

Field Assessment



Lake Havasu City, AZ

May 4, 2016



Elliott D. Pollack & Company

Contents

1. Purpose & Summary	1
Summary.....	2
2. Our Fields Today.....	7
About Lake Havasu City.....	7
Recreation in Lake Havasu City.....	11
Field Classification	18
Maximizing Current Resources:.....	23
3. How We Compare	27
Overview.....	27
Level of Service Provided To Residents.....	28
LOS.....	35
LOS.....	36
4. The Tournament Market	41
Market Accessibility	41
Local Level of Service Comparison Jurisdictions.....	43
Estimated Market Area Sports Participation.....	44
Competition for Tournaments	44
Preliminary Findings and Conclusions	45
5. Options	47
Introduction.....	47
Options Considered and Not Explored Further:.....	48
Options Explored Further:	50



6. Options Evaluation.....	71
Introduction	71
7. Recommendations	77
Introduction	77
Level of Service and Need Through 2025.....	77
Prioritized Recommendations	78
Appendix A	A-1
Facility Evaluations.....	A-1
Appendix B: Field and Facility Evaluation Form	B-1
Appendix C: Feasibility Analysis for Tournament Sports Facility	C-1
Appendix D: Tournament Sports Facility Management Plan.....	D-1
Business Plan.....	D-2
Operational Models.....	D-3
Facility Programs	D-5
Maintenance Expenses.....	D-6
Benefits to City – Economic Impact.....	D-7
Funding Options	D-10
Lodging and Seasonal Room Availability	D-11
Summary	D-13



Figures, Tables, and Maps

Figure E-1: Cypress Park Concept.....	4
Figure E-2: Whelan Drive Tournament Facility Concept	5
Figure 1: Lake Havasu Location Map	8
Figure 2: Projected Population Growth.....	9
Figure 3: Age: Lake Havasu City, Bullhead City, Kingman, and Mohave County	10
Figure 5: Field And Facility Condition Assessment	12
Figure 4: Athletic Field Inventory Summary.....	13
Figure 5: Athletic Field Inventory Conditions.....	14
Figure6: Field Condition.....	15
Figure 7: Field Amenities Condition	16
Figure 8: Park Amenities Condition	17
Figure 9: Field Classification Categories	19
Figure 10: Field Requirements Soccer/Flag Football.....	24
Figure 11: Field Requirements Little League.....	25
Figure 12: Field Requirements Softball.....	26
Figure 13: Fields Per 1,000 Population LHC VS Comparison Jurisdictions	28
Figure 14: Total Fields Per 1,000 Population By Configuration	29
Figure 15: Sports Field Level of Service by Field Type Per 1,000 Population	30
Figure 16: Youth Sports Field Level of Service by Field Type Per 1,000 Youth	32
Figure 18: Senior Spots Field LOS by Field Type	33
Figure 19: Baseball Field Level Of Service Per 1,000 Population	34
Figure 20: Additional Baseball Fields Needed	34
Figure 21: Softball Field Level of Service	35
Figure 22: Additional Softball Fields Needed	35
Figure 23: Soccer Field Level Of Service	36
Figure 24: Additional Soccer Fields Needed.....	36
Figure 25: Option Series A Location Map: South of Whelan Drive at Airport.....	50
Figure 26: Option Series B Location Map S.A.R.A. Park.....	55
Figure 27: S.A.R.A. Park Master Plan.....	56
Figure 28: Options Summary Table	68
Figure 29: Options Evaluation Matrix.....	72
Figure 30: Cypress Park Recommendation	79



Options

Option A1: Realign Existing Facilities as Island Ballfields Community Park and Build Facilities at the Airport to Meet Local and Tournament Needs.	51
Option A2: Build Facilities at the Airport to Meet Local and Tournament Needs.	53
Option B1: Build The S.A.R.A. Park Master Plan And Flip The Planned Ballfield And Multi-Use/ Soccer Field Locations, And Build All The Ballfields As Flex Fields.....	57
Option B2: Redesign S.A.R.A. Park as a Premium Tournament Facility.....	59
Option B3: Redesign S.A.R.A. Park as a Premium Tournament Facility And Keep Racetrack.....	61
Option B4: Build in S.A.R.A. Park in the Area Originally Planned for RC Airfields	63
Option C: Build on the Vacant Parcel At Buena Vista Avenue.....	65
Option D: Build Soccer Fields at Cypress Park.....	66

Appendix B: Business Plan Tables and Figures

Table AD1-Community Recreation Operational Models	D-4
Table AD2 - Estimated Maintenance Costs Whelan Drive Sports Complex.....	D-6
Table AD3 - Estimate of City Revenue for 50 Team 3-Day Tournament.....	D-8
Table AD4 - Conceptual Cost Estimate Whelan Drive Sports Complex.....	D-10
Table AD5 - Average Number of Daily Vacant Hotel Rooms	D-12



1. Purpose & Summary

PURPOSE

Lake Havasu City is a recreation and sports oriented community. Participation in nearly all field sports has continued to grow over the last few years, along with the demand for quality outdoor athletic fields. This increase in demand has resulted in an overtaxed athletic field system that is currently unable to meet the expected level of service. Additionally, the city has received feedback from field user groups that there are not enough fields available to accommodate their needs. This study:

- Evaluates the condition and configuration of current sports fields
- Uses benchmarking of comparable jurisdictions to provide a level of service range for public use fields and facilities and evaluate the current sports field level of service provided to city residents
- Identifies additional sports field need based on the level of service range
- Examines sites throughout Lake Havasu City regarding suitability for field expansion to meet current and projected sports fields needs
- Identifies costs associated with field expansion at a variety of sites
- Provides recommendations regarding economic impact and feasibility of an athletic sports complex system that meets local immediate and projected needs and the gives the city an opportunity to help improve the local economy by enabling it to host local, state and regional tournaments.
- Provides a sports facility management plan for an athletic sports complex

This study was conducted over a one year period from February 2015 to February 2016. It was developed with the guidance of the Lake Havasu City Council, Parks and Recreation Advisory Board, Convention and Visitors Bureau, and Lake Havasu City residents and businesses. Outreach for this study included focus groups, a community meeting, presentations to the Parks and Recreation Advisory Board and the City Council



WHY ARE SPORTS FIELDS IMPORTANT

Providing sports fields have multiple benefits for a community. The US EPA states that Parks and open space improve our physical and psychological health, strengthen our communities, and make our cities and neighborhoods more attractive places to live and work. A variety of studies cite parks and recreation opportunities as fundamental to the quality of life in our communities. As our population ages, older adults are more active. A study by senior softball U.S. A. found that softball is the top sport in America for men and women older than 44 years old, and senior-softball league sanctioning is on the rise. Well maintained and appropriately sized field facilities can attract tournaments and support economic vitality. The sports tournament market is competitive, with literally hundreds of tournament-level facilities being built across the U.S. over the past 20 years. Investments in high-quality facilities can contribute to the quality of life in a community, make it more attractive and livable, and be leveraged to promote economic growth.

SUMMARY OF FINDINGS

Field Condition

Lake Havasu has an active adult and youth sports community. Based on surveys of field conditions conducted by city staff in the spring of 2015, the city's fields meet standards established by the city for field and facility condition, with some minor repairs needed. The fields in the worst condition are Island Ball Fields and the fields at ASU. The city is taking steps to address concerns associated with the fields at ASU. The city's largest ballfield facilities are at S.A.R.A Park, Rotary Park, and Dick Samp Park. Key challenges regarding ballfield facilities include turf maintenance, and maintenance of some fixed assets such as bleachers.

Level of Service

One soccer field is available through an agreement with the ASU campus at Lake Havasu and the city stripes the outfields at Rotary Park for soccer. The ASU field is largely used by the local American Youth Soccer Organization. There is some overlap between the two seasons from February through April, which could create conflicts if rotary park offers the only soccer fields in the city. Maintenance is an important consideration at the ASU field, and the agreement permitting the city to use the ASU field will expire in 2016.

When compared to other surrounding and peer jurisdictions, Lake Havasu city offers a low level of field service for softball and soccer. The city provides a higher level of service for little league/baseball fields. However, Bullhead City and Kingman are moving to flexible fields which provide more opportunities to meet local needs as well as the needs of tournaments. Bullhead City is investing in its baseball and soccer fields, and provides a high level of service for soccer. In the future, when Bullhead City constructs a planned ballfield facility at its' Rotary Park, it will also provide a high level of service for ballfields.



RECOMMENDATIONS

Soccer

Through the Level of Service analysis and as a result of public comment, providing soccer fields for resident use was determined to be an immediate priority. Based on the level of service analysis between five (5) and eight (8) soccer fields are needed to meet current demand; and an additional field would be needed to meet demand through 2035. Coincidentally, combining the same number of fields at a single facility could also create a desirable tournament venue. Several alternatives were evaluated to meet immediate need, including building new fields at Cypress Park, on land owned by the school district at Buena Vista east of the Oro Grande Elementary School, on the lower field of the High School, at S.A.R.A. Park, and on vacant land owned by the city south of the Airport at Whelan Drive. To meet immediate soccer needs, this analysis recommends:

Option 1: Building new multi-use soccer fields at Cypress Park (includes on lit field) and/or

Option 2: Building new multi-use soccer fields at Whelan Drive. Use portable lights until permanent lighting can be installed.

A discussion of each of these options follows.

Option 1. Building new multi-use soccer fields at Cypress Park (Figure E-1)

Building soccer fields at Cypress Park would provide a short term solution to immediate needs by providing at least two, conveniently located, full size and one pee-wee soccer field with limited parking. However, this site has some constraints, including no room for expansion, lighting concerns (it is surrounded by residences), traffic in the neighborhood that could be generated by teams, and parking. While some additional parking could be provided at the city water treatment plant to the south, it is not directly adjacent to the site, making it difficult for teams to transport gear, coolers, and other items to games.

Estimated Costs: \$1.15 million exclusive of grading and parking lot costs.

Option 2. Building new multi-use soccer fields at Whelan Drive (Figure E-2)

The Whelan Drive site is large enough to accommodate all future soccer field needs and a four ball-field facility with adequate parking. It is located north of the majority of development in town, making it less conveniently located than the Cypress Park site. Grading costs are minimal (and less than equivalent area for Cypress Park). Should the city choose to invest here from the outset, it could invest monies here instead of Cypress park to seed and stripe a larger area than would be provided Cypress Park and offer more soccer fields to its residents. The costs of building here, since grading is minimal, would be less than at Cypress Park, and because this area is not surrounded by residents, it would likely take less time to design the site. Over time, amenities could be added to create a sports facility that would be large enough to attract tournaments. Future development planned for the State Land parcel to the east of the site includes hotels and amenities, which could also contribute to making this sports tournament venue more competitive.

Estimated Costs: \$8.075 million ((including ballfields, parking, lights, and tournament amenities).



Ballfields

This assessment found that at the lowest levels of service, the city provides adequate numbers of softball and baseball (little league) fields for its residents. At the average level of service, the city would need to provide an additional six softball fields to meet current demand. Over the next ten years, at the average level of service as defined by the comparison jurisdictions, the city would need to provide one baseball and two softball fields. This assessment also found that additional adult baseball, are desired by residents, and residents believe that adult baseball tournaments could be attracted to Lake Havasu City. This is verified by our research. Our research also found that the amenities at some city baseball fields, and the condition of other city fields makes these facilities less competitive tournament locations than nearby Kingman, other facilities in the Phoenix Metropolitan Area, and ball field facilities planned at Bullhead City. Generally, a minimum of four fields is desired for ball tournaments. Some of the fields at S.A.R.A. park do not accommodate softball and S.A.R.A. Park does not have tournament facility amenities. The softball fields at Rotary Park do not provide tournament amenities such as bleachers. Additionally, Rotary Park fields are used for weekend events during the fall and early winter, which competes with tournament season. Dick Samp Park does not provide enough fields to host a tournament, and parking at this site is limited. To meet the average level of service for fields in the long term, and address some short term needs this study recommends:

- In the short term, making the fields at S.A.R.A. Park more flexible
- In the long term (should the city wish to compete for little league tournaments (the largest segment of the tournament market), this study recommends building a new facility at the Whelan Drive site discussed above.

Short Term: Improving the flexibility of the existing fields at S.A.R.A. Park.

The city can address some of the immediate demand for adult baseball and could accommodate little league and softball tournaments at this facility. Replacing the permanent fence at S.A.R.A. Park with a movable fence would result in expanding the use of this field from little league to adult baseball. Using portable mounds at S.A.R.A. Park would provide more flexibility in the use of all fields for baseball and softball. An unused batting warm up cage could be revamped to provide space for players (this was a concession).

Estimated Costs: Portable Mound: \$2,000-\$5,000 per field
Movable Fence: \$1,800/year



Long Term: Building a little league facility with the soccer facility on city owned land south of the airport at Whelan Drive.

Lake Havasu City has the accommodations and hotel rooms to support a significant number of youth sport tournaments. Community Events could be planned to coincide with tournaments to maximize the visitor's experience to the area. The times of the year that are most attractive to tournament organizers for the Lake Havasu City market are October through May. A market study evaluating the potential for a sports tournament facility in Lake Havasu City is located in Appendix C of this Assessment and a business plan for a tournament facility is located in Appendix D of this Assessment.

Estimated Costs: \$8.075 million

Figure E-1: Cypress Park Concept



Summary of Site Facilities		
Fields	Multi-Use Fields (Lighted)	3
	(Football, Soccer, Lacross, Rugby)	
Structures	Ramadas	1
	Large Scale Groups	
Play Area	Multi-Age Shaded Play Area	1
	Fitness Course	1
Parking	North Parking Lot	37
	Southeast Parking Lot	27
Vehicles	South Parking Lot	71
	Total Estimated Parking	135





Figure E-2: Whelan Drive Tournament Facility Concept



Summary of Site Facilities

Fields		Structures		Play Area	
Ball Fields (Lighted) (Baseball / Softball)	4	Concessions / Restroom	2 Facilities +/- 1800 SF EA.	Large Multi-Age Shaded Play Area	17,280 SF
Multi-Use Fields (Lighted) (Football, Soccer, Lacrosse, Rugby)	6 Full Size 2 Half Size	Ramadas	Large Scale Groups Individual	Parking	Vehicles
			5 6	West Parking Lot	156
				Mid West Parking Lot	106
				Mid East Parking Lot	90
				East Parking Lot	260
				Total Estimated Parking	612



Whelan Drive Park Concept



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2. Our Fields Today

This chapter discusses the current condition and classification of city sports fields and provides an understanding of what will be necessary to maintain or improve the level of services provided to residents. The condition of city fields impacts resident enjoyment of these facilities and their attractiveness to sports tournament organizers. Similarly, field classification (which reflects the quality, and quantity of amenities) also affects how competitive a field could be in attracting teams within the regional or national sports tourism market. Understanding the condition and classification of Lake Havasu City fields provides a baseline for weighing options with regards to future sports field levels of service provided to residents and the potential for these fields to attract local, regional, or national sports tournaments that can contribute to the city's economy.

ABOUT LAKE HAVASU CITY

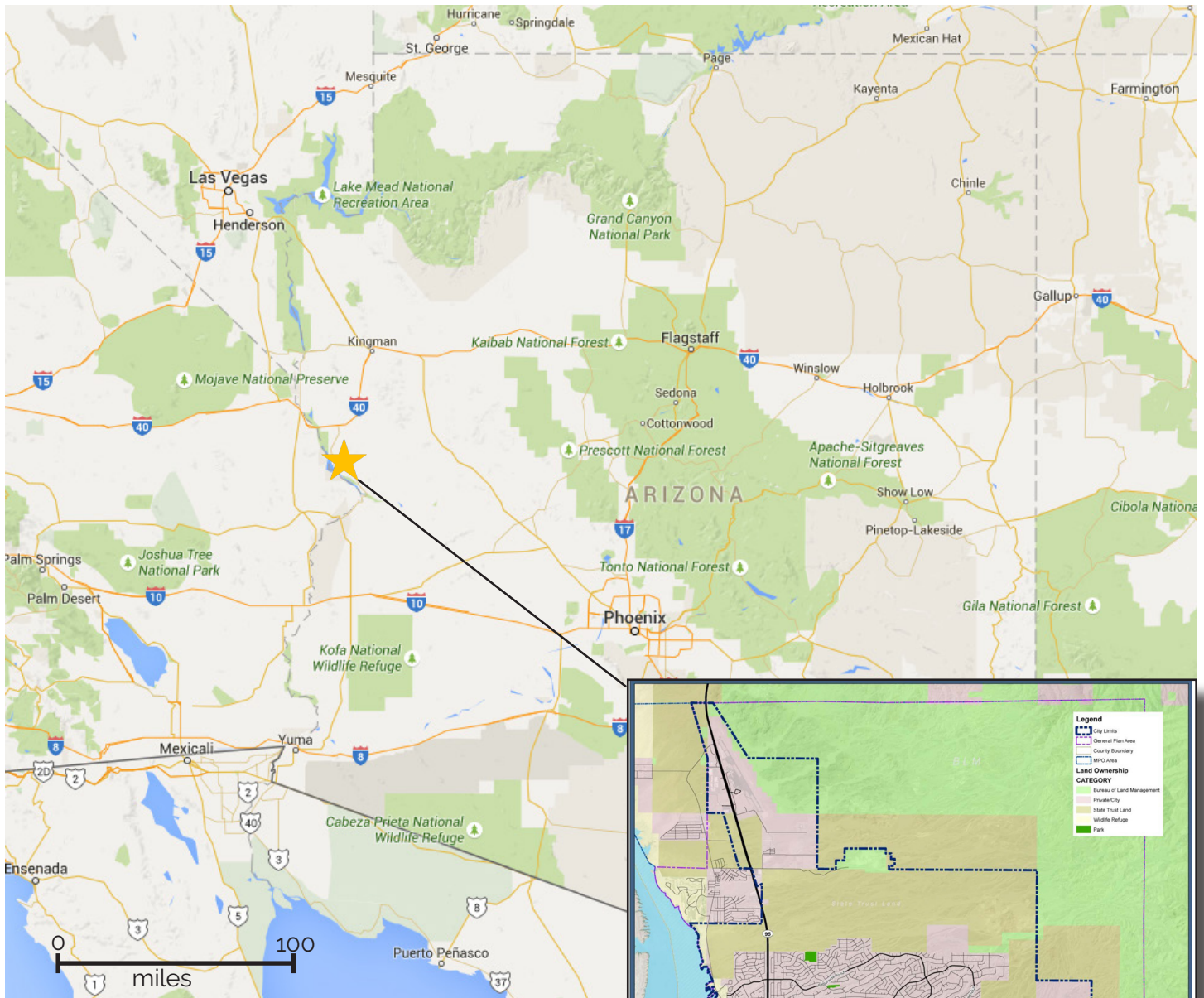
Lake Havasu City is located in western Arizona, on the eastern side of Lake Havasu. Lake Havasu is created by the Colorado River Parker Dam. The city is 190 miles from Phoenix, 160 miles from Las Vegas, Nevada and 240 miles from Riverside California (Figure 1: Lake Havasu Location Map).

The city's planning area includes 84.9 square miles, it's municipal limits include 45.55 square miles¹. Land within the city's planning area includes land under the jurisdiction of Mohave County, State of Arizona Land Trust, and the Bureau of Land Management. Arizona State Office of Employment & Population Statistics, estimates the July 2015 Lake Havasu City' population to be 53,193 persons. The city accounts for 26% of Mohave County population, and is the largest city in the county. The next largest city in Mohave County is Bullhead City, with a 2014 estimated population of 40,088.

¹ The planning area includes unincorporated land.



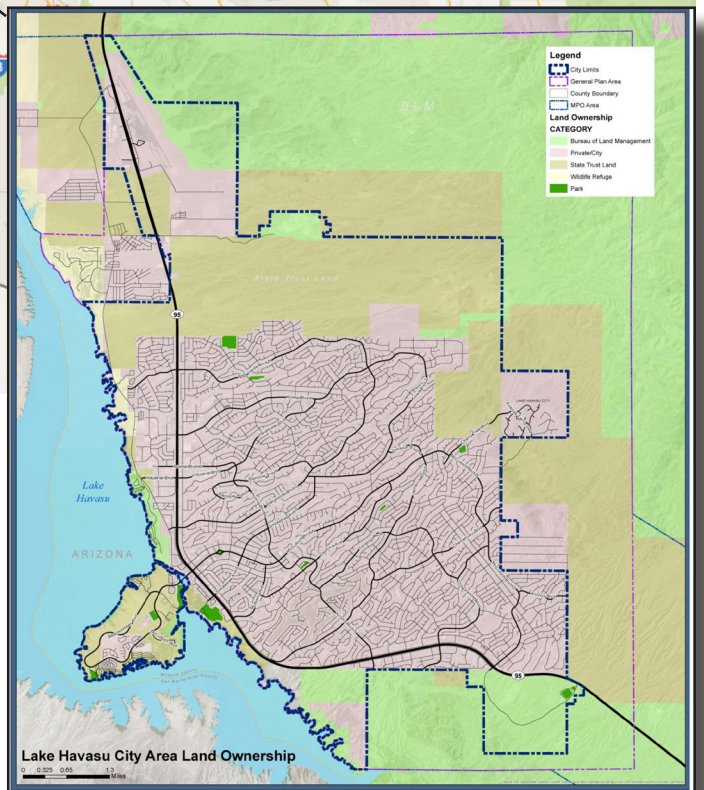
Figure 1: Lake Havasu Location Map



Source: Google Maps



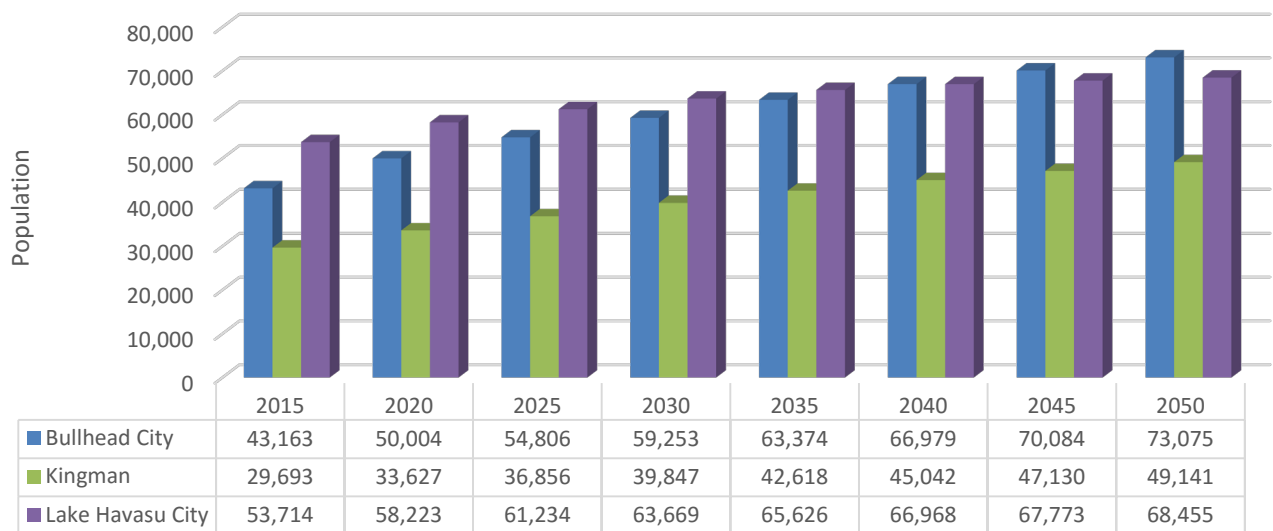
Source: Lake Havasu City 2015 General Plan





Projected population growth helps to understand what recreation facilities the city will need to provide to maintain its current sports field level of service. In the future, Lake Havasu City is projected to remain the largest city in the region growing at an average of slightly less than 1% per year over the next 15 years. Over the next 25 years, Bullhead City is projected to have the same population as Lake Havasu City, and then become the largest city in the county. Figure 2: Projected Population Growth, Lake Havasu City, Bullhead City, Kingman, and Mohave County shows projected population for these jurisdictions through 2050.

Figure 2: Projected Population Growth, Lake Havasu City, Bullhead City, Kingman, and Mohave County



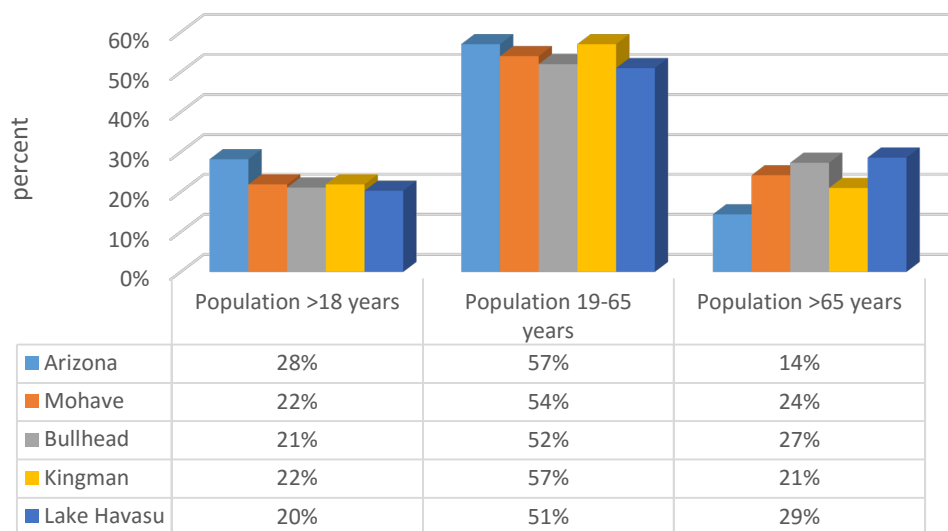
Source: Arizona Office of Employment and Population Statistics.



