The implementation of the Schafer State Park Concept Plan will require additional site analysis, environmental review and permitting approval from regulatory agencies. The following are permits anticipated to be necessary for the project.

### Table 1. Potential Permit Requirements

<table>
<thead>
<tr>
<th>Agency</th>
<th>Permit</th>
<th>Trigger(s)</th>
<th>Potential Project Triggers</th>
<th>Permit Required for Alternative?</th>
</tr>
</thead>
</table>
| Mason County | Shoreline Substantial Development Permit or Exemption | Development in shoreline jurisdiction. | • Shoreline stabilization  
• Water-oriented recreational uses (e.g. trails)  
• Restoration and enhancement  
• Transportation facilities in Rural environment  
• Hand-launched boat launch  
• Grading for water-dependent use in Rural environment | ✓ ✓ ✓ |
| Mason County / Washington State Department of Ecology | Shoreline Conditional Use Permit | Developments identified in shoreline Master Program as requiring a Shoreline Conditional Use Permit. | • Trailer-launched boat launch  
• Transportation facilities in Conservancy environment  
• Grading for water-dependent use in Conservancy environment or grading for non-water dependent use | TBD TBD TBD |
| Mason County | Shoreline Variance Permit | Project requires relief from specific bulk, dimensional or performance standards set forth in the Shoreline Master Program, where there are extraordinary or unique circumstances relating to the property such that the strict implementation of the Master Program would impose unnecessary hardships on the applicant or thwart the policies set forth in RCW 90.58.020. | • Campsites in shoreline or wetland buffer  
• Day use areas in wetland buffer | TBD TBD TBD |
| Mason County | Mason Environmental Permit | Any proposed development or use in an area designated as a critical area, where the proposed development or use is listed as a permit required use. | • Development in Fish and Wildlife Habitat Conservation Areas or buffers  
• Development in wetlands or buffers | ✓ ✓ ✓ |
| Floodplain Permit | Construction or development within any area of special flood hazard. For all structures, and for all development including any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, filling, grading, paving, excavation or drilling operations or storage of equipment or materials. | • Development in 100-year floodplain | ✓ ✓ ✓ |
| Land Modification Permit | Excavation of fill that totals 200 or more cubic yards of graded material and is not exempted. | • Excavation  
• Fill | TBD TBD TBD |
| Building Permit | Construction of structures. | • Welcome center  
• Cabins  
• Bridge crossing  
• Boardwalk | ✓ ✓ ✓ |
| Washington State Department of Ecology | Section 401 | Applying for a federal permit or license to conduct any activity that might result in any discharge into waters or non-isolated wetlands or excavation in water or non-isolated wetlands (including dredge or fill material). | • Updates to bank  
• Drift boat launch  
• Direct wetland impacts  
• Boardwalk | ✓ ✓ ✓ |
| Construction Stormwater General Permit | Clearing, grading, and excavating activities that disturb one or more acres and discharge stormwater to surface waters of the state. | • Clearing  
• Grading  
• Excavation | TBD TBD TBD |
| Washington State Department of Fish and Wildlife | Hydraulic Project Approval | Any construction activity that will “use, divert, obstruct, or change the natural flow or bed of any of the salt or freshwaters of the state.” | • Updates to bank  
• Drift boat launch  
• Bridge crossing | ✓ ✓ ✓ |
| US Army Corps of Engineers | Section 404 | Discharge of dredged or fill material in waters of the U.S., including wetlands. | • Updates to bank  
• Drift boat launch  
• Direct wetland impacts  
• Boardwalk | ✓ ✓ ✓ |

Refer to Appendix C for Environmental & Regulatory information by The Watershed Company (TWC, 2019)."
The phasing plan is a guide for the implementation of the Concept Plan and is meant to be revised and adjusted over time. The actual phases will be refined during each budget planning process to reflect grant funding availability and County priorities. Public need may change over time, which may necessitate revisions to the implementation strategy.

With the phasing plan is an opinion of probable cost for the construction of each phase. This estimate is based on anticipated construction costs, sales tax, and estimated annual cost escalation at the time of this plan’s creation. The estimate does not include architectural and engineering design costs or permitting fees. Actual construction cost may vary and the estimate should be reviewed and updated as the design is further developed.
Phasing Plan

Schafer State Park

Legend
- Phase 1: Welcome center area (without center)
  - Self-registration kiosk
  - East campground loop with asphalt and 2 cabins
  - New entry loop road
  - Comfort station (with septic drain field)
  - West day use area multi-use gathering area
  - Cut, fill, and grade preparation for discovery landscape
  - Initial planting for East camping and Welcome center areas
  - River Bank Protection
  - Demo part of existing West day use area
  - Mitigation planting
- Phase 2: Welcome center
  - Planting for welcome center and cabins
  - Remaining cabins in east camping/cabin loop
  - Mitigation
- Phase 3: West day use area
  - East day use area
- Phase 4
- Phase 5
- Mitigation Area

