

# Sports & Water Complex Feasibility Study



# *Agenda*

- How We Arrived Here
  - Project Process
  - Recommendation
  - Community Engagement
  - Tourism Data
  - Funding
  - Questions
- 

# Planning for the Future

## See You In Terre Haute Community Plan

- Regional approach to identifying tourism as a key pillar in regional planning efforts (2016)
- Terre Haute and Vigo County conducted a See You In Terre Haute Community Plan that helped define key initiatives that the community saw as important to the community's talent attraction and retention efforts.
- The Wabash River Regional Development Authority identified a sports and water complex as priority items for the states READI initiative.



# Project Team



# Project Process





Recommendation  
& Priority Based  
On:

## Capital Improvement Board Purpose

- The CIB was created to be a standing group of leaders who **strategically choose projects to advance the economic vitality** of the community.
- The CIB's primary guiding principle is to **invest in projects and opportunities that will create economic tourism, a more robust quality of life, and advance West Central Indiana.**



# Project Guiding Principles

1

## Regional Draw / Economic Impact

- Regional draw with economic development initiatives and increase the economic impact from creating destination facilities that improve the region's economic vitality.

2

## Revenue Generation

- Partnerships and revenue generation to create a sustainable destination facility.

3

## Local Need

- Local needs are to be determined and incorporated into the project to maximize the use and value of the facility to the region.

# Priority Recommendations





# Aquatic Center - #1 Priority

**Local Government - Invest in improved access to recreational aquatics at a reasonable cost.**

Research and seek to secure a **future public private partnership of an indoor aquatic center** at or near the site selected for a community recreation fieldhouse and sport complex.



Increases access to quality aquatics and recreation



Serves residents



Limited regional draw



Guiding principles not fully achieved



Minimal overnight accommodations



Little economic impact and direct spending

# Community Recreation Fieldhouse - #2 Priority

**CIB – Secure partnerships and invest in developing a community recreation fieldhouse that is multi-functional and provides increase multigenerational recreation.**



Increases access to quality indoor recreation spaces



Serves both residents and regional visitors



Larger tournament regional draw



In line with the CIB mission and achieving guiding principles



Significant number of overnight accommodations



Significant economic impact and direct spending



Supports local fitness and sport leagues for regular use along with youth play features



Partnerships will help enhance operations for residents

# Outdoor Sports Complex - #3 Priority

**CIB – Secure partnerships and invest in developing an outdoor sports complex that is multi-functional and provides increase local recreation opportunities.**



