



# Harmony Sports Complex

Status Update

August 11, 2020



# Current Layout – Map View



# Current Layout - Improvements



# History

- Property leased to Harmony Sports Association (HSA) in 1982.
- 1996 – Lease updated to 30-year lease.
- 2007 – 1996 lease amended to allow building of ADA baseball field, facilities.
- 2009 – Section 30 plan approved.
- 2012 – Current lease signed with current property boundaries.
- 2015 – Lease amended for application of grant for construction of two turf soccer fields.
- 2016 – Lease amended to allow the sale of alcohol for up to three events per year. Cascade Little League installs turf infields on baseball fields.
- 2017 – Lease amended for application of grant for construction of one turf soccer field.



# Outstanding Public/Private Partnership

- This has been a **best case scenario** for a Public/Private Partnership.
- Since 1982 when Clark County allowed HSA to lease Harmony Sports Complex HSA has created \$25m of replacement value (without any allocation to land value) at this facility through volunteer time, donors, & fundraisers.
  - 8 Baseball fields with artificial turf infields
  - 9 Soccer fields (3 of which are artificial turf with lights)
  - Multiple Supporting Structures
- Operation of Facility has been at virtually no cost to the County or Public
  - HSA has maintained 100% of Fields & Facilities at no Cost to the County
  - County is only responsible for maintenance of well & periodic help with gravel parking lot



**HARMONY SPORTS COMPLEX IMPROVEMENT VALUE**

**BASEBALL - Cascade Little League**

Field #	Field Size (SF)	Cost/SF	Lighting Cost/SF	Total Cost/SF	Estimated Value	Fencing	Turf Infield	Score boards	Dugouts	Total Cost/SF	Estimated Value
1	110,000	\$11.50	\$5.75	\$17.25	\$1,897,500	\$50,000		\$9,000	\$5,000	\$17.83	\$1,961,500
2	65,000	\$11.50	\$5.75	\$17.25	\$1,121,250	\$35,000		\$6,000	\$5,000	\$17.25	\$1,167,250
3	50,000	\$11.50	\$0.00	\$11.50	\$575,000	\$50,000		\$6,000	\$5,000	\$11.50	\$636,000
4	50,000	\$11.50	\$0.00	\$11.50	\$575,000	\$35,000		\$6,000	\$5,000	\$11.50	\$621,000
5	95,000	\$11.50	\$5.75	\$17.25	\$1,638,750	\$50,000		\$0	\$0	\$17.25	\$1,688,750
6	35,000	\$9.50	\$0.00	\$9.50	\$332,500	\$0	\$0	\$0	\$0	\$9.50	\$332,500
7		\$11.50	\$0.00	\$11.50	\$0	\$5,000	\$0	\$0	\$0	\$11.50	\$5,000
8	50,000	\$11.50	\$0.00	\$11.50	\$575,000	\$35,000		\$6,000	\$5,000	\$11.50	\$621,000
9	16,000	\$11.50	\$0.00	\$11.50	\$184,000	\$20,000	\$0	\$9,000	\$5,000	\$11.50	\$218,000
<b>TOTALS</b>	<b>471,000</b>										<b>\$7,251,000</b>
Office/Concession Stand					(1,480 SF @ \$125/SF)						\$185,000
Maintenance Shed					(700 SF @ \$50/SF)						\$35,000
Turf Batting Cages					One of SF						\$12,500
Turf Bull Pins					Fields (1, 2, 3, 4, 5, & 8) @ \$6,000/Field						\$36,000
Misc.					Equipment Shed (6@ \$51,500), Score Keeper Booths (5 @ \$2,500)						\$21,500
Additional Netting					Four Fields (completed in February 2020)						\$37,000
Other					Bleachers Stationary or Portable?						\$0
<b>TOTAL BASEBALL</b>											<b>\$7,578,000</b>

