  
**Address** PO Box 425  
**City** Gig Harbor **State** WA **Zip** 98335  
**Org Type** District-Park  
**Vendor #** SWV0091436-00  
**UBI**  
**Date Org created**  
**Org Notes**  [link to Organization profile](#)  
☐ Org data updated

### SECONDARY SPONSORS

No records to display

## Project Contacts

Contact Name Primary Org	Project Role	Work Phone	Work Email
<a href="#">Beth Auerbach</a> Rec. and Conserv. Office	Project Manager	(360) 280-6103	<a href="mailto:Beth.Auerbach@rco.wa.gov">Beth.Auerbach@rco.wa.gov</a>
<a href="#">Eric Guenther</a> Peninsula Metropolitan Park	Project Contact	(253) 858-3400 1222	<a href="mailto:eguenther@penmetparks.org">eguenther@penmetparks.org</a>
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## Worksites & Properties

# **Worksite Name**  
 #1 Sehmei Homestead Park

Development	Property Name
✓	Sehmei Homestead Park

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## Worksite Map & Description

### Worksite #1: Sehmel Homestead Park

#### WORKSITE ADDRESS

**Street Address** 10123 78th Ave NW

**City, State, Zip** Gig Harbor WA 98332

## Worksite Details

### Worksite #1: Sehmel Homestead Park

#### SITE ACCESS DIRECTIONS

Take WA SR-16 to the Burnham Drive NW exit. Go through the roundabout and head west across the bridge over WA SR-16, through the second roundabout to the intersection of Burnham Drive NW and Sehmel Drive. Turn left onto Sehmel Drive, follow 2.1 miles to the intersection of 78 Avenue NW. Turn left onto 78th Avenue NW and follow approximately 1/10th of a mile to the Sehmel Homestead Park entrance on your left.

Project worksite is in the northwest corner of the park. Follow entrance drive down the hill to a 3-way stop, turn left, and project worksite is on the left at the end of the drive.

#### Questions

#1: Identify the source of funds (i.e. federal grant, Conservation Futures, local appropriations, private land donation, etc.) that was originally used to acquire the property.

Local appropriations

#2: Give street address for this worksite if available.

10123 78th Avenue NW, Gig Harbor, WA 98332

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## Project Location

### RELATED PROJECTS

#### Projects in PRISM

PRISM Number	Project Name	Current Status	Relationship Type	Notes
01-1075 A	Sehmel Homestead	Closed Completed	Earlier Phase	Acquisition
15-1341 D	Sehmel Homestead Park Infields and Warning Tracks	Closed Completed	Earlier Phase	Convert dirt infields to synthetic turf at the park's three baseball/softball fields, located in the park adjacent to the current application worksite.
18-1932 D	Sehmel Homestead Park Turf Lights	Active Completed	Current Phase	Sportslighting, installed in 2019 - 2020 at the current grant application (20-1560) worksite, is Phase 1 of the multipurpose field renovation. Turf replacement, the current grant application scope of work, represents Phase 2 of the project.

#### Related Project Notes

#### Questions

- #1: Is the project on State Owned Aquatic Lands? Please contact the Washington State Department of Natural Resources to make a determination. [Aquatic Districts and Managers](#)
- No

## Property Details

Property: Sehmel Homestead Park (Worksite #1: Sehmel Homestead Park)

## Project Proposal

### Project Description

This project will help pay for replacing the synthetic turf playing surface at Sehmel Homestead Park's soccer/football/lacrosse multipurpose field, Phase 2 in the overall upgrade project (10123 78th Ave NW, Gig Harbor). Phase 1 involved the addition of lighting to this field in 2019-20. The turf was installed in 2010, and is within a year, at most two years, of its functional lifespan.

The field is showing wear issues typical of fields this age. The turf fibers exhibit wear and are laying flat in many areas, which makes it difficult for Staff to add additional infill to maintain a safe cushioning level. The field drains very slowly - often standing water is present during heavier rains, causing events to be halted or postponed. Visual inspections from Staff and outside consultants have failed to identify a cause, but it is likely associated with either the deterioration over time of the infill (a typical occurrence on fields this age) or an issue with the subsurface drainage system. There are existing patched areas where the turf was damaged by repetitive use, an issue typically found on fields this age.

