



Sepulveda Basin Victory Fields

Today –



Coming Soon – Los Angeles Victory Fields



Proposal for Public-Private Partnership: The Sepulveda Basin Baseball and Softball Facility

Executive Summary

The proposal is to maximize the use of the western edge of the Sepulveda Basin by providing a unitary use that addresses a critical local need and will add community resources, improve the surrounding community and provide an economic driver to support other projects within the Sepulveda Basin. We would like to use private funds to develop and operate a world-class, sustainable youth baseball and softball facility at the western edge of the Sepulveda Basin in Los Angeles as part of the currently under development Sepulveda Basin Vision Plan. Leveraging our existing infrastructure, experience, and ethos; THE5 aims to create an immersive youth baseball and softball complex that combines practical training, with the addition of fields used for practice, weekend, holiday and week-long tournaments, as well as league play.

Our year-round operations will cater to boys and girls ages 6-18 for baseball and girls' softball, including batting cages, training facilities, tournaments, travel ball leagues and field rentals for the public. Our support of the community will include discounts for local teams and first responders, support of various non-profit organizations and the City of Los Angeles through free and discounted rental of facilities, and our annual Halloween and 4th of July celebrations that will be open to the public with free admission. The addition of our Player's Village and Player's Cafe will allow for enhanced offerings, including overnight stays by players, and weeklong tournaments for local and visiting teams and their families from around the world.

Facility Overview

The proposed complex covers approximately 55 acres and comprises thirteen (13) state-of-the-art artificial turf fields to minimize water use (with lights) while still allowing for maximum water absorption and storage. The facility will also include covered and uncovered batting cages, training areas equipped with advanced training technology, and an approximate 20,000 square foot turf area for training and athletic conditioning.

Additionally, we propose building our Player's Village which will include 40 bunkhouses of 40'x20', each divided in half and furnished with bunk beds for players and their coaches, equipped with air conditioning. The facility will also provide food and other related amenities, including a two story approximate 25,000 square foot administrative and cafeteria building.

We project a \$45 million dollar capital budget to build the facility, provide working capital and commence operations. The goal is to open by Spring, 2026, more than two years ahead of the

2028 Olympics – where baseball will return as a competitive sport. All funds will be from private sources and no government funds are needed.

Benefits and Impact

The facility will meet a critical need in the community and serve a growing demand for baseball and softball resources, fostering sportsmanship, teamwork, and healthy competition among youth. Moreover, it's expected to bring significant economic benefit to the community via the payment of license fees to local non-profits and increased tourism, job creation, and stimulation of local businesses. We feel confident that this project meets the objectives of the Sepulveda Vision Plan and can do so without limiting the other proposed projects that are being considered. We believe there is room for this project, pickle ball, equestrian and all the great ideas that have already been proposed. In fact, we believe this project can enhance the entire plan and provide a consistent stream of revenues to help support the LA River, the Sepulveda Basin, and youth sports throughout the greater Los Angeles community.

The day-to-day operations of the facility will be managed by the current management group of THE5, which will be expanded. Lead by Darin Margules, this group has the experience, passion, and community connections necessary to ensure success. In addition, an Advisory Board of baseball, softball, business and public professionals will be maintained to discuss issues and provide guidance to all operations.

Partnership and Licensing

We are seeking a public-private partnership to allow the use of federal land to realize this project. We do not seek any public money or other incentives and intend to Design, Build, Finance, Operate, and Maintain the entire project through private funds. The terms of the license to use the land will be negotiated to ensure mutual benefit, sustainability, and respect for local community values.

In lieu of rent to the Army Corps of Engineers, The5 will pay a portion of its' revenues to local area non-profits that support the restoration and maintenance of the LA River, local homeless services organizations, as well as funding for sports programs for disadvantaged youth. These opportunities will not only be available to baseball and softball players but can be spread to support all sports and recreation activities within the Basin. By creating a consistent revenue stream from this project, which we anticipate to quickly exceed \$1 million per year, the overall Basin and the youth throughout the community can immediately benefit and continue to do so for years to come.

In addition to the foregoing license fee, we intend to also:

- a. Maintain a program that supports non-profit organizations and the City of Los Angeles with access to the facility for their events, programs or fundraisers. This will include - providing at least 100 hours of rented field or cage time at no cost per year, and all additional services at a 25% discount to qualifying organizations. The intent of this program is to support, and the type of organizations that qualify are, those that serve underprivileged or disabled youth, the homeless, or the maintenance and restoration of the LA River, or programs targeting the same.
- b. Access and Discounts to all Travel Teams based in the City of Los Angeles to participate in all week-long summer or holiday tournaments. This will include an option to participate without overnight stays by players at significant discounts, and smaller discounts on participation with overnight stays.
- c. Ten percent (10%) discounts for cage rentals, coaching, camps, clinics, food and merchandise purchases for all active military, military reserve, LAPD, and LAFD personnel.
- d. Promote, Operate, and Host at least two annual community events at no admission charge to the public that includes a Halloween Event to allow for safe trick or treating for the entire community, and a July 4 Fireworks Show.

Our proposed Sepulveda Basin Baseball and Softball Facility to be known as the Los Angeles Victory Fields represents an exciting opportunity to create a sporting hub that aligns with the Sepulveda Basin Vision Project's goals of promoting community engagement, sustainability, and conservation. Leveraging the success of THE5 Baseball and the proven models, we are confident that our facility can deliver significant benefits to young athletes, local communities, and the wider Los Angeles region.

