

Regional Sports Complex
Steering Committee Meeting
Thursday, October 26, 2023 – 2:30 pm

Meeting Minutes:

Committee Members Present: *Jerrilea Crawford, Jim Fletcher, Kevin Overbay, Marc Straub, Jim Huffman, Steve Wilkinson, Ruben Betancourt, Jeff Sutton, Randy Agnew and Stacie de Mestre (non-voting)*

Consultants: *Jeffrey Milkes and Tom O'Toole*

Guests: *Mark Miller, Westley Menas, Chris Carlson, Jason Grover, Cynthia Rowe, Dorothy Ferguson, Hanne Beener, Kathy Emerick, Art Ruckman, Charlie Brown and Emily Thornton*

Minutes By: *Brooke Lammert*

Meeting called to order at 2:30 p.m.

The attached presentation was reviewed.

Meeting adjourned at 3:30 p.m.



Chelan Douglas Regional Port Authority (CDRPA)

Sports and Aquatics Complex Feasibility Study – Findings Phase 1

Presentation Topics

- ▲ Project Background, Objectives, and Phases
- ▲ Community Profile
- ▲ Public Engagement
- ▲ Inventory of Current Facilities
- ▲ Satisfaction With Current Facilities
- ▲ The Need for New Sports Facilities
- ▲ The Need for New Aquatics Facilities
- ▲ Potential Locations for a New Sports and Aquatics Complex
- ▲ Summary of Key Findings



Project Background, Objectives, and Phases



1. Our shared prosperity
 2. Our well-planned region
 3. Our sustainable environment
 4. **Our safe, healthy supported people**
 5. Our educated and inspired people
 6. Our inclusive and engaged communities
- **Provide Accessible Sports and Activities for Youth.** Provide sports and activities and facilities readily available and accessible for all children and teenagers, regardless of their socioeconomic status or culture.
 - **Develop a Soccer Complex.** Develop a sports complex for use by local and visiting soccer teams for matches and tournaments.
 - **Develop a Regional Water Park & Indoor/Outdoor Aquatics Facility.** Plan and develop a water park, with slides and other activities, along with a large indoor/outdoor aquatics facility, to serve local youth and family activities as well as visitors and tourists.

Project Background, Objectives, and Phases

▲ Phase 1 – October 2023

- To conduct a feasibility and needs analysis to determine the needs and desires for sports and aquatics facilities in Chelan and Douglas Counties

▲ Phase 2 – February 2024

- To create facility concepts, locations, financial performance, and economic impact



Project Background, Objectives, and Phases: Phase 1

Examine existing conditions of public and private sports and aquatics facilities

Conduct a community profile and demographics study

Conduct a market analysis

Describe market segments in the Wenatchee Valley

Determine aquatic and athletics status in the Wenatchee Valley

Facilitate a public input process



Project Background, Objectives, and Phases: Phase 2

Establish goals and objectives for potential new facilities

Complete a regional and local facility comparison that includes size and features

Assess feasibility to support existing local facilities inclusive of financial and operational support

Recommend facility options, programs, and capital costs

Project investment/economic impact of new facilities

Recommend potential ownership, funding and operational structure

Complete site analysis and consider required infrastructure improvements

Estimate financial performance of each potential new facility

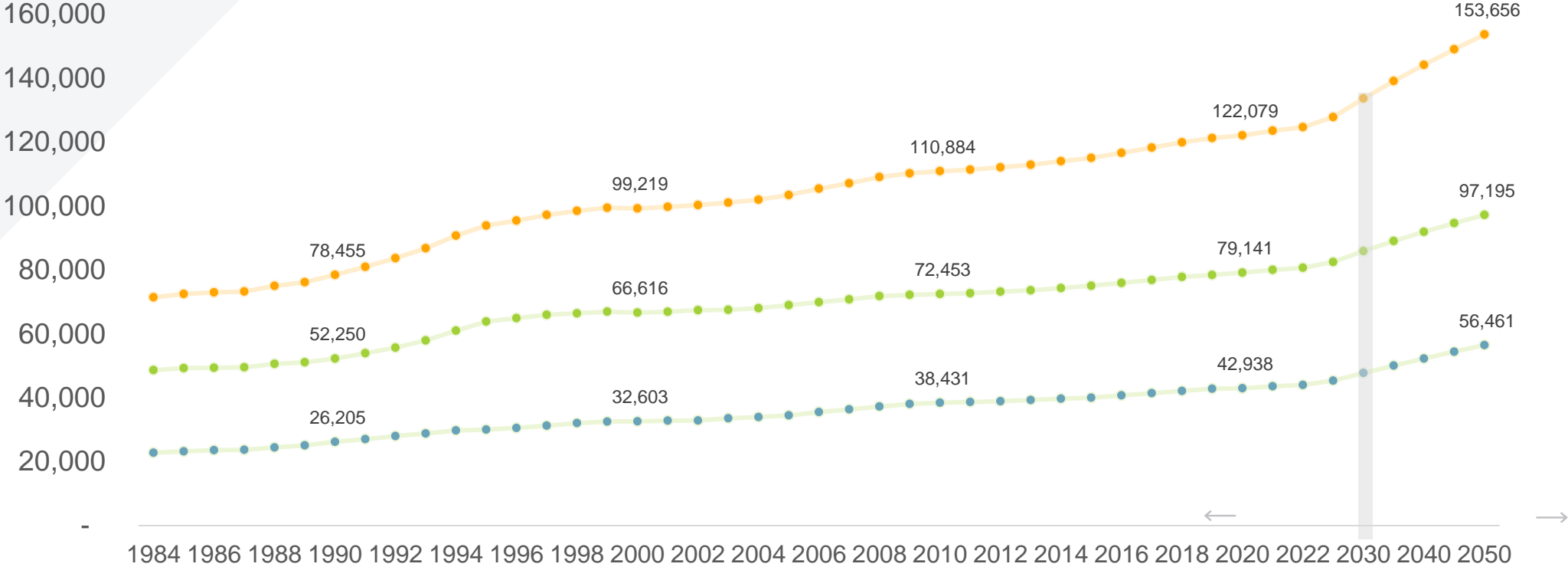
Estimate the economic impact of potential facilities

Provide operating and capital funding options



Community Profile

Population Growth – Chelan and Douglas Counties



—●— Chelan & Douglas Counties —●— Chelan County —●— Douglas County



Community Profile

Projected Population Growth

	2020	2021	2022	2025	2030	2035	2040	2045	2050
Chelan and Douglas Counties	122.1k	123.6k	124.7k	127.8k	133.6k	139.1k	144.2k	149.k	153.7k
Chelan County	79.1k	80.k	80.7k	82.5k	85.9k	89.k	91.9k	94.6k	97.2k
Douglas County	42.9k	43.6k	44.k	45.3k	47.8k	50.1k	52.3k	54.4k	56.5k



Community Profile

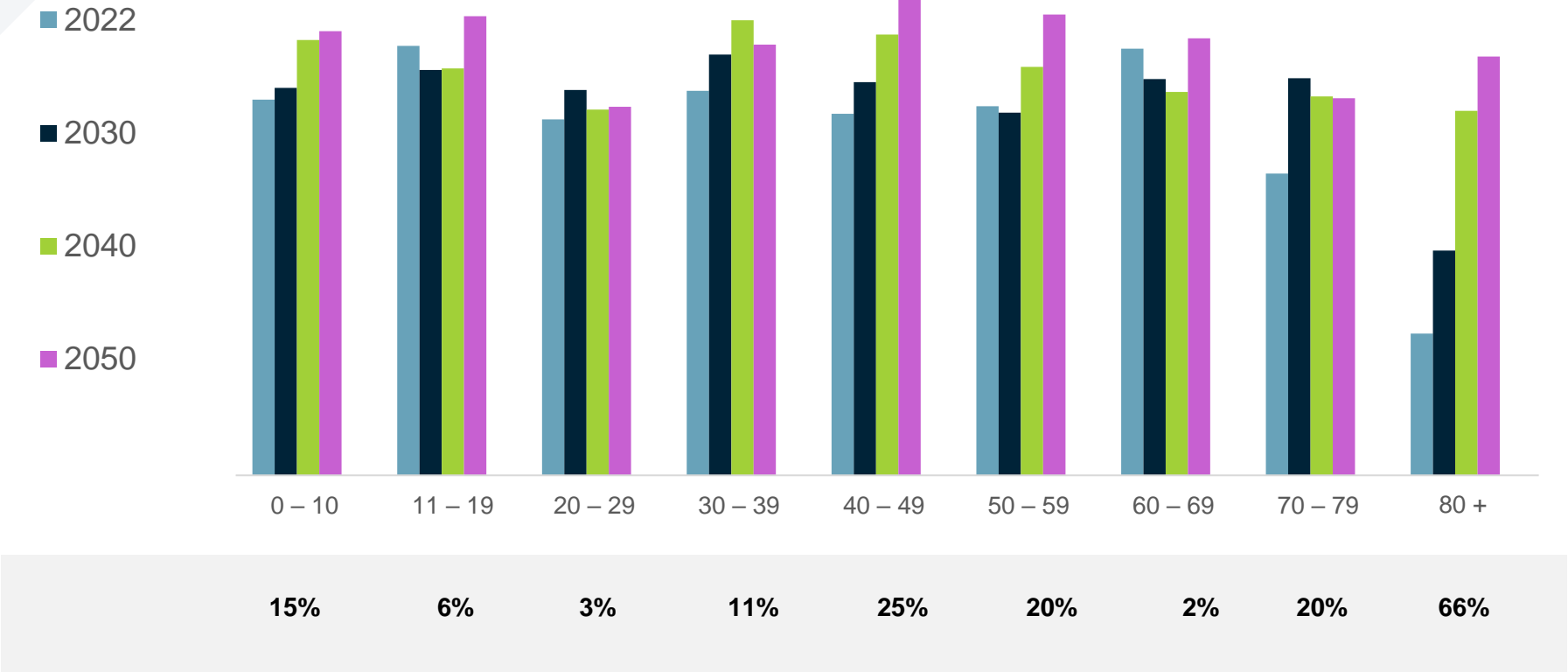
Race and Ethnicity in Chelan and Douglas Counties

Race and Ethnicity	Percentage
White	93.2%
Black	0.9%
American Indian, Alaskan Native	2.0%
Asian, Native Hawaiian, or Other Pacific Islander	1.5%
Other Race/Two or More Races	2.4%
Total	100%
Hispanic or Latino; Any Race	28.2%



Community Profile

Projected Population Growth (2022 to 2050) by Age Group in Chelan and Douglas Counties



