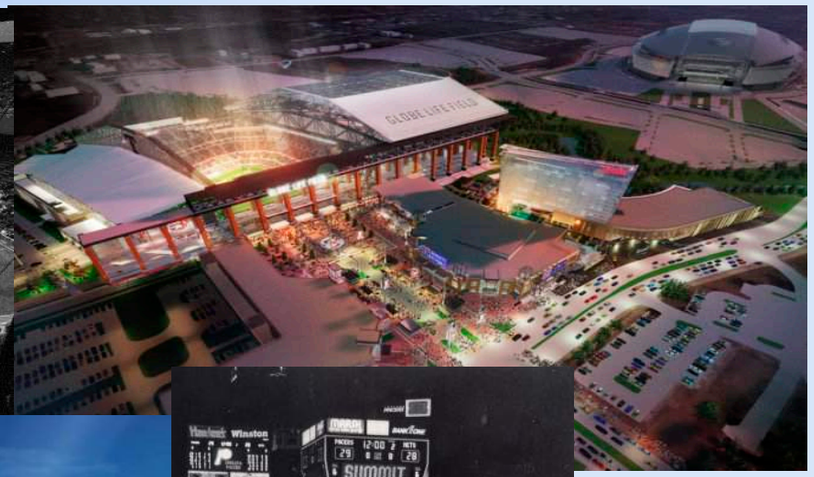

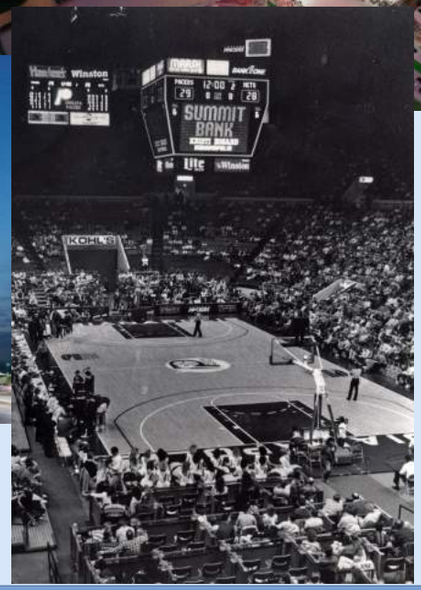

STATE OF THE INDUSTRY: 2019

WHERE WE'VE BEEN,

WHERE WE ARE,

WHERE WE'RE GOING

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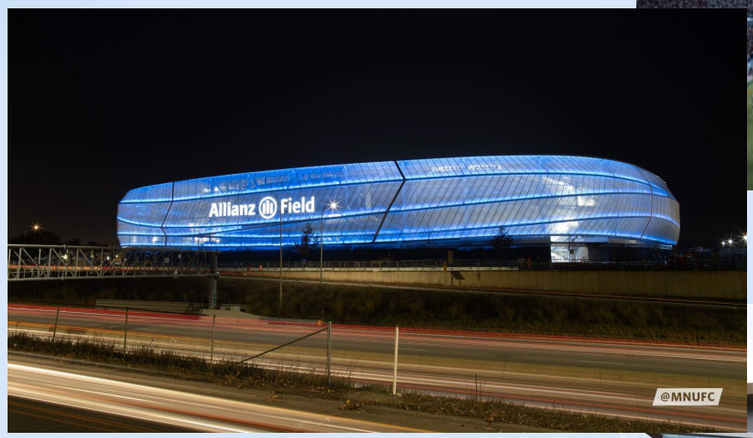
Welcome to Design and Build

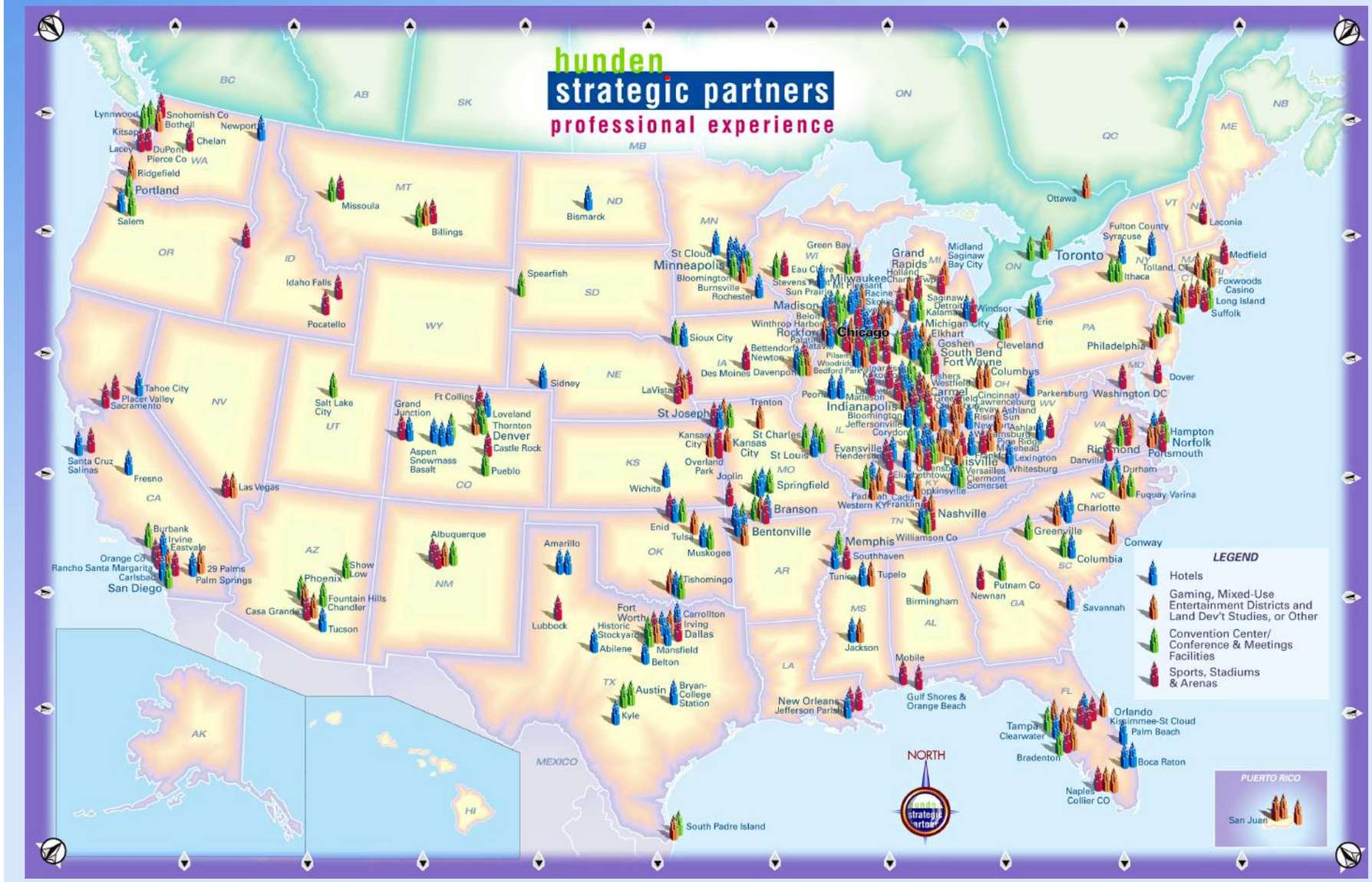
- An Exciting Time for the Sports Facility Industry
- Roughly $13 billion in Major League Sports Projects currently finishing or underway ($8.5 billion last year)
- Recap of “Cities on the Verge” from last year’s presentation



Today :

- State of Facility Development
- Up to Date Database Statistics
- Comprehensive list of Major League stadiums with entertainment districts

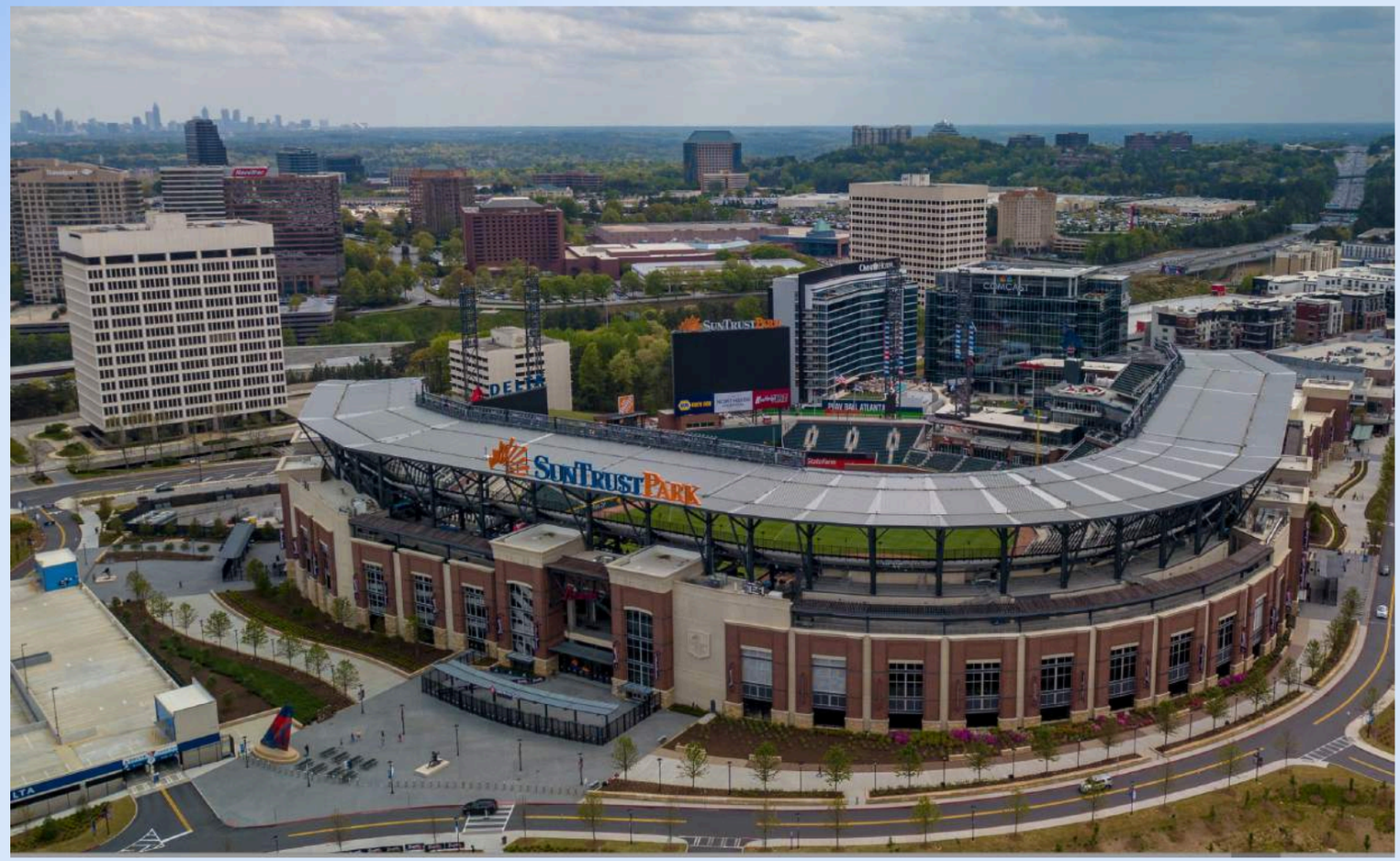
What does HSP do?



