



FOR YOUTH DEVELOPMENT®  
FOR HEALTHY LIVING  
FOR SOCIAL RESPONSIBILITY

# EMPOWERING FUTURES, TRANSFORMING COMMUNITIES

## T.W. DAVIS FAMILY YMCA CAPITAL CAMPAIGN

For more than 30 years, the YMCA has served Fort Bend County as a hub of community support and engagement delivering intergenerational programming that helps to empower youth, build healthy families, and foster inclusive communities.

As we look toward the future of Fort Bend County, and its growing, diverse population, the urgency for transformation is stronger than ever. The YMCA is committed to serving and meeting the needs of all community members, and a re-imagined T.W. Davis Family YMCA will provide more space for enriching activities, innovative youth programming, and a welcoming environment for all. But, we cannot embark on this journey alone. Together we can cultivate a safe space for all to gather, belong and thrive.

Fort Bend County is one of the most diverse in the country and is currently in the midst of a population boom. The number has surged by over 40 percent in the past decade, with 240,000 new residents. Projections from the University of Houston Hobby School of Public Affairs indicate 2.1 million residents by 2050. Because of this surge, a thriving T.W. Davis Family YMCA is essential to help with the evolving needs of current and future residents. For example, there are two critical county needs outlined in the 2022 County Community Plan that a physical Y could help to address:

- Insufficient supervision of teens, which contributes significantly to delinquency and antisocial behavior among youth in Fort Bend County.
- A high illiteracy rate, as 25 percent of Fort Bend County adults lack basic literacy skills, exceeding the state average by 5 percent. Low literacy correlates with higher incarceration, lower educational attainment and poorer health outcomes.

T.W. Davis Family YMCA would play a pivotal role in helping to address the teen issue by providing dynamic youth programming, such as team sports, youth enrichment and teen leadership training. These programs, and others, will help to provide structure and mentorship for young minds. The Y would also play a strong supporting role in the county's goal to curb illiteracy rates. Through educational resources for children and through partnerships with community organizations, the Y would provide a vital springboard in addressing this problem. Through financial assistance scholarships, child care, STEM outreach initiatives, drowning prevention and more, the enhanced facilities would add significant value to strengthen the bonds of community.

# T.W. DAVIS FAMILY YMCA AT A GLANCE

## MORE THAN 30 YEARS OF HISTORY

In 1980, the building opened as the T.W. Davis Memorial Fieldhouse and Recreation Complex. In its earliest iteration, the facility served as a private nonprofit community recreation center for Richmond and Rosenberg residents. In 1987, the building was changed to the T.W. Davis Family YMCA. In the following 33 years, the Y hosted community-based programs for all generations, ranging from early childcare to teen enrichment to senior wellness.

Due to the pandemic in 2020, the T.W. Davis Family YMCA was forced to pause operations. This left a notable absence for residents in Fort Bend County and its surrounding areas who relied on the versatile space where health and wellness, intergenerational activities, and community engagement converged. While there are disparate gyms and community centers in the region, few facilities can impact the community like a fully operating Y.

Even without a brick and mortar facility, Y Outreach Programs have continued to make an impact in the community, through Y on the Fly STEM programming, youth enrichment activities and senior-specific initiatives to the community, all delivered directly to participants.

