

# Strathcona County

Indoor Fieldhouse

Priorities Committee Meeting

October 6, 2020

# Presentation overview













1. Recreation and Culture Strategy Implementation Plan alignment
2. Key milestones
3. Facility concept
4. Design evolution
5. Master timeline
6. What we heard from community groups
7. Resident engagement
8. Economic impact assessment
9. Evolution of the fieldhouse project
10. Next steps



# Recreation and Culture Strategy Implementation Plan alignment

- Here are the top priorities that align with this project:
  - Indoor fields (1)
  - Gymnasiums (3)
  - Multi-use sport surfaces (5)
  - Meeting and multi-use spaces (7)
  - Fitness tracks (8)
  - Community group/office storage(11)
  - Fitness spaces (12)

Chart B: Prioritization results - INDOORS

Amenity type	Needs Assessment	Current & potential projects and other considerations
1. Indoor fields		<ul style="list-style-type: none"> <li>Explore feasibility of Indoor Field House</li> </ul>
2. Museum and archives spaces		<ul style="list-style-type: none"> <li>Continue with feasibility process and functional plan for an enhanced museum and archive space</li> </ul>
3. Gymnasiums		<ul style="list-style-type: none"> <li>Explore feasibility of Indoor Field House</li> <li>Develop allocation guidelines for École Père Kenneth Kearns School - Gymnasium partnership agreement</li> <li>Complete Dry Surface and Gymnasium Strategy</li> </ul>
4. Performing arts theatres		<ul style="list-style-type: none"> <li>Festival Place design solution refresh</li> <li>Festival Place modernization</li> </ul>
5. Multi-purpose sport surfaces		<ul style="list-style-type: none"> <li>Explore feasibility of Indoor Field House</li> </ul>
6. Ice arenas		<ul style="list-style-type: none"> <li>Strathcona Olympiette Centre, Moyer Recreation Centre, and Sherwood Park Arena/Sports Centre planning and associated renewal and revitalization</li> </ul>
7. Meeting and multi-use spaces		<ul style="list-style-type: none"> <li>Explore feasibility of Indoor Field House</li> <li>Include meeting and multi-use space when contemplating new facility development or enhancement</li> <li>Consider Emerald Hills Leisure Centre - 2<sup>nd</sup> floor as a potential location</li> </ul>
8. Fitness tracks		<ul style="list-style-type: none"> <li>Explore feasibility of Indoor Field House</li> </ul>
9. Visual arts program/exhibition spaces		<ul style="list-style-type: none"> <li>Continue to use County facilities to display art where appropriate.</li> <li>Continue to implement the Percent for Art public art program for all eligible County capital projects</li> <li>Indoor Field House - CONCEPT</li> <li>Consider including art display and program space when contemplating new facility development or enhancement</li> </ul>
10. Dedicated leisure ice arenas		<ul style="list-style-type: none"> <li>Only consider new development if new ice arena development is being contemplated</li> </ul>
11. Community group offices/storage		<ul style="list-style-type: none"> <li>Explore feasibility of Indoor Field House</li> <li>Include adequate storage spaces in new facility development</li> <li>Ensure storage is adequate at existing facilities, where feasible</li> <li>Consider shared community group offices in partner-driven facility development or enhancement</li> </ul>
12. Fitness spaces		<ul style="list-style-type: none"> <li>Explore feasibility of Indoor Field House</li> <li>Consider including fitness when contemplating new facility development or enhancement</li> </ul>

# Key milestones

- In December of 2018, Council approved a motion for administration to move forward with the design of a multi-use field. Air-supported (dome), sprung and traditional construction methodologies were assessed.
- After these assessments, a traditional building was recommended due to the following factors: future expansion capability, accessibility, and long-term operating cost and capital cost analysis.

# Key milestones

- This recommendation was presented to Council in October 2019 and Council gave administration direction to continue exploration of the design of a traditional style facility.
- Administration has also explored how the facility concept could meet broader community needs as identified in the Recreation and Culture Strategy Implementation Plan. These include an indoor elevated track, dryland/multi-purpose and social gathering spaces.
- A site has not been identified for this potential project at this point in time. Site assessment work continues to move forward.