Community Profile

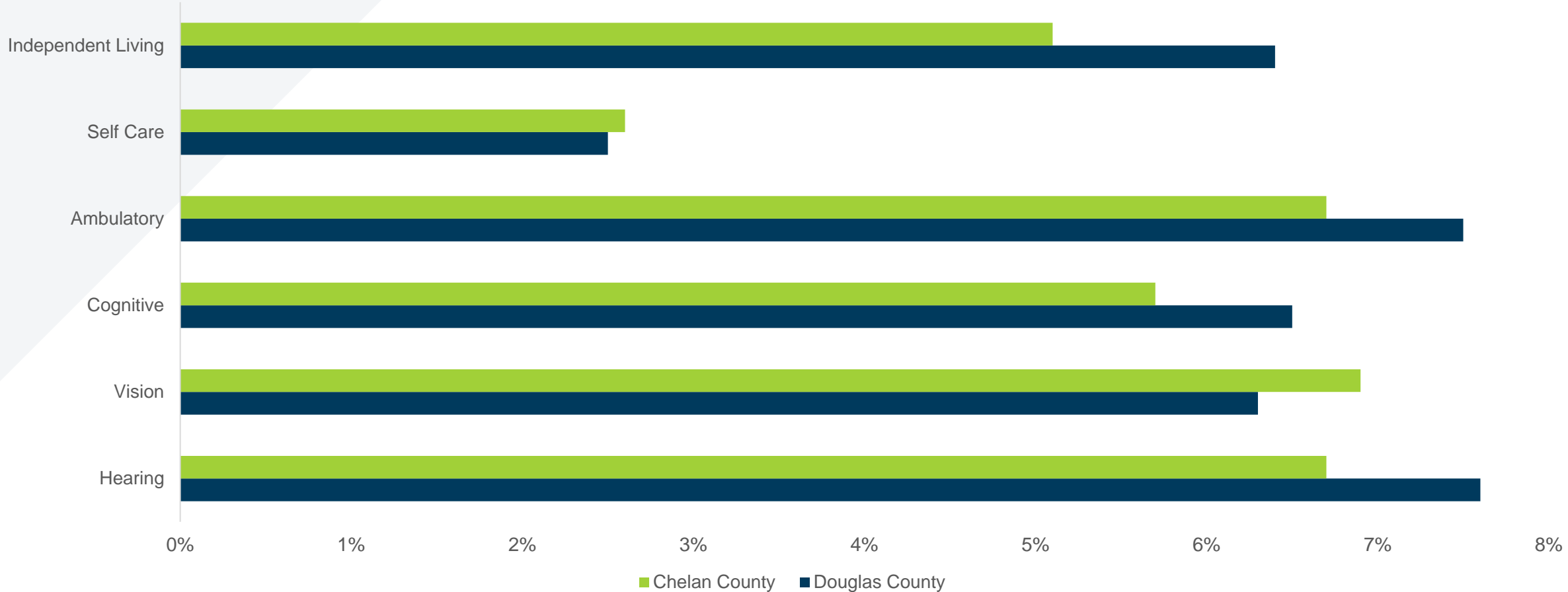
Projected Youth and Young Adult Population

Youth Population in Chelan and Douglas Counties 2022 – 2050				
Age	2022	2030	2040	2050
0 – 10 years old	14,884	15,351	17,247	17,595
11 – 19 years old	17,012	16,062	16,122	18,187
Total	31,896	31,413	33,369	35,782
Young Adult Population in Chelan and Douglas Counties 2022 – 2050				
20 – 29 years old	14,102	15,267	14,488	14,600
30 – 39 years old	15,236	16,668	18,028	17,066
Total	29,338	31,935	32,516	31,666



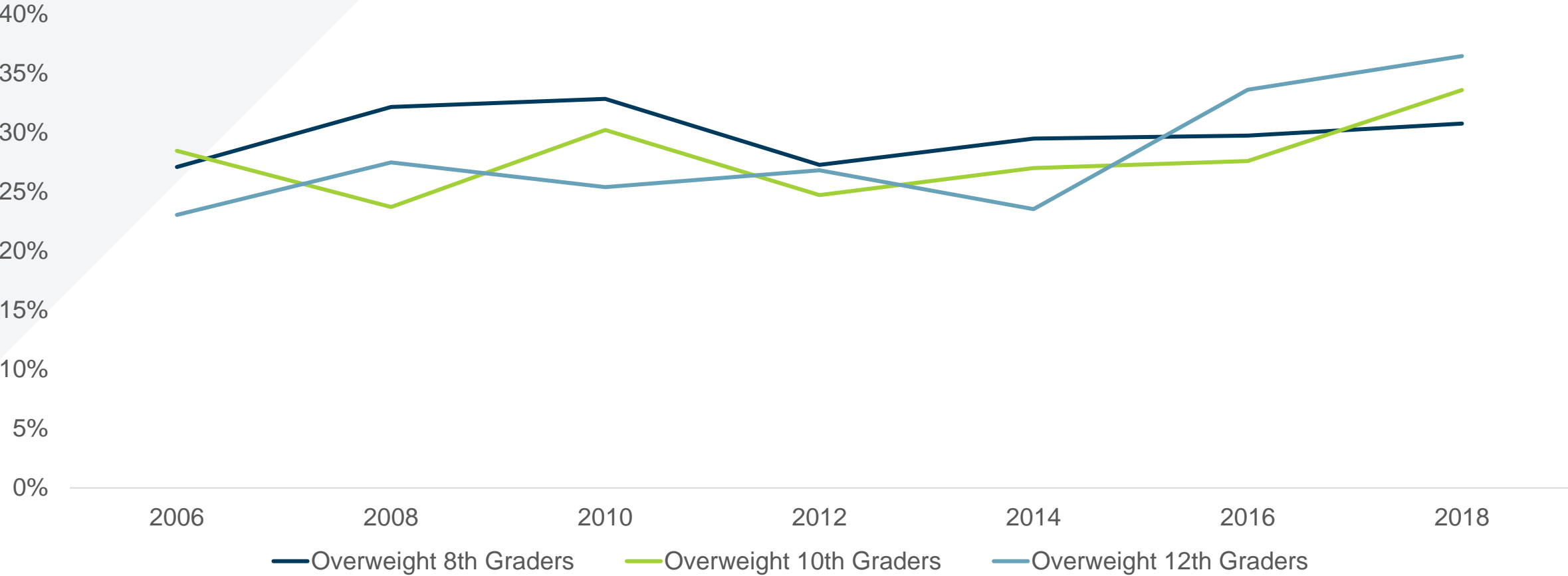
Community Profile

Percentage of Population With Disabilities in Chelan and Douglas Counties



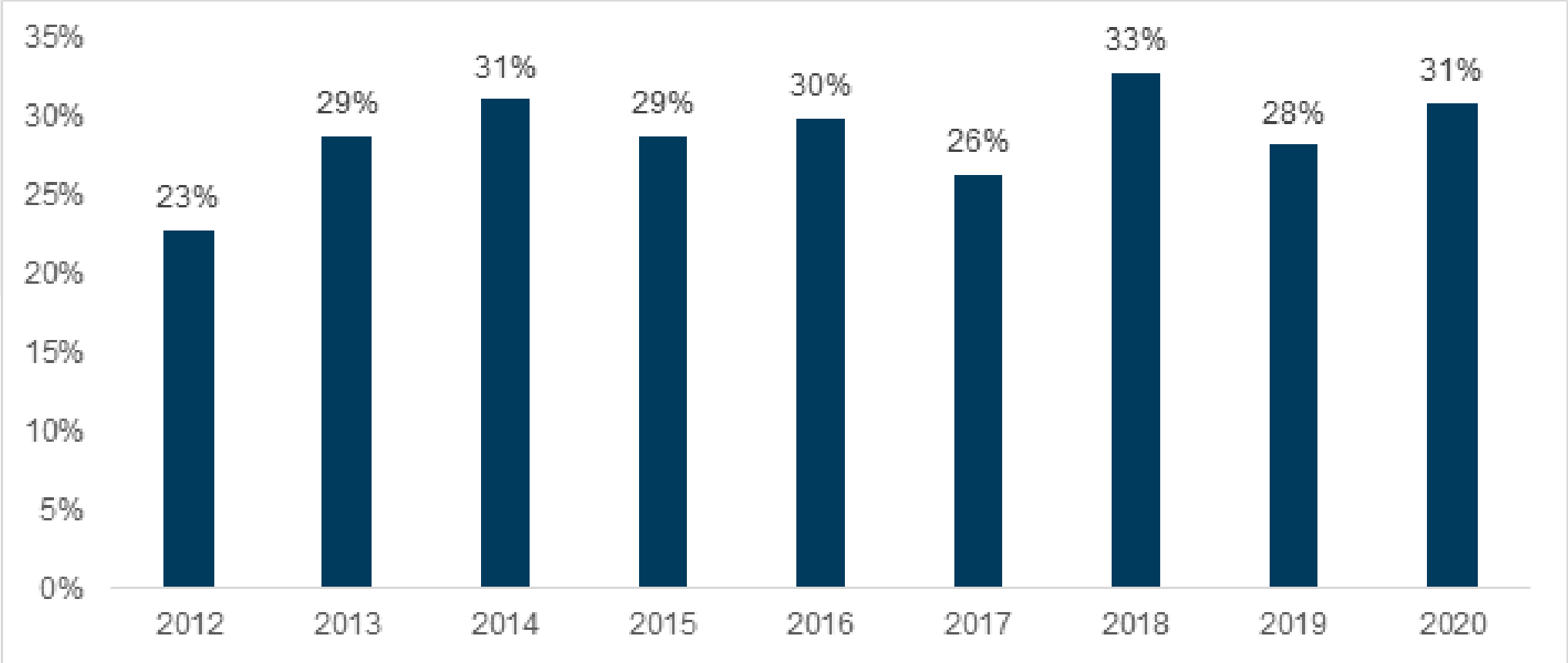
Community Profile

Teens who are Overweight Trends in Chelan and Douglas Counties



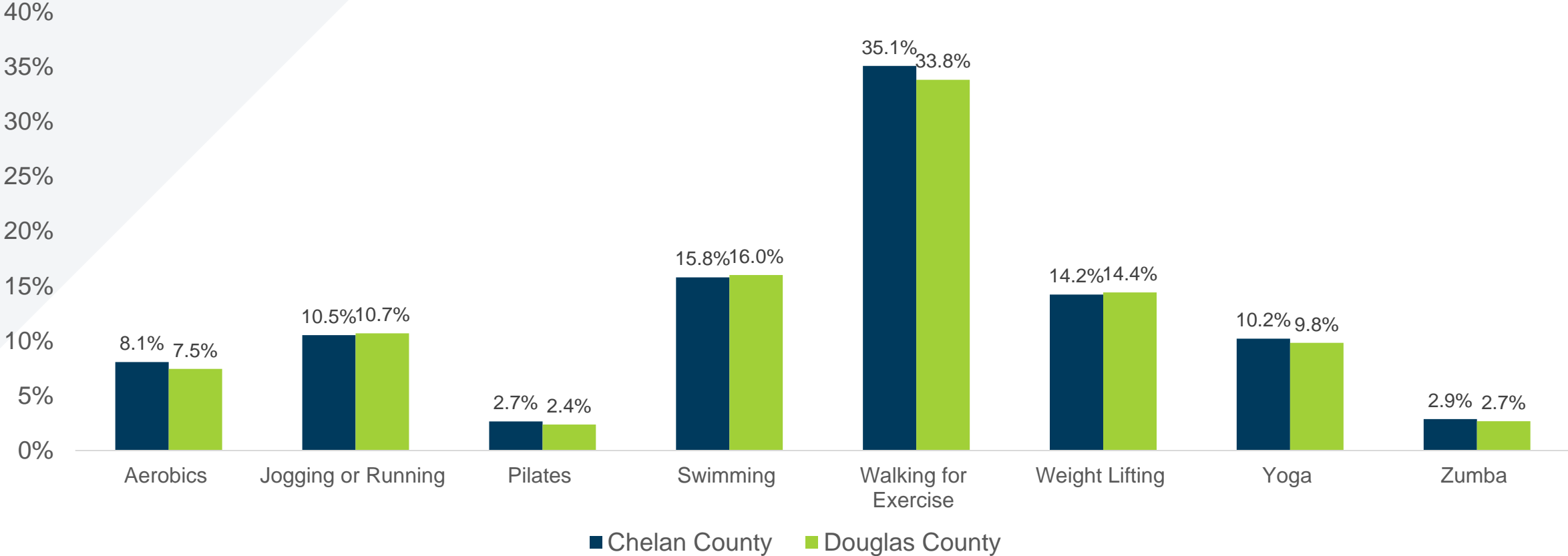
Community Profile

Percentage of Adults Who Are Obese in Chelan and Douglas Counties 2012 – 2020



Community Profile

Market for Fitness Activities



Community Profile

Market for Sports Activities in Chelan and Douglas Counties (Per Household)

