

**ASSEMBLY MEMBER SULTE & RIVERA**

**AO 2024-105**  
**PROJECT**  
**ANCHORAGE**

**Municipal Area Projects (MAPS) Work Session**



# PROJECT ANCHORAGE GOALS

## **Revitalize Anchorage through Municipal Area Projects (MAPs)**

- Invest in us
- Grow our economy and build new projects to improve our quality of life

## **Provide Property Tax Relief**

- Property tax relief (Anchorage in top 5% of US property tax paying counties)
- Keep property taxes in check
- Increase housing affordability

## **Diversify Our Tax Base**

- Commuters, transient workers, and tourists use our services mostly for free

## Project Parameters:

-  5-7 Projects (5-6 Ideal)
-  Transformational: large, new, exciting capital projects
-  Geographically diverse: Eagle River, Girdwood, Downtown, 2-4 other Anchorage
-  Subject diversity: Sports, arts, children-focused, outdoors, etc.
-  Able to be enjoyed in all four seasons



# PROJECT ANCHORAGE



# MAPS PROJECT SELECTION

Over **300 recommendations** “Crowd Sourced” during three-month submission period.

Project Selection Committee Established

**Overarching Goal** *to choose projects that would be enjoyed by many residents*

Criteria

- Impact
- Feasibility
- Geographic diversity
- Validated by survey data



PROJECT  
ANCHORAGE

# MAPS PROJECT FINALISTS





# INDOOR MARKET

**Summary:** The Indoor Market project envisions transforming all floors of the old Nordstrom building into a bustling indoor market similar to the Oxbow Public Market in Napa, California. It will feature natural lighting via skylights and exterior windows, and offer rental spaces for small businesses, including artisan vendors, restaurants, and food truck-style stalls. Additionally, a rentable event space will be provided for small gatherings, offering a community hub that supports local entrepreneurship and cultural engagement.

**Inspiration:** [The Oxbow Public Market](#) in Napa, California.

**Description:** Features skylights, exterior windows, and vendor spaces for local artisans, restaurants, and food trucks. Includes a rentable event space for community gatherings.

## Comparisons:

**Oxbow Public Market** - Napa California - 30,000 sq ft - \$10 million in 2008 = \$14,000,000 = \$466/sq ft

**Anaheim Packing District** (CA) - 42,000 sq ft; \$30 million renovation.

**Grand Central Market** - Los Angeles CA - 30,000 sq ft

**Reading Terminal Market** - Philadelphia PA - 78,000 sq ft

**Anchorage Cost:** \$13.98 million - \$24.465 million

**Cost per sq ft:** \$466-699 (interior renovations in existing facility)

## Timeframes:

**Design:** 9-18 months

**Construction:** 18-36 months



# SHIP CREEK REDEVELOPMENT

**Summary:** Develop a pedestrian-focused 18 acre riverwalk along Ship Creek with shops, cafes, event spaces, and dedicated bike paths. Amenities could include a downtown branch of the Alaska Native Heritage Center or other way to center and highlight Alaska Native presence in the area, mix of revamped pedestrian walk, fishing access stairs, restaurants, food truck spaces, covered outdoor areas, coffee shop or eatery. Revitalize the stream and work with Muni and AK Dept. of Fish and Game to make Ship Creek into a trout stream as well.

**Inspiration:** [The Gathering Place - Tulsa's Riverfront Park](#), Tulsa, Oklahoma

**Description:** Includes walking and bike paths, sports courts, BMX and Skate parks, outdoor gathering spaces, pedestrian bridge over Ship Creek, restaurants, outdoor music venue, and numerous playgrounds and gardens.

**Comparison:**

**The Gathering Place** – \$465 million for a 100 acre park – \$4.65 million ACRE

**Anchorage Cost:** \$72 million – \$100 million

**Cost per Acre:** \$3 million – \$4 million/ACRE

**Timeframes:**

**Design:** 9-12 months

**Construction:** 24-36 months



# NORDIC AQUATIC CENTER

**Summary:** A year-round aquatic center featuring pools, slides, hot tubs, and saunas to improve Anchorage's indoor recreation offerings.

