

Public Facilities Districts in the State of Washington: A Summary Updated July 25, 2006

Bellingham-Whatcom County:

Bellingham-Whatcom County PFD created July 2002.

Contact: Patricia Decker, PFD Manager or Alison Henshaw, Administrative Assistant, (360) 738-7451 – pdecker@cob.org or ahenshaw@cob.org

Web-site: www.bwpfd.org

The project is a cultural center, including Phase I of the renovation of the Mount Baker Theatre, and one or more of the following components: Construction of all or a portion of the streetscape; design and renovation of existing space for Museum purposes; design and construction of new Museum facilities; acquisition of additional property for other components of the Regional Center; construction of Phases II and/or III of the Theatre; design and construction of one or more performing arts facilities; and related parking facilities.

The BWPFD completed its first project in November 2004, Phase I renovations to the Mount Baker Theatre. This included property acquisition, back of house expansion/renovation and development of the new Studio Theatre. The total cost of this phase was \$4.4 million. In December 2005, BWPFD, City and Theatre staff began working with the State to prepare for the use of a State grant in the amount of \$197,000 to improve theatre lighting. Work is expected to take place in the summer of 2006. Phase II renovations are scheduled for design in 2007 and construction in 2008.

In July 2004, the BWPFD purchased the property at 216 Grand Avenue as the site of the Art & Children's Museum. A national design competition was conducted during the fall of 2004 and early 2005. The jury recommended Olson Sundberg Kundig Allen Architects. The architectural program, schematic design, and design development phases are complete. The construction documents phase is 50% complete.

Snohomish County:

Snohomish County PFD formed July, 2001

Contact: Roger Neumaier, Finance Director – (425) 388-3621 – Roger.Neumaier@co.snohomish.wa.us

Web site: www1.co.snohomish.wa.us/Departments/PFD/index.htm

The Snohomish County Public Facilities District was established for the purpose of accessing State sales tax rebates, and using these dollars to help construct regional centers throughout the County. The District is providing funding support for the Everett Events Center and related parking facility, the Lynnwood Convention Center, the Edmonds Center for the Arts, and the Future of Flight Aviation Center & Boeing Tour at Paine Field in unincorporated Snohomish County near Mukilteo.

Future of Flight Aviation Center & Boeing Tour:

Contact: Bill Lewallen, Snohomish County Project Manager, Snohomish County – (425) 353-2110, extension 2238 - bill.lewallen@co.snohomish.wa.us

Web site: www.futureofflight.org

The Future of Flight Aviation Center and Boeing Tour, located at Snohomish County Airport (Paine Field) celebrated its Grand Opening December 17, 2005. The 73,243sf facility offers a variety of conference and special event spaces that collectively accommodate receptions up to 1800 and banquets up to 1135. The 28,508sf Future of Flight Aviation Gallery presents futuristic commercial aviation exhibits where visitors can use computers to design their own aircraft. The Boeing Company leases 12,231sf of the facility to operate the Boeing Tour Center and Gift Store. A common ticket allows visitors to observe planes being assembled in the Boeing Plant, and also to touch and feel aviation design elements in the Aviation Gallery that passengers may experience in commercial flight five years from now. The Future of Flight is projected to attract approximately 230,000 visitors annually, with 40% of those visitors coming to Washington State from outside the U.S. The Future of Flight is also projected to increase tourism revenues by \$3.5 million annually, which computes to a 25 year NPV increase of \$62 million.

The Future of Flight Foundation, a 501(c)(3) non-profit, was formed by volunteers and has attracted Aviation Gallery exhibits valued at \$30 million. A 102-room Hilton Garden Inn opened November 2005 adjacent to Future of Flight and was funded 100% from private investment. HGI provides food and beverage catering at Future of Flight.