Youth sports and their respective seasons include fall soccer, regular and flag football, winter soccer, spring soccer and lacrosse, spring flag football, and summer camps (less than 1% adult use).

Replacing the turf surface will address most of these issues, and the project will resolve the drainage problem which is included in the scope of work for this grant application.

### Project Questions

- #1: Is any part of the scope of work included in this application required as mitigation for another project or action? E.g. FERC relicensing, Habitat Conservation Plan, legal settlement, etc. If yes, explain:
- No

- #2: Describe any required mitigation as a result of the action in this proposal. Will mitigation occur on this site or another location?

The project site is not impacted by critical areas. Mitigation is not required for this project.

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required for this project.

#3: Are overhead utility lines present at the site, and if so explain how they will be relocated or buried.

No

There are no overhead utilities present at the project worksite.

#4: Describe the nature of any existing rights-of-way, easements, reversionary interests, etc. to the project area.

None

#5: Does this application contain state, federal or other grants as part of the "sponsor match"? If "yes," name the grant(s) and date grant will be available.

No

## Evaluation Criteria

#1: NEED AND NEED SATISFACTION What is the community's need for the proposed youth athletic facility? To what extent will the project satisfy the needs in the service area?

The Peninsula Metropolitan Park District (District) serves unincorporated areas of Pierce County on the Gig Harbor Peninsula. The District's Service Area encompasses approximately 52 square miles of rural and suburban lands, with a population of approximately 41,394. The District's facilities also serve the City of Gig Harbor, with a population of 10,320, for a total Service Area population of 51,714. Based on 2010 census statistics for the District, approximately 23.5% or 11,589 Service Area residents are under 18 years of age.

The synthetic turf multipurpose field at Sehmel Homestead Park is the only field in the District's Service Area that provides for full-sized soccer, football, and lacrosse, that is not owned by a school district which controls public access. The field has permanent lines for football and soccer, and two, small-sided soccer fields marked perpendicularly across the field. District staff hand paints lacrosse, and four youth-sized flag football fields during the active seasons.

Inside the District's Service Area there are two other full-sized fields of similar construction (synthetic turf with lights), located at local high schools. There is also one smaller turf field with lights, and one small turf field without lights, also located at schools in the Service Area. Public access to those fields is typically restricted until 7:00 pm or later, making the field at Sehmel Park the only full-sized football /lacrosse/ soccer field available for public use on a regular basis within the District's Service Area.

PenMet's current Park Recreation and Open Space (PROS) Plan identifies the need for three soccer/lacrosse fields and one football field in the District. Development of new fields is many years away, and to address the need, the District initiated a phased upgrade of the grant worksite. Phase 1 utilized a previous RCO YAF Grant (18-1932) to add field lighting to increase use, especially during weeknights from early November to mid-March, and also after dark during the spring and fall.

Phase 2 seeks to use the current grant application to help pay for replacing the synthetic turf playing surface, installed in 2010, that is within a year, at most two years, of its functional lifespan.

The field is showing wear issues typical of fields this age. The turf fibers are worn and laying flat, which makes it difficult for Staff to add additional infill to maintain a safe cushioning level. The field drains very slowly - often standing water is present during heavier rains, causing events to be halted or postponed. Visual inspections from Staff and outside consultants have failed to identify a specific cause, but it is likely associated with either the deterioration over time of the infill (a typical occurrence on fields this age) or an issue with the subsurface drainage system. There are existing patched areas where the turf was damaged by repetitive use, again, an issue typically found on fields this age, and there are locations where the field's base has settled around utility boxes, causing depressions where the edges of the boxes are more exposed.

Replacing the turf surface will address most of these issues, and the project will resolve the drainage problem which is included in the scope of work for this grant application.

PenMet currently provides 890 hours annually for youth recreation on this field. The District provided 425 additional hours with the new field lights, ready to begin use in the fall of 2020. Adults also use the field approximately 13 hours annually, but available time is limited due to the growth of youth sports.

This grant will allow PenMet Parks to replace the existing turf so the combination of the lighting system and the new turf surface will allow the District to meet the established demand deficit for football, lacrosse, and soccer.