**SOCCER - Washington Timbers Football Club**

Field #	Field Size (SF)	Cost/SF	Lighting Cost/SF	Total Cost/SF	Estimated Value	Add-On Cost	Add-on Cost	Add-on Cost	Add-on Cost	Total Cost/SF	Estimated Value
1	105,000	\$11.50	\$0.00	\$11.50	\$1,207,500	\$0.00	\$0.00	\$0.00	\$0.00	\$11.50	\$1,207,500
2	105,000	\$11.50	\$0.00	\$11.50	\$1,207,500	\$0.00	\$0.00	\$0.00	\$0.00	\$11.50	\$1,207,500
3	42,000	\$11.50	\$0.00	\$11.50	\$483,000	\$0.00	\$0.00	\$0.00	\$0.00	\$11.50	\$483,000
4	88,000	\$11.50	\$0.00	\$11.50	\$1,012,000	\$0.00	\$0.00	\$0.00	\$0.00	\$11.50	\$1,012,000
5	67,000	\$11.50	\$0.00	\$11.50	\$770,500	\$0.00	\$0.00	\$0.00	\$0.00	\$11.50	\$770,500
6	72,000	\$11.50	\$0.00	\$11.50	\$828,000	\$0.00	\$0.00	\$0.00	\$0.00	\$11.50	\$828,000
7	90,000	\$16.10	\$4.50	\$20.60	\$1,854,000	\$0.00	\$0.00	\$0.00	\$0.00	\$20.60	\$1,854,000
8	90,000	\$16.10	\$4.50	\$20.60	\$1,854,000	\$0.00	\$0.00	\$0.00	\$0.00	\$20.60	\$1,854,000
9	90,000	\$16.10	\$4.50	\$20.60	\$1,854,000	\$0.00	\$0.00	\$0.00	\$0.00	\$20.60	\$1,854,000
<b>TOTALS</b>	<b>749,000</b>										<b>\$11,070,500</b>
Modular Office					(900 SF @ \$50/SF)						\$45,000
Fieldhouse/Restrooms					(2,500 SF @ \$150/SF)						\$375,000
Ref & Concession Stand					(500 SF @ \$50/SF)						\$25,000
Perimeter Fencing					(4,600 LF @ \$20/LF)						\$92,000
ADA Parking & Sidewalk											\$30,000
Netting on Fields 7-9											\$20,000
Well & Pump						???					\$125,000
<b>TOTAL SOCCER</b>											<b>\$11,782,500</b>

**GRAND TOTAL HARMONY SPORT COMPLEX (Existing) \$19,360,500**

**Add-on Cost of New/Redevelopment**

Site Preparation/Grading	Size of Raw Land (Net new)	479,160 SF (Dog Park Land)	Est. Cost/SF	\$2.50	\$1,197,900
Permitting					\$100,000
Soft Costs (Engineering, Design, Studies)			Percentage of Costs	10.00%	\$1,936,050
Land for Storm Water & Other Higher Standards etc.					\$250,000
Additional Road Improvement Costs					\$2,000,000
Capitalized Cost of watering, if No Well					\$0
Other					\$0

**GRAND TOTAL HARMONY SPORT COMPLEX \$24,844,450**



# Outstanding Public/Private Partnership

- Harmony Sports Complex Benefit to Community  
(In Addition to Public Access)
  - The Washington Timbers FC is home to 3,500 local soccer players
  - Cascade Little League is home to 1,000 local baseball players
  - Harmony Sports Complex hosts 4 major soccer tournaments every year hosting over 12,600 families with a large contingent from outside of Clark County
  - Harmony Sports Complex hosts several baseball tournaments every year hosting over 2,500 families



# Parking and Safety Improvements Project

- Harmony/Parks applied for a grant with WA State Department of Commerce for parking & safety improvements in 2017.
  - State grant amount is \$1,141,690
  - County contribution as match: \$2,801,810 (some in-kind)
  - Harmony contribution as match: \$729,500
- Harmony/Parks applied for pre-application hearing with City of Vancouver in 2017.
  - City comments required the dedication of 70 feet of ROW through complex for NE 13th Street (subsequent meetings occurred with City of Vancouver).
  - Park would be bisected and lose about 2 acres and at least one full size baseball field
  - Site plan application was never pursued
  - State has agreed to extend the time to use state grant dollars awarded





