

BRINGING COMMUNITY TOGETHER SINCE

1884

OUR VISION

To be the heart of our city and province — a place where people come to live, work, and play.

OUR MISSION

To deliver exceptional experiences and foster meaningful memories that make our community a better place.

OVERVIEW



INTRODUCTION



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PROCESS AND RECOMMENDATIONS

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EXECUTIVE SUMMARY

For **136 years**, REAL has functioned as a community leader, dedicated to bringing our community together for the benefit of our city and province.

In fact, our organization has been in the business of **community leadership** since before there was an official city or province on this territory.

A plan is needed to address Regina's need for **additional Synthetic Fields,** with opportunity to grow and enhance the current **AffinityPlex**.

REAL is proud to bring forward a comprehensive collection of **research and recommendations** on behalf of REAL, FC Regina and the current Board of Directors to support and guide decisions by the Owner and Sole Shareholder (City of Regina) regarding the **future of this community asset**.



WHY CONSIDER AN OUTDOOR SYNTHETIC FIELD NOW?

IT IS NOW TIME TO PLAN AND MAKE THE BEST DECISION FOR OUR COMMUNITY.

The Community, the Board of Directors, REAL, and City Council have all recognized that there is a need for more synthetic fields to accommodate growth and membership.

Anticipated growth of soccer will see a 30% boost due to the World Cup and the success of the Canada Soccer teams.

There is also strong recognition that **Soccer is a valuable component of our visitor economy and sport sector**. This process is about research, understanding, study, planning, and discussion.



The 97,500 sq ft. AffinityPlex opened in 2005 at a cost of approximately **\$12M**; equivalent to an initial construction investment of **\$123/sq. ft.**

Since it's opening, the AffinityPlex has been host to FC Regina Futbol as its primary Tenant, Tim Horton's Brier Patch, Grey Cup Riderville, CFL Combine, Canada's Farm Show, Queen City Exhibition, Canadian Western Agribition, Volleyball Canada Championships and much more.

The facility delivers full **365 day utilization** in sport and recreation days annually, generates over \$3 million in earnings, and is a cornerstone of our event, sport and recreational community infrastructure.

The AffinityPlex will require approximately \$2.5M+ of investment capital to enhance infrastructure within the next five years.



Overview of Agreements

REAL announced a 25-year partnership agreement with Futbol Club Regina (FCR) that will extend the existing lease held by FCR in the AffinityPlex for a period of up to 25 years expiring in 2044. This will transition the lease agreement from the current 26 weeks to a 52-week partnership, annually.

REAL retains the right to continue to host Canada's Farm Show, Queen City Exhibition and Canadian Western Agribition in the AffinityPlex, as well as the right to host additional major events.

In addition, the agreement will provide the opportunity for REAL and FCR to consider the expansion of the indoor field space with additional seating, and further expand outdoor space with a multi-use synthetic turf field beside the AffinityPlex, or in an alternate location.

This additional space will help meet the growing demand for sport and recreation turf users, and further support the goal to be a sport and entertainment tourism hub for the province.







Synthetic Field Development Committee

REAL administration in collaboration with FC Regina, recommended the development of a Synthetic Field Committee (SFC), with consultation from Community leaders, Stakeholders and the Public that had a direct interest in the development, operations or economic impact related to the AffinityPlex development to determine a strategy for the future.

It was intended that the process produce a recommendation by June, 2022.

Advisory Board	Name	Organization	
Chair	Director, Programs, Entertainment and Tenant Relations	REAL	
Co-Chair Staff	Executive Director	FC Regina	
1.	Manager, Tenant Relations	REAL	
2.	Director, Site & Facilities	REAL	
3.	President, Board of Directors	FC Regina	
4.	Facility Development Committee Member	FC Regina	



Terms of Reference

The SFC shall consist of three (3) representatives from REAL and three (3) representatives from FCR.

The SFC will be responsible for decision making specific to recommended design elements, facility usage as it pertains to the development of an operating business model that engages the soccer and the field sport and recreation community.

The SFC will support the connection between the local sport and recreation community and key local and regional leaders and agencies that may support the delivery of the SFC's Goals.

The following Duties and Responsibilities were administered:

- Assemble Current Information
- Site And Facility Analysis
- Financial Analysis
- Best Industry Practices
- Marketplace Comparisons
- **✓** Needs Assessment
- **Existing Site Model and Options Assessment**
- Financial Model
- Facility Schematic and Cost Model
- Facility Operating and Maintenance Model
- Site Development Model
- Political Engagement
- **✓** Public Engagement
- **☑** Development Plan and Timelines





ASKING THE QUESTION: WHAT PRECEDENTS ARE THERE FOR OTHER SYNTHETIC FIELDS?