Edmonds:

Edmonds PFD created April 24, 2001

Project Name – Edmonds Center For The Arts

Contact: Stephen Clifton, Community Services Director, City of Edmonds (425) 771-0251, clifton@ci.edmonds.wa.us

Web-site: www.edmondscenterforthearts.org

The Edmonds Center for the Arts is located two blocks north of downtown Edmonds. Current plans call for the creation of a two-phased project. Project highlights of Phase 1A and B include: 1) renovation of an historic art moderne auditorium/theater (listed on the State Historic Register) into a state of the art 700 – 725 seat theater; 2) an enhanced gymnasium to accommodate recreational events, banquets and receptions, 3) multi-purpose rooms to meet the high demand for community events and meetings, and 4) on-site parking. Project highlights of Phase 2 include: 1) a parking garage, 2) a meeting room large enough to seat 500 people in a dining configuration, and 3) a roof garden with views of Puget Sound and the Olympic mountains.

Edmonds Center for the Arts Phase 1A will open its doors in the fall of 2006, playing host to local and regional performing arts events, meetings and sporting activities. The facility will also provide a multipurpose and multifunctional gathering space to promote regional cohesiveness through a broad spectrum of opportunities in arts, entertainment, athletics, and cultural enrichment.

Vision: The Edmonds Center for the Arts will be a leading mid-sized, mixed discipline regional cultural center. It will nourish, catalyze, and showcase the strengths of organizations of all sizes, disciplines and skill levels.

Everett:

Everett PFD created April 2001

**Contact: Kim Bedier, General Manager, Everett Events Center –
kbedier@everetteventscenter.com – (425) 322-2611**

Web-site: www.everetteventscenter.com

The Everett Events Center opened on October 4, 2003 to the sold-out inaugural Everett Silvertips Hockey Game. The Center is located in downtown Everett and features an 8,500 fixed seat arena (including 20 private suites), the three-story Everett Conference Center, and the NHL sized Comcast Community ice rink. These facilities provide for a range of sports, entertainment, community, and trade show activities and events.

The arena is convertible for concerts with seating for 10,000 fans and to approximately 57,000 square feet of “flat floor” exhibition space. The arena plays host to both the WHL Everett Silvertips hockey and the AF2 Everett Hawks arena football. The Events Center hosts concerts, family shows, specialty events, State High School Tournaments and numerous graduation ceremonies. Everett Events Center is home to major consumer shows including the Everett Boat Show, Everett Home and Garden Show and the Everett Holiday Gift Show.

The Everett Conference Center boasts a breathtaking view of the Cascade Mountain Range with state-of-the-art amenities and unmatched versatility. The 12,000 square foot ball room can seat 800 for dinner or be divided in a number of smaller configurations. There are also two 900sf of conference/convention “break-out” spaces, an Executive Board Room and a full banquet kitchen.

The Comcast Community Ice Rink offers fun for the entire family. Whether it is local hockey for all ages and levels or first timers in the learn-to-skate instructional program, a birthday celebration or a party theme night, speed skating or figure skating, the Rink has something for everyone.

Lynnwood:

South Snohomish County (Lynnwood) PFD created August 24, 1999

**Contact: Grant Dull, Executive Director, Lynnwood PFD – (425) 778-7155 –
gdull@lynnwoodpfd.com**

**Eddie Tadlock, General Manager, Lynnwood Convention Center – (425) 778-7155
– etadlock@lynnwoodcc.com**

Web-site: www.lynnwoodcc.com

The Lynnwood Convention Center is at the junction of I-5 and I-405, at the heart of Washington’s aerospace, high-tech and bio-med corridors. It is just 20 minutes from downtown Seattle, Bellevue and Everett, and 40 minutes from SeaTac International Airport. The venue features 34,000 square feet of functional meeting space, a 750-

person dining capacity, a 1,300-person general session capacity and 11 flexible meeting rooms.

The Lynnwood Convention Center opened its doors on April 30, 2005, playing host to the City of Lynnwood's annual multi-cultural fair. The fair was attended by over 2,000 Lynnwood residents and brought together groups from different cultures and backgrounds for a day of music, food, art and storytelling.

Mission: The Lynnwood Public Facilities District shall serve as an economic catalyst for the community through the development of public facilities. The public facilities district shall be a cornerstone for the City of Lynnwood's revitalization through its development efforts and the professional operation of its facilities. The public facilities district shall provide leadership and vision in all of its activities for the citizens of Lynnwood and South Snohomish County, so as to provide a valuable addition to the economic vitality of the region and a sense of pride for the community.