Increases access to quality synthetic outdoor athletic fields



Serves both residents and regional visitors



Larger tournament regional draw



In line with the CIB mission and achieving guiding principles



Significant number of overnight accommodations



Significant economic impact and direct spending



Serves local sports needs through unique “Big League” experiences



Partnerships will help enhance operations for residents



Incorporating local amenities creating a destination park

# Community Engagement Summary



**Over 1,600 Participants**

## **Stakeholder Focus Groups / Interviews**

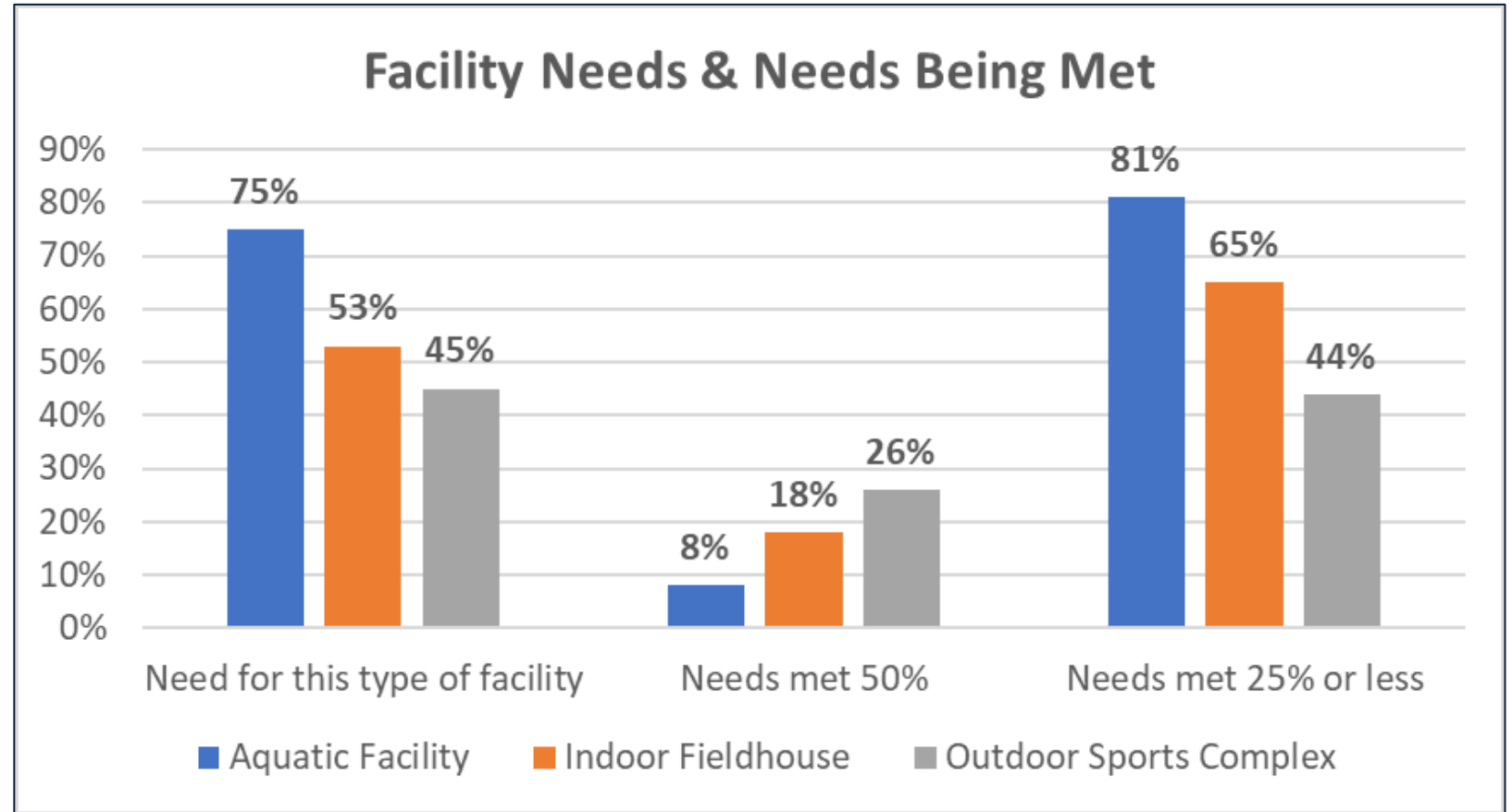
- 24 Organizations
- 33 Participants



- 1,598 Total Responses

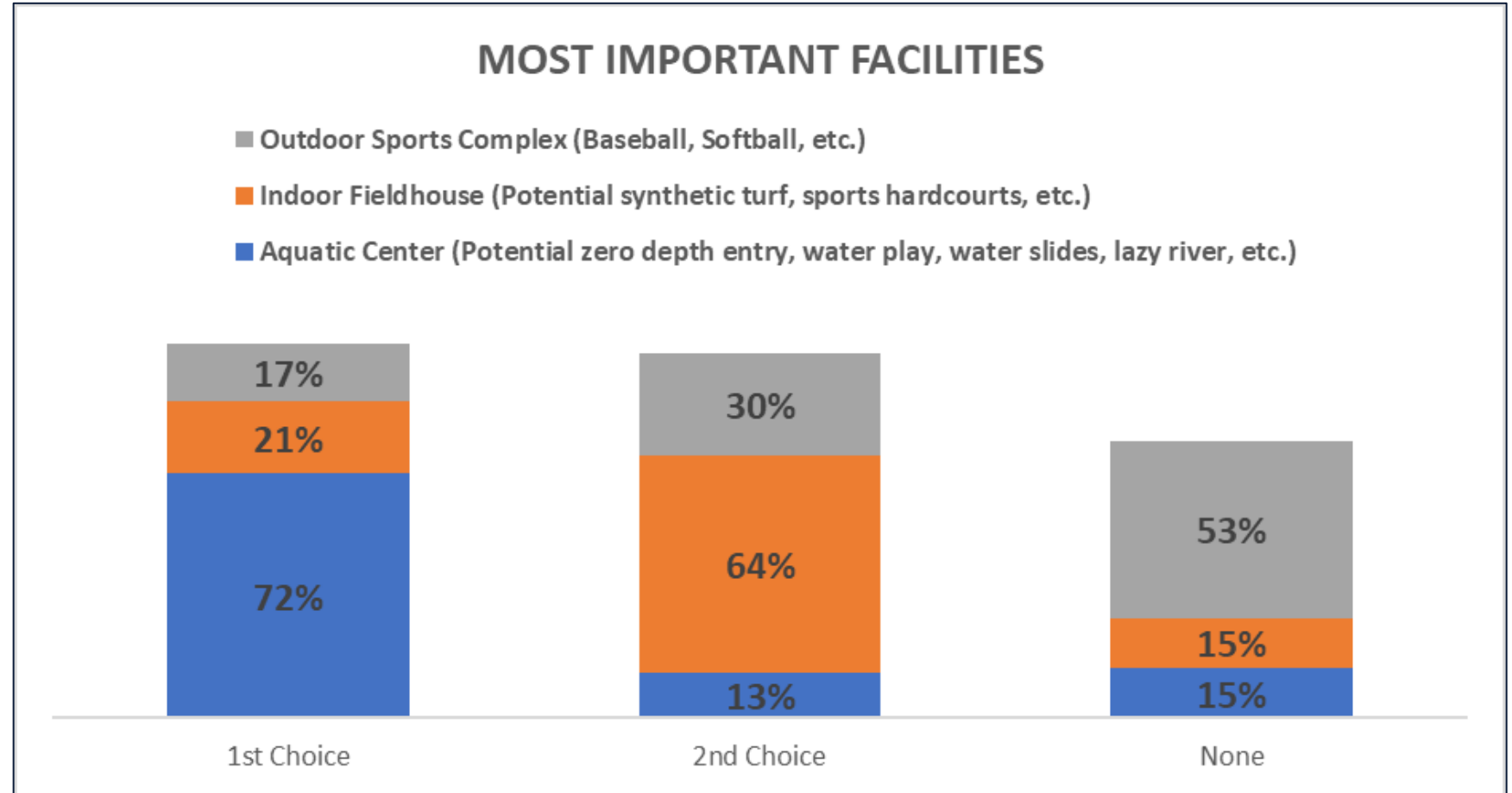
# Facility Needs Combined

Aquatic Center identified as top need



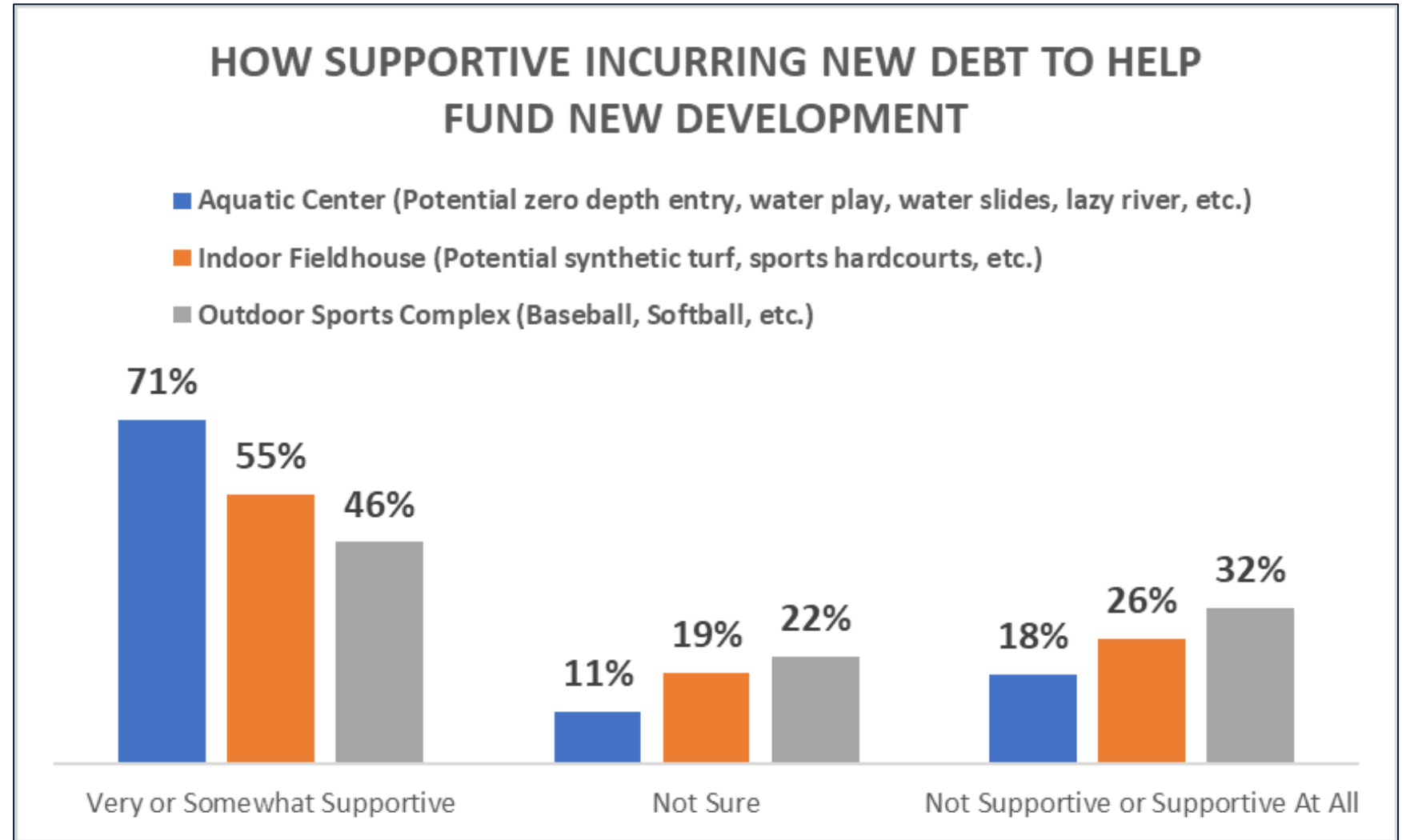
# Most Important

Aquatic Center tops the list of most important facility

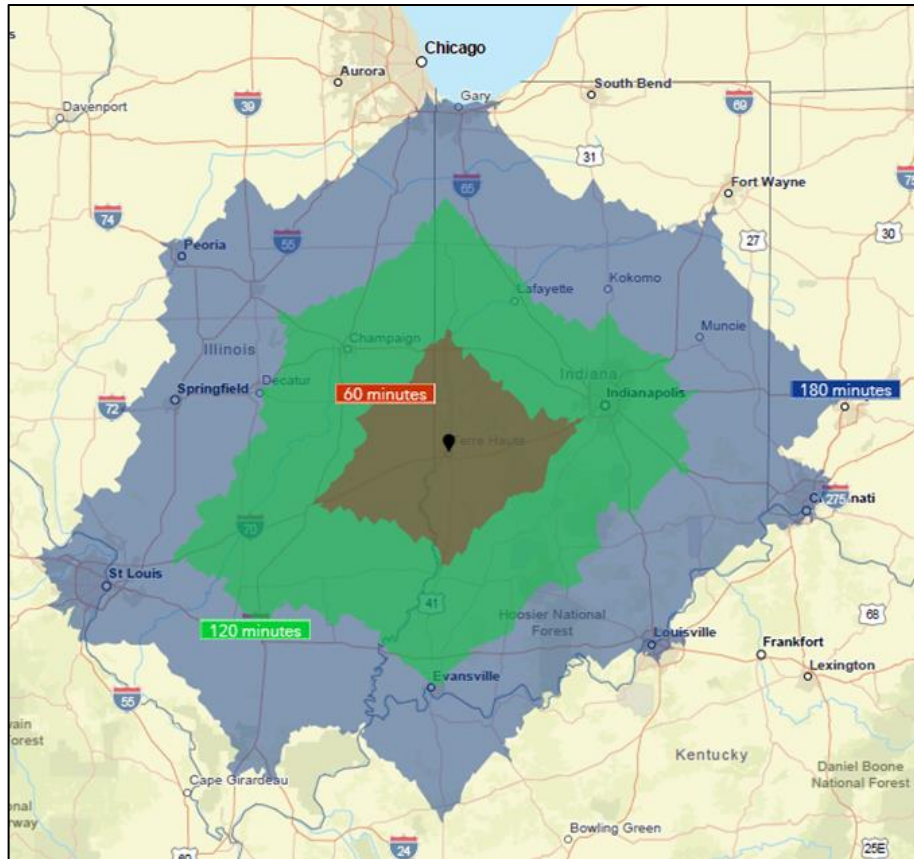


# Incurring New Debt

Aquatic Center consistently at the top of the list



# Market Competition - Summary



## Market Competition - Similar Providers

(Facilities within two hours)

Aquatics Center	Indoor Fieldhouse	Outdoor Sports Complex
Lazy River (9 of 13)	Combination indoor/outdoor (zero of 8)	Combination natural/synthetic (1 of 9)
Water Slides (13 of 13)	Hardcourt & indoor turf (1 of 8)	Championship field (2 of 9)
Wave Pool (2 of 13)	Hardcourts only (4 of 8)	Multipurpose rectangular fields (3 of 9)
Rental Cabanas (3 of 13)	Indoor turf only (3 of 8)	Ball diamonds (7 of 9)
		Natural turf fields (8 of 9)



# Aquatic Center Priority Matrix

Vigo County Capital Improvement Board Feasibility Study																		
Aquatics Center Amenities Matrix																		
Citizen Survey Ranking	Amenity	Age Segments Served											Guiding Principles			Costs		Partnership / Sponsorship