	Chelan County	Douglas County
Membership Fees for Social/Recreation/Health Clubs	\$278.96	\$247.61
Fees for Participant Sports Excluding Travel	\$122.17	\$108.73
Tickets to Parks or Museums	\$27.91	\$26.37
Fees for Recreational Lessons	\$142.40	\$123.32
Sports/Recreation/Exercise Equipment	\$291.35	\$265.73
Admission to Sports Events Excluding Travel	\$57.76	\$51.40
Other Sports Equipment	\$13.19	\$10.96



Community Profile

Market for Sports and Aquatics Facilities in Chelan and Douglas Counties

	Chelan County	Douglas County
Membership Fees for Social/Recreation/Health Clubs	\$8,749,213	\$3,991,776
Fees for Participant Sports Excluding Travel	\$3,831,717	\$1,752,791
Tickets to Parks or Museums	\$875,493	\$425,074
Fees for Recreational Lessons	\$4,466,261	\$1,988,016
Sports/Recreation/Exercise Equipment	\$9,137,906	\$4,283,824
Admission to Sports Events Excluding Travel	\$1,811,606	\$828,609
Other Sports Equipment	\$413,805	\$176,645



Public Engagement

Phase 1 Engagement Opportunities – 8,850 Inputs

June 2023

- Focus group meetings with sports and aquatics leaders and community members
- Stakeholder Interviews with key community leaders
- Open houses with general community members

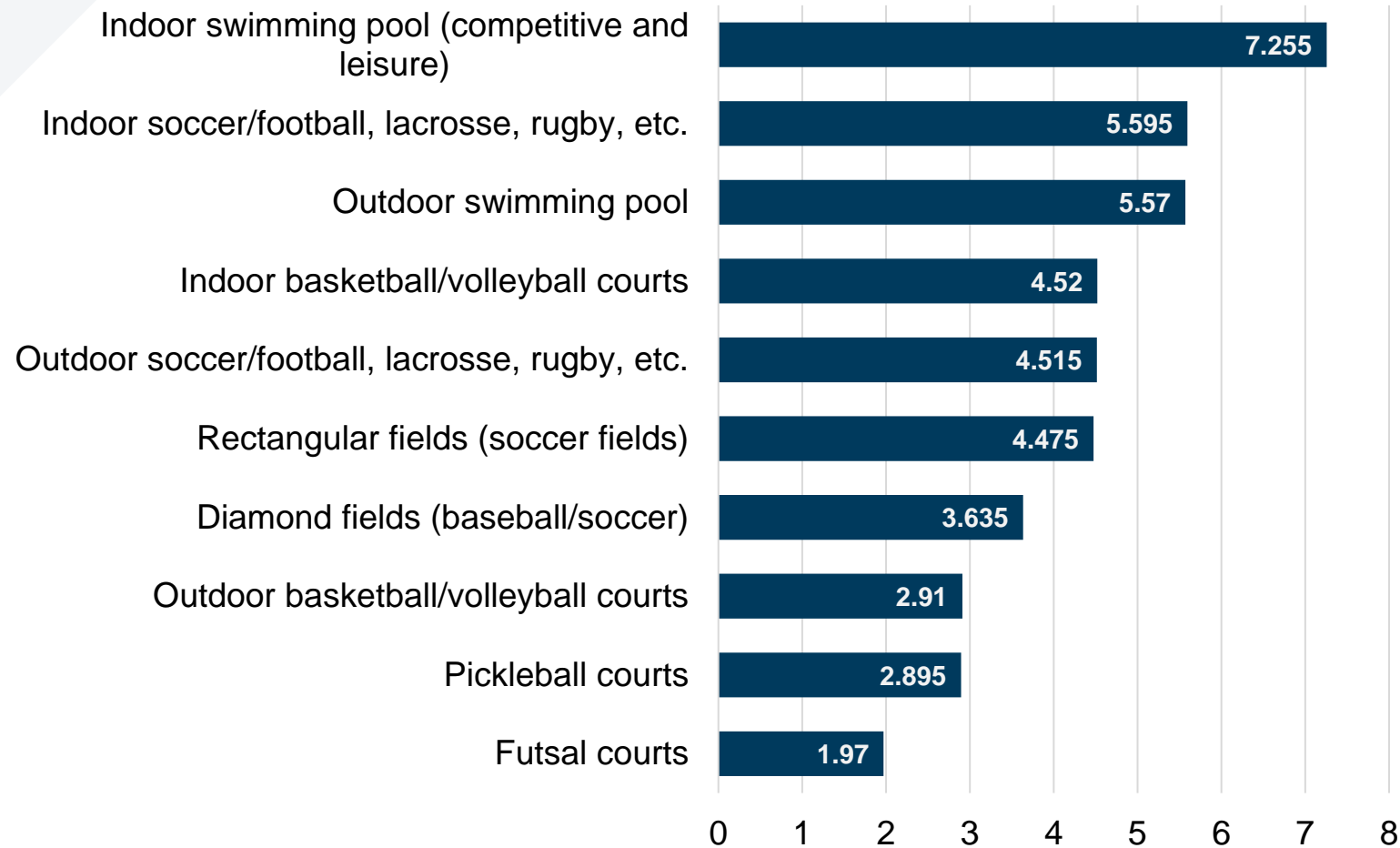
August 2023

- Open houses with general community members
- Intercept events at the 2023 Wenatchee National Night Out and the Chelan Farmers Market
- Focus group with members of the Hispanic community in Wenatchee
- A written outreach survey
- A survey to sports and aquatics organizations in the two counties



Ranked Desired Recreation Facilities

Social Pinpoint Interactive Website Preferences



Public Engagement

Sports Facility Preferences

Sports Facility Options	Number of Responses
Indoor Sports Fields	88
Sports Fields	44
Pickleball/Tennis Courts	43
Volleyball Courts	37
Basketball Courts	21
Baseball/Softball Fields	19
Futsal Courts	7



Public Engagement

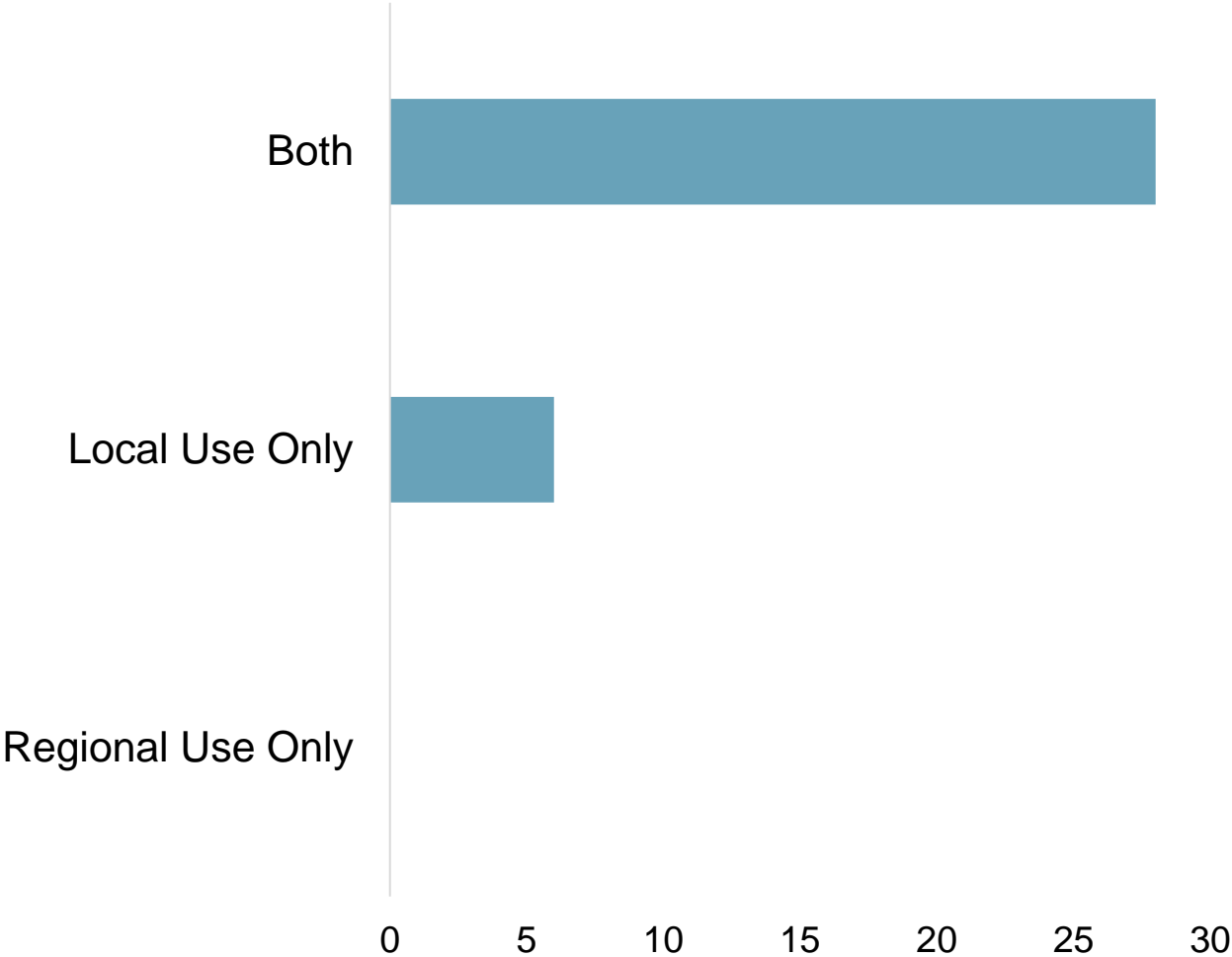
Aquatics Facility Preferences (June 2023 Dotmocracy)

Aquatic Options	Number of Responses
Competitive Swimming	145
Swim Lessons	53
Water Slides	51
Lap Swimming	47
Ninja Cross Course	30
Lazy River	30
Leisure Swimming	20
Aquatic Exercise	16
Water Sprays	13