## COMMUNITIES WE SERVE & DEMOGRAPHICS\*

Area population: 250,429\*\*



3.4

Average Household Size

Median Household Income

\$73,573

34.2

Median Age

87%

With At Least A High School Diploma



13%

No High School Diploma



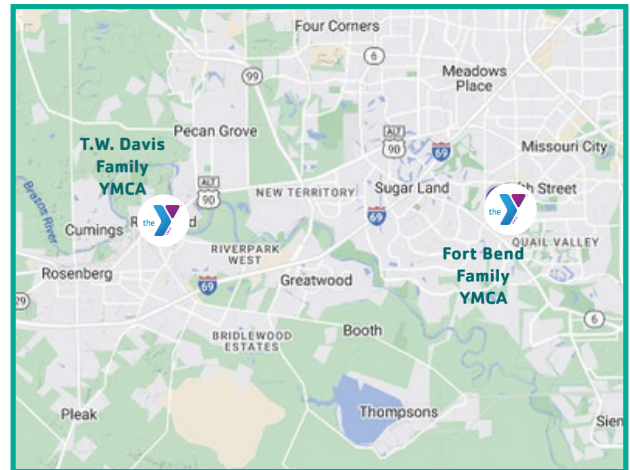
12%

Population aged 60+

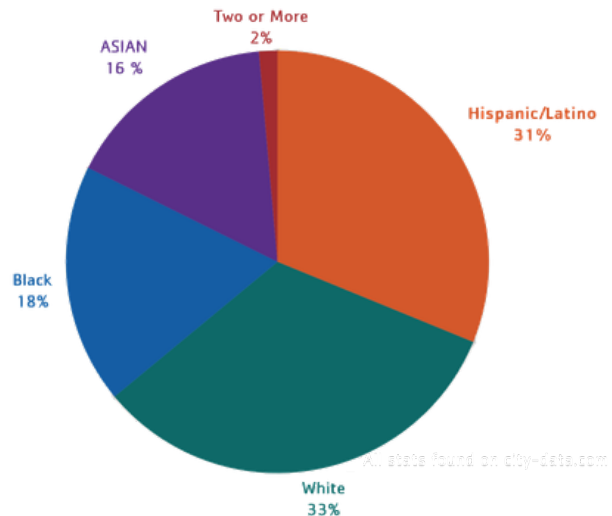
2.1 Million Fort Bend County Residents by 2050\*\*\*

ZIP CODES DIRECTLY SERVED:

77406, 77407, 77469, 77471



### AREA DEMOGRAPHICS



\*According to data provided by Triangle2 and zipcode data from city-data.com \*\*According to City-Data estimates from 2022. Encompasses zip codes directly served \*\*\*According to projections from the University of Houston Hobby School of Public Affairs

\*All stats found on city-data.com

# T.W. DAVIS FAMILY YMCA PROJECTIONS

	Membership (+/-) Programs	Program Only
Young Adult (ages 12-29)	683	308
Adult (ages 30-64)	999	321
Adult Household with Children	1,859	2,286
Senior (ages 65+)	252	69
<b>Total Units</b>	<b>3,793</b>	<b>3,377**</b>
<b>Projected Market Penetration</b>	<b>8.2 percent</b>	<b>7.3 percent</b>

## MEETING COMMUNITY NEED



OVER 29,000 HOUSEHOLDS IN THE COMMUNITY



38 PERCENT OF HOUSEHOLDS WITH CHILDREN

### CURRENT

LIMITED OUTDOOR FACILITIES

4,000 SQUARE FEET  
GYMNASIUM

MINIMAL PARKING  
SPACES

### FUTURE

OUTDOOR PAVILION,  
PLAYGROUND, AQUATICS  
FACILITIES, AND A MINI-PITCH

7,000+ SQUARE FEET  
GYMNASIUM

SIGNIFICANTLY MORE  
PARKING CAPACITY

\*According to data encompassing a 10-minute driving radius compiled and provided by Triangle2 in 2020. Projections are a monthly average.



# AN EXCITING FUTURE



## CURRENT



## NEW





# HERE FOR COMMUNITY

To continue to strengthen the foundation of the T.W. Davis Family YMCA community, the Y seeks to help address the region's greatest needs and wants. In 2020, the Y reached out to more than 50 residents, community leaders, and members through its "Appreciative Community Building Report."

Through in-depth conversations, we gained insights into the specific needs of this community and a better understanding of how our programming can help serve everyone. The proposed T.W. Davis Family YMCA transformation will allow us to deliver comprehensive programming to best serve this area.

