



- 42,000 sf athletic and community event facility, with removable turf field and elevated walking/jogging track.
- Project cost is approximately \$19,540,000, to come from a combination of local, state, and federal funds.
- Project design is complete, and the project can be constructed / in operation within 18-months from award.
- Facility to be owned and operated by the City of Soldotna. Centrally located and easily accessible to 37,000+ residents of the central Kenai Peninsula region.
- Serves a wide variety of athletic and recreational users. Can also host large events and conferences.
- Robust stakeholder process and due diligence performed. Broad community support for the project.

Project Background

The Soldotna Field House is a 42,000 square foot metal structure, designed with a multi-purpose sport court/turf field and an ADA-accessible elevated walking and jogging track. It would be owned and operated by the City of Soldotna's Parks and Recreation Department, and located adjacent to the Soldotna Regional Sports Complex. This location offers easy access to more than 37,000 residents (nearly 2/3 of the entire borough population) who live within a 45-minute drive of the facility.

Residents and community leaders have been working toward building an indoor recreational facility on the central Kenai Peninsula for decades. The City of Soldotna has the capacity to operate and maintain such a facility, and has taken steps in recent years to move this project from concept to reality. In 2015, the City appropriated \$500,000 for design work, and kicked off a 2-year community stakeholder process to refine the project scope and programming for the new facility. The architectural firm of Burkhart and Croft facilitated the process, and completed design work in 2018. The City contracted the University of Alaska Center for Economic Development (CED) to assess demand and develop financial projections, resulting in a *Feasibility Analysis* that provides a thorough breakdown of projected revenues and operating costs, demonstrating the project will be financially sustainable for the long term.

Facility Description

The Soldotna Field House is designed to accommodate a wide variety of users and events. Key features include:

- 215' by 115' play area with removable artificial turf field
- 3-lane elevated walking/jogging track (8 laps per mile)
- Elevator access to the upper level; a fully ADA-accessible facility, including locker rooms.
- Multipurpose room for event and classroom rental
- Divider curtains for simultaneous events
- Audio/visual set up for meetings and conferences
- Access to adjacent kitchen facilities in the Sports Center

The play surface can accommodate a variety of sports configurations, including: soccer and futsal, batting cages for baseball and softball, football, rugby, golf, and flag football.





The turf field system will be removable, so that the Field House can also be used for sports such as wrestling, basketball, volleyball, pickle ball, and toddler time. This flexibility ensures the community will be able to maximize the facility's use.

Large Events and Trade Shows

The Field House would also provide additional event space to accommodate large meetings and trade shows, and further enhance the capabilities of the Soldotna Regional Sports Complex to host large events that draw thousands of people

into the community (including annual events such as the Sport Rec and Trade Show, the Home Show, and the Agricultural Expo). The economic impact of bringing new visitors into the central Kenai Peninsula from other parts of the state is an additional benefit to the region, especially to local businesses.

Broad Community Support, and a Shovel-Ready Project

The Soldotna Field House has broad community support, with project champions from: youth sports leagues and programs; health care practitioners; seniors citizens and local service providers; and event planners. The project achieves several long-identified needs in the central Kenai Peninsula including, improving overall health and wellness opportunities for borough residents, and providing a safe and enjoyable facility for year-round recreation activities. The Soldotna Field House will be easily accessible to a large percentage of borough residents who live in close proximity to the project, and will also benefit Alaskans who travel to the region from other areas of the state for athletic competitions and other large events.

Design work is complete, the City of Soldotna has site control, and the necessary due diligence and financial assessment were performed to ensure this project's success and sustainability. Construction costs are estimated at approximately \$19.5m. The City is seeking funds through a variety of sources, including: General Obligation (GO) Bond and/or USDA loan, state legislative grant, local municipal match (City of Soldotna General Fund), Rasmuson Foundation grant, and local fundraising. Once funding is secured, the City of Soldotna can deliver a completed project that is in operation within 18 months from notice of award.



For Additional Information, Contact:

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