

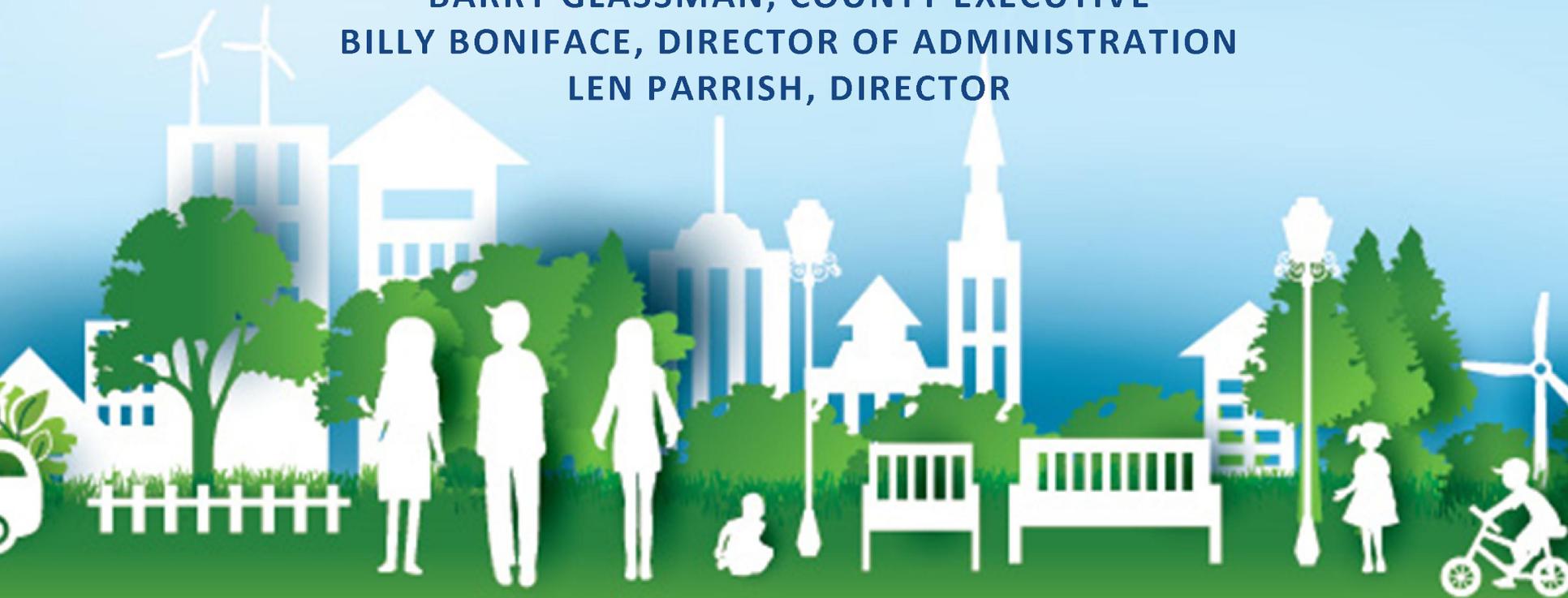


# HARFORD

## COUNTY

COMMUNITY & ECONOMIC DEVELOPMENT

**BARRY GLASSMAN, COUNTY EXECUTIVE**  
**BILLY BONIFACE, DIRECTOR OF ADMINISTRATION**  
**LEN PARRISH, DIRECTOR**





# Washington Court



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# Washington Court - Congressional Subcommittee

