

47° North - Public Policy Fact Sheet

All growth brings with it negative impacts, but well managed growth brings benefits and advantages to offset those impacts. It should advance our long term goals and policies. Not growth for growth's sake, but good growth with a long term purpose. The purpose of this Fact Sheet is to review 47° North against Cle Elum and UKC long term goals for growth.

- **Fiscal Issues - 47° North does not help solve our fiscal problems, in fact it will make them worse** - Objective 3rd party studies in the EIS commissioned by the city show that, at best, 47° North will bring minimal growth in tax revenue to help the city's budgets, and at worst, it won't generate enough additional tax revenue to pay for itself. The data shows it's more likely than not that the public will end up subsidizing this project.
- **Affordable Housing - 47° North does not help solve affordable housing problems** - The housing planned for 47° North will not be affordable, the developer will not commit to it being affordable, and it will get less affordable over time. Manufactured housing on leased land is a well-documented housing trap. Long term, 47° North will likely make housing in UKC more expensive because it will permanently and significantly reduce the UGA land available for housing.
- **Infrastructure and Services - 47° North does not help solve aging infrastructure issues or UKC service agency challenges, in fact it will make these problems and challenges much worse.** Objective 3rd party studies in the EIS document the extreme additional demands that 47° North will place on existing infrastructure and service agencies. Developer proposed funding is wholly inadequate to mitigate problems requiring accelerated public funding, or permanently lowered levels of service, or both.

Traditional development, as required by City policy, constructs infrastructure that is dedicated to the city at no cost. New infrastructure at the beginning of its life cycle has very low maintenance cost, but pays standard city rates, so it becomes a public asset generating net revenue to offset the higher cost of maintenance of the city's existing aged infrastructure, keeping rates lower for existing rate payers. 47° N proposes that its infrastructure not be deeded to the city, but kept as an asset of Sun Communities, for its benefit, not the city's. This eliminates a significant benefit of new development.

- **Jobs - 47° North does not help solve the UKC "living wage" jobs issue, in fact it will make it worse.** Objective 3rd party studies in the EIS show that trade, building, professional, realtor and light manufacturing jobs envisioned for Bullfrog Flats will essentially be eliminated, the total number of jobs reduced by more than 70%, and replaced with low paying service jobs. This will actually worsen our affordable housing problem.
- **Downtown Core - 47° North does not help advance the city's goal of supporting its downtown retail/commercial core, in fact it is likely that downtown will be hurt.** The addition of a 25 acre retail/ commercial center within 47°N will likely take business away from downtown and have a real, but not yet analyzed, negative impact on downtown businesses. The objective 3rd party study in the EIS noted this as a real possibility but admitted that it was not studied.

Any objective analysis of 47° North shows that it fails the "good growth" test in every meaningful way. It does not advance any of the City's and UKC's core values, goals or policies and doesn't help solve any critical needs. It is bad public land use policy.