



Project Data

Key Scope Items:

- TIF Analysis
- Market Analysis of Various Uses
- Amateur and Youth Sports Complex Analysis
- Comparable Facility Analysis

Project Budget: \$60,000,000

HSP Professionals Involved in Project: Rob Hunden, Rob Smitherman, Evan Holmes

Time of Service: 2011

Grand Park Sportsplex Feasibility and TIF Funding Analysis

Westfield, Indiana

HSP has recently been engaged by the City of Westfield to analyze two related projects. The first is a feasibility and economic impact study of the proposed Grand Park sportsplex. The second study is a TIF funding analysis of the several square miles surrounding the sportsplex. This analysis will include a profile and market analysis of the proposed project, analysis of funding options that will include TIF projections, trends analysis for the youth sports industry, a competitive assessment of comparable facilities and demand and financial projections for the proposed complex.

Grand Park is envisioned as a full-service tournament facility, with sports fields to accommodate local and traveling league play. The 300-acre complex will consist of a full range of championship-level playing fields, including: 26 baseball and softball diamonds, 32 additional fields for lacrosse, rugby and field hockey and an indoor sports facility to accommodate year-round play. The City has projected that the project will bring over 250,000 visitors to the area each year.

Westfield is located 20 miles north of Indianapolis in Hamilton County and is in the direct path of growth in the region. This analysis will assist the City as they plan for future development in the area and determine the best financing options for the facility.