Saskatoon Sports Centre Saskatoon, SK



Foote Field Edmonton, AB



Foothills Fieldhouse Calgary, AB



LCI Sports Centre Etobicoke, ON



Edmonton Soccer Dome Edmonton, AB



AffinityPlex Regina, SK



1 AffinityPlex – Regina, SK

Financials

Net Income - \$3M Expenses - \$113,000 Annual Operating Grants - N/A

Facility Specs

Year Opened — 2005
Construction Cost — \$12M
Construction Funding — N/A
Owner — City of Regina
Operator — Regina Exhibition Association Limited, FC Regina
Total Capacity — 3000
of Premium Seating — Mezzanine
of Annual Events (Sports & Entertainment) — 5
Parking — 300 +
Main Tenant — FC Regina
of Associations — FC Regina, Football, Martin Collegiate
of Synthetic fields - 1
Offices — 1 main office
Restaurants — 3 Concessions



City Demographics

Population – 249,217
Median Income – \$81,832
Transit – City of Regina Transit
Distance to downtown – 1.6 km
Proximity to hotel – 1.1 km





Saskatoon Sports Centre – Saskatoon, SK

Financials

- Net Income \$3M
- **Expenses** Non-Profit, Budget is set for modest net profit.
- Annual Operating Grants N/A

Facility Specs

- **Year Opened** 2005
- Construction Cost \$14.5 M
- **Construction Funding** Fundraising, Debenture with The City of Saskatoon
- **Owner** Saskatoon Soccer Centre Inc (SSCI) owns facility located on municipal reserve land, leased from the City of Saskatoon. Facility adjoins public high school; foyer and parking is shared between the three partners.
- Operator Saskatoon Soccer Centre Inc. (SSCI)
- Total Capacity 3,500
- # of Premium Seating Indoor 540 bleacher seats and viewing in the Pub; outdoor there is seating and viewing on the licensed deck plus bleacher seating for 1,500 for two outdoor pitches.
- # of Annual events (Sports & Entertainment) Mainly leagues and various tournaments, camps, and clinics; 20 – 25 larger tournaments or events at the facility plus many small ones
- **Parking** 672 total parking spots
- **Main Tenant** SSCI is a non-profit with two members; Saskatoon Youth and Saskatoon Adult Soccer Associations
- # of Associations Soccer, Football, Ultimate, Public School
- # of Synthetic Fields 1 main indoor pitch and two side pitches (equivalent to quarters, one turf and one court), two outdoor pitches, and beach courts.
- Offices 15 (Saskatoon Youth Soccer, Saskatoon Adult Soccer, Saskatchewan Soccer Association (Saskatoon) plus 1 small meeting room and 1 large meeting room available for the public to rent
- Restaurants Licensed Pleasure-way Pub, lower-level concession for outdoor fields, full-service cafeteria



City Demographics

Population – 324,700
Median Income – \$79,000
Transit – Saskatoon Transit (City of Saskatoon)
Distance to downtown – 9 km
Proximity to hotel – 7 km





Foote Field – Edmonton, AB

Financials

- **Net Income** \$550,000 \$750,000 in revenue for December 1 April 30
- **Expenses** \$970,000 including loan payment and outdoor track expenses
- Annual Operating Grants N/A

Facility Specs

- Year Opened 2001, Dome added in 2016
- Construction Cost \$10.5M plus \$3.5M for dome
- Construction Funding \$2M from alumni (Eldon Foote), legacy fund from 2001 World Championships, community users, grants from provincial government, University of Alberta has a loan for \$2.6M
- Owner University of Alberta, with shared use agreement with City of Edmonton
- **Operator** University of Alberta
- **Total Capacity** Bleacher capacity of 3,500 (outside), 300 inside dome
- # of Premium Seating 30 seats in Alumni Lounge
- # of Annual events (Sports & Entertainment) 40 combined (covered and uncovered)
- **Parking** 119 free parking near entrance (transitioning to paid parking), additional free parking available after 4:30 pm and weekends
- Main Tenant University of Alberta Golden Bears and Pandas
- # of Associations Football, Track & Field, Soccer, Rugby, University Intramurals
- # of Synthetic fields 1, artificial turf and 140m track is covered by inflatable dome from December to April annually
- Offices 2 offices and multipurpose room available
- **Restaurants** Alumni lounge overlooking field provides concession service during select varsity games only; no year-round restaurant with the facility



City Demographics

Population – 972,000 **Median Income** – \$87,225

Transit – Edmonton Transit Service (City of Edmonton)

Distance to downtown – 6 km **Proximity to hotel** – 3.2 km





Foothills Fieldhouse – Calgary, AB

Financials

- **Net Income** \$1.3M
- Expenses \$124,000
- Annual Operating Grants NA

Facility Specs

- **Year Opened –** 2017
- Construction Cost \$10.4M
- **Construction Funding** Private investors, no government funding
- Owner Foothills Soccer Dome Inc.
- Operator Calgary Foothills Soccer Club
- **Total Capacity** approximately 1000
- # of Premium Seating 6 sets of bleachers located on 2nd level
- # of Annual events (Sports & Entertainment) soccer operations, 2 large tournaments plus other rentals
- **Parking** 1 primary parking lot and 1 overflow parking lot
- Main Tenant Calgary Foothills Soccer Club
- # of Associations 7 groups regularly rent time (Stampeders, lacrosse, baseball, etc.)
- # of Synthetic fields 1 indoor
- Offices 8 offices and 1 boardroom
- **Restaurants** Concession



City Demographics

Population – 1.5M
Median Income – \$97,334
Transit – Calgary Transit, C-Train, (City of Calgary)
Distance to downtown – 23 km
Proximity to hotel – 9.3 km





Lakeshore Collegiate Institute (LCI) Sports Centre – Etobicoke, ON

Financials

- **Net Income** \$800,000 (Nustadia)
- Expenses N/A
- Annual Operating Grants N/A

