

# Sports Complex Project



Presented by  
St. Mary's County  
Recreation & Parks  
January 2025



# Phase 1 Study- **COMPLETE**

## Study Includes:

- An analysis of local market attributes including demographic/socioeconomic metrics, area employment, transportation access, hotel statistics, area amenities and tourism statistics.
- A summary of feedback from market surveys and interviews with potential users including area scholastic and collegiate programs, state, regional and national youth and amateur sports organizations and event organizers of various special athletic events.
- A profile of the supply of existing and planned facilities in the area.
- An analysis of secondary source information regarding historical sports activity occurring in St. Mary's County and the surrounding area.
- A summary of sports participation trends.
- An analysis of building program attributes and operating data from a select number of comparable/competitive facilities.
- An analysis of potential strengths/opportunities and challenges/threats associated with the proposed new sports complex.
- A summary of preliminary building program recommendations and an estimate of gross space required to develop the building program.
- An economic and fiscal impact analysis of the proposed new sports complex including:
  - A financial pro forma and related assumptions regarding potential usage/event activity and facility operations in terms of operating revenues and operating expenses.
  - An estimate of annual economic impacts in terms of spending, employment, and earnings associated with on-going operations of the facility.
  - An estimate of the annual fiscal impacts associated with on-going operations of the facility.

- In November 2019, the Maryland Stadium Authority entered into a Memorandum of Understanding with the Board of County Commissioners of St. Mary's County to manage a **Market and Economic Analysis** to assess the merits of St. Mary's County constructing and operating a new sports complex.
- Phase 1 study completed by the Maryland Stadium Authority in October 2020



# Phase II

## *Currently Underway*

In February 2024, the Commissioners of St. Mary's County and Maryland Stadium Authority, entered a Memorandum of Understanding to provide architectural and engineering services related to Phase 2. This phase will explore the potential development of a new sports complex. The proposed location for a complex would be located in California, Maryland.

The first of several public input gatherings was held on Wednesday, January 29, 2025 in Leonardtown. Over 100 were in attendance.  [View Meeting Video](#)

Public input is also being gathered through an online survey form:

[Community Feedback Poll](#)



# Phase 2A Study

## *Currently Underway*

- Pre-Design
- Needs Assessment
- Programming
- Concept Planning



# Phase 2B study

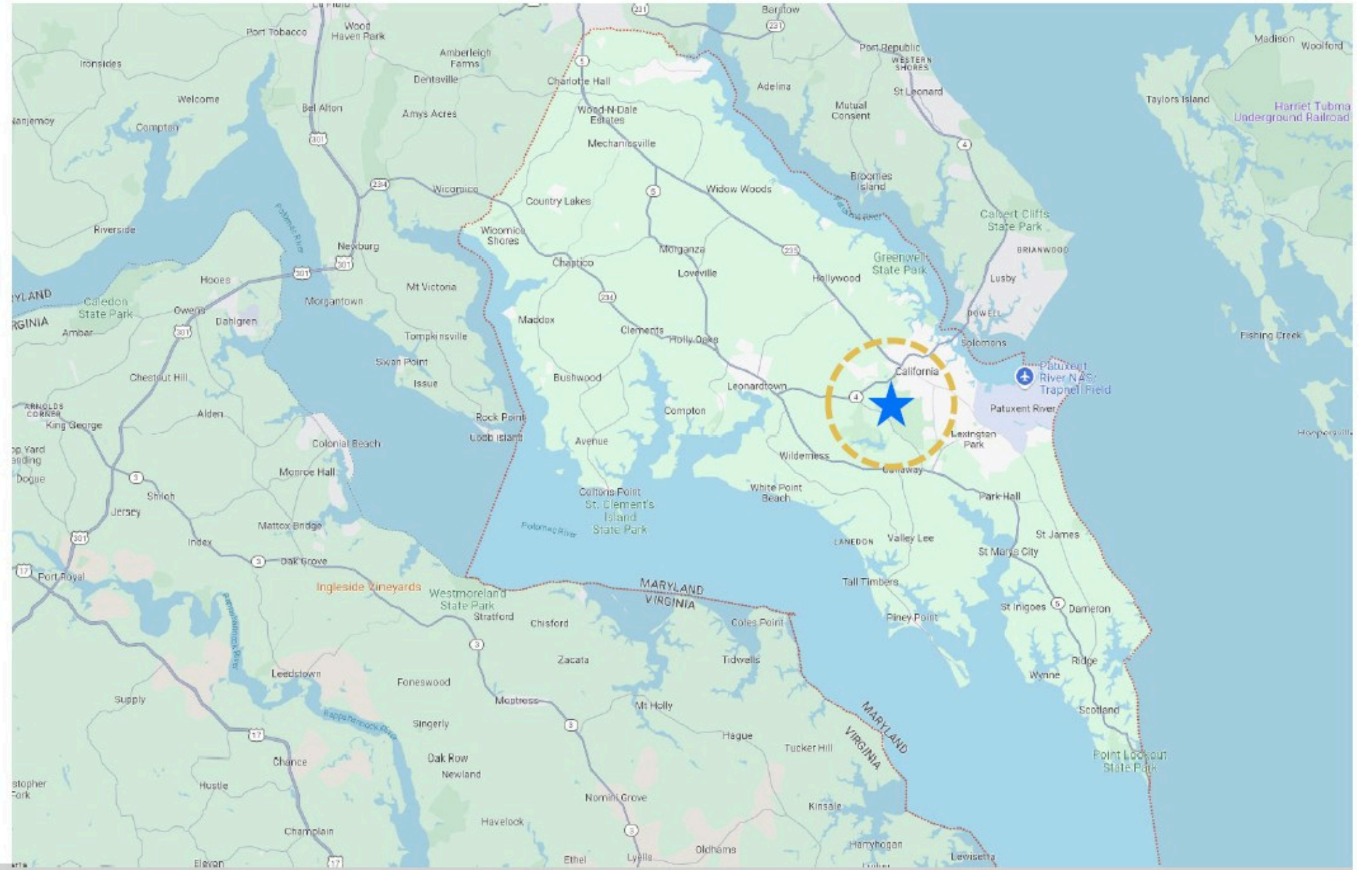
- FY26 budget request of \$100,000. This phase will consist of:
  - Final site plan (masterplan)
  - **Final building design (schematics)**
  - Final narrative and technical documents
  - **Cost estimating, associated with finalized design**
  - Preliminary and final presentations associated with the finalized documents