**Inspiration:** [Syn crude Aquatic Center](#) in Ft McMurray, Alberta, a family-friendly indoor recreation hub.

**Description:** Offers diverse water amenities, including a lazy river, lap pool, and climbing wall. Aims to provide a warm, inviting space during winters.

## Comparisons:

**Syn crude Aquatic Center** – \$150 million – 125,000 sq ft = \$1,200/SF

**Diamond Aquatic Center** – Juneau, AK – \$19 million – 35,000 SF = \$374/SF

**Nikiski Pool** – Renovation and Expansion of original Structure and various upgrades – 16,500 SF – \$5,000,000 = \$303/SF

**Anchorage Cost:** \$26.25–90 Million

**Cost per sq ft:** \$1000–1200

## Timeframes:

**Design:** 9–12 months

**Construction:** 24–30 months



# 4 SEASON TRAIL FACILITIES

**Summary:** Upgrades to Kincaid, Goose Lake, and Westchester Lagoon to support year-round activities like skiing, skating, and swimming.

**Inspiration:** [Trailhead Building](#) in Minneapolis, which integrates food, rentals, and community space for all seasons.

**Description:** Infrastructure for seasonal activities, food concessions, rental shops, and improved utilities to enable year-round use.

**Comparison:**

**Trailhead Building**, Minneapolis 14,000 SF - \$14,600,000 = \$1,050/SF

**Anchorage Cost:** \$23 - \$35 million

**Kincaid** - 14,000 SF = \$14,000,000

**Goose Lake** - 5,000 SF = \$5,250,000

**Westchester Lagoon** - 3,500 SF = \$3,675,000

**Timeframes:**

**Design:** 12 months

**Construction:** 12-18 months



# DOWNTOWN ARTS & ENTERTAINMENT REDEVELOPMENT

**Summary:** Revitalize downtown Anchorage's arts scene by improving the Performing Arts Center, parks, and pedestrian areas.

**Inspiration:** Promenade Park, Fort Wayne, which enhances connectivity and community through art and event spaces.

**Description:** Includes upgraded theaters, outdoor performance areas, and enhanced pedestrian amenities for year-round use.

