

Job Development Funding Public Infrastructure Overview



Lacey Gateway

Public Infrastructure & Economic Stimulus Project

A Community Economic Revitalization Board
Job Development Fund Project

The Job Development Fund portion of the Lacey Gateway Public Infrastructure & Economic Stimulus Project includes the following critical components:

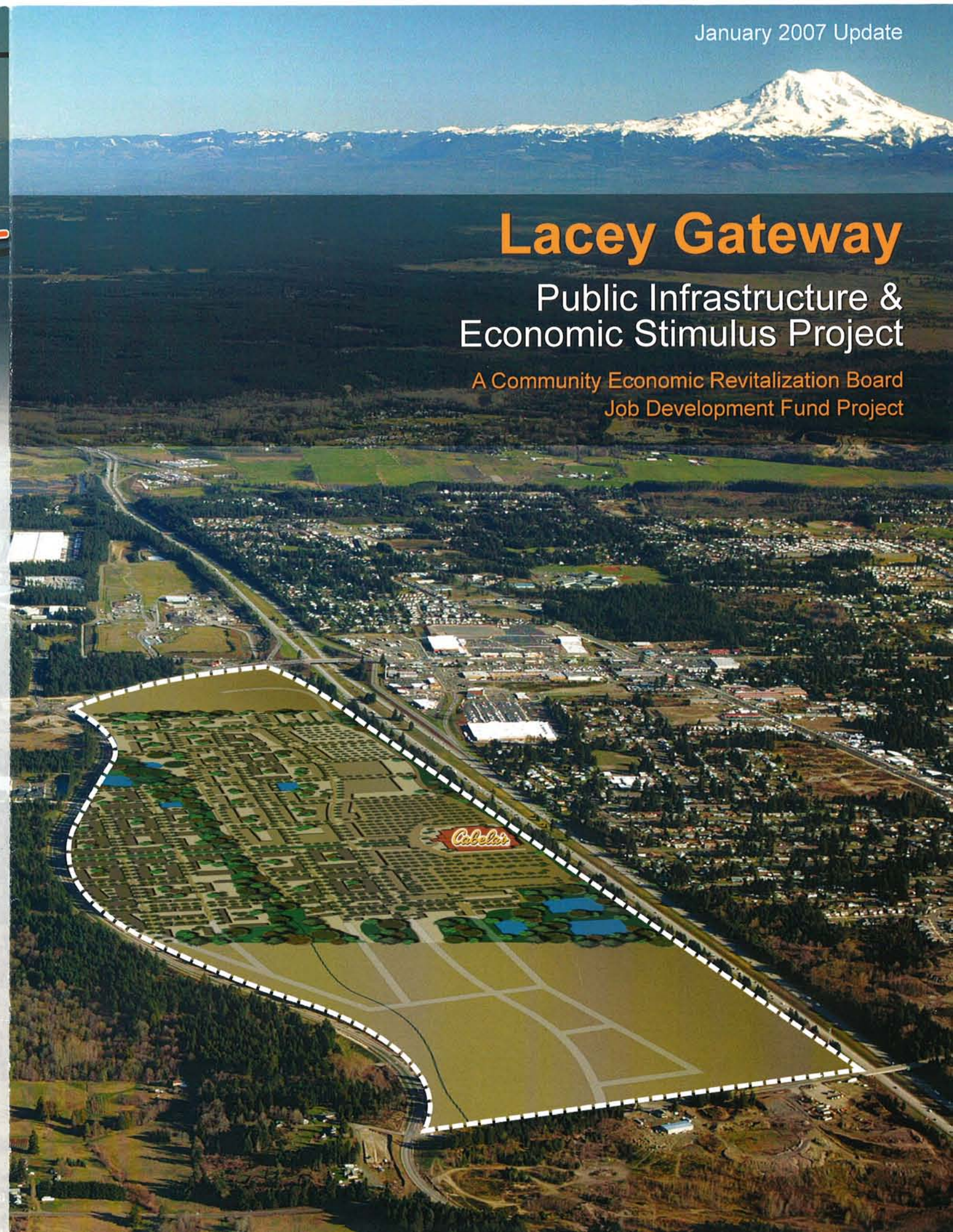
- 1 2,400 linear feet Britton Pkwy widening
- 2 10,000 linear feet public roadway right-of-way acquisition and construction
- 3 Interstate 5 / Marvin Road interchange southbound off-ramp improvements
- 4 Regional sewer lift station and infrastructure construction
- 5 Regional stormwater facility construction

"It's hard to think there could be a project anywhere in the state that could match Lacey's proposal for a Cabela's store... with an upfront investment of \$9.9 million, the state can create hundreds of jobs, entice millions of tourists, and recoup its investment in sales tax revenue many times over."