Facility Specs

- **Year Opened** 2012
- Construction Cost \$800,000 for turf and \$2.1M for dome
- Construction Funding Maple Leaf Sports and Entertainment donated artificial turf, Nustadia contributed to capital costs
- Owner City of Toronto and Toronto District School Board
- **Operator** Field Recreation Inc. (evening and weekend rentals, Nustadia sold in 2019) and LCI (daytime rentals)
- Total Capacity –
- # of Premium Seating N/A
- # of Annual events (Sports & Entertainment) year-round programming
- Parking N/A
- Main Tenant LCI
- # of Associations soccer, softball, rugby, cricket, lacrosse, ultimate frisbee
- # of Synthetic fields 1 (open air in the summer, domed in the winter -Farley Group)
- Offices 1 main office
- Restaurants N/A



City Demographics

Population – 365,140
Median Income – \$76,900
Transit – Toronto Transit Commission (TTC)
Distance to downtown
Proximity to hotel – 3.7 km





Edmonton Soccer Dome – Edmonton, AB

Financials

- Net Income N/A
- Expenses N/A
- Annual Operating Grants N/A

Facility Specs

- **Year Opened** 2018
- Construction Cost \$7 Million
- Construction Funding \$3M for City of Edmonton, \$4M mortgage by Scottish Society
- Owner Edmonton Scottish Society
- Operator Edmonton Scottish Society
- Total Capacity 300
- # of Premium Seating bleacher seating and viewing areas for spectators
- # of Annual events (Sports & Entertainment) Year-round soccer
- Parking 2 free parking lots
- Main Tenant Edmonton Scottish United Soccer Club
- # of Associations Edmonton Minor Soccer Association, Edmonton Interdistrict Youth Soccer Association
- # of Synthetic Fields 1 indoor (dome) and running track around perimeter
- Offices N/A
- Restaurants attached to Scottish Pavilion Clubhouse (kid-friendly lounge with bar and food)



City Demographics

Population – 972,000

Median Income – \$87,225

Transit – Edmonton Transit Service (City of Edmonton)

Distance to downtown – 17.7 km

Proximity to hotel – 2.3 km





RESULTS: WHAT PRECEDENTS ARE THERE?

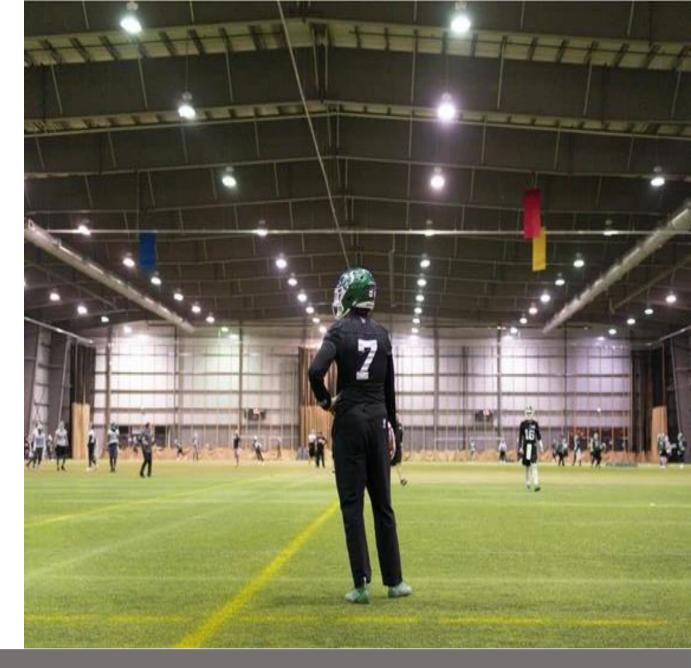
Location	Saskatoon Sports Centre	Foote Field	Foothills Fieldhouse	LCI Sports Centre	Edmonton Soccer Dome	AffinityPlex
Year Opened	2005	2001	2017	2012	2018	2005
Total Cost	\$14.5 M	\$14 M	\$10.4 M	\$2.9 M	\$7 M	\$12 M
Construction Funding	Fundraising, City of Saskatoon	Provincial Grants, Loan, Alumni, Legacy Fund	Private Investors	Donated Turf, Capital Costs from Nustadia	City of Edmonton, Scottish Society	City of Regina
Owner/Operator	Saskatoon Soccer Centre	University of Alberta	Foothills Soccer Dome Inc./ Calgary Foothills Soccer Club	City of Toronto, Toronto District School Board/ Field Recreation Inc., LCI	Edmonton Scottish Society	REAL / FC Regina
# of Annual Events	25	40	2	Year-Round Programming	Year-Round Soccer	6
Parking	672	119	2 parking lots	1 parking lot	2 parking lots	300 +
Main Tenant	SSCI	University of Alberta	Calgary Foothills Soccer Club	LCI	Edmonton Scottish United Soccer Club	FC Regina
Number of Synthetic Fields	3	1	1	1	1	1
Office	15	2	9	1	n/a	1
Restaurants	1	n/a	1	n/a	1	3
Annual Operating Income	\$3 M	\$550,000 - \$750,000	\$1.3 M	\$800,000	n/a	\$3 M



WHAT ARE THE OPTIONS FOR THE AFFINITYPLEX?

