

## Section X. Conclusions and Recommendations

The proposed venues address the immediate and critical needs of the recreational and competitive athletics community. They do not address all of the current needs or any growth or future needs. Based upon the demand identified by the stakeholders, the interest of the community, and the financial impacts of the proposed venues, the following venues should be further developed:

### *Venue #2- Indoor Fieldhouse*

Overview: The Indoor Fieldhouse was the second highest rated venue identified in the public survey for potential new indoor or outdoor recreational facilities.

Estimated Size: 100,266 gross square feet

Construction Costs: \$16,408,729.00

Development Costs: \$ 4,922,618.00

Total Project Costs (excluding land acquisition): \$21,331,347.00

Not only was this project the second highest rated venue identified by the public survey but it was the largest identified indoor need during the stakeholders meeting. The facility has been developed to meet the *current* identified needs of the community- both Parks and Recreation programs and private sports organization. The facility should be designed so that it may be expanded to meet the growing needs of the sports and recreation community. In addition to meeting the needs of the current programs, this facility would allow additional programming and or open gym to occur at the current neighborhood recreation facilities.

### *Venue #3- School District Sports Complex*

Overview: The Lawrence School District Sports Complex would be a neutral site venue that would provide sporting venues for varsity, junior varsity and other sports levels for baseball, football, soccer, softball, tennis, and track and field.

Estimated Size: Approximately 762,000 gross square feet

Construction Costs: \$14,445,668.00

Development Costs: \$ 4,333,700.00

Total Project Costs (excluding land acquisition): \$18,779,368.00

There are multiple solutions to meet the School District's sports venues needs. The largest identified deficiency was the lack of adequate practice venues that forces the sport to be practiced on the competition venue. This not only deteriorates the competition venue because of the over use, but limits practice times when there are conflicts between games and practices of a different level of that sport. The other identified deficiencies were the lack of amenities at current venues that limited their use, the ability to control spectators, or support the particular sport. The development of this venue would not address the limits in practice facilities, but would address the needs for competition venues. In addition to a District Complex, alternative options to meet

the practice and competition needs of the high school teams would need to be developed.

*Venue #4- Upgrades to the YSI Complex (as identified in the 1515 Acre Park Masterplan)*

Overview: The 1515 Acre Park Lands Masterplan identified infrastructure, improvements, and additions to the soccer, football, and youth baseball / softball fields at the Youth Sports Inc. (YSI) Sports Complex. These upgrades begin to address the identified field deficiencies, and the lack of amenities at this complex.

Estimated Size: As outlined in 1515 Acre Park Lands Masterplan

Construction Costs: \$13,403,983.00

Development Costs: \$ 2,948,876.00

Total Project Costs (excluding land acquisition): \$16,352,859.00

The improvements and additions proposed in the 1515 Acre Park Lands Masterplan are consistent with the needs and deficiencies identified during the stakeholders meeting. These improvements would begin to address the needs and concerns of the largest identified sports organization (Kaw Valley Soccer) and the growing needs of youth programming of the Parks and Recreation Department. The implementation of this plan would require further discussion with the State of Kansas in regards to the future development of K-10 (Lawrence Trafficway.) In addition to this phases of the 1515 Acre Park Masterplan, additional phases of the masterplan could be developed that would further enhance the recreation and competitive needs of the community.

*Venue #5- Upgrades to Free State High School*

Overview: During the stakeholders meeting, upgrades were identified to the existing sport venues at Lawrence Free State High School.

Venue #5a- Upgrades required in conjunction with a District Complex.

Estimated Size: Approximately 5,324 gross square feet

Construction Costs: \$1,325,011.00

Development Costs: \$ 397,503.00

Total Project Costs (excluding land acquisition): \$1,722,514.00

With the development of a District Sports Complex, the improvements required at FSHS would improve the practice facilities and the non-varsity competition venues. These improvements, while they are focused on the practice and junior varsity competition needs, also address equity issues between sports organizations.

*Venue #6- Upgrades to Lawrence High School*

Overview: During the stakeholders meeting, upgrades were identified to the existing sport venues at Lawrence High School.

Venue #6a- Upgrades required in conjunction with a District Complex

Estimated Size: Approximately 880 gross square feet

Construction Costs: \$2,654,489.00

## Section X. Conclusions and Recommendations

Development Costs:	\$ 690,167.00
Total Project Costs (excluding land acquisition):	\$3,344,656.00

With the development of a District Sports Complex, the improvements required at LHS would improve the practice facilities and the non-varsity competition venues. These improvements begin to provide practice venues on or in near proximity to the LHS campus.

This study reviewed a variety of funding opportunities. Based upon the response of the community survey, it would be feasible to assume the project could be funded through a variety of public financing methods- sales taxes, tourism (guest) tax and a school district bond issue. In addition to public financing, private fundraising should occur to support both the initial construction and the yearly operations of the venue. The development of a non-for-profit sports commission should be formed to raise money for this purpose.

In conjunction with the above funding opportunities, the PLAY Committee needs to adopt the creation of a Sports Authority (sports commission) to create an atmosphere that would allow any new sports venues, existing sports venues, and each sports organization long-term successes. Prior to the development of new venues, the entities that operate and own the venues, along with the organizations that organize and operate the individual sports activities need to begin to operate in this method in order to ensure the long-term success of any new venues.

A final recommendation is for the PLAY Committee to work with the four financial supporting entities of this study to continue the dialogue and develop a long-range plan to address the needs identified in this study. A smaller committee of each of these entities should be created to develop this long-range plan.