



Charles County Sports and Wellness Complex

Tuesday, December 9, 2025

Project Update

Charles County Government Sports & Wellness Complex



CHARLES COUNTY GOVERNMENT • 200 Baltimore Street, La Plata, MD 20646 • 301-885-2779 • www.CharlesCountyMD.gov/GetConnected

Project Updates

- Identify and Secure Additional funds for Construction
- Explore potential Private Public Partnership opportunities
- Drafted RFP for Design of Phase 1 (Natatorium)
- Market and Financial Feasibility Study
 - Economic Development Department/Maryland Stadium Authority

Maryland Stadium Authority (MSA)

- Economic Impact Study
- Fiscal Year 2024 State Budget, the State of Maryland appropriated \$125,000
- Evaluate the costs, benefits, and potential concerns

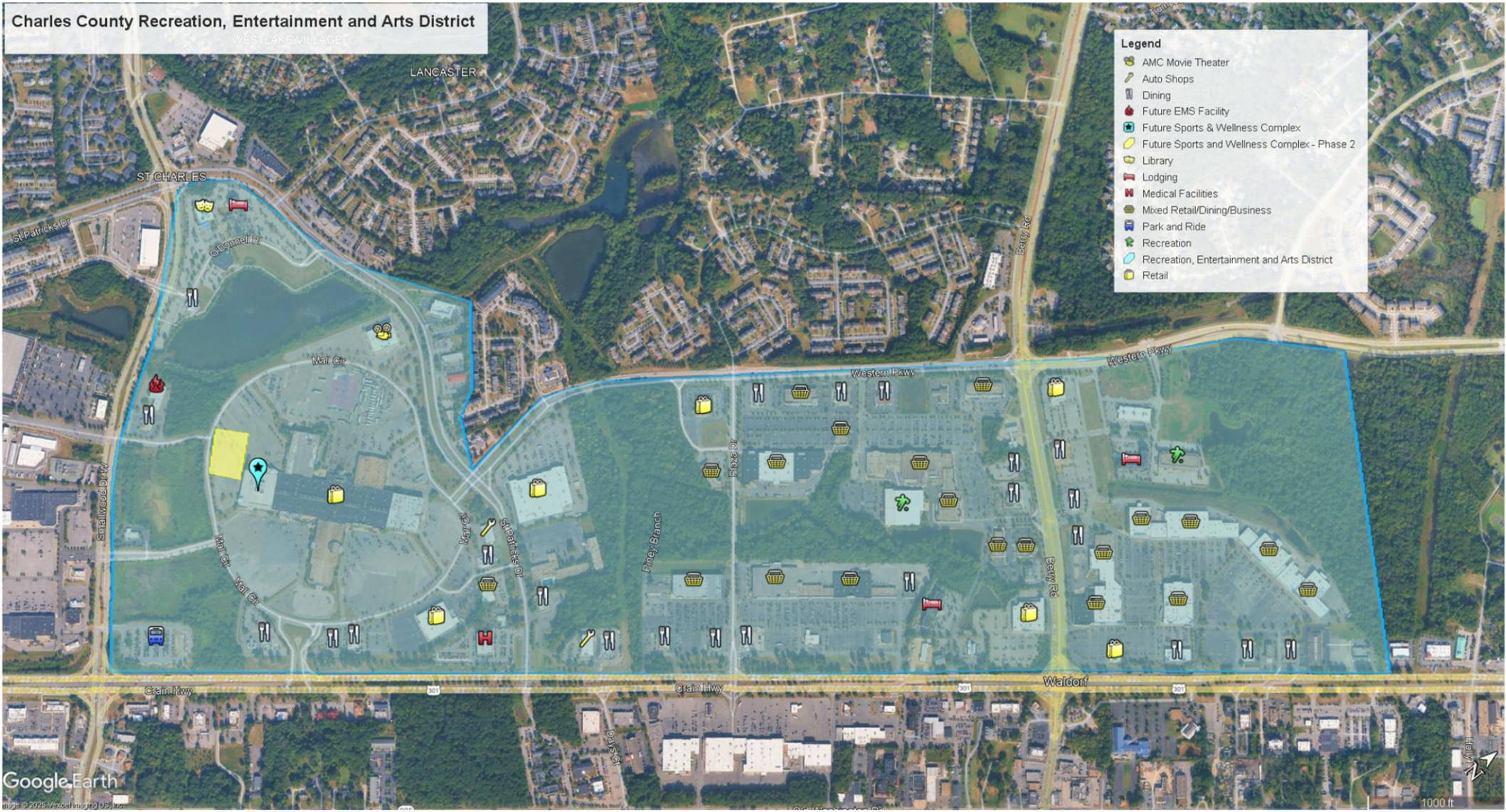


Project Location

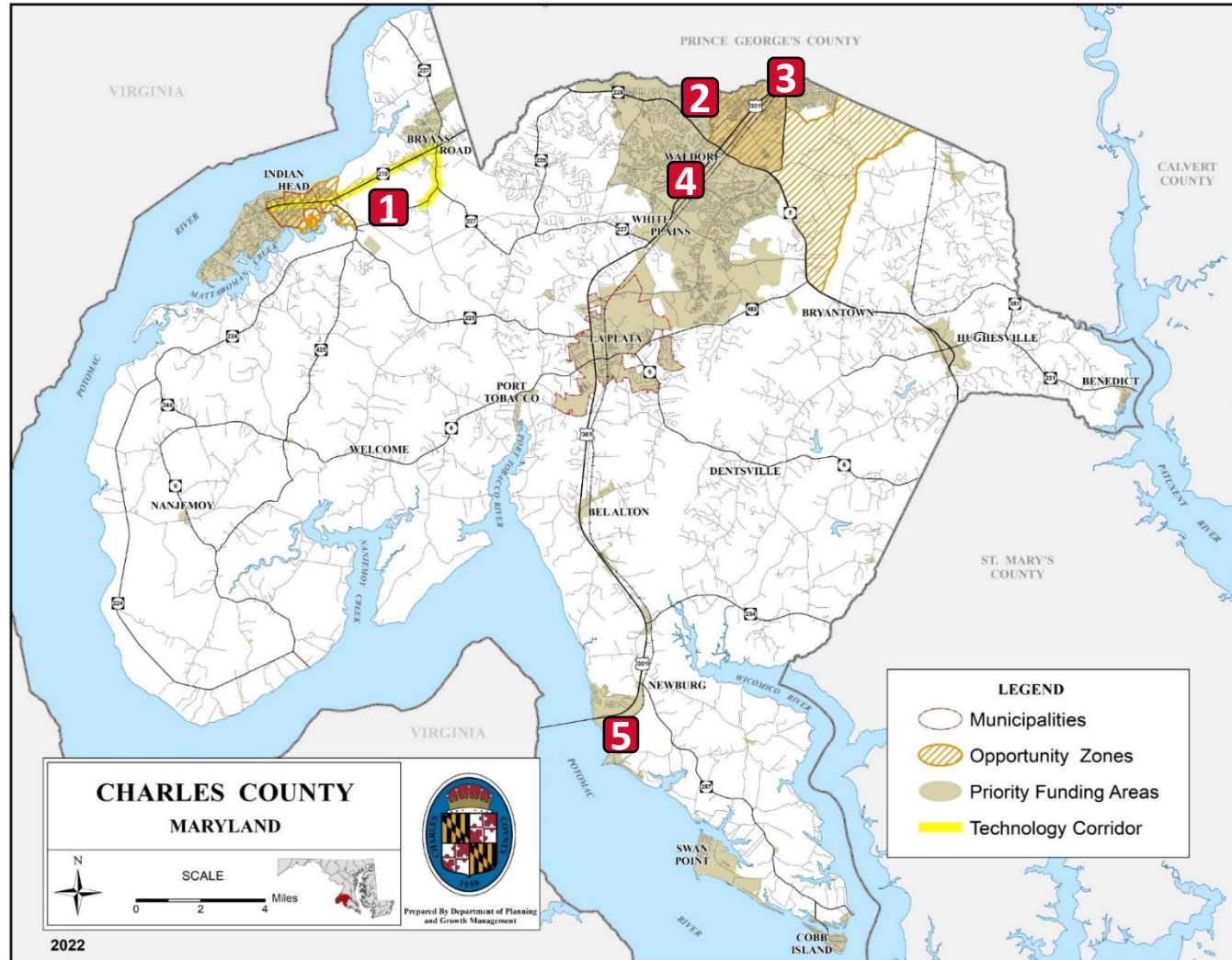


- St. Charles Towne Center is a 980,000 SF mall owned by Simon Property Group. It opened in 1990.
- Anchors include Dick's Sporting Goods, JC Penney, Kohl's, Macy's and Macy's Home. There is an AMC Cinema on an out-parcel along with several freestanding restaurants.

Recreation, Entertainment and Arts District



Major Economic Development Projects



1. Western Charles County Technology Corridor
2. Berry Pointe
3. Waldorf Station
4. Charles County Sports and Wellness Center
5. Morgantown Power Plant

Market and Financial Feasibility Study

- Further develop program model, competitive market analysis, operating and revenue model
- Develop critical data inputs for Economic Impact Study for State funding
- Evaluate and project-
 - Local and regional demographics
 - Current offerings and competitive facilities
 - Facility utilization and revenue potential