Indoor Enhancements

- Improved & increased spectator seating to provide greater viewing access and improve viewing quality.
- Improved & more efficient LED lighting would improve guest experience as well as greatly reduce utility consumption.
- Replacement of original AstroTurf with modern product would provide both higher quality surface, as well as significantly improve venue conversion efficiency for alternative events.
- Existing protective netting is beginning to reach end of service life expectancy.



WHAT ARE THE OPTIONS FOR THE AFFINITYPLEX?

Outdoor Enhancements

- Regulation FIBA size multi-purpose synthetic field, suitable for outdoor sport.
- LED lit field to extend available operating hours.
- Increase available locker rooms for multiple field use.
- Create stadium spectator seating for competitive level play.
- Create potential to enclose field of play for year-round, fourseason use.
- Expand neighboring amenities to field to further improve guest experience concession, sporting goods retail, etc.



Artificial Turf vs Natural Sod?

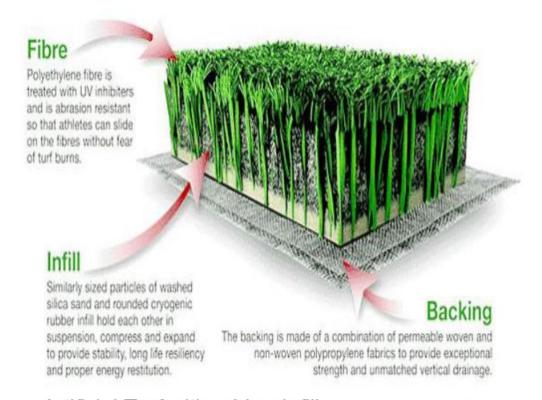
Artificial is more Cost Effective...

Eberly Associates – Atlanta, GA

- Landscape Architecture study found in spite of artificial turf requiring a 300% higher up front capital investment; when considered with playing surface availability and operating & maintaining the surface; artificial turf had a 35% lower combined hourly cost structure.
- Artificial turf requires minimal day-to-day care & upkeep; and possesses a significantly higher user availability due to Turf's ability to maintain a consistent surface by drainage; and accumulated precipitation not aggravating surface damage during use when wet.

Stantec & Motre Consulting Report in 2015

 Concluded that that when the increased capital investment of Artificial Turf is consolidated with the increased available hours, and reduced care & maintenance expense; they operating cost of Artificial Turf was considerably lower than natural sod.



Artificial Turf with rubber infill - image courtesy Fieldturf.

Liebel Field Turf Replacement Project by the City of Regina is resulting in **ZERO burden**. Rubber infill material is being re-used on replacement surface; and old turf is being shipped to recycling plant in US for product conversion into other saleable products.

WHAT ARE THE OTHER OPTIONS FOR A NEW SYNTHETIC FIELD?

MULTI-USE FACILTY

A new synthetic field will increase multi-sport and recreation participation and event growth, but its development is not limited to the REAL District.

It can be built as a multi-use facility in combination with an upgraded baseball stadium in another suitable location in Regina.



WHAT WOULD IT COST TO COMPLETE?

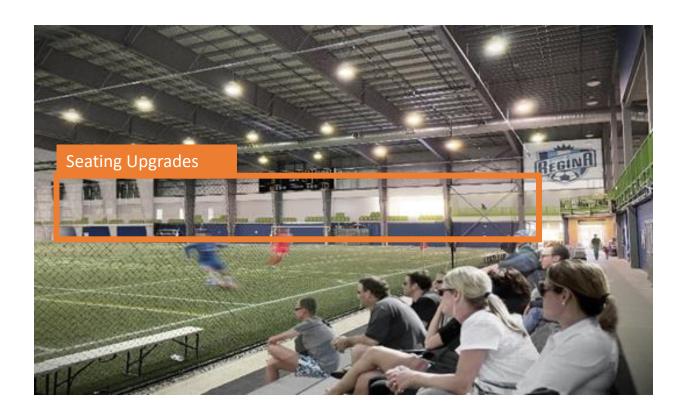
AffinityPlex Proposed Development Expansion Phases

Indoor Re-Finishing Turf Upgrade Replacement \$2.5 M Viewing Balcony Site Preparation & Field Site Utilities & Lighting \$4.4 M **Outdoor Turf** \$17.6 M Multi-Level Structure Ancillary Structures \$7.3 M Bleachers Field Enclosure Inflatable Dome \$3.4 M Perimeter Fencing

Phase 1 - \$2.5 M

Indoor Re-Finishing:

- Turf Upgrade Replacement
- Viewing Balcony
- Existing turf is original to construction. Life expectancy is 10 years; Turf is presently 10+ yrs old.
- Existing seating is limited to South end of indoor surface. Balcony seating would provide spectators viewing across East side.
- Existing lighting is original to 2007 construction. Full LED lighting retrofit would create improved guest experience, as well as significantly reduced utility expense.