The age of the city's population is important to consider as the city invests in facilities for the future. Lake Havasu City has the smallest population under age 18 and the largest population over age 65 in Mohave County. In the future, and although the city is not projected to grow as quickly as Bullhead City or Kingman, the city's youth population will increase as overall city population increases. The 2013 Census estimated median age of Lake Havasu City's population is 51.7 years old, slightly older than the populations of Mohave County (48 years), Bullhead City (49.7), and Kingman (44.1). The median age of Arizona residents is 36 years.

The 2013 Census estimates approximately 20 percent of the city's 2013 population is younger than 18 years old, comparable to the populations in Kingman (22 percent), Bullhead City (21 percent), the county (22 percent), and slightly less than Arizona (28 percent). Lake Havasu City 2013 over 65 years old population accounts for 29 percent of the population, as compared to 27 percent in Bullhead City, 21 percent in Kingman, 24 percent in Mohave County, and 14 percent in Arizona. (Figure 3: Age: Lake Havasu City, Bullhead City, Kingman, and Mohave County).

Figure 3: Age: Lake Havasu City, Bullhead City, Kingman, and Mohave County



Source: 2013 U.S. Census Estimates



RECREATION IN LAKE HAVASU CITY

In addition to its sports fields, Lake Havasu City offers a broad range of public and private recreation facilities. These include boat rentals and facilities that support all types of water-based activities, a BMX track, camp grounds, dog parks, fishing, fitness centers, bicycle paths, hiking and nature trails, golf courses, model airplane field, motor raceway, shooting range, skate park, swimming beaches, an aquatic center, tennis, pickleball, and volleyball courts.

Parks and Sports Fields

Fifteen city owned regional, community and neighborhood parks serve Lake Havasu City residents². The city also has an agreement with the Lake Havasu City Unified School District to use school facilities at Nautilus, Havasupai, Smoketree, Oro Grande, Starline, and Jamaica Elementary Schools, and with ASU College at Lake Havasu City. The city's agreement with ASU is expiring in 2016. Fields at the elementary schools are not lit.

Sports fields are located within six of the city's parks, and at ASU (Figure 4: Athletic Field Inventory Summary).

² These parks include Avalon, Cypress, Dick Samp, Grand Island, Jack Hardie, London Bridge Beach, Realtor, Rotary, SARA, Wheeler, Mesquite, Yonder, Robyn Parrot, Indian Bend, and Island Ballfields Parks.



Sports Fields and Facilities Conditions

City of Lake Havasu City staff rated park, field, and field facility conditions during April and May 2015. For each facility, field, and amenity the ratings reflect maintenance, operational condition, safety, appearance, and cleanliness. Overall, city parks meet standards, with some facilities in need of minor or substantial maintenance. Overall parks with few facilities and limited or no parking ranked as in best condition, while parks with more facilities (and more potential for maintenance issues) had lower condition rankings. (Figure 5: Athletic Field Inventory Conditions.) The findings from the condition assessment for each park are located in Appendix A.

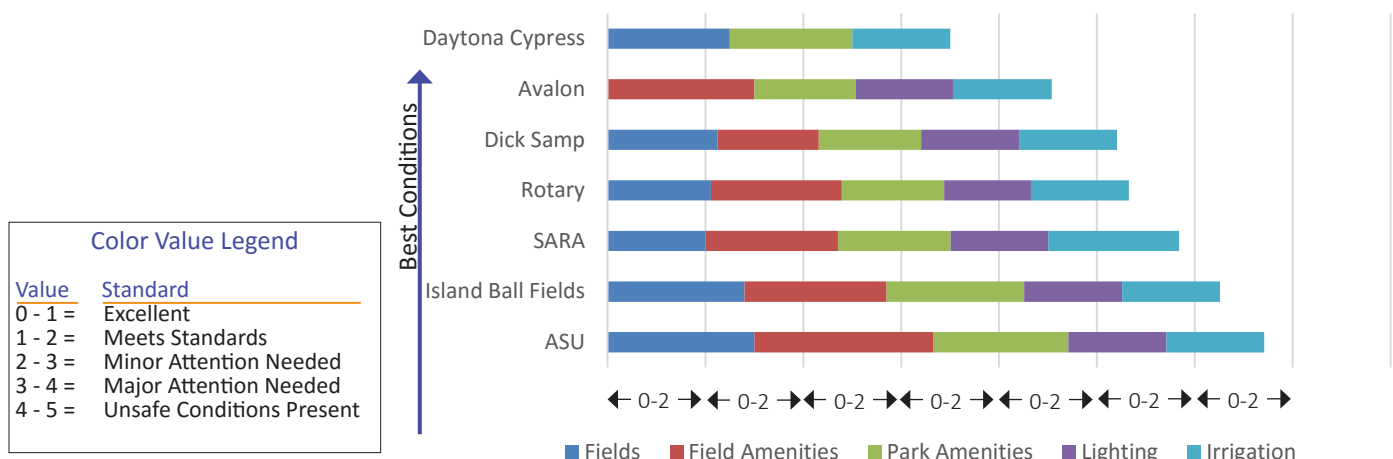
Overall Condition

The condition of the city's sports fields and facilities was assessed for this study. To assess the overall condition of the fields and facilities each venue was analyzed in five categories:

- Fields (includes rectangle and diamond fields)
- Field Amenities
- Park Amenities
- Lighting
- Irrigation
- Parking

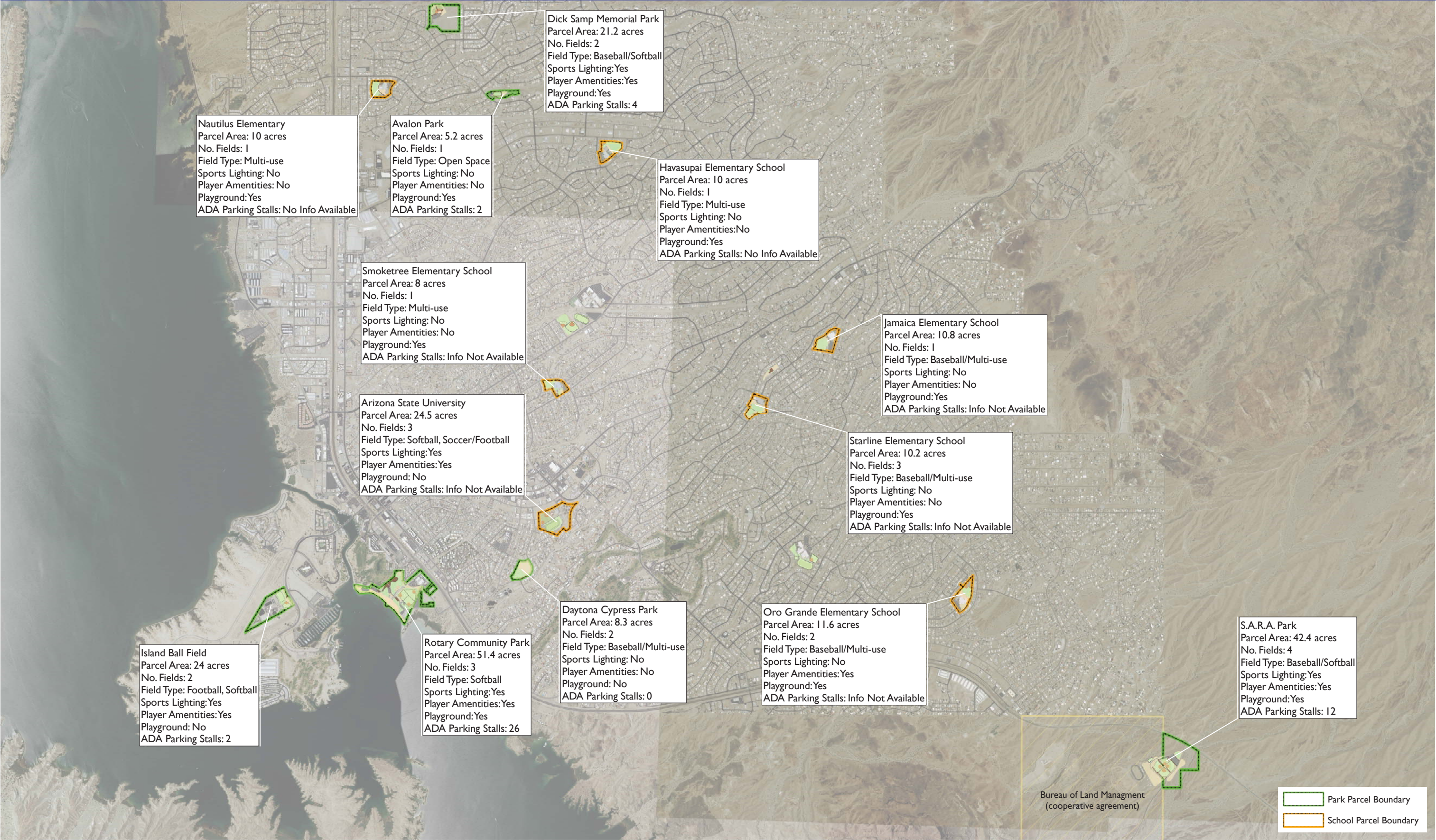
The most popular parks have the fields and facilities that are in the best condition with minor maintenance items outstanding. No park or field facility was identified as being in excellent condition.

Figure 5: Field And Facility Condition Assessment



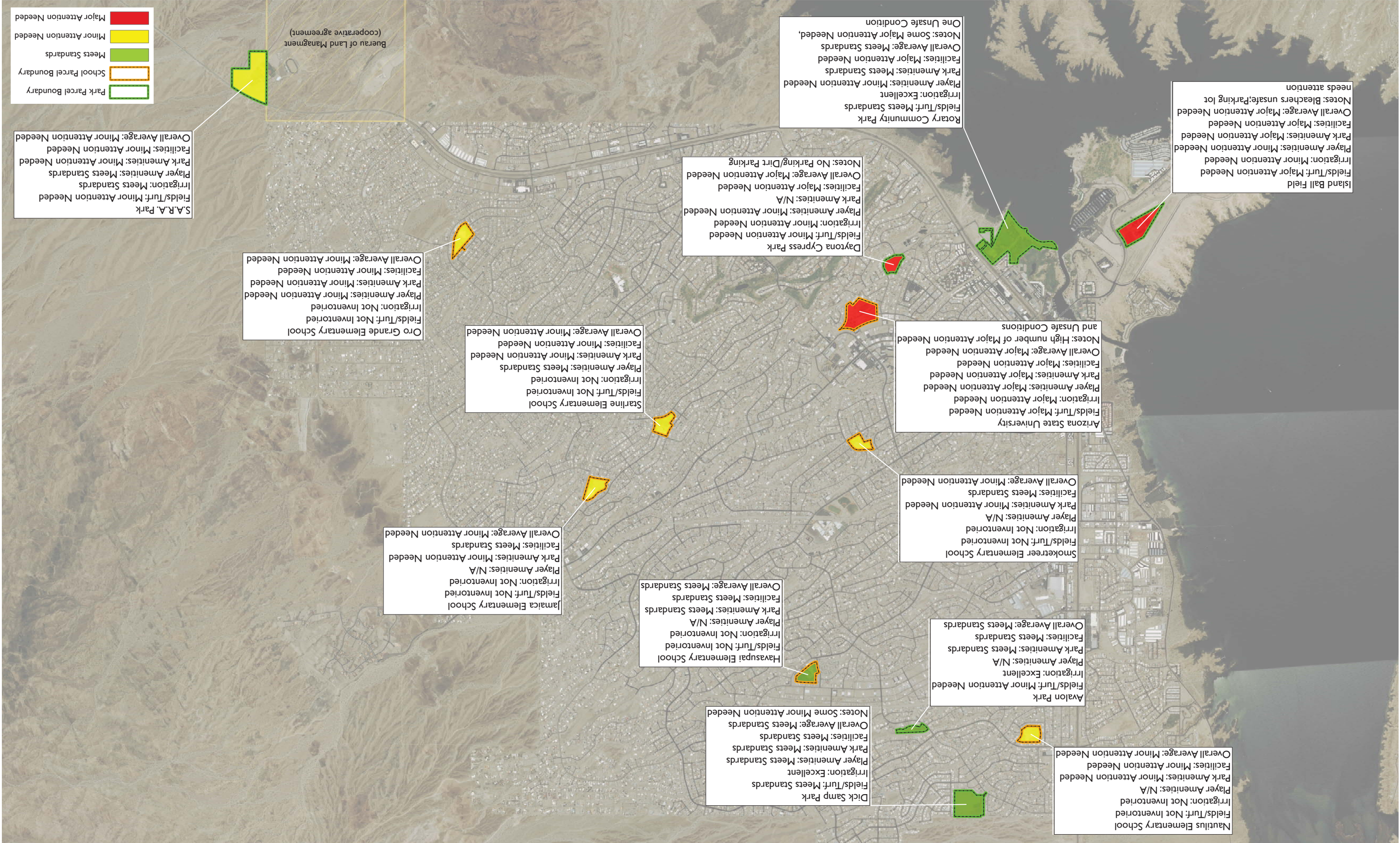
The shorter each color segment, the better the condition. While Daytona Cypress and Avalon Parks appear to be in the best overall condition, the length of the bar shows that the fields, field amenities, and lights at Dick Samp, Rotary, and S.A.R.A. parks are in better condition than those at other parks. While the fields at Daytona Cypress and Avalon Parks offer grass play areas with a back stop that could be used for tee-ball or catch (Avalon) or tee-ball and little league practice (Daytona Cypress), these existing fields are not large enough for soccer or bat-ball sports and are not included in the inventory or assessed for condition. However, it should be noted that there is expansion area at Daytona Cypress Park.

Figure 4: Athletic Field Inventory Summary



ATHLETIC FIELD INVENTORY SUMMARY

Figure 5: Athletic Field Inventory Conditions.





ASSESSMENT BY FACILITY TYPE

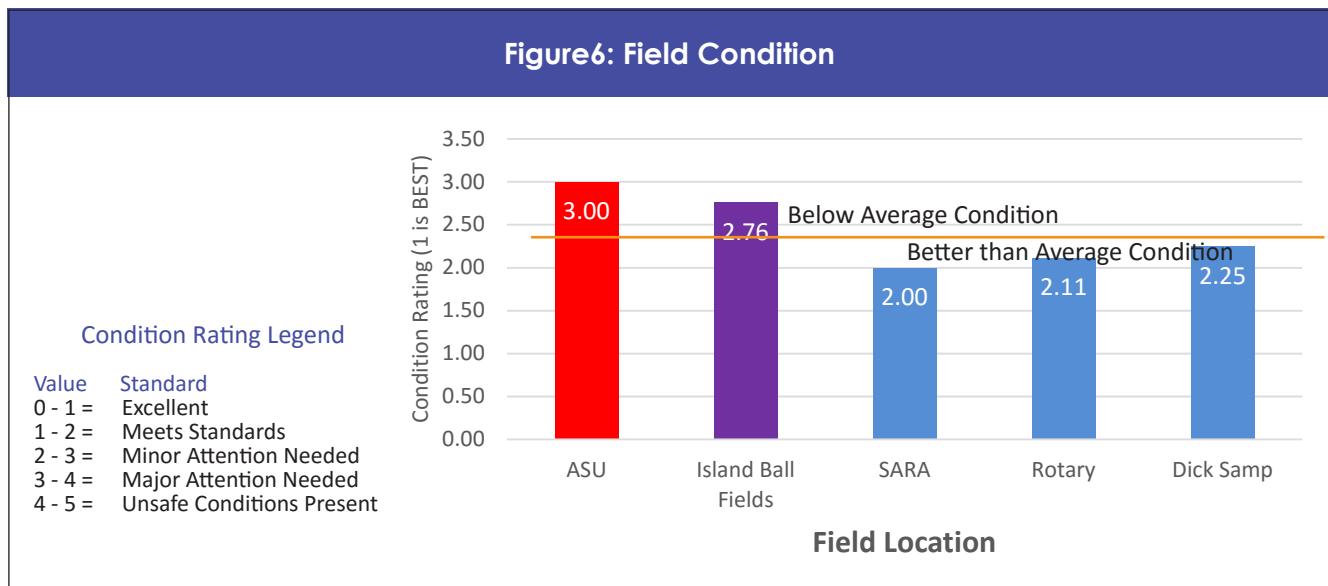
Fields

Dick Samp, S.A.R.A. and Rotary Parks all have the fields in the best condition while Island Ball Fields and ASU have fields that rank below average condition.

Island Ball Field includes a Pop Warner Football field and a little league field. The little league infield had uneven areas, poor turf coverage, areas of dirt, trip hazards from irrigation heads, and turf edges that need to be sprayed. Additionally, one side of the outfield is less than regulation size due to the presence of a parking lot. The Pop Warner Field is too small for soccer³ and based on the inventory, the turf needs minor attention. Staff reports that this field also has trip hazards and that both fields are infested with ants.

ASU includes a soccer/football, baseball and softball field. At the time of the inventory, the little league infield, soccer field, and baseball outfield all needed major attention (Figure 6: Field Condition). Since that time the city has addressed irrigation issues and overseeded the fields. The city states that the overseeding will restore these fields to the highest standards.

- 3 While this field is noted in the inventory as a football/soccer field, city staff states it is too small for soccer and is rarely used for soccer.



S.A.R.A. Park fields had the best condition of all city fields.



The Pop Warner Football field at Island Ball Field Park was rated as needing minor attention.



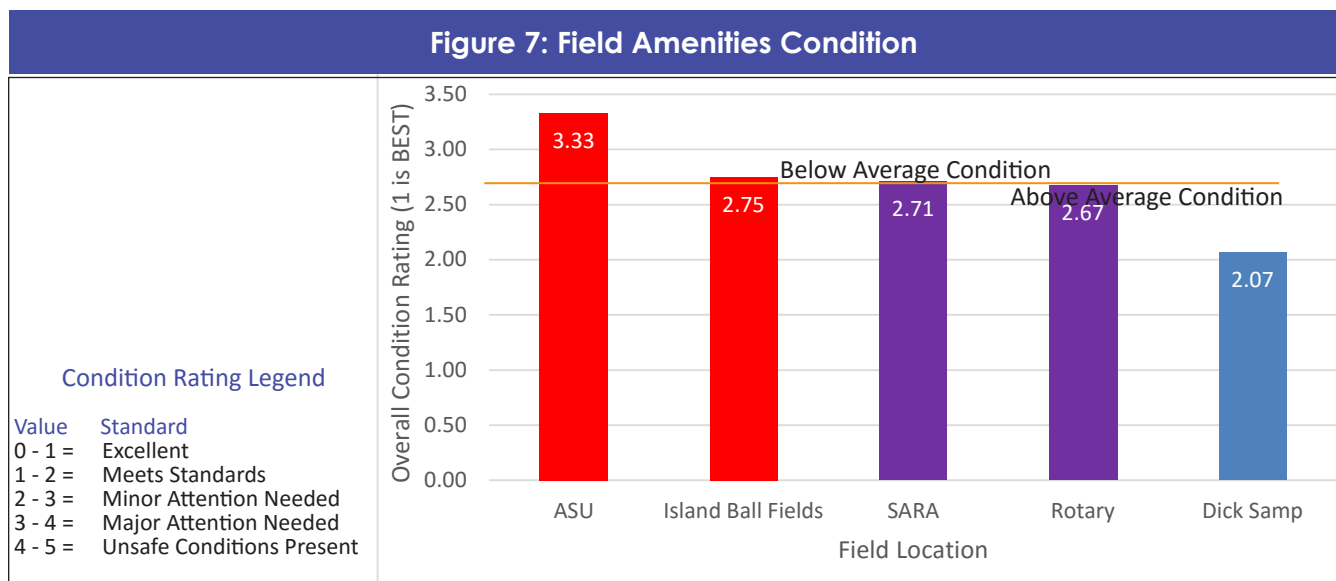
Field Amenities

Field amenities include all of the elements of a field that are not turf-related. In Lake Havasu City, Field amenities include:

- Announcer Tower/Area (S.A.R.A., Dick Samp, Island Ball Fields, Rotary)
- Back Stop (All parks have at least one field with a back stop)
- Batting Cages/Bull Pen (Dick Samp, Rotary)⁴
- On Field Drinking Fountain (Rotary Park)
- Dugout (ASU, Dick Samp, Island Ball Fields, Rotary, S.A.R.A.)
- Football Goals (ASU, Island)
- Score Board (Dick Samp, Island Ball Fields, S.A.R.A.)
- Storage Area (S.A.R.A., Island Ball Fields, Dick Samp, Rotary)
- Lighting (ASU, Dick Samp, Island Ball Fields, Rotary, S.A.R.A.)

Overall, the field amenities located at Dick Samp are in better than average condition, field amenities at Rotary and S.A.R.A. Parks are at somewhat less than average condition, and field amenities at ASU and Island Ball Fields Park are in worse than average condition. (Figure 7: Field Amenities Condition.) The football field goals at Island Ball Fields were identified as in need of major attention and the score board needs minor attention. At ASU, one of the back stops needed major attention, and the other two needed minor attention, the dugout needs major attention. At Rotary Park, one of the batting cages, several drinking fountains, and the dugout needed minor attention and a lighting fixture on the sports field needed major attention. At S.A.R.A. Park, a BBQ, benches, and ramadas/shade structures needed minor attention,

4 S.A.R.A. Park also offered a privately owned and operated batting cage venue west of the ballfields that is now closed.

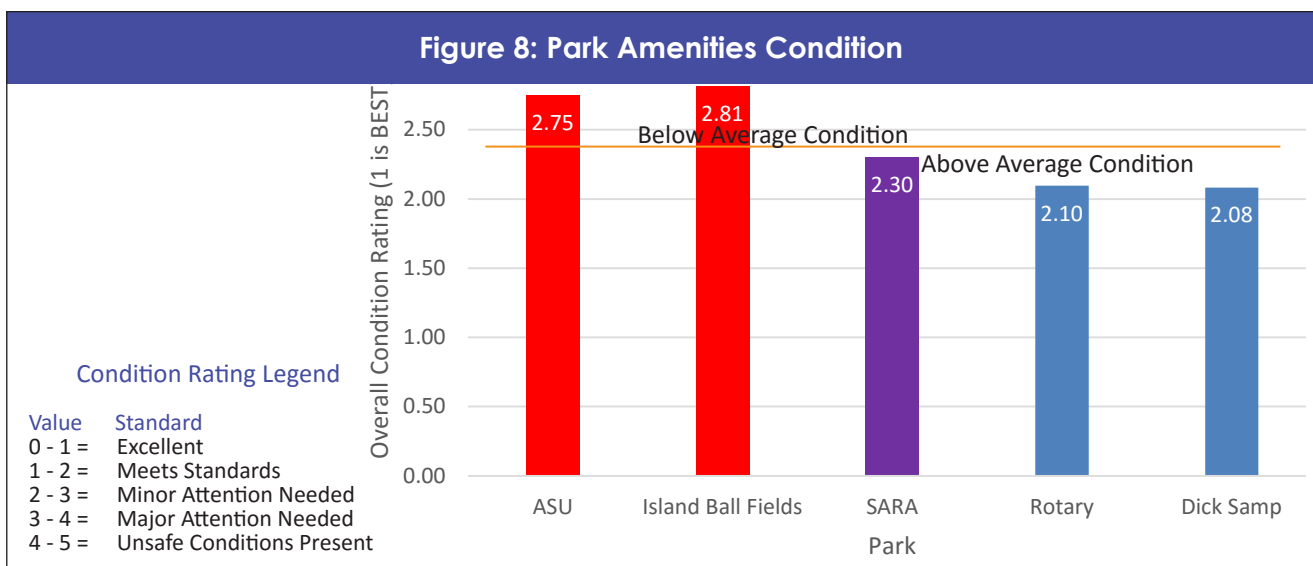




Park Amenities

Park amenities provide context for a field, and they also provide recreation opportunities for non-players during a game. Park amenities can also make a venue a more attractive tournament location. Youth tournaments, in particular, are family events and park amenities provide activities for those family members not on the field. Park amenities include a wide range facilities including picnic tables, BBQs, other courts such as basketball or beach volleyball courts, benches, bleachers, drinking fountains and lights (not on the fields), exercise equipment such as par courses, ramada and shade structures, rest rooms, playground equipment, and trash cans.

Non-field amenities at ASU and Island Ball Fields Park are below the average condition rating for Lake Havasu City Parks. Dick Samp and Rotary Parks are in the best condition of city parks. The field amenities at S.A.R.A. Park are just above average. At S.A.R.A. Park, Benches, BBQs and ramadas were identified as needing minor attention and drinking fountains need major attention. At Rotary Park, some sports courts and picnic tables need major attention, and some benches, bleachers, exercise equipment, ramadas, and playground equipment need minor attention. At Dick Samp Park, only the bleachers need minor attention. (Figure 8: Park Amenities Condition.)



The condition of the picnic table and shade structure at Dick Samp Park meet standards.



The condition of the playground equipment adjacent to the ballfields at S.A.R.A. Park meets standards and the shade structures require minor maintenance.



FIELD CLASSIFICATION

Field classification is an important consideration when examining the potential of the city's sports fields to attract tournaments. Field classification describes the amenities a sports field provides for players and spectators. The type and number of field amenities enhance the usefulness, convenience and accessibility of a sports field. For this study, sports fields are classified as basic, standard or premium. (Figure 9: Field Classification Categories).

- A **basic field** offers the least amenities. Basic and standard fields generally meet the needs of residents.
- A **standard field** offers some amenities. Standard fields meet the needs of residents and can be used to attract local, and potentially, regional tournaments.
- A **premium field** offers the highest level of amenities. The most competitive fields are premium fields. This class of field provides a high level of service to residents and is highly marketable and competitive within the tournament market and attracts regional (within 250 miles) and in some cases, national, tournaments.