## MILITARY CONSTRUCTION APPROPRIATIONS FOR 1984

### HEARINGS

BEFORE A  
SUBCOMMITTEE OF THE

### COMMITTEE ON APPROPRIATIONS

### HOUSE OF REPRESENTATIVES

NINETY-EIGHTH CONGRESS

FIRST SESSION

#### SUBCOMMITTEE ON MILITARY CONSTRUCTION APPROPRIATIONS

W. G. (BILL) HEFNER, North Carolina, Chairman

<u>TOM BEVILL, Alabama</u>	<u>RALPH REGULA, Ohio</u>
<u>CLARENCE D. LONG, Maryland</u>	<u>MICKEY EDWARDS, Oklahoma</u>
<u>BILL ALEXANDER, Arkansas</u>	<u>TOM LOEFFLER, Texas</u>
<u>JOSEPH P. ADDABBO, New York</u>	<u>BOB LIVINGSTON, Louisiana</u>
<u>BILL CHAPPELL, Jr., Florida</u>	
<u>NORMAN D. DICKS, Washington</u>	
<u>VIC FAZIO, California</u>	

TERRY R. PEEL and MARK W. MURRAY, Staff Assistants



man trying to repair these deficient facilities:

Answer. Washington and Lee Court family housing are acquired Wherry units that are currently classified as substandard. Lee Court, containing 116 dwelling units, is being considered by the Army for major renovation which will bring these units up to adequate standards. Washington Court, containing 276 dwelling units,

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is far more deteriorated than Lee Court and is located in an undesirable congested private community development area. An economic analysis was prepared on both housing projects and renovation was slightly more cost effective than construction of new housing units. However, due to the excessive deterioration and undesirable site location of Washington Court, the Army proposes to excess Washington Court and construct 250 units on post as the most practical long range alternative.

Mr. Long. What criteria will the Army use to determine whether



## Washington Court Timeline

- 1940's - APG Housing (51 Brick Structures)
- 1994 – APG Housing Decommissioned
- 2001 – County Deeded Land and Buildings (55)
- 2004 – HCPS Deeded additional land
- 2010 – RFP / Development Partner Selected
- 2019 – County Procurement Released EOI



# **WHY SPORTS TOURISM? WHY EDGEWOOD?**



# Current Sports Tournament Facilities

- Cedar Lane
  - 110 Acre Multi-sport Complex
  - 12 Natural Grass / 1 Turf Field
- Carsin's Run
  - 12 Natural Grass Fields
  - Ceases Operation Fall 2020
- Total
  - 24 Natural Grass / 1 Turf Field





## 2019 Tourism Impacts

- \$394M tourism impact to Harford County
  - More the \$1M per day
  - Supports 7,537 jobs
  
- \$50M tied directly to sports
  - 650 jobs



# Economic Impact Lacrosse / Soccer

Spending	2013	2014	2015	2016	2017	2018	Average
Direct Spending	\$15.4M	\$19.9M	\$15.8M	\$10.3M	\$10.5M	\$12.9M	\$14.1M
Indirect / Induced Spending	\$6.7M	\$8.6M	\$6.8M	\$5.1M	\$5.1M	\$6.4M	\$6.45M
<b>Total Spending</b>	<b>\$22.1M</b>	<b>\$28.5M</b>	<b>\$22.6M</b>	<b>\$15.4M</b>	<b>\$15.6M</b>	<b>\$19.3M</b>	<b>\$20.6M</b>
Total Jobs	310	390	310	210	210	260	282
Total Compensation	\$7.5M	\$9.7M	\$7.7M	\$5.4M	\$5.5M	\$6.9M	\$7.1M



# Lacrosse Events

Category	2013	2014	2015	2016	2016	2018	Average
Total Events	10	12	12	15	14	15	13
Total Teams	1,807	1,935	2,017	1,558	1,534	1,709	1,760
Total Participants	35,700	38,600	40,500	33,400	32,600	33,800	35,767
Total Spectators	73,800	79,400	83,500	76,100	74,200	78,100	77,517
Average Spectators per Participant	2.1	2.1	2.1	2.3	2.3	2.3	2.2
Total Attendance	109,500	118,000	124,000	109,500	106,800	111,900	113,283
Event Length	1.7	1.7	1.6	1.6	1.6	1.7	1.7



# P3 Partnership



- Coppermine Fieldhouse is the region's largest privately held sports entity serving 15,000+ customers in 9 locations
- Creates and markets its own branded programs
- Interest in expanded offerings in Harford County
- Experience building / redeveloping transitional neighborhoods