 - Potential operating budgets under different ownership and management structures (Public-Private Partnerships)

Next Steps

- Approve Budget Transfer Request for \$150,000
- Solicit consultants to perform Market and Financial Feasibility Study
- Completion of Market and Financial Feasibility Study by Spring 2026
- Project Approach: Traditional vs. P3-Complete by Mid-Summer 2026
- Phase 1 Design, Permit and Construct-Complete by Year-end 2028

Charles County Government

200 Baltimore Street • La Plata, Maryland 20646

301-645-0550 • 301-870-3000 • MD Relay Service: 7-1-1 • Relay TDD: 1-800-735-2258



Learn more at...

www.CharlesCountyMD.gov



Mission Statement – The mission of Charles County Government is to provide our citizens the highest quality service possible in a timely, efficient and courteous manner. To achieve this goal, our government must be operated in an open and accessible atmosphere, be based on comprehensive long- and short-term planning and have an appropriate managerial organization tempered by fiscal responsibility. We support and encourage efforts to grow a diverse workplace.

Vision Statement – Charles County is a place where all people thrive and businesses grow and prosper; where the preservation of our heritage and environment is paramount; where government services to its citizens are provided at the highest level of excellence; and where the quality of life is the best in the nation.

Equal Opportunity Employer – It is the policy of Charles County to provide equal employment opportunity to all persons regardless of race, color, sex, age, national origin, religious or political affiliation or opinion, disability, marital status, sexual orientation, genetic information, gender identity or expression, or any other status protected by law.