		YOUTH				ADULT				SENIOR			Regional Draw	Revenue Potential	Local Needs	Cost to Develop	Cost to Operate	Partnership / Sponsorship Potential
		2-5 years	6-8 years	9-12 years	13-15 years	16-18 years	19-30 years	31-45 years	46-60 years	61-70 years	71-75 years	77+ years						
<b>Aquatics Amenities</b>																		
1	Lazy river	•	•	•	•	•	•	•	•	•	•	•	High	High	High	High	High	High
2	Active water features (climbing wall, obstacle course, lily pad walk, zip line, etc.)		•	•	•	•	•						High	High	High	High	High	High
3	Water slides		•	•	•	•	•	•					High	High	High	High	High	High
4	Toddler features (slide, sprays, play structures, etc.)	•	•				•	•	•	•			High	High	High	High	High	High
5	Zero-depth/beach entry	•	•	•	•	•	•	•	•	•	•	•	High	High	High	High	High	Low
6	Open recreational swimming area				•	•	•	•	•	•	•	•	Medium	Low	High	High	High	Low
7	Splashpad/spray ground	•	•	•	•				•	•			Medium	Low	High	Medium	Low	Medium
8	Wave pool/surf simulation	•	•	•	•	•	•	•	•	•	•	•	High	High	Medium	High	High	High
9	Pool houses/bathhouse (admissions, restrooms, etc.)	•	•	•	•	•	•	•	•	•	•	•	Low	Low	Medium	Medium	Medium	Low
10	Deck space for lounge seating/observation	•	•	•	•	•	•	•	•	•	•	•	Low	Low	Medium	Medium	Low	Low
11	Concessions and concession area	•	•	•	•	•	•	•	•	•	•	•	Low	Medium	Medium	Medium	Medium	Medium
12	Deep water (5+ feet)			•	•	•	•	•	•	•	•	•	Low	Low	Medium	High	Medium	Low
13	Rentable areas (cabana, rentable party space)	•	•	•	•	•	•	•	•	•	•	•	Medium	Medium	Low	Low	Low	Medium
14	Inclusive features and amenities (for all abilities)	•	•	•	•	•	•	•	•	•	•	•	Medium	Low	Low	Medium	Low	Medium
15	Shade areas	•	•	•	•	•	•	•	•	•	•	•	Low	Low	Low	Low	Low	Low
16	Shallow water (2-4 feet)	•	•				•	•					Low	Low	Low	Medium	Low	Low
17	Deck chairs	•	•	•	•	•	•	•	•	•	•	•	Low	Low	Low	Low	Low	Low
18	Lap lanes				•	•	•	•	•	•	•	•	Low	Low	Low	Low	Low	Low
19	Water sports (basketball, volleyball, log roll, etc.)		•	•	•	•	•						Low	Low	Low	Low	Low	Low
20	Diving boards			•	•	•	•	•	•	•	•	•	Low	Low	Low	High	Medium	Low