Benton County:

Benton County PFD formed July 29, 2002

Contact: Gary Ballew, Sustainable Development Manager (509) 736-3082 – gary.ballew@co.benton.wa.us

Gwen Luper, Executive Director, Benton County Council of Governments – (509) 943-9185

Web site: None

11/19/02: The Benton County PFD was formed to support the projects of other PFDs in the county – Kennewick and Richland. It collects the state sales tax for the unincorporated areas of the county.

Clark County:

Clark County PFD formed on July 30, 2002

Contact: Kelly Sills, Policy Assistant (360) 397-2232 – kelly.sills@clark.wa.gov

Web site: www.clark.wa.gov/bocc/current_issues/pfd.html

The Clark County Board of Commissioners created the Public Facilities District in July 2002 for the purposes of "participating in the study, planning, and possible development of regional centers." The PFD board consists of five members. Two members were appointed by the Clark County Board of Commissioners and two were appointed by the City Council of Vancouver. Those four then appointed the fifth member.

The PFD Board selected two regional projects, the downtown Vancouver Convention Center and the Events Center at the Clark County Fairgrounds. Both of those projects were deemed critical to boosting tourism and economic development within the county, and both entailed very complex interlocal and other contractual agreements.

In October 2003 the PFD Board approved documents necessary to initiate construction of the Fairgrounds Events Center project. Included in these documents was a general

contract/construction management procedure, a unique approach to stimulating rapid project construction, which proved very successful. Contracts between the City of Vancouver, the Vancouver PFD, and the Downtown Redevelopment Agency regarding the Convention Center are very complex, including upwards of a dozen different funds and myriad monitoring/performance measures.

The Events Center began operations in March 2005. Construction of the Downtown Convention Center was effectively completed in April 2005 with an opening in June.

Kennewick:

Kennewick PFD created December 8, 2000

Contact: Jeff Kossow, Executive Director, Three Rivers Convention Center (509) 735-9400

Web-site: www.threeriversconventioncenter.com

The Three Rivers Convention Center opened its doors on June 9, 2003. Since then, the 75,000 square foot convention center, designed by ALSC architects, has played host to over 400 events, attracting over 118,000 attendees. The Taste of Washington, Lockheed Martin's IT Days, Savor the Flavor Food Show and Christmas Memories Gift Show are some of the center's events.

Meeting planners are enamored with the well designed meeting space, advanced technology, and innovative catering services. The 22,000 square foot Great Hall can accommodate groups of over 2,000 and can be divided into four separate rooms capable of hosting award presentations, exhibits, and corporate meetings. Nine additional meeting rooms, an executive board room, show office, extensive loading docks and wireless internet access are the perfect complement adding additional space and amenities to meet the needs of all types of events. A 1,600 square foot cyber café featuring high-speed internet access and refreshments offers business travelers essential business services in a comfortable atmosphere.

The Three Rivers Convention Center is part of the Three Rivers Campus that includes the Toyota Center and Toyota Arena which are also operated by the Kennewick PFD. The campus is just minutes from I-82 in Kennewick, Washington and is close to numerous hotels, restaurants, retail shopping, wineries and galleries.

Richland:

Richland PFD created July 16, 2002

Contact: Ronald J. Hicks, Project Manager – (509) 783-2077 – ron@riversideconsultinginc.com

Web-site: www.visitthereach.org

The 61,000-square-foot Hanford Reach National Monument Heritage and Visitor Center (The Reach) will be built on a 50-acre site at Columbia Point, the confluence of the Yakima and Columbia rivers, in Richland, Washington. The site is easily accessible from Interstate 182, the regional trail system, and nearby marina.

The facility will feature a 13,000-square-foot great hall; a 15,000-square-foot permanent exhibit space; bicycle and walking trails; outdoor exhibits; indoor and outdoor theatres; classrooms; public art; a gift shop; and a café. Visitors will learn about the Ice-Age floods, traditional peoples, Columbia Basin ecology, the river's importance to agriculture, Hanford's pivotal role in the Atomic Age, and the region's high-tech science contributions.