Phase 2 - \$4.4 M

Site Preparation & Field:

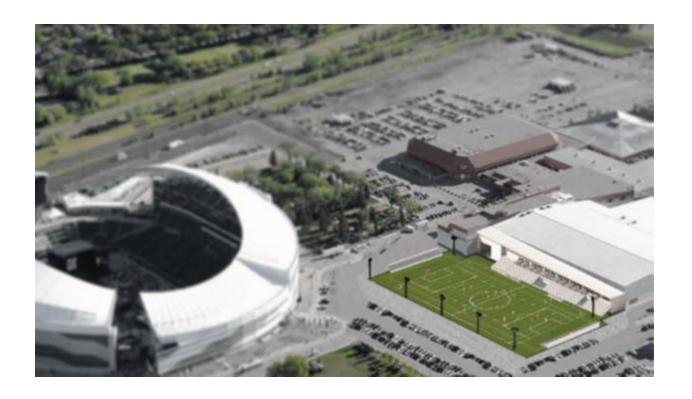
- Site Utilities & Lighting
- Outdoor Turf
- Approximately 12,000 sq meter surface
- Demolition of the existing building, asphalt and curbs
- Re-grade the site for the new field
- Reconfigure the site services to accommodate the new field and future building
- Piles and main floor slab for the new building, (Could move to next phase)
- Field subsurface drainage and grading
- Field playing surface
- 10 light towers
- Scaffold bleachers (1000 seat capacity)
- Perimeter fence



Phase 3 - \$7.3 M

Ancillary Structures:

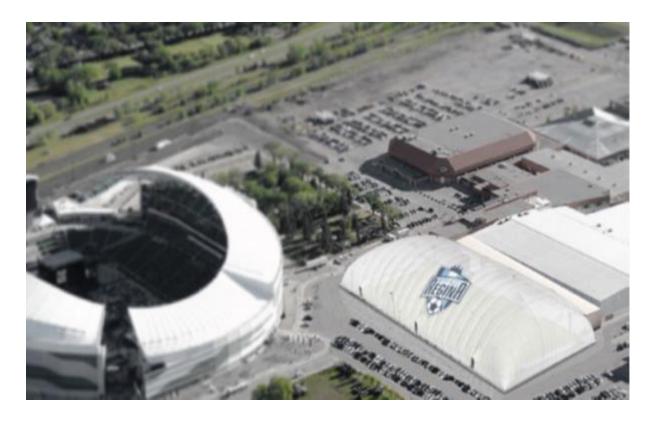
- Multi-Level Structure
- Bleachers
- Approximately 2,100 sq meter footprint
- Steel structure
- Concrete on metal deck mezzanine level
- Masonry walls /Metal cladding / Membrane roof
- Specialties (Washroom accessories, lockers)
- 1 2 stop Elevator
- Building Mechanical/Electrical
- Seating overlooking the existing field area (West)
- Scaffold type bleachers for north and south end zones
- Fixed bleachers along west side of the field adjacent the building



Phase 4 - \$3.4 M

Ancillary Structures:

- Multi-Level Structure
- Bleachers
- Approximately 15,000 square meters)
- Field protection during grade beam installation
- Excavation and backfill for new perimeter grade beam
- Grade beam and pile foundation to anchor the new inflatable dome
- Misc metal anchor points
- Inflatable dome including all required mechanical and electrical
- Patch asphalt around perimeter
- Allowance for an outdoor screen



 Annual inflate/deflate routine for inflatable enclosures is quite common. Anticipate an expense of \$11/sq. mtr to complete annually. Costs anticipated at \$165K/yr



HOW WOULD THIS COMPARE?

Programming an Outdoor Synthetic Field

A conceptual outdoor synthetic field model could look something like this in terms of **recommended seating**, **tenants**, **programming days**, **ancillary amenities**, **operations**, **construction costs**, **and timelines**:

MID-SIZED OUTDOOR MULTI-PURPOSE EVENT CENTRE RECOMMENDED MODEL

Sport & Rec Users	Soccer, Football, Lacrosse, Futsal, Ultimate, Rugby, Lawn Bowling, Baseball, Cricket
Event Seating	2,500
Primary Tenant	FC Regina (4 events)
Secondary Tenant	Community Groups, SRFC (# events)
Tertiary Tenant	CPL Team (16 events)
Event Days	365 Event Days Annually with Heated Dome
Total Programming Days	365 Days Annually with Heated Dome

Ancillary Space (Meeting, Convention, Tradeshows)	Yes	
Annual Operating Income	\$3 M	
Owner and Sole Shareholder	City of Regina	
Operator	Third Parties	
Operating Costs/sq ft	\$790,000	
Construction Cost (Preliminary)	\$15.1M	
Construction Timeline	16 - 18 Months	

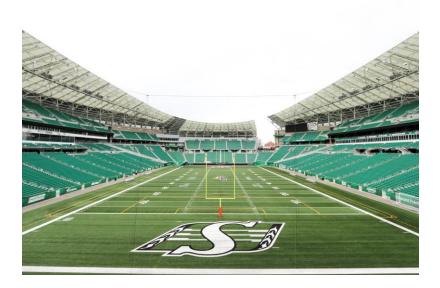
Current Synthetic Field Utilization

Leibel Field						
		Days Available	Days Booked	Hours Booked	Utilization by Day	
2019	May – Sept	153	197	1926	79%	
2022	May – Sept	153	100	779	65%	



2022 Liebel field is under maintenance for approximately 60 days.

Mosaic Stadium						
		Days Available	Days Booked	Hours Booked	Utilization by Day	
2019	May – Nov	214	209	2307	98%	
2022	May – Nov	214	186	1976	89%	





WHAT ABOUT TIMELINES?