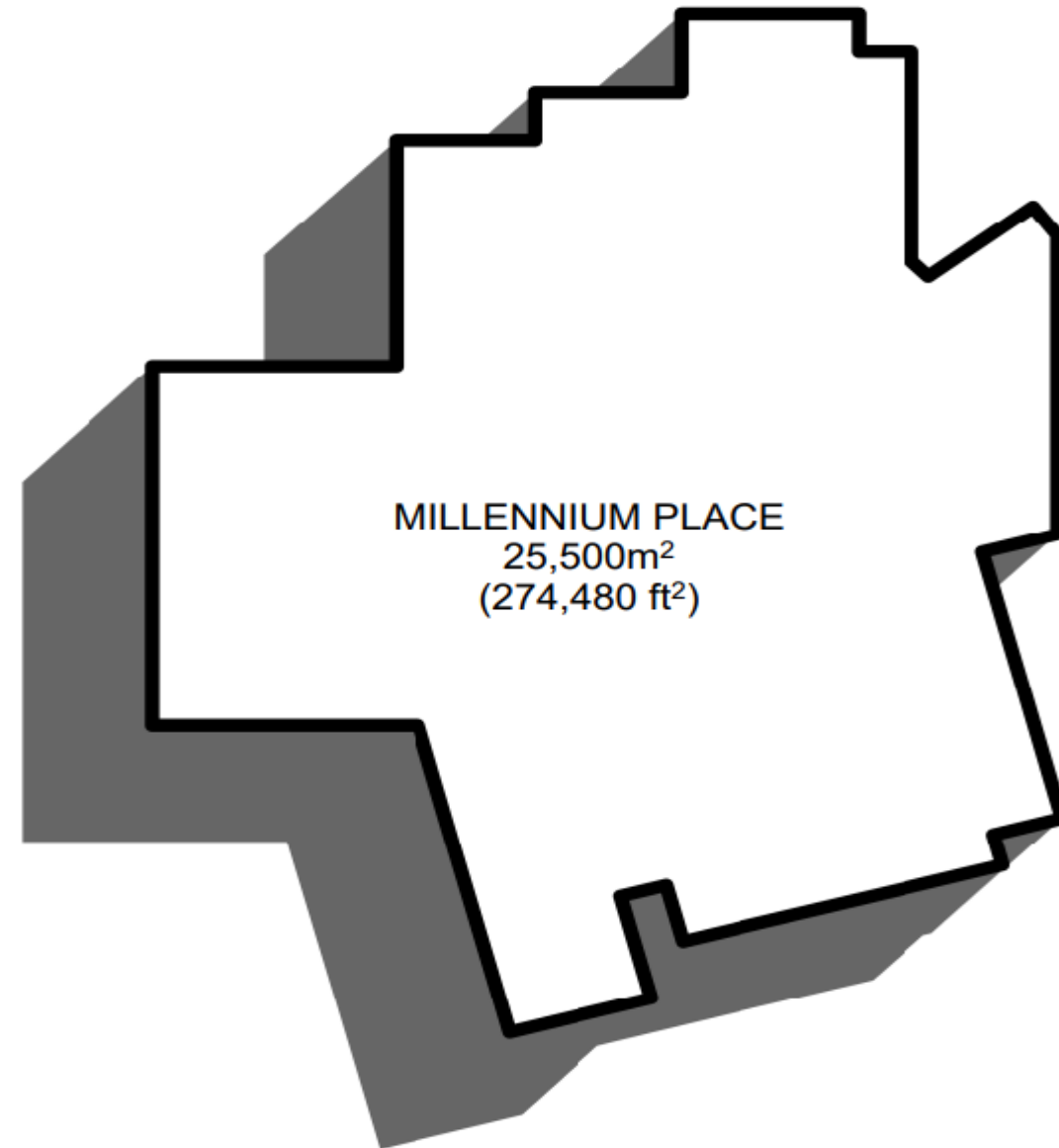
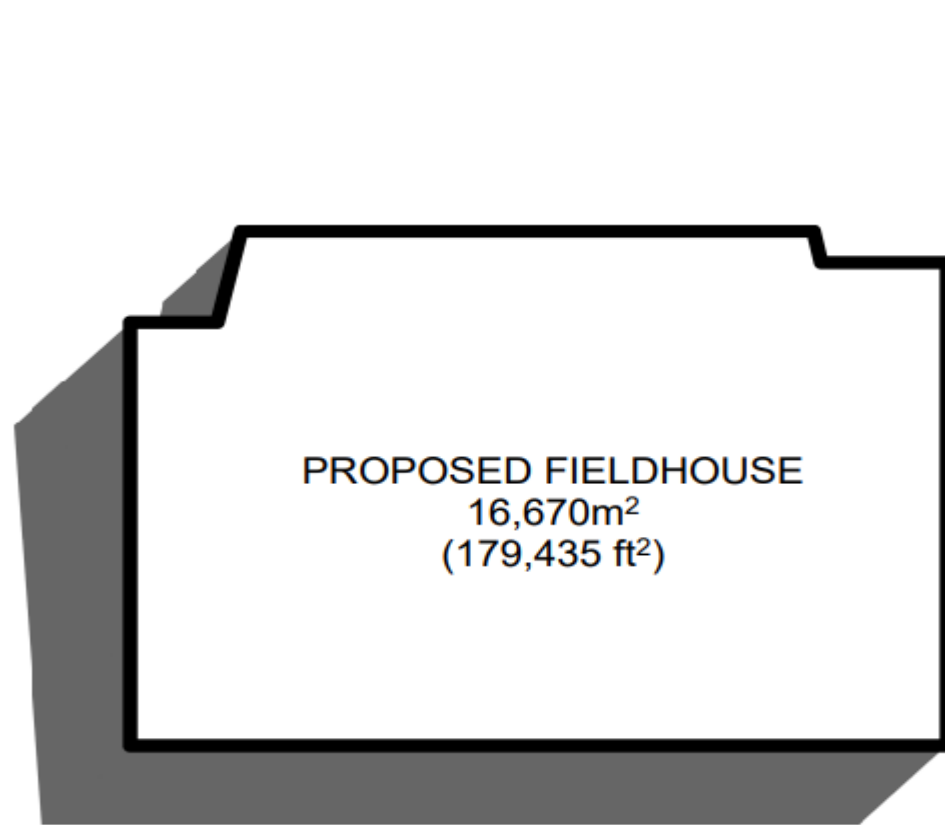
9/30/2020