# Community Recreation Fieldhouse Priority Matrix

Vigo County Capital Improvement Board Feasibility Study																		
Community Recreation Fieldhouse Amenities Matrix																		
Citizen Survey Ranking	Amenity	Age Segments Served											Guiding Principles			Costs		Partnership / Sponsorship
		YOUTH				ADULT				SENIOR			Regional Draw	Revenue Potential	Local Needs	Cost to Develop	Cost to Operate	Partnership / Sponsorship Potential
		2-5 years	6-8 years	9-12 years	13-15 years	16-18 years	19-30 years	31-45 years	46-60 years	61-70 years	71-75 years	77+ years						
<b>Indoor Fieldhouse Amenities</b>																		
1	Multi-purpose courts for basketball, volleyball, pickleball, etc.	•	•	•	•	•	•	•	•	•	•	•	High	High	High	High	High	High
2	Indoor playground	•	•	•			•	•	•	•			Low	Low	High	Medium	Low	Medium
3	Indoor running/walking track	•	•	•	•	•	•	•	•	•	•		Low	Medium	High	Low	Low	Medium
4	Multi-purpose synthetic turf fields for baseball, softball, soccer, lacrosse, etc.	•	•	•	•	•	•	•	•	•			High	High	Medium	High	High	High
5	Aerobics/Fitness/Gymnastics space						•	•	•	•	•	•	Low	Medium	Medium	Medium	Medium	Medium
6	Climbing wall (bouldering, top rope)		•	•	•	•	•	•	•				Low	Low	Medium	Medium	Low	Low
7	Weight room/cardiovascular equipment area					•	•	•	•	•	•		Low	Medium	Medium	High	Medium	Medium
8	Indoor obstacle/ropes course		•	•	•	•	•	•	•				Medium	Medium	Medium	Medium	Low	Low
9	Concession and concession area	•	•	•	•	•	•	•	•	•	•		Low	Medium	Low	Medium	Medium	Medium
10	Multi-purpose space for classes/meetings/parties	•	•	•	•	•	•	•	•	•	•		Low	Medium	Low	Medium	Low	Medium
11	Banquet/Special event space	•	•	•	•	•	•	•	•	•	•		Low	Medium	Low	Medium	Medium	Medium

# Outdoor Sports Complex Priority Matrix

Vigo County Capital Improvement Board Feasibility Study																		
Outdoor Sports Complex Amenities Matrix																		
Citizen Survey Ranking	Amenity	Age Segments Served											Guiding Principles			Costs		Partnership / Sponsorship
		YOUTH				ADULT				SENIOR			Regional Draw	Revenue Potential	Local Needs	Cost to Develop	Cost to Operate	Partnership / Sponsorship Potential
		2-5 years	6-8 years	9-12 years	13-15 years	16-18 years	19-30 years	31-45 years	46-60 years	61-70 years	71-75 years	77+ years						
<b>Aquatics Amenities</b>																		
1	Playground	•	•	•			•	•	•	•	•	•	Low	Low	High	Medium	Low	Medium
2	Covered spectator seating	•	•	•	•	•	•	•	•	•	•	•	Low	Low	High	Medium	Low	Medium
3	Lighted fields/courts	•	•	•	•	•	•	•					Medium	Low	High	Medium	Medium	Low
4	Special event / vendor market	•	•	•	•	•	•	•	•	•	•	•	Low	Low	Medium	Low	Low	Medium
5	Batting cages	•	•	•	•	•	•	•					Medium	Medium	Medium	Medium	Medium	Medium
6	Concession and concession area	•	•	•	•	•	•	•	•	•	•	•	Low	Medium	Medium	Medium	Medium	Medium
7	Outdoor tennis/pickleball courts			•	•	•	•	•	•	•	•	•	Medium	Medium	Medium	Medium	Low	Medium
8	Multipurpose natural turf rectangular fields for soccer, lacrosse, etc.	•	•	•	•	•	•	•					High	High	Medium	Medium	Medium	Medium
9	Multipurpose synthetic turf rectangular fields for soccer, lacrosse, etc.	•	•	•	•	•	•	•					High	High	Medium	Medium	Medium	High
10	Championship field for each sport	•	•	•	•	•	•	•					High	High	Medium	High	High	High
11	Natural turf baseball diamonds	•	•	•	•	•	•	•					High	High	Low	High	High	High
12	Synthetic turf baseball diamonds	•	•	•	•	•	•	•					High	High	Medium	High	High	High
13	Natural turf softball diamonds	•	•	•	•	•	•	•					High	High	Medium	High	High	High
14	Synthetic turf softball diamonds	•	•	•	•	•	•	•					High	High	Low	High	High	High
15	Practice/warm-up areas with backstops/goals	•	•	•	•	•	•	•					Low	Low	Low	Medium	Low	Medium
16	Cricket Pitch						•	•	•	•			Low	Low	Low	Medium	Low	Low

# Tourism Industry

## Tourism Industry Impacts

<b>Economic Impacts</b>	<b>Aquatic Tourism</b>	<b>Sports Tourism*</b>
Direct Spending	N/A	\$39.7B
Total Economic Impact	N/A	\$91.8B
Total Jobs Created	N/A	635,000
Total Tax Revenue	N/A	\$12.9B

