

BC2



The Ben Callahan Community Complex

~ ***B**UILDING **C**OMMUNITY **2**GETHER ~*

The Ben Callahan Community Complex



Cooper, Ben, and Scout Callahan

At just ten years old, Ben Callahan was already a standout. He trained diligently as a three-sport athlete and budding musician, and he personified the intellectually curious student. But even more notably, Ben was a humanitarian, scholar and athlete who faced every day with infectious joy, compassion and a deep-seated willingness to serve others. Ben's passing in a tragic drowning accident in 2017 stunned our community, but his legacy continues to grow and inspire others throughout the region and beyond. Ben's tremendous smile, boldness, kindness and exceptional strength of character have united legions in the wake of his death, including family, friends, teammates, coaches, bandmates,

opponents on the field and countless others who have been directly impacted by the forthright way that he lived.

As we have mourned, our community has grown closer. We remember Ben's spirit that reached for the extravagant but always sought to help others in need. The Ben Callahan Memorial Foundation was established shortly after Ben's death with the mission of serving local children through enhanced educational, fitness, and enrichment programs.

Most recently, BC Sports Inc. was launched as a nonprofit 501(c)(3) to create a state-of-the-art, unique competition and wellness facility for all Shoreline Communities with the purpose of serving children, seniors and families while spreading the same hope of eternity that Ben carried in his heart. It is our sincere hope that you will join us in bringing the BC2 Ben Callahan Community Complex to life.

BC2

Mission

To create a state-of-the-art, unique competition and wellness facility for the Shoreline Communities with the overriding purpose of serving children, seniors and families all while spreading the same compassion and hope of eternity that young Ben Callahan carried in his heart.

Vision

BC2 will be a contemporary community complex that will serve as a hub for a full spectrum of athletic and wellness programming, recreation and other community pursuits. The complex will house facilities for multi-sport training, fitness, teen and senior programs, events and entertainment and will be dedicated to providing a welcoming atmosphere for all.



Specifically, BC2 will focus on the following principal offerings:

- Health and wellness
- Sports training programs, tournaments, clinics and camps
- Fun family entertainment
- Youth and teen programming
- Senior programming
- Programming for individuals with disabilities
- Facility rental for corporate meetings and social events

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Facility Overview

In order to serve the Shoreline Communities through wellness programming for all youth, teens, adults and families, we have designed a 125,000 square foot facility that includes:

- 4 indoor basketball courts
- 1 Indoor multi-purpose full turf field
- 3 smaller indoor multi-purpose turf fields
- 3 outdoor multi-purpose turf fields
- Full-service Teen Center with meeting rooms and a video/television lounge
- Fitness Center
- Group Exercise Room
- Spirit, Mind and Body Room
- State-of-the-art Spinning Room
- Impact Performance Training Area
- Personal Training and Small Group Training area
- Kids Care babysitting rooms
- Birthday party and banquet facilities
- Hiking and nature trails designed in conjunction with the Guilford Land Trust and the Inland Wetlands Commission and will frame, protect, and preserve the wetlands
- Family, youth, team and adult locker rooms
- Restaurant and lounge operated by The Marketplace of Guilford





An Essential Community Resource

This brand new, state-of-the-art Community Complex will serve as a centerpiece for better serving the citizens of the Shoreline community and will continue to attract newcomers to the area. At a projected cost of \$20 million, this facility will accurately reflect the critical importance of health and wellness in all of our lives.



This new facility is not a luxury. It is a necessity, and it is incumbent upon us to provide our youth and adults with state-of-the-art resources that allow them to explore their talents and reach their full potential.

BC2's complex will be an invaluable resource for all sports—both in-and-out of season. It will put the Shoreline communities in the enviable position of being able to meet the true year-round training and conditioning needs of elite athletes—all while supporting individuals young and old who are looking to stay healthy and pursue their own personal goals. BC2 will be setting a standard for communities throughout the region to follow.

Once built, the new facility will be sustained by memberships, rentals, tournament fees, youth sport clubs and program/user fees. We estimate that 7,000+ Shoreline residents will utilize this new facility on a regular basis, which represents nearly 20% of all households in the area. An operating budget of \$3,500,000+ includes a scholarship assistance program for memberships, camps and other programming.



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It is critical to note the wide-ranging impacts that this project will have on the entire Shoreline Community:

- ***Partnering with Community Health Providers***

BC2 has formed partnerships with Yale New Haven Health and Yale School of Medicine. Yale will build their own 55,000 square-foot facility on the property and will also operate inside of the BC2 facility.

Yale Medicine

Yale
NewHaven
Health

In partnership with YNHH and Yale School of Medicine, BC2 will also include critical resources for mental and behavioral health in conjunction with our focus on overall wellness for individuals and families.