NOT URGENT... BUT A PLAN IS NEEDED.

Phase 1 – Indoor Enhancements

Design - 2 Months
Construction - 3 – 6 Months

- Supply Chain realities may affect specific construction timeline.

Phase 2 – Site Prep & Outdoor Field

Design - 2 -3 Months Construction - 8 Months

- Supply Chain realities may affect specific construction timeline.
- Seasonality impact of start date may extend construction duration

Phase 3 – Facility Construction

Construction - 6 Months

<u>Phase 4 – Inflatable Enclosure</u>

Construction - 4 Months

City Council may make the decision not to take any action at this time or propose an alternative strategy.





89%

Feel a multi-sport turf facility is needed. 93%

In support of building features to attract a professional sport team.

62%

Regina's turf facilities meet community user needs. 94%

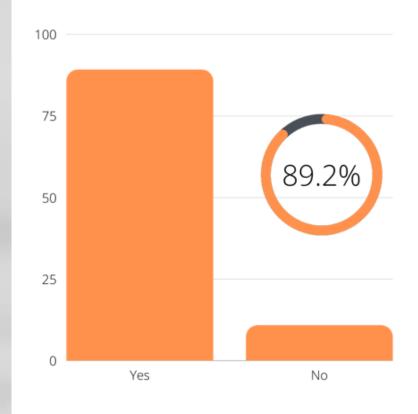
illary Oversion

Support a heated dome structure for year-round programming.

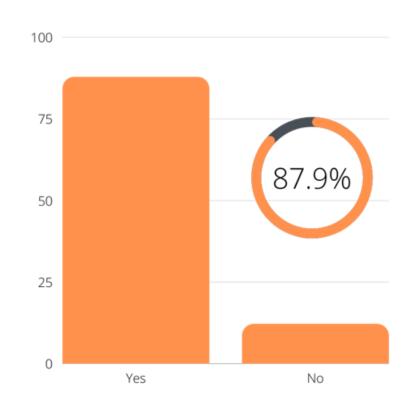
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Do you feel a multi-sport turf facility is needed?

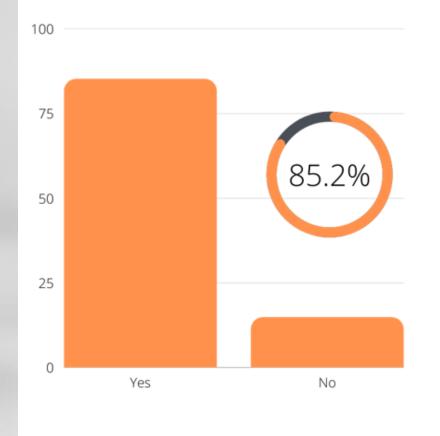


Do you feel that adding a multi-sport turf facility would add more value to the REAL campus?

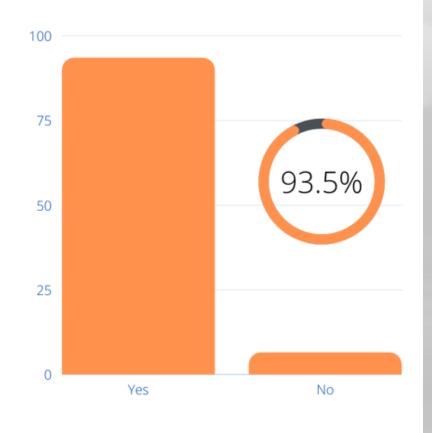


n = 824

Are you in support of constructing a multi-sport turf facility on the REAL campus?



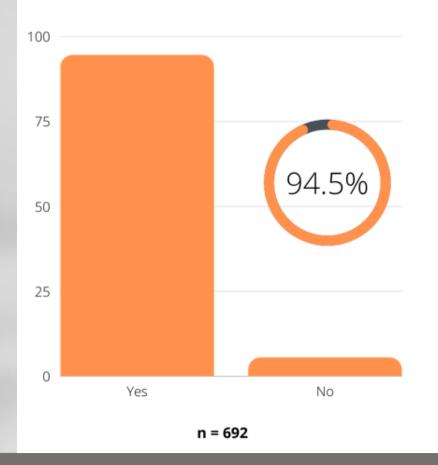
Are you in support of adding spectator seating and premium services for the attraction of professional sport?