Construction of the project is expected to begin in 2006. The center is scheduled to be open to visitors in 2008.

The Reach will serve as a multidisciplinary interpretive center, featuring geologic, cultural, and natural history of the Columbia Basin. The U.S. Fish and Wildlife Service will use the facility as a visitor center and staging area for tours of the 195,000-acre Hanford Reach National Monument. Residents and visitors can use the center for recreation, relaxation, individual study, life-long learning, and special events such as weddings and community receptions. The Reach will be a singular educational resource for fostering appreciation, stewardship, and understanding of the Monument and greater Columbia Basin. The Reach also will provide a central location for Columbia Basin residents and visitors to learn more about the recreational, cultural, and historic activities available in the Tri-Cities region.

Pasco:

Pasco PFD formed July 2002

**Contact: Gary Crutchfield, City Manager – (509) 545-3404 –
crutchfieldg@ci.pasco.wa.us**

Web site: None

11/13/02: Pasco PFD's primary effort is to contribute a portion of the state sales tax rebate to a qualifying jurisdiction – in this case, Kennewick's PFD for its convention center. The Pasco PFD has entered into an interlocal agreement with the Kennewick PFD for this purpose. Additionally, the City of Pasco already owns 45 acres with a baseball stadium with adjoining soccer and softball fields that it may transfer to the Pasco PFD for its operation.

Lacey:

Lacey PFD created July 2002. Capital Area Regional PFD formed June 19, 2002.

**Contact: Greg Cuoio, Lacey City Manager – (360) 491-3214 –
citymanager@ci.lacey.wa.us**

Lacey PFD's project is a Regional, Athletic, Recreation, and Special Events Complex. The City of Lacey and Thurston County each own half of 68 acres of the 110 acres needed for the sports complex. Lacey will use approximately 72% of the first \$40.5 million of total PFD funds from Lacey, Olympia, Tumwater and Thurston County, and then two-thirds of the remaining total funds. Thurston County will purchase the adjacent 26 acres of land with conservation futures money. Lacey, Olympia, Tumwater and Thurston County have joined together to create a Public Facilities District to initiate the flow of sales tax dollars to Lacey and Olympia. Groundbreaking took place in October

2003 and the PFD awarded a construction contract for phase one of the three-phase 100-acre Regional Athletic Recreation and Special Events Complex.

Olympia:

Olympia PFD and Capital Area Regional PFDs formed June 19, 2002

Contact: Subir Mukerjee, Assistant City Manager, City of Olympia – (360) 753-8066 – smukerje@ci.olympia.wa.us

Web site: www.ci.olympia.wa.us.

The City of Olympia terminated the proposed “arts/conference center project.” Following that, the four jurisdictions of Lacey, Olympia, Tumwater and Thurston County have approved an alternate project, namely a “Hands On Children’s Museum” to be located in Olympia, which will use approximately 28% of the first \$40.5 million of total PFD funds from Lacey, Olympia, Tumwater and Thurston County and then one-third of the remaining total funds. The project is in its planning stage.

Ocean Shores:

Ocean Shores PFD formed July 15, 2002

Contact: Ken Mercer, Director of Business Development and Tourism, City of Ocean Shores – (360) 289-4411 – kmercerc@osgov.com

Web site: www.oceanshoresconventioncenter.com

The Ocean Shores Convention Center is a brand new, 29,900 square-foot center designed to host meetings of all sizes – from groups of 30 to 900 attendees. There is 14,700 square feet of flexible meeting space with state-of-the-art communications and audio/visual facilities, plus dinner seating up to 800. The Convention Center is only a couple of hours drive from most of metropolitan Washington. With Ocean Shores hotel capacity of more than 1,200 rooms, comfortable and relaxing overnight stays are offered to all meeting participants.

The Ocean Shores Convention Center officially opened and presented a Grand Opening and Christmas Concert on December 3, 2005. The Christmas Concert is put on annually by the North Beach Singers, a local choir group, and was attended by over 600 Ocean Shores residents.

The mission of the Ocean Shores Convention Center is to be a catalyst to promote and support the tourism industry for the City of Ocean Shores business community and a resource for local civic and community organizations.