- Conduct market, financial feasibility & impact studies on:
- Stadiums/Arenas
- Entertainment districts
- Hotels, Convention centers
- Mixed-use districts

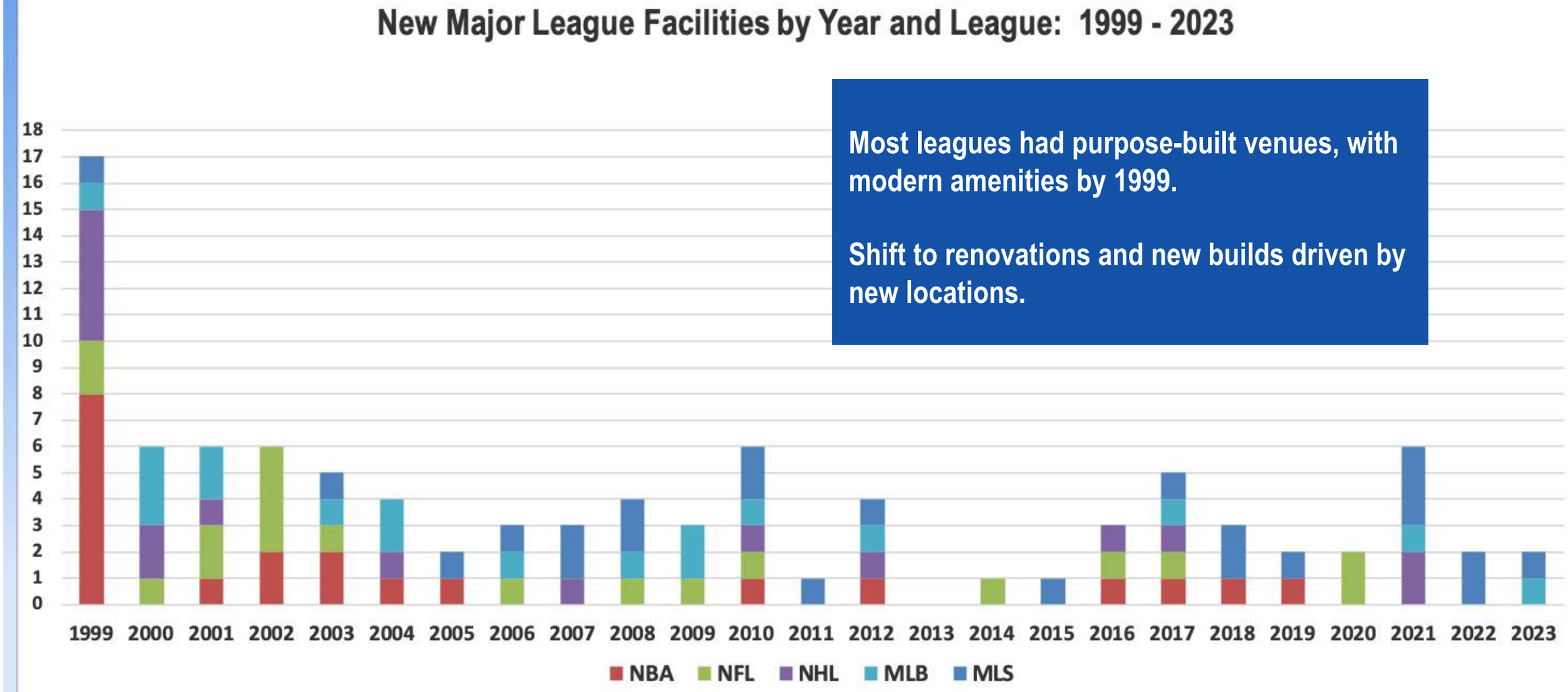
How to get our arms around this exciting industry?

- Tailored the database from last year to emphasize the industry transformation
- Added entertainment districts to the database
- Future: College Venues



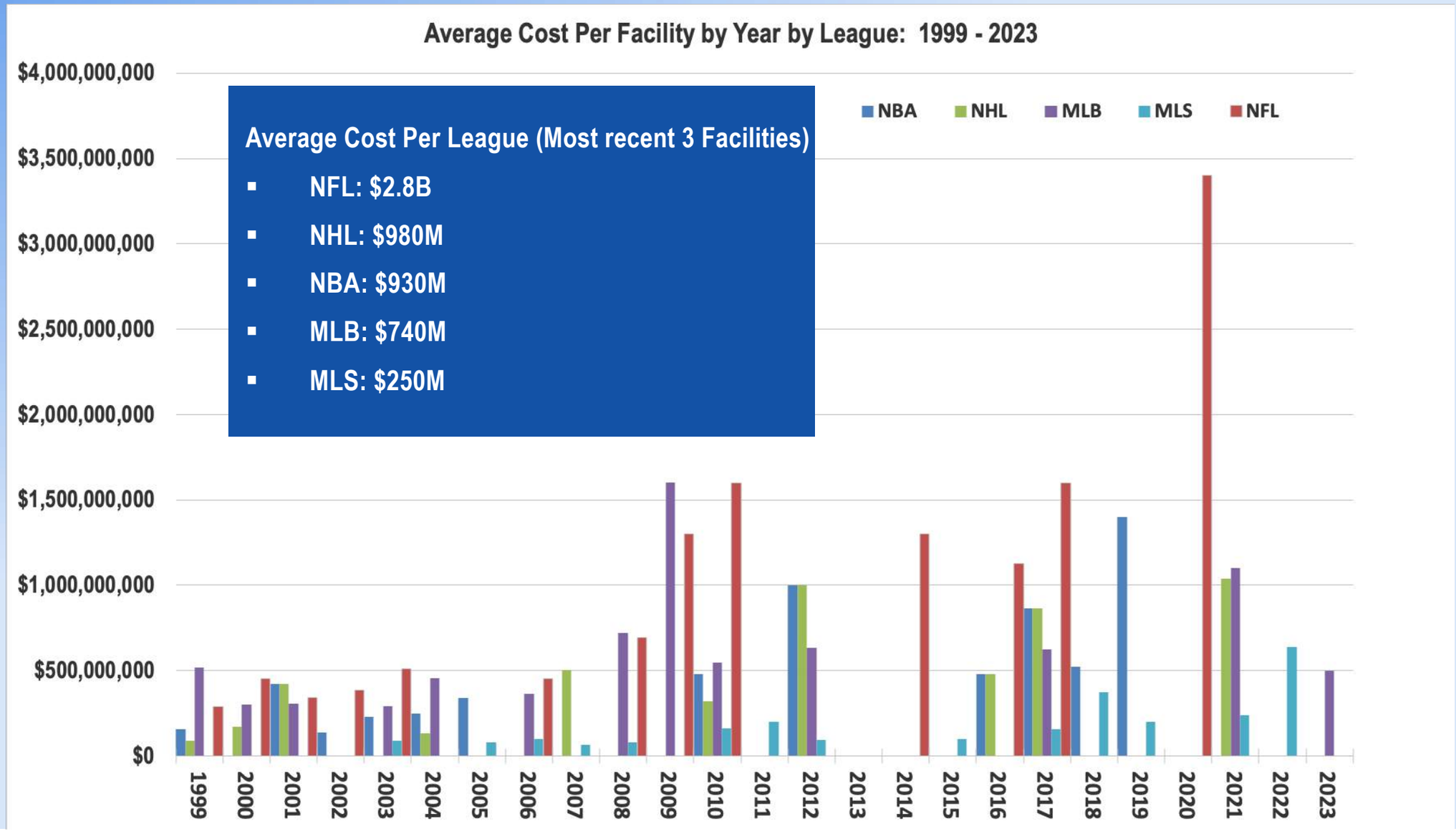
What Trends are We Seeing?