**Comparison:**

**The Music Center** – Approx. 60,000 sq ft; \$40 million renovation.

**Anchorage Cost:** \$50 - \$100 million

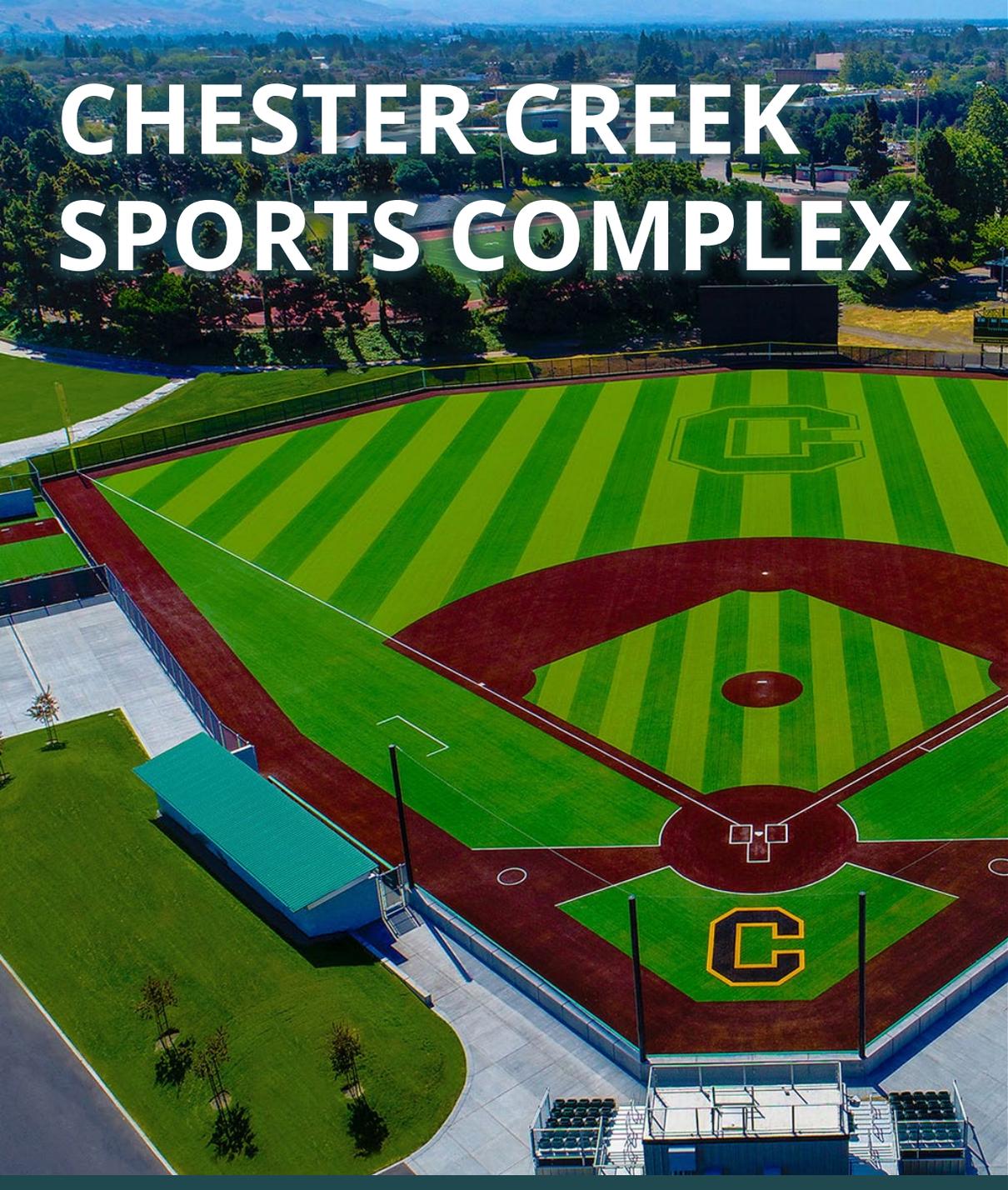
**Cost per sq ft:** \$933 - \$1,733

**Timeframes:**

**Design:** 12-18 months

**Construction:** 24-36 months

# CHESTER CREEK SPORTS COMPLEX



**Summary:** The Chester Creek Sports Complex project aims to replace Mulcahy Stadium and revitalize a 35-acre area to create a multi-sport outdoor complex. The complex will feature pickleball courts, soccer fields, baseball and rugby fields, and facilities for frisbee golf and ultimate sports. This project draws inspiration from Fieldhouse USA and is designed to provide Anchorage with a modern, versatile sports venue.

**Inspiration:** Fieldhouse USA – Provides diverse sports facilities within a modern complex.

**Description:** Features outdoor turf fields, courts, and adaptable spaces for various sports and events.

## Comparison:

**New Baseball Stadium [Chabot College Baseball Complex:](#)** Hayward, California. 5 Acres \$10.5 million (2.1 million / ACRE) – 5 Acres for \$10.5 million – \$13 million.

Pickleball Courts

**Loring Park Pickleball Courts** – Minneapolis, Minnesota. 4 courts \$238,000 ( \$59,500 / Court) – 12 Courts for \$714,000 – \$850,000.