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#2: DESIGN AND COST ESTIMATE How well is the project designed? How reasonable are the cost estimates, do they accurately reflect the scope of work, and are there enough funds to implement the proposed projects?

Project design is currently at the 35% level, and will be completed and ready for construction prior to grant award. The cost estimate accurately reflects the anticipated scope of work. The project architect has designed and bid at least seven similar projects over the past 3 years, several of which have received RCO grant funding, including two similar projects in 2019.

RCO grant managers are aware of the architect's ability to meet RCO grant requirements for cost estimating and cost management during construction.

Scope of work is clear, simple, and easily estimated. Estimates have been vetted through experienced synthetic turf vendors to confirm they are thorough and accurate.

#3: SUSTAINABILITY Will the project result in a quality, sustainable, recreational opportunity while protecting the integrity of the environment?

The project maintains current sustainable benefits:

### **Environmental Integrity**

Reduced Energy Dependence: Eliminate natural grass maintenance; gas /oil consumption nearly eliminated; mechanized maintenance reduced to sweeping; fertilizer, pesticides, and herbicides eliminated.

Natural Systems and Wildlife: Work will take place on an existing field = no decrease of, or new impact to, existing natural areas or wildlife.

Water Conservation/Quality: Watering not required. Stormwater will be treated in bioretention areas. No contamination of runoff by fertilizer, pesticide, or herbicide use. 2,000,000 gallons of water saved annually.

Air Quality: Emissions from maintenance equipment drastically reduced.  
Used infill from the existing field can be recycled and repurposed; used turf and backing can be repurposed or downcycled. No waste products will be sent to a landfill.

### **Economic Integrity**

Above conservation plus...

Maximizes use of recycled materials: infill, synthetic turf, and recycled plastic.

### **Social Integrity**

Provides structured and casual activities to improve health.

Racks to promote bicycle use.

Equitable Access: Sponsor's scholarship program provides access for all ages, abilities, and means. Playing surface can be used for adaptive sports.

#4: FACILITY MANAGEMENT Does the applicant have the ability to operate and maintain the facility?

The PenMet Parks recreation department has five FTE's with several seasonal and part-time staff. The maintenance department has seven FTE's with several seasonal, part time staff. The staff assigned to maintain the field is well experienced, and the team leader has experience maintaining athletic fields at the professional level.

The field is maintained by Parks staff, and the maintenance plan includes regular turf sweeping, grooming, inspections, and repairs when necessary. The annual budget includes an allocation to the turf replacement fund as well as a scheduled turf maintenance equipment replacement fund. The District also partners with the local school district to share certain turf maintenance equipment.

A survey conducted in 2017 for the current District PROS Plan found that nearly 90% of respondents were either Satisfied or Somewhat Satisfied with the level of the District's park maintenance.

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#5: AVAILABILITY When the project is complete, how often will it be available for competitive youth sports in a calendar year?

The field is available year round for youth sports during daylight hours. Playable hours during fall and winter were limited due to darkness, but the addition of lights (from an RCO YAF grant) added 425 hours of usable time to that inventory.

Ninety-nine percent of scheduled field time is used for youth sports, utilizing 1200 hours per year, since this field is the only available football/soccer/lacrosse field in the District's inventory.

Youth sports and activities take priority in use allocation. Reservations for adults are rare due to limited availability. When the field is not scheduled, it is available for drop-in recreation by the general public.

Sports and their respective seasons include fall soccer, regular and flag football, winter soccer, spring soccer and lacrosse, spring flag football, and summer camps--all youth programs.

The availability of field time is parsed out among groups generally by participant numbers: all requesting organizations get some prime time, and then larger groups fill in remaining time as available. After initial assignments, the remaining time is available for online reservations.

One great partnership for this facility is with the schools renting the field for school practice and competition.

#6: READINESS TO PROCEED What is the timeline for completing the project? Will the sponsor be able to complete the project within 3 years?

The Sponsor will be able to complete the project within 6 months after the Agreement is executed. Both the Sponsor and their design consultant have experience as a team on a previous, similar RCO-funded project at the park. Both the Sponsor and their design consultant have a consistent track record of successful, on-time, RCO grant-funded projects.

The project will be ready to proceed when funding becomes available in 2021, and will be completed by the end of February 2022.

