

Regenerative Eco-Stadium & District

Rogue Valley, Oregon | Flynn Strategic

Sustainability Becomes Infrastructure

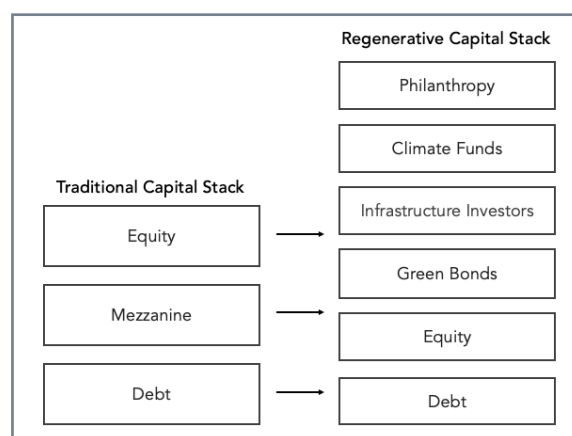
– Expanding the Capital Stack

INTENTION

The Regenerative Eco-Stadium and District was conceived to solve a structural challenge facing Tier-3 markets: how to deliver world-class sports infrastructure without reliance on public subsidy or unstable, event-driven economics. Traditional sustainability strategies improve environmental performance but remain external to financial underwriting, limiting their impact on project feasibility. This initiative tests a different approach—that **sustainability infrastructure can function as financial infrastructure, expanding the capital stack, improving operating performance and enabling projects that would not otherwise pencil.**

ACTION

The project embeds sustainability directly into underwriting and capital formation by translating system performance into financial metrics. District-scale infrastructure, including energy systems, landscape systems, and digital operations, is designed to reduce operating volatility and stabilize Net Operating Income (NOI). This stability strengthens Debt Service Coverage Ratio (DSCR), increasing debt capacity and **expanding the capital stack. By repositioning sustainability systems as investable infrastructure, rather than cost centers, the project attracts new capital sources—including infrastructure investors, climate funds, utilities, and philanthropic partners—and deploys them across an integrated district rather than a single asset.** This approach shifts development from isolated projects to interlocking systems that reinforce financial performance and long-term resilience.



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IMPACT

This model produces measurable financial and systemic outcomes. Improved operating stability strengthens underwriting, increases refinancing capacity, and enables earlier return of equity, resulting in enhanced project returns. At the same time, reduced energy volatility and infrastructure risk lower the cost of capital and improve long-term asset durability. Expanding the capital stack allows projects in regional markets to move forward with less public exposure, while new revenue streams—including energy services and destination-based programming—support year-round economic activity. **Initial modeling estimates: +230bps total IRR Lift, 8MW back to the grid, \$25-\$30B economic impact over 30 years with full regenerative system district development.**

The result is a development model in which sustainability becomes a core driver of financial performance, aligning investor returns with environmental outcomes and community benefit.

