

APPLICATION: 15-1076 PLN, PORT ORCHARD PASS PHASE I: FEASIBILITY AND DESIGN

Sponsor: Bainbridge Island Land Trust Program: Salmon State Projects Status: Preapplication

APPLICATION REVIEW

LINKS TO ADDITIONAL INFORMATION

- [Restoration Projects - Manual 5](#)
- [Long Term Obligations - Manual 7](#)
- [Salmon Grants \(Manual 18\)](#)
- [Appendix G: Partner Contribution Form](#)
- [Appendix F: Landowner Acknowledgement Form](#)
- [Grant Applicant's To-Do-Lists](#)
- [Salmon Grant Applicant's To-Do-List](#)

PROJECT DETAILS

Page	Grant Manager Comment
Project Description	Not sure this needs to proceed all the way to final design without having site control. Consider preliminary design to get a cost estimate and plan for restoration. Seems premature to initiate permits when you don't yet own the land. How much can you pare back the cost estimate with a smaller scope of work?
Worksites & Properties	Worksite should be the acquisition property -- that is the focus of the design, not a reach correct?
Property Details	Should identify the two parcels subject to acquisition -- one property for each landowner. Even though it says it's not required for planning -- it is appropriate for this design project, as we'll need landowner acknowledgements from each.

METRICS

Page	Grant Manager Comment
Planning Metrics	<p>If the concern is how to position this project for acquisition ,it seems that a smaller scope of work could get you where you'd need to be. Preliminary design for restoration along with a funding strategy would help inform the overall cost benefit.</p> <p>Thanks for including cultural resources -- could be an important consideration given the future restoration.</p> <p>If you really do want to get to the final design deliverables are you sure that you have enough funding? What funding sources are you thinking about for acquisition and restoration? As you know, SRFB is not a simple funding source to navigate for a small amount of \$. Are there any other funding sources to tap for this bit of work? Might TPL have due diligence funding it could apply to cover the preliminary design costs? With a PSA or Option Agreement, a preliminary design report in hand, and overall funding strategy for acq and restoration that shows a good cost/benefit you could be well positioned to secure acq \$ from SRFB, ESRP and/or the NEP? Or given the high % uplands - might other funding sources be more appropriate?</p>
Overall Project Metrics	<p>Is this enough time to complete the project? Consider taking the full 18 mos usually allotted to a design project.</p> <p>No contribution towards the consultant reports from other partners? I recall at lease one of these consultant studies were to be donated?</p>

COSTS

Page	Grant Manager Comment
Cost Summary	As long as atleast preliminary design deliverables are completed, and the project is completed within 18 months of funding, there's no match required.

APPLICATION QUESTIONS

Page	Grant Manager Comment
Planning Questions	Consider including in your GDA description that an archaeologist will observe the geotech work and incorporate observations into the cultural resources assessment. This way we can avoid

Page	Grant Manager Comment
Overall Project Questions	<p>having to consult twice -- the assessment will then be used for the Section 106 consultation when Corps permitting is initiated.</p> <p>We have new guidance on the Land Trust id of successor org: Please attach BILT's Articles of Incorporation that are filed with the Secretary of State. I'll look for a section that identifies what happens if the organization dissolves. o Usually, this section does not identify a specific organization but says that upon dissolution the assets of the organization will be transferred to another nonprofit.</p> <p>If the articles of incorporation do not contain a section on dissolution, then the articles of incorporation are not consistent with the requirements in state law for the formation of a nonprofit. Have the sponsor re-file their articles of incorporation with the state. It should be very unusual if their articles of incorporation do not address dissolution as such a document would not be acceptable with the Secretary of State.</p>

PROJECT PERMITS

Page	Grant Manager Comment
Project Permits	Thanks for including the permits you expect to need for the future restoration project. It is helpful to understand to scope.

ATTACHMENTS

Page	Grant Manager Comment
Attachments	<p>The parcel map looks to include a lot of uplands Why is that part of the Salmon Recovery project area? Also - may have missed it -- but looks to need a scale...</p> <p>APE needs topo, Section Township Range and outline around where ground disturbing activities are likely to occur.</p> <p>Cost Estimate -- Consultant studies -- why so much for Haz Materials assessment seems like it would be low risk? Is all of this work necessary to get to acquisition/restoration?</p> <p>Consider 3 phases: 1) Feasibility and funding strategy; 2) acquisition; 3) restoration. Will public access be a part of the long term use of this property?</p> <p>Salmon proposal is very thorough -- consider comments from technical review panel when preparing the final application materials.</p>