

# Harmony Sports Complex

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## Public Works

September 23, 2020



## High level key points

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- History
- Location
- Lease and agreements
- Section 30 development
- Northeast 13th Street impact to the site
- 2017 Parking lot, safety project and site plan
- 2019-2020 work and potential options
- Council action



# History

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- Property leased to Harmony Sports Association since 1982
- 1996 – Lease updated to 30-year lease
- 2007 – 1996 lease amended to allow building of ADA baseball field and facilities
- 2009 – Section 30 plan approved
- 2012 – Current base lease signed with current property boundaries
- 2015 – Lease amendment allowed grant application for construction of two turf fields
- 2016 – Lease amendment allowed the sale of alcohol for up to three events per year
- 2017 – Lease amendment allowed grant application for construction of one turf field



# Current Layout – Map View



# Current Layout - Improvements

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## Base Lease Summary Key Points

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- 30-year term
- Status as a registered non-profit
- Bonneville Power easement sub-lease
- Exclusive use and public access
- Right to charge fees, make site improvements, construct assets
- Maintenance and operations duties, utilities and well use
- Partnership responsibilities - Harmony responsible for most O&M
- Average annual O&M County expenditure: \$28,300
- Comparable replacement and 1:1 ratio





## Section 30 Development

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- Current Section 30 plan was approved by the City of Vancouver in 2009
- City announced plans to develop Section 30 in 2018/2019
- Part of this development is the extension of Northeast 13th Street
- Current plan involves extending the road west with 70 feet of ROW
- Extending Northeast 13th Street will effectively bisect the current Harmony Sports Complex
- Approximately 2.1 acre loss to the park



# Section 30 Transportation Map



# Parking and Safety Improvements Project

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- In 2017, Clark County and Harmony applied for a grant from the Washington State Department of Commerce for parking and safety improvements
  - State grant amount is \$1,141,690
  - County contribution as match: \$2,801,810
  - Harmony contribution as match: \$729,500
- Clark County and Harmony Sports Association applied for pre-application conference with City of Vancouver in 2017 – received comments back from City, but did not finalize site plan
  - City required the dedication of 70 feet of ROW through the complex for Northeast 13th Street
  - Park would be bisected and lose about 2 acres



# Recent Communications and Community Engagement

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- Public Works, concurrent with request to sign contract for parking and safety improvements with MacKay and Sposito (August 06, 2019), discussed approaching the City of Vancouver regarding Section 30 requirements
- Clark County discussed Section 30 requirements with the City, requested variance or road modification from City
- County began discussions with Harmony in late 2019 in order to consider the impact of Section 30 development on the current sports complex
- County further discussed Section 30 with the City; City offered their plans to build the street at a future point
- County discussed Section 30 with Rotschy, Inc. regarding potential relocation option
- County discussed potential relocation concept and tentative design with Harmony in several meetings from November 2019 through May 2020
- County discussed the needs of Harmony if relocation were to occur in four separate meetings from May 2020 through July 2020



## Recent Communications, Comm. Engagement, cont'd.

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- Harmony Sports Association and partners met with Parks Advisory Board – August 2020
- City of Vancouver attended the Parks Advisory Board – September 2020
- City, County, and Harmony Sports Association with Parks Advisory Board plan to meet in late September to keep the conservation going
- Harmony Sports Association requests to meet with Council to discuss options





# Potential Options

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- **Option A:** Maintain the current park location and work with the City on conditions and requirements; Harmony would like this to include County protest of the Northeast 13th Street extension
- **Option B:** Relocate a portion of the site through a land swap, likely south of Northeast 13th Street to protect turf fields
  - Harmony identifies a \$12M-\$15M replacement cost and requests County or City provide collateral (money, land, etc.) in order to ensure a facility that they feel meets their existing and planned needs



**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	\$30,000		\$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**

Information  
Provided by  
Harmony Sports  
Association



# Potential Options – Concept of Potential Relocation



HARMONY SPORTS COMPLEX - FINAL DRAFT CONCEPT

Mackay Sposito



## Council Action

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- Harmony Sports Association has requested to bring this issue before the Clark County Council to request they:
  - (1) Oppose construction of Northeast 13th Street; and/or
  - (2) Allow for a potential relocation of the facility including \$12-15M funding/collateral to meet current and future needs of the facility.



# Thank You!

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## Comments and Questions

Clark County Public Works  
Parks and Lands Division  
4700 NE 78th Street  
Vancouver, WA 98665