Those playing tournaments seek the highest quality fields possible. When considering enhancing existing fields to attract tournaments as well as meet resident needs, the classification of a field (premium, standard, or basic) should be considered in concert with the condition of amenities. For example, while some fields may have many amenities that qualify them as standard, the age and condition of those amenities may make it less attractive in a regional tournament market.



Pitcher's Mound at S.A.R.A Park Baseball Field.



Bull pen and batters cages at Dick Samp Park.



Figure 9: Field Classification Categories

FIELD TYPE: BASIC					FIELD TYPE: STANDARD			FIELD TYPE: PREMIUM		
<p>The basic field provides simply what is necessary to play the specific sport such as adequate room to play the game and the minimum of amenities. The basic field may have an adverse impact on the adjacent neighborhood due to a lack of parking, minimal area provision for spectators, no backstop fence extensions, and in most cases seating is not provided. Typically, these fields are located in neighborhoods because they lack lighting for night play. However, unlit fields have school or work day use.</p>					<p>The standard field provides the minimum space to play the sport and can be considered as an acceptable community field for league play and practice. In some cases the standard field can be considered as an alternate for tournament use. The standard field provides adequate parking, a storage area for equipment, a full array of backstops, fences for spectator safety, and a treated infield. The standard field also has lighting that allows for evening play and practice. The standard field may not have a concession facility but may have an area available for temporary concessions. In some cases a standard field does not provide formal spectator seating.</p>			<p>The premium field provides a complete array of amenities, sufficient enough to be considered as a venue for tournaments. The premium field provides shaded spectator seating, ample parking, contains full back stops and shaded dugouts for ball games. Other amenities that need to be included for a premium field are score boards, announcer facilities, rest rooms and a fully equipped concessions facility. Premium fields are considered best when they also have associated playgrounds park/picnic facilities and shaded open space.</p>		
Soccer/ Flag Football	Little League	Slow Pitch Softball	Soccer/ Flag Football	Little League	Slow Pitch Softball	Soccer/ Flag Football	Little League	Slow Pitch Softball		
Minimum field size: (195'x195')	Minimum Field size: Home Plate to Left Field – 175'	Minimum field size: Home Plate to Left Field - 175' Home Plate to Center Field - 225'	Minimum field size (195'x195')	Minimum Field size: Home Plate to Left Field – 175' Home Plate to Center Field – 225'	Minimum Field size: Home Plate to Left Field – 265' Home Plate to Center Field – 315'	Field size minimum (300'x210')	Minimum Field size: Home Plate to Left Field – 175' Home Plate to Center Field – 225'	Minimum Field size: Home Plate to Left Field – 265' Home Plate to Center Field – 315'		



Figure 9: Field Classification Categories



FIELD TYPE: BASIC				FIELD TYPE: STANDARD			FIELD TYPE: PREMIUM		
Portable goals (no net)	Backstop	Backstop	Backstop	Portable goals (no net)	Full backstop with 8' fences to 20' beyond bases (edge of infield)	Full Backstop with 8' fences to 20' beyond bases (edge of infield)	Portable goals (with net)	Full backstop with 8' fences running to 20' beyond bases (edge of infield)	Full Backstop with 8' fences to 20' beyond bases (edge of infield)
Irrigation system	Clay or dirt infield	Pitcher's mound or portable mound	Irrigation System	Irrigation System	Pitcher's mound or portable mound	Treated infield with clay/dirt	Irrigation system	Irrigation system with quick coupler at mound	Irrigation system with quick coupler at pitcher's location
	Irrigation System	Irrigation system	Space provided for temporary / mobile concessions	Space provided for temporary / mobile concessions	Treated infield with clay or dirt	Bleachers (Shaded) minimum = 2	Grass	Equipment storage room or area	Equipment storage room or area
	Grass	Grass	Lighting	Lighting	Bleachers (shaded) minimum = 2	Shaded dugout	Space provided for temporary / mobile concessions	Parking spaces minimum = 50 per field	Parking spaces minimum = 50 per field
					Shaded dugout	Space provided for temporary / mobile concessions	Lighting	Field Fence	Field Fence with 10' warning track
					Space provided for temporary / mobile concessions	Irrigation system with quick coupler at pitcher's location	Parking – minimum 50 cars per field	Lighting	Lighting



Figure 9: Field Classification Categories

FIELD TYPE: BASIC				FIELD TYPE: STANDARD			FIELD TYPE: PREMIUM			
Soccer/ Flag Football	Little League	Slow Pitch Softball	Soccer/ Flag Football	Little League	Slow Pitch Softball	Soccer/ Flag Football	Little League	Slow Pitch Softball		
				Irrigation with quick coupler at mound	Equipment Storage room or area	Bleachers – can be portable	Shaded/ covered dugouts	Shaded/covered dugouts		
				Equipment Storage room or area	Parking spaces minimum = 50 per field	Perimeter Fencing	Concession Stand	Concession Stand		
				Parking spaces minimum = 50 per field	Field Fence	Rest rooms	Score Board	Score Board		
				Field Fence	Lighting	Park amenities / playground	PA system or service to provide a portable PA system	P.A. system or service to provide a portable PA system		
				Lighting		Drinking fountain	Announcer's stand	Announcer's stand		
							Equipment storage room or area	Shaded/ covered bleachers	Shaded/covered bleachers	
							Pitcher's mound		Clay Infield	
									Grass Infield	



Figure 9: Field Classification Categories						
FIELD TYPE: BASIC			FIELD TYPE: STANDARD			FIELD TYPE: PREMIUM
Soccer/ Flag Football	Little League	Slow Pitch Softball	Soccer/ Flag Football	Little League	Slow Pitch Softball	Soccer/ Flag Football
						
Dugout at Dick Samp Park Field			Outfield fence and field lights at S.A.R.A Park Baseball Field			
			Rest rooms			
			Park Amenities (playground, water feature)			Park Amenities (playground, water feature)
			Drinking Fountain minimum = 2			Drinking Fountain (minimum = 2)
			Bull pen/ batting cages			Bull pen/ batting cages



MAXIMIZING CURRENT RESOURCES:

Lake Havasu City primarily offers standard fields. Some fields, such as those at S.A.R.A. Park, could be upgraded to premium. However, since S.A.R.A. Park offers only four fields, it could be limited in the size of regional tournaments it attracts (the most competitive regional tournament facilities have five to six fields in one location). For the purpose of this assessment, The Lake Havasu City Parks system contains the following number of fields and field types:

- Premium Soccer/Football Fields - None
- Standard Soccer/Football Fields - ASU (1), Island Ball Fields (1)¹
- Basic Soccer/Football Fields - None
- Basic Little League - None
- Standard Little League - Dick Samp (2), S.A.R.A. (2)²
- Premium Little League - None
- Standard HS Baseball - S.A.R.A. Park (1)³
- Basic Youth Softball Field - ASU (1), Island (1) Rotary (3)⁴
- Standard Adult Softball Field - S.A.R.A.⁵ (1)
- Premium Softball Field - None⁽⁶⁾

Opportunities exist to upgrade the playing experience using existing fields.

-
1. Presently a portion of the demand for soccer/ football fields is satisfied through the use of the field at the Arizona State University Campus; however that agreement with the city is expected to expire. According to city staff, the Pop Warner Field at Island Ball Fields Park is rarely used for soccer.
 2. One of the Little League Fields at S.A.R.A. park can be used for HS/adult baseball if a permanent fence is removed. The S.A.R.A. fields could be upgraded to premium with the addition of a batting pen. However, the condition of the facilities is not optimal.
 3. Outfield is short (less than 300 feet)
 4. The outfield at Island Ball Field is not big enough for softball, although the field is designed for softball.
 5. S.A.R.A. Park could be upgraded to a premium softball field with the addition of bleachers, a bullpen, and warming track. However the condition of the facilities would need to be improved.
 6. Dick Samp Fields could be upgraded to premium softball fields with the addition of movable pitcher's mounds and a P.A. system if neighborhood impact is not a consideration.



Soccer

ASU and Island Ball Field offer the best location to upgrade existing fields and create a single premium soccer field. (Figure 10: Field Requirements Soccer/Flag Football.) The city uses the field at ASU through an agreement that is expiring in 2016. The Island Ball fields are in poor condition and is managed by Pop Warner. There is not enough room for another soccer field at Island Ball Field (on the current softball field or on the football field), so this location would be limited with regards to attracting tournaments.

A full size field could be added to undeveloped north side of Daytona Cypress Park. Construction of this field would require creating a level surface, and providing lights and parking. An additional pee wee and regular size soccer field could also be added at this location if the site were levelled or reconfigured. The city currently stripes the outfields of the Rotary Park softball fields for soccer. However, the soccer season conflicts with times of lucrative and signature use of the Rotary Park fields for events, and field use for soccer practice and tournaments at this location is consequently limited.

Figure 10: Field Requirements Soccer/Flag Football

		Park						
Requirements		Arizona State University	Avalon Park	Daytona Cypress	Dick Samp Memorial Park	Island Ball Field	Rotary Community Park	S.A.R.A. Park
Basic Field	Size Minimum - 195' x 195'							
	Portable Goals - No Net							
	Irrigation System							
	Grass							
Standard Field	Space Provided for Temporary Concessions (Trailer, Truck or Tent)							
	Lighting							
Premium Field	Field Size - 300' x 210'							
	Parking for 50 Cars							
	Bleachers - Can be Portable							
	Portable Goals - with Net							
	Perimeter Fencing							
	Restroom							
	Park Amenities (Playground, etc.)							
	Drinking Fountain (Minimum One)							
	Equipment Storage Room or Area							
	Low Neighborhood Traffic Impact							

Element currently present in identified park.
 Element currently not present in identified park.



Little League/Baseball

S.A.R.A Park offers the best opportunity to use enhance existing fields to become “premium” little league fields. (Figure 11: Field Requirements for Little League). Creating premium fields at S.A.R.A. Park would require upgrading existing field and park amenities as well as adding new amenities including ballfield access to the batting cages⁷, warming tracks, and improvements to the shade structures currently covering the bleachers. While this could be done, it may require some earthwork and reconfiguring the existing field arrangement. An Adult baseball field could be created at Sara Park by replacing the permanent little league outfield fence with a movable fence, creating greater flexibility at this field.

Dick Samp Park has premium fields that are is currently used for Little League. Adding new fields to Dick Samp Park would be costly and difficult due to soil conditions (the site is a former landfill), limited parking, and access.

7. At one time, the batting cages were operated by a private concession. They are still on the site but are not accessible from the ballfield.

Figure 11: Field Requirements Little League

		Arizona State University	Avalon Park	Daytona Cypress	Dick Samp Memorial Park	Island Ball Field	Rotary Community Park	S.A.R.A. Park
Field Requirements								
Basic Field	Size Minimum (HP to LF - 175', HP to CF - 225')							
	Backstop							
	Mound or Portable Mound							
	Irrigation System							
	Grass							
Standard Field	Fence to Edge of Infield							
	Treated Infield with Clay/Dirt							
	Bleachers - Two (2)							
	Dugout							
	Space Provided for Temporary Concessions (Trailer, Truck or Tent)							
	Irrigation Quick Coupler at Mound							
	Equipment Storage Room or Area							
	Parking for 50 Cars							
	Field Fence							
	Lighting							
Premium Field	Dugouts - Covered							
	Concession Stand							
	Score Board							
	PA System or Service to Provide a Portable System							
	Announcers Stand							
	Bleachers - Covered – Set of Three (3) to Hold 150 Patrons							
	Pitcher's Mound							
	Grass Infield							
	Restroom							
	Park Amenities (Playground, etc.)							
	Drinking Fountain (Minimum Two)							
	Bull Pen/Batting Cages							
	Low Neighborhood Traffic Impact							

Element currently present in identified park.

Element currently not present in identified park.



Softball

Rotary Park currently offers three youth softball fields. These fields could be upgraded to premium with the addition of additional bleachers, scoreboard, warming track, and other amenities. However, this field is used for important city events that could damage or conflict with these amenities. Converting fields at Dick Samp Park to softball would just eliminate high quality little league fields. Adding softball fields at Dick Samp Park would be costly and difficult due to soil conditions (the site is a former landfill), limited parking, and access. (Figure 12: Field Requirements Softball)

Figure 12: Field Requirements Softball								
		Park						
Requirements		Arizona State University	Avalon Park	Daytona Cypress	Dick Samp Memorial Park	Island Ball Field	Rotary Community Park	S.A.R.A. Park
Basic Field	Size Minimum (HP to LF - 265', HP to CF - 315')							
	Backstop							
	Clay or Dirt Infield							
	Irrigation System							
	Grass							
Standard Field	Fence to 20' Beyond Bases							
	Treated Infield with Clay/Dirt							
	Bleachers - Two (2)							
	Dugout							
	Space Provided for Temporary Concessions (Trailer, Truck or Tent)							
	Irrigation Quick Coupler at Pitchers Location							
	Equipment Storage Room or Area							
	Parking for 50 Cars							
	Field Fence							
	Lighting							
Premium Field	Dugouts - Covered							
	Concession Stand							
	Score Board							
	PA System or Service to Provide a Portable System							
	Announcers Stand							
	Bleachers - Covered – Set of Three (3) to Hold 150 Patrons							
	10' Warning Track at Field Fence							
	Clay Infield							
	Restroom							
	Park Amenities (Playground, etc.)							
	Drinking Fountain (Minimum one)							
	Bull Pen/Batting Cages							
	Low Neighborhood Traffic Impact							

Element currently present in identified park.

Element currently not present in identified park.



3. How We Compare

INTRODUCTION

This chapter of the Field Assessment evaluates Lake Havasu City sports fields from two perspectives; how Lake Havasu City compares to other cities with regards to the sports field level of service provided to residents, and options for meeting future needs based on levels of service. The comparison, or peer, jurisdictions were selected by the Lake Havasu City Parks and Recreation Advisory Board and are Bullhead City, AZ; Kingman, AZ; Avondale, AZ; Goodyear, AZ; and Mesquite NV.

OVERVIEW

To provide residents with the same sports field level of service in 2025 that is currently provides, Lake Havasu City will have to provide one baseball field and one softball field. It should be noted that based on the level of service provided by the comparison jurisdictions selected by the Parks and Recreation Advisory Board, Lake Havasu City offers less total baseball/little league and softball fields per 1,000 population than Kingman and Bullhead City and less rectangle (soccer) fields per 1,000 population than all of the comparison jurisdictions. As a result, large portions of the city's population (girls softball, adult baseball, soccer, and the potentially emerging sports of lacrosse and rugby) are under-served. To provide residents with an average level of service (as defined by the comparison jurisdictions) for all fields by 2025, the city will have to provide:

- Eight (8) softball fields
- One (1) one baseball field, and
- Nine (9) soccer fields.



These numbers include fields to accommodate population growth and fields that are needed to reduce the current average LOS deficit to zero.

LEVEL OF SERVICE PROVIDED TO RESIDENTS

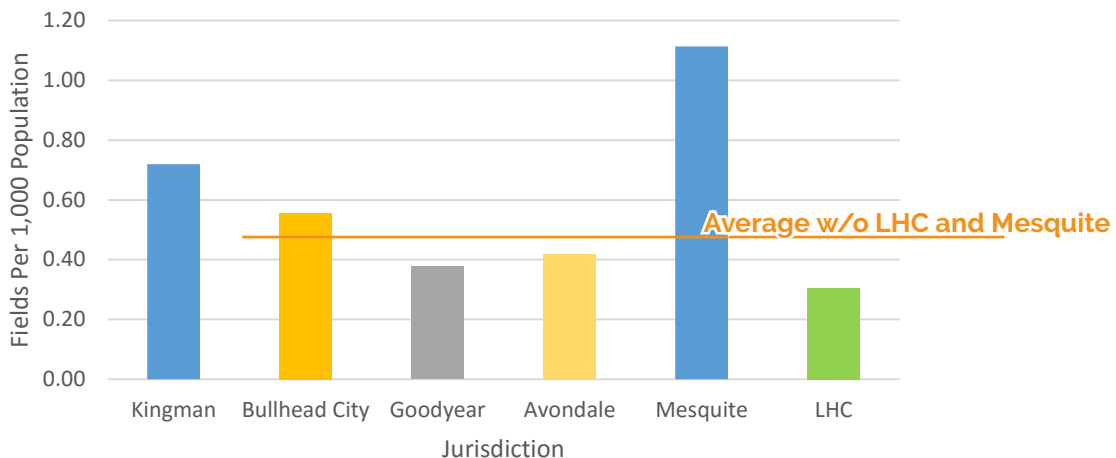
This study determines the level of service for fields provided to residents by the number of fields per person. The more fields per 1,000 population, the **HIGHER/BETTER** the level of service. LOS does not take into account field configuration or field maintenance, and these topics are discussed later in this section.

Level of Service - All Sports Fields

The overall level of service provides an overview of how Lake Havasu City compares to the comparison jurisdictions.

The city provides less total fields per 1,000 population than all of the comparison jurisdictions selected by the Parks and Recreation Advisory Board. With the exception of Mesquite, Kingman provides the most fields per 1,000 persons. Bullhead City is adding three multi-use ball fields to Rotary Park, including one field that can be used for adult baseball field with a 400' outfield. Once Bullhead city adds these fields, it will provide an overall level of service close to that currently provided by Kingman. (Figure 13: Fields Per 1,000 Population LHC VS Comparison Jurisdictions.) The city's ranking for overall fields reflects the low number of soccer and softball fields within the city. (Figure XY: Fields per 1,000 Population by Field Type.)

**Figure 13: Fields Per 1,000 Population
LHC VS Comparison Jurisdictions**



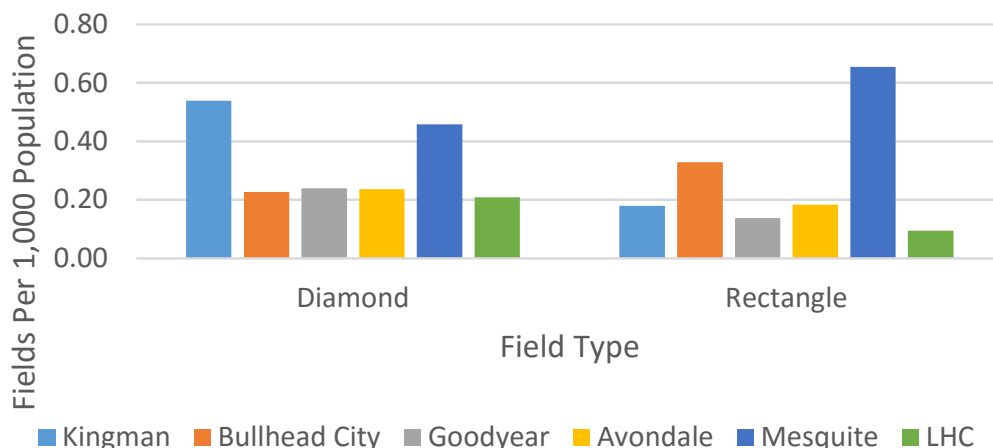


Level of Service - Field Configuration

In some cases, fields can be used for a variety of uses. For example, football, soccer, rugby and lacrosse can all be played on a rectangular field. With movable mounds, softball and baseball can be played on the same field. When field type is considered, the city provides the least number of diamond fields (little league, youth baseball and adult and youth softball) per 1,000 population than all of the comparison jurisdictions. Kingman provides the most diamond fields per 1,000 population. This reflects the city's seven-field centennial park and fields at Southside and Firefighters Parks. Mesquite also provides high number of fields per 1,000 population, and is working to become competitive in the little league tournament market. (Figure 14: Total Fields Per 1,000 Population By Configuration.) All of Bullhead City's diamond fields are "multi-use" softball and little league. The city has one field at Community Park that could be used for adult baseball and is building three new multi-use (softball/little league/adult baseball) fields at Rotary Park. The addition of the three fields at the Bullhead City Rotary Park will result in one park with seven multi-use ballfields, making it a competitive tournament facility. Lake Havasu City provides a slightly lower level of service for diamond fields than the comparison jurisdictions.

Lake Havasu City provides substantially less rectangle (soccer/football) fields per 1,000 population than all of the selected comparison jurisdictions. Bullhead city provides the bulk of its rectangle fields at Bullhead City Rotary Park on 48 acres (33 lit and 15 unlit). Goodyear stripes the grass parking area outside the Goodyear Ballfield for soccer and offers portable lights to enable winter and early spring play. Kingman provides 6 multi-purpose fields at its southside park, and additional soccer fields (2) at Centennial Park. Mesquite provides six soccer fields at its Recreation Center Park and five additional rectangle fields at its Sports Complex which was constructed to attract soccer tournaments. Mesquite is additionally expanding its Rotary Park to provide more fields. Avondale provides a ten-field facility at its Friendship Park, an additional soccer facility at a community park, and two indoor youth soccer fields (re-striped for adult soccer leagues) at the Rand McDaniel Sports Complex, which also hosts tournaments.

**Figure 14: Total Fields Per 1,000 Population By Configuration
LHC VS Comparison Jurisdictions**



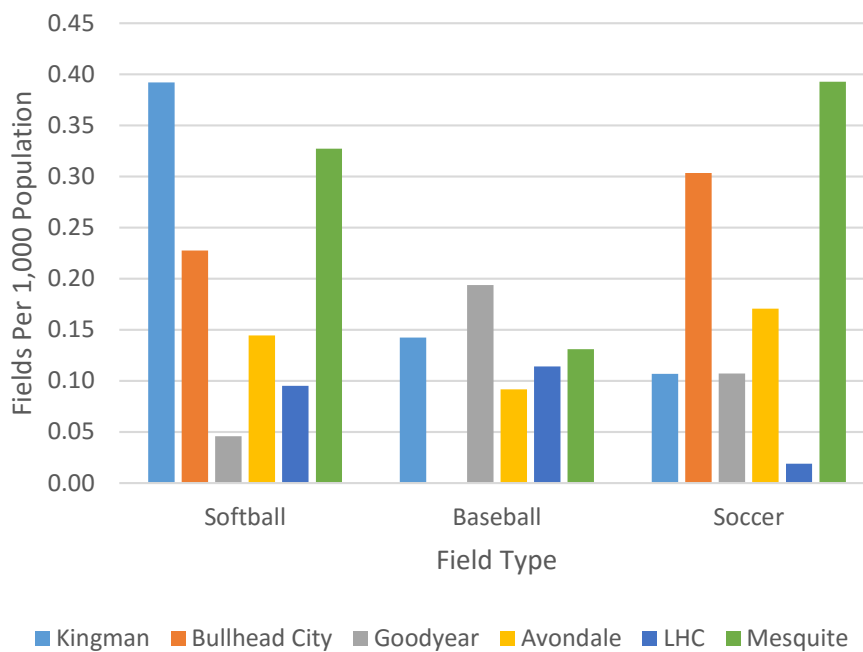


Level of Service - Field Type

Lake Havasu City provides a low LOS for softball and soccer fields and close to average LOS for multi-use fields and baseball fields (baseball for all jurisdictions is mostly little league fields) for all comparison jurisdictions. In all cases, the city provides below the average level of service for all field types (Figure 15: Sports Field Level of Service by Field Type Graph).

Kingman provides the most softball fields per 1,000 population, Goodyear provides the most baseball fields per 1,000 (it uses the Goodyear Ballpark spring training facility for it's fields) followed by Kingman. All of Bullhead City's fields are multiple use, and are counted as softball fields in this Assessment. Mesquite provides the most soccer fields per 1,000 population, followed by Avondale. Like Mesquite, Bullhead City and Avondale have invested heavily in soccer.

**Figure 15: Sports Field Level of Service by Field Type
Per 1,000 Population**





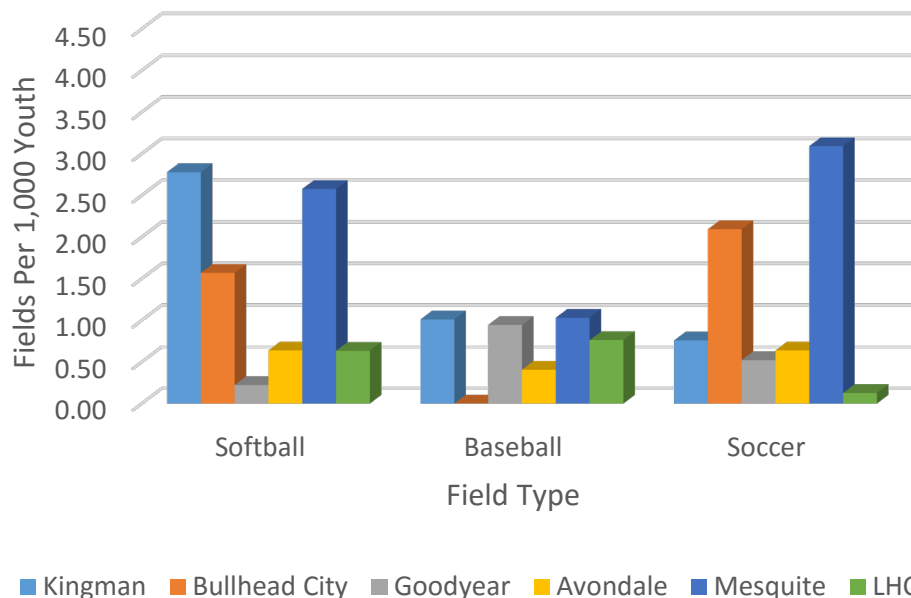
Youth Level of Service

Lake Havasu City has fewer youth than the comparison jurisdictions. Some have argued that the city should not have to provide a level of service for the overall population that is comparable to other jurisdictions since the proportion of youth in the total population in other jurisdictions is higher, and the sports fields mostly serve youth. This section addresses this concern by examining the level of service per 1,000 youth in Lake Havasu City and comparison jurisdictions. Overall, the city provides a lower level of service to youth for ballfields than Kingman, Bullhead City, and Mesquite, and the lowest level of service to youth for soccer of all the comparison jurisdictions.