- ***Aiding Economic Recovery and Workforce Development***



Standard economic models for recreational facilities located in suburban areas shows that BC2's annual budget will likely generate an annual return to the Shoreline economy of approximately \$6.0 million on the community's investment.

Our project will have an estimated \$80,000,000 economic impact on the Shoreline over 10 years through the hosting of tournaments as well as the hiring of over 100 employees. Moreover, local tournaments (2-3 per month) will bring in visitors from all over the northeast who will stay in local hotels, eat at local restaurants, buy gas at local stations and shop at local stores.

- ***Providing Childcare***

We love the sound of happy children and look forward to hearing their laughter in the childcare area in our new facility. BC2 will focus on safety, health, fitness, nutrition, and academic assistance while providing a fun place for children.

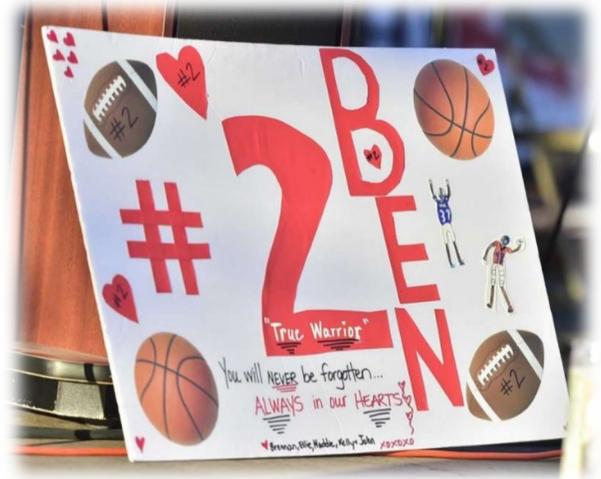
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- **Focusing on Family**

Our facility will be a place where families can gather to participate in programs and activities together while building stronger family bonds and deepening connections within the community.

- **Teens:** We want teens to have a place to call their own. BC2 will fill this need by offering afterschool activities and by opening the facility specifically for teens during peak recreational and social times.

- **Seniors:** Through partnerships with local senior recreation initiatives, we will be expanding senior programs and services.



- **Addressing Inequality Through Access:** It is our goal to offer all of our athletes and participants the highest-quality, competitive experience as possible in a diverse and vibrant setting. Through partnerships with local organizations in New Haven and the surrounding communities, we will provide transportation assistance to help ensure access to BC2's facilities for participants. We will also assist individuals and youth programs by offering financial aid to those who may be in need of assistance in order to participate in BC2 programming.

- **Buildings and Climate Change**

Buildings are responsible for more than 40 percent of global energy use and one third of global greenhouse gas emissions. Reducing emissions from buildings will bring multiple benefits to both the economy and to society.

Decision makers should seize the opportunity offered by the climate change crisis to build the foundation for sustainable development today and for the future. At BC2, we are actively addressing these issues by making critical decisions that directly impact our environment, such as employing the use of solar panels and providing charging stations for electric vehicles. We will design our building following all LEED certification guidelines.



