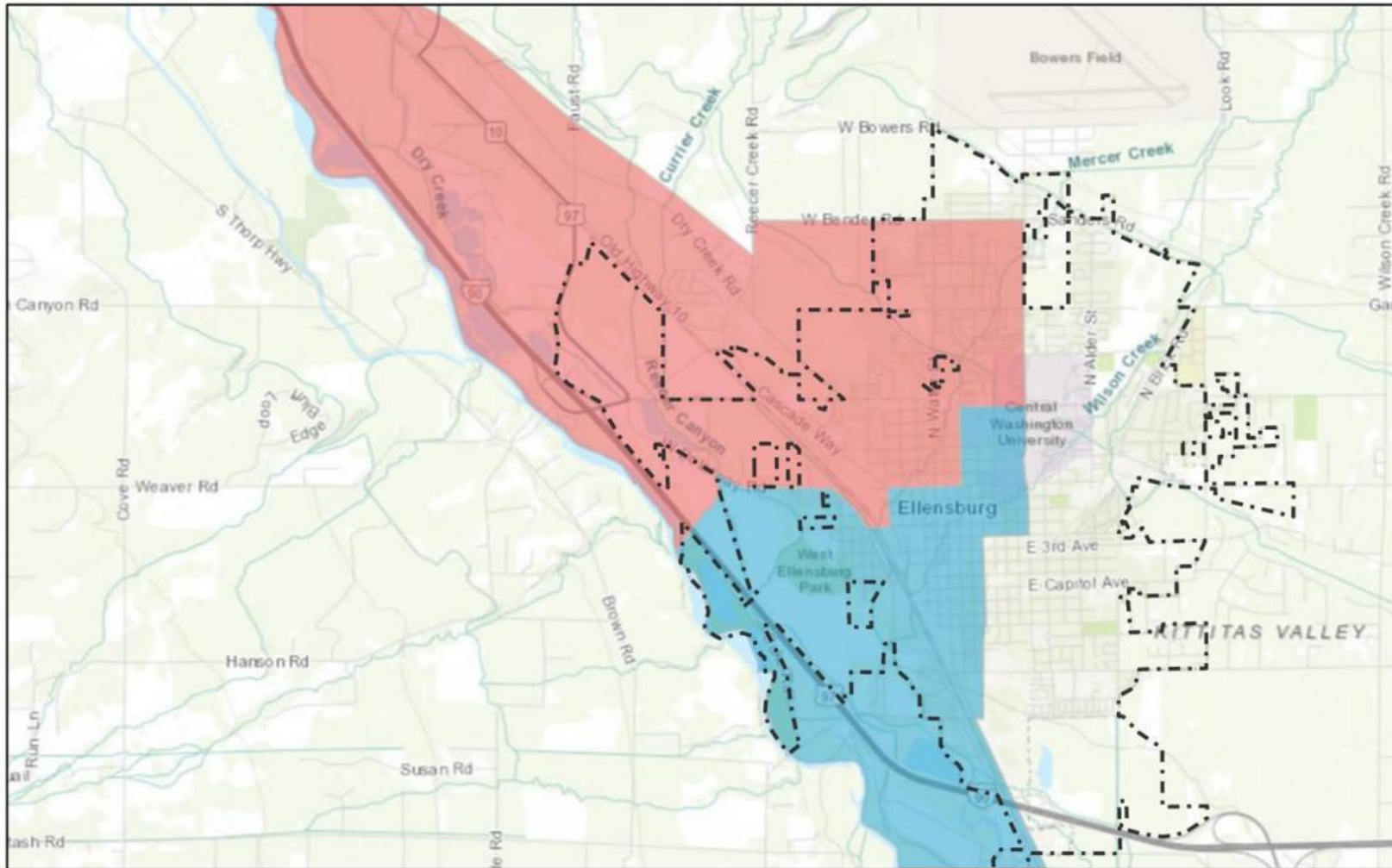


# Ellensburg

CENTRALLY LOCATED



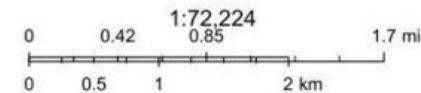
## Opportunity Zones



May 3, 2018

Opportunity Zone 53037975600 City Limits

53037975500



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri  
Ellensburg GIS  
City Of Ellensburg GIS, City of Yakima, County of Kittitas, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, NGA, EPA, USDA |

Ellensburg  
was  
awarded  
two  
Opportunity  
Zone  
designations

# Opportunities

- ▶ Combined, the tracts total more than 6120 acres. Of that, 22 percent is designated for commercial or industrial use; 2540 acres of vacant land are ready for development. The parcels lie 90 minutes east of Bellevue, Washington. They are at the crossroads of Interstate 90, Interstate 82, and State Route 97, with BNSF freight rail service and Bowers Field Airport conveniently accessible.
- ▶ Ellensburg offers investors a low cost of doing business. The average cost per square foot for light industrial is less than \$15 per sf and retail space is less than \$1.50 per sf with undeveloped commercial property averages \$40,000 per acre. The retail sales tax rate is 8.2 percent; the average (commercial) electricity rate in Ellensburg is 5.69¢/kWh, 25.91 percent less than the Washington average rate of 7.68¢/kWh.



