



Outdoor Ice Pavilion Feasibility & Impact Study

Chelan, Washington

HSP worked with the City of Chelan to complete a market demand, financial feasibility and impact analysis for a proposed pavilion and ice rink facility. The City considered the project to meet the current and future needs of the community, to promote cross-seasonal tourism and to generate visitor spending.

The proposed project was an outdoor, covered ice hockey rink that featured a refrigerated, regulation-size 85-foot by 200-foot ice rink floor, dasher boards, a permanent roof structure, double locker rooms with showers and a Zamboni. The complex featured all components of a traditional hockey rink, including player boxes, penalty boxes, timekeeper booth, tempered viewing glass, and spectator seating. In the off-season months, the ice can be removed for a flexible, multipurpose flooring capable of accommodating sports, festivals, and other events.

HSP gathered all available local demand and supply data from user groups and profiled all relevant local and regional facilities, including capacity, occupancy, and quality, to determine gaps in the market. The analysis indicated that the proposed site, Don Morse Memorial Park – a central location within the city, provides the ease of accessibility that is crucial to hosting efficient and successfully events. The location offers benefits to residents, as well as visitors and tourists. The proximity to downtown restaurants and other businesses also improves the walkability for guests and increases the economic and fiscal impact of the complex.

Client: City of Chelan

Time Period: 2017