\* Source: State of the Industry Report for the \$91.8 Billion Sports Tourism Industry, May 4, 2022, Jackie Reau

# Economics & Impacts

## Quality-of-Life Facilities Estimated Impact

### OPERATIONAL IMPACTS

Impacting Factors	Aquatics Center	Indoor Fieldhouse	Outdoor Sports Complex	Total Impact
Operational Revenue	\$304,761	\$4,359,973	\$2,880,564	\$7,545,298
Operational Expenditures	\$343,248	\$2,798,911	\$2,582,293	\$5,724,451
Net Operational Income	<b>-\$38,486</b>	\$1,561,062	\$298,272	\$1,820,847
Cost Recovery	89%	156%	112%	119%
Hotel Room Nights	0	9,668	14,498	24,166
Visitor Direct Spending - Low	\$ 128,409	\$ 7,238,041	\$ 8,444,436	\$ 15,810,886
Visitor Direct Spending - High	\$ 160,512	\$ 8,589,067	\$ 10,020,643	\$ 18,770,222

### DEVELOPMENT IMPACTS

Impacting Factors	Aquatics Center	Indoor Fieldhouse	Outdoor Sports Complex	Total Impact
Jobs	65	661	777	1503
Development Costs (low)	\$6,927,400	\$70,965,000	\$71,962,500	\$149,854,900
Economic Impact (value-added)	\$5,559,239	\$56,949,413	\$57,749,906	\$120,258,557

# Funding

## Vigo County Potential Funding Sources

External Funding Sources	Capital Funding Sources	User Fees	Grants	Taxes	Franchise/Licenses
Corporate Sponsorship	Build Operate Transfer	Admissions / Ticket Sales	Land & Water Conservation Fund	Property Tax	Concession Management
Partnerships	Impact Fees	Reservations	Recreational Trail Program	Inn Keepers (Hotel) Tax	Interlocal Agreements
Foundations / Gifts		Fees & Charges	READI Grant	Special Improvement District/ Benefit District	Private Concessionaires
Private Donations		Equipment Rental	American Rescue Plan Act	Food & Beverage Tax	Pouring Rights
Volunteerism			Lilly Foundation Grants	Gaming Tax Revenue	Naming Rights
					Advertising Sales

# Facility Designs & Estimated Costs





# Deming Park Aquatics



NEW BATHHOUSE

UPDATED LAP/ DIVE POOL

RENTAL CABANAS

CONCESSIONS FOR PARK & POOL

LEISURE POOL WITH ZERO DEPTH ENTRY

LAWN

MINI RIVER

TWO BODY FLUME SLIDES WITH RUN OUTS



PICNIC PLAZA

PARK CONCESSIONS

BREEZEWAY TO POOL  
DECK

DEMING PARK AQUATIC CENTER



RENOVATED EXISTING  
LAP/ DIVE POOL

NEW BODY FLUME SLIDES  
WITH RUN OUTS

ENCLOSED EXISTING POOL  
EQUIPMENT ROOM

RENTAL CABANAS

NEW POOL AMENITIES

LAWN

AQUA ZIP

CLIMBING WALL

1 METER DIVING BOARD





ZERO DEPTH POOL ENTRY

LAWN

RENTAL CABANAS

SHADE SAILS

LAZY RIVER

SHADE SAILS



# Investment

Hard Construction Cost.....\$6,368,000

Soft Construction Cost .....\$924,000

## Total Project Cost Range

Low (-5%)	Mid	High (+5%)
\$6,927,400.....	\$7,292,000.....	\$7,656,600





*Deming Park Aquatics*

An architectural rendering of a modern, single-story building with a prominent gabled roof and large glass windows. The building is set in a landscaped area with trees and a parking lot. A dark blue horizontal band is overlaid across the middle of the image, containing the text 'Community Recreation Fieldhouse' in white. The overall scene is presented in a semi-transparent, faded style.