# Section 30 Sub Area Plan Impact to Harmony

- Current Section 30 plan was approved by the City in 2009
  - [Section 30 Sub Area Plan](#)
- City of Vancouver announced plans to develop Section 30 in 2018/2019. Part of this development is the extension of NE 13th Street, which will effectively bisect the current Harmony Sports Complex.
- Section 30 plan notes the need to relocate Harmony Sports Complex if NE 13<sup>th</sup> St. is extended through park.
- Current City plan is to extend the road west with 70 feet of ROW, approx. 2.1 acres loss to the park, creating a massive safety concern for youth & families.



# Potential Options

- **Option A:** Maintain current location & work with city on conditions & requirements to design & build the funded safety & parking improvements; HSA would like County to support the protest of the extension of NE 13<sup>th</sup> St.
- **Option B:** Relocate a portion of the site through a land swap, likely south of NE 13<sup>th</sup> St., this will require approximately \$12m-\$16m (see analysis next slide). Source of additional collateral (\$, land, etc.) needs to be immediately identified to be a viable option.



# Land Swap Analysis

Needed Rotschy Land	Land Size (Ac)
Rotschy Land Needed per Concept A (Parks)	25.70
Rotschy Land Needed per Concept B (HSA)	27.70

Harmony Components	Land Size (Ac)	Concept A (Parks Plan)	Concept B (HSA's Plan)	Difference
Harmony North of 13th St (Net of 13th)	37.50			
BPA Easement Land	8.90	8.90	8.90	
Land Value \$/SF (All BPA Easement)	\$5.00	\$5.00	\$5.00	
Value of BPA Easement Land	\$1,938,420	\$1,938,420	\$1,938,420	
Harmony North of 13th Net of Easement	28.60			
Additional Land Value \$/SF (Overall)	\$1.50			
	\$1,868,724	\$1,868,724	\$1,868,724	
Additional Acreage (Harmony vs. Rotschy)		2.90	0.90	2.00
Additional Land Value \$/SF (Base Value)	\$3.50	\$442,134	\$137,214	
Net Value of Harmony Surplus Land/Value		\$4,249,278	\$3,944,358	\$304,920

## OPTION TO RELOCATE ALL FACILITIES TO SOUTH OF 13TH ST

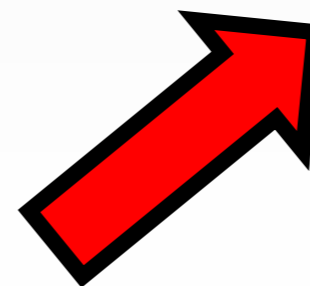
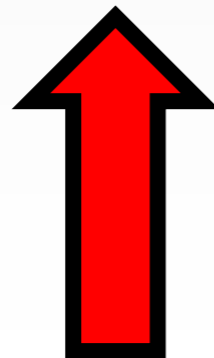
(Requires relocating 8 baseball fields & 6 soccer fields)

Replacement Items Concept A & B	Baseball (All)	Soccer (North)	Parking Area	Misc. Structures Land Size (SF)	Additional Improvements	Total Replacement Cost
	Land Size (Ac)	Land Size (Ac)	Land Size (Ac)			
Size of fields only (no parking)	18.00	13.40	17.00	6,100		
Cost of Fields/SF	\$10.00	\$10.00	\$7.50	\$150.00		
Improvement Cost	\$7,840,800	\$5,837,040	\$5,553,900	\$915,000	\$100,000	\$20,246,740
Total Replacement Cost of Improvements		\$20,246,740	\$20,246,740			
Leveraged Value Harmony North vs. Rotschy		\$4,249,278	\$3,944,358			
EXISTING GAP OF FUNDS/CAPITAL		(\$15,997,462)	(\$16,302,382)	\$304,920	=< 2 Acre Difference	