Public input gatherings, online surveys and citizen feedback will help determine the design of a Sports Complex. The complex could include a variety of both indoor and outdoor courts and fields. Additional design considerations will be built to serve tournament play and spectator capacity. Sport facility trends and market analysis information is available in the [Market and Economic Analysis](#) report.

**EXAMPLE**

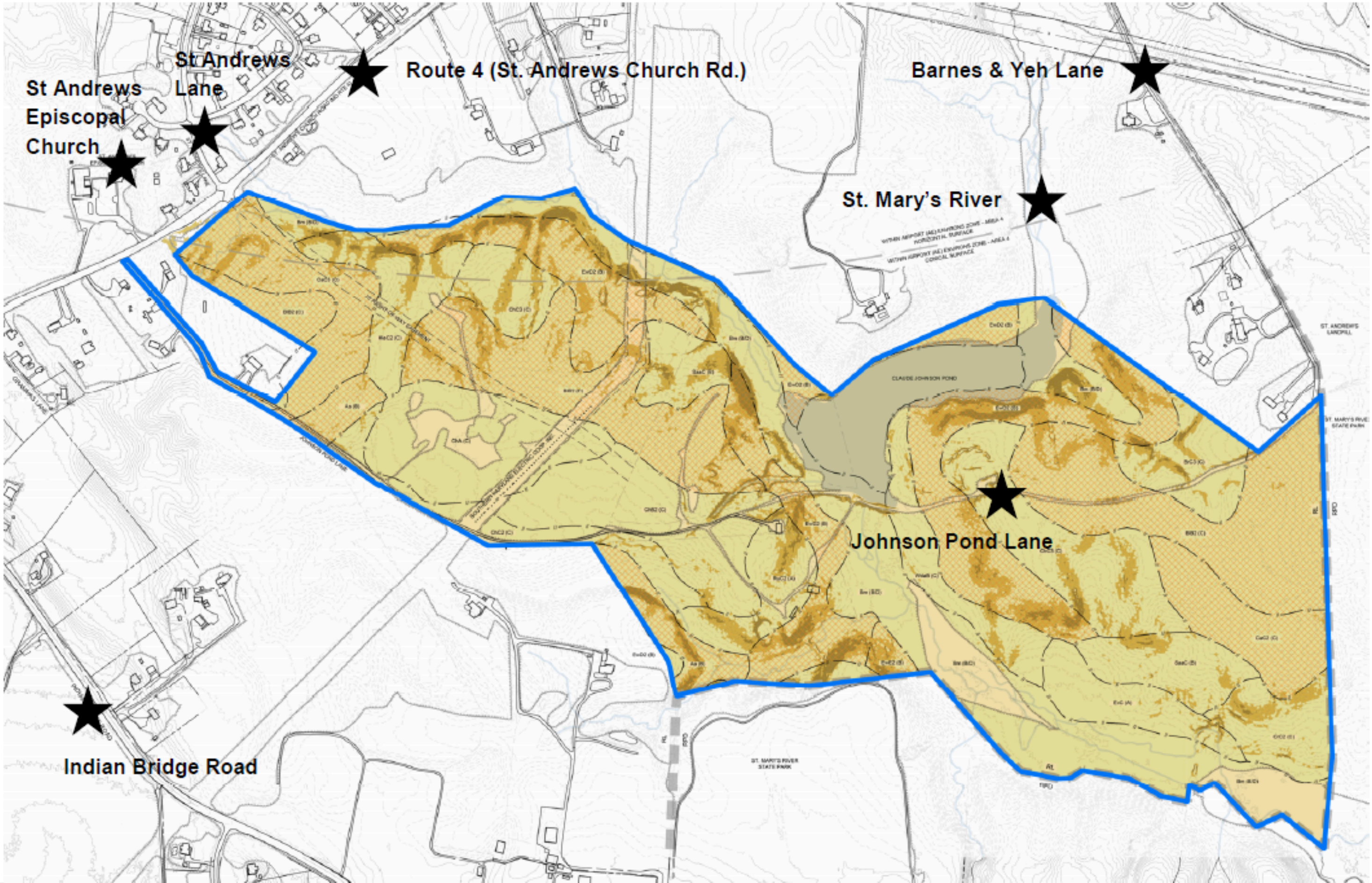


# LOCATION



# PROJECT SITE









# Timeline



## Completed

- **Kick-Off Meeting** and site visits held in December 2024
- **Archeological and Environmental Studies** - final reports pending

## Current & Upcoming

- **Community Input Gathering** and online surveys
- Civil Engineering
- **Concept Planning** based on input and site surveys

## Future Steps

- **Phase 2A Completion** Spring/Summer 2025
- **Phase 2B Begin** Summer 2025
- **Phase 2B Completion** Winter 2025 - Final Report provided

# SPORTS COMPLEX



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Project approved by Commissioners of St. Mary's County