Baseball/Little League

For players age 18 and under, the city offers slightly more than the comparison jurisdiction average Level of Service for Baseball/Little League Fields and a higher level of service for baseball fields than Bullhead City and Avondale. (Figure 16: Youth Sports Field Level of Service by Field Type and Figure 17: Youth Sports Field Level of Service by Field Type Chart.) Although the chart below shows that Bullhead City offers few baseball fields, it has nine multi-use ball fields (counted here as softball fields). When total ballfields are considered (softball and baseball), Bullhead City offers a higher level of service for youth ballfields than Lake Havasu City. Additionally, Bullhead City is adding three more multi-use ball fields to Rotary Park. This is important because movable mounds can be placed on softball fields to make them usable for baseball, and it will also create seven ballfields at one park, improving the competitiveness of Bullhead City's Rotary Park in the tournament market.

**Figure 16: Youth Sports Field Level of Service by Field Type
Per 1,000 Youth by**





Softball

The city offers half the level of service of all comparison jurisdictions for softball fields for players under age 18 than Kingman and Bullhead City. Goodyear, the only jurisdiction with a lower level of service to youth for softball fields than Lake Havasu City, has a limited softball field inventory but provides a high level of service to youth for baseball fields. Goodyear is working to correct this problem and acknowledges an overall shortage of parks. While Avondale offers 11 softball fields, it provides about the same level of service per 1,000 youth for softball as Lake Havasu City. (Avondale's youth population is 22% of all residents as compared to 12 to 15 percent in the Kingman/Bullhead City/Lake Havasu area.)

Soccer

The city's level of service to residents 18 years and younger for soccer is substantially lower than the comparison jurisdictions, and 1/10th the average level of service for comparison jurisdictions. Because the city offers so few soccer fields, youth wishing to engage in rectangular field sports, including soccer, girls' softball, rugby and lacrosse do not have the same opportunity with regards to field access as little league, softball, and baseball players. One of the city's soccer fields is located at ASU and the agreement that provides the city use of this field expires in 2016. Should the city not replace this field, it will need to rely on striping the outfields at Rotary Park and the Pop Warner Field at Island Ball Park. Use of the outfields Rotary Park is limited because the outfield area is often used for lucrative events through the soccer season, substantially curtailing evening practice times. Afternoon practice times are dedicated to softball. Limited space in the outfield at S.A.R.A. Park exists, and soccer and baseball practice times often conflict. Should the city wish to provide fields at an average level of service for youth as established by the comparison jurisdictions, it would need to provide two fields in 2015, and once the ASU agreement expires, it would need to provide three fields.

According to U.S. Lacrosse, the governing body of men's and women's lacrosse, nearly 750,000 athletes played lacrosse in 2013, up 25,000 from the year before. According to U.S. Lacrosse, Lacrosse is the fastest-growing NCAA sport, with more than 36,000 students playing at the college level. There were 60 new college lacrosse programs added in 2013, with another 39 expected to be added this year. Lacrosse is also the fastest-growing team sport among National Federation of State High School Association member schools and youth lacrosse (15 years old and younger) is the fastest growing segment of the sport. From 2008 to 2014, boys' participation in lacrosse increased more than 50 percent and girls participation in the sport has grown by about 43 percent¹. A regulation lacrosse field is slightly narrower and about 30' longer than a soccer field.

Figure 17: Youth Level of Sports Field Service by Field Type Chart

	Softball	Baseball	Soccer	Multi-Use
Kingman	2.78	1.01	0.76	0.00
Bullhead City	1.57	0.00	2.09	0.00
Goodyear	0.22	0.94	0.52	0.15
Avondale	0.64	0.41	0.75	0.06
Mesquite	2.58	1.03	3.09	2.06
Lake Havasu City	0.63	0.76	0.13	0.38
Average (w/o LHC and Mesquite) ¹	1.30	0.59	1.03	0.20
1. LHC not included in average, information included for reference. Mesquite is not included in the average because this jurisdiction has determined it will be a destination sports venue, and offers a level of service on the high outside edge of the normal range.				

¹ <http://www.abc2news.com/sports/popularity-of-lacrosse-growing-at-all-levels>.

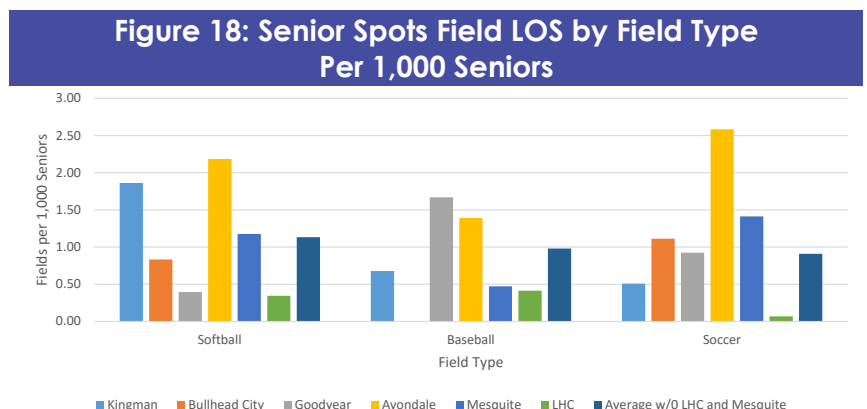


Rugby is also a growing sport. According to a 2011 report issued by the Sporting Goods Manufacturers Association, there are 1,130,000 Rugby participants in the U.S., up over 80% from 2007 to 2010. Rugby participants are generally adults; and most have incomes over \$75,000 per year. Forty percent of rugby players are also more likely to come from large urban areas (larger than two million people) and play outdoor soccer, indicating a strong demand for rugby exists where there is also a strong demand for adult soccer. The dimensions of a rugby field are approximately 400x230 feet; or about the size of 1 and 1/2 soccer fields.

Over 65 Years Old Level of Service

The city has an active senior population and a Senior Softball League, and has a higher percentage of seniors than other comparison jurisdictions. The city is on the lowest end of fields per 1,000 seniors for softball and soccer fields when measured against other jurisdictions. (Figure 18: Senior Sports Field LOS by Field Type.)

According to a 2015 Sports and Fitness Industry Association (SFIA) study, there are 1.5 million softball participants in the United States older than age 45. More than 43,000 players compete in Senior Softball-USA leagues and tournaments, with 27,000 of those players comprising the best and most competitive senior players in America. While nationwide league participation is down, Senior Softball-USA league sanctioning is on the rise. The study also found that softball is the number one sport in America for men and women 55 and older and the number two sport for those aged 45-54. The average senior male softball player 67 years old, the average female is 58 years old. Most senior players (77 percent), have played some type of organized softball for the past 20 or more years and play an average of seven tournaments per season. A small majority (52 percent), participate in leagues and of those, most players participate, on average, in two leagues per year. Senior Softball players report an average disposable income of \$38,250 per year. ².



2. McCulligan, Ross. Softball Number One Sport for Boomers . Senior Softball USA. April 1, 2015 <https://seniorsoftball.com/?news&story=1032>

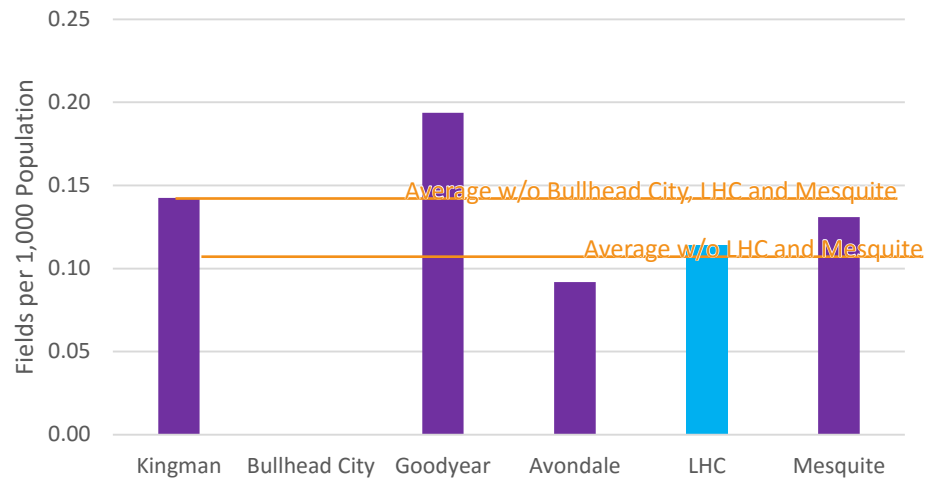


Meeting Future Needs

Baseball/Little League

Lake Havasu City offers a level of service for baseball/little league fields that is slightly above average. Avondale offers the lowest of service for baseball fields based on surveyed jurisdictions³. Goodyear, which provides the highest level of service, offers mostly High School and adult fields. (Figure 19: Baseball Field Level of Service.) Mesquite provides two fields, both with 300-foot outfield depths (which are large enough to accommodate adult baseball). All of Bullhead City's nine fields are classified as multi-use and can accommodate little league through the use of portable mounds. If five of the Bullhead City nine multi-use fields were identified as Baseball/little league, it would offer a higher level of service for baseball and softball than Lake Havasu City. Additionally, if Bullhead City is excluded from the average, Lake Havasu City offers a slightly lower than average (.11 per 1,000 Population) level of service for baseball/little league fields than the comparison jurisdictions (.14 per 1,000 population). All of Kingman's baseball fields are used for little league. Should Lake Havasu City want to retain its current level of service for baseball fields, it will need to add one field by 2025 and an additional field in 2035. Should it wish to provide fields at the average level of service without Bullhead City, an additional two fields would be needed now, and two more additional fields would be needed by 2035. (Figure 20: Additional Baseball Fields Needed.)

Figure 19: Baseball Field Level Of Service Per 1,000 Population



Should Lake Havasu City want to retain its current level of service for baseball fields, it will need to add one field by 2025 and an additional field in 2035. Should it wish to provide fields at the average level of service without Bullhead City, an additional two fields would be needed now, and two more additional fields would be needed by 2035. (Figure 20: Additional Baseball Fields Needed.)

Figure 20: Additional Baseball Fields Needed

Population	53,955	61,509	65,920	67,269
Year	2015	2025	2035	2040
LOS				
Same LOS	0	1	1	0
Low	-1	0	0	0
Avg ¹	0	1	0	0
Avg w/o BHC ²	2	1	1	0
High	4	1	1	0

1. Average excludes Lake Havasu City and Mesquite. LHC has a slightly higher than average level of service than the average, which is why it would have to provide more fields over time than would be required by the average LOS.
2. Average excludes Bullhead City (because all the city's fields are classified as softball although they are multi-use and can be used for Little League), Lake Havasu City and Mesquite.

- Three additional fields located at Starline and Oro Grande Elementary Schools are also used by the city through a cooperative agreement. Including these fields in the inventory would result in a 50% increase in the city's level of service for baseball fields and providing the total number of fields needed through 2025 to provide an average level of service of comparison jurisdictions excluding Bullhead City, Mesquite, and LHC).



Figure 21: Softball Field Level of Service Per 1,000 Population

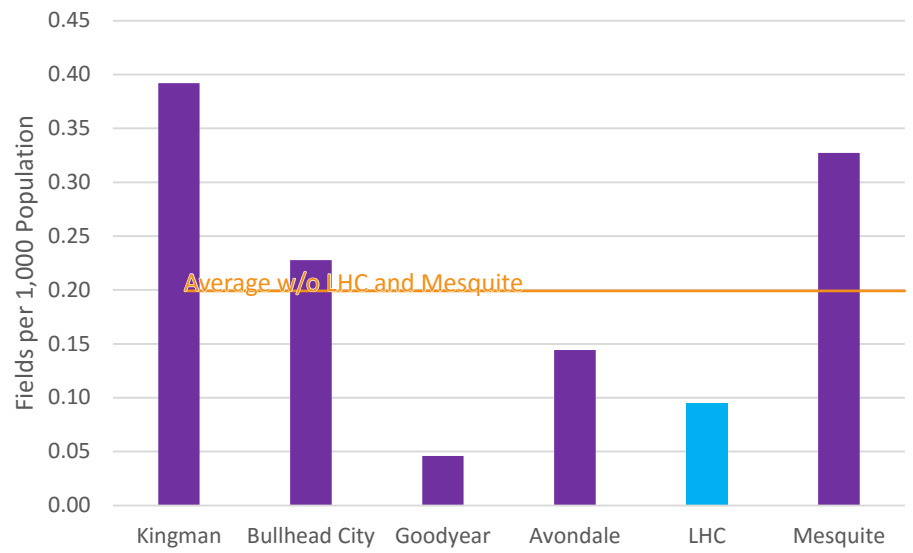


Figure 22: Additional Softball Fields Needed

Population	53,955	61,509	65,920	67,269
Year	2015	2025	2035	2040
LOS				
Same LOS	0	1	0	0
Low ¹	-3	-2	-2	-2
Avg ²	6	2	1	0
High	16	3	2	1
1. Negative indicates surplus				
2. Average excludes Lake Havasu City and Mesquite.				



Softball

The city provides five softball fields, or about 50% of the average level of softball field service as the average of comparison jurisdictions. (Figure 21: Softball Field Level of Service.) Currently, the city meets the lowest level of service for softball fields with the exception of Goodyear⁴. Kingman provides the highest level of service with eleven softball fields, seven of which are located at it's Centennial Park⁵. The lack of softball fields affects recreation opportunities available to girls (who traditionally play more softball). Should the city choose

to continue to provide service at this level, one additional field will be needed in the future. Should the city choose to provide softball fields at the average level of service, six fields would be required in 2015, and an additional two fields would be necessary by 2040. (Figure 22: Additional Softball Fields Needed.)

Figure 23: Soccer Field Level Of Service Per 1,000 Population

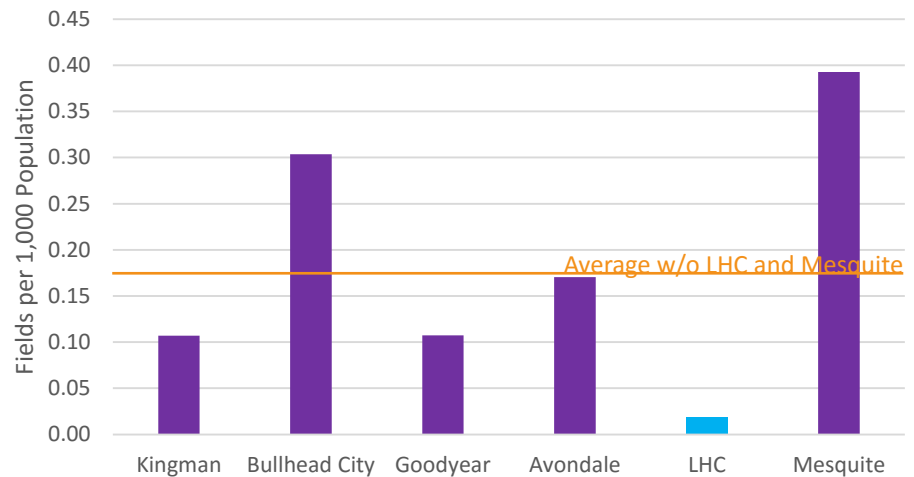


Figure 24: Additional Soccer Fields Needed

Population	53,955	61,509	65,920	67,269
Year	2015	2025	2035	2040
LOS				
Same LOS	0	0	0	0
Low	5	1	0	0
Avg ¹	8	1	1	0
High ²	15	2	1	0
¹ Average excludes Lake Havasu City and Mesquite. ² High meets Bullhead City LOS				

⁴ It should be noted that Goodyear uses Avondale's fields (the two jurisdictions are adjacent to one another). Lake Havasu does not border jurisdictions with surplus facilities.

⁵ While the city classifies these fields as softball, they have skinned infields which allows the use of movable pitcher's mounds and adjustments to baselines.

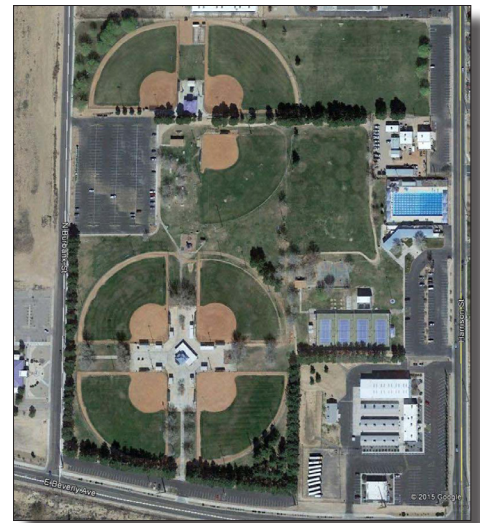


Soccer

The city offers the lowest level of service for soccer fields of any of the comparison jurisdictions (Figure 23: Soccer Field Level of Service Per 1,000 Population). One soccer field, largely used by the local youth soccer organization, is located at ASU. Mesquite, NV provides the highest level of service to its approximately 16,000 residents with its tournament soccer facility which offers 3 soccer and 2 multi use fields⁶ in addition to a sixth 6 vs 6 field at a community park. Bullhead City offers the next highest level of service, providing 12 fields for a population of approximately 39,500 on 48 acres (33 lit and 15 unlit). Avondale, the third highest ranking service provider provides ten fields for its population of 76,000 people at its Friendship Park plus two indoor youth fields and another field at a community park. Mesquite, in addition to its Sports and Event Center provides six fields at Recreation Center Park. Kingman, which offers the average level of service as defined by the comparison communities, has three fields for a population of about 26,000 people.

Providing soccer at the existing level of service would not require the development of new soccer fields, unless the city ends its agreement with ASU. In that case, one new field would be required. Should the city want to meet the lowest level of service six new fields would be required by 2025, Should it wish to provide an average level of service, nine new fields would be required by 2025. (Figure 24: Additional Soccer Fields Needed.)

Meeting the average or high level of service for soccer at one location would provide enough fields for a tournament facility, however, competitive facilities at Bullhead City and Mesquite currently exist. Avondale provides a minimum of ten fields at one location. The Reach 11 Soccer Complex in Phoenix provides 18 regulation soccer fields.



Kingman's Centennial Park offers seven softball fields, two soccer fields, a swimming pool and tennis courts. An additional six soccer fields are located at the city's Southside Park.



Mesquite has three parks with a total of eight ballfields within 1/2 mile of one another.

⁶ For this analysis, and based on statistics provided by the city of Mesquite, the Sports and Event Center provides three (3) soccer fields and two (2) multi-use fields. However, the multi-use fields are regularly used for soccer.



Field Configuration

Field configuration is an important consideration for sports. Grouping fields enables leagues to practice as a single group, facilitates parent participation (because they are not transporting children between fields), and supports tournaments, where time traveling from one location to another reduces the number of games (hence, teams) that can be played. Lake Havasu is space constrained, and opportunities to provide additional diamond or rectangle fields at existing parks is limited.

Ballfields

Bullhead City AZ four ballfield complex is located at Rotary Park. An additional three multi-use ball fields are being added to this park. Rotary Park includes amenities comparable to the Lake Havasu City's Rotary Park which include lighted basketball courts, a skate park, beaches, walking trails, ramadas with barbecues, and dog park. Ken Forvague Park offers four fields with bleachers, and a basketball court, horseshoe pits, playground equipment, snack bar, swimming pool, splash pad, and two volleyball courts.

Kingman AZ Centennial Park is a seven-softball field facility that includes a swimming pool, horseshoe pits, basketball courts, soccer fields, four tennis courts, two racquetball courts, volleyball courts, community



Friendship Park in Avondale is a 200-acre facility with ten soccer fields, one softball field and two baseball fields. The field is a regional tournament facility



The Mesquite Sports Complex is located on the north east edge of the city and includes three synthetic soccer fields, two natural grass multi-use fields, a seasonal splash pad play area, rest rooms, parking, and drinking fountains. Park use is by reservation only.



center facilities, a running trail, and outdoor picnic shelter areas, tables & grills, playgrounds, rest rooms and a swimming pool with a 50 meter with water slide. Another four fields are located at Southside Park.

Mesquite, NV provides three fields at Hunter sports park, and an additional five fields at two other parks. All three parks are within 1/2 mile of each other, enabling players to walk between parks within 15-20 minutes. The city does not offer any ballfield facilities with four or more fields. The city uses these parks to attract tournaments.

Goodyear, AZ accesses it's spring training facility which offers six baseball fields. The fields are adult fields, and not generally suitable for little league play. Avondale's Festival Park includes a four-field complex with bleachers, parking, rest rooms, and a concession stand.

Lake Havasu City, AZ offers a four mixed-field complex at S.A.R.A Park, a three field youth softball complex at Rotary Park, and a two field little league complex at Dick Samp Park. S.A.R.A Park offers bleachers a play area, and a concession stand. Dick Samp Park has two fields with bleachers, a play area and a concession stand. Rotary Park offers a wide array of amenities but does not offer bleachers or a concession stand near the fields. S.A.R.A. Park does not offer opportunities to add additional fields within its developed area without relocating existing uses. Opportunities to add additional fields to Dick Samp Park are constrained by the site (it is constructed on a reclaimed landfill, resulting is high costs for lighting, access is difficult, and parking is limited). School fields are limited by lighting and their use by the schools.

Soccer

Bullhead City provides all it's soccer facilities at one park. By lighting a large area, the city is able to restripe fields for the age of the players, and reconfigure the site as needed. An additional unlit area provides more room for daytime and weekend play. Kingman offers three soccer fields in two parks. The parks are not within walking distance. Avondale offers ten fields at Friendship Park, and two more indoor fields at its Rand McDaniel Sports Complex. Mesquite has a sports facility with five fields, and provides an additional field in a community park. Lake Havasu City offers one soccer field at ASU, and other soccer fields in the outfield of Rotary and S.A.R.A. Park. Few opportunities to add additional soccer fields to developed parks existing within Lake Havasu City. Daytona Cypress Park, which is currently an unlit grass area used for parking, could provide an option for soccer fields. However, this site would need to be graded, and parking, lights, irrigation and a rest room would need to be constructed.

Field Efficiency

While some might believe that increasing the number of persons served by a single field increases efficiency and maximizes the investment of a field, this is not always the case. Fields need down time for maintenance such as reseeding and aerating. Using a sports field for a variety of purposes can also result in a deterioration of field quality and increased maintenance expenses. Large numbers of people on a field at one time can damage turf and require reseeding and repairs to irrigation heads and other systems. Likewise, using a field for sports that was not designed for sports use can also create challenges. For example, fields not designed for sports may not provide convenient rest rooms, parking, or correct fencing or field lighting. With the exception of Rotary Park, most of the city's sports fields are used for the purpose for which they were intended.



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4. The Market

This chapter includes a summary of the Feasibility Analysis for Tournament Sports Facility – Preliminary Market Findings prepared by Elliott D. Pollack Company. The full report is located in Appendix C.

The Analysis provides an assessment of the beneficial impacts of developing additional outdoor sports fields in Lake Havasu City that will meet the needs of the local population as well as serve as potential tournament facilities for economic development purposes. The city provides a low level of service for all field types except baseball fields; and the configuration of the fields currently provided by the city makes tournament play and league practices less than optimal.

MARKET ACCESSIBILITY

Lake Havasu City is centrally located in relatively close proximity to large population centers in nearby states. Within a four to five hour drive of the community is Greater Phoenix, and the Inland Empire of Southern California comprised of the major cities of Riverside and San Bernardino. Las Vegas is within a 2.5 hour drive of Lake Havasu City. The population within a 200 mile radius of the City is more than 14 million persons in nearly 5 million households or slightly less than 5% of the population of the U.S. The median age of this population is young at 34.6 years which coincides with a population that is active in youth and adult sports.

The defined Lake Havasu City Market Area is the population living within 200 miles of the community encompassing part of southern California, southern Nevada and most of Arizona. The market area is comprised of a population of nearly 14.3 million persons.



Other Locations Attractive to Youth and Adult Sports Tournaments

The city offers a wide range of vacation, resort, and non-field recreation amenities and attractions that make it a competitive tournament destination. Based on the current level of fields and field amenities within the city, new amenities and fields would be required to compete within any category of the tournament market. The city currently provides the highest sports field level of service to its residents with regards to little league fields. However, the quality and configuration of current fields limit the city's competitiveness as a little league tournament destination. To compete in this category, the city would have to provide at least four new fields (to create one a six-plus or one four and one six field facility). In addition to providing two new fields in a location that would result in a six field complex, additional enhancements to city baseball fields should be considered to make the city more competitive.

The city has a robust and growing residential soccer population and soccer also provides an competitive opportunity for the city. In 2015, eight soccer fields would be required to meet an average level of service and 15 fields would be required to provide a high level of service to city residents. Should the city increase its current level of service to residents for soccer, it should consider providing fields at the average to high level of service so that this facility could also be used to leverage tournaments and compete with Bullhead City. To enhance the competitiveness of the facility, and make it attractive to a wider region, the city could also consider including additional amenities in the soccer facility including the use of artificial turf on one or two fields and a championship field that would have permanent seating.



LOCAL LEVEL OF SERVICE COMPARISON JURISDICTIONS

Lake Havasu City was compared to five other jurisdictions with regards to the level of sports field service provided to residents. The Parks and Recreation Advisory Board selected these jurisdictions from a field of ten jurisdictions within 500 miles of Lake Havasu City (the general size of the regional tournament market). Jurisdictions within the field of ten jurisdictions each offers similar climates, sports orientations, and populations to Lake Havasu City.