# Opportunities - Workforce

Central Washington University helps foster a highly educated workforce. Forty-four percent of adults in Ellensburg hold at least a bachelor's degree. The comprehensive university hosts more than 9,000 undergraduate and graduate students. Since 2008, the state of Washington has invested more than a quarter billion dollars in state-of-the-art infrastructure and facilities, including a computer science facility, which opens in fall 2018.



# Opportunities – Quality of Life



Ellensburg residents enjoy unparalleled quality of life. Nestled between the Cascade Mountains and the Columbia River, Ellensburg is surrounded by unmatched natural beauty. This sunny agricultural region receives just 9 inches of rain a year, providing perfect conditions for biking, hiking, fishing, and a host of other outdoor activities along with a year-round calendar of festivals and events.

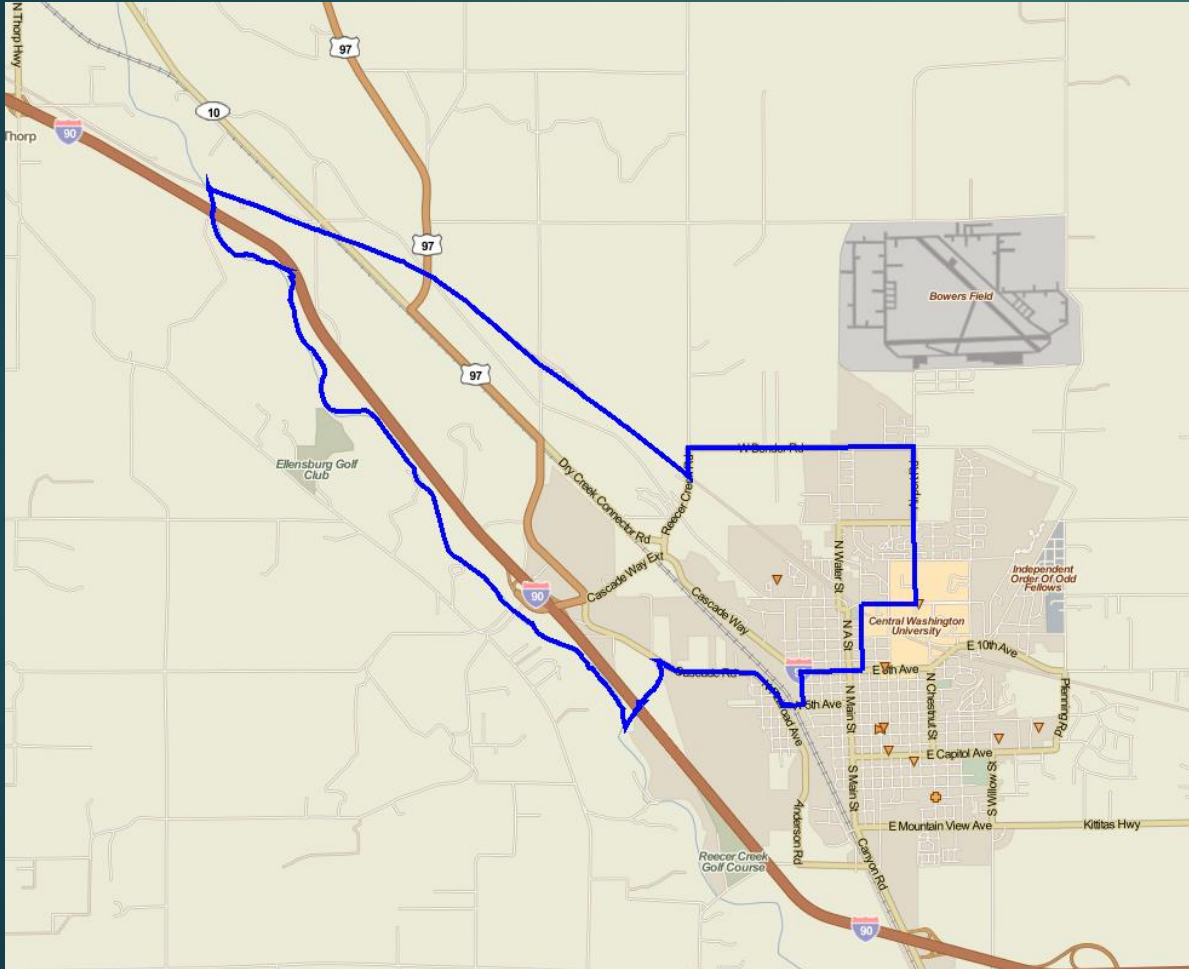


# Opportunities – Vibrant Downtown

Nearly \$30 million in private investment has transformed Ellensburg's historic downtown, where eclectic shops, galleries, restaurants, and vibrant historic buildings line the streets. Shoppers can stroll quaint downtown sidewalks and share a shady bench with the famous Ellensburg Bull. The weekend farmer's market brings delicious local food and fresh produce, regional crafts, and diverse entertainment downtown. This bike-friendly community has been named one of the top distinctive destinations and most beautiful towns in Washington.