**2 Baseball Diamonds** – \$6 million

**Soccer Field** \$1.75 million

**Chester Creek Ultimate Frisbee Course** – \$75,000

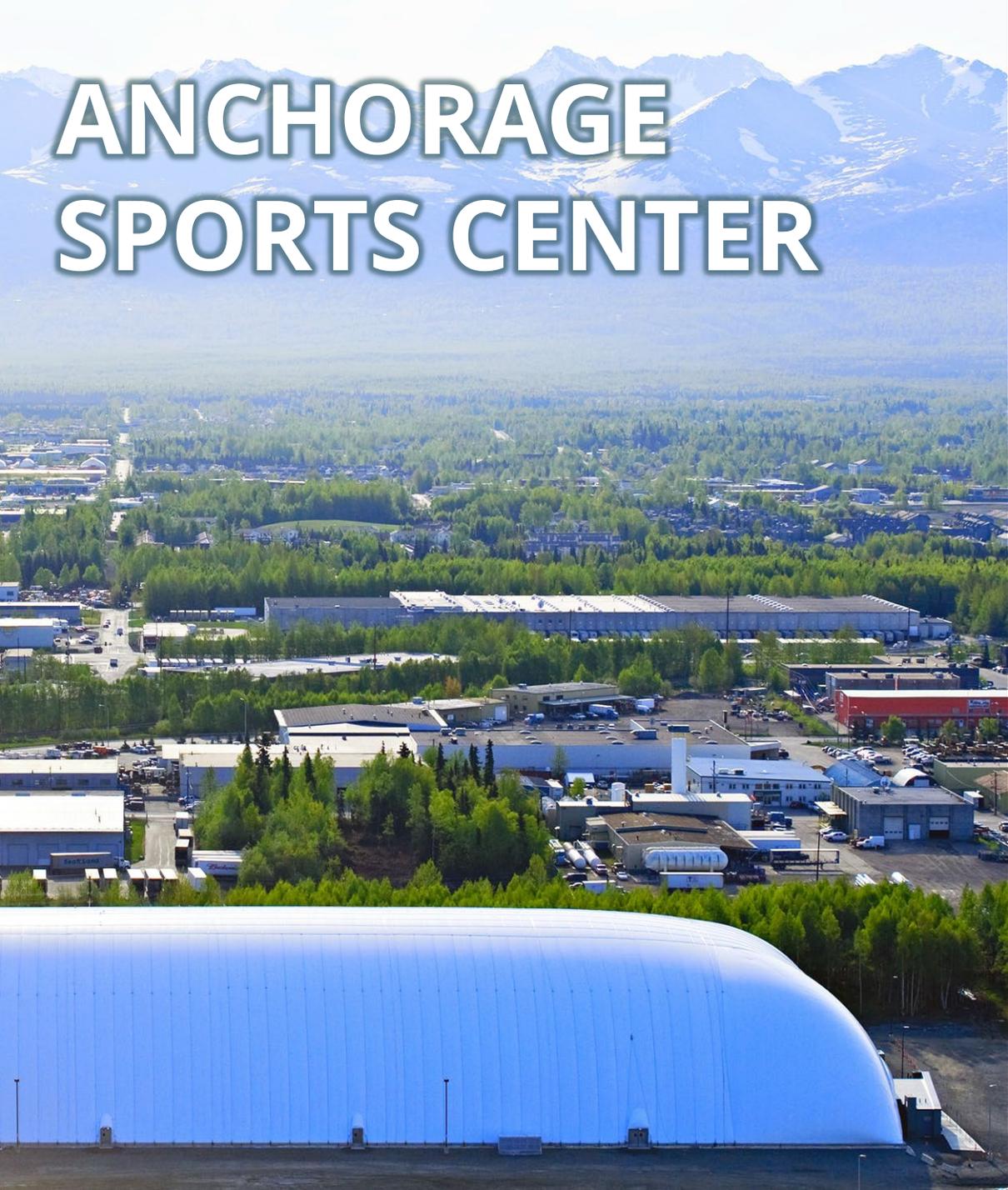
**Anchorage Cost:** \$15–\$29 million

**Cost per ACRE** – \$2.1 – \$3 million

## Timeframes:

**Design:** 16–24 months

**Construction:** 24–36 months



# ANCHORAGE SPORTS CENTER

**Summary:** The Anchorage Sports Center is proposed as a year-round community sports facility, providing indoor spaces for tennis, pickleball, turf sports, and an indoor track. The 200,000 sq ft complex would serve as a hub for youth and adult leagues and could host events, tournaments, and community programs. The design includes flexible areas that can be adapted to various sports, maximizing usage.