The Parks and Recreation Advisory Board selected the cities of Bullhead City and Kingman as comparison jurisdictions because these are similar to Lake Havasu City with regards to population and, in the case of Bullhead City, demographics. Both of these jurisdictions were seen as directly comparable with regards to attracting sports tournaments, and both have recently invested in sports facilities to attract tournaments. Goodyear and Avondale were chosen because these are smaller jurisdictions within the Valley that could potentially provide a model for Lake Havasu. Mesquite, Nevada is substantially smaller than Lake Havasu City, but has a similar demographic. While Mesquite is almost 240 miles from Lake Havasu City, it competes for Nevada and Utah tournaments that could be held in Lake Havasu City. A description of each of the comparison jurisdictions follows.

Bullhead City, Arizona is located approximately 45 north of Lake Havasu City along the Colorado River. It is across the river and conveniently accessible to Laughlin. Bullhead City has a 2013 population of 39,540 persons, slightly smaller than Lake Havasu City. 14 percent of the city's population is under 19 years old and 27 percent is over 65 years old, making it's demographics comparable to Lake Havasu City. The city recently invested in it's six soccer field Rotary Park and five-ball field (3 softball, 2 baseball) Ken Forvague Park. Bullhead City hosts the Colorado River Open Invitational Tournament (AYSO), the Bullhead City Fall and Spring Senior Classic Softball Tournaments (Bullhead City Parks and Recreation Department),

Kingman, Arizona located along the I-40 corridor about 50 miles northeast of Bullhead City. Kingman's population is slightly younger than Lake Havasu City. Youth under 19 years old account for 14 percent of the city's population, and residents 65 years of age and older account for 21 percent of the population. Kingman's Centennial Park includes seven softball fields and its southside park includes six fields (four softball and two baseball). Kingman hosts an ASA (girls fast pitch softball) tournament in October and state little league tournaments, The city Parks and Recreation Department sponsors the Kingman Softball Association, which includes a men's and co-ed league,

Mesquite Nevada is located about 240 miles from Lake Havasu City. The 2013 Mesquite population is slightly over 15,000 persons, and about 13% of residents are under 19 years old and 28% are over age 64. Mesquite has invested heavily in facilities specifically to attract soccer tournaments and is expanding one of these facilities this year. Mesquite hosts several soccer tournaments including the Utah and Nevada Youth Soccer Presidents Cups at it's six-field Recreation Center and five-field Sports Complex parks. The city also hosts the Mountain West Baseball Academy at it's training fields at Pioneer Memorial and Hunter Sports Parks. The Youth Spring Training Academy brings over 600 youth and attracts the attention of Major League Scouting Bureau, professional baseball scouts, and professional baseball coaches.



Goodyear and Avondale Arizona are located in the Phoenix Metropolitan Area. Goodyear and Avondale have slightly larger populations that are substantially younger than Lake Havasu City. Goodyear's 2013 population is 65,275 and 20 percent of its residents under age 19 and 12 percent are over age 64. The 2013 Avondale population is slightly more than 76,000 persons with 23 percent of its residents under age 19 and slightly less than seven percent over age 64. Goodyear is home to the Goodyear Stadium, a spring training facility that provides six fields. Avondale includes Friendship Park and Festival Fields, respective 9-field soccer and 8-softball field facilities that bring tournaments to the city.

ESTIMATED MARKET AREA SPORTS PARTICIPATION

Baseball

Based on sports participation surveys conducted by various sources, the number of core baseball participants in the Lake Havasu City market area is 424,000 players representing 32,600 baseball teams; softball players total 307,000 participants and 23,600 softball teams. An important part of the sports tourism market is the youth sports segment comprised of persons between the ages of 7 and 17. This segment is of key interest to in the development of sports facilities because participants typically travel as families and, therefore, spend more money on food, hotels and entertainment than other age groups. Approximately 60% of all core baseball participants are within this age group.

Within the Lake Havasu City market area, there are an estimated 255,000 youth sports participants (ages 7-17) representing 19,600 teams (Table 12). Based on databases collected from tournament organizers, the number of travel teams within the universe of youth sports participants is estimated at approximately 5% or 980 teams within the market area.

Soccer

Soccer is extremely popular in Lake Havasu City. According to interviews with stakeholders, 100 high school age students play soccer and another 750 younger children play soccer on 60 to 68 teams. All games are played at ASU; parking and scheduling of games are difficult due to the limited number of fields. The local league now has five travel teams for out-of-town tournaments. The league would like to have 12 regulation sized fields for local use and tournaments.

According to sports participation surveys, the number in soccer players in the U.S. totals 13.6 million players or about 5% of the U.S. population over the age of six. Approximately 60% of participants are in the 7 to 17 year age categories with another 32% in the 18 to 44 year age groups. Within the Lake Havasu City market area, total soccer participants are estimated at 649,000 players with 46.3% of these players, or 300,500 persons, considered core participants. This number of players represents about 20,000 teams in the Lake Havasu City market area. The number of travel teams is estimated at 5% or approximately 1,000 teams.

COMPETITION FOR TOURNAMENTS

Literally hundreds of tournament-level baseball, softball and soccer facilities have been built in cities across the U.S. over the last 20 years. Construction activity has typically occurred near major population centers, but smaller communities have also entered the sports tourism market with, in some cases, extensive facilities that can match any found in larger cities. Competitive facilities are extensive within the market area surrounding Lake Havasu City particularly in the Greater Phoenix area, southern California and southern



Nevada. Several directly competitive facilities are also found in Bullhead City (a large soccer complex) and Kingman (a large baseball/softball facility). Lake Havasu City will need to consider these competitive facilities in the design of any sports complexes.

PRELIMINARY FINDINGS AND CONCLUSIONS

In order for Lake Havasu City to compete in the local as well as the regional market area for baseball and soccer tournaments, a new tournament-level facility will need to be constructed. While competition is fierce and the quality of facilities in the Las Vegas, Phoenix and Southern California markets is outstanding, Lake Havasu City has the amenities and accommodations and hotel rooms for significant tournaments. Tournaments could be planned to coincide with special events to maximize the visitor's experience to the area. Until a larger tournament facility is constructed, the city could also be a competitive location for smaller softball tournaments.

Baseball

While the city provides an adequate level of service for baseball fields, the quality of these facilities is not competitive in the tournament market. The current configuration of the fields at S.A.R.A Park are not conducive to tournaments (they are too close to each other), and only one additional field could be added to the current park without relocating facilities. To make these fields highly competitive, substantial renovations would be necessary, which would shut the fields down for a period of time. Consideration should be given to constructing an entirely new dedicated baseball facility to serve residents and host tournaments; and existing fields could be re-programmed to meet current and future local community demand for softball fields.

Interviews were held with the sponsors of the Lake Havasu baseball tournaments as part of this study. The sponsors rate the community one of the easiest to deal with among all the cities where they hold events; they also find the park maintenance staff very accommodating. Lake Havasu City is an ideal spot for fall, winter and spring events/tournaments. With a new baseball complex, they believe they could expand the size and number of tournaments throughout the winter months.

Following are some the suggested strategies to approach the development of a new baseball complex.

- A high-quality, competitive baseball facility (four to six fields in number) is needed to draw tournament promoters and teams to Lake Havasu City. The complex should have additional amenities for teams and spectators.
- Lake Havasu City should focus the baseball facility on youth baseball (7 to 18 years of age) with grass infields. Youth fast pitch baseball represents the largest number of players in the baseball market. Typically the players are accompanied by families who spend dollars in the local economy on hotels, restaurants and other services. This strategy would contrast to nearby competitive cities such as Bullhead City which appears to focus on soccer tournaments and Kingman which emphasizes slow pitch softball.
- Consideration should be given to incorporating some unique elements into the design of the baseball complex. Examples of elements that might make a Lake Havasu City complex stand out from the competition are:
 - **Artificial turf:** This turf has become more popular with baseball fields. The turf is approximately



twice as expensive to install as natural grass, but maintenance is minimal. While it may not be necessary to install artificial turf on all fields, installation on one or two fields should positive results for tournament attraction efforts¹.

- **Training or Warm Up Circle:** A training or warm-up circle could be incorporated into a Lake Havasu City complex to help it stand out from the competition.
- **Replica Field Elements:** Many of the privately-owned baseball complexes are designed with replica fields of well-known baseball stadiums. Most of these stadiums have unusual, irregular outfields and the replica fields imitate those irregularities. A Lake Havasu City complex could incorporate irregular fence lines into the fields to provide some unique playing experiences while stopping short of constructing a full replica field.
- **Championship Field:** A championship field could be incorporated into the facility with additional amenities including extensive seating areas (in grass and bleachers), an entry feature to the park and similar upgrades.

Soccer

The city has a strong demand for soccer fields. Soccer fields can also be used for other growing sports such as lacrosse and rugby. Should the city choose to provide more soccer fields to meet current and future level of service standards for residents at an average level, the cost increment to provide tournament level facilities is minimal.

If the city builds new soccer facilities, the following should be considered:

- From two to eight new soccer fields are needed to provide to city residents an average to high 2025 level of service to as defined by the comparison jurisdictions. Should the city choose to build a premium tournament soccer facility, it could provide a high level of service and have a competitive facility large enough to host larger regional tournaments.
- Additional amenities that could be considered for a soccer facility include the use of artificial turf on one or two fields and a championship field that would have permanent seating.

Regardless of what the city decides, the key consideration in the evaluation of a facility from a financial standpoint is the additional cost to make the complex tournament-ready against the resulting benefits that may come from tournament play.

1 Artificial Turf can get hot, and studies show that no mix of materials can reduce the substantial heat gain, even in cooler temperatures. However, many premium facilities use this playing surface, and the city could consider it's use in limited areas.



5. Options

INTRODUCTION

The Parks and Recreation Advisory Board and the Lake Havasu City Council emphasized their interest in meeting citizen needs first, and then exploring options to leverage an investment in sports facilities that would contribute to the economy. Chapter 3: How We Compare found:

- The soccer community is under-served. Soccer competes with softball and city events for field space at Rotary and S.A.R.A. Parks, and struggles with fields that are less than optimally maintained at ASU (although the city has reseeded and fixed the irrigation this year) and Island Ball Fields.
- The baseball and softball communities are between marginally and adequately served. While the city does not offer high levels of service to these groups, it does offer a slightly above average level of service with regards to little league and a lower level of service with regards to softball.
- The configuration of the developed areas of the city's parks have little room for expansion. Currently, only Daytona Cypress¹ park is large enough to support new fields, and this park has no lights, rest rooms, or designated parking.
- The city does have some undeveloped areas that are large enough to support new field development. These include:
 - S.A.R.A. Park
 - Land owned by the Lake Havasu School District on Buena Vista Avenue next to Oro Grande Elementary school

1 Daytona Cypress Park is owned by the LHUSD and



- Land on the north end of the city (Mohave Community College site) once considered for recreation development
- North Lake Havasu City Sports Complex (Land owned by the city on the south end of the Lake Havasu City Airport runway)
- Land owned by the city on the south side of Whelan Drive
- Land owned by the Arizona State Land Trust on the east and west side of Interstate 95 near the Lake Havasu City Airport
- Privately owned land near Rotary Park

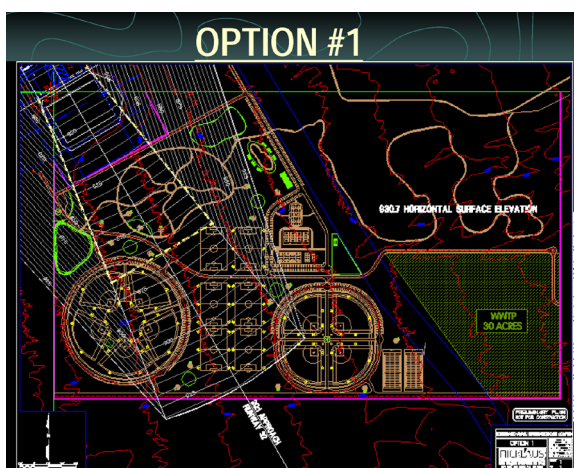
Each of these options was fully explored with regards to feasibility. Ballpark costs for grading, utilities, and standard and premium (tournament) field construction. A summary of the options explored is below.

OPTIONS CONSIDERED AND NOT EXPLORED FURTHER:

Develop the privately owned land near Rotary Park - This option was not moved forward due to cost (the site is a prime site with estimated acquisition costs over 1.8 million; the city's General Plan identifies this site for commercial development, the number of fields that could be placed on the site is limited (2 at the most with limited parking), and construction costs would be high due to relocation of an existing access road.

Mohave Community College site - This site was, at one time considered for a park. However, this option was not moved forward because neighbors were concerned about the impact of field lights on nearby housing, and site access would have to be from the north, presenting significant construction challenges.

North Lake Havasu City Sports Complex - This site is located at the south end of the Lake Havasu City Airport runway site - This site was studied for field development. While it would be possible to develop sports fields on this site, field lighting would negatively impact the approach to the airport, and could also



This option for development of the North Lake Havasu City Sports Complex was recommended by staff, but never constructed due to potential impacts on future airport development.



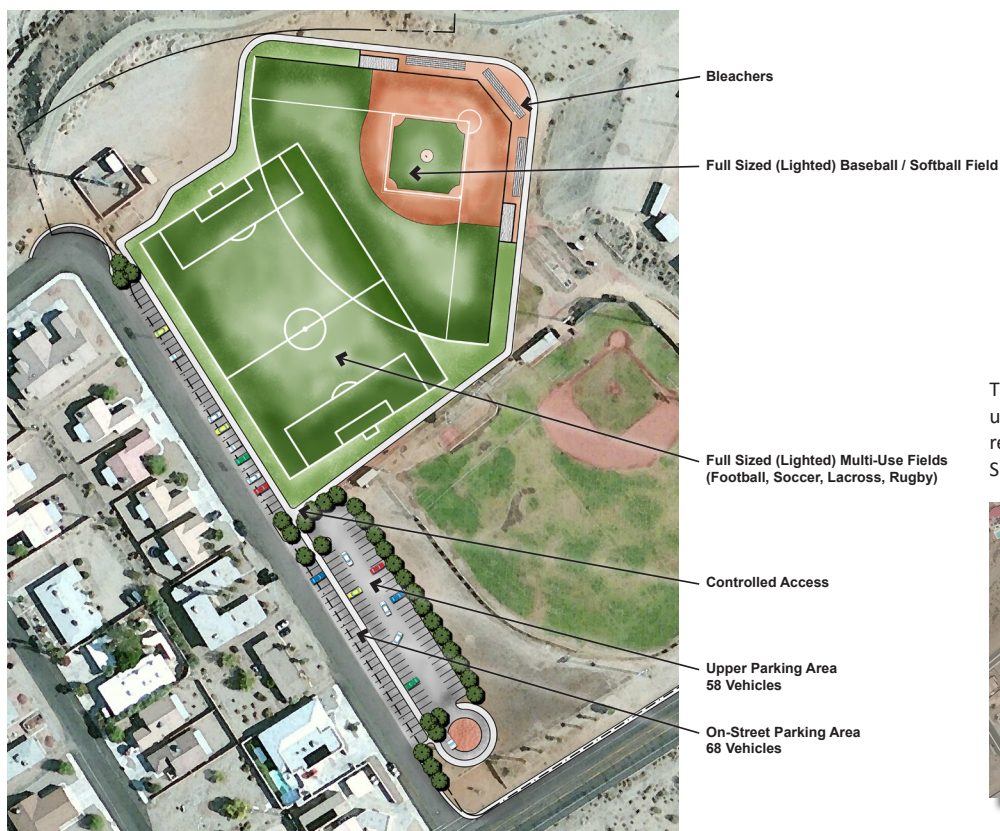
The Mohave Community College site plan shows several fields.



constrain future airport development. Options to recess the fields to provide clearance between flight paths and the field light poles were studied, but deemed cost prohibitive.

Land owned by the Arizona State Land Trust on the east and west side of Interstate 95 near the Lake Havasu City Airport - This option would require adding this parcel to the Five Year State Land Disposition Plan, bidding on this parcel at auction, and providing infrastructure (estimated at 2.75 million) to this undeveloped site. While it could provide a well-located facility that could be developed as a highly competitive tournament facility that meets the needs of residents, the timeline and costs resulted in this option being removed from consideration.

Lake Havasu High School Lower Field Site - This option would upgrade existing facilities and create an additional, lighted, multi-use field at the lower field of the High School. This option was not considered because it does not meet city needs. This options would only provide facilities for one use at a time, would not provide the with with priority use, and would not be available during the day for adult and senior leagues. The facility is not part of a larger field facility that would make the city competitive for tournaments.



Summary of Site Facilities

Fields	
Multi-Use Fields (Lighted) (Football, Soccer, Lacross, Rugby)	1
Baseball / Softball (Lighted)	1

Parking	Vehicles
Upper Parking Lot	58
On-Street Parking	68
Total Estimated Parking	126

The Lake Havasu High School proposed a new multi-use field at it's lower field to provide additional city recreation fields. (source: LHC Community Athletic Site presentation)



Lake Havasu City High School Concept

Lake Havasu City Field Assessment





OPTIONS EXPLORED FURTHER:

Several options to address immediate, mid, and long term field needs, as well as leverage city facilities to attract tournaments are as follows:

- Option Series A: Realign Existing Facilities as Island Ballfields Community Park and Build Facilities at the Airport to Meet Local and Tournament Needs
- Option Series B: Use S.A.R.A. Park
- Options Series C: Build on the Vacant Parcel at Buena Vista Avenue.

Each of these options are explored in the following pages. Figure 28: Options Summary Table, summarizes these options and is located at the end of this chapter.

OPTION SERIES A: USE CITY OWNED LAND AT THE AIRPORT SOUTH OF WHELAN DRIVE

Two options to use city-owned land located south of the Lake Havasu City Airport along the south side of Whelan Drive (Figure 25: Option Series A Location Map). Both of these options provide soccer fields in the short term, and result in the long term development of sports field facilities that could meet resident demand and attract local and regional tournaments.





Option A1: Realign Existing Facilities as Island Ballfields Community Park and Build Facilities at the Airport to Meet Local and Tournament Needs.

This option recommends investing in realigning existing facilities at Island Ballfields Community Park and S.A.R.A. Park and investing in new facilities on city owned land south of Whelan Drive at the Lake Havasu Airport. It meets immediate and long term needs for soccer, and provides a longer term opportunity for the city to build additional field facilities for a variety of field sports.

Short Term (2016-2018)	Comments	Cost (+/-)	Improvements
Make Improvements to Island Ball Field to accommodate soccer	Can accommodate Pop Warner, Telesis, and AYSA. Provides field time when ASU lease expires. Needs coordination with Pop Warner	\$100,000	Upgrade turf, stripe for soccer, portable goals
Convert the fields at S.A.R.A. Park to softball/flex. Renovate fields.	Allows for more efficient use of S.A.R.A. park facilities. Expands field offerings for residents and tournaments.	\$980,000 (over the next 1-4 years)	Replace the Little League outfield fence with portable fence. Major upgrade of fields and facilities.
Seed a multi-use/soccer field on city-owned land south of Whelan Drive at the airport.	Helps to meet current demand for soccer.	\$250,000	Field construction costs, no lights or amenities, with irrigation.
Mid Term (20-18-2025)	Comments	Cost (+/-)	
Build up to 8 more multi-use/ soccer fields at Whelan Drive to create a tournament facility.	This will meet current and future soccer needs at the average level.	\$2.25 M. over time.	This includes lighting for the 1st field and amenities to build a premium soccer facility. Explore options for lease purchase for lighting and to Irrigate with effluent from W/WTP.
Long Term (2025 and beyond)	Comments	Cost (+/-)	
Build 5 flex BB/SB/LL fields at Whelan Drive as a tournament facility	Creates a single multi-sports facility (soccer/ball) that could be marketed for tournaments.	\$ 3.6 M	Premium facility
General Improvements Infrastructure Grading		\$ 1.3M Included above \$.575 M	
Total Option Cost		\$9.055 M	

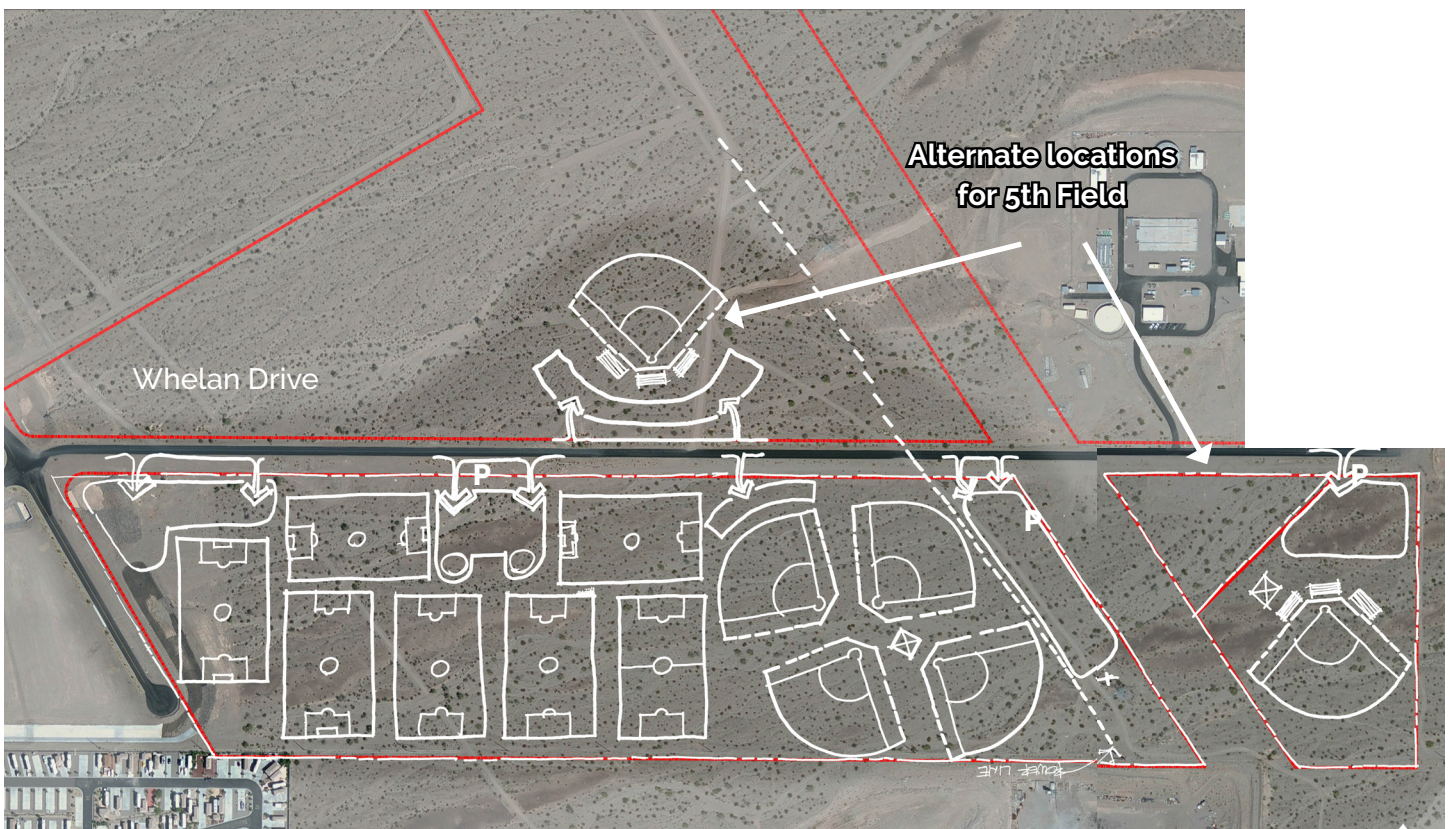


Option A1: Realign Existing Facilities as Island Ballfields Community Park and Build Facilities at the Airport to Meet Local and Tournament Needs Diagram.



Option Summary

- Provides soccer fields immediately at Island Ball Fields and Whelan Drive.
- Provides additional field and potential for a competitive soccer facility at Whelan Drive (mid-long term).
- Provides flex fields at SARA Park that can be used for Little League, baseball, and softball (long term).
- Provides potential for a competitive ballfield facility at Whelan Dr.
- One of the airport LL fields should be developed as a premium field for championship games.
- Potential cost savings from grading (compared to SARA Park) and possible use of effluent.





Option A2: Build Facilities at the Airport to Meet Local and Tournament Needs.

This option focuses all investment in multi-use/soccer field facilities on the site that is on the south side of Whelan Drive south of the Lake Havasu City Airport and expands the short term opportunities to use fields at S.A.R.A. Park while focusing longer term investment in a premium ballfield facility at the Whelan Drive site.

Short Term (2016-2018)	Comments	Cost (+/-)	Improvements
Seed and stripe for two soccer fields on city owned land at Whelan Drive.	Use portable lights for night play. Over time, move to fixed lighting using innovative financing, such as rent-to-own.	\$800,000	\$500,000 (Field Construction) \$300,000 (Permanent Lighting)
Convert the fields at SARA Park to softball/flex	Enhances flexibility of these facilities by making them usable by softball, little league, and baseball. Could support local tournaments.	\$980,000	Minor repairs to make fields immediately more competitive (2015/2016) Replace and upgrade field amenities (2016/2020).
Mid Term (20-18-2025)	Comments	Cost (+/-)	
Build 4 new soccer fields at Airport at Whelan Drive.	Explore options to Irrigate with effluent from WWTP.	\$1.8 M	Premium facility with lights
Build 5 flex BB/SB/LL fields on city land at airport as a tournament facility	Replaces S.A.R.A. Park as tournament facility	\$ 3.6 M	Premium facility with lights
Long Term (2025 and beyond)	Comments	Cost (+/-)	
General Improvements		\$ 1.3 M	
Grading/Infrastructure		\$.575 M	
Total Option Cost		\$9.055 M	

Option Summary

- Focuses most of city investment at airport site
- Provides two soccer fields immediately at airport. One of the future soccer fields should be developed as a premium field for championship games.
- Provides flex fields at S.A.R.A. Park that can be used for Little League and softball.
- One of the airport LL fields should be developed as a premium field for championship games.
- Provides potential cost savings from grading (compared to SARA Park) and possible use of effluent to irrigate fields.