The timeline is as follows:

Design: currently 35% complete - will be finished by applicant rankings announcement in Fall 2020.

Permitting: will be submitted after the rankings are announced in the fall of 2020.

Bidding: 2021 after grant funding is authorized.

Construction: will commence within days after the RCO agreement is signed in the summer/fall 2021.

Project Completion and Grant Closeout: will occur by the end of March 2022.

#7: PROJECT SUPPORT AND PARTNERSHIPS To what extent do users and the public support the project?

There is significant public support for this project, that has grown since the installation of field lighting.

Harbor Soccer Club has offered financial support as well as a commitment to rent additional field time. The other large community youth sports group, the Peninsula Athletic Association (PAA), recently became part of PenMet Parks and their membership has supported this project for years.

Public involvement during the development of the recent PROS Plan was strong with input through focus groups, public meetings, and surveys.

All weather sports fields and lighting was the number 2 out of 8 investment priorities identified in the PROS Plan Survey.

Replacing the turf playing surface is the top priority for the District, in order to take advantage of the extended use hours afforded by the new field lighting system.

The citizen's elected representatives allocate funds annually to offset a portion of the expense for the eventual replacement of the turf.

Letters or Resolution of Support are expected from the City of Gig Harbor, Peninsula School District, and several local youth sports organizations.

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## Development Metrics

### Worksite: Sehmel Homestead Park (#1)

#### ATHLETIC FIELDS

##### Multi-purpose field development

Total cost for Multi-purpose field development	\$720,631	
Number of multi-purpose fields	New 0	Renovate 1
Number of multi-purpose fields with lighting	0	1
Number of multi-purpose fields by surface type	Number Synthetic 1 Total 1	
Primary users of multipurpose fields	Youth	
Select the recreational uses of multi-purpose fields	Football Lacrosse Rugby Soccer	
Select the multi-purpose field renovation elements	Add/replace irrigation/drainage Add/replace turf	

#### SITE PREPARATION

##### General site preparation

Total cost for General site preparation	\$148,100	
Acres of site preparation	2.37	
Buildings / structures to be demolished	Not Applicable	
Select the site preparation activities	Demolition General site prep activities Mobilization Surveying Traffic control	

#### UTILITIES

##### Install stormwater system

Total cost for Install stormwater system	\$65,735	
Select the stormwater utilities	Stormwater line	

#### CULTURAL RESOURCES

##### Cultural resources

Total cost for Cultural resources	\$5,000	
Acres surveyed for cultural resources	2.37	

#### PERMITS

##### Obtain permits

Total cost to Obtain permits	\$3,000	
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#### ARCHITECTURAL & ENGINEERING

##### Architectural & Engineering (A&E)

Total cost for Architectural & Engineering (A&E)	\$45,000	
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## Overall Project Metrics

### PROGRAM OUTCOMES

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Youth Served	30,336
Youth Served by the development or renovation project	30,336
<b>SITES IMPROVED</b>	
Project acres renovated	2.37
<b>COMPLETION DATE</b>	
Projected date of completion	4/30/2022

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## Development Cost Estimates

### Worksite #1: Sehmel Homestead Park

Category	Work Type	Estimated Cost	Note
Athletic Fields	Multi-purpose field development	\$720,631	
Cultural Resources	Cultural resources	\$5,000	
Permits	Obtain permits	\$3,000	
Site Preparation	General site preparation	\$148,100	
Utilities	Install stormwater system	\$65,735	
	Subtotal:	\$942,466	
Admin, Architecture, and Engineering		\$45,000	
	Total Estimate For Worksite:	\$987,466	

### Summary

Total Estimated Costs Without AA&E:	\$942,466
Total Estimated AA&E:	\$45,000
Total Estimated Development Costs:	\$987,466

## Cost Summary

	Estimated Cost	Project %	Admin/AA&E %
<u>Development Costs</u>			
Development	\$942,466		
Admin, Architecture, and Engineering	\$45,000		4.77 %
SUBTOTAL	\$987,466	100.00 %	
Total Cost Estimate	\$987,466	100.00 %	

## Funding Request and Match

### FUNDING PROGRAM

YAF - Large	\$350,000	35.44 %
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### SPONSOR MATCH