2019



Average Cost per New Venue by League Increasing

2019

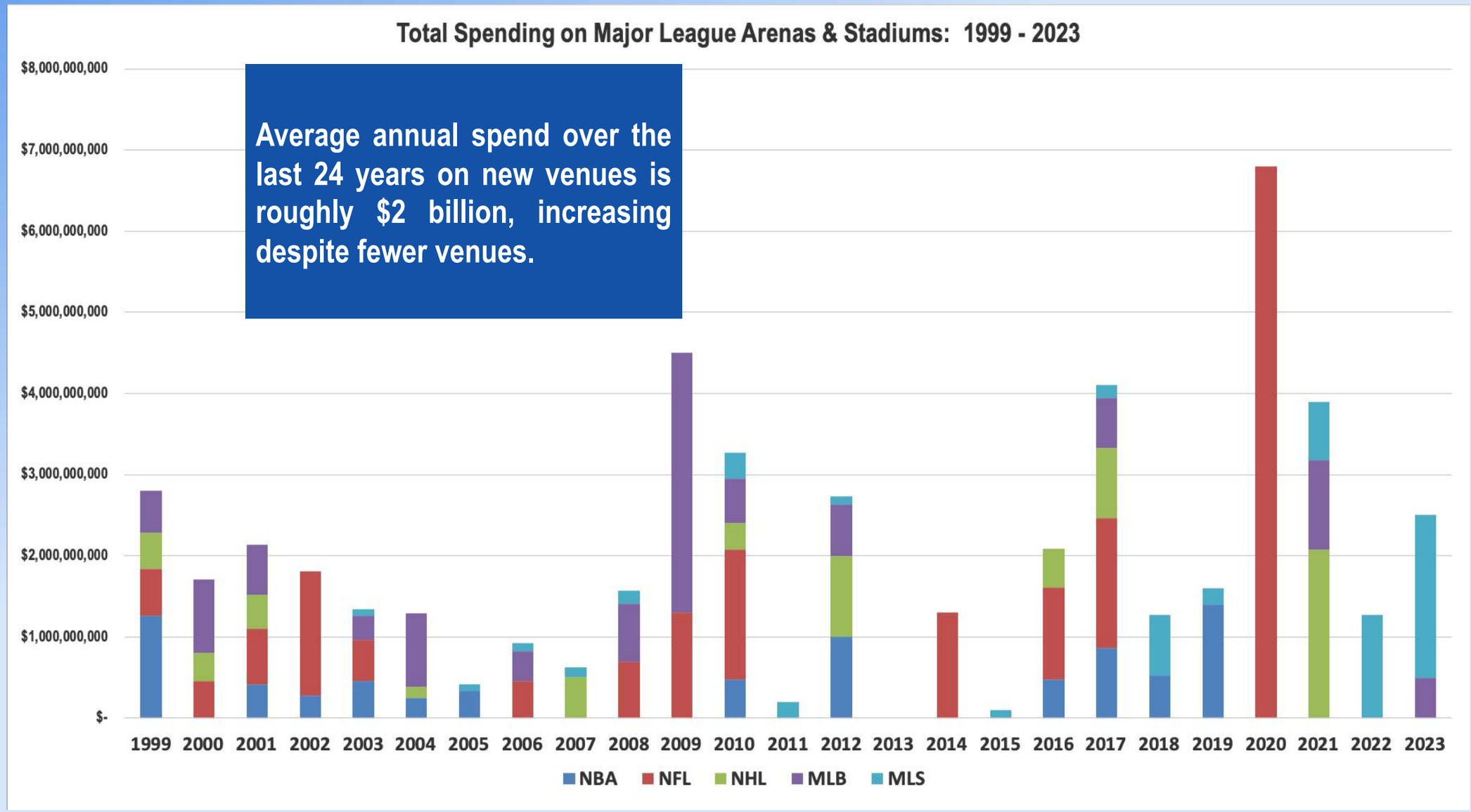


Average Cost Per League (Most recent 3 Facilities)

- NFL: $2.8B
- NHL: $980M
- NBA: $930M
- MLB: $740M
- MLS: $250M

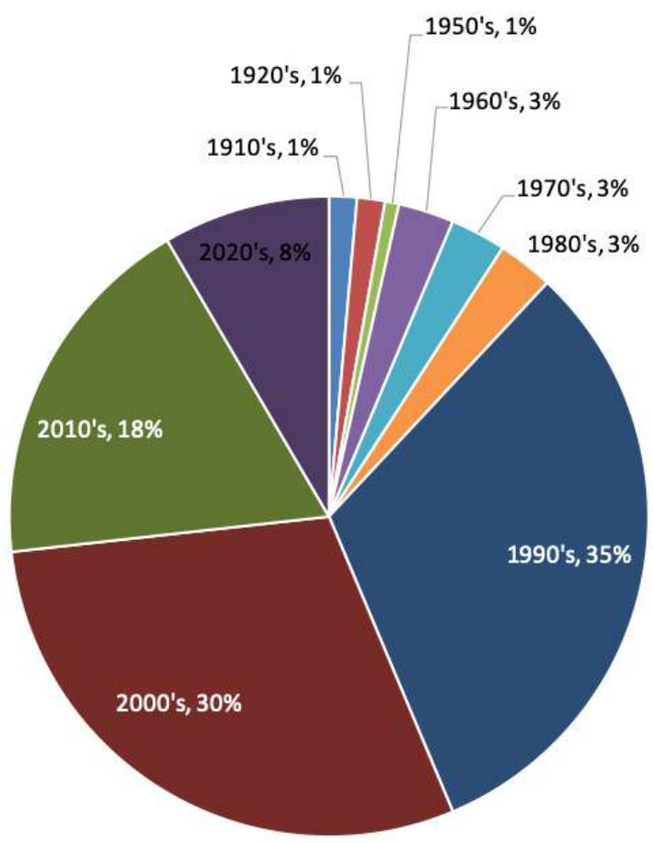
An Average of $2 Billion Spent per Year on New Venues

2019

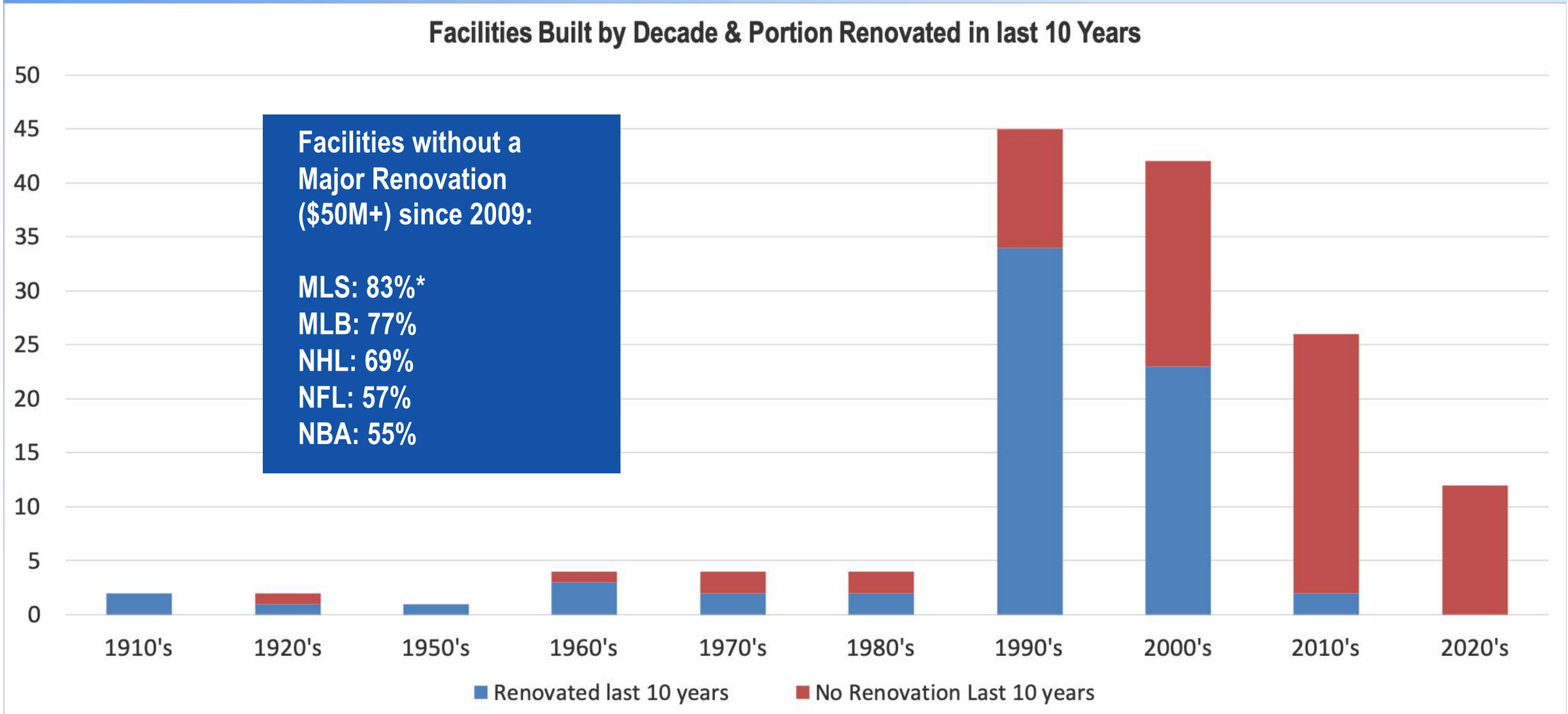


Wave of 1990s Facilities in Need of Renovations

- 13 Renovations Announced or Begun in the Last Year
- 45 facilities built in the 1990s