## **CHILD CARE**

Children will flourish as they develop social, emotional, physical, and cognitive skills in a nurturing environment to grow into their best selves.

## **TEEN PROGRAMMING**

From college preparation to workforce development, the new T.W. Davis Family YMCA is dedicated to empowering the next generation of community leaders.

## **EDUCATIONAL SUCCESS**

Our expanded facilities will support a diverse range of youth and teen programs, including innovative STEM and technology initiatives. Together, we can inspire a love for learning for the entire community.

## **SENIOR SOCIAL PARTICIPATION**

Through fitness classes, educational offerings, field trips and more, seniors will be given ample opportunity to participate in programming with others.

## **AQUATICS**

With a state-of-the-art Aquatics Center, the YMCA will expand swim lesson offerings, ensuring more community members are safe around water.

## **INTERGENERATIONAL SPACES**

With more community spaces, the Y will be suited to offer more opportunities to further bring people in the area together, regardless of background or age.



# FACILITY SITE PLAN



## PHASE ONE

- Primary building, including lobby, outdoor patio, gymnasium, child watch area, community multi-purpose room, wellness and group exercise studios, youth program space, locker rooms, and parking lot. Includes the identified areas of "#1," "B" and "E," "I" on the plan.

## PHASE TWO

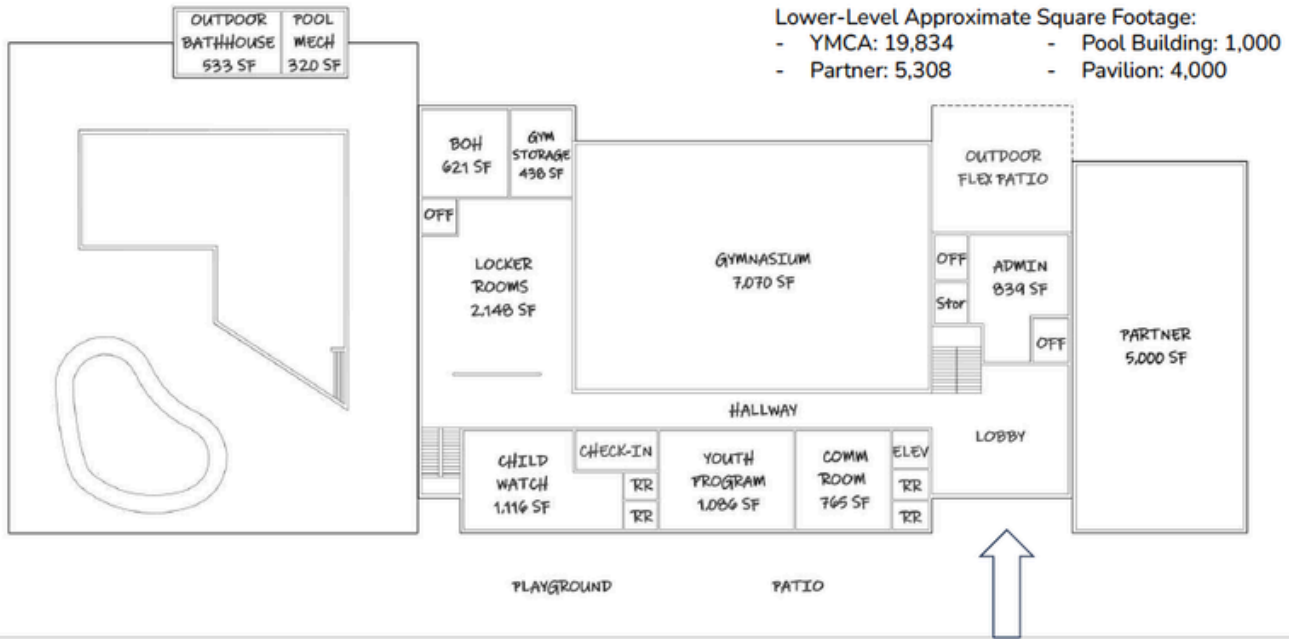
- Potential partner space with Fort Bend Seniors. Identified as "F" on plan.