Category	Amount	Project %
Appropriation - Local	\$637,466	
Match Total:	\$637,466	64.56 %
Total Funding Request:	\$987,466	100.00 %

## Cultural Resources

### Worksite #1: Sehmel Homestead Park

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#1: Provide a description of the project actions at this worksite (acquisition, development and/or restoration activities that will occur as a part of this project)

Development: The existing synthetic turf surface of an existing multipurpose field will be replaced with a new synthetic turf surface. The new surface will be an infilled system matching the system being replaced. An existing subsurface drainage system drains slowly at times, causing water to stand on the playing field, which delays and/or postpones events. The project will address the drainage system issues before the new playing surface is installed.

#2: Describe all ground disturbing activities (length, width and depth of disturbance and equipment utilized) that will take place in the Area of Potential Effect (APE). Include the location of any construction staging or access roads associated with your project that will involve ground disturbance.

Ground disturbing activities are required for this project and include: Stripping the existing infill material and synthetic turf, and remove from site for recycling. Repair the existing subsurface drain system. Install new synthetic turf surface and infill. All of this work os on an existing field. Provide staging area in the parking lot on site, secured with temporary construction fencing.

#3: Describe any planned ground disturbing pre-construction/restoration work. This includes geo-technical investigation, fencing, demolition, decommissioning roads, etc.

None required.

#4: Describe the existing project area conditions. The description should include existing conditions, current and historic land uses and previous excavation/fill (if depths and extent is known, please describe).

Sehmel Homestead Park consists of two softball fields and a high-school baseball field with synthetic turf infields, the project worksite (a multipurpose synthetic turf field), tennis courts, playground, walking trails, natural areas, concessions building, community center, and protected wetlands and critical areas. The Park was constructed in 2008, and was previously a historical farm owned by the Sehmel family. The extent of previous excavation/filling is unknown.

#5: Will a federal permit be required to complete the scope of work on the project areas located within this worksite?  
No

#6: Are you utilizing Federal Funding to complete the scope of work? This includes funds that are being shown as match or not.  
No

#7: Do you have knowledge of any previous cultural resource review within the project boundaries during the past 10 years?  
Unknown

Sponsor will provide a Cultural Resources Investigation if RCO requests one.

#8: Is the worksite located within an existing park, wildlife refuge, natural area preserve, or other recreation or habitat site?  
Yes

#8a: Please name the area and specify when the site was established.

Sehmel Homestead Park is a 98.0-acre community park located in Pierce County, adjoining the city of Gig Harbor, WA. The Park includes 76.0 acres of meadow, naturalistic ponds, wetlands, and forest conservancy areas. The remaining acreage consists of two softball fields and a high-school baseball field with synthetic turf infields, the project worksite, restrooms, concessions building, tennis courts, playground, and a community center with Parks offices. The Park was established in 2009.

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#9: Are there any structures over 45 years of age within this worksite? This includes structures such as buildings, tidegates, dikes, residential structures, bridges, rail grades, park infrastructure, etc.

No

#10: Describe existing worksite site conditions. The answer to this question will be used in cultural resource consultation so please provide detailed information.

The worksite is an existing multipurpose playing field with a synthetic turf surface, that is used for youth and adult football, soccer, and lacrosse programs. Both Parks programs and local interscholastic sports programs utilize the field. The field was constructed in 2010 and is currently reaching the end of its useful life cycle of 8-12 years. A 2018 RCO grant added lights to the field to help extend the hours for use, in order to meet an increasing demand from Fall to Spring.

## Project Permits

Permits and Reviews	Issuing Organization	Applied Date	Received Date	Expiration Date	Permit #
None - No permits Required					

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## Attachments

### Required Attachments

7 out of 7 done

Applicant Resolution/Authorizations  
Control & Tenure Documentation  
Map: Athletic Facility  
Map: Boundary map – Draft  
Photo  
Site Plan: Development site plan  
Visuals

✓  
✓  
✓  
✓  
✓  
✓  
✓

### PHOTOS (JPG, GIF)

Photos (JPG, GIF)