The vision for the Convention Center is to become a point of pride for the citizens and businesses of the City of Ocean Shores and to be considered an essential part of the community by businesses, citizens and visitors.

Spokane:

Spokane PFD formed September 12, 1989 – the first PFD in the state

Contact: Kevin Twohig, Executive Director, ktwohig@spokanepfd.org, or Sherry Leatha, Executive Assistant, (509) 279-7000, sleatha@spokanepfd.org

Web-site: www.spokane.pfd.org

The Spokane PFD was created by the State Legislature in 1989 and authorized by the voters of Spokane County to construct and own the Spokane Veterans Memorial Arena. The Arena opened in September 1995. In May 2003, Spokane County voters authorized the SPFD to take on additional Regional Projects, including the existing Convention Center and the Spokane Opera House, now called the INB Performing Arts Center.

The SPFD has completed the construction of a Convention Center Exhibit Hall expansion, which is a 100,000 square foot, elliptically-shaped Hall, sponsored by Group Health. The inaugural event will be the 2007 US Figure Skating Championships.

The Convention Center Expansion includes remodeling of the existing Spokane Convention Center, which was built for the Worlds Fair in 1974. The renovation will be completed in the Summer of 2007, adding more meeting rooms and banquet facilities. This facility, when completed, will create 1,000 new hospitality jobs for Spokane area residents.

The expanded Convention Center will place the Spokane region in the forefront for attracting major national and regional conventions, expositions and trade shows and allow Spokane to compete with markets in Seattle, Portland, Salt Lake City and Boise. Its new size will allow organizations to hold simultaneous meetings, graduations and other events at the same time as major conventions.

The SPFD's capability to proceed with operation of the INB Performing Arts Center and the expanded Spokane Convention Center is demonstrated via the operation of the Spokane Arena, which has been a financial and programmatic success.

Tacoma:

Greater Tacoma Regional Convention Center PFD formed October 12, 1999

Contact: Mike Combs, Public Assemblies Facilities Director – (253) 593-7612 – mcombs@tacomadome.org

Web site: tacomaconventioncenter.com

The project is the Tacoma Convention and Trade Center. Included are cities of Tacoma, Fife, Lakewood, University Place and Pierce County. Construction began in November 2002, with opening expected during the fourth quarter of 2004. Funding for the project is coming from state sales tax revenue from the City of Tacoma, Pierce County, Lakewood, University Place and Fife. Additional revenue is coming from the City of Tacoma's 7% hotel/motel tax. A 570-stall City funded parking center includes parking for the convention center.

Vancouver:

Vancouver PFD formed October 18, 1999

Contact: Gerald Baugh, Manager of Business Development for the City of Vancouver – (360) 735-8805 – Gerald.baugh@ci.vancouver.wa.us

Web-site: www.ci.vancouver.wa.us/ConferenceCenter

The project is a convention center and hotel. The project site will be on the south side of Esther Short Park. The project will cost approximately \$62 million. The PFD selected the team of Faulkner USA and Fletcher Farr Ayotte Architects as the preferred design build team for the hotel conference center. The PFD hired Hospitality Real Estate Counselors of Colorado to help negotiate operating agreements with Hilton Hotels. Hilton Hotels Corporation's Finance Committee confirmed their commitment to the conference center and hotel project. The bond sale for the project was closed in December 2003. Construction began on December 18, 2003 with an anticipated completion date of April 2005.

Yakima:

Yakima Regional PFD formed in July 2001 (includes the Cities of Selah, Union Gap and Yakima)

Contact: Connie Upton, CMP, Assistant General Manager, Yakima Convention Center – (509) 576-6062 – connie@yakimacenter.com

Web site: yakimacenter.com

The Yakima Convention Center is located in the center of the state. Less than 200 miles from Seattle, Portland and Spokane, the Yakima Valley's 300 days of sunshine make it the perfect place to gather. The center features 41,000 square feet of functional meeting space, a 1,600-person dining capacity, a 2,200-person general session capacity and 16 flexible meeting rooms.

The Yakima Regional PFD was one of the first in the state to form. Therefore, the Yakima Convention Center opened its expansion in 2003.