**Inspiration:** Anchorage Dome

**Description:** Provides flexible spaces for tennis, pickleball, and turf sports, and a climbing wall accommodating both youth and adult leagues. 200,000 sq ft.

## **Comparisons:**

**The Dome:** Anchorage, Alaska - 173,400 sq ft - Renovation after collapse was \$7.1 million + dome structure cost \$2 million + site work and parking \$2 million = \$11 million (\$63 / sq ft)

**Savage Sports Center:** Savage, Minnesota - 105,000 sq ft - \$5.8 million (54 / sq ft)

**Anchorage Sprung Structure:** \$2.4M for 27K square feet, \$89/square foot + shipping

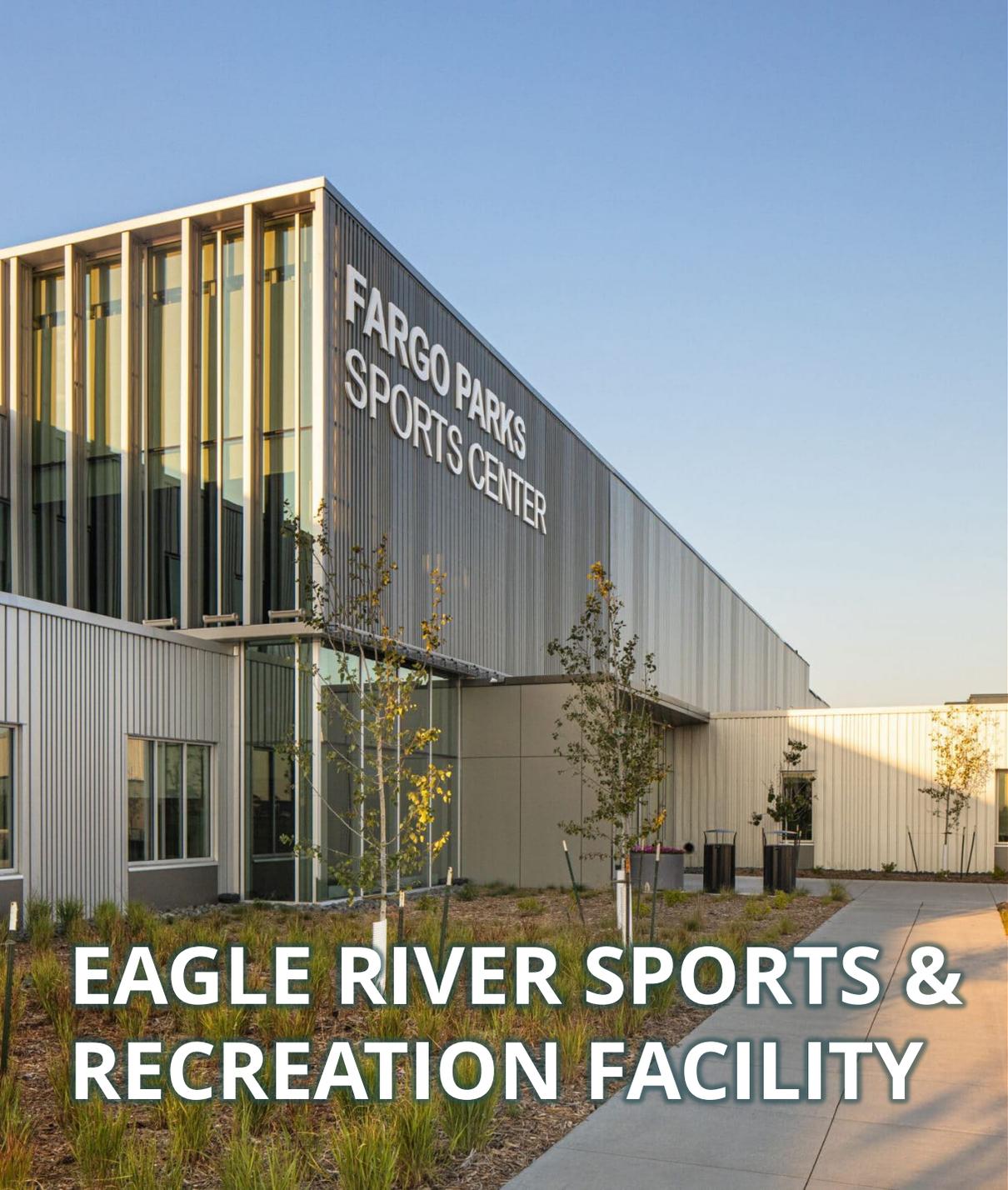
**Anchorage Cost (120,000 SF):** \$9-22 million.

