

# PERFORMING ARTS AND EVENT CENTER



## BACKGROUND

Impacted by the Great Recession, with the loss of both major and small retailers which constituted the loss of nearly a 1,000 jobs, creating double digit unemployment and loss of tax base specifically in its downtown, the City of Federal Way, WA (92,000) is embarking on a plan to recover its economy. The City has completed an analysis/strategy to address a new economic direction to diversify its downtown marketplace and citywide economy while providing future employment opportunities for its low income population.

## PROJECT

The City of Federal Way has acquired property for the development of a 41,000 sq. ft. multi-purpose facility on three acres that includes a 700 seat theater, and 8,000 sq. ft. of space for arts, cultural, educational and community activities.

The project will be built to LEED Silver standards. It is scheduled for completion summer 2017.

## LOCATION

It is located on the northeast corner of Pete von Reichbauer Way formally 20th Ave. South and South 316th streets.

## CONSTRUCTION BEGAN OCTOBER 2015



*Mayor Jim Ferrell, (left) and City Council breaking ground, October 23, 2015*

## PURPOSE

The need for the proposed facility is to reverse multiple factors. These include the following:

- Unemployment
- Poverty Levels — *Nearly 20 percent of citywide households earn less than federal poverty levels. Poverty rates increased 60 percent in Federal Way since 2000.*
- Low Education Level Attainment — *Only 25.4 percent of the population in Federal Way has a college degree, lower than Seattle, King County and state levels.*



- Lack of Community Facility for the city's ethnically diverse arts and culture — *No facility like this exists in the Federal Way area.*

These elements, individually or collectively inhibit the prosperity of the residents of the City of Federal Way.

## COMMUNITY IMPACTS

- The Performing Arts and Event Center is the focal point of a nearly 20 acre Transit Oriented Development, (TOD).
- Construction of the Center alone will pump \$59 million into the economy.
- The Center will generate 389 construction related jobs and 35 permanent positions.
- The Center will also act as a catalyst that will leverage \$125 to \$150 million in new construction investment and the creation of nearly 1,500 new permanent jobs.
  - This leverage will include development of a new hotel that will generate over 350 construction jobs and 75 permanent positions.
  - It will also leverage a mixture of housing and space for office, ground floor retail, restaurants and education /classrooms.
- The Center will provide a home to five non-profit arts organizations that will provide outreach to targeted populations in the way of free performances to both youth and seniors, educational scholarships to students and overall community service through musical and theatrical workshops.
- Formulation of Native American Culinary Arts Institute. The City is entering into an arrangement with the Muckleshoot Tribal Council working with the Santa Fe, New Mexico—based Institute of American Indian Arts for accreditation in

the formulation of the culinary institute for the education and job training for employment in food service, catering services and restaurant and hospitality operations. The purpose is to help fill the demand for personnel with these skills and abilities at tribal facilities in the region and to provide entrepreneurial options in Federal Way for its graduates, while presenting Native Americans culinary skills.

## PARTIES

**SPONSOR:** City of Federal Way

**PROJECT MANAGER:** Will Appleton, Project Director/  
Deputy Public Works Director, City of Federal Way, WA

**ARCHITECT:** LMN Architects, Seattle, Washington

**GENERAL CONTRACTOR:** Garco Construction, Spokane, WA