Facilities in Need of Major Investment / Renovation



Longest Time Span Since Major Investment / Renovation

NFL

- New Era Field
- FedEx Field
- Nissan Field

MLB

- Comerica Park
- Rogers Centre
- Oriole Park at Camden Yards

NHL

- S&P Center
- Nationwide Arena
- BB&T Center

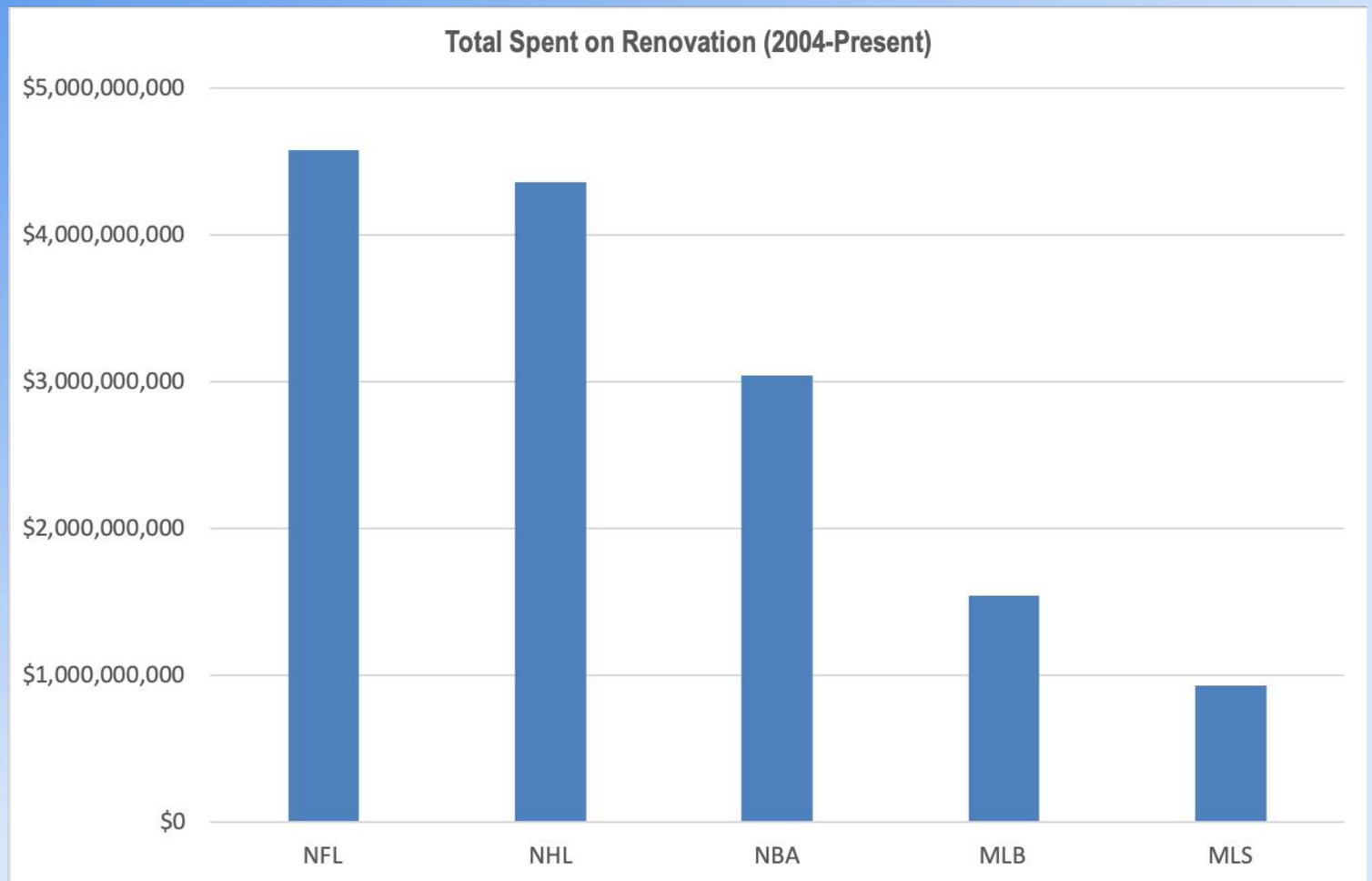
MLS

- SeatGeek Stadium
- Dick's Sporting Goods Park

NBA

- Pepsi Center
- Moda Center

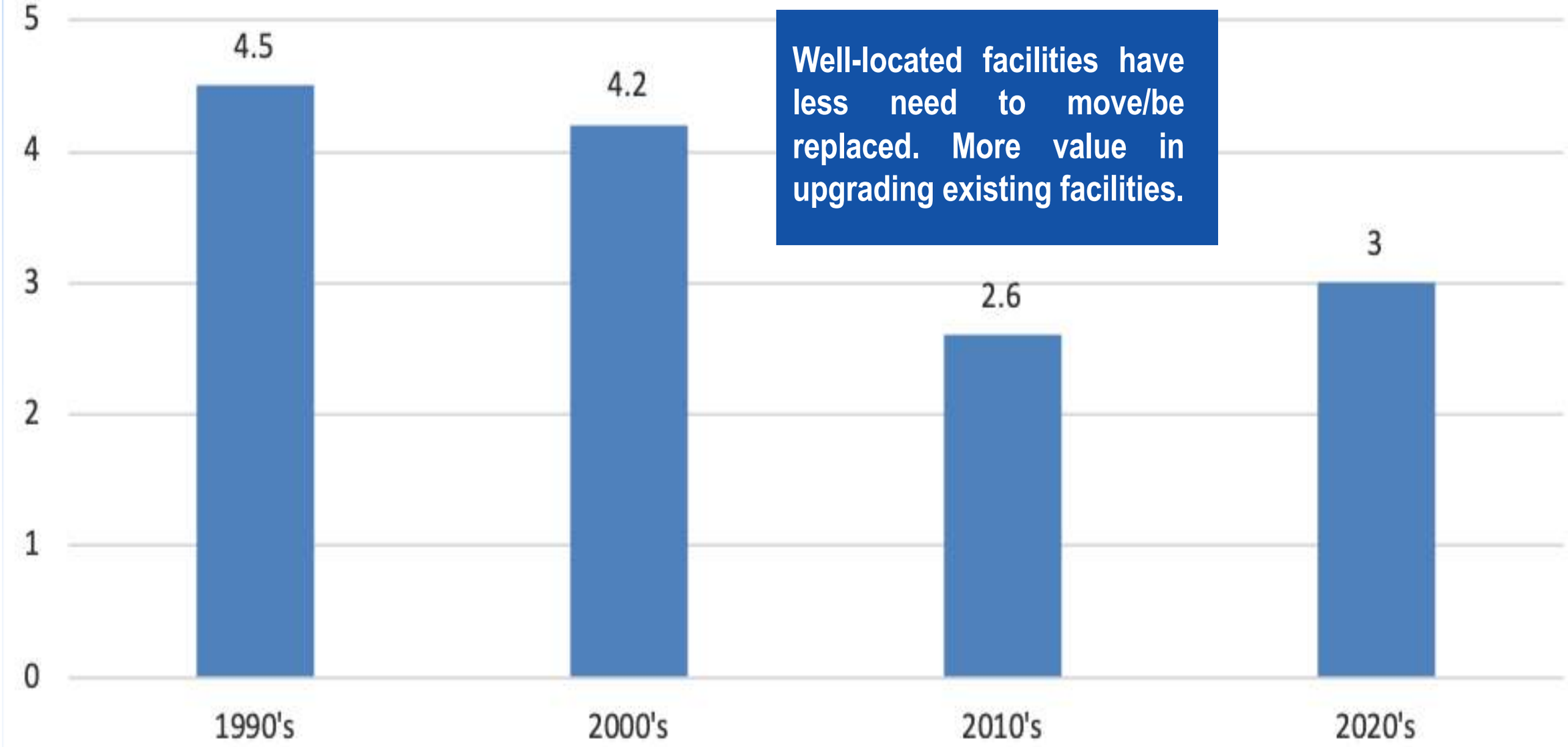
$3 Billion Per Year: 2/3 New, 1/3 Renovations



Total amount spent per year on renovations roughly $1 billion

Total amount spent per year for new venues & renovations roughly $3 billion!!!

Average Number of New Major League Venues Opened per Year



Facility Name Changes
Five Major Leagues

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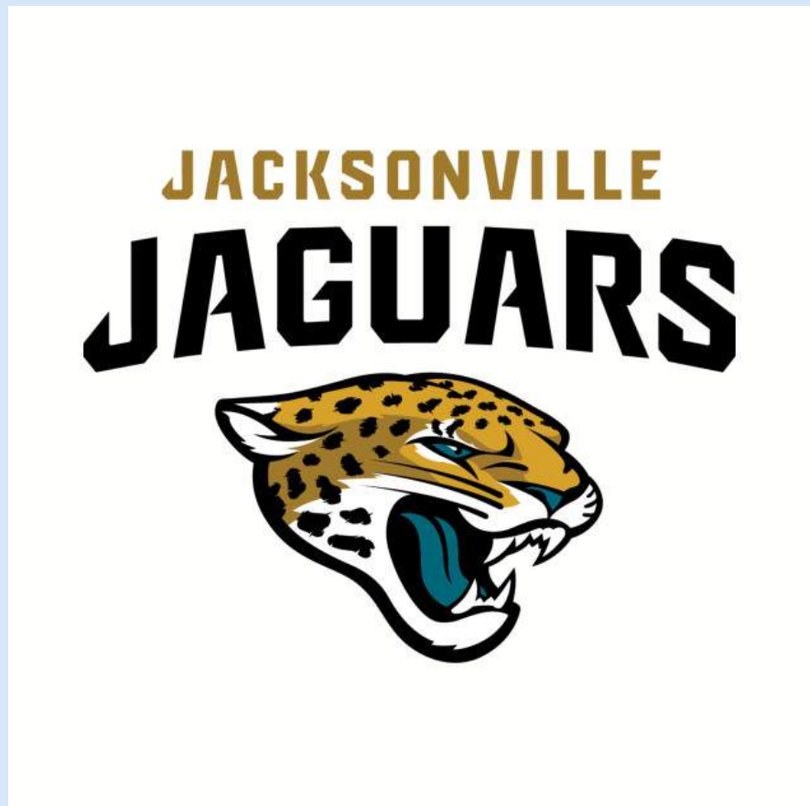
University of Phoenix Stadium

State Farm Stadium

EverBank Field

TIAA Bank Field



AT&T Park

Oracle Park

Safeco Field

T-Mobile Park

Bradley Center

Fiserv Forum

Air Canada Center

Scotiabank Arena

Phillips Arena

State Farm Arena

Quicken Loans Arena

Rocket Mortgage Fieldhouse

MTS Centre

Bell MTS Place (Winnipeg)

Verizon Center

Capital One Arena

Recent Renovations & New Builds

Five Major Leagues

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MLS: Renovations and New Builds

2018

- Audi Field opened
  - $400M
- Toyota Stadium renovated
  - $58M

2019

- Minnesota United FC move into new Allianz Field
  - $200M
- Chicago Fire in negotiations to return to Soldier Field
- Proposal for new arena in Raleigh, NC
  - $2 billion

2020

- Expansion team in Nashville begin play at Nissan Stadium
- Expansion team in Miami to begin play at Lockhart Stadium ($60M Renovation being done @ Lockhart)

2021

- Cincinnati projects new $250M West End Stadium to open
- Columbus welcomes new $230M Columbus Crew Stadium
- Austin FC to begin play in their new $240M Arena

2022

- Miami Freedom Park Opens
  - $1 billion
- Nashville Fairgrounds Stadium opens
  - $275M

Under Construction, Completed, and Proposed New MLS Builds

2018-2023

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FACILITY DEVELOPMENT PROJECTS 2018 - 2023

AUDI FIELD
WASHINGTON D.C.