# 442268 Primary



# 442266 Secondary



# 442263



# 442264

























# 442265

### PROJECT DOCUMENTS AND PHOTOS










Project Documents and Photos



## Project Application Report - 20-1560

File Type	Attach Date	Attachment Type	Title	Person	File Name, Number Associations	Shared
	05/07/2021	Electronic Signature Authorization	ElectronicSignatureAuthorizationForm 210421.pdf	EricG	ElectronicSignatureAuthorizationForm 210421.pdf, 472275	
	05/07/2021	Milestones	MilestoneWrksheet-Dev YAF 20-1560.pdf	EricG	MilestoneWrksheet-Dev YAF 20-1560.pdf, 472166	✓
	05/07/2021	Certification of Applicant Match	CertificationSponsorMatchForm 20-1560 SHP Turf Replacement 2	EricG	CertificationSponsorMatchForm 20-1560 SHP Turf Replacement 210506 Signed.pdf, 472163	✓
	12/04/2020	Project Application Report	Project Application Report, 20-1560D (sub 12/04/20 10:44:51)	Margueri...	Project Application Report - 20-1560 (submitted 12-04-2020_10-44-51).pdf, 456336	✓
	12/04/2020	Project Review Comments	Proj Review Comments Eval, 20-1560D(compl 12/04/20 10:44)	Margueri...	Project Review Comments Report - 20-1560 (compl 12-04-2020_10-44-07).pdf, 456335	✓
	11/25/2020	Note to file	Cultural Resources Instructions for Sponsors 2020	BethA	Instructions for Sponsors 2020.pdf, 455799	
	10/07/2020	Project Support / Concern Documents	20-1560 from Narrows FC	LanN	20-1560 sup let.pdf, 448377	✓
	09/11/2020	Project Support / Concern Documents	20-1560 SHP Turf Project Support 200901.pdf	EricG	20-1560 SHP Turf Project Support 200901.pdf, 446336	✓
	08/21/2020	Project Review Comments	Project Review Comments Report, 20-1560D(accepted 08/21/20 1	BethA	Project Review Comments Report - 20-1560 (accepted 08-21-2020_11-44-42).pdf, 444787	✓
	08/21/2020	Application Review Report	Grant Manager Comments Report, 20-1560D(compl 08/21/20 11:44	BethA	Grant Manager Comments Report - 20-1560 (compl 08-21-2020_11-44-41).pdf, 444786	✓
	08/10/2020	Project Application Report	Project Application Report, 20-1560D (sub 08/10/20 21:30:02)	EricG	Project Application Report - 20-1560 (submitted 08-10-2020_21-30-02).pdf, 443550	✓
	08/10/2020	Visuals	Visuals- Sehmel Homestead RCO Grant.PDF	DonC	Visuals- Sehmel Homestead RCO Grant.pdf, 443235	✓
	08/06/2020	Photo	08.jpg	DonC	08.jpg, 442270	✓
	08/06/2020	Photo	07.jpg	DonC	07.jpg, 442269	✓
	08/06/2020	Photo	06.jpg	DonC	06.jpg, 442268	✓
	08/06/2020	Photo	05.jpg	DonC	05.jpg, 442267	✓
	08/06/2020	Photo	04.jpg	DonC	04.jpg, 442266	✓
	08/06/2020	Photo	03.jpg	DonC	03.jpg, 442265	✓
	08/06/2020	Photo	02.jpg	DonC	02.jpg, 442264	✓
	08/06/2020	Photo	01.jpg	DonC	01.jpg, 442263	✓
	08/06/2020	Map: Regional Location	Regional Location Map - Sehmel Homestead RCO Grant_02.pdf	DonC	Regional Location Map - Sehmel Homestead RCO Grant_02.pdf, 442241	✓
	08/06/2020	Map: Service area	Service Area Map - Sehmel Homestead RCO Grant_03.pdf	DonC	Service Area Map - Sehmel Homestead RCO Grant_03.pdf, 442234	✓