**census tract 5303797-5600** includes central and southwestern portions of the city, running from Dean Nicholson boulevard in the north, down Main Street to I-90. The parcel includes the city's warehouse district and is bisected by the BNSF railroad line.



## City to Country

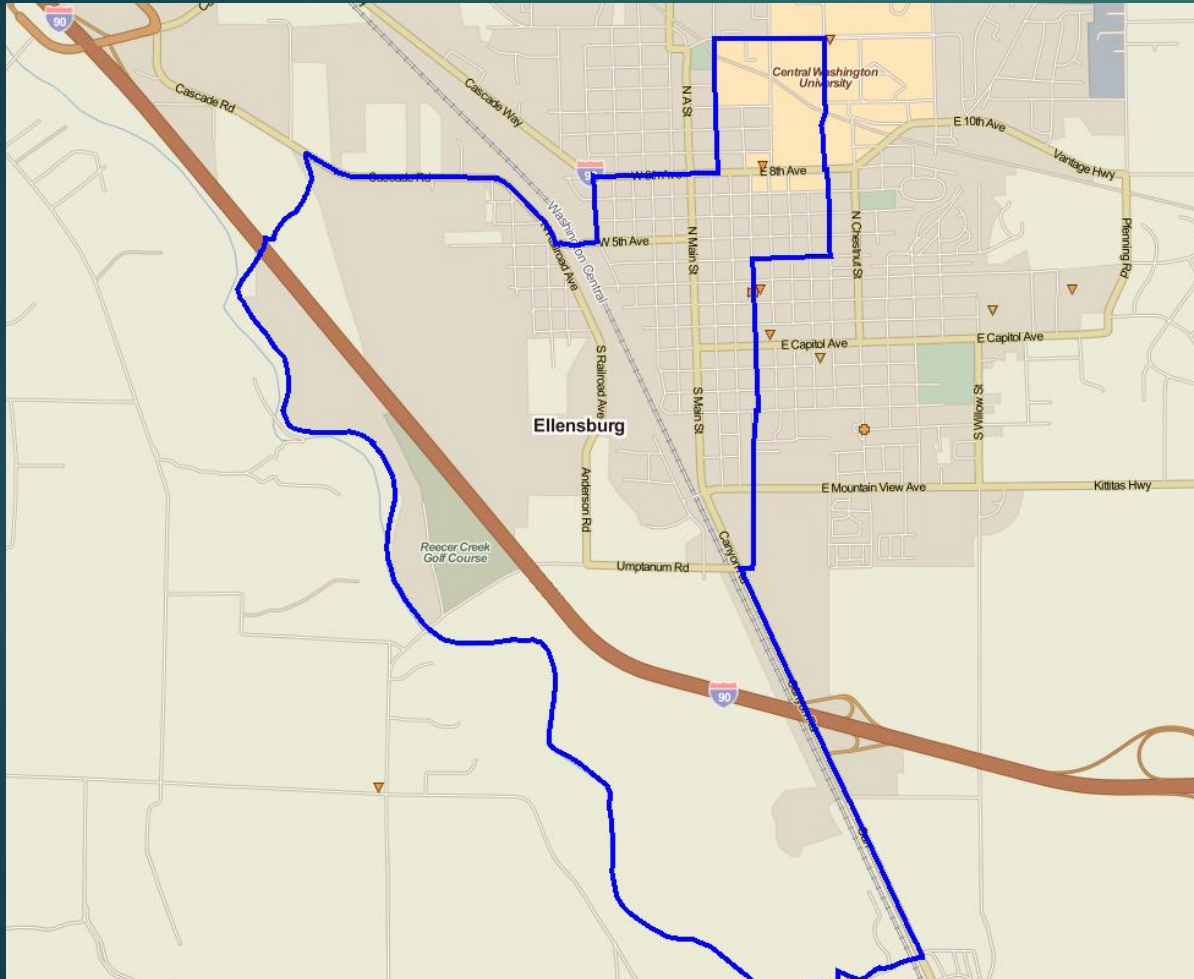
### Community Assets

Infrastructure in place  
Roads, full city utilities

Proximity to major highways: I-90, I-97, I-82  
rail line and county airport.

Zoning covers diverse applications  
Light industrial, Residential Medium  
Density Zone, Commercial Tourist Zone,  
Commercial Highway Zone

**census tract 5303797-5600** includes central and southwestern portions of the city, running from Dean Nicholson boulevard in the north, down Main Street to I-90. The parcel includes the city's warehouse district and is bisected by the BNSF railroad line.



## Historic downtown Ellensburg

### Community Assets

Infrastructure in place

Roads, full city utilities, city owned fiber

Proximity to major highways: I-90, I-97, I-82  
rail line and county airport

Zoning allows for a broad mix of development.  
Residential Office Zone, Downtown Historic  
District, Central Commercial Zone, Central  
Commercial II Zone,



# Community Needs

Mixed used – commercial retail, residential

Infill – Shovel ready building sites available

Second story redevelopment in historical district

Business park – tech friendly office space

Housing –currently record low inventory

Community center/arts facility



# Ellensburg Opportunity Zones

## Contact information

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