MLS Franchise: D.C. United

Reported Cost: $400 million

Completed Season: 2018-2019

FACILITY DEVELOPMENT PROJECTS 2018 - 2023

ALLIANZ FIELD
SAINT PAUL, MINNESOTA

MLS Franchise: Minnesota United FC

Reported Cost: $200 million

Opening Year / Season: 2019-2020

FACILITY DEVELOPMENT PROJECTS 2018 - 2023

MLS Franchise: FC Cincinnati

Reported Cost: $250 million

Opening Year / Season: 2021-2022

WEST END STADIUM
CINCINNATI, OHIO

FACILITY DEVELOPMENT PROJECTS 2018 - 2023

COLUMBUS CREW ARENA
COLUMBUS, OHIO

MLS Franchise: Columbus Crew

Reported Cost: $230 million

Opening Year / Season: 2021-2022

FACILITY DEVELOPMENT PROJECTS 2018 - 2023

AUSTIN FC ARENA
AUSTIN, TEXAS

MLS Franchise: Austin FC

Reported Cost: $240 million

Opening Year / Season: 2021-2022

FACILITY DEVELOPMENT PROJECTS 2018 - 2023

MLS Franchise: Nashville SC

Reported Cost: $275 million

Opening Year / Season: 2022-2023

NASHVILLE FAIRGROUNDS STADIUM
NASHVILLE, KENTUCKY

FACILITY DEVELOPMENT PROJECTS 2018 - 2023

MLS Franchise: Inter Miami CF

Reported Cost: $1 billion

Opening Year / Season: 2022-2023

MIAMI FREEDOM PARK
MIAMI, FLORIDA

FACILITY DEVELOPMENT PROJECTS 2018 - 2023

MLS Franchise: North Carolina FC

Reported Cost: $2 billion

Opening Year / Season: 2023-2024

NORTH CAROLINA FC STADIUM
RALEIGH, NORTH CAROLINA

Renovated MLS Arenas

2018-2023

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FACILITY DEVELOPMENT PROJECTS 2018 - 2023

TOYOTA STADIUM
FRISCO, TEXAS

MLS Franchise: FC Dallas

Reported Renovation Costs: $58.4 million

First Season in Renovated Facility: 2018-2019

FACILITY DEVELOPMENT PROJECTS 2018 - 2023

PROVIDENCE PARK
Portland, Oregon

MLS Franchise: Portland Timbers

Reported Renovation Costs: $85 million

First Season in Renovated Facility: 2019-2020

NBA: Recent Renovations & New Builds

2018

- Fiserv Forum opened
  - Cost $524M
- Philips Arena unveiled $192M renovation

2019

- Wells Fargo Center unveils $250M renovation (profiled under NHL)

2020

- Chase Center to open
  - Cost $1.4 billion
- Bankers Life Fieldhouse begins $360M renovation
- Rocket Mortgage $140M renovation complete
- TD Garden unveils $100M renovation plan

Under Construction and Completed New NBA Builds

2018-2023

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FACILITY DEVELOPMENT PROJECTS 2018 - 2023

FISERV FORUM
MILWAUKEE, WISCONSIN

NBA Franchise: Milwaukee Bucks

Reported Cost: $524 million

Opening Year / Season: 2018-2019

FACILITY DEVELOPMENT PROJECTS 2018 - 2023

CHASE CENTER
SAN FRANCISCO, CALIFORNIA

NBA Franchise: Golden State Warriors

Reported Cost: $1.4 billion

Opening Year / Season: 2019-2020

Renovated NBA Arenas

2018-2023

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FACILITY DEVELOPMENT PROJECTS 2018 - 2023