# Coppermine Sports News

- *Coppermine expanding to historic World War 2 airplane hanger in Middle River – BBJ 2019*
- *Coppermine expanding into Pikesville with plans for a racquet and fitness club – BBJ 2018*
- *ChoiceOne Urgent Care partners with Coppermine Fieldhouse – PRNewswire 2019*
- *Coppermine Fieldhouse buying forth location with Bare Hills Athletic Club deal – BBJ 2016*
- *Coppermine Fieldhouse expresses interest in operating Aberdeen Swim Club – Sun 2018*



SPORTS CENTER



# Coppermine Programs



FACILITY

LOCATIONS

SPORTS

PROGRAMS

PARTIES & EVENTS

CAMPS

REGISTRATION



LEARN MORE



Baseball



Lacrosse



Soccer



Basketball



Football



Gymnastics



Dance



Tennis

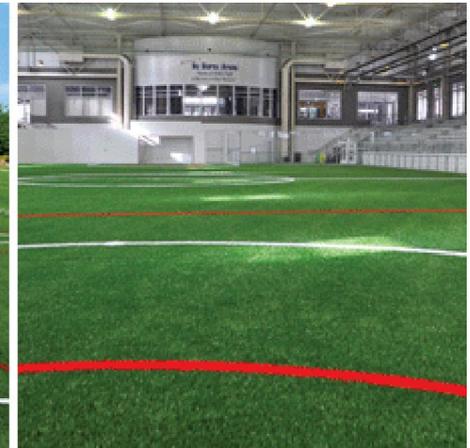


Squash



Additional Sports

- Coppermine Fieldhouse (Baltimore, MD)
- Coppermine Du Burns Arena (Baltimore, MD)
- Coppermine Cross Keys (Baltimore, MD)
- Coppermine Racquet and Fitness (Baltimore, MD)