# Community Recreation Fieldhouse

# Plans



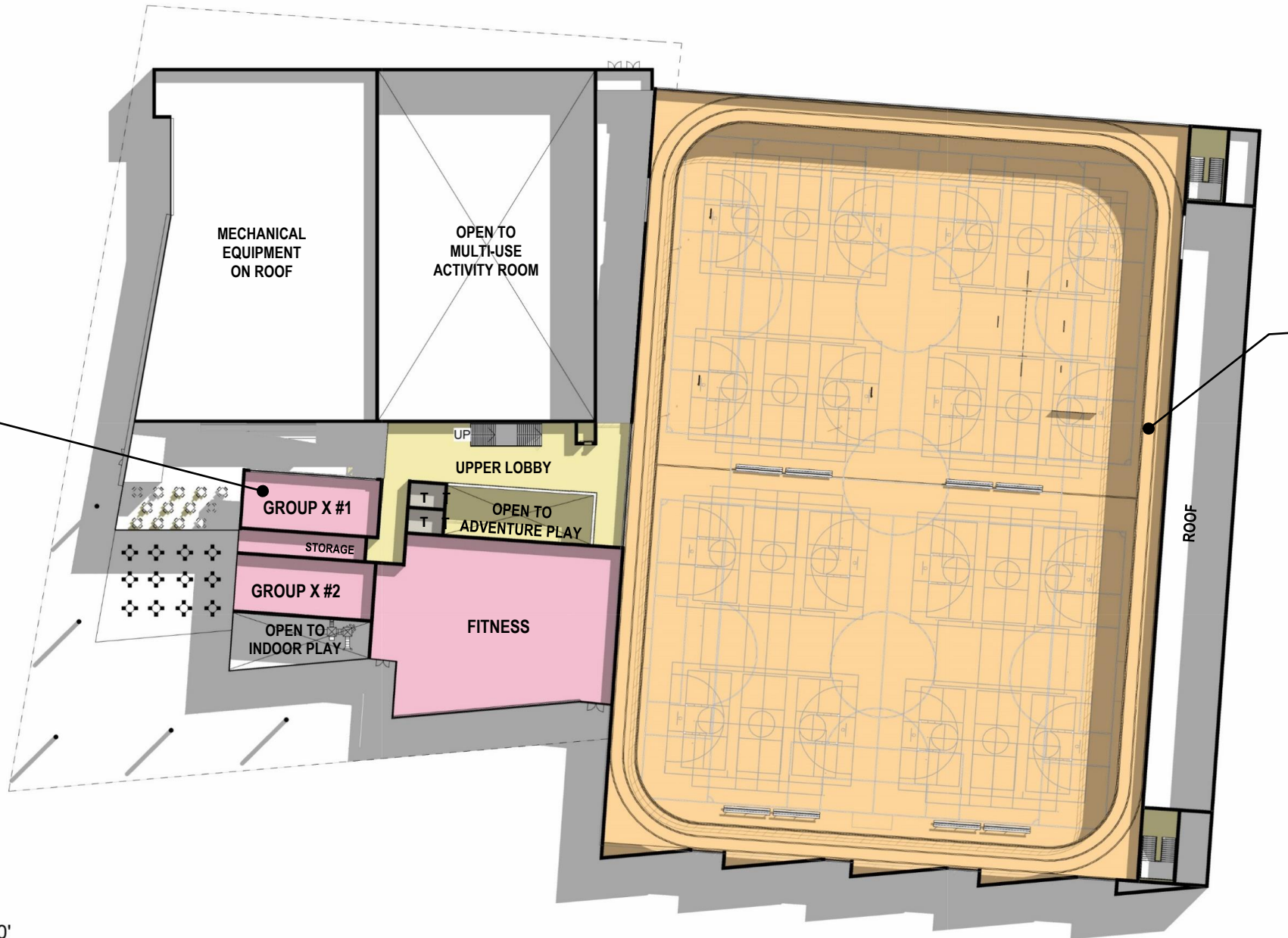
MAIN LEVEL

SCALE: 1"=50'-0"



# Plans

HEALTH FITNESS



RUNNING / WALKING TRACK  
5 LAPS = 1 MILE

UPPER LEVEL

SCALE: 1"=50'-0"



GROUP X

RECEPTION

CAFÉ SEATING

ENTRY VESTIBULE

COMMUNITY  
RECREATION FIELDHOUSE







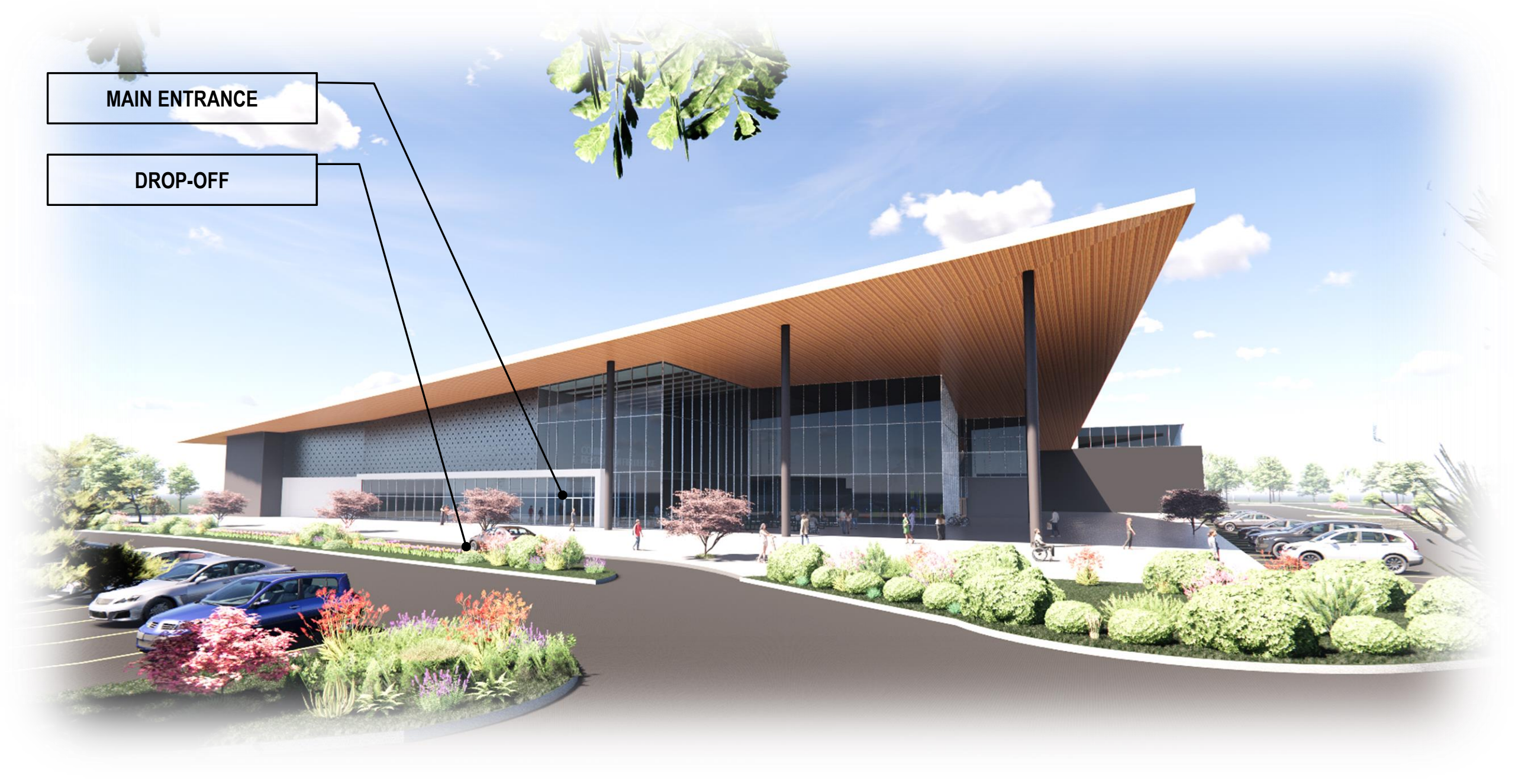
PLAZA

FIELDHOUSE



MAIN ENTRANCE

DROP-OFF



INDOOR PLAY AREA

OUTDOOR CAFÉ SEATING

FITNESS



# Investment

Hard Construction Cost.....\$66,015,000  
Soft Construction Cost .....\$8,686,000

## Total Project Cost Range

Low (-5%)	Mid	High (+5%)
\$70,965,000.....	\$74,701,000.....	\$78,436,000



*Community Recreation Fieldhouse*

An aerial photograph of an outdoor sports complex. The complex features several basketball courts with blue and green surfaces, several tennis courts with blue surfaces, and several pickleball courts with blue surfaces. The courts are arranged in a grid-like pattern and are surrounded by green grass and trees. A dark blue semi-transparent banner is overlaid on the center of the image, containing the text "Outdoor Sports Complex" in white. The overall scene is bright and clear, suggesting a sunny day.