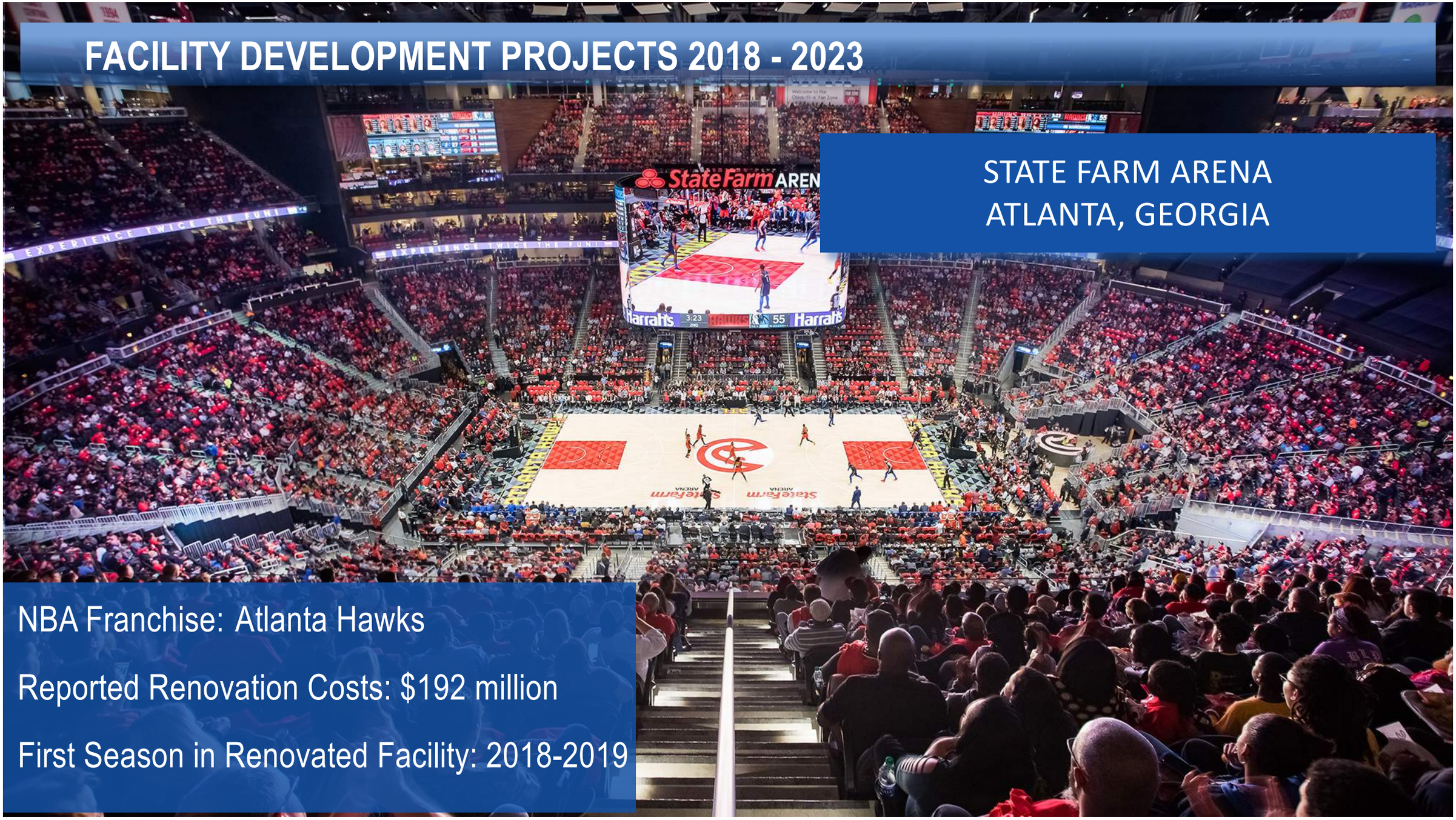
TARGET CENTER
MINNEAPOLIS, MINNESOTA

NBA Franchise: Minnesota Timberwolves

Reported Renovation Costs: $128.9 million

First Season in Renovated Facility: 2018-2019

FACILITY DEVELOPMENT PROJECTS 2018 - 2023



STATE FARM ARENA
ATLANTA, GEORGIA

NBA Franchise: Atlanta Hawks

Reported Renovation Costs: $192 million

First Season in Renovated Facility: 2018-2019

FACILITY DEVELOPMENT PROJECTS 2018 - 2023

TD GARDEN
BOSTON, MASSACHUSETTS

NBA Franchise: Boston Celtics

Reported Renovation Costs: $100 million

First Season in Renovated Facility: 2021

FACILITY DEVELOPMENT PROJECTS 2018 - 2023

NBA Franchise: Orlando Magic

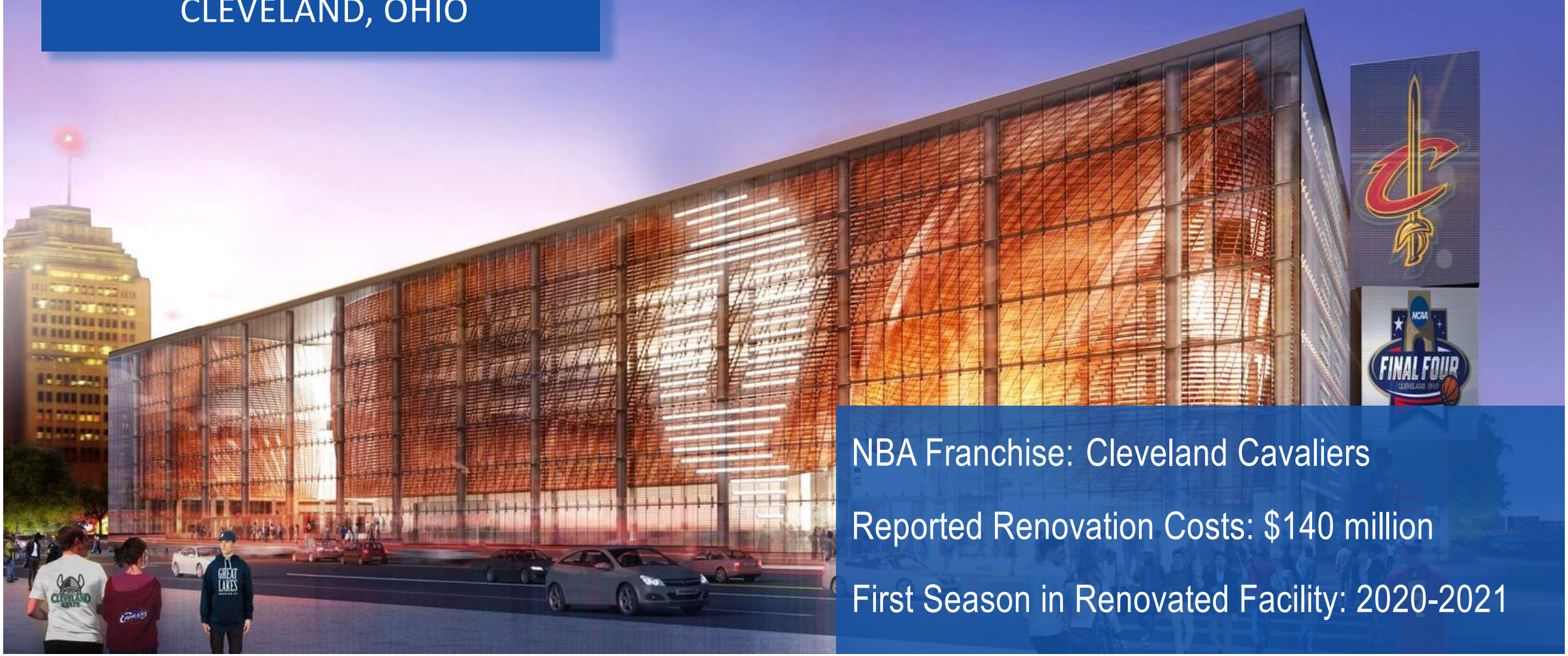
Reported Renovation Costs: $200 million

First Season in Renovated Facility: 2019-2021

AMWAY CENTER
ORLANDO, FLORIDA

FACILITY DEVELOPMENT PROJECTS 2018 - 2023

ROCKET MORTGAGE FIELDHOUSE
CLEVELAND, OHIO



NBA Franchise: Cleveland Cavaliers

Reported Renovation Costs: $140 million

First Season in Renovated Facility: 2020-2021

FACILITY DEVELOPMENT PROJECTS 2018 - 2023

NBA Franchise: Indiana Pacers

Reported Renovation Cost: $360 million

First Season in Renovated Facility: 2020-2021

BANKERSLIFE FIELDHOUSE
INDIANAPOLIS, INDIANA

NFL: Recent Renovations & New Builds

2018

- Mercedes-Benz Stadium opened
  - Cost $1.6 billion
- State Farm Stadium unveiled for $100M in renovations for Super Bowl LVII
- Ford Field completed $100M renovation
- Miami Hard Rock Stadium finishes $500M renovation

2019

- M&T Bank Stadium unveils $120M renovation
- Mercedes-Benz Superdome $100M renovation in preparation for 2024 Super Bowl
- Talk about Buffalo Bills trying to find a new home

2020

- LA Rams and LA Chargers move to new Inglewood Stadium
  - Cost $5 billion
- Raiders relocate to Las Vegas and move into new Las Vegas Stadium
  - Cost $1.9 billion
- Jacksonville Jaguars propose new stadium and district
  - Cost (1st Phase) $500M
- Carolina Panther and Denver Broncos propose entertainment/mixed-use districts

Under Construction and Completed New NFL Builds

2018-2023

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FACILITY DEVELOPMENT PROJECTS 2018 - 2023

LAS VEGAS STADIUM
LAS VEGAS, NEVADA

NFL Franchise: Oakland Raiders

Reported Cost: $1.9 billion

Opening Year / Season: 2020-2021

FACILITY DEVELOPMENT PROJECTS 2018 - 2023

LA STADIUM & ENTERTAINMENT DISTRICT AT HOLLYWOOD PARK
LOS ANGELES, CALIFORNIA

NFL Franchise: LA Rams / Chargers

Reported Cost: $5 billion

Opening Year / Season: 2020-2021

Renovated NFL Stadiums

2018-2023

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FACILITY DEVELOPMENT PROJECTS 2018 - 2023

HARD ROCK STADIUM
MIAMI, FLORIDA

NFL Franchise: Miami Dolphins

Reported Renovation Costs: $500 million

Opening Year / Season: 2017-2018

FACILITY DEVELOPMENT PROJECTS 2018 - 2023

TIAA BANK FIELD
JACKSONVILLE, FLORIDA

NFL Franchise: Jacksonville Jaguars

Reported Renovation Costs: $500 million

Opening Year / Season: TBD

MLB: Recent Renovations & New Builds

2019

- Wrigley Field completes renovations
- Ballpark Village in St. Louis announces $260M Phase 2
- Oracle Park announces 5-year capital improvements plan

2020

- Angels: Move to Long Beach or Renovate?
- Globe Life Field to open in Arlington, Texas
  - Cost $1 billion

2021

- Coors Field proposed entertainment district to break ground

2023

- Athletics Ballpark to open in Oakland, CA
  - Cost $500M+

Under Construction and Completed New MLB Builds

2018-2023

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FACILITY DEVELOPMENT PROJECTS 2018 - 2023

GLOBE LIFE FIELD
ARLINGTON, TEXAS

MLB Franchise: Texas Rangers

Reported Cost: $1.1 billion

Opening Year / Season: 2020-2021

FACILITY DEVELOPMENT PROJECTS 2018 - 2023

ATHLETICS BALLPARK
OAKLAND, CALIFORNIA

MLB Franchise: Oakland Athletics

Reported Cost: $500 million +

Opening Year / Season: 2023-2024

Renovated MLB Stadiums

2018-2023

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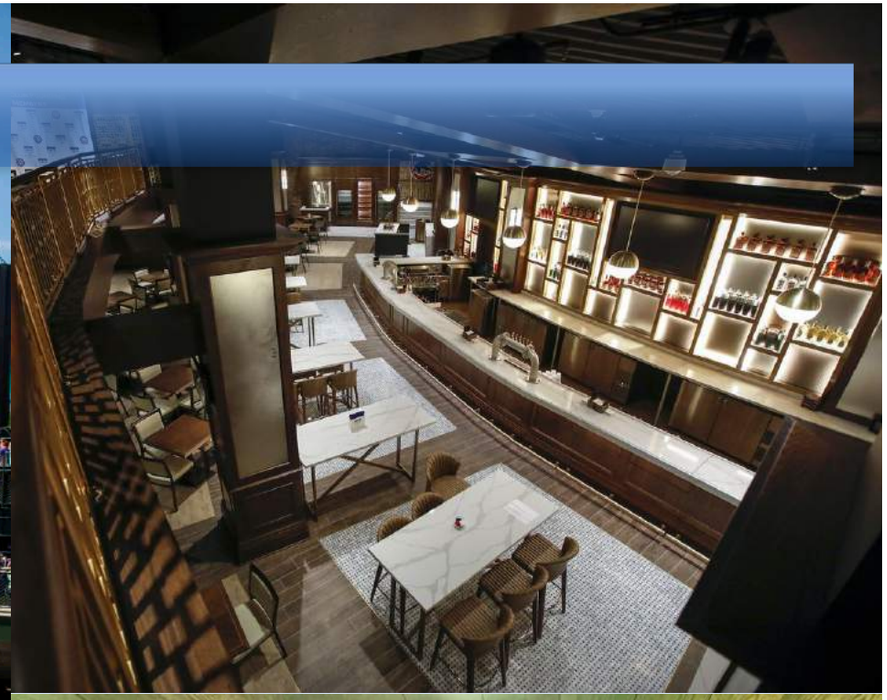
FACILITY DEVELOPMENT PROJECTS 2018 - 2023



MLB Franchise: Chicago Cubs

Reported Renovation Costs: $575 million

Opening Year / Season: 2017-2019

WRIGLEY FIELD
CHICAGO, ILLINOIS

NHL: Recent Renovations & New Builds

2018

- Seattle announced plan to attain team
- Enterprise Center announced $135M renovations

2019

- Capital One Arena undergoing $55M renovation
- TD Garden $100M renovation
- (Calgary Flames) begin discussion for a new arena

2021

- Seattle Center set to open with new renovations
  - -$900M rebuild
- New York Islanders to move into new Belmont Park Arena
  - -$1.2 billion

Proposed New NHL Builds

2018-2023

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FACILITY DEVELOPMENT PROJECTS 2018 - 2023

BELMONT PARK
ELMONT, NEW YORK

NHL Franchise: New York Islanders

Reported Cost: $1.18 billion

Opening Year / Season: 2021-2022

Renovated NHL Arenas

2018-2023

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FACILITY DEVELOPMENT PROJECTS 2018 - 2023