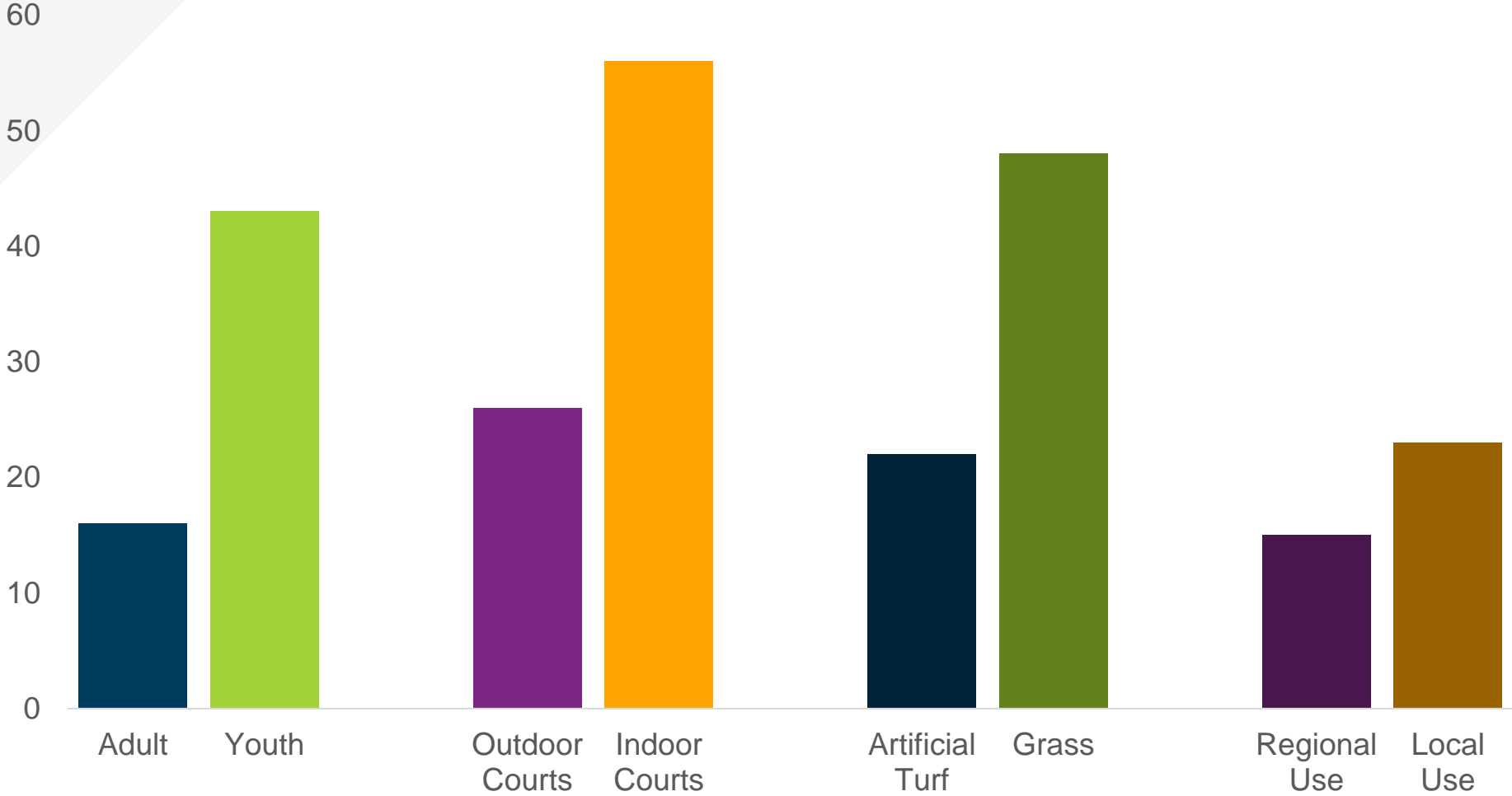
Public Engagement

Local or Regional Preferences (August Dotmocracy)



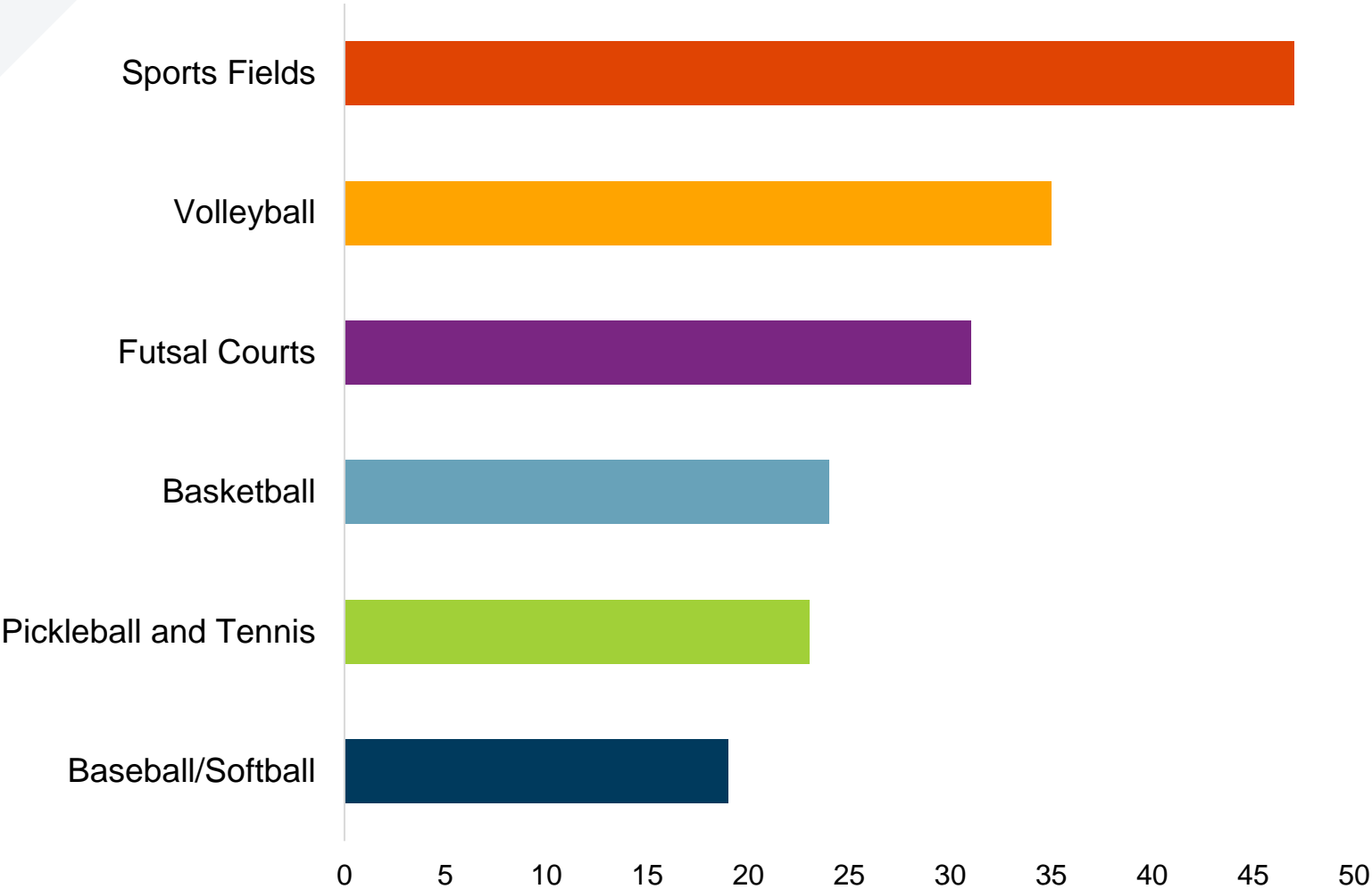
Public Engagement

Indoor and Outdoor Sports Facility Preferences



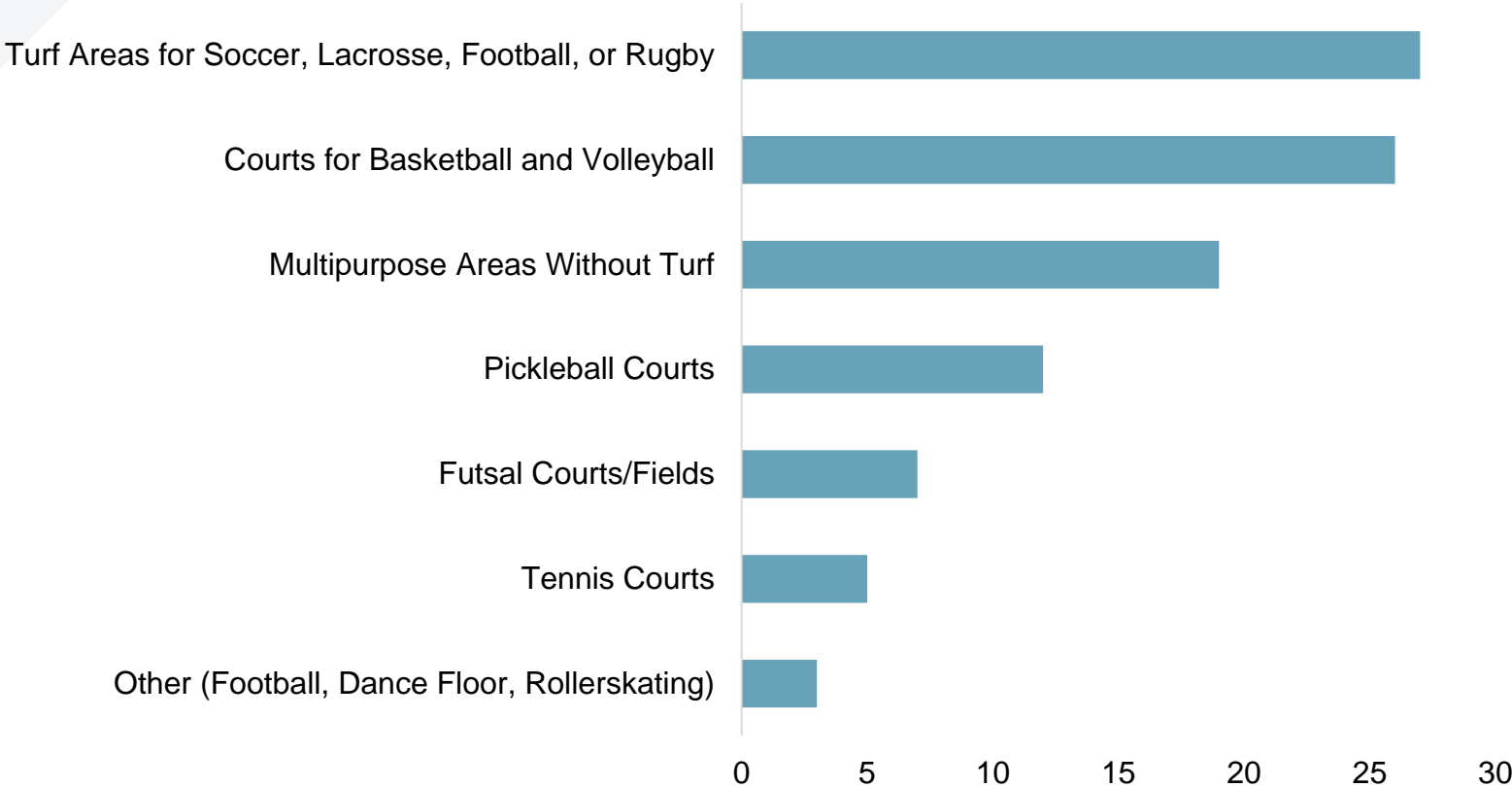
Public Engagement

Preferences for Indoor/Outdoor Sports Fields and Courts (August Dotmocracy)