# Facility concept

- As part of planning for future community recreation needs, Strathcona County is considering developing a new multi-use indoor fieldhouse that could include:
  - “Full size” indoor turf field with track
  - Multi-use court spaces
  - Multi-use meeting and program rooms
  - Social gathering/lobby space
- The field will not have boards and will be substantially bigger than the indoor fields at Millennium Place.

# Facility concept





# Design evolution

- The design and facility elements are based on:
  - construction methodology assessment and long-term operating and capital cost review
  - Community group engagement and the incorporation of the Recreation and Culture Strategy engagement and community needs priorities
  - Community needs growth projection, and benefits related to expansion capability, accessibility, and greater alignment with the Strathcona County Tourism Strategy and Strathcona County Social Framework
  - Construction capital cost review based on facility elements and amenities

# Design evolution – Sport tourism

Alignment with the Strathcona County Tourism Strategy and Implementation Plan- Sport Tourism was recommended to have great potential for growth.



## FOCUS AREA 3: PRODUCT DEVELOPMENT

**Goal:** *Develop highly engaging tourism experiences to attract visitors to Strathcona County.*

In order to attract more visitors to Strathcona County, highly engaging and immersive tourism experiences will need to be developed. Six product development streams have been identified through the strategic planning process which show the greatest potential for development in the near-term. These streams include:

- Nature-Based and Outdoor Experiences

- Sport Tourism

- Agritourism and Culinary Experiences

- Festivals and Events

- Cultural Tourism

- Visiting Friends and Relatives Tourism

# Fieldhouse Master Timeline

Council Motion  
**December 6, 2018**  
To fund the design

Q4 2019

Q1-3 2020 (END)

