

Lacey Gateway

Public Infrastructure &
Economic Stimulus Project



Community Centered

An example of good growth management, the Lacey Gateway will be a pedestrian-friendly retail, residential and employment center.

- High quality mixed-use lifestyle center
- Housing, employment and retail in one location
- Civic center incorporated into downtown design
- Pedestrian-friendly urban streetscape
- Numerous public gathering places for families

L A C E Y G A T E W A Y

LACEY WA
TRIWAY ENTERPRISES — MITHÜN



LACEY GATEWAY

LACEY, VA
TRINITY ENTERPRISES — MITHŪN

LACEY GATEWAY: A UNIQUE PLACE—COMMUNITY CENTER



LACEY GATEWAY

LACEY, WA
TRIVIA ENTERPRISES — MITHUN

LACEY GATEWAY: A UNIQUE PLACE—FINANCIAL



LACEY GATEWAY

LACEY, WA
TRIFURCATE ENTERPRISES — MITHUN

LACEY GATEWAY: A UNIQUE PLACE—TOURISM

Smart Growth

Environmental stewardship is a key component of project's vision.

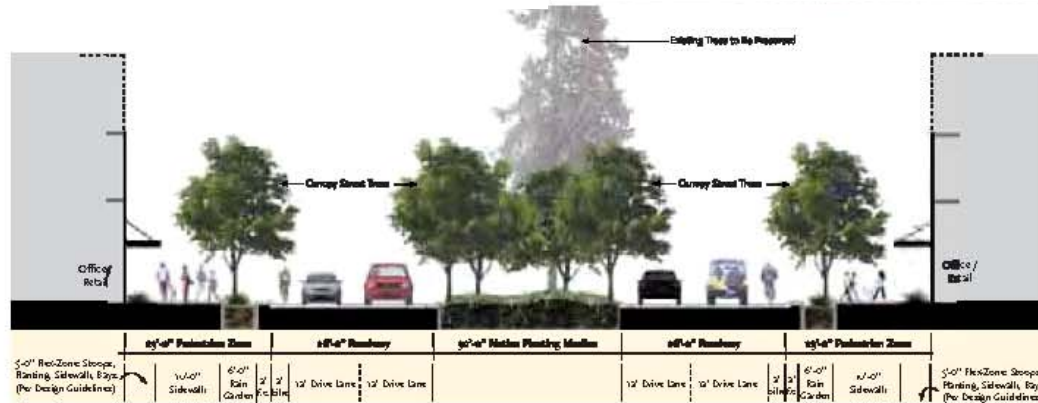
- Targeted LEED certified development
- Use of “purple pipe” reclaimed water for non-potable applications
- Network of open space, trails, parks and greenways
- Raingardens in street designs to manage storm water run-off
- A model Growth Management Act initiative and implements
Lacey's Comprehensive Plan