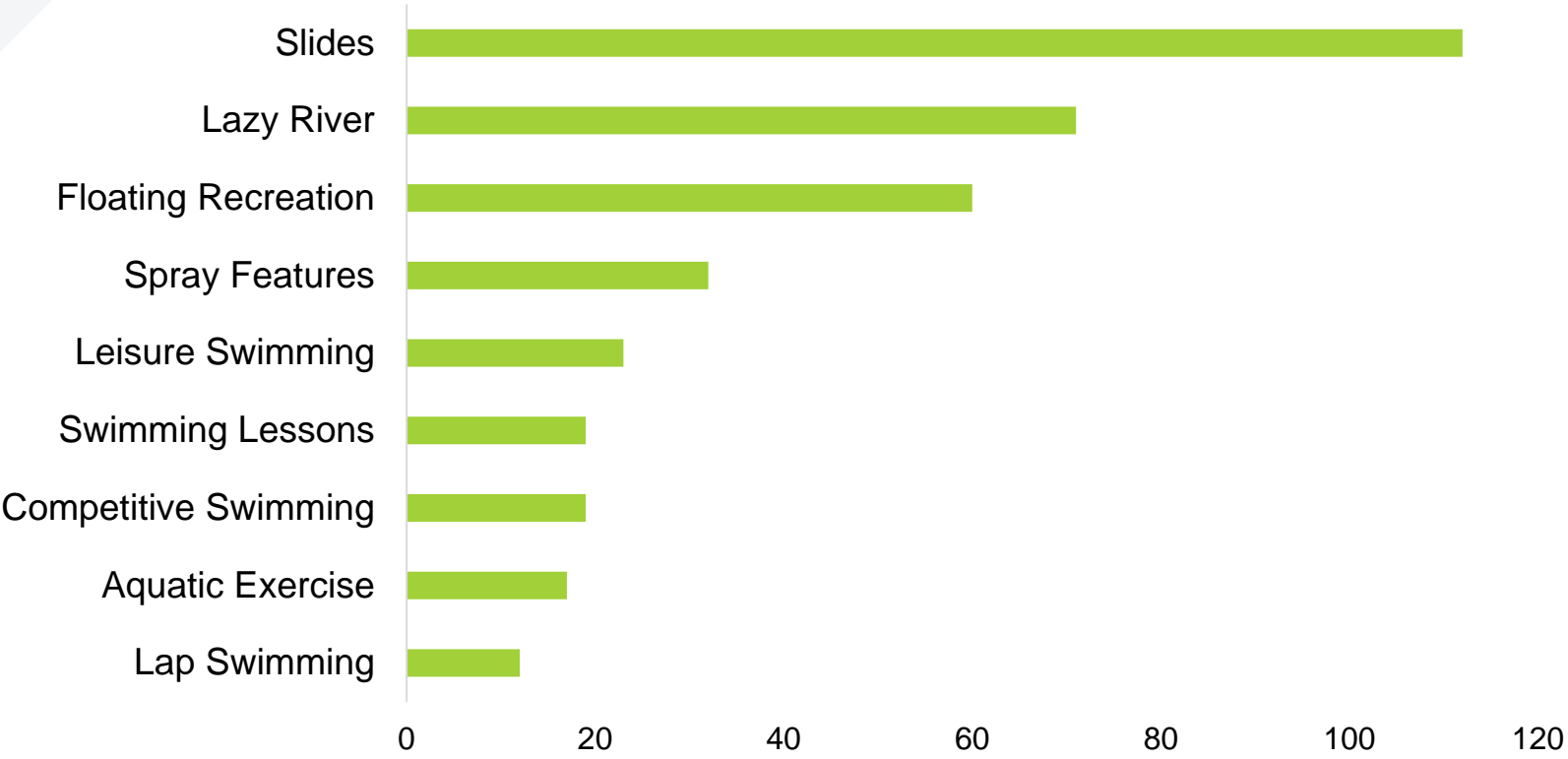
Public Engagement

Indoor Sports Facility Preferences (Written Survey)



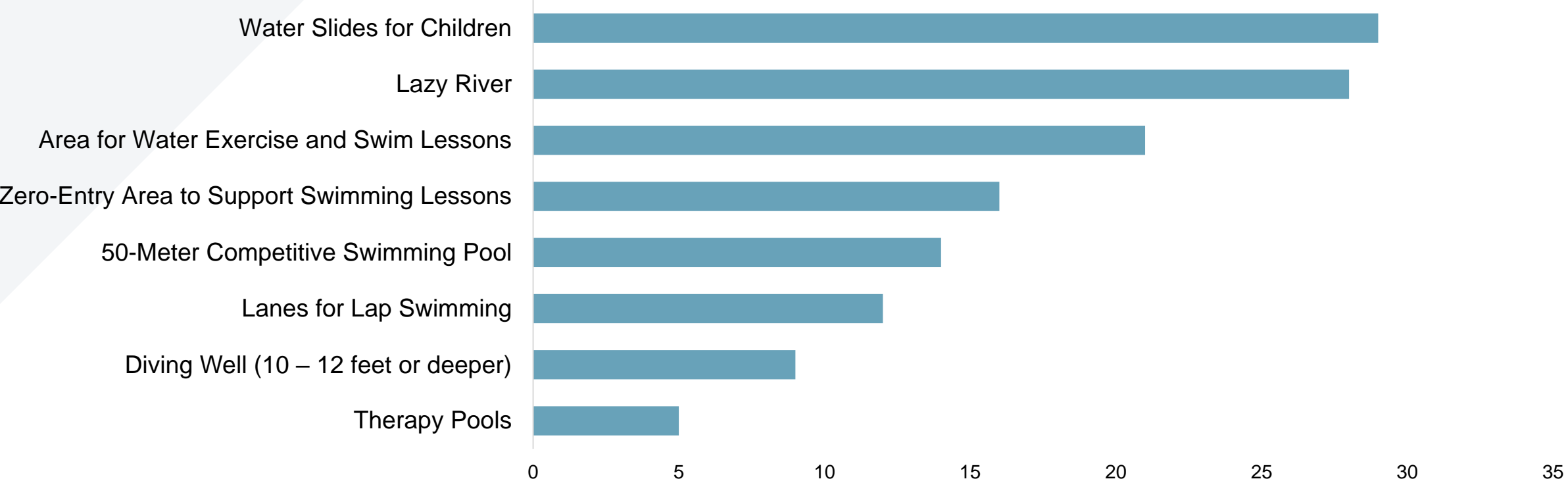
Public Engagement

Aquatic Facility Preferences (August Dotmocracy)



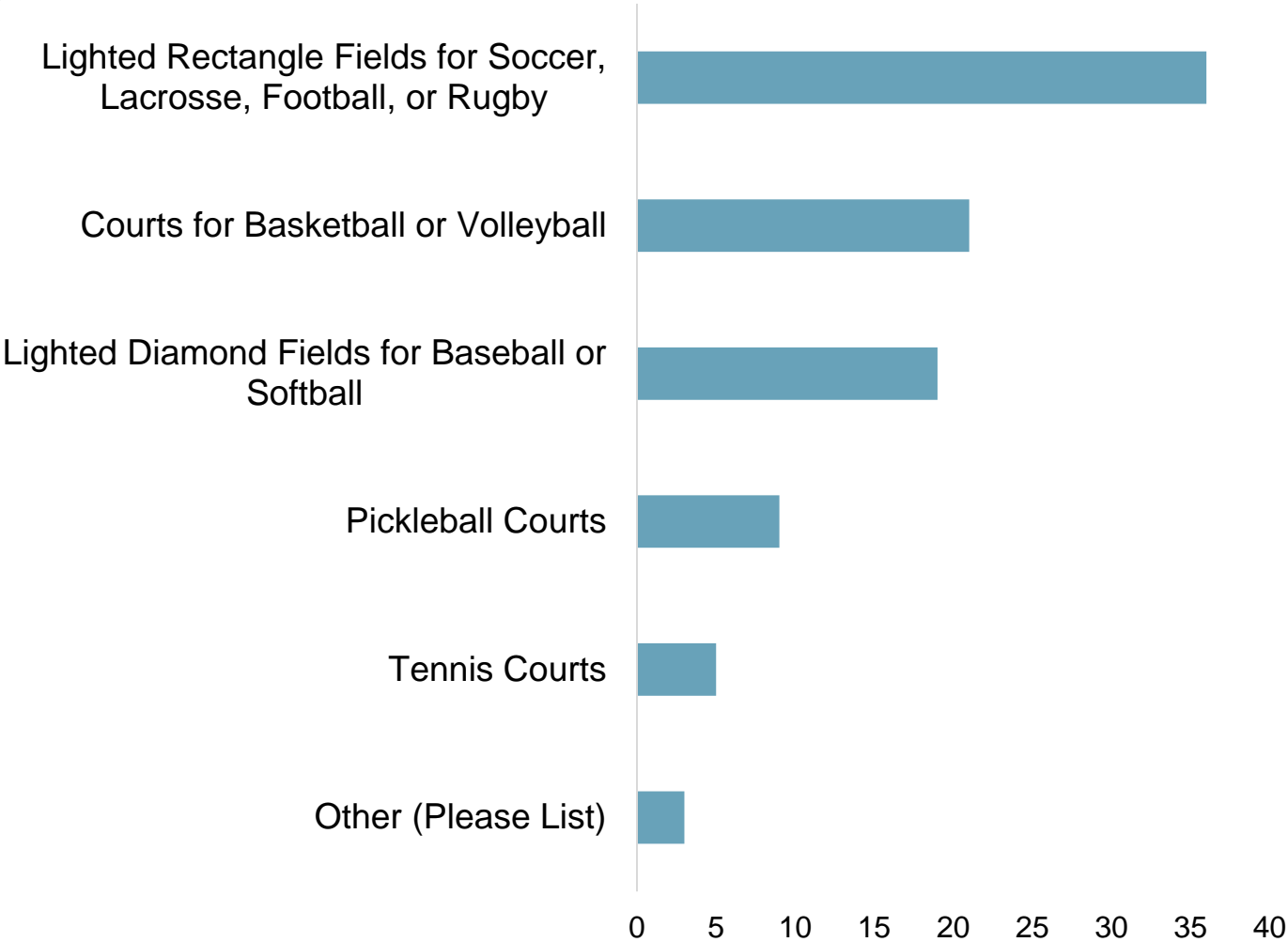
Public Engagement

Aquatic Facility Preferences (Written Survey)



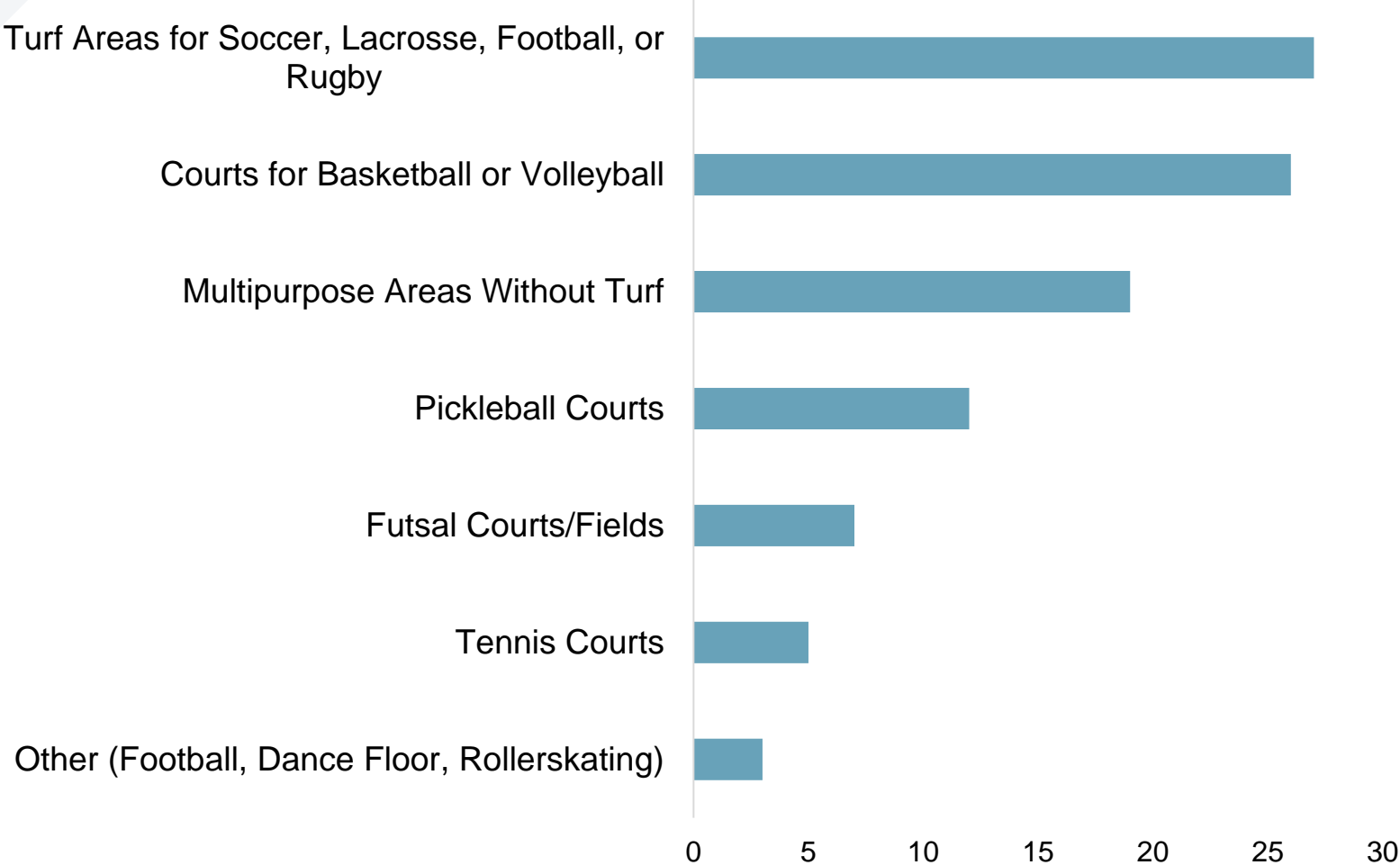
Public Engagement

Outdoor Sports Complex Preferences (Written Survey)