Option A2: Build Facilities at the Airport to Meet Local and Tournament Needs Diagram.





OPTION SERIES B: USE SARA PARK

Four options exist to build in S.A.R.A. Park. S.A.R.A. Park is located at the south border of Lake Havasu City. (Figure 26: Options Series B Location Map). Three of these options would build on land currently leased for other activities; a fourth would use land planned for the RC airfield that is currently located on land leased by the Desert Hawks Radio Control Club and identified for multi-use rectangle and ballfields in the adopted S.A.R.A. Park Master Plan.

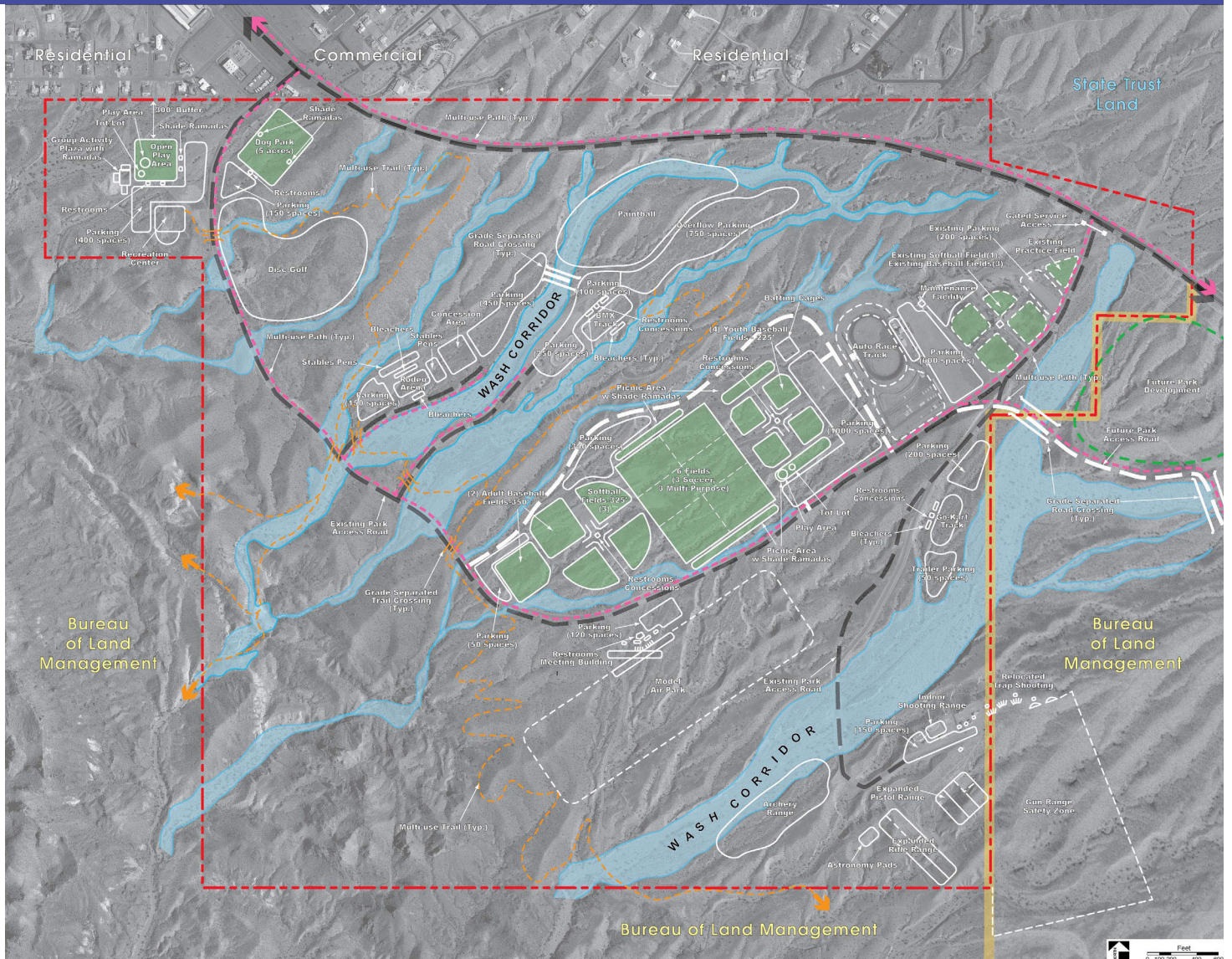
The Special Activities Recreation Area (S.A.R.A.) Park is an approximately 1,082-acre site that is Bureau of Land Management (BLM) land entitled to Lake Havasu City. (Figure 27: S.A.R.A. Park Master Plan.) S.A.R.A. Park includes several uses operating on leased land. These include an auto raceway, BMX track, model airplane field, and a shooting range.

Figure 26: Option Series B Location Map S.A.R.A. Park





Figure 27: S.A.R.A. Park Master Plan





Option B1: Build The S.A.R.A. Park Master Plan And Flip The Planned Ballfield And Multi-Use/Soccer Field Locations, And Build All The Ballfields As Flex Fields

This option would reprogram land currently leased for Motocross and the RC airfield to implement the adopted S.A.R.A. Park Master Plan. It modifies the Master Plan field layout, which as adopted, creates separate softball and baseball facilities separated by soccer fields. Flipping the locations of the northern planned ballfields with the planned soccer fields will enable the city to extend existing infrastructure from the race track and build the soccer fields now. In the future, infrastructure from the soccer fields could be extended to build a large, multi-use baseball/softball/little league facility.

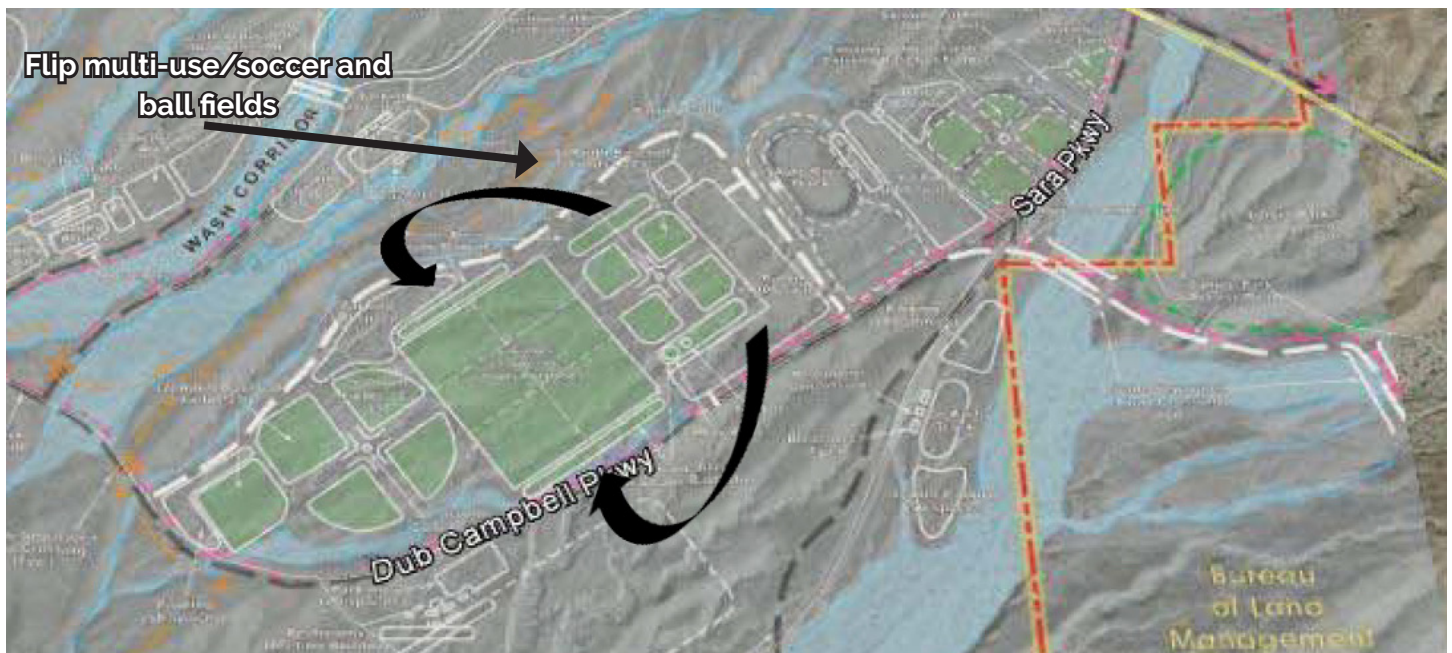
Short Term (2016-2018)	Comments	Cost (+/-)	Improvements
Convert the fields at S.A.R.A. park to flex ballfields	Enhances flexibility of these facilities by making them usable by softball, little league, and baseball. Could support local tournaments.	\$980,000	Complete facility overhaul. Use portable mounds and movable fence.
Mid Term (20-18-2025)	Comments	Cost (+/-)	
When MX lease expires in 2018, build two multi-use/soccer fields	This meets some of the immediate need for soccer	\$900,000	Requires Grading. Electric/Irrigation extended from existing developed area. Lit fields with irrigation
When RC lease expires in 2020: • Build four (4) multi-use/soccer fields • Build four (4) flex fields	Meets local need	\$ 1.8 M \$ 2.3 M	Tournament level amenities Basic amenities
Long Term (2025 and beyond)	Comments	Cost (+/-)	
Build five (5) premium LL/BB fields	Creates a single multi-sports facility (soccer/ ball)	\$ 3.7 M	Tournament level amenities
General Improvements Infrastructure Grading		\$ 1.6M \$.25M \$ 1M	
Total Option Cost Assuming No Relocation Costs for Existing Lease Holders		\$14.53 M	



Option B1: Build The S.A.R.A. Park Master Plan And Flip The Planned Ballfield And Multi-Use/Soccer Field Locations, And Build All The Ballfields As Flex Fields Diagram.

Option Summary

- Uses S.A.R.A. Park
- Sports facilities disconnected (premium but somewhat less competitive design requiring redundant facilities like concession, rest rooms)
- Relocation of RC Airfield
- Extensive grading and infrastructure (estimated \$3M) may be more expensive than airport location.





Option B2: Redesign S.A.R.A. Park as a Premium Tournament Facility

This option would leave the existing RC Airfield in place and reprogram land currently leased for Motocross and Auto Races. This option concentrates investment and results in fields that meet local needs and are designed to be more competitive in the tournament market. The condensed site plan also reduces infrastructure and grading costs.

Short Term (2016-2018)	Comments	Cost (+/-)	Improvements
Make improvements at Island Ball Field Community Park Pop-Warner field to accommodate soccer	Can accommodate Pop Warner, Telesis, and AYSA. Provides field time when ASU lease expires.	\$100,000	\$100,000 (movable soccer goals, other repairs)
Convert the fields at SARA Park to softball/flex	Enhances flexibility of these facilities by making them usable by softball, little league, and baseball. Could support local tournaments.	\$980,000	Total overhaul. Use portable mounds and movable fences.
Mid Term (20-18-2025)	Comments	Cost (+/-)	
When MX lease expires in 2018, build two multi-use/soccer fields	This meets some of the immediate need for soccer and could eliminate relocation costs if lease term is not fulfilled.	\$800,000	Includes permanent lighting. Requires Grading. Electric/Irrigation extended from existing developed area. Lit fields with irrigation
Continue building soccer fields west from existing fields until 6 total fields are constructed.	Would not require relocation of RC airfield. Extensive grading may be required.	\$ 1.8 M	Tournament level amenities
Long Term (2025 and beyond)	Comments	Cost (+/-)	
Build 5 new flex BB/SB/LL fields on racetrack site when lease expires in 2020	Building at racetrack creates a competitive, single multisports facility (soccer/ball)	\$ 3.6 M \$1.0 M	Tournament level amenities Possible costs to relocate racetrack facilities
General Improvements Infrastructure Grading		\$ 1.5 M onsite \$ 1.0 M	
Total Option Cost		\$10.78 M	



Option B2: OPTION B2: Redesign S.A.R.A. Park as a Premium Tournament Facility Diagram

Option Summary

- Uses S.A.R.A. Park
- Results in investments that create a cohesive, connected, premium sports park and efficient placement of support facilities such as concessions, rest rooms, parking to be efficient(duplicate facilities would be necessary for original S.A.R.A. Park Master Plan)
- Using the racetrack for ballfields could eliminate grading and infrastructure costs that might be incurred if ballfields were built west of soccer fields.
- Provides for a championship ball field.
- Allows RC Field to stay in place.
- Would require some re-routing of access road south of existing ballfields.





Option B3: Redesign S.A.R.A. Park as a Premium Tournament Facility And Keep Racetrack

This option would leave the existing racetrack in place and reprogram land currently leased for Motocross. The RC airfield could possibly remain with some changes to its east west run-way current layout. This option concentrates investment and results in fields that meet local needs and are designed to be more competitive in the tournament market. The condensed site plan also reduces infrastructure and grading costs.

Short Term (2016-2018)	Comments	Cost (+/-)	Improvements
Make improvements at Island Ball Field Community Park Pop-Warner field to accommodate soccer	Can accommodate Pop Warner, Telesis, and AYSA. Provides field time when ASU lease expires.	\$100,000	\$100,000 (movable soccer goals, other repairs)
Convert the fields at SARA Park to softball/flex	Enhances flexibility of these facilities by making them usable by softball, little league, and baseball. Could support local tournaments.	\$980,000	Total overhaul. Use portable mounds and movable fences.
Mid Term (20-18-2025)	Comments	Cost (+/-)	
When MX lease expires in 2018, build two multi-use/soccer fields	This meets some of the immediate need for soccer and could eliminate relocation costs if lease term is not fulfilled.	\$800,000	Includes permanent lighting. Requires Grading. Electric/Irrigation extended from existing developed area. Lit fields with irrigation
Continue building soccer fields west from existing fields until 6 total fields are constructed.	Would not require relocation of RC airfield. Extensive grading may be required.	\$ 1.8 M	Tournament level amenities
Long Term (2025 and beyond)	Comments	Cost (+/-)	
Relocate RC Airfield when lease expires in 2020 Build 4 new flex BB/SB/LL fields west of the multi-use/soccer fields	Leaves racetrack in place, allows for shared resources such as rest rooms and infrastructure.	\$ 3.0 M	Tournament level amenities
General Improvements		\$ 1.5 M	
Infrastructure		\$100,000	
Grading		\$ 2.0 M	
Total Option Cost		\$10.28 M	



Option B3: Redesign S.A.R.A. Park as a Premium Tournament Facility And Keep Racetrack Diagram

Option Summary

- Uses S.A.R.A. Park
- Results in investments that create a cohesive, connected, premium sports park and efficient placement of support facilities such as concessions, rest rooms, parking to be efficient (duplicate facilities would be necessary for original S.A.R.A. Park Master Plan)
- Could require location of east-west runway, or scheduling runway and ballfield use so they do not conflict.





Option B4: Build in S.A.R.A. Park in the Area Originally Planned for RC Airfields

This option would construct fields on the undeveloped area southeast of the existing ballfields, originally planned for the R.C. airfields. This option does not require relocating existing uses and could be implemented immediately.

Short Term (2016-2018)	Comments	Cost (+/-)	Improvements
Build 2 - 6 multi-use/ soccer fields	Meets some of the immediate need for multi-use/soccer fields, allows the city to meet average LOS over time.	\$ 2.7 M over time	Construct two fields initially, expand as needed
Mid Term (20-18-2025)	Comments	Cost (+/-)	
Convert the fields at SARA Park to softball/flex	Enhances flexibility of these facilities by making them usable by softball, little league, and baseball. Could support local tournaments.	\$800,000	Includes permanent lighting. Requires Grading. Electric/Irrigation extended from existing developed area. Lit fields with irrigation
Continue building soccer fields west from existing fields until 6 total fields are constructed.	Would not require relocation of RC airfield. Extensive grading may be required.	\$ 1.8 M	Tournament level amenities
Long Term (2025 and beyond)	Comments	Cost (+/-)	
Build 4 new flex BB/SB/LL fields east of soccer fields	Creates a competitive multi-use sports facility at a single location	\$ 3.0 M	Basic field cost
General Improvements		\$ 1.5 M	
Infrastructure		\$250,000	
Grading		\$ 3.0 M	
Total Option Cost		\$11.53 M	



Option B4: Build in S.A.R.A. Park in the Area Originally Planned for RC Airfields Diagram

Option Summary

- Uses S.A.R.A. Park
- Somewhat less competitive design requiring redundant facilities like concession, rest rooms (this site is .5 miles from existing ballfields)
- Opportunities to upgrade ballfields to premium (soccer fields budgeted at premium)
- No relocation of existing leases
- Extensive grading and infrastructure (estimated \$3M) may be more expensive than options with relocation
- Could be implemented immediately





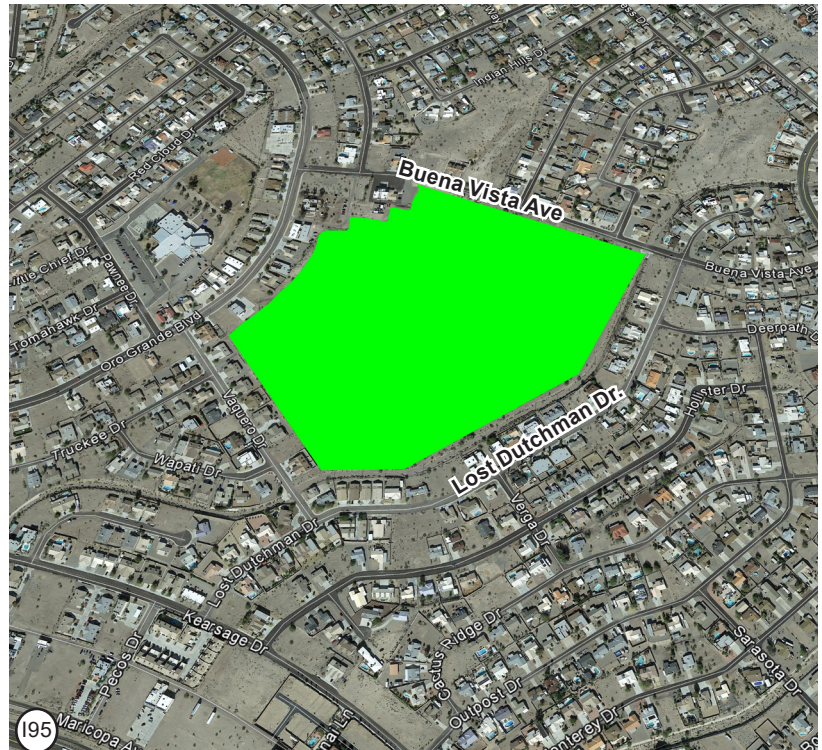
Option C: Build on the Vacant Parcel At Buena Vista Avenue

This option would construct fields on the undeveloped land owned by the Lake Havasu Unified School District east of the existing Oro Grande Elementary School.

Short Term (2016-2018)	Comments	Cost (+/-)	Improvements
Make improvements at Island Ball Field Community Park Pop-Warner field to accommodate soccer	Can accommodate Pop Warner, Telesis, and AYSA. Provides field time when ASU lease expires.	\$100,000	\$100,000 (movable soccer goals, other repairs)
Acquire/Partner with School District and place two soccer fields on part of site.	Primary use for Saturday daytime games. Could use portable lighting for night practice games.	\$500,000	No lighting. Requires Grading. To reduce costs, soccer organizations could build fields.
General Improvements		\$ 175,000	
Infrastructure		\$175,000	
Grading		\$377,500	
Total Option Cost		\$1.327 (with land acquisition) \$ 950,000 (without acquisition)	

Option Summary

- 40-acre School District site
- Parking and lights could impact neighborhood.
- Site access via local streets
- Near term alternative to provide fields can be combined with other options.
- Some type of partnership with School District or acquisition needed to use this site.
- OPTION: Consider working with School District to lease land and create soccer fields for daytime use.
- OPTION: Soccer organizations participate in construction of fields.





Option D: Build Soccer Fields at Cypress Park

This option would result in reprogramming Cypress Park for Soccer.

Short Term (2016-2018)	Comments	Cost (+/-)	Improvements
Construct 2 full and one pee wee soccer field at Cypress Park.	Will help meet immediate need for soccer fields. Some additional area can be provided for parking once soccer fields are constructed. Work with surrounding area to consider lights of one field for night time play.	\$1,000,000 (3 fields)	
General Improvements Infrastructure Grading		\$ 1.0 M \$150,000 Needed, not estimated	
Total Option Cost		\$1.15 M	

Option Summary

- 7.66 Acre site owned by School District and used by the city
- Could accommodate two full size and one pee-wee field
- Parking and lights could impact neighborhood.
- Site access via local streets
- Near term alternative to provide fields can be combined with other options.
- Site requires grading







Figure 28: Options Summary Table

Option	Cost (millions)	Summary
A1. Realign Existing Facilities as Island Ballfields Community Park and Build Facilities at the Airport to Meet Local and Tournament Needs	\$ 9.055	<ul style="list-style-type: none"> • Provides soccer fields immediately at Island Ball Fields and Whelan Drive. • Provides additional field and potential for a competitive soccer facility at Whelan Drive (mid-long term). • Provides flex fields at SARA Park that can be used for Little League, baseball, and softball (long term). • Provides potential for a competitive ballfield facility at Whelan Dr. • One of the airport LL fields should be developed as a premium field for championship games. • Potential cost savings from grading (compared to SARA Park) and possible use of effluent.
A2. Focus all investment in multi-use/soccer field facilities on the site that is on the south side of Whelan Drive south of the Lake Havasu City Airport and expand the short term opportunities to use fields at S.A.R.A. Park while focusing longer term investment in a premium ballfield facility at the Whelan Drive site.	\$ 9.055	<ul style="list-style-type: none"> • Focuses most of city investment at airport site • Provides two soccer fields immediately at airport. One of the future soccer fields should be developed as a premium field for championship games. • Provides flex fields at S.A.R.A. Park that can be used for Little League and softball. • One of the airport LL fields should be developed as a premium field for championship games. • Provides potential cost savings from grading (compared to SARA Park) and possible use of effluent to irrigate fields.
B1. Reprogram land currently leased for Motocross and the RC airfield to implement the adopted S.A.R.A. Park Master Plan. Flip the locations of the northern planned ballfields with the planned soccer fields to extend existing infrastructure from the race track and build the soccer fields now. In the future, extend infrastructure from the soccer fields to build a large, multi-use baseball/softball/little league facility.	\$14.53	<ul style="list-style-type: none"> • Uses S.A.R.A. Park • Sports facilities disconnected (premium but somewhat less competitive design requiring redundant facilities like concession, rest rooms) • Relocation of RC Airfield • Extensive grading and infrastructure (estimated \$3M) may be more expensive than airport location.



Figure 28: Options Summary Table

Option	Cost (millions)	Summary
B2. Leave the existing RC Airfield in place and reprogram land currently leased for Motocross and Auto Races for sports fields.	\$10.78	<ul style="list-style-type: none"> • Uses S.A.R.A. Park • Results in investments that create a cohesive, connected, premium sports park and efficient placement of support facilities such as concessions, rest rooms, parking to be efficient(duplicate facilities would be necessary for original S.A.R.A. Park Master Plan) • Using the racetrack for ballfields could eliminate grading and infrastructure costs that might be incurred if ballfields were built west of soccer fields. • Provides for a championship ball field. • Allows RC Field to stay in place. • Would require some re-routing of access road south of existing ballfields.
B3. Leave the existing racetrack in place and reprogram land currently leased for Motocross. Concentrates investment and results in fields that meet local needs and are designed to be more competitive in the tournament market. The condensed site plan also reduces infrastructure and grading costs.	\$ 10.28	<ul style="list-style-type: none"> • Uses S.A.R.A. Park • Results in investments that create a cohesive, connected, premium sports park and efficient placement of support facilities such as concessions, rest rooms, parking to be efficient(duplicate facilities would be necessary for original S.A.R.A. Park Master Plan) • Could require location of east-west runway, or scheduling runway and ballfield use so they do not conflict.
B4. Construct fields on the undeveloped area southeast of the existing ballfields, originally planned for the R.C. airfields.	\$11.53	<ul style="list-style-type: none"> • Uses S.A.R.A. Park • Somewhat less competitive design requiring redundant facilities like concession, rest rooms (this site is .5 miles from existing ballfields) • Opportunities to upgrade ballfields to premium (soccer fields budgeted at premium) • No relocation of existing leases • Extensive grading and infrastructure (estimated \$3M) may be more expensive than options with relocation • Could be implemented immediately
C. Construct fields on the undeveloped land owned by the Lake Havasu Unified School District east of the existing Oro Grande Elementary School.	\$1.327 (with land acquisition) \$.95 w/o land acquisition)	<ul style="list-style-type: none"> • 40-acre School District site • Parking and lights could impact neighborhood. • Site access via local streets • Near term alternative to provide fields can be combined with other options. • Some type of partnership with School District or acquisition needed to use this site. • OPTION: Consider working with School District to lease land and create soccer fields for daytime use. • OPTION: Soccer organizations participate in construction of fields.



Figure 28: Options Summary Table

Option	Cost (millions)	Summary
D. Build fields at Cypress Park	\$1.15M (does not include grading costs)	<ul style="list-style-type: none">• Could provide two full-size and one pee wee field to meet immediate needs• Site requires grading (not included in cost estimate)• Lighting could be provided (costs include lighting for one field)• Parking could be provided on street and potentially, at city Water Treatment Plant to the south.