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File Type	Attach Date	Attachment Type	Title	Person	File Name, Number Associations	Share
	07/29/2020	Applicant Resolution/Authorizations	R2020-007 Authoriz RCO 20-1556 Sehmel Turf Replacement.pdf	EricG	R2020-007 Authoriz RCO 20-1556 Sehmel Turf Replacement.pdf, 440578	✓
	07/10/2020	Application Review Report	Grant Manager Comments Report, 20-1560D(rtnd 07/10/20 10:19:	BethA	Grant Manager Comments Report - 20-1560 (rtnd 07-10-2020_10-19-07).pdf, 437912	✓
	06/01/2020	Project Application Report	Project Application Report, 20-1560D (submitted 06/01/20 16:	EricG	Project Application Report - 20-1560 (submitted 06-01-2020_16-30-45).pdf, 432367	✓
	05/26/2020	Control & Tenure Documentation	SHP Quit Claim Deed 20180716.pdf.PDF	DonC	SHP Quit Claim Deed 20180716.pdf.pdf, 428220	✓
	05/26/2020	Map: Athletic Facility	Athletic Facility Map - Sehmel Homestead RCO Grant_04.pdf	RandallT	Athletic Facility Map - Sehmel Homestead RCO Grant_04.pdf, 428207	✓
	05/26/2020	Map: Regional Location	State Location Map - Sehmel Homestead RCO Grant_01.pdf	RandallT	State Location Map - Sehmel Homestead RCO Grant_01.pdf, 428196	✓
	05/26/2020	Site Plan: Development site plan	Development Site Plan - Sehmel Homestead RCO Grant_06.pdf	RandallT	Development Site Plan - Sehmel Homestead RCO Grant_06.pdf, 428193	✓
	05/26/2020	Map: Boundary map – Draft	Boundary Map - Sehmel Homestead RCO Grant_07.pdf	RandallT	Boundary Map - Sehmel Homestead RCO Grant_07.pdf, 428192	✓
	05/26/2020	Map: Area of Potential Effect (APE)	APE Map - Sehmel Homestead RCO Grant_05.pdf	RandallT	APE Map - Sehmel Homestead RCO Grant_05.pdf, 428189	✓

## RCO Staff Scores

Criteria	Score	Score Range	Basis	Applicant Challenge	RCO Response
GMA Preference	0	-1.0 to 0.0	In Compliance with GMA		
Proximity to People (City/County)	1	0.0 to 1.0	Pierce County - 492.04		

## Application Status

Application Due Date: null

Status Name	Status Date	Submitted By	Submission Notes
Application Complete	08/21/2020	Beth Auerbach	
Application Resubmitted	08/10/2020	Eric Guenther	
Application Returned	07/10/2020	Beth Auerbach	Looks good. Please make sure you continue to refer to the YAF manual and applicant to-do list: <a href="https://rco.wa.gov/wp-content/uploads/2019/05/YAF-ToDoList.pdf">https://rco.wa.gov/wp-content/uploads/2019/05/YAF-ToDoList.pdf</a>
Application Submitted	06/01/2020	Eric Guenther	
Preapplication	04/09/2020		

I certify that to the best of my knowledge, the information in this application is true and correct. Further, all application requirements due on the application due date have been fully completed to the best of my ability. I understand that if this application is found to be incomplete, it will be rejected by RCO. I understand that I may be required to submit additional documents before evaluation or approval of this project and I agree to provide them. (Eric Guenther, 08/10/2020)

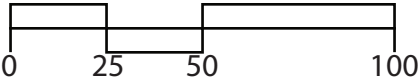
Date of last change: 12/04/2020





# Legend

Line Work	Field Type	Field Size (in yards)
White	Football Field	120 x 53.33
Yellow	Soccer (Full Size)	118 x 75
Red	Soccer (U-12)	75 x 54
Blue	Lacrosse (Unified)	120 x30



