

**City of Elk Grove
Multi-Sport Park Complex**

Project Need and Justification

Dated 7/17/2015

Overview

The proposed Multi-Sport Park Complex will be the first professional and elite amateur level soccer training and field complex in northern California. The Complex will provide high quality sports fields and will include the features necessary to attract and host international, national, and regional tournament competitions, camps, clinics, and showcase events. The stadium will be sized to support women's professional soccer, as well as second and third division men's teams (e.g., United Soccer League), as well as stage events such as concerts and high school and community college commencement exercises.

Community Need

Elk Grove has the largest youth soccer league within the California Youth Soccer Association, numbering over 6,000 players. Teams currently play at fields operated by Cosumnes Community Services District and the Elk Grove Unified School District. While league play and practice can be accommodated, coordination of tournament events can be outside of the primary focus of each agency. Specifically:

- Cosumnes Community Services District focuses on providing services to the Elk Grove community. They operate over 450 acres of local, neighborhood, community, and regional and special parks. Facilities include tot lots, diamond fields, basketball and tennis courts, open fields, community pools, and similar community-serving facilities. To focus solely on soccer amenities could take away from other community needs.
- Elk Grove Unified School District's mission is the education of students in their service area, including District-run athletic programs. The District may rent facilities to outside groups, provided the District's needs are accommodated first.

Compatibility and Comparison with Other Venues

Existing Facilities in the Sacramento Region

The table below summarizes the larger venues around the Sacramento region and compares them to the proposed Project. The majority of these facilities have fewer than five soccer fields and, therefore, cannot support tournament play. None of the facilities have training and medical facilities open for none-collegiate use. The larger of the two facilities (Davis and Cherry Island) are booked on a regular basis and neither includes a stadium component. As such, there is a deficiency in field space in the Sacramento region for larger tournaments and inter-league play. These sites are mapped in Exhibit A.

Table 1 – Existing Facilities in the Sacramento Region

Facility Name	General Location	Number of Fields	Stadium Component	Training and Medical Facilities
<i>Proposed Project</i>	<i>Elk Grove</i>	<i>16</i>	<i>Yes</i>	<i>Yes</i>
Cherry Island	Northern Sacramento County	10	None	None
Davis Legacy Fields	Davis	7	None	None
Cosumnes River College	South Sacramento County	5	Yes	Not Open to Public
Mather Sports Complex	Rancho Cordova	2 (formal) + 3 (shared)	None	None
Bartholomew Sports Complex	Elk Grove	4	None	None
Phoenix Park	Fair Oaks	4	None	None
Sac State	Sacramento	4	Yes	Not Open to Public
Foskett Regional Park	Lincoln	4	None	None
Granite Regional Park	US-50 Corridor	3	None	None
American River College	Northern Sacramento County	2	Yes	Not Open to Public
Woodland Sports Park	Woodland	1 (formal) + 7 (shared)	None	None

Facilities Beyond but Near Sacramento

Outside of the Sacramento region there are a number of similar sports complexes. These include, but are not limited to, the facilities shown in Table 2.

Table 2 – Other Facilities in Northern California

Facility Name	General Location	Number of Fields	Stadium Component	Training and Medical Facilities
Stockton Soccer Complex	Stockton	11 (8 full, 3 half)	None	None
Ken Mercer Sports Park	Pleasanton	11 (over ball diamonds)	None	None
Morgan Hill Outdoor Sports Center	Morgan Hill	11	Yes	None
Tracy Sports Complex	Tracy	4	None	None
Mistlin Sports Park	Ripon	12 (at buildout)	None	None
Turlock Regional Sports Complex	Turlock	10	None	None

Closest Similar Facilities

The nearest similar facilities to the Elk Grove Project that include all the same features and amenities are the following:

- **Stub Hub Center in Carson, California** (home of the Los Angeles Galaxy Major League Soccer team) - Six fields and a stadium; part of the CSU Dominguez Hills Campus
- **Dick's Sporting Goods Center in Commerce City, Colorado** (home of the Colorado Rapids Major League Soccer team) – 24 fields and a stadium.

Planned Facilities in the Sacramento Region

Two other new soccer tournament complexes in the region are in planning and design phases. These facilities are both in Placer County and will focus on the youth leagues in their area. One complex is an eight-field complex and the other is 12 fields. Neither is planned to include a stadium component. The City does not see its Project as competing with these planned facilities. Rather, they will complement each other and collectively work towards satisfying the needs of the community.

If both of these planned facilities, along with the proposed Project, were constructed, the total number of fields in the Sacramento region at dedicated soccer facilities (non-academic locations) with 5 or more fields would be **53 fields**.

Comparison with Other Regions

In designing the proposed Project, the City has looked at other regions and their facilities. These included:

- Denver
- San Diego
- Riverside/San Bernardino/Inland Empire
- Phoenix
- San Antonio
- Dallas

The following table identifies the major facilities in each region and the ratio of fields available to the region's population.

Table 3 – Regional Comparison

Region	# Fields Available	Region Population	Ratio of Fields to 1 Million Population
<i>Sacramento¹ (with all proposed projects)</i>	<i>53</i>	<i>2.5 million</i>	<i>21.2</i>
Denver	72	2.6 million	27.7
San Diego	42	3.2 million	13.1

¹ Includes Sacramento, Placer, El Dorado, Yolo, Yuba, and Sutter Counties.