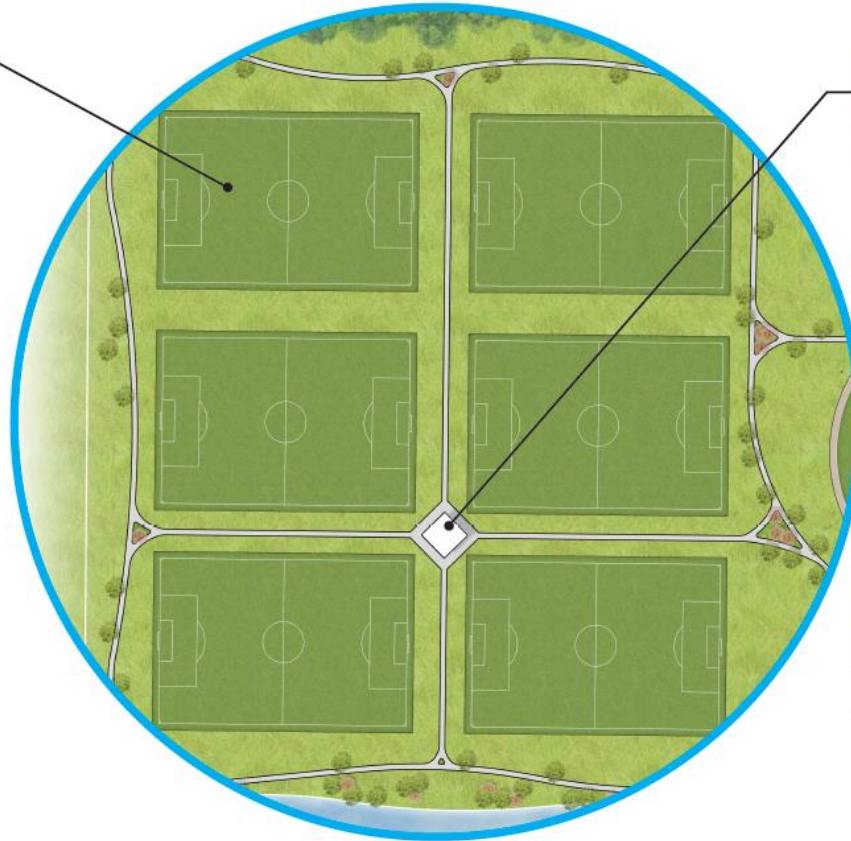
# Outdoor Sports Complex



NOTE: Orientation of fields to ideal sun angles will be required after specific real estate for project is identified/secured.