Identifying and Fulfilling a Need

To understand the need for the Los Angeles Victory Fields. The Sepulveda Basin Vision Plan identifies the following as currently available:

4 Fields at the Hjelte Sports Complex – Built and Used primarily for adult softball with permits issued by the City of Los Angeles. These are in good condition.

4 Fields at the Balboa Sports Complex – These are the newest facilities and were built and are used primarily for adult softball with permits issued by the City of Los Angeles. These are in good condition.

4 Fields at the Balboa Sports Complex – These are the oldest and original fields, built and used primarily for adult softball and occasionally for youth baseball (however, they are inferior for youth baseball). Permits are issued by the City of Los Angeles. These are in poor condition.

6 Fields at Encino Little League – This is a Little League baseball complex and other than its own operations the fields are only occasionally rented to a high school (only the one high school sized field). The fields are divided 1 for 13–14-year-olds, 3 for 8–12-year-olds, 1 for 5- and 6-year-olds and 1 for High School and above. The facility also has batting cages it uses for its own purposes. The facilities are maintained by Encino Little League at its sole cost.

15 Fields at Encino Franklin Fields - This is a little bit misleading as some of these fields don't qualify as fields. There are 3 fields used for High School Baseball, 3 fields for High School Softball, 1 youth field and 5 much smaller fields for very young children (mostly unused). THE5, which provides baseball and softball training and batting cages, also operates on this facility.

6 Batting Cages – THE5 – This is our baseball and softball training facility located at Encino Franklin Fields. We are open to the public for the last two years and offer batting cages, advanced technology and pitching machines, private coaching, clinics and camps among other offerings. THE5 is the only dedicated batting cage and baseball and softball training center in the San Fernando Valley.

4 Fields at VCAA on White Oak – These fields are in such bad condition that they are unusable and would need to be completely rebuilt. This is the future site of the Los Angeles Victory Fields.

While there are adequate facilities for adult softball (12 fields) and for High Schools (6 dedicated fields) there is a significant dearth for youth baseball and softball. The local little leagues and park recreation leagues throughout Los Angeles no longer meet the demand created by the modern world of youth baseball and softball known as Travel Ball.

Los Angeles is depriving its youth of baseball and softball opportunities offered throughout the country and forcing its youth to travel outside of the city to participate in a sport that has a long and rich history in this area. Instead of featuring the best facilities in the country, Los Angeles has antiquated inferior facilities with limited access. Increased access to facilities, will lead

directly to increased participation in the sport by more of Los Angeles' youth. Local weekend tournaments are held in Ventura, Orange, San Bernardino, and Riverside Counties, without a real option for Los Angeles. Summer and holiday tournaments for baseball and softball are held out of state. Instead, we want to make Los Angeles the go to destination not only for youth from the local community and surrounding areas, but from across the country.

Finally, the best part about a public-private partnership is speed. Since we will not require any public funding, we believe that we can build and open this project by the Spring of 2026, if approved by May 1, 2024.

Los Angeles Victory Fields List of Amenities

Administration Building – Two-story admin building that is approximately 25,000 sf. This building will also include a player's cafeteria for player use only.

Player's Food Pavilion – A covered pavilion area where players can eat.

Batting Cages – We will have twenty batting cages, with most cages equipped with pitching machines and state-of-the-art technology.

Open Turf – We will have an approximately 20,000 square foot open turf space and pitching mound area that will allow for drills, training, and clinics.

Player Housing – Initially we will have 40 bunkhouse type structures that will have air conditioning. Each structure will be approximately 40' x 20' and be divided in half allowing two teams to use each structure. This will provide us capacity for 80 teams. Each bunkhouse will have bunk beds and other features to allow for a comfortable, camping type stay.

Playground and Parks – The facility will have at least two children's playground areas that will be open to the community at all times. One area, to be known as the Riverfront Park, will provide the community with an area to picnic, stroll and enjoy the tranquility of the river (to be located at the head waters of the proposed changes to the River within the Sepulveda Basin).

Parking – We will have approximately 788 parking spaces. The parking lots will also act as a buffer between the neighboring residential area and the facility. We will also plant trees at the edge of the parking lot to provide a further buffer between the facility and the neighborhood.

Dual-Use Baseball and Softball Fields – We will have 8 turf fields with approximate dimensions of 220' down the line and 250' to center, and 3 turf fields with approximate dimensions of 180'

down the line and 200' to center. These will be used for 12 and under baseball, and for girls' softball. We will use portable mounds for baseball so that they can be removed for softball. We will have one field with a stadium setting to be used for championship games and special events.

Baseball Fields – We will have 2 turf fields with approximate dimensions of 320' down the line and 350' to center. These fields will be used for baseball ages 13 – 18.

Whiffle Ball Fields – We will have 2 turf whiffle ball fields with fences with hopes of establishing a whiffle ball league for the local community and additional areas for children and adults to play.

Food Pavilion – We will have two guest food pavilions in the facility. Each will be a covered pavilion set up in a food court arrangement with shade and picnic tables.

Trees, trees, trees – We love trees and intend to use them extensively to create a park like atmosphere, shade and other environmental benefits.