Join our team

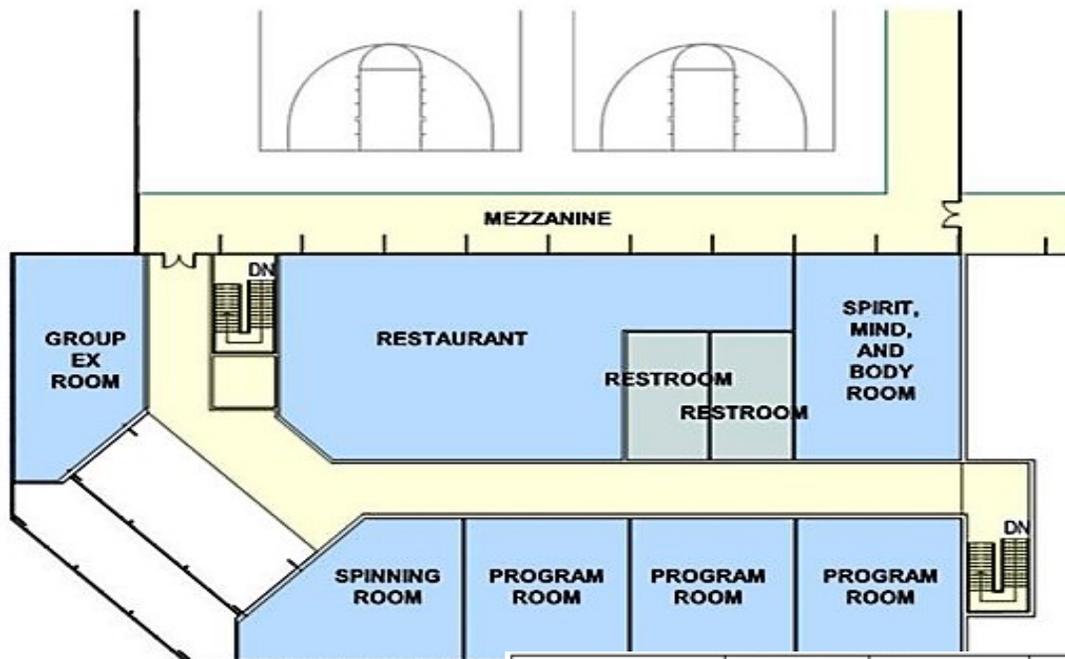
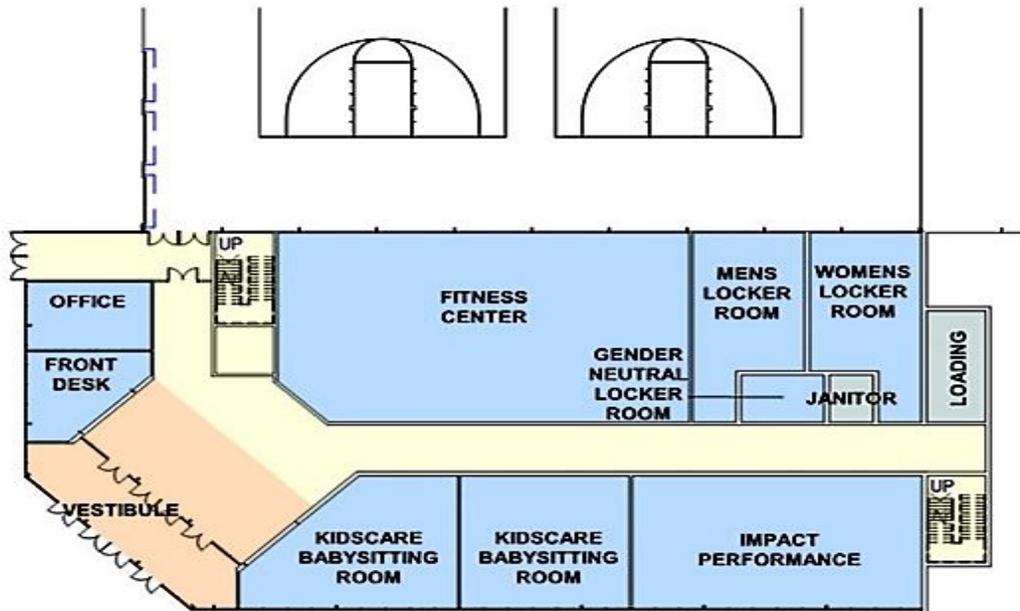
Naming Opportunities

<u>Designated Space</u> Facility	<u>Gift Level</u>
Basketball Courts (all 4)	\$3,000,000
Large Turf Indoor Field	\$1,000,000
Outdoor Fields (all 3)	\$500,000
Stadium Field(1) - RESERVED	\$500,000
Basketball Court (1)	\$300,000
Fitness Center	\$250,000
Office Wing	\$150,000
Outdoor Field (1)	\$100,000
Meeting/Program Rooms	\$100,000
Childcare Room	\$100,000
Group Exercise Room	\$100,000
Spinning Room	\$100,000
Spirit Mind and Body Room	\$100,000
Reception Area/Lobby	\$100,000
Teen Center	\$100,000
Locker Rooms	\$100,000
Hiking Trails	\$100,000

Commitments to the campaign may be paid in a lump sum, in two annual installments on an anniversary date of the donor's choosing or invoiced on a schedule the donor finds convenient. BC Sports, Inc. is a charitable organization under Section 501(c)(3) of the Internal Revenue Code. Contributions to *BC Sports* and *BC2 The Ben Callahan Community Complex* are tax deductible to the maximum extent allowable by law.

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Floor Plans and Site Map



SECOND FLOOR

	First Floor	Second Floor	Total
Programmed Space	11,266 SF	10,806 SF	22,072 SF
Lobby	1,735 SF	0 SF	1,735 SF
Circulation	3,680 SF	3,362 SF	7,042 SF
Building Support	406 SF	948 SF	1,354 SF

BC2



Coming to the Shoreline!

The BC2 Ben Callahan Community Complex has secured our land and construction company. Now we begin the design/town approval phase of our project, but we need your help!

This amazing community facility needs funding and your support.

If you would like to make a donation or get involved contact Dave Callahan or

Doug Shaw at:

Email: doug@bc2sports.org

Phone: (203)494-8510