## Sehmel Homestead Park Multipurpose Field Turf Replacement

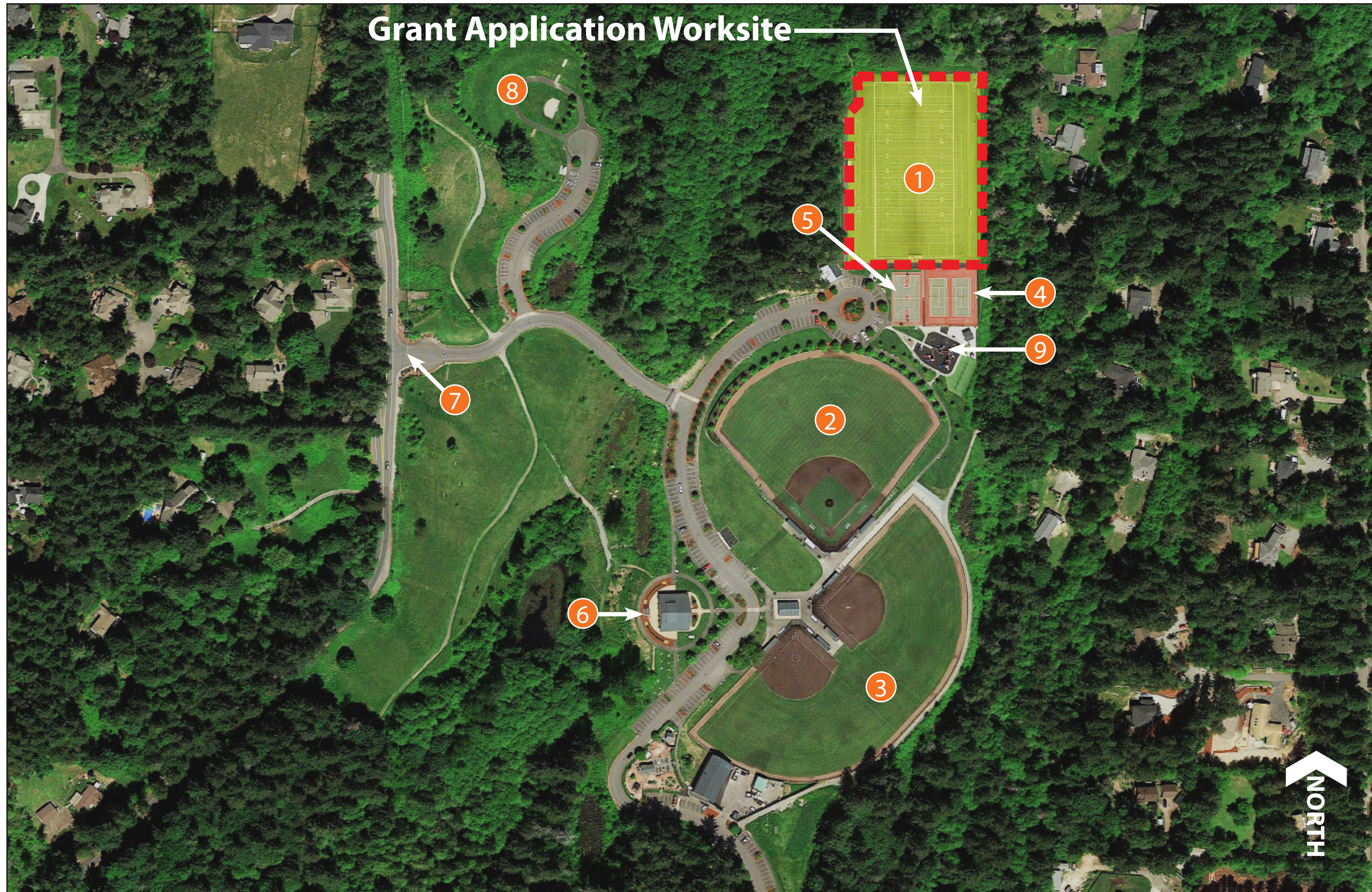
Development Site Plan

YAF Large: 20-1560 Dev





# Grant Application Worksite



## Legend

Key	Description
1	Grant Worksite
2	Baseball Field
3	Softball Fields
4	Tennis Courts
5	Basketball Court
6	Park Pavilion
7	Park Entrance
8	Amphitheater
9	Playground

## Sehmel Homestead Park Multipurpose Field Turf Replacement

Athletic Facility Map

YAF Large: 20-1560 Dev



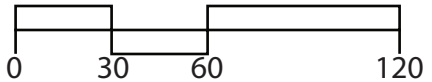


# Legend

Key	Description
1	Grant Worksite
2	Staging Area

## Legal Description:

Section 35  
Township 22 North  
Range 01 East  
Willamette Principal  
Meridian



## Sehmel Homestead Park Multipurpose Field Turf Replacement

Area of Potential Effect

YAF Large: 20-1560 Dev