Q4 2020 (END)

2021-2022

## COUNCIL CHECKPOINTS

Priorities Committee  
**October 22, 2019**

IYAA  
**March 10, 2020**

IYAA  
**May 26, 2020**

Priorities Committee  
**October 6, 2020**  
Project update  
Links to Rec Strategy  
Implementation Plan

Council  
**November 24, 2020**  
Economic impact assessment,  
public engagement, site options

June to October

**Project  
Preliminary  
Approval**

Engagement  
planning  
Concept design  
Site assessment  
Facility feasibility

User group  
engagement,  
start economic  
impact and  
operating/capital  
assessment

Present concept  
design, costing,  
user group  
engagement results,  
economic impact  
assessment scope

Present economic  
impact report,  
site options, public  
engagement results

**Project  
Approval  
Consideration  
(Detailed Design)**

**Detailed  
Design,  
Partnership  
Exploration**

Preliminary  
indication of  
concept and costs

Revised concept  
options and costs

Revised concept  
options, costs and  
ranked potential sites

# How we listened

## **Recreation and Culture Strategy alignment (2019)**

- 87 groups representing (24,678 represented) completed the community group and stakeholder survey (400 groups were invited)
- 14 community groups meetings representing 30 different organizations
- 2 community conversations (rural/urban) with over 100 participants



## **Proposed Indoor Field House (2020)**

- Eight engagement sessions conducted representing a variety of groups
- Survey sent to 50 potential user groups; 25 responses were gathered



# What we heard

## From community groups

- Just over half of survey respondents said they would use the field portion of the facility; representing over 5,500 hours of use for the field (annually); highest demand group at 63%
- Just over one- third of survey respondents said they would use the multi-use court space representing over 2,400 hours of use for the multi-sport court space (annually); highest demand group at 52%

# What we heard

## From community groups

- Groups responding to the survey indicated they would use the facility (both spaces). These groups represent over 9,000 participants/residents.
- This does not represent:
  - All potential user groups
  - Drop-in use through the Millennium Card or other pass holders
  - County delivered programs
  - School joint use
  - Other special events/competitions

# What we heard

## From community groups

- Groups had concerns about user fees but indicated ability to pay fees charged at similar facilities
- The majority of groups were willing to travel up to 30 minutes (one way) to access the facility
- Centralized location, expansion capability and parking and traffic impacts were most frequently mentioned as important site selection criteria
- Majority of groups supported the development of the facility concept as presented (two were unsure)

# Resident engagement

- Household survey to be administered (online or phone-in) in October 2020
- Questions to be asked...
  - Potential use of the indoor turf, multi-use sport surfaces, indoor track and multi-purpose rooms
  - Willingness to travel to the facility
  - Overall support
  - General comments





# Economic impact assessment

- Scope/Deliverables:
  - Economic impacts of construction and operations
  - Economic impacts of out of town visitors attending events
  - Social and community benefits
  - Economic impact assessment calculator
- In progress:
  - November completion date

# Evolution of the fieldhouse project



AIR SUPPORTED DOME

TRADITIONAL BUILD

Fieldhouse

Fieldhouse + Track

Fieldhouse + Track  
+ Court Space

Fieldhouse + Track  
+ Court Space + Social



- In response to community demand
- Moderate alignment with the Recreation and Culture Strategy
- Lower capital cost, higher long-term cost than other forms of construction
- Limited expandability, more environmental impact, aesthetics

- Better alignment with the Recreation and Culture Strategy
- Lower long-term cost
- Ability to expand

- Higher alignment with the Recreation and Culture Strategy
- Ability to expand

- Best alignment with the Recreation and Culture Strategy
- Best outcomes related to social and community gathering (Hub)
- Ability to expand