LEED® ND & NC

Raingardens

Purple Pipe

Trails





LACEY GATEWAY

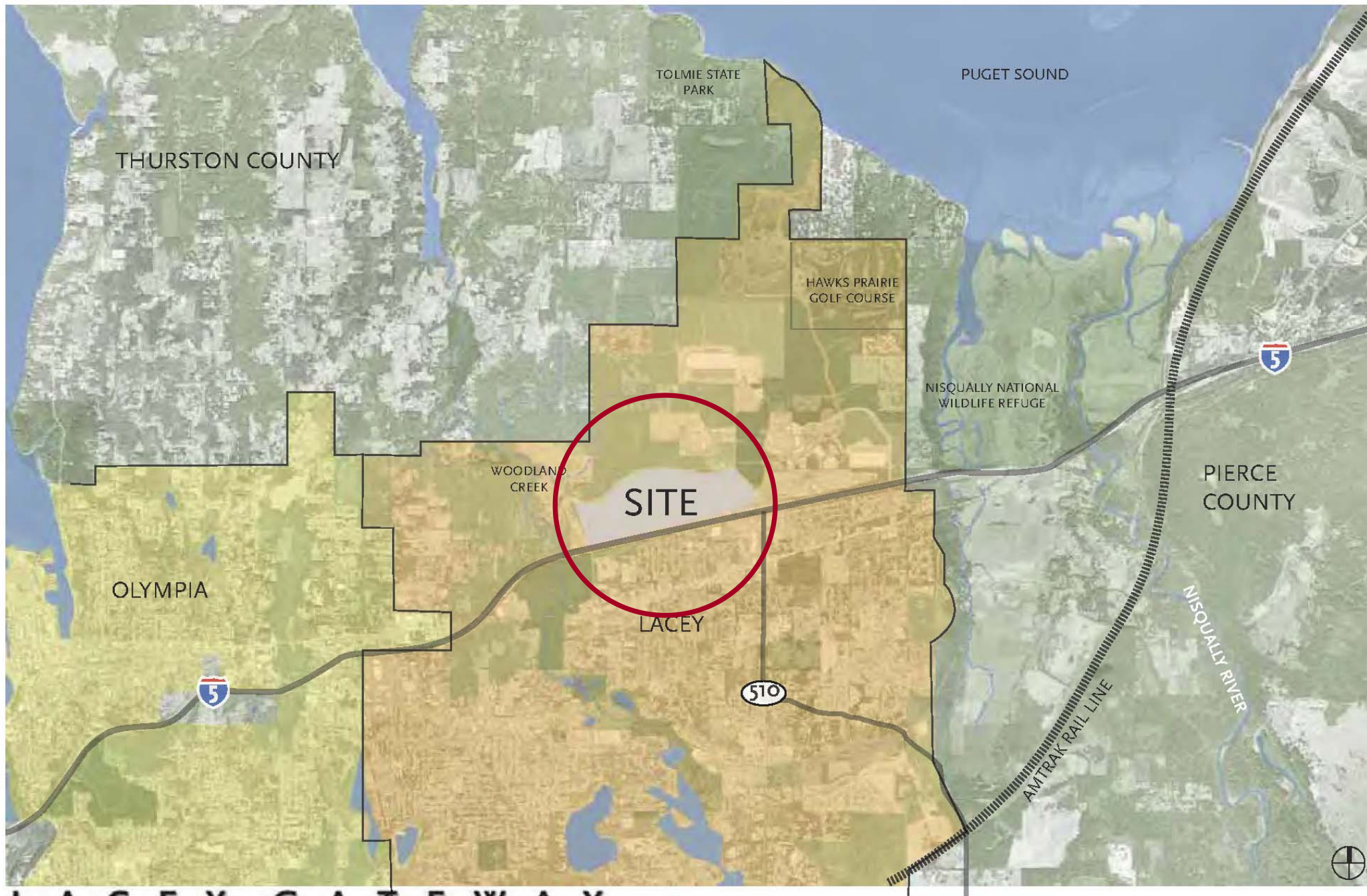
LACEY, WA
TRIWAY ENTERPRISES — MITHÜN



LACEY GATEWAY

LACEY, WA
TRIVIA ENTERPRISES MITHUN

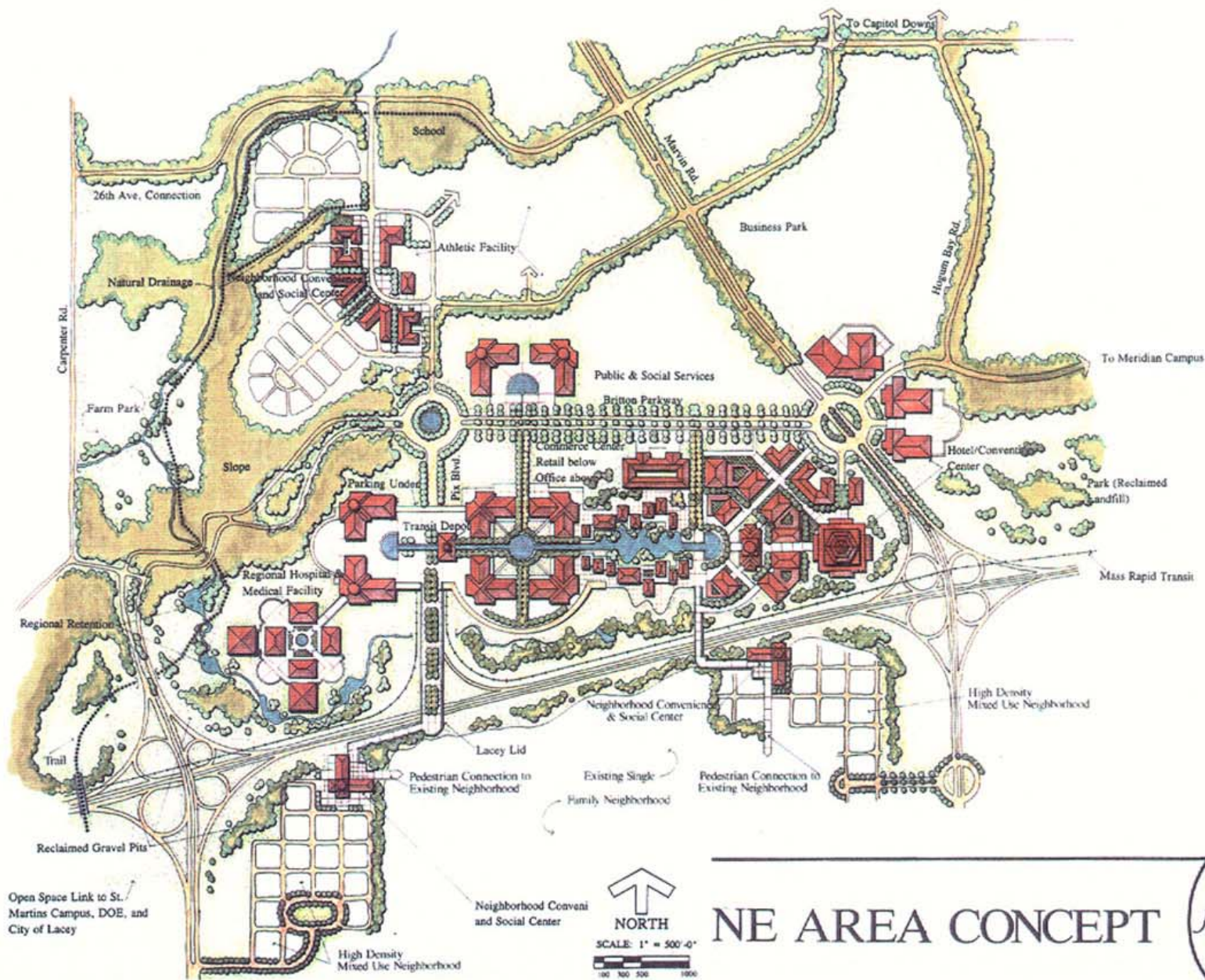
CONCEPTUAL TOWN CENTER SITE PLAN



LACEY GATEWAY

LACEY, WA
TRIUMPH ENTERPRISES — MITHŪN

REGIONAL CONTEXT



NE AREA CONCEPT

NE Thurston Planning Area

Lacey, Washington

Campbell Property

Jesus Moullet & Assoc., Planning Consultants
Jane Garrison Landscape Architect
May 1991



LACEY GATEWAY

TRIVAY ENTERPRISES — MITHUN



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TRINITY ENTERPRISES — MITHUN

CONCEPTUAL GATEWAY SITE PLAN

Financially Sound

The state's Job Development Fund (JDF) investment will pay for itself in less than two years.

Investment: **State, Local & Private**

State: JDF Grant. \$9.9M
City of Lacey. \$5.0M
Private \$19.6M
TOTAL \$34.5M

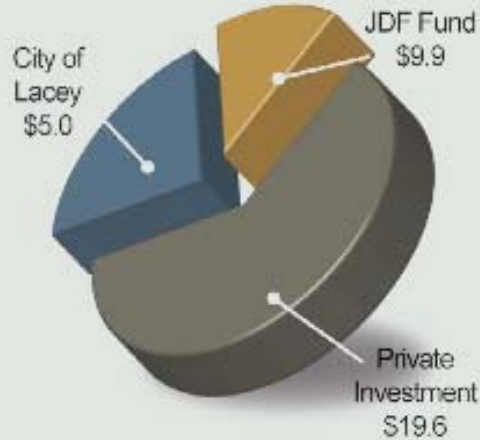
Projected Return on Investment *(Annual tax revenues related to Gateway Project at completion)*