6. Options Evaluation

INTRODUCTION

Lake Havasu City has an active and engaged sports community. Nearby jurisdictions, including Bullhead City and Kingman have made significant investments in fields that serve residents and are used to attract local and regional sports tournaments. The city recognizes that its current sports field level of service is low compared to Bullhead City and Lake Havasu and wishes to meet the sports field needs of its residents. As the city considers investing in fields, it is also investigating options to leverage its investment to contribute to the already robust Lake Havasu tourist economy.

When examining options to enhance the sports field level of service for its residents, the city faces significant constraints with regards to available land and topography. Figure 29: Options Evaluation Matrix evaluates the options based on considerations of cost, community priorities, and potential to leverage economic development.



Figure 29: Options Evaluation Matrix

Option	Cost (millions)	Summary	Evaluation Criteria			
			Cost	Priorities	Tournaments	Overall Score
A1. Realign Existing Facilities as Island Ballfields Community Park and on the site that is on the south side of Whelan Drive south of the Lake Havasu City Airport to Meet Local and Tournament Needs	\$ 9.055	<ul style="list-style-type: none"> Provides soccer fields immediately at Island Ball Fields and Whelan Drive. Provides additional field and potential for a competitive soccer facility at Whelan Drive (mid-long term). Provides flex fields at SARA Park that can be used for Little League, baseball, and softball (long term). Provides potential for a competitive ballfield facility at Whelan Dr. One of the airport LL fields should be developed as a premium field for championship games. Potential cost savings from grading (compared to SARA Park) and possible use of effluent. 	Low If combined with Buena Vista option, add \$1M	Meets all. Provides one "close in" location for soccer and balance of soccer facilities located at airport. Can be accomplished as funding is available. Could be combined with option C. Buena Vista to meet short term soccer needs.	Yes Would result in a highly competitive facility that is easily accessed.	High
A2. Focus all investment in multi-use/soccer field facilities on the site that is on the south side of Whelan Drive south of the Lake Havasu City Airport and expand the short term opportunities to use fields at S.A.R.A. Park while focusing longer term investment in a premium ballfield facility at the Whelan Drive site.	\$ 9.055	<ul style="list-style-type: none"> Focuses most of city investment at airport site Provides two soccer fields immediately at airport. One of the future soccer fields should be developed as a premium field for championship games. Provides flex fields at S.A.R.A. Park that can be used for Little League and softball. One of the airport LL fields should be developed as a premium field for championship games. Provides potential cost savings from grading (compared to SARA Park) and possible use of effluent to irrigate fields. 	Low If combined with Buena Vista option, add \$1M	Meets all. Focuses all investment at airport. Can be accomplished as funding is available. Could be combined with option C. Buena Vista to meet short term soccer needs.	Yes Would result in a highly competitive facility that is easily accessed.	High



Figure 29: Options Evaluation Matrix

Option	Cost (millions)	Summary	Evaluation Criteria			
			Cost	Priorities	Tournaments	Overall Score
B1. Reprogram land currently leased for Motocross and the RC airfield to implement the adopted S.A.R.A. Park Master Plan. Flip the locations of the northern planned ballfields with the planned soccer fields to extend existing infrastructure from the race track and build the soccer fields now. In the future, extend infrastructure from the soccer fields to build a large, multi-use baseball/softball/little league facility.	\$14.53	<ul style="list-style-type: none"> • Uses S.A.R.A. Park • Sports facilities disconnected (premium but somewhat less competitive design requiring redundant facilities like concession, rest rooms) • Relocation of RC Airfield • Extensive grading and infrastructure (estimated \$3M) may be more expensive than airport location. 	High	<p>Meets most.</p> <p>Can be constructed as leases expire.</p> <p>Would result in relocation/ loss of existing revenue generating activities at S.A.R.A. Park.</p>	<p>Yes .</p> <p>Would result in a highly competitive facility that is easily accessed.</p>	Low (cost, timing)
B2. Leave the existing RC Airfield in place and reprogram land currently leased for Motocross and Auto Races for sports fields.	\$10.78	<ul style="list-style-type: none"> • Uses S.A.R.A. Park • Results in investments that create a cohesive, connected, premium sports park and efficient placement of support facilities such as concessions, rest rooms, parking to be efficient(duplicate facilities would be necessary for original S.A.R.A. Park Master Plan) • Using the racetrack for ballfields could eliminate grading and infrastructure costs that might be incurred if ballfields were built west of soccer fields. • Provides for a championship ball field. • Allows RC Field to stay in place. • Would require some re-routing of access road south of existing ballfields. 	Mid-range	<p>Meets most.</p> <p>Can be constructed as leases expire.</p> <p>Would result in relocation/ loss of existing revenue generating activities at S.A.R.A. Park.</p>	Yes	Medium (timing)



Figure 29: Options Evaluation Matrix

Option	Cost (millions)	Summary	Evaluation Criteria			
			Cost	Priorities	Tournaments	Overall Score
B3. Leave the existing racetrack in place and reprogram land currently leased for Motocross. Concentrates investment and results in fields that meet local needs and are designed to be more competitive in the tournament market. The condensed site plan also reduces infrastructure and grading costs.	\$ 10.28	<ul style="list-style-type: none"> • Uses S.A.R.A. Park • Results in investments that create a cohesive, connected, premium sports park and efficient placement of support facilities such as concessions, rest rooms, parking to be efficient (duplicate facilities would be necessary for original S.A.R.A. Park Master Plan) • Could require location of east-west runway, or scheduling runway and ballfield use so they do not conflict. 	Mid-range	<p>Meets all.</p> <p>Can be constructed as leases expire.</p> <p>Would result in relocation/ loss of existing revenue generating activities at S.A.R.A. Park.</p>	Yes	Medium
B4. Construct fields on the undeveloped area southeast of the existing ballfields, originally planned for the R.C. airfields.	\$11.53	<ul style="list-style-type: none"> • Uses S.A.R.A. Park • Somewhat less competitive design requiring redundant facilities like concession, rest rooms (this site is .5 miles from existing ballfields) • Opportunities to upgrade ballfields to premium (soccer fields budgeted at premium) • No relocation of existing leases • Extensive grading and infrastructure (estimated \$3M) may be more expensive than options with relocation • Could be implemented immediately 	Mid-range / high	<p>Meets all.</p> <p>Can be constructed as funding permits.</p>	Yes; would upgrading using existing fields and new fields constructed under this option.	High



Figure 29: Options Evaluation Matrix

Option	Cost (millions)	Summary	Evaluation Criteria			
			Cost	Priorities	Tournaments	Overall Score
C. Construct fields on the undeveloped land owned by the Lake Havasu Unified School District east of the existing Oro Grande Elementary School.	\$1.33 (with land acquisition) \$.95 w/o land acquisition)	<ul style="list-style-type: none"> • 40-acre School District site • Parking and lights could impact neighborhood. • Site access via local streets • Near term alternative to provide fields can be combined with other options. • Some type of partnership with School District or acquisition needed to use this site. • OPTION: Consider working with School District to lease land and create soccer fields for daytime use. • OPTION: Soccer organizations participate in construction of fields. 	Very low	<p>Some.</p> <p>Meets short term soccer field needs.</p> <p>Does not provide additional ballfields, or meet long term soccer need.</p>	Limited	Low as a single option. If considered with other options, this is a viable short term measure to meet local soccer needs.
D. Build fields at Cypress Park	\$1.15 M (excludes grading costs)	<ul style="list-style-type: none"> • Could provide two full-size and one pee wee field to meet immediate needs • Site requires grading (not included in cost estimate) • Lighting could be provided (costs include lighting for one field) • Parking could provided on street and potentially, at city Water Treatment Plant to the south. 	Very low	<p>Meets short term soccer field needs.</p> <p>Does not provide additional ballfields.</p>	Limited	High to address short term needs.



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7. Recommendations

INTRODUCTION

This chapter summarizes current and future field need and identifies options to address this need in the short and long term. Overall, the most cost effective and implement-able option is to meet a portion of the short term needs for soccer and focusing on long term needs using facilities that can be leveraged for economic development. Based on this analysis, the best options to accomplish this include the immediate need for soccer fields by building multi-use soccer fields at Cypress Daytona Park and over time, building facilities that will meet long term sports field needs and can be leveraged for tournaments on the site south of the Airport at Whelan Drive. This option allows the city to control the schedule, because it manages or owns the land, Cypress is already used as a practice field (no change in use), and Whelan Drive is currently vacant. A variation of this option is to start building soccer fields at Whelan Drive immediately. This site can accommodate all of the city's projected soccer needs as well as a new four field ballfield facility. Should the city determine that it wants to compete in the tournament market, this site provides an opportunity to aggregate fields in a highly accessible location that can be improved over time to premium standards. The drawback is that this facility is not "in town" and less convenient for local evening and weekend practice. To provide this amenity, fields at Daytona Cypress Park could provide a good, but slightly less economic, option.



LEVEL OF SERVICE AND NEED THROUGH 2025

The city's Level of service for soccer/rectangle fields is far below the level of service established by the peer jurisdictions selected by the city. At the lowest level of service range (established by Goodyear and Kingman), the city will need an additional 5 fields to meet current demand and an additional field to meet population growth by 2025.

The city's level of service for softball fields is slightly above the lowest level of service established by the peer jurisdictions selected by the city. At the lowest level of service (established by Goodyear), the city does not need additional fields; at the Average Level of Service, the city needs six fields to meet current demand and an additional two fields to meet demand by 2025.

The city's level of service for baseball fields is slightly above average. To maintain this level of service through 2025, an additional field would be needed.

PRIORITIZED RECOMMENDATIONS

1. Meet immediate and current need for soccer fields.

Build two (2) full-size and one (1) small soccer field at Cypress Park or up to four full size and two small size fields on the vacant parcel owned by the LHC USD at Buena Vista Avenue and Lost Duchman Drive (Buena Vista site). This would provide an immediate, in town option for local soccer leagues.

Estimated cost: \$1.15 Million.

See Figure 30: Cypress Park

2. Enhance field flexibility at S.A.R.A. Park.

Replace permanent fence on field 1 with a movable fence (allows use for adult BB); Use a portable mound on field 2 (allows use for little league, Baseball and Softball); and skin the infield on field 3 (to accommodate girls softball) and add a portable mound so this field can also be used for little league and baseball.

Estimated Cost: Portable Mound: \$2,000-\$5,000 per field
Movable Fence: \$1,800/year

3. Build a Tournament Facility on Vacant City-Owned Land South of Whelan Drive.

This site is well-located and accessible, level, and provides ample room for lighted soccer and ball fields with parking. In the long term, this site offers the city the most leverage for its investment. It provides facilities for local leagues, and could be a competitive tournament destination. A management plan for this facility is located in Appendix D: Tournament Facility Management Plan.

Estimated Cost: \$8.075 million.

See Figure 31: Whelan Drive Site

Figure 30: Cypress Park Recommendation



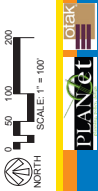
Summary of Site Facilities	
Fields	
Multi-Use Fields (Lighted)	3
(Football, Soccer, Lacross, Rugby)	
Structures	
Ramadas	1
Large Scale Groups	
Play Area	
Multi-Age Shaded Play Area	1
Fitness Course	1
Parking	
North Parking Lot	37
Southeast Parking Lot	27
South Parking Lot	71
Total Estimated Parking	
135	



Summary of Site Facilities

Fields	Structures	Play Area
Ball Fields (Lighted) (Baseball / Softball)	Concessions / Restroom	Large Multi-Age Shaded Play Area
4	2 Facilities +/- 1800 SF EA.	17,280 SF
Multi-Use Fields (Lighted) (Football, Soccer, Lacross, Rugby)	Ramadas Large Scale Groups Individual	Parking
6 Full Size 2 Half Size	5 6	West Parking Lot Mid West Parking Lot Mid East Parking Lot East Parking Lot
		156 106 90 260
		Total Estimated Parking
		612

Whelan Drive Park Concept





Appendix A

Facility Evaluations



Park Name: Arizona State University

Field	Quantity	Age	Condition
Open Space Area	0		
Soccer/Football	1	< 15 Years	Minor Attention Needed
Baseball	1	< 15 Years	
Outfield			Major Attention Needed
Skinned Infield			Meets Standards
Grass Infield			Meets Standards
Softball (Practice)	1	< 15 Years	
Outfield			
Skinned Infield			Major Attention Needed
Field Amenities			
Announcer Tower/Area	0		
Back Stop	3	< 15 Years	Major Attention Needed (1); Minor Attention Needed (2)
Batting Cages/Bull Pen	0		
Drinking Fountain - On Field	2	< 15 Years	Minor Attention Needed
Dugout	2	< 15 Years	Major Attention Needed
Football Goals	2	15+ Years	Meets Standards
Score Board	0		
Soccer Goals - Movable	4	< 10 Years	Unsafe Conditions
Storage Area	0		
Park Amenities			
Bar-B-Que	0		
Other Courts	0		
Benches	0		
Bleachers - Attached	0		
Bleachers - Movable	6 (212 Seats)	< 15 Years	Meets Standards
Concessions Stand			
Drinking Fountains	1	< 15 Years	Major Attention Needed
Exercise Equipment	0		
Ramada/Shade Structure	0		
Restroom	1	< 15 Years	Minor Attention Needed
Picnic Table	0		
Playground Equipment	0		
Trash Can	14	< 15 Years	Meets Standards
Lighting			
Sports Lighting	10	10-15 Years	Meets Standard
Pedestrian Lighting	No Data		
Other Lighting	No Data		
Irrigation			
Orbit 12 Station Controller	1	< 5 Years	Meets Standards
Hunter ICC 24 Stations	1	< 15 Years	Meets Standards
Water Meter	1	< 15 Years	Meets Standards
Parking			
ADA Stalls	No Data		
Standard Stalls	No Data		



Park Name: Avalon Park

Field	Quantity	Age	Condition
Open Space Area	1	-	-
Soccer/Football	0		
Baseball	0		
Outfield			
Skinned Infield			
Grass Infield			
Softball	0		
Skinned Infield			
Field Amenities			
Back Stop	1	< 15 Years	Minor Attention Needed
Batting Cages/Bull Pen	0		
Drinking Fountain - On Field	0		
Dugout	0		
Football Goals	0		
Soccer Goals - Movable	0		
Storage Area	0		
Park Amenities			
Announcer Tower/Area	0		
Bar-B-Que	0		
Other Courts	1	-	Meets Standards Excellent (3);
Benches	8	< 15 Years	Meets Standards (2); Minor Attention Needed (3)
Bleachers - Attached	0		
Bleachers - Movable	0		
Concessions Stand	0		
Drinking Fountains	0		
Exercise Equipment	0		
Ramada/Shade Structure	5	< 15 Years	Meets Standards
Restroom	0		
Score Board	0		
Picnic Table	0		
Playground Equipment	1	5-10 Years	Meets Standards
Trash Can	7	-	Meets Standards
Lighting			
Sports Lighting	0		
Pedestrian Lighting	0		
Other Lighting	2	10-15 Years	Meets Standards
Irrigation			
Backflow Preventer	1	< 15 Years	Meets Standards
Motorola Scorpio	1	< 15 Years	Meets Standards
Water Meter	1	10-15 Years	Meets Standards
Parking			
ADA Stalls	No Data	-	
Standard Stalls	No Data	-	



Park Name: Daytona-Cypress

Field	Quantity	Age	Condition
Open Space Area (Shared)	1	< 15 Years	Meets Standards
Soccer/Football	0		
Little League (Practice)	1	10-15 Years	
Outfield			Minor Attention Needed
Skinned Infield			
Grass Infield			
Softball	0		
Outfield			
Skinned Infield			

Field Amenities

Announcer Tower/Area	0		
Back Stop	2	-	-
Batting Cages/Bull Pen	0		
Drinking Fountain - On Field	0		
Dugout	0		
Football Goals	0		
Score Board	0		
Soccer Goals - Movable	0		
Storage Area	0		

Park Amenities

Bar-B-Que	0		
Other Courts	0		
Benches	0		
Bleachers - Attached	0		
Bleachers - Movable	0		
Concessions Stand	0		
Drinking Fountains	0		
Exercise Equipment	0		
Ramada/Shade Structure	0		
Restroom	0		
Picnic Table	0		
Playground Equipment	0		
Trash Can	4	5-10 Years	Minor Attention Needed (2); Meets Standards (2)

Lighting

Sports Lighting	0		
Pedestrian Lighting	0		
Other Lighting	0		

Irrigation

Controller	1	< 15 Years	Meets Standards
Water Meter	1	5-10 Years	Meets Standards

Parking

ADA Stalls	No Data		
Standard Stalls	No Data		



Park Name: Dick Samp Memorial Park

Field	Quantity	Age	Condition
Open Space Area (Shared)	0		
Soccer/Football	0		
Little League	2	5-10 Years	
Outfield			Minor Attention Needed (1);
Skinned Infield			Meets Standards (1)
Grass Infield			Meets Standards
Softball	0		
Outfield			
Skinned Infield			
Field Amenities			
Announcer Tower/Area	1	-	-
Back Stop	2	5-10 Years	Meets Standards
Batting Cages/Bull Pen	4	5-10 Years	Minor Attention Needed (1);
			Meets Standards (4)
Drinking Fountain - On Field	0		
Dugout	4	5-10 Years	Meets Standards
Football Goals	0		
Soccer Goals - Movable	0		
Score Board	2	5-10 Years	Meets Standards
Storage Area	1	-	-
Park Amenities			
Bar-B-Que	0		
Other Courts	0		
Benches	7	5-10 Years	Meets Standards
Bleachers - Attached	0		
Bleachers - Movable	4 (240 Seats)	5-10 Years	Minor Attention Needed (3);
			Meets Standards (1)
Concessions Stand	1	5-10 Years	Meets Standards
Drinking Fountains	1	5-10 Years	Meets Standards
Exercise Equipment	0		
Ramada/Shade Structure	6	5-10 Years	Meets Standards
Restroom	1	5-10 Years	Meets Standards
Picnic Table	0		
Playground Equipment	1	5-10 Years	Meets Standards
Trash Can	14	5-10 Years	Meets Standards
Lighting			
Sports Lighting	10	5-10 Years	Meets Standards
Pedestrian Lighting	0	5-10 Years	Meets Standards
Other Lighting	13	5-10 Years	Meets Standards
Irrigation			
Controller	1	5-10 Years	Meets Standards
Water Meter	1	5-10 Years	Meets Standards
Parking			
ADA Stalls	No Data		
Standard Stalls	No Data		



Park Name: Island Ball Field

Field	Quantity	Age	Condition
Open Space Area (Shared)	0		
Soccer/Football	1	< 15 Years	Minor Attention Needed
Little League	1	No Data	
Outfield			Major Attention Needed
Skinned Infield			Minor Attention Needed
Grass Infield			
Softball	0		
Outfield			
Skinned Infield			

Field Amenities

Announcer Tower/Area	1	15+	Minor Attention Needed
Back Stop	1	No Data	No Data
Batting Cages/Bull Pen	0		
Drinking Fountain - On Field	0		
Dugout	2	< 15 Years	Meets Standards
Football Goals	2	15+	Minor Attention Needed
Soccer Goals - Movable	2	< 15 Years	Major Attention Needed (1); Minor Attention Needed (1)
Score Board	1	15+	Minor Attention Needed
Storage Area			

Park Amenities

Bar-B-Que	0		
Other Courts	0		
Benches	2	<15 Years	Major Attention Needed (1); Minor Attention Needed (1)
Bleachers - Attached	0		
Bleachers - Movable	8	< 15 Years	Unsafe Conditions (6); Minor Attention Needed (1); Meets Standards (1)
Concessions Stand	1	< 15 Years	Minor Attention Needed
Drinking Fountains	3	10-15 Years	Meets Standards
Exercise Equipment	0		
Ramada/Shade Structure	1	< 15 Years	Minor Attention Needed
Restroom	1	< 15 years	Meets Standards
Picnic Table	2	< 15 Years	Meets Standards
Playground Equipment			
Trash Can	17	10-15 Years	Meets Standards

Lighting

Sports Lighting	8	< 15 Years	Meets Standards
Pedestrian Lighting	0		
Other Lighting	0		

Irrigation

Motorola Controller	1	10-15 Years	Meets Standards
Water Meter	No Data	-	-

Parking

ADA Stalls	2	< 15 Years	Major Attention Needed
Standard Stalls	30	< 15 Years	Major Attention Needed



Park Name: Rotary Community Park

Field	Quantity	Age	Condition
Open Space Area	8	< 15 Years	Meets Standards
Soccer/Football	0		
Little League	3	< 15 Years	
Outfield			Minor Attention Needed (1); Meets Standards (2)
Skinned Infield			Meets Standards
Grass Infield			
Softball (Shared)	1	< 15 Years	
Outfield			
Skinned Infield			Meets Standards
Field Amenities			
Announcer Tower/Area			
Back Stop	3		
Batting Cages/Bull Pen	2	< 15 Years	Minor Attention Needed (1); Meets Standards (1)
Drinking Fountain - On Field	13	< 15 Years	Minor Attention Needed (11); Meets Standards (2)
Dugout	6	< 15 Years	Minor Attention Needed (5); Meets Standards (1)
Football Goals	0		
Soccer Goals - Movable	0		
Score Board	0		
Storage Area	0		
Park Amenities			
Bar-B-Que	0		
Other Courts	8	15 +	Major Attention Needed (1); Meets Standards (7)
Benches	106	< 15 Years	Major Attention Needed (1); Minor Attention Needed (9); Meets Standards (77); Excellent (13)
Bleachers - Attached	2 (6 Seats)	5-10 years	Meets Standards (1); No Data (1)
Bleachers - Movable	14 (500 Seats)	< 15 Years	Major Attention Needed (1); Minor Attention Needed (3); Meets Standards (10)
Concessions Stand			
Drinking Fountains	0		
Exercise Equipment	14	< 5 Years	Meets Standards (13); No Data (1)
Ramada/Shade Structure	17	< 15 Years	Minor Attention Needed (1); Meets Standards (16)
Restroom	3	15-Oct	Meets Standards
Picnic Table	12	< 15 Years	Major Attention Needed (4); Minor Attention Needed (8)
Playground Equipment	5	< 15 Years	Minor Attention Needed (1); Meets Standards (4)
Trash Can	106	No Data	Meets Standards (35); No Data (71)
Lighting			
Sports Lighting	31	< 15 Years	Major Attention Needed (1); Meets Standards (24); Excellent (6)
Pedestrian Lighting	62	< 15 Years	Meets Standards (44); No Data (18)
Other Lighting	41	< 15 Years	Unsafe Condition (1); Minor Attention Needed (1); Meets Standards (14); Excellent (25)
Irrigation			
Motorola Controller	3	< 15 Years	Meets Standards
Water Meter	3	< 15 Years	Meets Standards
Parking			
ADA Stalls	26	< 15 Years	Meets Standards (4); Excellent (2); No Data (1)
Standard Stalls	519		



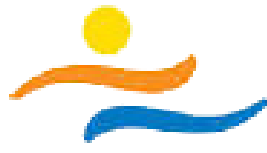
Park Name: S.A.R.A. Park

Field	Quantity	Age	Condition
Open Space Area	0		
Soccer/Football	0		
Little League	3	< 15 Years	
Outfield			Meets Standards
Skinned Infield			Meets Standards (3); No Data (1)
Grass Infield			Meets Standards
Softball (Shared)	1	< 15 Years	
Outfield			Meets Standards
Skinned Infield			Meets Standards
Field Amenities			
Announcer Tower/Area	1		
Back Stop	4	< 15 Years	Minor Attention Needed (3); Meets Standards (1)
Batting Cages/Bull Pen	0		
Drinking Fountain - On Field	0		
Dugout	8	< 15 Years	Minor Attention Needed (7); Meets Standards (1)
Football Goals	0		
Soccer Goals - Movable	0		
Score Board	4	10 + Years	Minor Attention Needed (2); Meets Standards (2)
Storage Area	1	No Data	No Data
Park Amenities			
Bar-B-Que	2	No Data	Minor Attention Needed (1); No Data (1)
Other Courts	0		
Benches	13	< 15 Years	Minor Attention Needed (5); Meets Standards (8)
Bleachers - Attached	0		
Bleachers - Movable	8	No Data	No Data
Concessions Stand	1	10-15 Years	Meets Standards
Drinking Fountains	1	No Data	Meets Standards
Exercise Equipment	0		
Ramada/Shade Structure	7	< 15 Years	Minor Attention Needed (6); Excellent (1)
Restroom	1	No Data	No Data
Picnic Table	0		
Playground Equipment	1	10-15 Years	Meets Standards
Trash Can	30	10-15 Years	Meets Standards (24); No Data (6)
Lighting			
Sports Lighting	18	< 15 Years	Meets Standards
Pedestrian Lighting	18	10-15 Years	Meets Standards
Other Lighting	18	< 5 Years	Meets Standards
Irrigation			
Motorola Controller	3	10-15 Years	Minor Attention Needed (2); Meets Standards (1)
Water Meter	1	No Data	No Data
Parking			
ADA Stalls	12	No Data	Meets Standards
Standard Stalls	172	No Data	Meets Standards



Appendix B

Field and Facility Evaluation Form



LHC FIELD ASSESSMENT EXAMPLE RATING SYSTEM

1. Excellent (All conditions Met – no yellow, orange or red items)
2. Meets Standards (Any Yellow Items)
3. Minor Attention Needed (Any Orange Items)
4. Major Attention Needed (No Red items, any orange item)
5. Unsafe conditions (Any red item)

A. Turf	YES	NO
a. Turf has a healthy dense stand of grass and coverage is no less than 95% of playable area.		
b. Play area has a uniform surface and well drained.		
c. Turf is mowed at the appropriate height for the type of grass used, the time of the season, and the type of field use.		
d. Turf is relatively free of any litter or debris.		
B. Skinned Infields		
a. Infields have a uniform surface and are free of lips, holes and trip hazards.		
b. Infields are well drained with no standing water areas.		
c. Infields have proper soil consistency for intended usage.		
d. Infields are playable as per Little League and Amateur Softball Association rules and specifications.		
e. Bases and plates are properly installed, level, and are at the proper distances and anchored in accordance to manufacturer's specifications and league requirements.		
f. Warning tracks exist and are in good shape		
g. Pitching mounds are in good shape		



LHC FIELD ASSESSMENT EXAMPLE RATING SYSTEM

C. Ballpark Player Amenities			
a. Batting Cages exist and are in good shape			
b. Bullpens exist and are in good shape			
c. Dugouts			
i. Dugouts protect area for teams			
ii. Dugouts are shaded			
iii. Dugouts have amenities in good shape (racks, benches, etc.)			
d. Drinking fountains associated with the field are in good shape			
D. Soccer Goals			
a. Goals are properly installed and anchored.			
b. Goal frames show no excessive bending.			
c. Nets are in good condition and free of holes, tears, and fraying which would allow a soccer ball to pass.			
E. Bleachers / Benches			
a. Hardware is intact.			
b. Bracing is tightly connected.			
c. Seating surface is clean, smooth, and free of protrusions and have no catch points, exposed sharp edges or pointed corners.			
d. Nails, bolts, or screws are flush with the surface.			
e. Bleacher areas have relatively clean trash receptacles present and are in good condition.			
f. Shade structures are secure			
g. Shade structures are free from excessive tears			
h. Wood Bleachers ONLY – Slats are smooth and structurally sound			

LHC FIELD ASSESSMENT EXAMPLE RATING SYSTEM

F. Lights			
a. 90% of lamps for each field are operational.			
b. 75% of lamps for each field are operational.			
c. No electrical conducting wires are exposed.			
d. Ballast boxes and components are properly installed and secured.			
e. Lights provide uniform coverage on facilities and fixtures are adjusted to eliminate dark or blind areas.			
G. Fencing			
a. Fencing material is properly secured to support rails.			
b. Support rails are properly connected and straight.			
c. Fencing is free of holes and protrusions.			
d. Fabric has no excessive bending.			
e. Gates and latches are operational. (where applicable)			
H. Restrooms			
a. Restrooms are clean, sanitary, and properly stocked with paper products.			
b. Lights and ventilation systems are operational.			
c. Toilets are operational.			
d. Water faucets, stall doors, and hand air dryers are operational.			
e. Restrooms are free of graffiti.			
f. Restrooms are free of graffiti.			
g. Restrooms have clean trash receptacles.			
h. Restroom doors and locks are operational.			