Public Engagement

Indoor Sports Facility Preferences



Inventory of Current Facilities

Current Aquatics Facilities in Chelan and Douglas Counties

Swimming Pool	Location	Type		Distance from Wenatchee	Number of Swim Lanes	Length of Pool	Host Swimming Meets	Governance	
		Indoor	Outdoor					Public	Private
Quincy Swim and Gym	10 B St. SE, Quincy, WA	X		32.1 miles	3	25 Meter	NO		X
Leavenworth Municipal Pool	694 US Hwy 2, Leavenworth, WA		X	22.4 miles	6	25 Meter	NO	X	
Wenatchee Racquet and Athletic Club	1913 Skyline Dr, Wenatchee, WA	X		N/A			NO		X
Splash Zone - Ephrata's Community Pool	780 A St SE, Ephrata, WA		X	49.3 miles	6	20 Meter	NO	X	
Wenatchee High Swimming Pool	101 Millerdale Avenue, Wenatchee, WA	X		N/A	6		NO	X	
Quincy Aquatic Center	724 F St SE, Quincy, WA		X	32.2 miles	N/A - Leisure Pool	N/A	NO	X	
Cashmere City Pool	104 Paton St, Cashmere, WA		X	11.5 miles	N/A - Leisure Pool	N/A	NO	X	
Wenatchee Swimming Pool	220 Fuller Street, Wenatchee, WA		X	In Wenatchee	10	50 Meter	YES	X	
Bridgeport Municipal Swimming Pool	2100 Fisk, Bridgeport, WA		X	69.4 miles	6	25 Meter	NO	X	
Eastmont Aquatic Center (YMCA)	980 3rd St. NE, East Wenatchee, WA	X		in Wenatchee	6		NO	X	



Inventory of Current Facilities

Diamond Fields – Chelan and Douglas Counties

Type of Field	Benchmark	# of Fields for 122,079 Population	Chelan and Douglas Counties' Fields	Over/Under Fields
Diamond Fields – Youth	1 per 14,564	8	Included Below	-8
Diamond Fields – Adult	1 per 25,508	4	9	+5
Diamond Fields – Softball Youth	1 per 26,508	4	10	+6
Diamond Fields – Baseball Youth	1 per 45,257	2	2	0
Multiuse Adult/Youth Field	N/A	0	32	+32
Chelan and Douglas Counties' Diamond Fields	N/A	18	53	+36



Inventory of Current Facilities

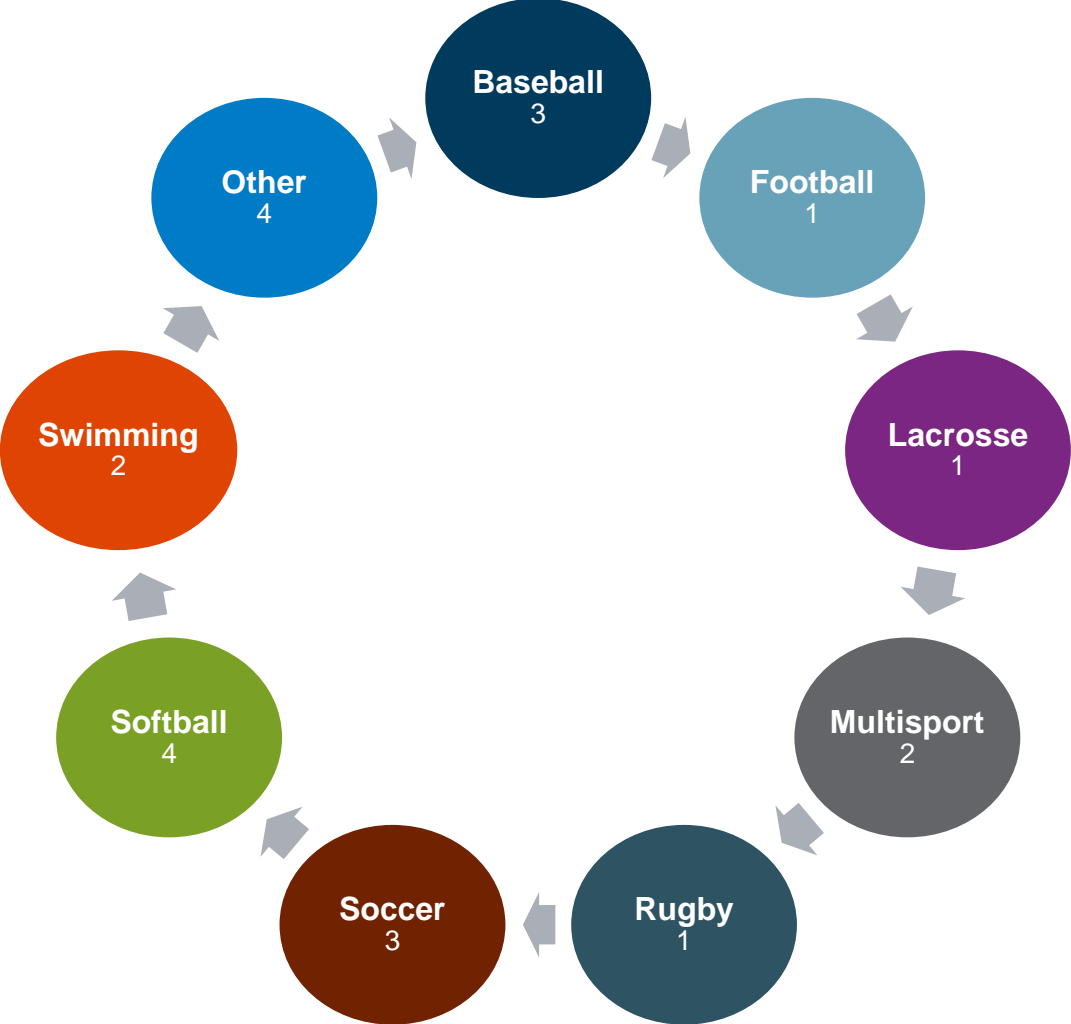
Rectangle Fields – Chelan and Douglas Counties

Type of Field	Benchmark	# of Fields for 122,079 Population	Chelan and Douglas Counties' Fields	Over/Under Fields
Rectangle Fields – Multiuse	1 per 14,564	8	8	0
Rectangle Fields – Soccer	1 per 12,875	9	1	-8
Rectangle Fields – Soccer Adult	1 per 18,215	6	5	-1
Rectangle Fields – Football	1 per 50,837	2	3	+1
Rectangle Fields – Multiuse Synthetic	1 per 57,001	2	3	+1
Rectangle Fields – Cricket	1 per 118,709	1	0	-1
Rectangle Fields – Lacrosse	1 per 56,000	2	0	-2
Rectangle Fields – Field Hockey	1 per 53,895	2	0	-2
Total Rectangle Fields		32	20	-12



Satisfaction with Current Facilities

Survey: Responding Sports and Aquatics Organizations



Satisfaction with Current Facilities

Satisfaction With Sports Facilities

	Cleanliness	Playable Condition	Restrooms	Amenities	Parking
Excellent	3	0	0	1	0
Very Good	2	4	5	3	3
Good	10	10	8	5	7
Less Than Acceptable	3	4	5	6	7
Unacceptable	0	0	0	2	1
Average Score	3.2 (Good)	3.0 (Good)	3.0 (Good)	2.2 (Less Than Acceptable)	2.66 Less Than Acceptable)

Scale: 1= Dissatisfied 3 = Good 5= Very Satisfied



Satisfaction with Current Facilities

Sports Organizations Key Responses

- Locations traveled for sports tournaments included Spokane, Vancouver, and Seattle, Washington; Portland and Redmond, Oregon; and as far away as San Diego, California, and Texas.
- Sports organizers support artificial turf 83% (yes) to 16% (no)
- Marginal satisfaction with current sports facilities



Satisfaction with Current Facilities

Satisfaction With Current Aquatics Facilities

▲ Eastmont Aquatic Center:

- Eastmont pool is a six-lane pool that is shared with the community for swim lessons during practice time.
- Limited scheduling at the pool to four hours a day with more than 100 swimmers in the club.
 - For example, in USA swimming, the average practice time for 11- and 12-year-old swimmers is 90 minutes five days a week. With the current pool space situation, these age groups can only have 75 minutes four days a week—well below the average of their competitors around the nation.
- The pool at the Eastmont facility is too shallow for swimmers to practice their start off the diving block.
- Starts and turns for a swimmer, especially in a short-course pool, may impact their times by seconds, whereas, in swimming, milliseconds counts in placing first or last and qualifying for higher-level meets.
 - The Eastmont facility inhibits hosting larger swim meets in the winter for that same reason.

▲ Wenatchee City Pool:

- The only way to the pool is to go to the changing area; there are no separate entries for the parents of the swimmer to get into the pool. This led to issues with our Safe-Sports Guideline that we have to follow as a club under USA Swimming.
- The facility is older, and we lost the ability to practice last summer for two to three weeks due to a breakdown of the pool.
- ▲ No storage space to keep our equipment or office space for coaches



The Need for New Sports Facilities

The Standard for Quality Fields

When determining the number of fields needed, the level of use must be considered.

Industry standard* for field usage to consider:

Sustained good field conditions with 200 hours of play or fewer per year

Good field conditions with some thinning of turf and localized wear areas are expected at 400 to 600 hours of use

Fair field conditions are expected at 800 to 1,000 hours of play

More than 1,000 hours of play should result in significant turf loss, field surface.



The Need for New Sports Facilities

Type of Field	Sports Played	Number of Current Hours Reported	Number of Fields at Sustained Good Condition (200 Hours per Year)	Current Fields in Chelan and Douglas Counties	Over/Under
Diamond	Baseball, Softball	6,096	30	49	+19
Rectangle	Soccer, Football, Lacrosse, Rugby	13,608	68	20	-48

The hours were weighted to create a more accurate estimate, accounting for those agencies that did not respond to the survey.









The Need for New Sports Facilities

Air Quality Index (AQI)

90+ Days Over 100 AQI in 2023 in Chelan and Douglas Counties

NCAA Standards

- AQI 100+: Consider removing sensitive athletes from outdoor venues
- AQIs 150+: Outdoor activities should be shortened, and exertion minimized
- AQIs 200+: Reschedule activity or move indoors.
- At AQIs 300+: Outdoor activities should be moved indoors or canceled

Air Quality Index	What Should I Do?
Good 0–50	 It's a great day to be active outside and a good time to make a plan if worse air quality is in the forecast.
Moderate 51–100	 Some people are especially sensitive to lower levels of particle pollution and should reduce exposure. For example, limit time outside and avoid strenuous outdoor activity. All sensitive groups should watch for symptoms.
Unhealthy for Sensitive Groups 101–150	 Sensitive groups should take steps to reduce exposure. Limit time outside, avoid strenuous outdoor activity, and follow tips for cleaner indoor air. Everyone should watch for symptoms as a sign to reduce exposure.
Unhealthy 151–200	 Everyone should reduce exposure. Limit time outside, avoid strenuous outdoor activity, and follow tips for cleaner indoor air.
Very Unhealthy 201–300	 Everyone should reduce exposure. Stay inside and filter indoor air to keep it cleaner. Go elsewhere for cleaner air, if needed.
Hazardous >300	 Everyone should reduce exposure. Stay inside and filter indoor air to keep it cleaner. Go elsewhere for cleaner air, if needed.