## PHASE THREE

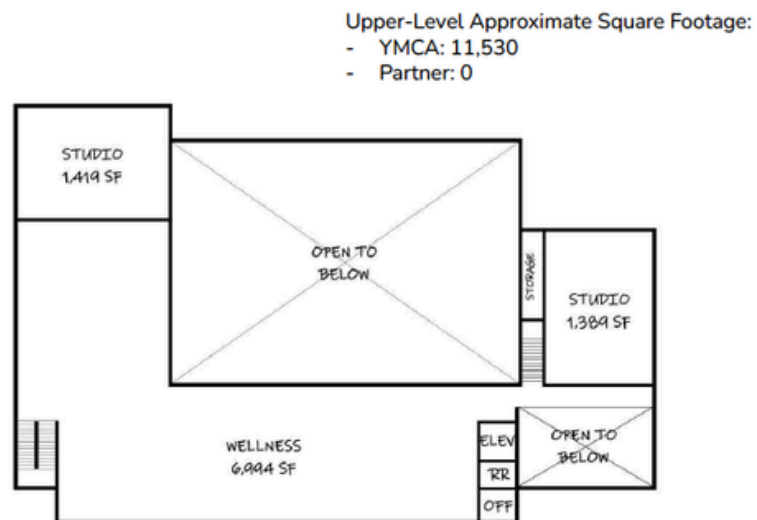
- Airnasium/pavilion. Identified as "A" on plan.
- Outdoor playground. Identified as "H" on plan.
- Aquatic facilities (pool, bathhouse, splash pad). Identified as "C" on plan.
- Renewed tennis courts and a pickleball courts. Identified as "D" on plan.
- Mini-pitch/soccer fields. Identified as "G" on plan.

# FLOOR PLANS

## NEW FACILITY FLOORPLAN – TW DAVIS FAMILY YMCA (Lower Level)



## NEW FACILITY FLOORPLAN – TW DAVIS FAMILY YMCA (Upper Level)



# COMMUNITY NEEDS

## CONNECTION

In 2020, the Appreciative Community Building Report revealed a strong need from Richmond/Rosenberg residents for a versatile space that promotes physical and mental health, fosters intergenerational activities, and supports teen development.

Providing a space for community connection is particularly vital in light of the 2023 Surgeon General advisory declaring an "epidemic of loneliness." Loneliness is associated with both mental and physical health issues, such as heart disease, dementia, stroke, depression and premature death.

By rebuilding the T.W. Davis Family YMCA, we can offer a place where everyone can achieve, connect and belong together.



## CULTIVATING FUTURE LEADERS

Another topic consistently voiced by Ft. Bend residents throughout the 2020 Appreciative Community Building Report is the need and desire for more educational and learning programs that engage youth and broaden their interests.

Through Y programming, this facility can help nurture future leaders. According to the U.S. Census, extracurricular activities are linked to positive outcomes, such as higher academic performance, more optimistic perspectives, and greater academic aspirations. Thus, an investment in the T.W. Davis Family YMCA is an investment in our youth.

Together, we can emphasize strong, supportive relationships with our young neighbors.

## BUILDING COMMUNITY

As Fort Bend County's population continues to grow, the T.W. Davis Family YMCA is expanding its role as a place of Achievement, Connection, and Belonging.

Through a potential partnership with Fort Bend Seniors, the T.W. Davis YMCA will include a 5,000 square foot regional senior hub designed to support healthy aging and social connection.

This partner space will offer wellness and nutrition programming, congregate meals, and on-site intake, assessment, and referral services, helping seniors stay active, connected, and supported.