Six (6) Multi-Purpose Fields



### VIGO COUNTY SPORTS COMPLEX

Athletics Masterplan Concept | September 2023



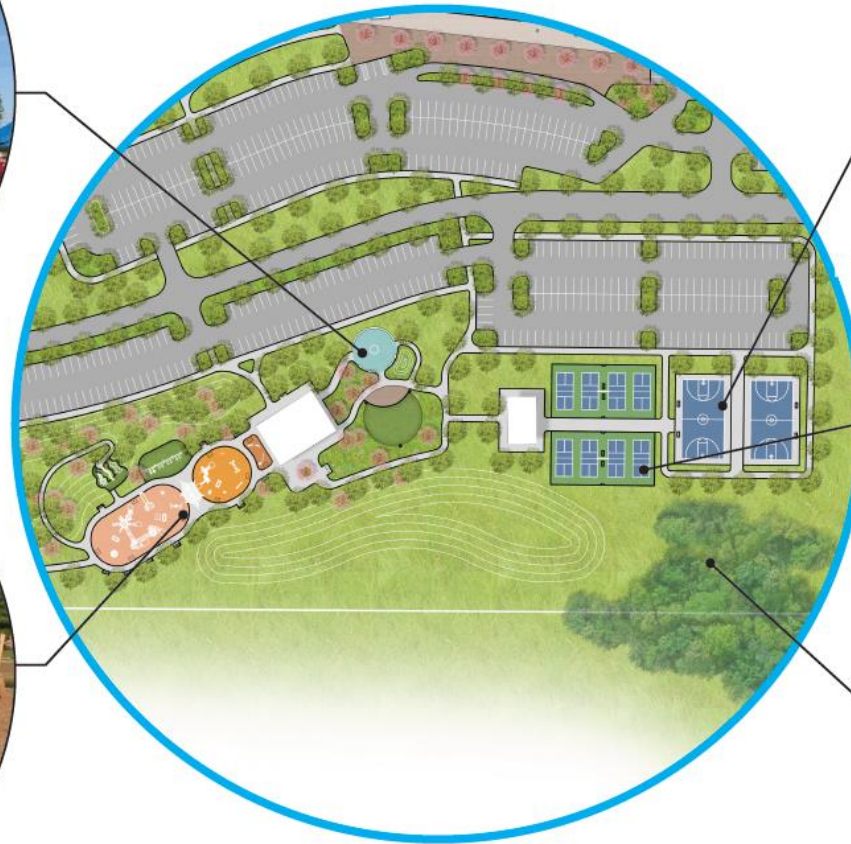




Community Splash Park



Community Playground



Two (2) Basketball Courts



Eight (8) Pickleball Courts



Greenbelt Buffer

# VIGO COUNTY SPORTS COMPLEX

Athletics Masterplan Concept | September 2023



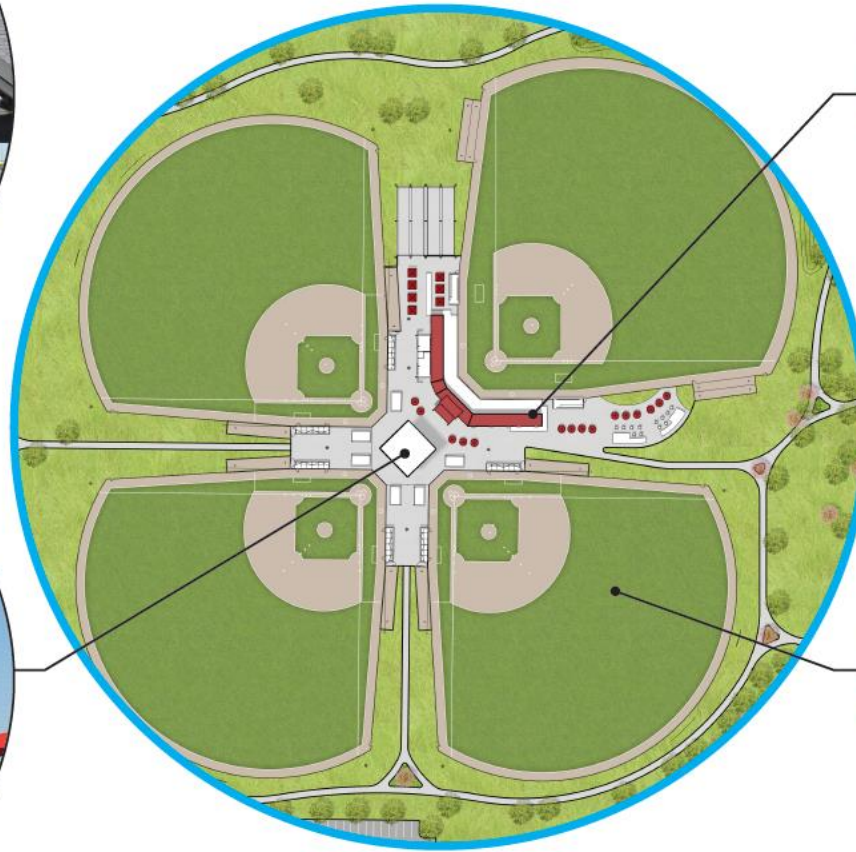


Gateway Building

Shaded Stands at Championship Field



Central Restrooms and Concessions



Four (4) Large Diamond Sports Fields with One (1) Championship Field



### VIGO COUNTY SPORTS COMPLEX

Athletics Masterplan Concept | September 2023

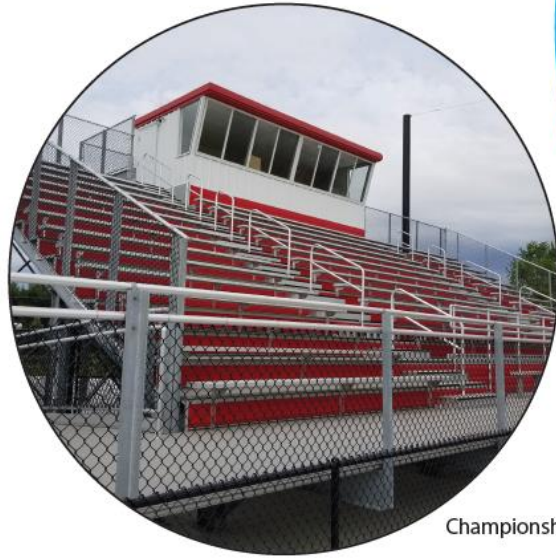
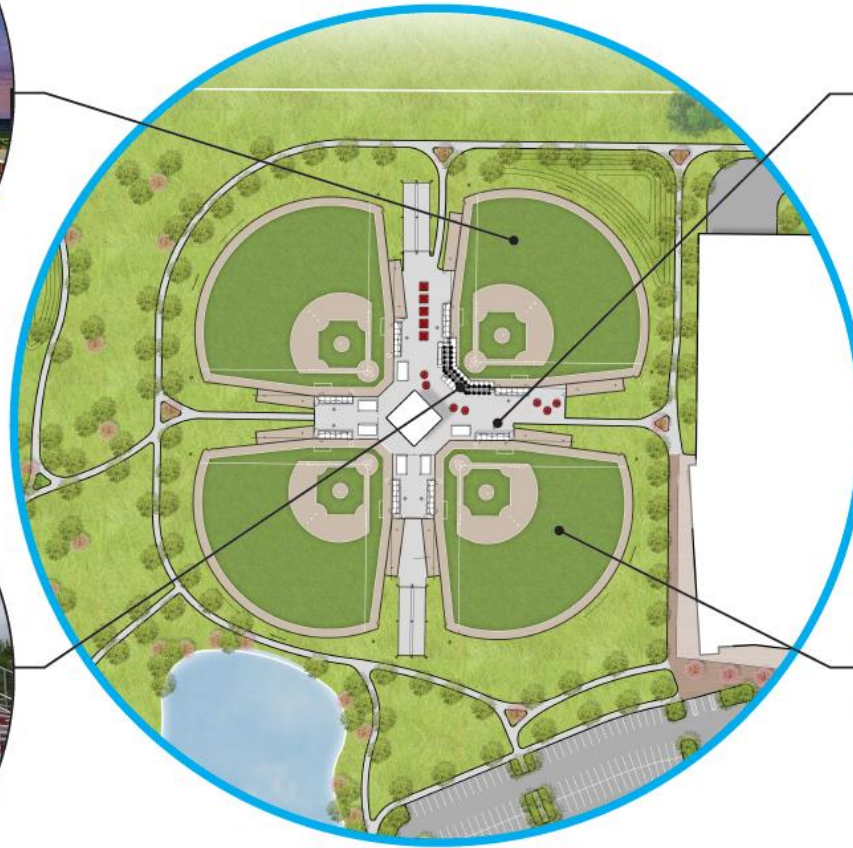




Small Championship Field



Shade Structures for Stands



Championship Field Stands



Four (4) Small Diamond Sports Fields

# VIGO COUNTY SPORTS COMPLEX

Athletics Masterplan Concept | September 2023



# West Central Indiana Sports Complex

















*Outdoor Sports Complex*

# Outdoor Sports Complex Investment

Hard Construction Costs.....\$70,000,000  
Soft Construction Costs.....\$5,750,000

## Total Project Cost Range

Low (-5%)	Mid	High (+5%)
\$71,962,500	75,750,000	\$79,537,500

# Site Analysis

## Site / Location Analysis

		Urban / Neighborhood Infill	Commercial / Retail Infill	Interstate Redevelopment	Greenfield / Brownfield Redevelopment
Criteria	Priority/Weight	Vicinity A	Vicinity B	Vicinity C	Vicinity D
Adequate Phase 1 real estate; 100+ initial development acres	5.00	7	5	7	10
Available Phase Future real estate; 50+ additional development acres	4.50	2	5	7	9
Viable existing and/or planned utility services to meet programmatic goals	3.50	8	9	8	7
Land control already secured	4.00	6	2	6	8
Limited environmental and/or zoning impacts	4.00	6	7	7	6
Ability to expand city services and/or territory limits	4.00	5	4	6	10
Consistent with Comprehensive Plan	4.00	5	5	9	8
Cost/availability of Acquisition	4.25	5	2	4	7
Available and/or planned thoroughfares to service facility	3.50	5	9	8	7
Ability to leverage new AV with adjoining hospitality/service/retail/etc	4.00	6	7	8	9
Highly compatible with existing adjoining land use	4.25	5	6	9	9
<b>Weighted Totals</b>		<b>244.00</b>	<b>249.00</b>	<b>321.75</b>	<b>371.50</b>

# Conclusion - *Phased Approach 2024 - 2029*



Phase 1 – Deming Park Aquatics



Phase 2 – Community Recreation Fieldhouse



Phase 3 – Outdoor Sports Complex



Questions?