LHC FIELD ASSESSMENT EXAMPLE RATING SYSTEM

I. Irrigation (athletic fields)			
a. Irrigation system is fully operational with complete coverage.			
b. At least 80% of irrigation system is operational			
c. System is free of leaks.			
d. Heads are installed according to intended use.			
e. Heads are properly adjusted with rotations and arcs set to reduce water runoff.			
f. Systems are set to run at specific times to minimize water evaporation and waste.			
g. Quick coupler provided for infield and bleacher maintenance			







Appendix C

Feasibility Analysis for Tournament Sports Facility





Appendix D

Tournament Sports Facility Management Plan



BUSINESS PLAN

This business plan is focused on the sports complex proposed for the Whelan Drive site consisting of six multi-use fields and five baseball fields. The baseball fields would be primarily designed for little league use with raised pitching mounds and grass infields. Throughout this report, the facility is referred to as the Whelan Drive Sports Complex. The following aerial photo shows a conceptual layout of the facility. Seven multi-use fields are shown; however, the western most field likely would not be constructed due to the current location of drainage structures.



Summary of Site Facilities

Fields

Ball Fields (Lighted) (Baseball / Softball)	4
Multi-Use Fields (Lighted) (Football, Soccer, Lacross, Rugby)	6 Full Size 2 Half Size

Structures

Concessions / Restroom	2 Facilities +/- 1800 SF EA.
Ramadas	
Large Scale Groups	5
Individual	6

Play Area

Large Multi-Age Shaded Play Area	17,280 SF
----------------------------------	-----------

Parking

	Vehicles
West Parking Lot	156
Mid West Parking Lot	106
Mid East Parking Lot	90
East Parking Lot	260
Total Estimated Parking	612

Whelan Drive Park Concept



OPERATIONAL MODELS

There are four traditional community recreation operational models for sports complexes: public, private, public/private and public/non-profit. Each model has different objectives and operational outcomes. Below are the descriptions of each model.

- **Public Model:** Under this model, the land and assets are owned, maintained and operated by the city or county. The goal of operations is to provide equitable access to citizens although the facility may be used as a catalyst for economic development purposes. Funding for construction of the facility typically comes from general obligation bonds or other capital improvement resources. The operation of the facility is funded with general fund allocations such as sales taxes or user fees. Lake Havasu City has used this model for its baseball, softball and multi-use fields.
- **Private Model:** The land and the complex are owned, developed, maintained and operated by a private entity. User rates are assessed at market value to create positive operating results. This operational model effectively limits access to the facility to those who can or are willing to pay market fees. Funding comes from private equity. The model has been used across the country and is often associated with a well-known sports figure.
- **Public/Private Model:** In this scenario, the land is owned by the public entity and leased to a third party that is responsible for operating and maintaining the complex. Revenues are derived from memberships, leagues, camps, sponsorships and donations. According to most experts in the field, this model is the least often employed of the four models due to the scarcity of credible and stable operators.
- **Public/Non-Profit Model:** In this model, the land is owned by a public entity and the complex is leased to and operated by a non-profit organization that uses memberships to cover operating expenses. The non-profit group typically gives first priority to its members with public use given secondary priority.

For comparison, each of the four models is evaluated according to several objectives including operations, public access, financial outcomes and management style. The two models that are the most appropriate fit for Lake Havasu City are the public model and the public/non-profit model. Lake Havasu City has a long history of maintaining and operating its own parks system. The public/non-profit model, or some variation of it, may assist in reducing operating costs if an organization in the community steps up to assume the responsibility for the facility. The private and public/private models are not appropriate for the size of the proposed Whelan Drive complex.



Table AD1-Community Recreation Operational Models				
Objectives	Operational Models			
	Public	Private	Public/Private	Public/Non-Profit
Operations	Public Use, Equitable Access	Revenue Generation	Varies	Community Interest & Social Responsibility
Public Access Levels	High	Lowest	Lower	Medium
Financial Outcomes	Losses	Profit Motive	Varies	Break-Even
Management	Parks & Rec Department	Private or Professional	Professional	Board of Directors

The public/non-profit model would have the advantage of being overseen by a local organization managed by local citizens, business leaders and other community leaders who direct operations to ensure community interests and goals are met. Such an organization may be able to access grant programs for start-up operations. Membership dues can help to address operational issues as they arise. The disadvantages of this model are the potential lack of experience in facility operations and the lack of assets and funds that could result over time. Operational agreements must specify the level of community use expected at the facility to ensure the City does not lose control or oversight over operations.

In consideration of the models outlined above, the most appropriate model for a new Lake Havasu City sports complex is the public model unless a non-profit entity is able to establish itself as a potential operator. Such an operator would likely need to demonstrate financial strength and assets to undertake the role of operator.

In order to take full advantage of a new sports complex, the City may need to hire event and marketing staff to promote and organize tournaments and other activities at the facility. It is our understanding that the City has worked very cooperatively with tournament organizers for the events that are now held at S.A.R.A. Park and other park and school sites. If the City desires to truly promote a new sports complex as an economic development engine, the hiring of in-house marketing and event organizers may be necessary. Alternatively, this could be contracted out by the City to local firms or individuals. The Convention and Visitors Bureau may be able to assist with this effort.



FACILITY PROGRAMS

Market analysis undertaken for this study indicates that there are limited tournament facilities for baseball in Mohave County. Bullhead City has focused on soccer with a large multi-field complex while Kingman appears to primarily focus on softball. The proposed Whelan Drive sports complex is conceptually designed with both soccer and baseball fields in order to (1) fill a significant void in the local area for soccer fields and (2) fill the void in the County for a high quality baseball complex that will attract out-of-town visitors. The soccer portion of the complex will also be able to accommodate tournaments and compete against Bullhead City. Additional events for the multi-use fields could also include lacrosse and rugby.

The following programs should be pursued by Lake Havasu City.

- **Tournaments:** The addition of a new facility with amenities and capacity to hold tournaments will be able to attract youth sports associations and leagues from the surrounding region. Lake Havasu City is strategically located to attract teams from Southern California, Nevada (primarily the Las Vegas area) and central and southern Arizona. Support amenities and hotels are an added attraction that will help draw tournaments to the area and create multi-day visits, generating room nights and increasing the economic impact to the City. Tournaments can be scheduled on weekends, from Friday to Sunday, so as not to interfere with local league play during the week.
- **League Play:** The proposed Whelan Drive complex will be a natural fit for local league play during the week so as to not interfere with periodic tournament play on weekends. The sports complex will satisfy the local need for additional fields, particularly for soccer.
- **Camps and Clinics:** Similar to tournaments and leagues, camps/clinics can either be held by outside promoters that rent the complex's facilities or held in-house with participants charged an entrance fee. The size and quality of the sports complex will enable it to handle large camps and sports festivals that could possibly draw from a larger market as well. These types of events are expected to last three-to-four days. Recruiting for the camps and clinics should consider those operated by current or former professional athletes and coaches as instructors.
- **Festivals and Other Events:** A large facility such as the proposed Whelan Drive sports complex should be considered as a location for outdoor events, festivals and shows. At 40 acres in size, the complex could accommodate a wide variety of events for the community and visitors.



MAINTENANCE EXPENSES

According to the Sports Turf Managers Association, the average annual cost of maintaining a soccer field is \$23,300 including water. Baseball field maintenance costs are \$15,700 per year. With the preliminary concept plans for the Whelan Drive sports complex illustrating six soccer fields and five baseball fields, the expected total cost is \$218,300. Additional costs are added for maintenance of parking lots, landscaping beyond the sports fields, and additional amenities (perhaps a playground or other improvements) for a total estimate of nearly \$284,000 per year.

The above costs include both labor and supplies and overseeding. The property should be maintained at a high level in order to attract promoters and tournaments to the complex. Because of the level of maintenance that is required, it may be necessary to hire one or two additional maintenance personnel to provide this high level of upkeep for the fields.

Table AD2 - Estimated Maintenance Costs Whelan Drive Sports Complex			
Field Type	Maintenance Cost/Field	Fields	Total Cost
Soccer	\$23,325	6	\$139,950
Baseball	\$15,666	5	\$78,330
Sub-Total			\$218,281
Parking Lot Maintenance			\$21,828
Contingency			\$43,656
Total Cost			\$283,765
Source: Sports Turf Managers Association			



BENEFITS TO CITY – ECONOMIC IMPACT

Some of the benefits that come to a city from the sports tourism industry are an increase in local business for restaurants, hotels and retail establishments, all generating an increase in city tax revenues. The benefits to a community are often designed to offset the cost the sport facility or even, if possible, generate net revenue.

The largest sports tournament held in Lake Havasu City is the Parade of Lights in early December. In 2014, 54 teams participated; in 2015, tournament attendance increased to 59 teams. A second baseball tournament is usually held in April of each year. In 2015, only 15 teams participated. Discussions with tournament promoters indicate that the City staff is very cooperative in arranging the facilities and maintaining the fields during the games. Facilities are not the best, but they work fine for the tournament.

The promoters indicated that if a new four-field complex was built in Lake Havasu City, they could accommodate additional and larger tournaments, perhaps even a championship event. Over two weekends, they believed they could attract upwards of 100 teams each weekend. They would also promote such tournaments more heavily in southern California, something they do not do now.

The fees charged by the City for use of the fields are currently very modest. The low fees are an incentive to hold the tournament in Lake Havasu and should be kept reasonable, at least in the early years of the sports complex. However, higher user fees could be charged for larger tournaments without compromising the event. With low user fees, the primary benefit to the City of the sports complex is sales tax collections.

Following is an estimate of the impact to the City of a tournament comprised of 50 teams. Larger tournaments would generate a proportional increase in revenues and spending. Based on surveys of baseball tournament participants, the 50 teams would generate 1,625 total visitors with spending in the community of \$100 per person per day. The tournament would be a three day event, from Friday to Sunday, and 90% of the participants would stay two nights in local hotels. At three persons per room, hotel demand would be 488 rooms each night. According to Smith Travel Research, the average room rate throughout the year is \$108 per night.

Based on these assumptions, total spending in Lake Havasu City would be nearly \$355,000. City sales tax collections would be approximately \$7,100 with \$4,800 directed to the Tourism and Economic Development Fund.



Table AD3 - Estimate of City Revenue for 50 Team 3-Day Tournament				
Number of teams	50			
Players & coaches per team	13			
Spectators per team	20			
Total visitors	1,625			
% of visitors staying in hotels	90%			
Spending/person/day	\$100			
Hotel room demand	488			
Hotel room rate	\$108			
Number of nights	2.0			
Sales				
Visitor Spending	Hotel	Retail	F&B	Total
Spending By Type	\$105,300	\$83,200	\$166,400	\$354,900
Tax Revenue				
Type of Tax	Hotel	Retail	F&B	Total
City Sales Tax	\$2,106	\$1,664	\$3,328	\$7,098
Tourism/Economic Development Tax	\$3,159	\$0	\$1,664	\$4,823
Total	\$5,265	\$1,664	\$4,992	\$11,921
Sources: BKP Consulting; Elliott D. Pollack & Co.				

In the event that a large tournament could be scheduled and held over two weekends with 200 teams, the benefits to the community would be four times the numbers cited above. This would result in \$1.4 million in local spending and a total of \$47,700 in tax revenue to the community.

If Lake Havasu City could grow the tournament business over time and attract soccer, lacrosse and rugby events as well, the positive benefits to the community will grow incrementally. However, marketing and promotion of the events is necessary. The approach to the marketing effort could include the following:

- Devoting City staff (or hiring new staff) for promotion and organization of tournaments;
- Retaining a local promotions firm to do the marketing;
- Retaining the CVB to conduct marketing;
- Cooperating with a tournament organizer to promote Lake Havasu events.

In addition to the sales tax revenue that would be generated to the City, a one-time tax on the construction of the sports complex would also be collected. At an estimated cost of \$8,910,000, sales tax revenue would total \$116,000.



Additional revenue sources that could be considered by the City include the following:

- Concessions could provide some additional income for the sports complex. Surveys indicate that an estimate of \$2 per person is appropriate for each tournament. For a tournament with 1,625 participants, concession sales would generate gross sales of \$3,250 per weekend with estimated net profit of \$1,083. For a tournament with 200 teams, net profit would total \$4,333. However, operation of the concession stand by the City would require manpower on weekends which could further reduce profits. In addition, many cities turn over the concession sales to local organizations. Overall, the estimated revenue from concessions is expected to be minimal.
- Some cities enforce a "stay and play" requirement on participating teams in tournaments where out-of-town visitors are required to stay in local hotels. This requirement may work well in large metro areas, however in Lake Havasu City there are few lodging alternatives outside the city. A further requirement invoked in some cities is a "hotel rebate" where a percentage of room rates paid by tournament participants are rebated to the community. A common rebate percentage is 3%. Obviously cooperation with the hotel industry would be required to implement this revenue source.
- Advertising and sponsorships could produce some revenue for the City. Marketing staff would be needed to generate leads among local businesses for advertising, sponsors and perhaps naming rights.



FUNDING OPTIONS

The estimated cost of the Whelan Drive Sports Complex is \$8,910,000 for the construction of six soccer/multi-use fields and five baseball fields including parking and other amenities. The fields would all be constructed of natural turf. The construction of one multi-use field in artificial turf is estimated to raise construction costs by \$700,000. The conceptual construction cost is outlined below.

Table AD4 - Conceptual Cost Estimate Whelan Drive Sports Complex	
Number of fields (lighted)	
Baseball	5
Soccer	6
Cost Estimate	
Baseball	\$2,875,000
Soccer	\$3,240,000
General Improvements	
Parking	\$880,000
Practice Facilities	\$40,000
Concession Stand	\$200,000
Restrooms/Water Fountains	\$190,000
Subtotal	\$7,425,000
Contingency (20%)	\$1,485,000
Total	\$8,910,000

Funding options for construction of the sports complex are limited due to the Singer Initiative that requires a 2/3rds approval of Lake Havasu City voters at a special election for any property or sales tax increase. Some of the more common funding sources are outlined below. Grants are very difficult to obtain under the current fiscal environment facing cities, counties and states. Arizona State Parks indicate that one of the most popular sources of grand funds, the Land and Water Conservation Fund, is not being offered for grants at this time.

- General Obligation Bonds: GO bonds are a common long-term debt instrument that pledges repayment through local property taxes. The bonds are typically used for major capital improvements for streets, parks and similar facilities. A GO bond for the sports complex and other improvements would be subject to a vote of the electorate. Including issuance fees and expenses, a bond equal to the construction cost of the sports complex would require nearly \$750,000 in annual fixed payments over 20 years at an average 5% interest rate.
- Dedicated Sales Tax: Many communities institute sales tax initiatives for specific purposes. Often these initiatives are focused on public safety (police and fire), park acquisition and development, and



transportation improvements. Lake Havasu City has several alternatives to consider for dedicated purposes:

- An increase in the City's sales tax rate: Based on current collections, if the City raised its tax rate by 0.1% from 2.0% to 2.1%, an additional \$700,000 would be generated in the first year, growing by an estimated 4% per year. Sales tax collections are cyclical depending on economic conditions, but since 2010 have been modestly growing.
- An increase in the City's bed tax rate: Collections from the 3% bed tax rate are currently distributed to the CVB and the Partnership for Economic Development. A 1% increase in the tax rate would generate approximately \$250,000 per year. Bed tax collections have been cyclical and declined for four years between FY2008 and FY2011, before increasing in FY 2012. Bed taxes as seen as an appropriate mechanism for financing sports complexes since they generally do not impose an impact on local residents.
- An increase in the City's food and beverage tax rate: Collections from the 1% tax rate are also distributed to the CVB and the Partnership for Economic Development. A 0.5% increase in the tax rate would produce approximately \$500,000 each year, likely growing at a healthy rate. The F&B tax is less cyclical than the City sales tax and bed tax. Revenues only declined in one year since its inception, in FY 2009 during the Great Recession. Since FY1998, F&B tax collections have grown at an average annual rate of 5.2%. Since FY2010, collections have grown by 5.9% annually.

In order to overcome the limitation of the Singer Initiative, a concerted effort on the part of the community would be required to adopt one of the potential sales or bed tax rate increases or a GO bond levy. Clearly the need for sports fields is high and the demand for fields is across all age groups and sports, from adult softball to soccer and football to baseball. With a well-thought out campaign supported with evidence on the lack of fields and high demand, a positive outcome could be possible. Sports organizations would be a major part of any effort.

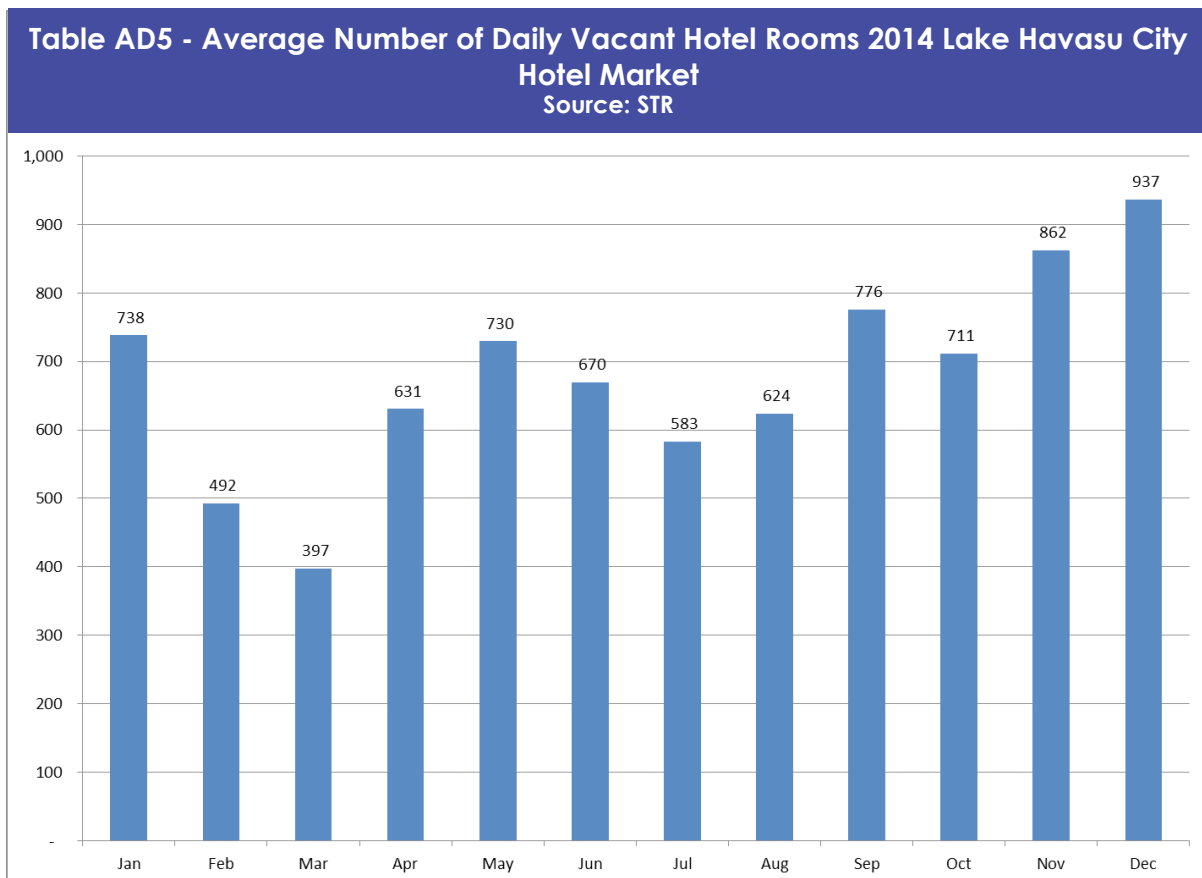
LODGING AND SEASONAL ROOM AVAILABILITY

One of the primary questions related to tournament scheduling is the availability of hotel rooms during the year in order to accommodate teams and spectators. The most opportune time for scheduling tournaments in Lake Havasu City is September through May, with the prime time between October and April. Based on 2014 hotel occupancy data, most of those months occupancy levels are below 50%. The primary exceptions are February and March. During the remaining months, more than 700 rooms are available on an average day, capable of accommodating more than 2,100 persons at an average of three persons per room.

As noted earlier, the largest sports tournament held in Lake Havasu City is the Parade of Lights in early December with 59 baseball teams in 2015. About 15% of the teams were local Mohave County teams that likely would not stay overnight in hotels. Of the out-of-town teams, it is estimated that players and coaches would total 663 persons at 13 persons per team. Typically, studies show that 1.5 spectators per player or coach also travel with the team. In total, the number of out-of-town visitors is estimated at 1,629 persons for the Parade of Lights tournament. Another 288 visitors from Mohave County would also spend two days at the event, but would not require hotel rooms.



At three persons per hotel room, 543 rooms would be demanded during the tournament. The Lake Havasu City hotel inventory should be able to accommodate this influx of visitors from September to May, except for the months of February and March. This estimate of hotel room demand may be optimistic and does not take into account that some of the visitors may have relatives living in the City and therefore do not require a hotel room.



Overall, Lake Havasu City should be able to accommodate large tournaments from September through May, except for February and March when hotel occupancy is at its highest level.



SUMMARY

In summary, following are the recommended business model, facility programs and economic benefits.

- The most appropriate business model for a new Lake Havasu City sports complex is the public model unless a non-profit entity is able to establish itself as a potential operator. Such an operator would likely need to demonstrate financial strength and assets to undertake the role of operator. In order to take full advantage of a new sports complex, the City may need to hire event and marketing staff to promote and organize tournaments and other activities at the facility. Alternatively, marketing efforts could be contracted out by the City to local firms or to the Convention and Visitors Bureau.
- The proposed Whelan Drive sports complex is conceptually designed with both soccer and baseball fields in order to (1) fill a void in the local area for soccer fields and (2) to fill the void for a high quality baseball complex that will attract out-of-town visitors (as well as for rugby and lacrosse). Programs that should be pursued by Lake Havasu City include:
 - Tournaments
 - League Play
 - Camps and Clinics
 - Festivals and Other Events
- Maintenance expenses are estimated at \$284,000 per year, a significant cost for the community.
- For a large tournament of 200 teams, the benefits to the community would result in \$1.4 million in local spending and a total of \$47,700 in tax revenue to the community. In addition to the sales tax revenue from spending of tournament visitors, a one-time tax on the construction of the sports complex would generate \$116,000 to the City. Additional sources of City revenue could include concessions, a hotel rebate on room revenue from out-of-town visitors, advertising, sponsorships and sports complex naming rights.
- The Singer Initiative places significant restrictions on the ability of the City to raise taxes. The most common funding sources available to the City are:
 - General obligation bonds.
 - An increase in the City's sales tax rate.
 - An increase in the City's bed tax rate.
 - An increase in the City's food and beverage tax rate.
- Based on hotel occupancy rates over the last few years, Lake Havasu City should be able to accommodate large tournaments from September through May, excepting February and March when hotel occupancy is at its highest level.