Construction cost: \$12-18M  
+  
Other site related capital costs: up to \$30M

Construction cost: \$40-50M  
+  
Other site related capital costs: up to \$30M

Construction cost: \$45-55M  
+  
Other site related capital costs: up to \$30M

Construction cost: \$55-60M  
+  
Other site related capital costs: up to \$30M

Total estimated: up to \$48M

Total estimated: up to \$80M

Total estimated: up to \$85M

Total estimated: up to \$90M

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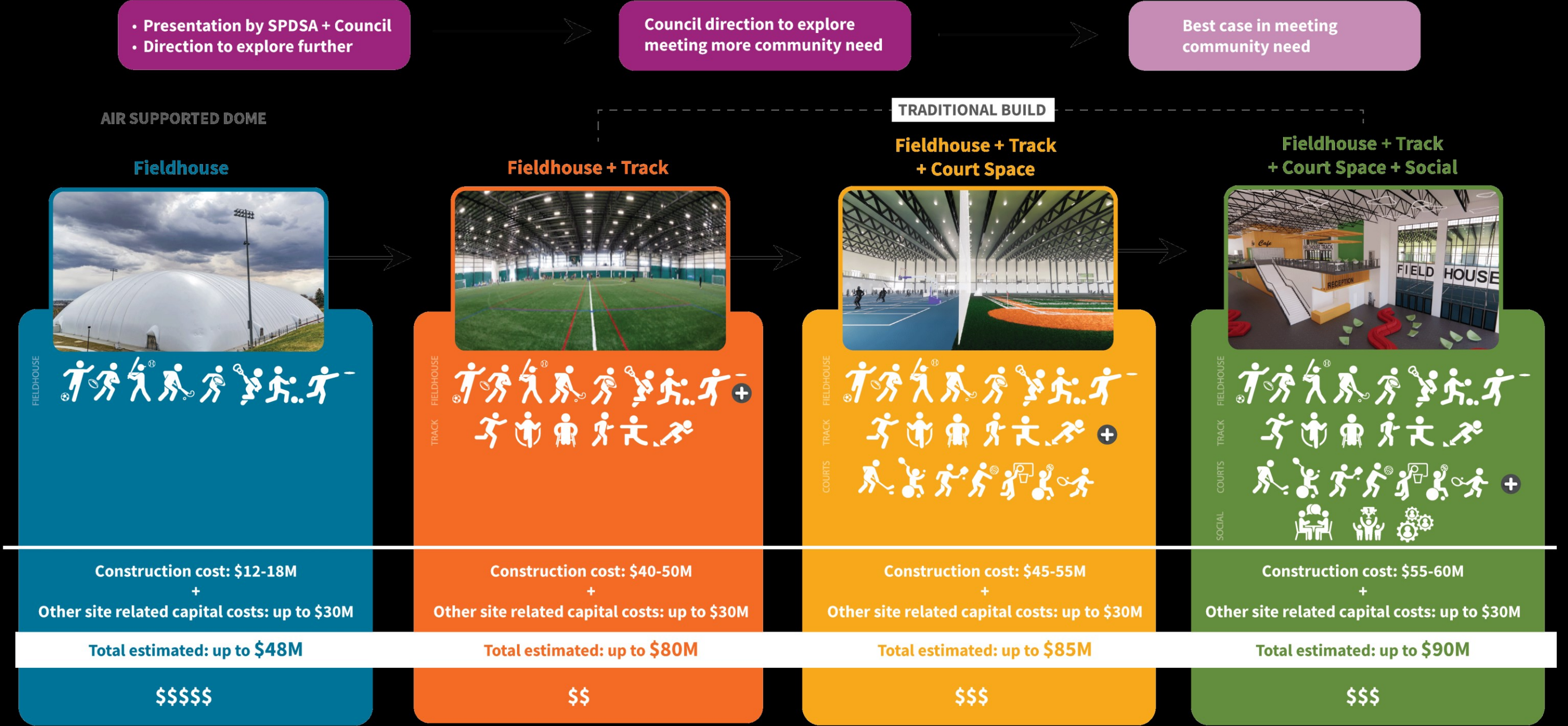
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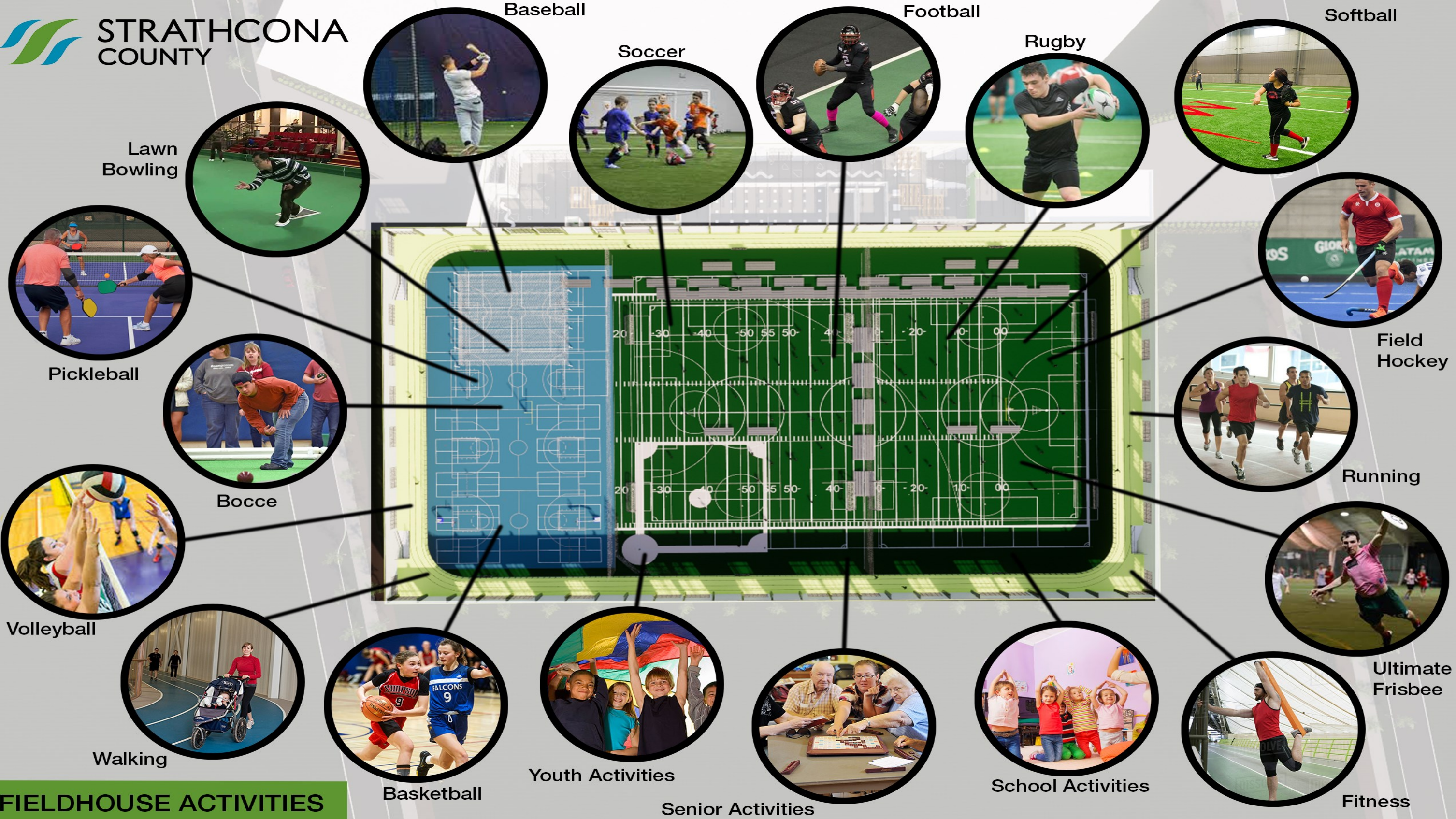
Note: Cost estimates are based on assumption the site will be on County-owned land.



# Evolution of the fieldhouse project









# Next steps

- October-November 2020
  - Complete economic impact assessment, site assessment, operating budget,, resident engagement
  - November 24, 2020 Council Meeting: present economic impact assessment, site assessment, operating budget, resident engagement results
    - Gate 1 approval – detailed design
- 2021-2022 (pending Council approval)
  - Detailed design, partnership exploration



# Questions