**Cost per sq ft:** \$300/SF

## **Timeframes:**

**Design:** 6-9 months

**Construction:** 12-24 months



# EAGLE RIVER SPORTS & RECREATION FACILITY

**Summary:** The Eagle River Sports and Recreation Facility aims to provide a multi-use indoor sports center serving the greater Eagle River area, accommodating sports like basketball, soccer, volleyball, and more. With turf fields, courts, and community rental spaces, the facility will be accessible to both youth and adult leagues, providing a community hub for tournaments, training, and recreational activities. The structure type is still under consideration, with options for a dome structure or traditional construction, each with distinct cost and maintenance implications.

**Inspiration:** Spooky Nook Sports Complex – Large, multi-sport facilities. [Fargo Parks Sports Center | Indoor Sports & Rec Facility](#)

**Comparison:**

**Spooky Nook** – 700,000 sq ft; \$120 million.

**Alaska project** (116,000 sq ft; \$112.7 million, approx. \$972/sq ft)

**Fairbanks Fieldhouse** (75,000 sq ft; \$72 million, approx. \$960/sq ft)

**Anchorage Cost:** \$9 million

**Size:** 75,000 – 116,000 sq ft (exact size TBD based on community needs)

**Timeframes:**

**Design:** 9–12 months

**Construction:** 18–24 months



# CHILDREN'S MUSEUM

**Summary:** The proposed Children's Museum is envisioned as a standalone facility offering interactive exhibits, educational programs, and hands-on activities designed to engage children and families in scientific curiosity and creativity. While Anchorage currently has the Imaginarium within the Anchorage Museum, this project would create a dedicated space specifically for children, providing a more extensive range of immersive, child-centric experiences. The museum will reflect Alaska's diverse cultures and environments, tailored to inspire curiosity and learning through interactive exhibits.

**Inspiration:** Science Museum of Minnesota – Emphasizes expansive, interactive exhibits.

**Description:** Offers hands-on exhibits, educational programs, and activities reflecting Alaska's culture and diversity.

**Anchorage Cost Estimate:** \$14 – 22 million

**Size:** 40,000 sq ft (based on revised target)

**Cost per sq ft:** \$350 (based on \$350/sq ft estimate suggested by Ira)

**Comparisons:**

**Science Museum of Minnesota** – St. Paul, MN (370,000 sq ft; \$100 million, approx. \$270/sq ft in 1999 dollars)

**Imaginarium at Anchorage Museum** – Existing interactive children's science exhibits within a broader museum space.

**Timeframes:**

**Design:** 9-12 months

**Construction:** 12-18 months



# GIRDWOOD ARTS & RECREATION DISTRICT

**Summary:** Arts and recreational district in Girdwood with galleries, workshops, and an RV park to support community events and tourism.