The Need for New Sports Facilities

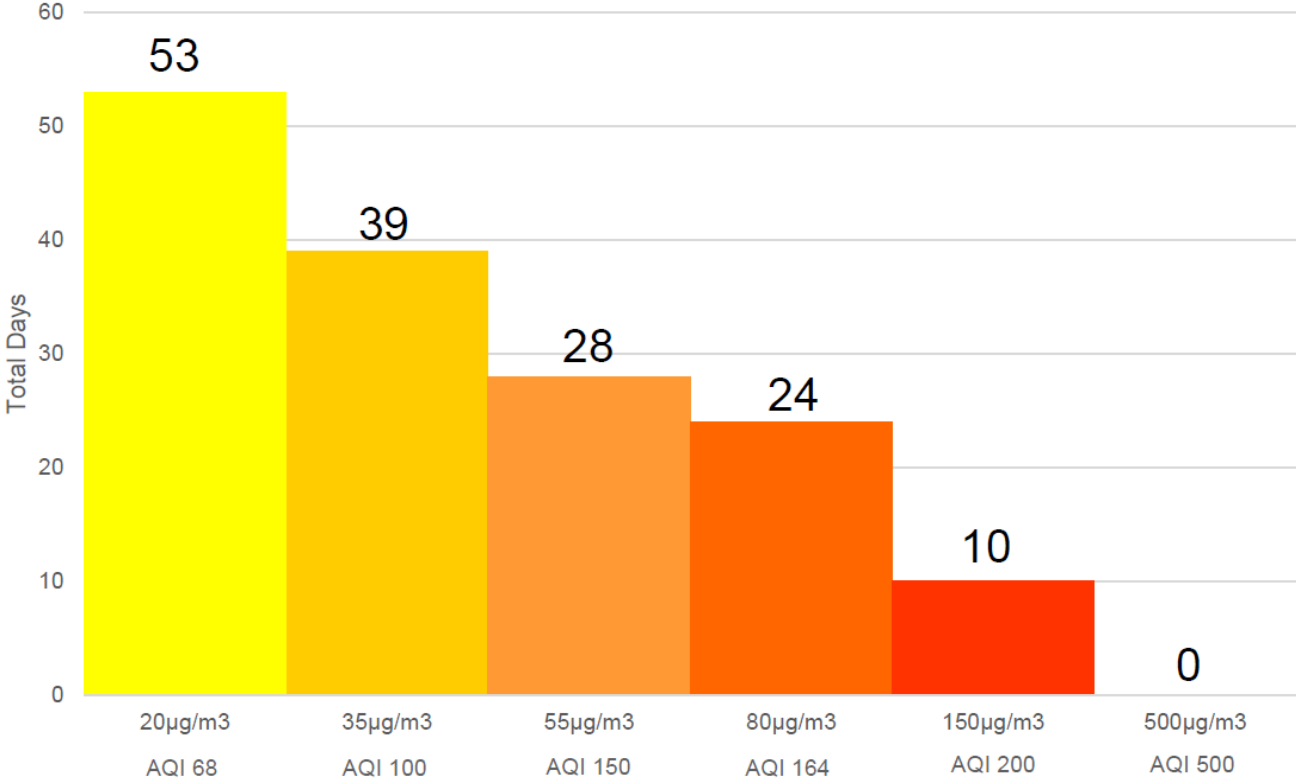
Chelan, WA, Wildfire Smoke



British Columbia
Wildfires Anticipated to
Be More Prevalent



Chelan WA: Total number of days over air quality threshold
June through September 2016-2020

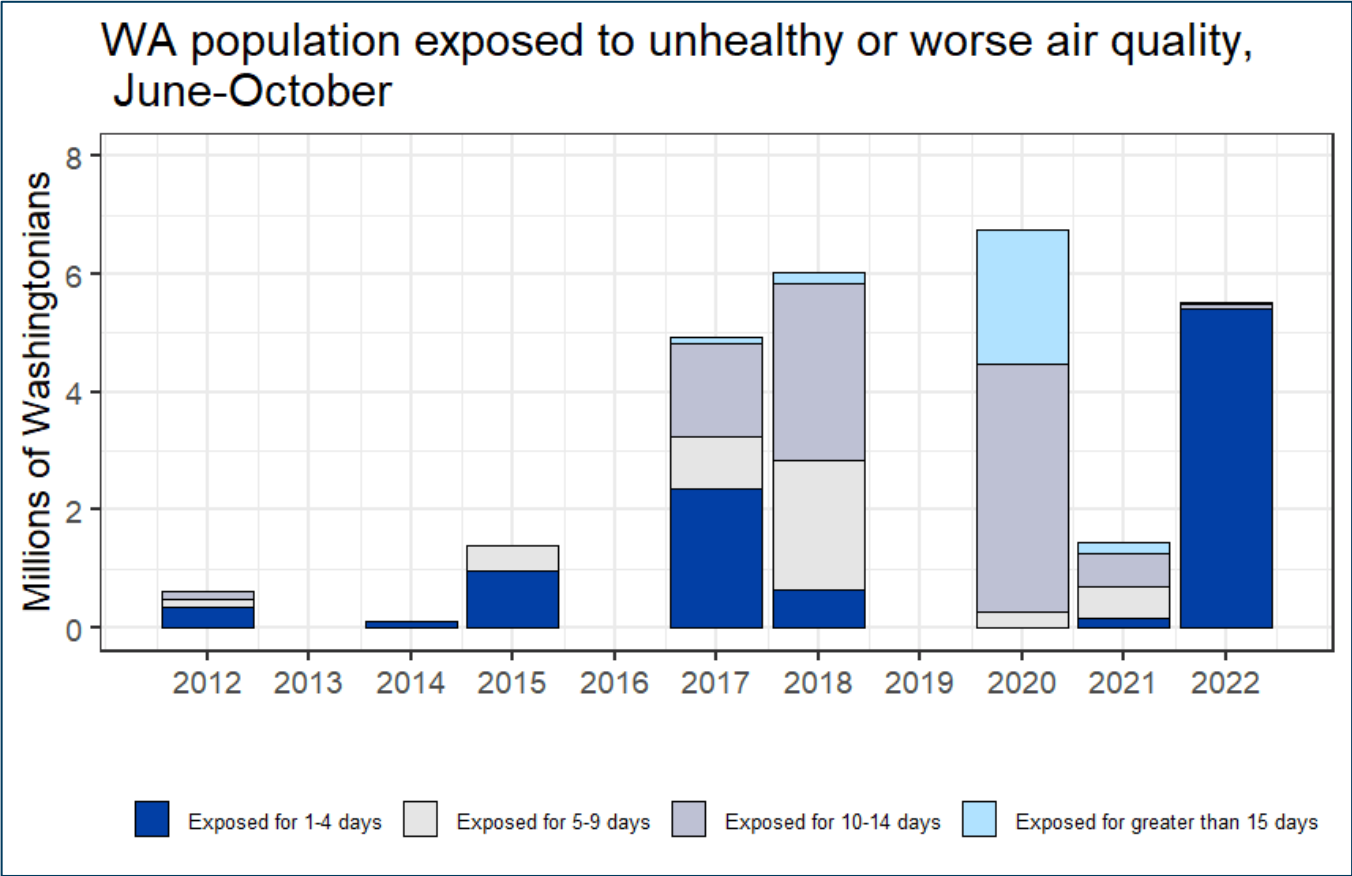


Washington State Department of Labor & Industries

The Need for New Sports Facilities

It is necessary to consider indoor facilities as part of the complex.

- Year-round use
- Escape from poor air quality
- Practices and use during inclement or winter weather



The Need for New Aquatics Facilities

Current and Desired Swimming Time for Competitive Swimming Facilities

Age Group	Current Time	Desired Time
Pre-team	2 days a week: 30-minute session	2 – 4 days a week: 30 – 60-minute session
10 and under	4 days a week: 75-minute session	4 – 6 days a week: 90-minute session
11 – 12 years old	4 days a week: 75-minute session	4 – 6 days a week: 90-minute session
13 – 14 years old	5 days a week: 90-minute session	5 – 6 days a week: 120-minute session
15+ years old	6 days a week: 120-minute session	6 – 7 days a week: 120 – 240-minute session