Region	# Fields Available	Region Population	Ratio of Fields to 1 Million Population
Riverside/San Bernardino/Inland Empire	110	4.4 million	25
Phoenix	42	4.4 million	9.5
San Antonio	91	2.3 million	39.6
Dallas	50	6.8 million	7.4

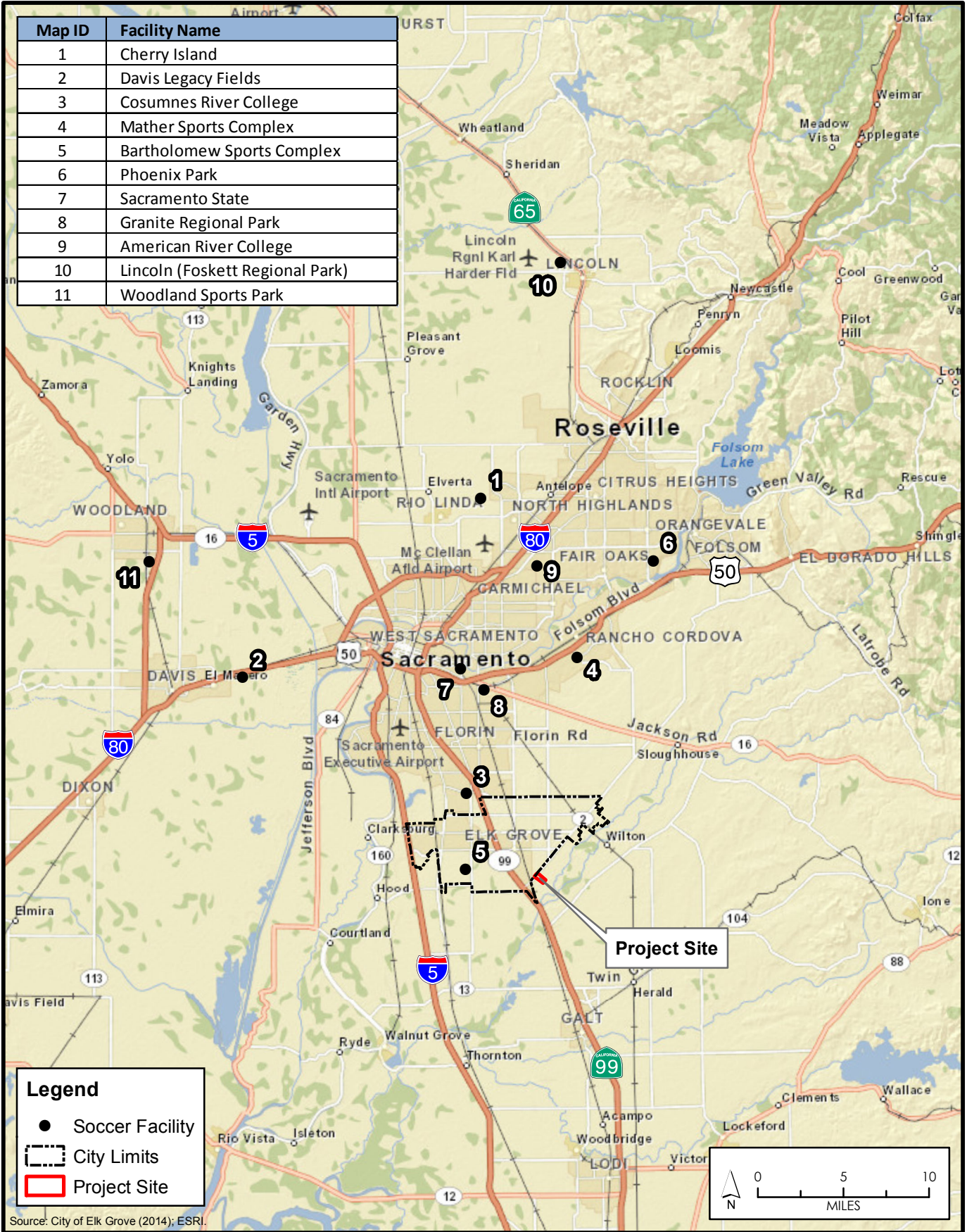
As shown in the table, the City's proposed Project would provide a comparable number of practice and tournament fields to those found in other regions of the country.

Complementary Services to Professional Soccer

The Sacramento region now hosts a professional soccer team. This team (or another group) may begin play in the Major League Soccer (MLS) league in the future. MLS programs call for facilities above and beyond the competition stadium, such as training, clinics, camps, and showcase events. If the Sacramento region is successful in securing a MLS franchise the proposed Elk Grove facility could support the team by providing these types of ancillary facilities. The Project includes the following components that could support a MLS team in the region:

- Training fields for the MLS, other minor league(s), women's and academy teams
- Locker rooms for all teams
- High performance weight and training facilities
- Full physical conditioning and therapy, including hydro-therapy
- Classrooms convertible to community meeting spaces

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City of Elk Grove
Development Services

Figure A
Location of Soccer Facilities
In the Sacramento Region