



# Department of Commerce

Innovation is in our nature.

## Project of Statewide Significance Application

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Applicant: Race Track LLC/DBA Pacific Innovation Center/DBA Pacific Raceways

Project Title: Pacific Raceways Redevelopment Plan -- Pacific Raceways Expansion, Pacific Innovation Center, Pacific Motorsports Park

Short Description: The major redevelopment of a 54-year old multi-use motorsports park including commercial development of Pacific Innovation Center and Pacific Motorsports Park. The Pacific Innovation Center tech-campus is designed to attract state research facilities and global leaders in the renewable energy vehicle industry.

Project Executive	
Name:	Jason Fiorito
Title:	President
Address:	31001 144 <sup>TH</sup> Ave SE
Address:	
City:	Kent
State:	WA
Zip Code:	98042
Telephone Number:	(206) 730-9041
Email:	jasonf@pacificraceways.com

Project Lead	
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**Washington State Department of Commerce  
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Name:	Jason Fiorito
Title:	President
Address:	31001 144 <sup>th</sup> Ave SE
Address:	
City:	Kent
State:	WA
Zip Code:	98042
Telephone Number:	(206) 730-9041
Email:	jasonf@pacificraceways.com

Local Government Executive	
Name:	Dow Constantine
Title:	King County Executive
Address:	401 5 <sup>th</sup> Ave
Address:	Ste 100
City:	Seattle
State:	Washington
Zip Code:	98104
Telephone Number:	(206) 296-0194
Email:	dow.constantine@kingcounty.gov

Local Project Lead	
Name:	N/A
Title:	N/A
Address:	N/A
Address:	N/A
City:	N/A

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State:	Washington
Zip Code:	N/A
Telephone Number:	N/A
Email:	N/A

Project Address	
Address:	31001 144 <sup>TH</sup> Ave SE
Address:	
City:	Kent
State:	Washington
Zip Code:	98042
Latitude:	47.320598
Longitude:	-122.139846

Project Classification		
Primary	Secondary	
<input type="checkbox"/>	<input type="checkbox"/>	Border Crossing
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Net Environmental Benefit
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Commercialization of Innovation
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Private Industrial Development
<input type="checkbox"/>	<input type="checkbox"/>	Aviation Biofuels Production

Project Description: A lengthy project description can be found in Pacific Raceways 2013 Master Plan -- Pacific Raceways Expansion, Pacific Innovation Center, Pacific Motorsports Park.

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Pacific Raceways Expansion includes upgrades to the racing surfaces, bringing them current with national safety standards enabling the attraction of professional televised racing series.

Pacific Innovation Center will attract state research facilities and global leaders in innovation technology accelerating positive climate change with a focus in renewable energy driven vehicles.

Pacific Motorsports Park will bridge the gap between traditional fossil fuels and sustainable energy solutions.

Explanation of Classification: Pacific Innovation Center, at Pacific Raceways, consists of a Private Industrial Development that enables public/private partnerships centering around the acceleration of innovation technology in the automotive industry. Commercialization of this innovation technology will be a primary focus of the tech-campus.

Explanation of the Need to Expedite Project Permitting: Pacific Innovation Center seeks to become the first industry cluster of it's kind in the world. Timely environmental review and permitting will ensure Washington State's competitive advantage in attracting industry leaders.

Legislation No. 2011-0227, passed by the King County Council in March of 2012 established Pacific Raceways as a Demonstration Project and provides for exhaustive environmental review. Pacific Raceways is committed to the obligation to pay the costs associated with an expedited process and a full EIS.

Anticipated Date of Completion of Construction: The Pacific Raceways 2013 Master Plan contemplates phased construction beginning in 2016 and ending in 2026.

Anticipated Date of Commencement of Operations: Immediately following completion of environmental review and permitting. Currently estimated to be early 2016.

		Anticipated Year of Realization
Applicant's Average In-State Employment for 2012	13	N/A
Total Construction Jobs	207	2016-2026
Total Permanent Project Jobs	1640	2016-2026
Estimated Wages for Permanent Project Jobs	\$64,036.13 (average)	2016

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Total Project Private Investment	\$177 million	2016-2026
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## Washington State Department of Commerce Project of Statewide Significance Application

The application for designation as a Project of Statewide Significance must be accompanied by a letter of approval from each of the legislative bodies within the project area that have the authority to issue permits. The legislative body must also state that they have or will hire the staff needed to expedite the local permits.

In order to designate a Project of Statewide Significance, certain job and private investment thresholds must also be met. The following table defines these thresholds for each county.

County	Jobs Requirement	Investment Requirement
Adams	50	\$5 million
Asotin	50	\$10 million
Benton	50	\$30 million
Chelan	50	\$15 million
Clallam	50	\$15 million
Clark	100	\$40 million
Columbia	50	\$5 million
Cowlitz	50	\$30 million
Douglas	50	\$10 million
Ferry	50	\$5 million
Franklin	50	\$15 million
Garfield	50	\$5 million
Grant	50	\$15 million
Grays Harbor	50	\$15 million
Island	50	\$15 million
Jefferson	50	\$10 million
King	100	\$50 million
Kitsap	100	\$30 million
Kittitas	50	\$10 million
Klickitat	50	\$10 million

County	Jobs Requirement	Investment Requirement
Lewis	50	\$15 million
Lincoln	50	\$5 million
Mason	50	\$15 million
Okanogan	50	\$10 million
Pacific	50	\$10 million
Pend Oreille	50	\$5 million
Pierce	100	\$40 million
San Juan	50	\$5 million
Skagit	50	\$30 million
Skamania	50	\$5 million
Snohomish	100	\$40 million
Spokane	100	\$40 million
Stevens	50	\$10 million
Thurston	100	\$30 million
Wahkiakum	50	\$5 million
Walla Walla	50	\$15 million
Whatcom	50	\$30 million
Whitman	50	\$10 million
Yakima	50	\$30 million