## EXPLORE OUTDOORS

Anchored by the Richmond Master Trail, the T.W. Davis Family YMCA's outdoor spaces will promote connection to nature and active living. Research shows time outdoors supports mental well-being, and through youth programs, outdoor learning, and community engagement, the YMCA is well positioned to foster healthier, more connected communities in partnership with Fort Bend County.



# SCALE OF GIFTS (PHASE ONE)

Gifts may be pledged over one to three years

LEVEL	NUMBER AT LEVEL	LEVEL TOTAL	CUMULATIVE TOTAL
\$3,000,000	1 <span style="color: #008080;">■</span>	\$3,000,000	\$3,000,000
\$2,500,000	3 <span style="color: #008080;">■ ■ ■</span>	\$7,500,000	\$10,500,000
\$1,000,000	2 <span style="color: #008080;">■ □</span>	\$2,000,000	\$12,500,000
\$500,000	2 <span style="color: #008080;">□ □</span>	\$1,000,000	\$13,500,000
\$250,000	4 <span style="color: #008080;">□ □ □ □</span>	\$1,000,000	\$14,500,000
\$100,000	8 <span style="color: #008080;">■ ■ ■ □ □ □ □ □</span>	\$800,000	\$15,300,000
\$50,000	10 <span style="color: #008080;">■ ■ □ □ □ □ □ □ □ □</span>	\$500,000	\$15,800,000
<\$50,000	MANY GIFTS	\$844,309	\$16,644,309
<b>TOTAL</b>			<b>\$16,644,309</b>



# OBJECTIVES

## PHASE ONE: CORE BUILDING CONSTRUCTION

### BUILDING COSTS

**\$16,244,309\***

Building costs, with new construction of a more than 36,000+ square foot facility, including:

- LOBBY
- OUTDOOR PATIO
- GYMNASIUM
- CHILD WATCH AREA
- COMMUNITY MULTI-PURPOSE ROOM
- WELLNESS + GROUP EXERCISE STUDIOS
- YOUTH PROGRAM SPACE
- LOCKER ROOMS

### CAMPAIGN COSTS

**\$400,000**

Campaign costs include expenses related to staffing, collateral, software, events, and stewardship.

**PHASE ONE TOTAL COST: \$16,644,309**

## PHASE TWO: POTENTIAL FORT BEND SENIORS PARTNER SPACE

### FORT BEND SENIOR PARTNER SPACE

A 5,000 square foot regional hub for seniors. This space will offer wellness and nutrition programming, congregate meals, and on-site intake, assessment, and referral services. Fundraising efforts for this phase to be completed by Fort Bend Seniors.

**PHASE TWO TOTAL COST: \$3,500,000**

## PHASE THREE: AMENITIES

### BUILDING COSTS

**\$4,938,915\***

Planned amenities include an airnasium, playground, aquatic facilities (pool, bathhouse, splash pad), renewed tennis courts and a pickleball conversion, and the addition of a mini-pitch.

### CAMPAIGN COSTS

**\$100,000**

Campaign costs include expenses related to staffing, collateral, software, events, and stewardship.

**PHASE THREE TOTAL COST: \$5,038,915**

\*Includes soft costs such as architect fees; furniture, fixtures and equipment (including fitness equipment); legal; and permitting, and other fees.

**TOTAL YMCA  
REBUILD COST**

**\$21,683,224**

# CAPITAL CAMPAIGN STEERING COMMITTEE

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 Bob Herbert, Former Fort Bend County Judge, HONORARY CHAIR  
 Roy Cordes, Retired Fort Bend County Attorney  
 Barbara Jones, Fluor Corporation  
 Libby King, Lawyer, Moerer King  
 Steve Nelson, Retired, NRG  
 Mike O'Connell, Retired, Past YMCA Board Member  
 Robert Pechukas, Waller County  
 David Showalter, Showalter Law Office  
 Justin Vickrey, Stellar Bank

## CONFIRMED DONORS (Listed Alphabetically)

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