**Inspiration:** Pilchuck Glass School – Focused on integrating arts into community spaces.

**Description:** Combines arts spaces with outdoor recreational amenities, supporting workshops and community events.

**Comparison:** Pilchuck Glass School – Approx. \$15 million renovation.

**Anchorage Cost:** \$7 – \$20 million

**Cost per sq ft:** \$350 – \$650 (variable depending on area developed)

**Timeframes:**

**Design:** 6–9 months

**Construction:** 18–24 months



# FLEET REPLACEMENT

**Summary:** Project Anchorage would fund core APD, AFD and snow maintenance equipment replacements. General government vehicles would be exempted. This responds to the need to get the municipality on the positive side of fleet replacement and maintenance cost. It responds to the needs for improved snow maintenance.

**Inspiration:** Anchorage residents have made clear this is a priority

**Description:** APD, AFD, and Snow Maintenance core vehicle replacement and upgrades.

**Comparisons:** -

**Anchorage Cost:** \$6,500,000 annually for 7 years (\$45,500,000)

**Timeframes:**

**Design:** 9-18 months

**Construction:** 18-36 months

# MAPS PROJECT ESTIMATES

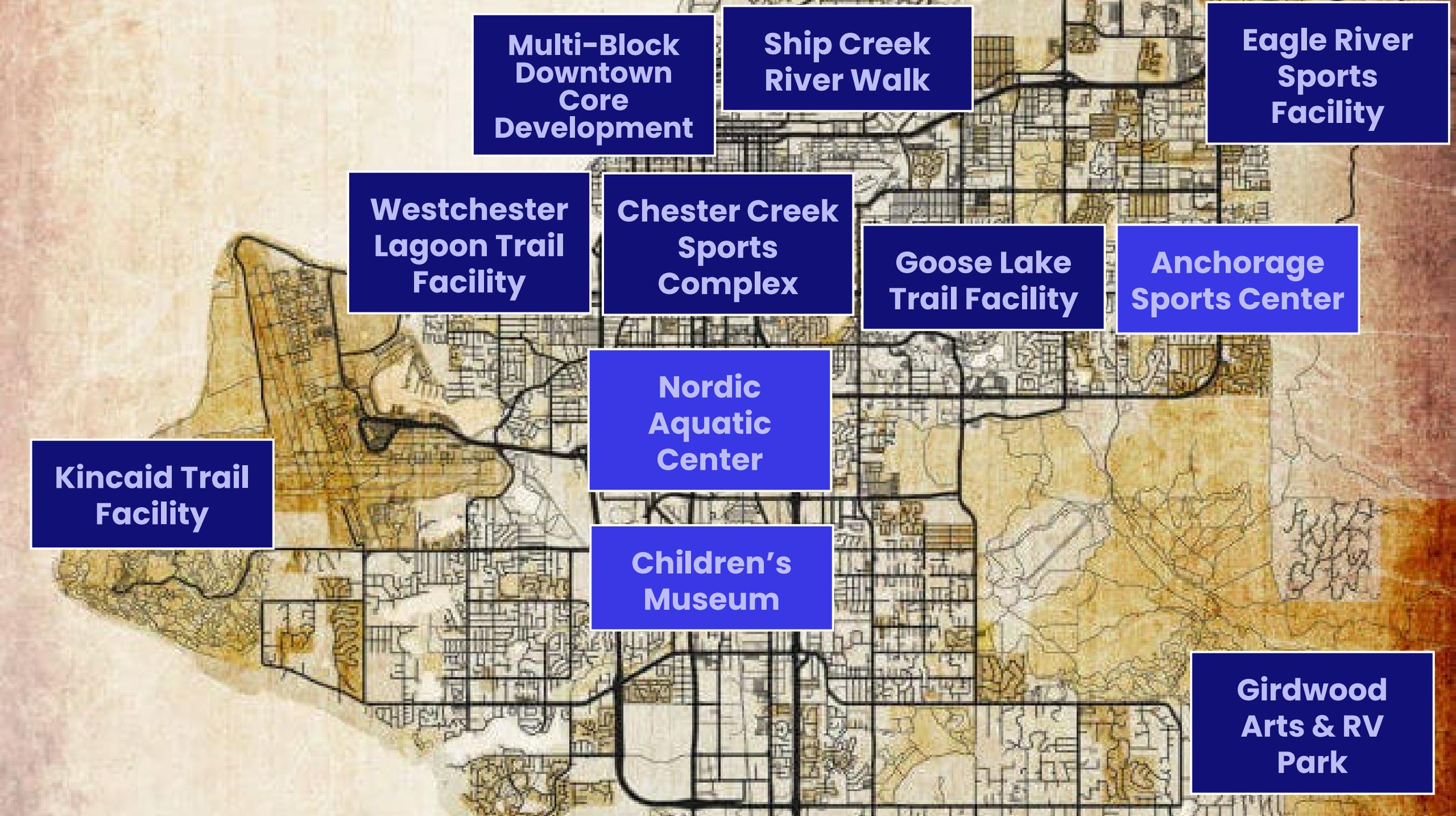
## Project Estimation Committee

General contractors, engineers, and architects

## Process

1. Comparisons
2. Anchorage Cost Adjustments
3. Construction Timeframes
4. O&M funded with ~4% of construction costs for collection period

Project	Minimum Estimated Cost	Maximum Estimated Cost	Average Estimated Cost
Indoor Market & Food Hall	\$ 13,980,000	\$ 24,465,000	\$ 19,222,500
Ship Creek Riverwalk and Entertainment District	\$ 72,000,000	\$ 100,000,000	\$ 86,000,000
Nordic Aquatic Center	\$ 26,250,000	\$ 90,000,000	\$ 58,125,000
Four Seasons Trail Facilities (Kincaid, Goose Lake, Westchester Lagoon)	\$ 22,925,000	\$ 35,000,000	\$ 28,962,500
