

Qualified Opportunity Zones in Spokane's Yard & Market St. Area

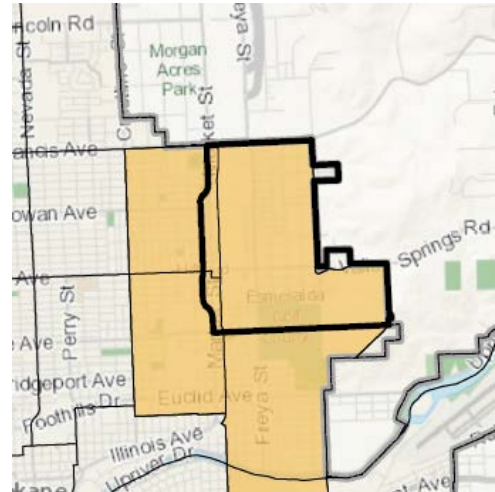
53063014400 (Census Tract 144), 53063000200 (Census Tract 2),
and 53063001600 (Census Tract 16)



The Timing is Right

“The YARD”—a hub for local, regional, national, and international trade—is the right location for your small or medium sized business to grow. Opportunity abounds in The YARD, where the local community supports and encourages industrial, commercial, and residential development—where investments are being made to ensure the area’s long-term job and residential future.

- ✓ Land zoned for light, heavy industrial as well as residential and mixed use.
- ✓ Easy access to Class I Rail service.
- ✓ Location adjacent to US 395, a designated high priority International Corridor and T1 truck route.
- ✓ Two planned and funded interchanges flanking the industrial district with direct access to I-90.
- ✓ High-capacity utilities, already on site.
- ✓ Available real estate, including many build-to-suit opportunities.
- ✓ The Northeast Public Development Authority (NEPDA) Board, working to encourage economic vitality and a business-supportive environment within the YARD.
- ✓ Additional infrastructure projects called for in the City’s 6-year comprehensive streets program.



The City will work to make your development, business start-up, and/or expansion easier. We offer tailored assistance to projects in our targeted redevelopment areas.

Contact the Economic Development Team today eraedc@spokanecity.org or 509-625-6597.

Assets:

- Federal Qualified Opportunity Zone
- State authorized Community Empowerment Zone
- Multi-Family Tax Exemption
- Hillyard Brownfield Redevelopment Opportunity Zone
- Northeast Public Development Authority
- Local incentives
- WA state's tax increment financing area
- Industrial, Commercial and Residential Urban Infrastructure in place
- Hundreds of acres (ranging in size from 40 acres to single lots) of Industrial, commercial, and residential development opportunities
- NAFTA Corridor
- Class One Rail services & spur access
- T-1 Truck Distribution Route
- New US 395 Highway

Largest current pipeline projects of private and public/private investments:

- Under Construction the North Spokane Corridor (Public - New US 395 HWY) – \$1,500,000,000 (WSDOT)
- Freya Rebuild (Public - Garland to Francis) – \$3,800,000 (City)
- Wellesley Rebuild (Freya to Havana) – \$1,400,000 (City/TIF)
- Beacon Hill (Work Force Housing) – \$20,000,000
- Jayne Auld Apartments (low Income) – \$7,000,000
- Spokane International Academy Charter School \$3,700,000
- Community Frameworks The Zone (Affordable Housing) – 1,000,000

Access to Talent

- The Largest Labor Market in Eastern Washington and North Idaho, with a workforce of more than 230,000 talented individuals.
- Spokane's employees are well trained, ready to work, and valued for their loyalty.
- 3 Major Medical School Programs (Washington State University, University of Washington, and Gonzaga University).
- Gonzaga University School of Law.
- Three Local MBA Programs (Washington State University, Gonzaga, Whitworth).



Commercial Drive Times

Seattle	4.5 hrs
Portland	5.5 hrs
Calgary	8.0 hrs



Direct Flights to 16 Cities

Seattle, Portland, Boise, Salt Lake City, Denver, San Francisco, Sacramento, Los Angeles, Chicago, Phoenix, Dallas, and more!



Rail Access

BNSF
Union Pacific



People

500,000 Residents in the Metro Area. Regional hub serving almost two million people.

Incentive Tools



Multi-Family Tax Exemption

A 25-unit project can net approximately **\$320,000** in property tax savings over 8 years or **\$490,000** over 12 years.



Urban Utility Installation

New or up-sized utility connections can save between \$10,000 and \$40,000 in reimbursements from the City.



GFC Fee Waivers

Many types of projects can save between **\$1,200** and **\$50,000** in water connection costs and between **\$2,400** and **\$99,000** in sewer costs.



Customized Toolbox

Contact your City Specialist for more information on available incentives and a customized package of all available tools for development.