ENTERPRISE CENTER
ST LOUIS, MISSOURI

NHL Franchise: St Louis Blues

Reported Renovation Costs: $135 million

Opening Year / Season: 2018-2020

FACILITY DEVELOPMENT PROJECTS 2018 - 2023

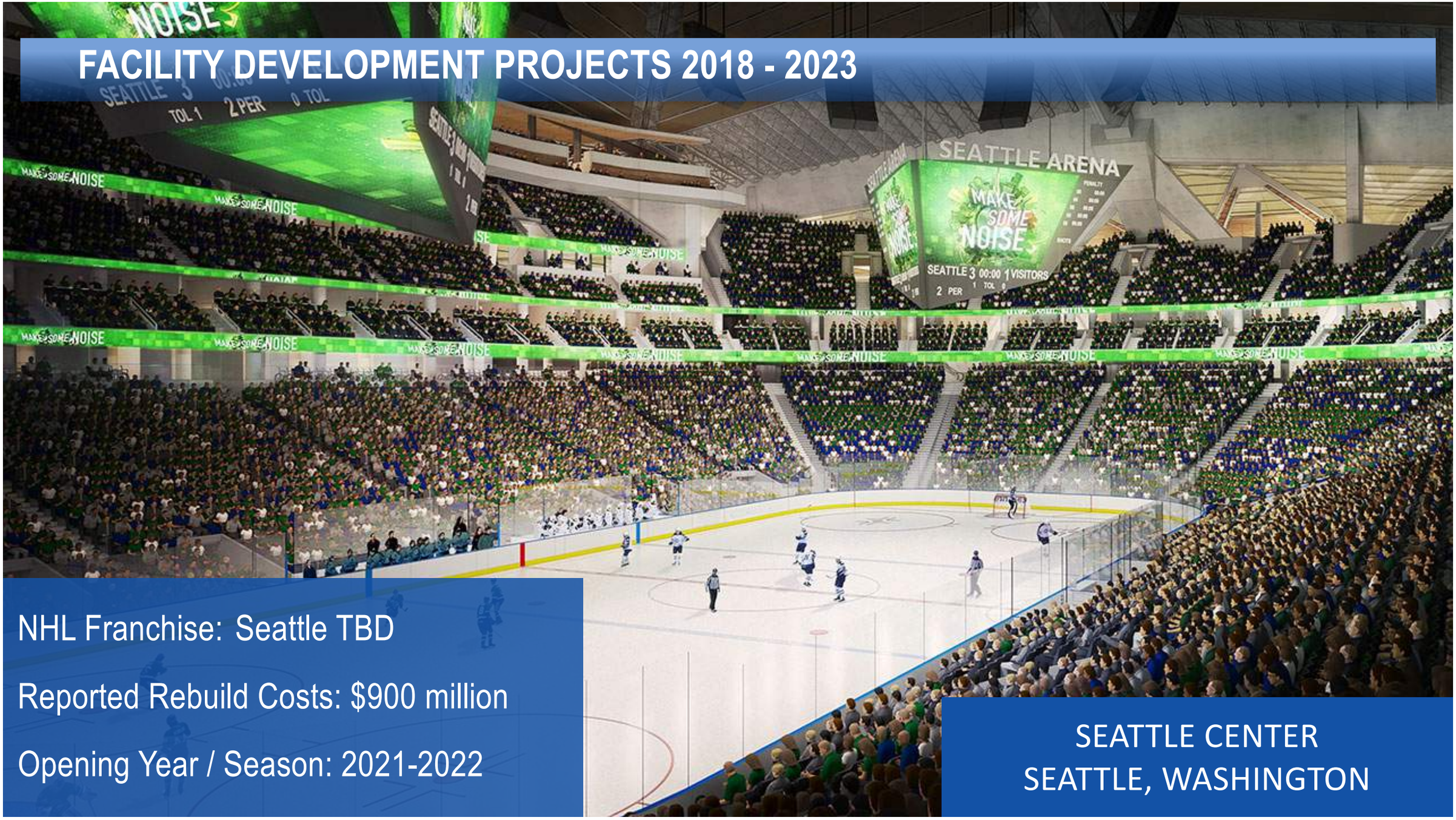
WELLS FARGO CENTER
PHILADELPHIA, PENNSLYVANIA

NHL Franchise: Philadelphia Flyers & 76ers (NBA)

Reported Renovation Costs: $250 million

Opening Year / Season: 2019-2020

FACILITY DEVELOPMENT PROJECTS 2018 - 2023



NHL Franchise: Seattle TBD

Reported Rebuild Costs: $900 million

Opening Year / Season: 2021-2022

SEATTLE CENTER
SEATTLE, WASHINGTON

The Experience – Entertainment Districts

Five Major Leagues

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Major League Facilities are Evolving to Create Experiences

Entertainment Districts Around the Leagues

League	Dedicated	Venue Built in Existing District	Total	Gap
MLS	17%	24%	41%	59%
NFL	17%	33%	50%	50%
NBA	28%	50%	78%	22%
NHL	33%	47%	80%	20%
MLB	37%	46%	83%	17%
Average	**26%**	**40%**	**66%**	**34%**

Source: Various

Gap: Venues that are not located in an existing district or have a dedicated venue district

NFL Entertainment & Mixed-Use Districts

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Existing NFL Entertainment Districts

WESTGATE DISTRICT
GLENDALE, ARIZONA

NFL Franchise: Arizona Cardinals & Phoenix Coyotes (NHL)

Reported Cost: $100 million

Opening Year / Season: 2006-2007

Existing NFL Entertainment Districts

TITLETOWN
GREEN BAY, WISCONSIN

NFL Franchise: Green Bay Packers

Reported Cost: $140 million

Opening Year / Season: 2016-2017

NFL Practice Facilities and HQ's

THE STAR AT FRISCO
FRISCO, TEXAS

NFL Franchise: Dallas Cowboys

Reported Cost: $1.5 billion

Opening Year / Season: 2017-2018

NFL Practice Facilities and HQ's

VIKING LAKES
TCO PERFORMANCE CENTER
EAGAN, MINNESOTA

NFL Franchise: Minnesota Vikings

Reported Cost (1st Phase): $125M

Opening Year / Season: 2018-2019

NFL Practice Facilities and HQ's

"FOOTBALL CITY USA"
YORK COUNTY, SOUTH CAROLINA

NFL Franchise: Carolina Panthers

Reported Cost: $250 million

Opening Year / Season: 2021-2022

Proposed NFL Entertainment / Mixed-Use Districts

- LA Stadium & Entertainment District at Hollywood Park – Completed 2020
  - LA Rams and San Diego Chargers
  - Total Development Costs: $5 billion
- State Farm Stadium – Westgate District
  - Arizona Cardinals
  - Proposed renovation of existing district
- Sports Authority Field at Mile High – Begin 2020
  - Denver Broncos
  - $150M Entertainment District
- Jacksonville Jaguars – 1st Phase TBD
  - Renovation
  - 1st Phase - $500M

MLB Entertainment & Mixed-Use Districts

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Existing MLB Entertainment Districts

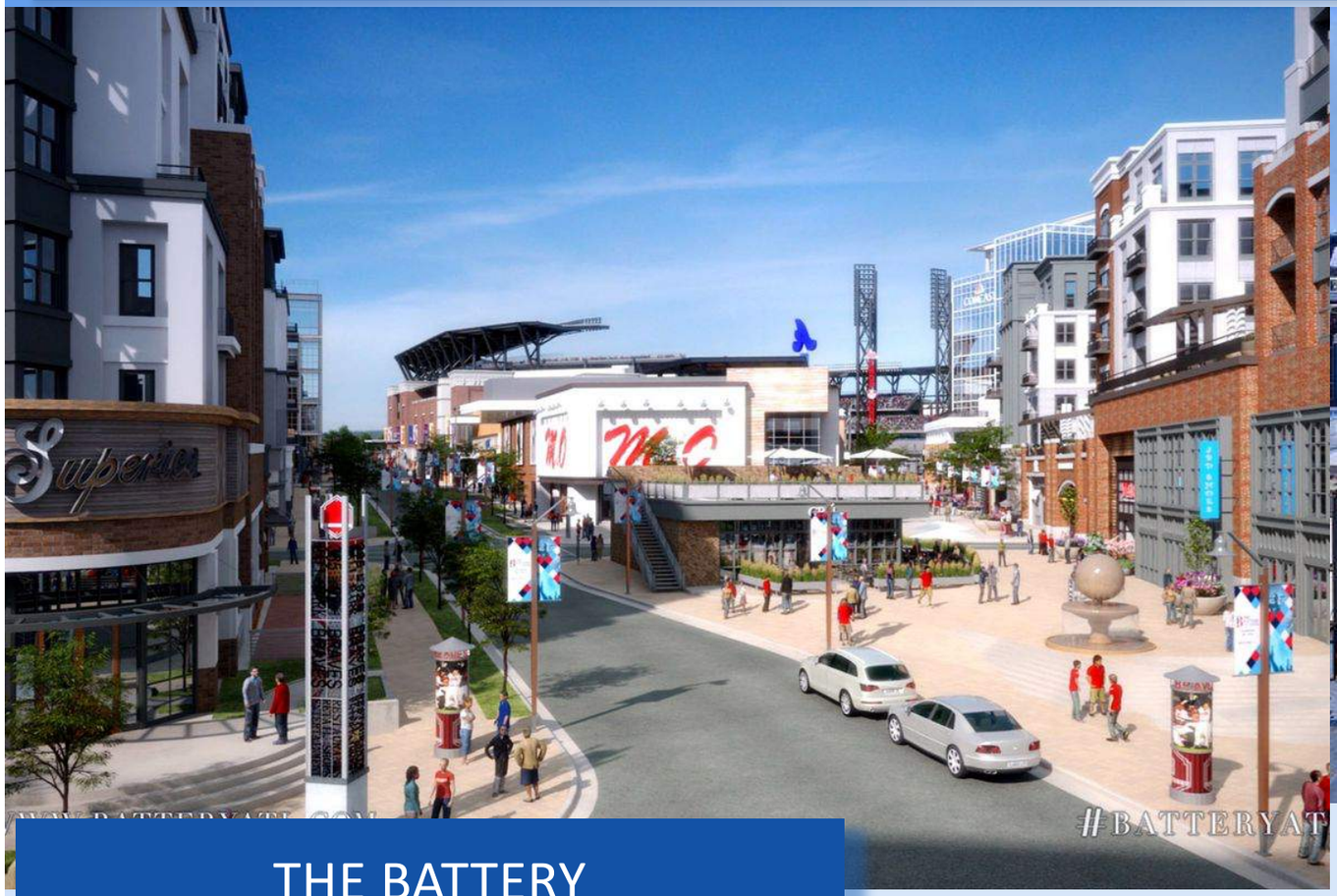
BALLPARK VILLAGE (PHASE 2)
ST LOUIS, MISSOURI