Downtown Arts and Entertainment Redevelopment	\$ 50,000,000	\$ 100,000,000	\$ 75,000,000
Chester Creek Sports Complex	\$ 15,250,000	\$ 29,250,000	\$ 22,250,000
Sports Centers (East Anchorage & Eagle River)	\$ 17,800,000	\$ 24,475,000	\$ 21,137,500
Children's Museum	\$ 14,000,000	\$ 22,000,000	\$ 18,000,000
Girdwood Arts & Recreation District	\$ 7,000,000	\$ 20,000,000	\$ 13,500,000
Estimated Cost of All Projects			\$ 342,197,500
O&M Fund Contribution (4% of Construction) x 7 Years			\$ 95,815,300
Fleet Needs to Maintain Facilities			\$ 45,500,000
Total Cost			\$ 483,512,800



**Multi-Block  
Downtown  
Core  
Development**

**Ship Creek  
River Walk**

**Eagle River  
Sports  
Facility**

**Westchester  
Lagoon Trail  
Facility**

**Chester Creek  
Sports  
Complex**

**Goose Lake  
Trail Facility**

**Anchorage  
Sports Center**

**Kincaid Trail  
Facility**

**Nordic  
Aquatic  
Center**

**Children's  
Museum**

**Girdwood  
Arts & RV  
Park**

# MAPS ADJUSTMENT MECHANISM

- Projects may be commenced, continued, completed, and/or concluded, in whole or in part.
- Recommended by MAPS Citizen Advisory and Oversight Board
- Approved by the Assembly

# MAPS OVERSIGHT

## **MAPs Citizen Advisory and Oversight Board**

- Enacted at the discretion of the Mayor
- The board shall have seven (7) members, appointed by the mayor and confirmed by the Assembly

### **Recommend:**

- Adjustments to the list of projects
- Appropriations for Operation & Maintenance
- Report annual status of tax and recommended exemptions

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- Property tax relief (Anchorage in top 5% of US property tax paying counties)
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## **Diversify Our Tax Base**

- Commuters, transient workers, and tourists use our services mostly for free

# THANK YOU.

**RANDY SULTE**

**FELIX RIVERA**

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