State \$40.7M
City of Lacey \$7.9M
County \$2.4M
Other Local \$5.7M
TOTAL \$56.7M

**Cabela's anticipated sales activity will generate \$7 million
in tax revenues annually.**

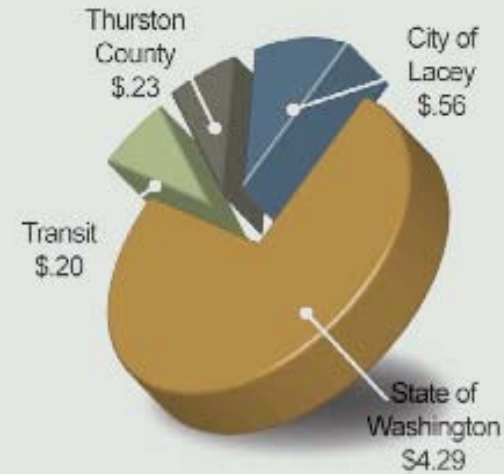
Project Funding

(in millions)



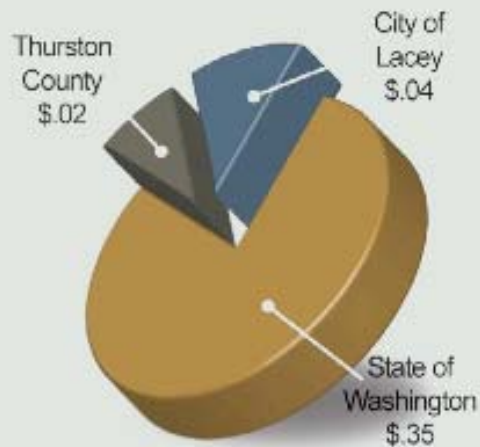
Annual Sales Taxes

Cabela's Only (in millions)



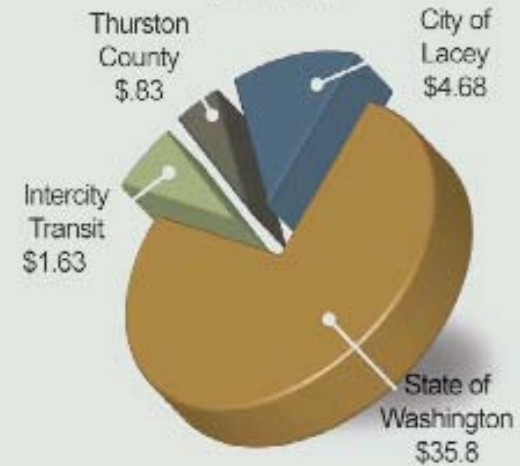
Annual Property / B&O Taxes

Cabela's Only (in millions)



Total Annual Sales Taxes

Completed Town Center (in millions)



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Jobs & Economic Development

The Lacey Gateway Project is a job maker that will infuse millions into state and local economies.

- Cabela's will employ 350. Gateway Project: 8,000 at build-out
- Up to \$2 billion in private investment
- \$57 million in anticipated state and local tax revenue
- 400 acres of commercial, professional office, residential, retail and recreational properties

L A C E Y G A T E W A Y

TRIMBLE LACEY WA
TRIWAY ENTERPRISES — MITHŪN

Tourism Focused

In its first year, Cabela's is expected to capture 3 to 4.5 million visitors with up to 40% from out-of-state.

- Cabela's is a destination retail store, often becoming the #1 or #2 tourist attraction
- Attracts major-chain restaurants and lodging
- 3 - 4.5 million visitors expected to visit Cabela's in first year
- Up to 40% estimated to be out-of-state visitors
- Thousands of NW catalog customers will visit retail store

(Source: King & Associates, "Lacey Cabela's Economic Impact Analysis," March 2006)