Washington State Parks and Recreation Commission

7/11/2019
Phasing Outline

Phase 1 ........................................................................................................ $ 3,488,050
• Welcome Center Area (without welcome center)
• Self-registration Kiosk
• East Campground loop with asphalt and two cabins
• New Entry Loop Road
• Comfort station (with septic drain field)
• West Day Use Area Multi-Use Gathering Area
• Cut, fill, and grade preparation for discovery landscape
• Initial planting for East Campground and Welcome Center areas
• River Bank Protection
• Demo part of existing West Day Use Area
• Mitigation planting
• Planting for East Campground and Welcome Center Areas

Phase 2 ........................................................................................................ $ 3,590,635
• Welcome Center
• Last seven cabins in East Campground Loop
• Additional planting
• Mitigation planting

Phase 3 ........................................................................................................ $ 2,650,785
• West Day Use Area
  • Trails
  • Parking lot
  • Boardwalk
  • Renovated historic picnic shelter (former office)
  • Discovery Landscape
  • Environmental mitigation planting
• East Day Use Area
  • Take out existing parking and circulation
  • New Loop Road
  • Kitchen shelter plazas
  • Nature play area
Phase 4  
- West Campground
  - Main Loop Road
  - Reconfigure existing campsites
  - Power to initial campsites
  - Extension of Main Loop Road
  - Group Campsites
  - Trails and boardwalks
  - New Comfort Station
  - Power to remaining camp sites
  - Mitigation planting

Phase 5  
- North Day Use area
  - Bridge
  - Trails
  - Mitigation planting
  - West River Access and Riverbend Day Use Areas

Phase 6  
- Backwater channels and extra mitigation
  - Trails
  - Boardwalks
  - Planting/grading for channels
  - Mitigation planting

Total Construction Cost Estimate - Phases 1-6.  

$ 3,702,535

$ 1,593,895

$ 670,875

Total Construction Cost Estimate - Phases 1-6.  

$ 15,242,430
Implementation Strategy

The strategy to move the Concept Plan into reality begins with development of a funding timeline followed by investigation into pre-design items then site development and construction document preparation organized to secure necessary permits and approvals and implement phased construction.

1. **Funding Plan and Timeline** – A plan and schedule for funding the project should be developed. This plan should identify grants, state capital budgets, and other funding sources and the application and award timeline of each.

2. **Pre-Design Investigation** – Prior to further design of the park, the following items should be investigated and resolved:
   - Secure increased water right for existing well or water right exemption
   - Assess well pump to determine capacity for future water distribution system
   - Obtain septic system and drain field as-built drawings and further investigate function and capacity
   - Determine if traffic study is necessary for road modifications

3. **Permitting Plan** – After pre-design investigation, the entire site should be developed to a level necessary to initiate the SEPA and shoreline permitting process as well as any state historic preservation compliance.

4. **Detail Design and Construction Documents organized by Phase** – With site-wide permitting underway, detailed landscape architecture, engineering, and architectural design will be initiated and advanced into construction documents suitable for project bidding, detailed permitting and construction. These documents will be organized by phase and according to funding availability.

5. **Phased Construction** – Recognizing the schedule implications of the high summer use, construction impacts imposed by seasonal flooding, and limitations on in-water work due to salmon migration construction will need to be strategically scheduled.
The Schafer State Park Concept Plan sets the stage for the future, by creating a park that can serve a growing population with expanded recreation needs. This Campground Relocation Concept Plan will create a park that is sustainable, has lower maintenance costs and is a beautiful functioning park that can meet those public needs.

The relocated campground, located outside of the floodplain, will significantly extend the camping season by providing well-designed, dry, inviting campsites with water and power hookups. The new comfort station and also cabins create added comforts within this lush and rustic park setting.

Those areas of the park that are frequently impacted by river flooding are renovated to improve riparian habitat while also providing expanded day use opportunities such as picnicking, inner-tubing, fishing, walking, and historic interpretation. Habitat enhancement is included in the Plan and mitigates for park renovation impacts and restores riparian, wetland and forest habitats for a variety of species.

The historic character of Schafer State Park is maintained and celebrated through historic structure renovations, new architecture that adheres to the material qualities of the Rustic National Parks Style and new historic displays and interpretive information integrated into the Park.

The Schafer State Park Concept Plan is responsive to the priorities and interests of the local community while expanding the Park’s appeal to all citizens of the state. This concept will be implemented in phases, as funding becomes available, beginning with a Phase 1 in 2020 that achieves the primary objectives of the Campground Relocation Concept Plan. This park will remain a valuable recreational resource for families and friends from Washington State and beyond for generations to come.

Conclusion