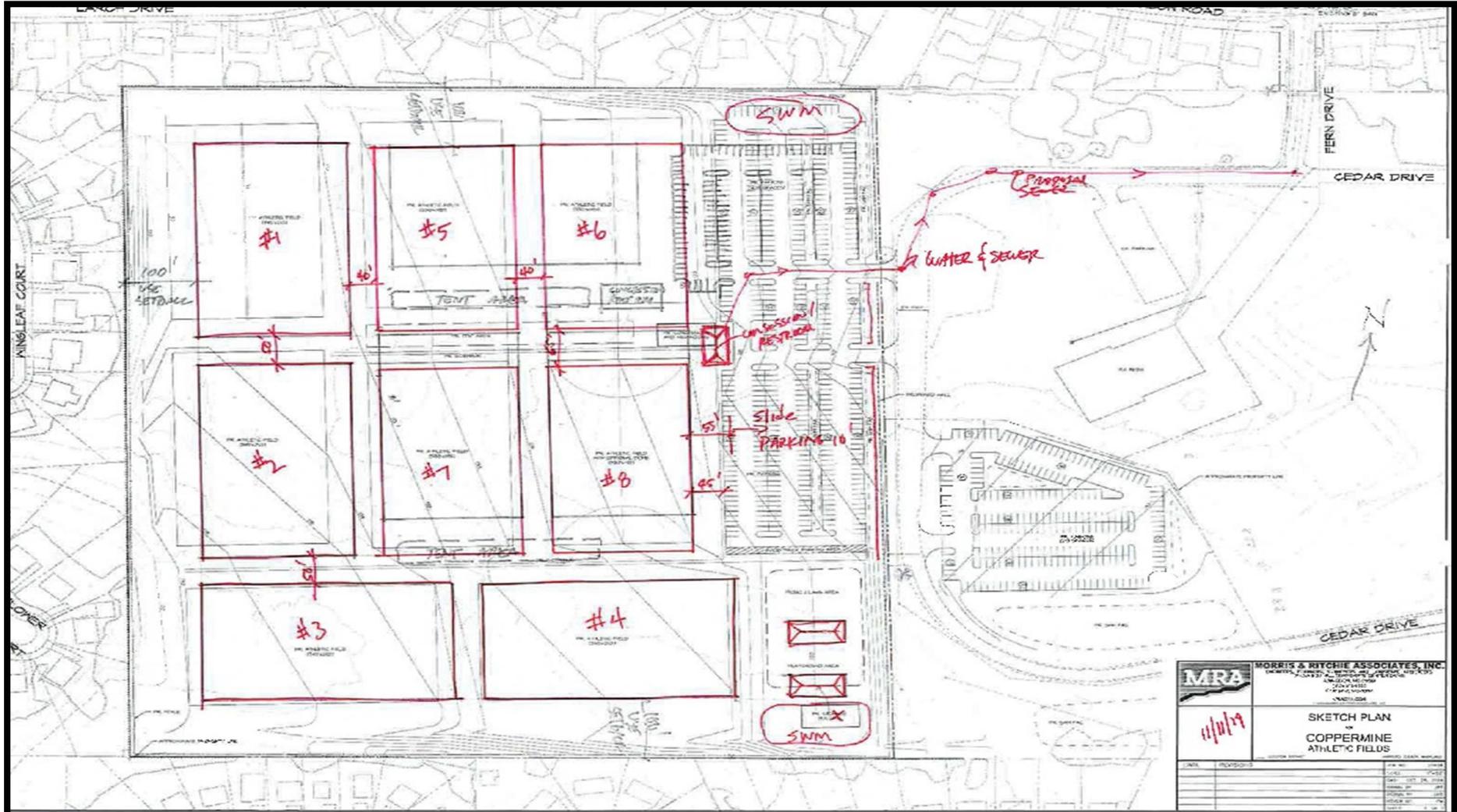
# Coppermine Facilities

- Coppermine Norris Field (Baltimore, MD)
- Coppermine Sports Center (Baltimore, MD)
- Coppermine Green Valley (Owings Mills, MD)
- Coppermine Racquet and Fitness (Pikesville, MD)





# Concept Plan



	<b>MORRIS &amp; RYCHIE ASSOCIATES, INC.</b> 1400 W. 10th St., Suite 100 Annapolis, MD 21403 Phone: 410-291-1100 Fax: 410-291-1101 Website: www.mra.com
	<b>SKETCH PLAN</b> <b>COPPERMINE</b> <b>ATHLETIC FIELDS</b>
DATE: 11/11/19 PROJECT:	DRAWN BY:



# Proposed Project

- Project Features
  - \$12 - 15M Capital Investment
  - 8 Turf Fields w/ Lights
  - Bathrooms
  - Concession Stand
  - Vendor Area
  - Team Assembly Area
  - Parking for 600+ vehicles





# Proposed Sports Tournament Facilities

- Cedar Lane
  - 110 Acre Multi-sport Complex
  - 11 Natural Grass / 2 Turf Fields
- Washington Court
  - 8 Turf Fields w/ Lights
  - Operational Spring 2021
- Total
  - 11 Natural Grass / 10 Turf Fields





# County / Community Benefits

- Creates a unique economic driver for the Edgewood community (additional services and exposure)
- Places Washington Court on Harford County's tax roles (700k – 1.5M over 20 years based on assessment)
- Maintains and grows all existing Cedar Lane events – available spring of 2021
- Maintains existing events – partnering with Cedar Lane Sports, Top of the Bay, etc.
- Limits loss of play due to adverse weather (10 turf fields)
- Fills empty weekends with additional tournaments and bed nights
- Augments hotel tax revenue supporting tourism activities



# Project Schedule

- Expression of Interest Issued – November 15, 2019
- Expression of Interest Closed – December 5, 2019
- County Council Introduction – January 7, 2020
  - Surplus of Property
  - Zoning Commercial Amusement and Recreation
- **County Council Public Hearing – February 4, 2020**
- Facility Opening – Spring 2021



**QUESTIONS?**