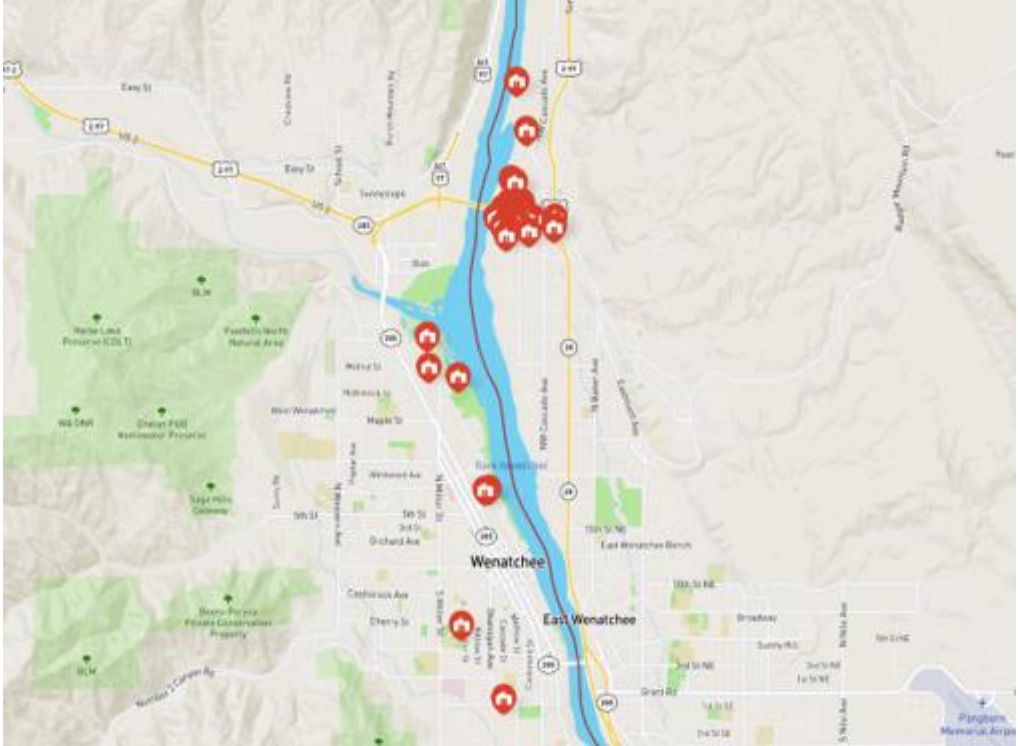


Potential Locations for a New Sports and Aquatics Complex

Desired Location for a New Facility

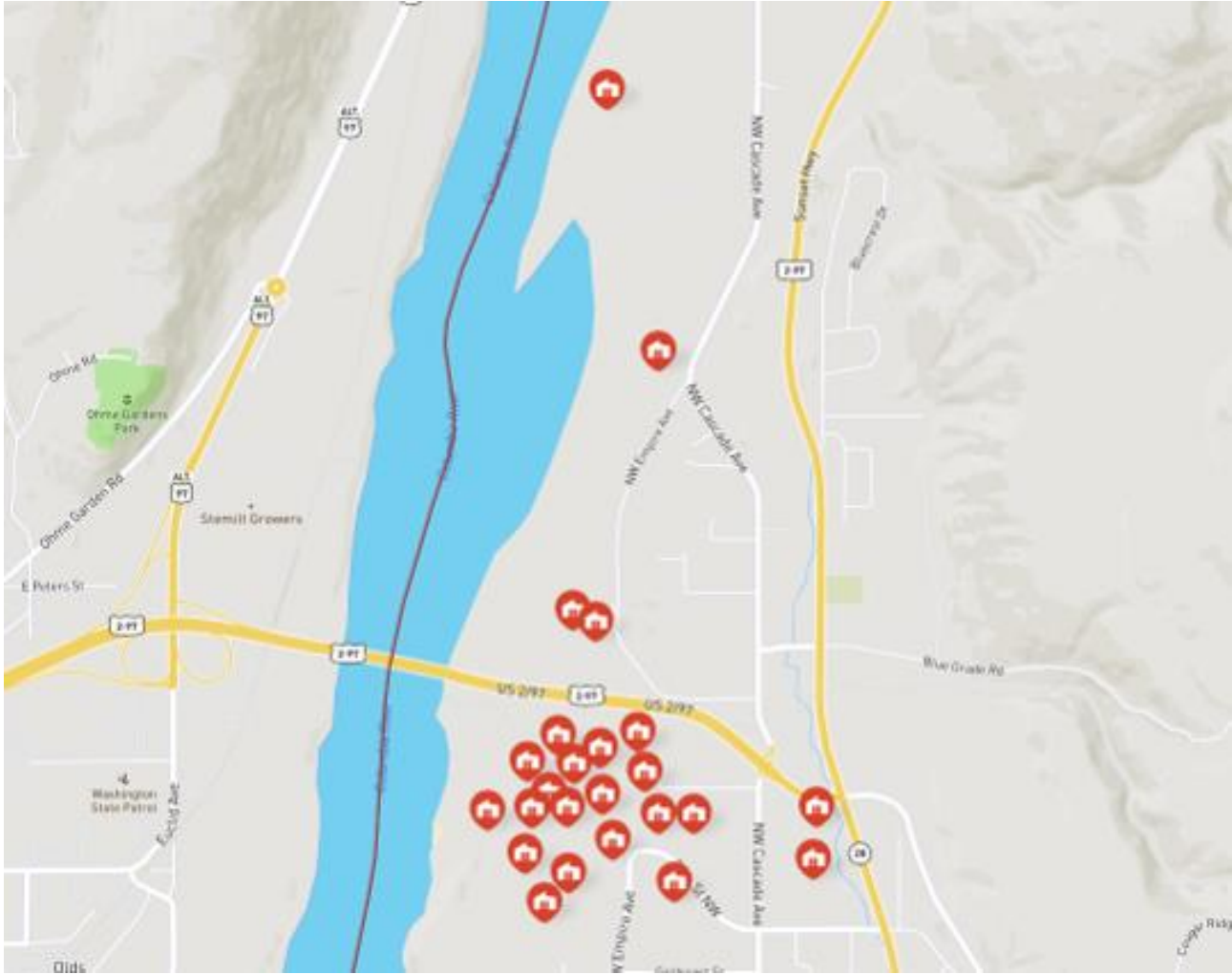


Desired Location in Wenatchee



Potential Locations for a New Sports and Aquatics Complex

Desired Location in Wenatchee – Route 28



Summary of Findings

Sports Fields and Facilities

Community value: that any new regional sports complex and aquatic facility be affordable and have equitable access for all. The impact of the potential location and future cost recovery opportunities must also be considered.

Community members expressed a clear preference for local priority use of any new facilities that can accommodate and host large regional, state, and invitational sports tournaments and swimming meets to boost potential economic impact to the counties. It is generally understood that Wenatchee's location is favorable to regional or larger invitational competition or swimming meets and that teams will travel three to four hours, or 300 miles, for such competitions.

A new proposed complex should be operated and financed through a new special facility district.

Among indoor and outdoor sports and aquatics facilities, community members residing in Chelan and Douglas counties' top priority is for an indoor sports facility that would include year-round opportunities for soccer, futsal, basketball, and volleyball. There was consensus that an indoor, year-round facility is necessary and preferable to new outdoor facilities due to the winter weather and the continual prevalence of wildfire smoke. The facility should be built in a location near other new outdoor facilities and co-located with a new aquatic facility.



Summary of Key Findings

Phase 1 – Sports Fields and Facilities

1. Residents desire a sports complex in one location to eliminate driving between sports fields for tournaments and local leagues.
2. Additional rectangle sports fields are needed.
3. Additional diamond sports fields are needed if co-located in a complex.
4. An indoor sports facility is the community's greatest desire. The facility should support:
 - Basketball and multipurpose courts
 - Indoor sports turf fields for soccer, football, lacrosse, baseball, softball, etc.
 - Indoor walking track
 - Additional gymnasium space for volleyball, with potential for multipurpose flooring



Summary of Key Findings

Phase 1 – Sports Fields and Facilities

5. Maintenance of sports facilities could be improved (satisfaction with facilities is marginal).
6. Fields should be lighted, especially where artificial turf is installed.
7. Shade is an important consideration.
8. Additional pickleball courts are desired.
9. Additional parking is needed.



Summary of Key Findings

Phase 1 – New Aquatics Facilities

10. The outdoor city pool in Wenatchee has been intermittently closed due to the pool's aging infrastructure. The pool needs to be replaced within the next 10 years, and preference is for a new indoor facility.
11. An indoor aquatic facility is preferred by residents. An indoor facility that provides year-round swimming opportunities and avoids wildfire smoke-related issues is desired. A facility that can support both competitive and leisure swimming is also desired.
12. There is a need for all youth and adults to have access to swimming lessons. It is of paramount concern to the community, which is surrounded by natural rivers and waterways.



Contact Us!

Jeff Milkes

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Pat O'Toole

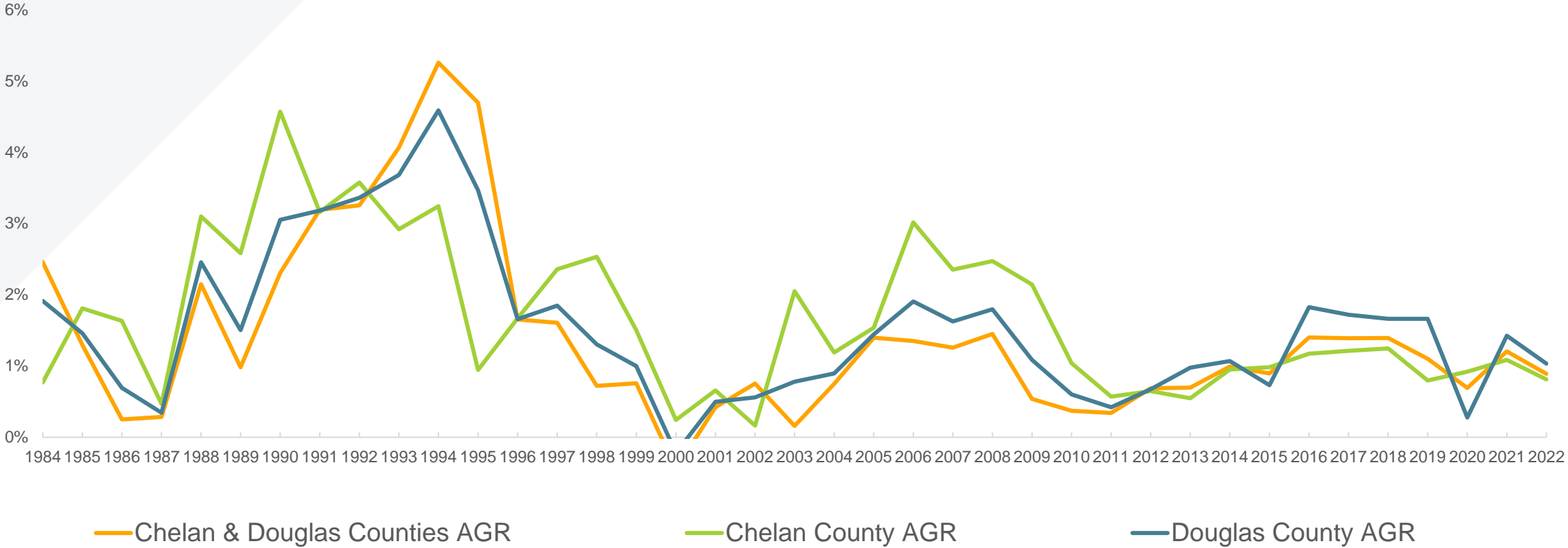
Manager, BerryDunn
pat.OToole@berrydunn.com

Reserve Slides



Community Profile

Population Annual Growth Rate (AGR) in Chelan and Douglas Counties



Community Profile

Age Distribution Over Time in Chelan and Douglas Counties

▲ Historical age distribution data from 1984 to 2022 was analyzed, and the following key themes emerged:

- Youth (under 17 years old) and young adults (18 – 34 years old) make up a smaller percentage of the population than other age groups.
- Middle-aged adults (35 – 64 years) and adults (65 years and older) make up a greater percentage of the population than other age groups.



Summary of Key Findings

Sports Fields and Facilities

The indoor facility should include:

- Basketball and multipurpose courts
- Indoor sports turf fields for soccer, football, lacrosse, baseball, softball, etc.
- Indoor walking track
- Additional gymnasium space for volleyball. Potentially some with multipurpose flooring

Far and away, the greatest demand is for high quality outdoor rectangle fields for soccer, football, etc. There are so few currently in the two counties that many soccer games and practices are held in the diamond field's outfield areas.

Current facilities are generally accepted as being in marginal or poor shape with ruts, poor grass, etc. Improving existing fields would go a long way towards meeting sports field needs. Community desires expressed include:

- Desire a sports complex in one location to eliminate driving between sports fields for tournaments and local leagues is heavily desired and is easier and less expensive to maintain.
- Additional rectangle sports fields are needed (16 fields, blend of natural and synthetic turf) Fields should be synthetic turf, (10 fields, 75% turf, 25% grass)
- Additional diamond sports fields (8 fields, 300 ft. fences) are needed
- Fields should be lighted, especially where artificial turf is installed
- Shade is an important consideration.
- Pickleball courts (12 courts+)
- Additional parking is needed



Current Aquatics and Sports Facilities in Chelan and Douglas Counties

Chelan and Douglas Counties Sports Fields Inventory

Community/ Location	Diamond	Rectangle	Community/ Location	Diamond	Rectangle	Community/ Location	Diamond	Rectangle
Cashmere			Eastmont Junior High School	2	2	Apple Bowl Fields/Wenatchee High School	1	2
John Simpson Memorial Park	1	3	Kirby Billingsley Hydro Park	3	0	Foothills Middle School	1	0
Riverside Park		1	Roy Tedford Park	1	0	Lincoln Park	3	0
Chelan			Sterling Junior High School	4	0	Morris Park	4	0
Apple Blossom Drive Fields	3	1	Entiat	2	0	Pioneer Park	0	1
Chelan High School	3	3	Entiat School District Fields	1	0	Recreation Park	1	0
Sargent Field		1	Entiat Ballfield	1	0	Triangle Park	1	0
East Wenatchee	19	4	Leavenworth			Walla Walla Point Park	4	0
Dan White Field	4	0	Enchantment Park	3	0	Wenatchee Valley College – Mike Hollis Field	0	2
Eastmont Community Park	4	0				Wenatchee Valley College – North Rotary Field	1	1
Eastmont County Park	0	1	Cascade District Athletic Fields	1	1	Wenatchee Valley College – Paul Thomas Sr. Field	1	0
Eastmont High School	1	1	Wenatchee					