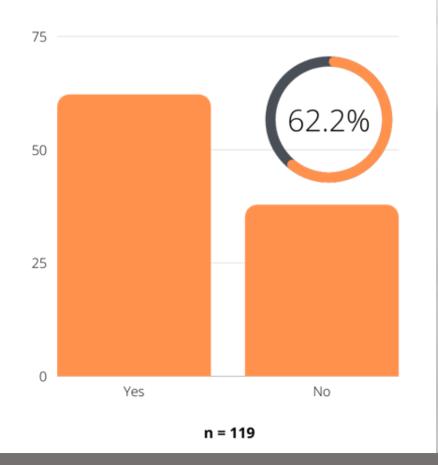
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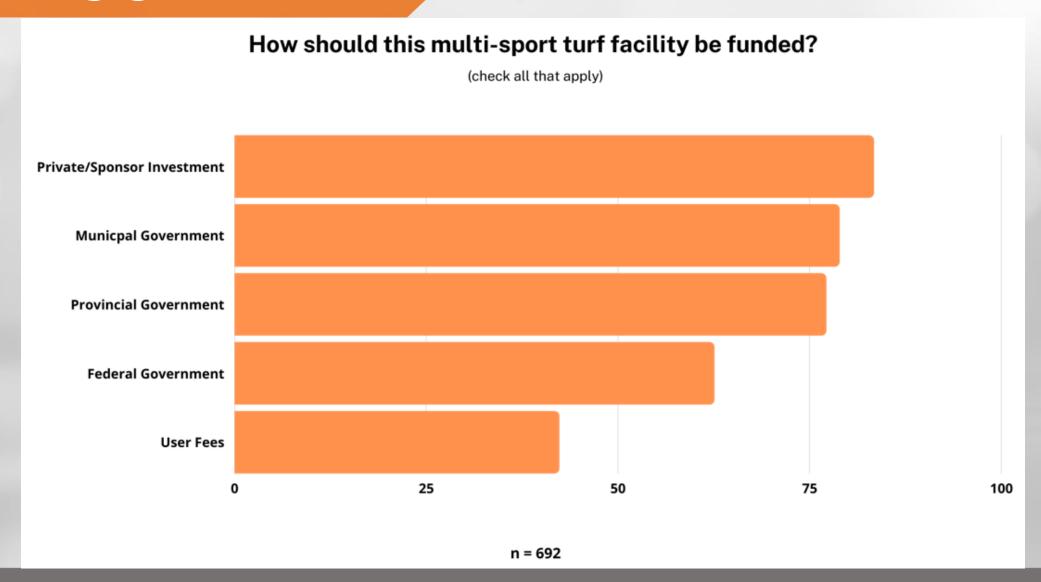


Are you in support of a heated dome structure that allows for sport and recreation 365 days a year?



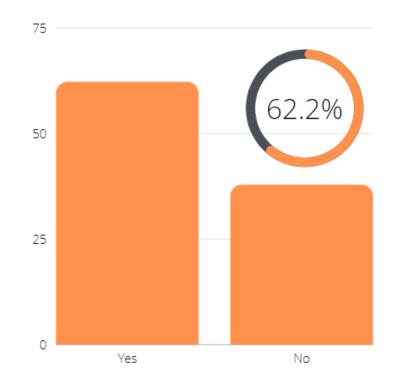
Do you think our current turf-related sport facilities in Regina meet the city's sport and recreation user needs?







Do you think there are other sport facilities that are needed first in Regina?



What facilities do you believe as required the most?

(Please rank from 1-4, with 1 being the most important)

Facility	1	2	3	4	Score
Indoor Aquatic	41.89%	27.03%	14.86%	16.22%	2.95
lce Surfaces	10.81%	22.97%	32.43%	33.78%	2.11
Ball Diamonds	18.92%	25.68%	29.73%	25.68%	2.38
Multi- purpose Courts	28.38%	24.32%	22.97%	24.32%	2.57

n = 74



THOSE NUMBERS LOOK GOOD... BUT HOW WOULD WE PAY FOR THE 4 PHASES?

It is estimated that the cost to enhance the AffinityPlex indoors and build an outdoor synthetic field is **\$XXX M** but it could generate **\$3 Million** in operating income.

HOW WOULD THE CONSTRUCTION BE FUNDED?

 Primary sources of capital would be comprised of investment from Municipal, Provincial, and Federal funding.

As a result of COVID-19, there may be a unique situational opportunity to secure government funding at all levels to support, sustain, and recover the event and tourism industry and justify public investment.

The 4 Phases Enhancement could support this

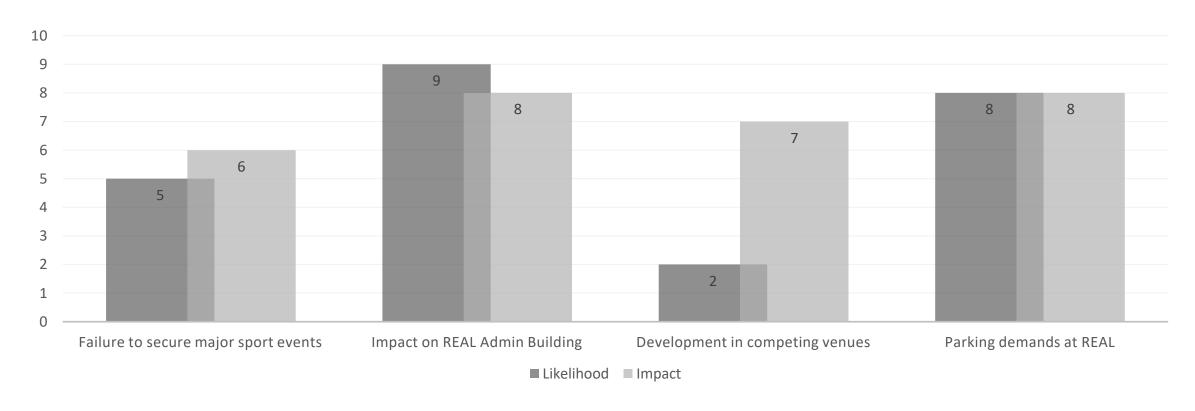
priority by:

- Stimulating immediate job creation in the construction sector;
- Promoting long-term employment within the
- sport, rec, event and tourism sector; and Supporting the spot and recreation economy
- within Regina as a whole.

