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Delaney Park Strip Sports Facility Phased Business Plan

Version 1
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Proposal Prepared by:

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Who We Are

Led by Mr. Edwin Blair, a lifelong Anchorage resident, our group is comprised of a variety of interested user groups who want to see the healthy, active, and well-maintained parks and recreation facilities throughout Anchorage. Our goal is to ensure we improve the user experience while not draining taxpayer resources or burdening neighborhoods with rundown facilities that turn into urban blight. Our core members include the Anchorage Skate Club and the Anchorage Hockey Association – with the hope of also incorporating the skiing, tennis, pickle ball and street hockey community into our group and plans for improvement moving forward.

Anchorage Skate Club (ASC), an active 501c3 non-profit corporation, has the stated mission to promote outdoor ice acting skills and activities for all children in the Municipality of Anchorage. Anchorage Skate Club offers an obligation-free, easy access opportunity for children to experience and learn ice skating in its natural, outdoor settings with a focus on having fun!

A Proven Track Record

DON'T GO THROUGH LIFE
WITHOUT GOALS.

Mr. Edwin Blair has shown a long-standing track record of success through the previous and current cooperative use agreements he shares with the Municipality of Anchorage to manage the twin outdoor hockey rink facility in Chester Creek Sports Complex (CCSC). Under this management along with efforts in fundraising, facility improvements, security, and operations at these two rinks this facility shines as a beacon of success showing how our proposed scenario on the Delaney Park Strip could improve MoA facilities over the long term for the betterment of healthy activity in our city. At ground zero for homelessness and transiency for many years, this facility could have been left for dead and would most certainly be a hazard and liability. Instead, on behalf of the commitment to stand up for this asset, there is new bustling activity year-round at this facility to include pickle ball and bike polo in the summer and of course hockey and skating activities in the winter. Inspired by public/private partnership here, collaborative efforts of the Anchorage Park Foundation, ASC, AHA, Scotty Gomez Foundation, Anchorage Pickleball Club, MOA and many local volunteers/contributors have provided the facility nearly \$1 million in non-taxpayer funded restoration and renovations over the past decade. New rink foundations, hockey boards, benches, scoreboards, chalet resurrection, LED lighting upgrades and other improvements have transformed a dying corner of the CCSC into a secure and attractive park element that has become significantly more heavily utilized and relied on by many in our recreation community in these recent years.

What Are We Looking For? | *An Opportunity*

Our request is simple. We want to work with the Municipality of Anchorage to develop a long-term agreement for our group to operate, maintain and bring life back to the building located at 435 W. 10th Avenue as indicated above. Our plan will include the year-round operations that will breathe life and healthy activity back to this area of the park strip.

What does the Municipality gain from this partnership?



Return this public facility to it's original, historic, and best use while reinvigorating the Park Strip



Improve the amenities and use of this facility to best suit year round recreation



Maintenance and upkeep will be kept in check by the active and attentive use of our members

The Facility

This facility is now in a deteriorated condition and is mostly vacant after years of underutilization and lack of active attention. In a recent visit the extent of the roof leaks was apparent with no less than 24 buckets of water placed around the facility to catch actively leaking water. The light fixtures were brown, water stained and dripping in many areas.

Built originally as a youth center in downtown Anchorage in the 1960's on a prime piece of land, this facility deserves to be repaired and to have life breathed back into it by an active hockey and skating community that is dedicated to it's success.

We are proud to present this 3 Phase proposal aimed at doing just that. Our group is dedicated to the success and value of this MoA asset and we look forward to partnering with the Municipality of Anchorage Parks, Facilities, and Maintenance departments in making this goal a reality.

Phase 1 | August 2023 thru August 2024

Establishment

Pilot year of a 5 year CUA

Anchorage Skate Club sets up hub office and brings in AHA and ATA in space commitments.

Muni to cover roof patching, dry out restoration for floor tiles, and new lenses for stained ceiling lights.

Winter 23-24 usage will be mainly for the delivery of skating programs and we hope that staffing will allow us to keep daytime access available for higher usage and weekend hours(skater warming, changing, restrooms). Summer 2024 we will focus on our safe and secure base point for tennis events/programs as well as other coordinated events on the Delaney Park Strip.

During year one, and throughout the entire term of the cooperative use agreement there will be no remuneration for the tenancy. The cooperative user will be a responsible custodian taking care of janitorial needs, address security concerns and delivering the value of enriched recreation and growth of attractive youthful programs through this facility to the Anchorage community as a whole.

As a part of the Phase 1 effort, Anchorage Skate Club would like to work closely with Parks and Recreation to identify priority capital improvements and from there create a plan for sourcing the different funding needed to achieve near term improvements for the building and its immediate surrounding areas.

Phase 2 | August 2024 thru August 2026

Improvement

Stability and Revenue

During years two and three is our time to develop a solid vendor base for some section of the building to deliver food and beverage in some capacity. We believe that having an operating business in place during regular hours will help achieve the shared goal of increased accessibility and security for this valuable facility.

Healthy Activity and Use

Usage of the ice and surrounding areas will grow and be expanded based on this new support and management structure. Anchorage Skate Club will continue to develop and deliver cost effective learn to skate opportunities in the winter. In the summer, tennis and other events would learn and be guided on how to maximize the value of having this facility available for utilization and growth.

Improvements and Funding

On the capital improvement side, these years are very important as we would plan for submitting application for grants to deliver priorities identified in Phase One. In addition, we would look to the future for larger needed restoration & improvement projects. Tennis court resurfacing, hockey board/fencing & foundation replacement, interior/mechanical upgrades are on this list of priorities for the facility.

Phase 3 | August 2026 thru August 2028

Realized Success

This reinvigorated activity hub begins to shine as familiarity in the community grows.

Management establishes a sustainable program for care and improvement of the asset as well as a long term tenancy and maintenance plan to keep up the facility at no cost to the municipality outside of major repairs needs.

In sync with the rebirth of an attractive downtown Anchorage core, The Delaney Park Ice Chalet shines bright as a beacon of hope and positivity on the corner of 10th and E!



Ongoing Maintenance | *A True Partnership*

This ice rink has been maintained and prepared for use in the winter by the staff of the MoA Parks and Rec department at a very high level, regularly, for years. We do not propose or ask for any responsibility for this process and hope to see the Parks Dept. continue their regular maintenance rink service long into the future at this rink.

Our group is eager to begin the necessary process of revitalizing this precious asset in the heart of downtown Anchorage in partnership with the Assembly and the Parks Department. We look forward to working with all of you in developing a plan and agreement that brings this building back to life and returns it to its highest and best use as an active and healthy center of activity for the Anchorage community for generations to come.

Thank you for your time and consideration.

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Alaska Tennis Association

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