Olympian Editorial
April 16, 2006



For More Information
 Jerry Litt, Director
 City of Lacey
 Community Development
 PO Box 3400
 Lacey, WA 98509-3400
 (360) 491-5642



A Catalyst for the Future

The Lacey Gateway Public Infrastructure and Economic Stimulus Project will serve as a significant driver for employment and economic development in the greater South Puget Sound Region for the next twenty years thanks to critically-needed financial assistance from the Community Economic Revitalization Board (CERB) Job Development Fund.

This project provides the "backbone" transportation and utility infrastructure necessary to open 400 acres of prime real estate along the Interstate 5 corridor. At build-out, the Lacey Gateway Project will encompass a mixed-use urban center that ultimately will include 4 million square feet of high-quality commercial, office professional, retail, residential and recreation uses.

Key Project Facts

- 2-year return on investment for State of Washington
- JDF leverages "backbone" infrastructure for 400 acres of prime commercial property
- 4,000,000 square feet of commercial, office and retail at build-out
- 8,000 new jobs created at build-out
- \$1 billion in projected private investment at build-out
- \$43 million annually in new sales taxes at build-out
- Destination tourist business Cabela's will create 350 direct jobs and generate \$5.5 million in new taxes annually



Jobs and Economic Development

The Lacey Gateway Town Center will create thousands of employment opportunities benefiting Washington's South Puget Sound region:

- Cabela's - the first committed private sector business investor and catalyst employer for the Gateway Project - will create 350 direct jobs and nearly 450 indirect jobs when it opens in November 2007.¹
- The North American Industry Classification System's (NAICS) predicating standard of 20 jobs per acre for this type of land use indicates up to 8,000 new jobs will be created at build-out of the 400-acre site.

■ Total private investment in the 400-acre project is projected to total over \$1 billion.

¹ Lacey Cabela's Economic Impact Analysis; King and Associates, March 2006.

Tourism

Cabela's destination showrooms have become the "Number 1" tourist attraction in many of the states they are located in:

- The Lacey Cabela's will feature an indoor conservation mountain with waterfalls and streams stocked with native fish, museum-quality dioramas depicting wildlife in natural habitats, a gigantic walk-through freshwater aquarium, and beautifully landscaped grounds with native trees and plants.
- Up to 4.5 million visitors are expected to visit the Lacey Cabela's in its first year - with nearly 40 percent of those coming from out-of-state.²
- Thousands of NW catalog and internet shoppers will visit the facility.

² Lacey Cabela's Economic Impact Analysis; King and Associates, March 2006.



Return on Public Investment

The Washington State Job Development Fund (JDF) investment will reap numerous returns:

- The \$9.9 million JDF investment will pay for itself in just over two years by generating \$4.3 million in new state sales taxes on Cabela's projected annual revenue of \$66 million.
- The City of Lacey will gain \$561,000 in additional sales taxes annually as a result of Cabela's.
- Thurston County and Intercity Transit will receive \$231,000 and \$198,000 respectively in annual sales taxes from Cabela's.
- Property and Business & Occupation taxes will also increase significantly as a result of Cabela's operations—with the State of Washington realizing an additional \$352,000 in revenue.

■ At full build-out, the 400-acre Lacey Gateway Town Center project is expected to generate in excess of \$43 million in sales taxes annually, including \$35.8 million in state revenue.

Cabela's alone will generate \$5.5 million annually in new tax revenues.

Smart Growth

The Lacey Gateway Town Center is destined to become a Growth Management Act model of smart urban planning and development:

- The high-quality, mixed-use project will feature housing, employment and recreational uses in a pedestrian-friendly, urban setting.
- The City of Lacey has committed to the development of a 10-acre civic site. Visions for the site include a possible performing arts center, library, City Hall substation or farmers' market.
- The site will include a town square and numerous outdoor public gathering places, parks, greenways, and trails.
- Reclaimed water via "purple pipe" will be incorporated within the development and utilized for all non-potable applications.
- The project will be a Leadership in Energy and Environmental Design (LEED)-certified development.