WHAT ARE THE RISKS?

EVERY PROJECT TAKES ON SOME RISK. HERE IS WHAT WE CAN EXPECT:

The following are some examples of the key risks that were assessed. These risks were rated based on both the likelihood of the risk occurring, as well as the potential the impact of the risk should it occur, with a risk level of 1 being the least serious and 10 being the most serious.



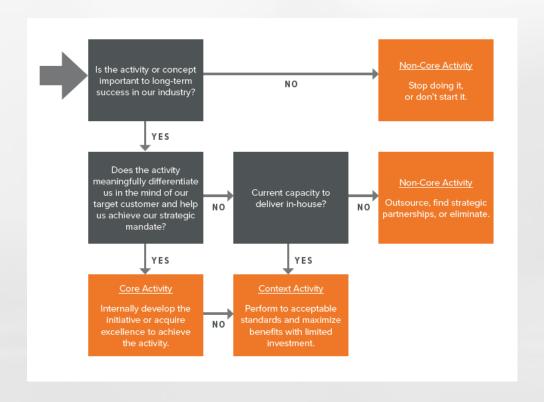


THE DECISION-MAKING MATRIX

The following Decision-Making Matrix was also applied throughout this process. Full details about this matrix can be found within the final report.

The Committee determined that indoor enhancements to the AffinityPlex as well as having a nationally-competitive outdoor synthetic field should become a priority for REAL and the City of Regina in future Strategic Planning work.

The recommendations provided by the Committee support the strategic outcome of remaining competitive within this industry.



OVERVIEW OF RECOMMENDATIONS



PRIORITIZE
ENHANCEMENT OF
AFFINITYPLEX TO
HANDLE ANTICIPATED
GROWTH IN
MEMBERSHIP



ADDRESS THE NEED FOR A SYNTHETIC FIELD OPPORTUNITY FOR 2,000-5,000 GUESTS



EVALUATE THE OPPORTUNITY TO PAIR A FACILITY WITH AN OUTDOOR DOME OR MULTIFIELD STRUCTURE



BASED ON PARKING ANALYSIS AND NEED, A SYNTHETIC FIELD OPPORTUNITY SHOULD BE CONSIDERED OFF CAMPUS



THERE IS AN
OPPORTUNITY TO
MAXIMIZE
UTILIZATION BY
PAIRING SOCCER AND
BASEBALL NEEDS AS A
MULTI-PURPOSE
OUTDOOR EVENT
CENTRE.



RECOMMENDATION 1



PRIORITIZE ENHANCEMENT OF AFFINITYPLEX TO HANDLE ANTICIPATED GROWTH IN MEMBERSHIP

The AffinityPlex requires enhancements due to the community growth and demand of access to field sports. Anticipated growth of soccer will see a 30% boost due to the World Cup and the success of the Canada Soccer teams.

After 15+ years of exemplary performance, it is time to begin formalized discussions concerning the **modernization and competitive amenities** to serve the sport and recreation community for generations to come.

RECOMMENDATION 2 ()

ADDRESS THE NEED FOR A SYNTHETIC FIELD OPPORTUNITY FOR 2,000-5,000 GUESTS

Building a NEW Multi-purpose Outdoor Synthetic Field will create valuable sport, recreation, entertainment opportunities within the community. A new synthetic field will increase multi-sport and recreation participation and event growth, but its development is not limited to the REAL District.

It can be built as a multi-use facility in combination with an upgraded baseball stadium in another suitable location in Regina.



RECOMMENDATION 3

EVALUATE THE OPPORTUNITY TO PAIR A FACILITY WITH AN OUTDOOR DOME OR MULTI-FIELD STRUCTURE

Determine feasibility of a NEW Outdoor Synthetic Field, which includes options to build it as a Multi-Purpose Outdoor Sport & Event Center that meets the needs of a Tier 1 Baseball facility, Cricket, Soccer and Field Sport users.

A dome structure would increase use 365 days/yr.

RECOMMENDATION 4



BASED ON PARKING ANALYSIS AND NEED, A SYNTHETIC FIELD OPPORTUNITY SHOULD BE CONSIDERED OFF CAMPUS

Determine the full impact of a new outdoor synthetic field built at the REAL District and review opportunities to build off-site to meet the needs of additional users groups and community members.

Placement of a NEW Multi-Purpose Outdoor Sport & Event Centre should be with purpose.



RECOMMENDATION 5



THERE IS AN OPPORTUNITY TO MAXIMIZE UTILIZATION BY PAIRING SOCCER AND BASEBALL NEEDS AS A MULTI-PURPOSE OUTDOOR EVENT CENTRE.

There is an opportunity to pair an outdoor synthetic field with a baseball diamond with shared building amenities. A new multi-purpose synthetic sport and recreation facility will maximize utilization and increase seasonal play.

The plan forward must be inspired by:

- 1 The desire to build a better city,
- The purposeful creation of a Multi-Purpose Outdoor Sport & Event Centre, and;
- Maximizing the total economic impact...All for a Civic Asset that could program over 365 days per year for generations come.

ANY ACTION SHOULD BE ABOUT BUILDING A MORE RESILIENT, ACTIVATED, AND PROSPEROUS CITY.