MLB Franchise: St Louis Cardinals

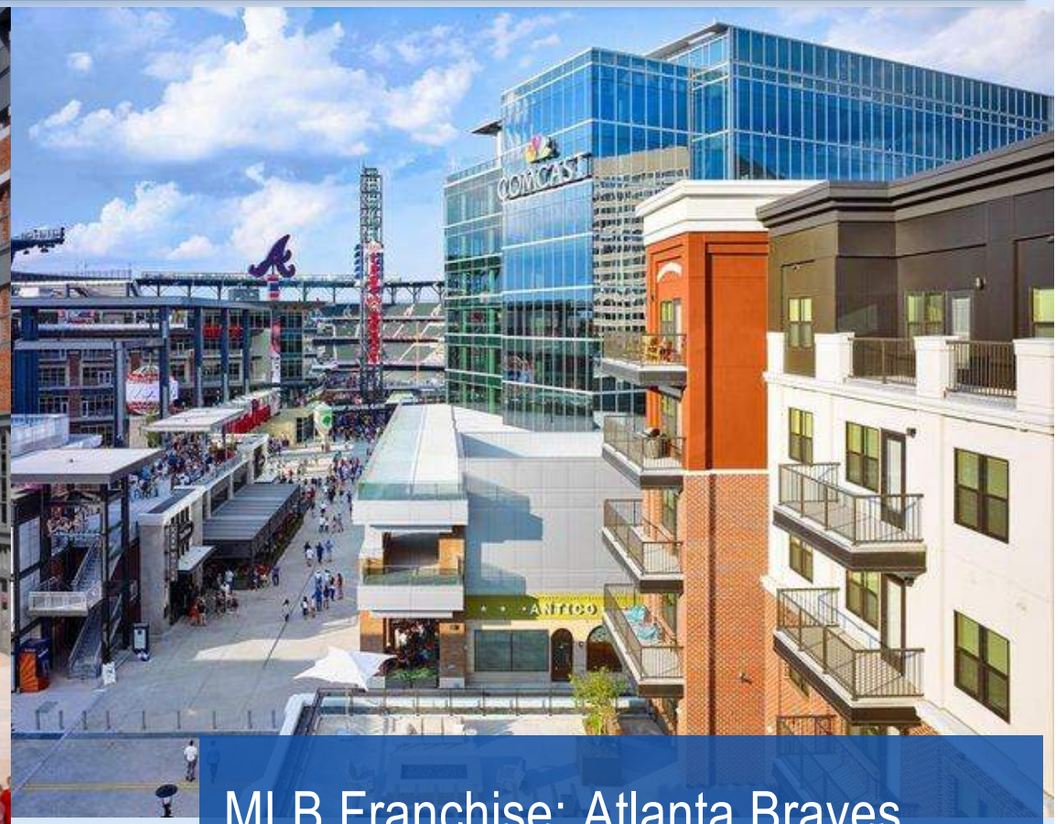
Reported Cost: $140 million

Opening Year / Season: 2014-2015

Existing MLB Entertainment Districts



THE BATTERY
ATLANTA, GEORGIA



MLB Franchise: Atlanta Braves

Reported Cost: $400 million

Opening Year / Season: 2017-2018

Proposed MLB Entertainment / Mixed-Use Districts

- Citi Field – Willets Point / Iron Triangle – 2019
  - New York Mets
  - Affordable Housing and Retail
- Coors Field – 2021
  - Colorado Rockies
  - Proposed Entertainment District - $200M
- Globe Life – 2021
  - Texas Rangers
  - Total Development Costs: $1.1 billion
- Athletics Ballpark – 2023
  - Oakland Athletics
  - Total Development Costs: $500M+
- Rogers Centre – TBD
  - “The Rail Deck Park” - $1.7 billion

NBA Entertainment & Mixed-Use Districts

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Existing NBA Entertainment Districts

VICTORY PARK
DALLAS, TEXAS

NBA Franchise: Dallas Mavericks & Dallas Stars (NHL)

Reported Cost: $420 million

Opening Year / Season: 2001-2002

Existing NBA Entertainment Districts

LA LIVE
LOS ANGELES, CALIFORNIA

NBA Franchise(s): Clippers, Lakers, & LA Kings

Reported Cost: $2.5 billion

Opening Year / Season: 2007-2008

Proposed NBA Entertainment / Mixed-Use Districts

- Chase Center – 2019
  - Golden State Warriors
  - Total Development Costs: $1.4 billion
- Fiserv Forum – 2019-2020
  - Milwaukee Bucks – Deer District
  - Total Development Costs: $524M
- TD Garden – 2020
  - Boston Celtics
  - $100M Entertainment/Mixed-Use District
- Amway Center – 2021
  - Orlando Magic
  - $200M Entertainment/Mixed-Use District
- Bankers Life Fieldhouse
  - Indiana Pacers
  - $360M Renovation

NHL Entertainment & Mixed-Use Districts

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Existing NHL Entertainment Districts

ARENA DISTRICT
COLUMBUS, OHIO

NHL Franchise: Columbus Blue Jackets

Reported Cost: $175 million

Opening Year / Season: 2000-2001

Proposed NHL Entertainment Districts

ICE DISTRICT
EDMONTON, ALBERTA

NHL Franchise: Edmonton Oilers

Reported Cost: $2.5 billion

Opening Year / Season: 2019-2020

Proposed NHL Entertainment / Mixed-Use Districts

- Rogers Place – 2020
  - Edmonton Oilers
  - $2.5 billion Development
- Bell Place – 2021
  - Winnipeg Jets
  - True North Development
- PPG Paints Arena – 2021
  - Pittsburgh Penguins
- Belmont Park Arena – 2021
  - New York Islanders
  - Total Development Cost : $1.18 billion
- Seattle Center – 2021
  - Seattle TBD
  - Total Renovation Cost : $900 million

MLS Entertainment & Mixed-Use Districts

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Proposed MLS Entertainment / Mixed-Use Districts

BUZZARD POINT
WASHINGTON D.C.

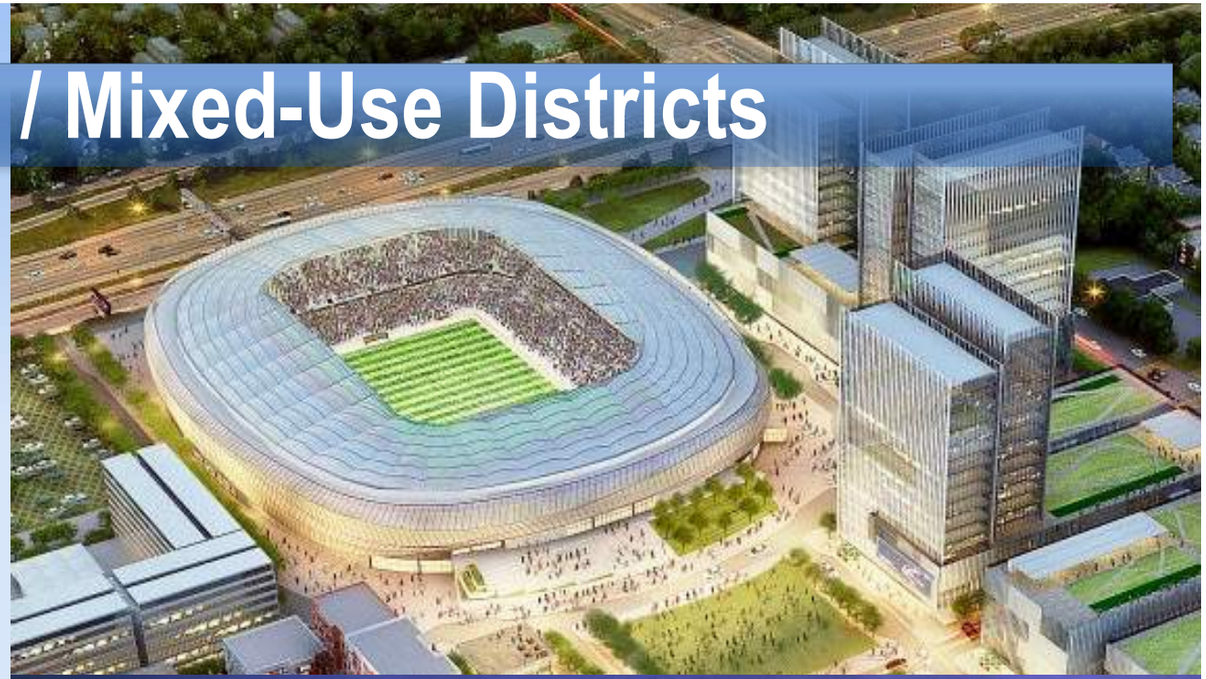
MLS Franchise: D.C. United

Reported Cost (1st Phase): $250M

Opening Year / Season: 2020-2021

Proposed MLS Entertainment / Mixed-Use Districts

- Allianz Field
  - Minnesota United FC
  - St Paul Midway Development
- Red Bull Arena
  - New York Red Bulls
  - Red Bull Riverbend
- Austin FC Arena – 2021
  - Austin FC
  - Total Development Cost : $240 million
- Columbus Crew Arena – 2021
  - Columbus Crew
  - Total Renovation Cost : $230 million



ALSD Cities on the Verge

hunden strategic partners

Cities on the Verge Update

- Austin – MLS Market (2021)
  - Austin FC
- Seattle – NHL Market (2021)
  - New NHL team and stadium
- Nashville – MLS Market
  - Nashville Fairgrounds – Nashville SC (2022)
  - Future: MLB Market?
- Louisville – Minor League Market
  - Future: NBA Market?
- Richmond
  - New Arena Proposal
- Portland
  - New Baseball Stadium proposed

Spring in Tampa Bay? Summer in Montreal?

Major League Expansion U.S. Cities
Cities with No Current Teams Ready to Host
a Major League Franchise
Progress since 2018
Richmond
New Arena Proposal
Louisville
New USL Stadium
Norfolk-
Virginia Beach
New Arena Proposal
Austin
New MLS Team
Birmingham

Major League Expansion U.S. Cities
Cities With at Least One Franchise
And Can Support Another
Progress Since 2018
Vancouver
Candidate for MLB Expansion
Seattle
Awarded NHL
expansion franchise
Portland
Front-runner for MLB Expansion
with a stadium proposal
Sacramento
Front-runner for MLS Expansion
San Diego
San Antonio
Houston
St Louis
Serious contender for MLS
with a stadium proposal
Nashville
Awarded MLS Expansion Team
Candidate for
MLB Expansion
Montreal
Candidate for
MLB Expansion
Charlotte
Contender for
MLB expansion

HAVE A GREAT CONFERENCE!