## New Option - Baseball North of 13th St & Soccer South of 13th St

(Requires shifting 1 baseball field & relocating 6 soccer fields)

One Full Size Baseball Field	2.53
Cost to Construct Field/SF	\$12.00
Baseball Field Cost to construct	\$1,320,000
Soccer Needed Area for Replacement (Fields Only)	13.40
Existing Area Owned by County	10.00
Need Extra Property (Acquisition)	3.40
Land Cost/SF to Acquire	\$5.50
Land Acquisition Cost	\$814,572
Soccer Area of Fields to be Replaced	13.40
Cost/SF to Construct (Soccer)	\$10.00
Total Cost Soccer Replacement Fields	\$5,837,040
Soccer Replacement Structures (33.33% of existing from above)	\$304,970
Additional Items (Well, fencing etc.)	\$100,000
Parking for Baseball Acres (750 SF/Space or 470 stalls)	8.10
Construction Cost/SF	\$7.50
Total Parking Cost - Baseball	\$2,646,270
Parking for Soccer Acres (750 SF/Space or 579 Stalls)	9.97
Construction Cost/SF	\$7.50
Total Parking Cost - Soccer	\$3,256,382
Additional Land Needed to Acquire	
Land Area Needed for Parking - Soccer	9.97
Parking Area Available S. of 13th	6.30
Net Needed Additional Land for Parking	3.67
Area Needed for Office/Structures	0.50
Total Area/Land Needed	4.17
Land Cost/SF	\$5.50
Land Acquisition Cost	\$998,450
TOTAL CONSTRUCTION COSTS	(\$15,277,683)
Surplus Property, N of 13th (AC)	12.50
Surplus Non-BPA Easement	8.00
Value of Land/SF	\$5.50
Total Value of Surplus Land (non-BPA)	\$1,916,640
Surplus in BPA Easement (AC)	4.50
Value of Land/SF	\$5.00
Total Value of Surplus Land (BPA)	\$980,100
EXISTING CONSTRUCTION COST GAP	(\$12,380,943)



# Options High Level Assessment

- Option A – Remain in Place

- Pros

- No change in existing infrastructure, no change in projected costs over short term – though potentially in long term
- Facility currently functional, no downtime or reduction in efficacy in the short term – though potentially in long term
- Follows current tenant site plan

- Cons

- May not be viable long term (loss of capacity, result in costs and downtime)
- More reactive, less ability to anticipate
- Site plan may no longer be viable
- Youth safety risk if 13<sup>th</sup> St. is extended through the park

- Option B – Partial Relocation

(Either all south of 13<sup>th</sup> St. or Baseball north & Soccer south)

- Pros

- Ability to plan facility, increase efficacy, optimize layout
- Can work with projected development to ensure site plan for facility long term
- Updated, modernized facilities

- Cons

- Cost of development as an obstacle (\$12-\$16m)
- Relocation will likely force separation of baseball and soccer



# Next Steps/Action Items

- HSA requests support to bring this issue before the Clark County Council in the appropriate manner to request they either:
  - Allow for a land swap with partial relocation of facilities. This plan must include added funding to develop the new facilities or
  - Oppose construction of Northeast 13<sup>th</sup> Street
- HSA is asking for support of this plan from the Parks Advisory Board and Parks and Land Division staff.
- HSA would like clarity on why County/Parks direction changed from opposing the 13<sup>th</sup> St. extension to supporting it.
- Define best path forward with one unified voice/approach.
- Work toward deployment of existing \$3.5m of funds (state & county) for safety & improvements before they are lost.



# Thank You!

## Harmony Sports Association

- Charlie Kleier, Project Manager
- Brent Bates, Harmony Sports Association President
- Sean Janson, Washington Timbers FC Executive Director
- Peter White, Cascade Little League President
- Steve Bowmer, Washington Timbers FC President
- Steve Hamblen, Cascade Little League Vice President