Mission: Provide a number one facility for conventions, trade shows, and events to stimulate economic growth in the Yakima Valley through these activities. Provide exceptional customer service to retain our current annual conventions, trade shows and events and ensure the future success of the facility.

Cowlitz County:

Cowlitz County PFD formed December 27, 1999

Contact: Nelson Graham, manager – (360) 577-5613

Paul Roesch, attorney for Cowlitz County PFD – (360) 425-2231 - paul@prnlaw.com

Web site: ccpfd.com

The project is a convention and community center. The site is at the Expo grounds owned by Cowlitz County. The PFD hired Nelson Graham, a former Longview Assistant City Manager, to manage the project. The PFD is moving ahead with its project for a Regional Conference and Special Events Center in a 29,000 square-foot new building and remodel of an existing 14,000 square-foot building to be incorporated into the new building on property of the county; construction to be funded by a county GO bond paid for by the sales tax rebate; and additional financing from a probable lodging tax increase. The County sold bonds, the proceeds of which are to be used for construction, in late June 2003. On September 16, 2003, the voters of Cowlitz County approved a one percent tax on lodging for the project. Design plans are nearing

completion. The bid process is anticipated in October with construction to begin by mid-November and completion in July 2004.

Kitsap County:

Kitsap PFD formed May 15, 2000

Contact: Anne Blair, Administrator – (360) 337-5356 – ablair@co.kitsap.wa.us

Web-site: www.kitsap-pfd.org

The Kitsap PFD (KPFD) plays an integral role in Kitsap County helping to fund two major facilities vital to the economic development of this community. With two capital projects already completed and a third currently in the master planning process, KPFD has been a catalyst for improving the quality of life in Kitsap County since its establishment in early 2000. The KPFD effectively demonstrates the benefits everyone enjoys when public and private partners identify a community need, share a commitment to meet that need, and cooperate to plan, fund and accomplish the work. Already the renovation of the Kitsap Fairgrounds and Event Center and the construction of the Kitsap Conference Center are proving to be a sound and tangible investment of everyone's financial resources. Development of the North Kitsap Regional Center near Poulsbo, currently in the master planning process, holds a similar promise.

Kitsap Conference Center at Bremerton Harborside: This beautiful waterfront facility opened in August 2004 and is leading the way for a massive \$500 million redevelopment project transforming the downtown Bremerton area. The Conference Center boasts 10,000 square feet of floor space and more than 500 parking spaces. The plaza level includes a 2,240-square-foot pre-function area and gallery with expansive water views and a 6,000-square-foot ballroom which divides into four smaller sections and opens onto the gallery. There also is a boardroom for more intimate events, and services include professional on-site audiovisual and technical support. For multi-night conferences, a brand-new 106-room Hilton Hampton inn and Suites is on the property, and more accommodations are nearby.

Skagit County PFD:

Skagit Regional Public Facilities District created August 14, 2001

Contact: Mike Crawford, Chair, Skagit Regional Public Facilities District – (360) 708-1323 – dmc@fidalgo.net

Marc Estvold, PFD Executive Project Director – (360) 299-1805 –

Marc@portofanacortes.com

Joan Penney, Executive Director of McIntyre Hall – (360) 416-7622

Fundraising information: (360) 416-7727

Web site: www.mcintyrehall.org

McIntyre Hall is a countywide collaboration that includes the Skagit Regional Public Facilities District, Skagit Performing Arts Council, Skagit Valley College, Skagit County and the continual support of community members. This was the first countywide public facilities district project that had support from every city council.

McIntyre Hall is an affordable facility that caters to a variety of community needs. It offers meeting space in addition to a beautiful performing arts stage, both of which have a full range of high-tech services. McIntyre hall has a 701 auditorium seating capacity, 350 meeting room seating capacity, and 2 flexible meeting rooms.

McIntyre Hall completed 2005 with 270 dates booked.

Skagit County has one arts nonprofit per 1,659 population compared to King County, which has a ratio of 1 nonprofit arts organization per 10,000 population.

McIntyre Hall continues to collaborate with a wide range of local and statewide groups.

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