



City of **Airway Heights**
Honoring the Past, Embracing the Future





Community Development Department
1208 S. Lundstrom St.
Airway Heights, WA 99001
509.244.2552
Fax 509.244.4746
www.cawh.org

Contents

Welcome	4
Location	4
Transportation Access.....	4
Labor and Employment	5
Business Climate	5
Commercial Profile	
Industrial Profile	
Residential Profile	
Property Tax Rates.....	7
Addendum I	
Current Development Projects.....	8
Quality of Life	8
Seasonal Events	
Recreation and Sports	
Climate	9
Education	10
U.S. Air Force & Future Armed Forces and Aerospace Museum.....	10
Tribal Neighbors	10
Housing	10
Conference and Hotel Establishments.....	11
Web Resources	11
Useful Telephone Numbers	12

Welcome to The City of Airway Heights

The City of Airway Heights is a small community situated on the high plains between Fairchild AFB to the west and Spokane International Airport to the east. Since incorporation in 1955 the city has grown to accommodate the area's diverse groups of businesses and residents. We're a small and humble city with great ambitions; Airway Heights is a place where people choose to live, work and play.

Location

The City of Airway Heights is located in the eastern part of Washington State, or what is considered the Inland Northwest. Airway Heights is located approximately 5 miles west of the City of Spokane and sits along the major U.S. Highway 2 that connects the City of Spokane to all points directly west and northwest. We are conveniently tucked between Fairchild Air Force Base and Spokane International Airport.



Transportation Access

Highway System: Airway Heights straddles the 25,000 daily-vehicle traffic roadway U.S. Highway 2. Highway 2 flows directly east into Interstate 90 from Fairchild AFB, Spokane International Airport, as well as Airway Heights. Hayford Rd. along the east edge of Airway Heights provides direct access to I90 to the south in less than 10 minutes.

Railway System: The Geiger Spur located at the southern edge of the City of Airway Heights along McFarlane Rd. allows for easy rail access into our industrial area. The Geiger Spur re-route, when completed in 2008, will tie into the Palouse River/Coulee City Railroad to the south, thus maintaining an important rail head in the City. Plans are in place to develop a rail freight transloader facility along McFarlane Rd. by 2010.

Air Service Terminal: Airway Heights is a mere 5 minutes from the Gateway to the Inland Northwest, Spokane International Airport. At last count, Spokane International Airport processed 3.2 million passengers and 57,622 tons of cargo in 2005. Fairchild AFB provides the City of Airway Heights with a direct link to our military global logistics transportation system.

Bus Transit System: Spokane Transit Authority provides the City of Airway Heights the bus transit system it needs to grow with our community. Our passenger collection points throughout Airway Heights are conveniently located to offer our citizens and transiting workforce an excellent opportunity to utilize alternate means of transportation.

Labor and Employment

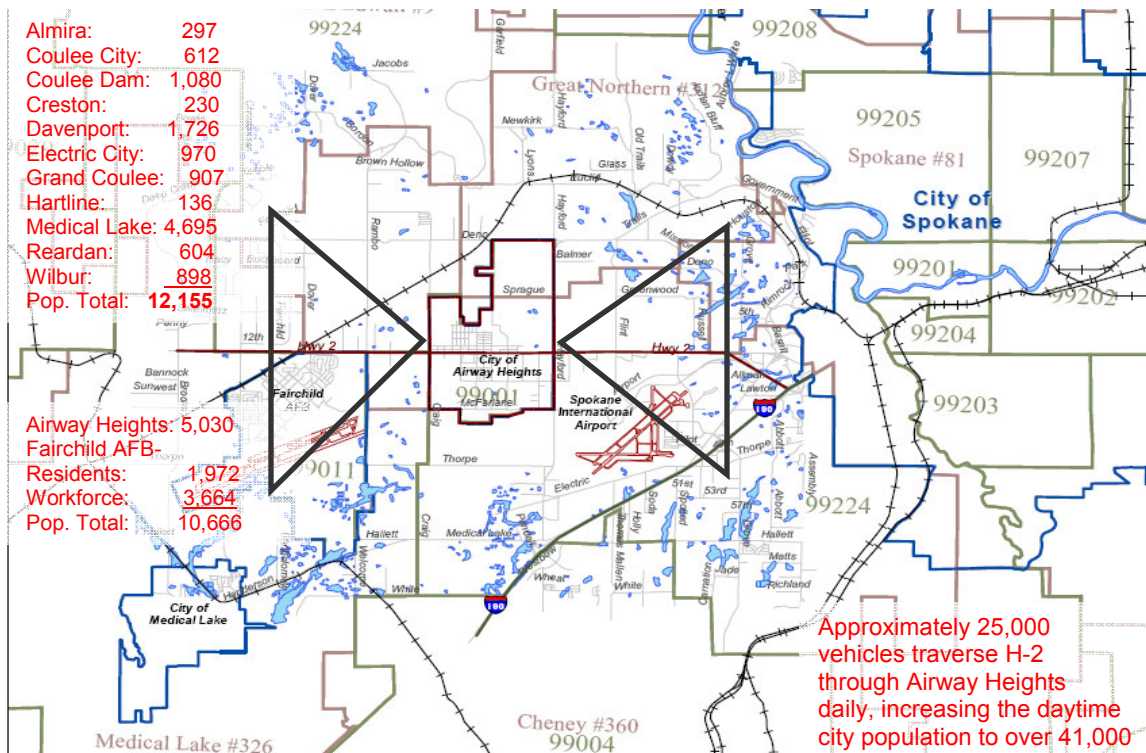
The area located between Flint and Craig Roads boasts a large and educated workforce. Airway Heights sits between the largest employer in the region, Fairchild AFB, and one of the largest manufacturers in terms of full-time jobs, Triumph Composite Systems. The following is a breakdown of the businesses that either call Airway Heights home or are within a 5 mile radius of the city center.

<u>Employer</u>	<u>Number of Employees</u>
Spokane Int'l Airport & Associated Services:	2,500
Fairchild AFB:	5,343
Triumph Composites:	350
Northern Quest Casino:	964 +
Zak Designs:	190
Garco Building Systems:	150
Rusty Moose Restaurant:	130
West Spokane Industrial Park:	300
Dept. of Corrections:	800
Ambassadors Organization:	340 +
Armed Forces Reserve Center	<u>200 (projected)</u>
Total Workforce	11,267

Business Climate

To plan for and accommodate the unprecedented growth of the city, Airway Heights has developed an H-2 Corridor Revitalization committee. This committee is tasked with developing and implementing plans that will expand current local businesses and seek new business opportunities globally. For more information contact Mr. Alfred Pilioloha, Community Development Director, at 509.244.2552 or log onto our webpage www.cawh.org.

Commercial Profile: Over the past few years the City of Airway Heights has experienced unprecedented growth, and this growth will continue in the foreseeable future. U.S. Highway 2 that bisects the city's commercial corridor currently boasts a daily vehicle traffic count of nearly 25,000 vehicles. Part of this traffic flow can be explained by considering the small town populations west of Airway Heights and the commuter workforce traveling to/from Spokane, in essence creating a funnel effect through Airway Heights. With the proposed construction of Big-Box retailers at our east and west ends, the traffic counts on SR-2 will increase substantially. The City's retail tax base has had double digit increases over the past few years. There still exist large tracts of available acreages for sale or lease directly along the commercial corridor.

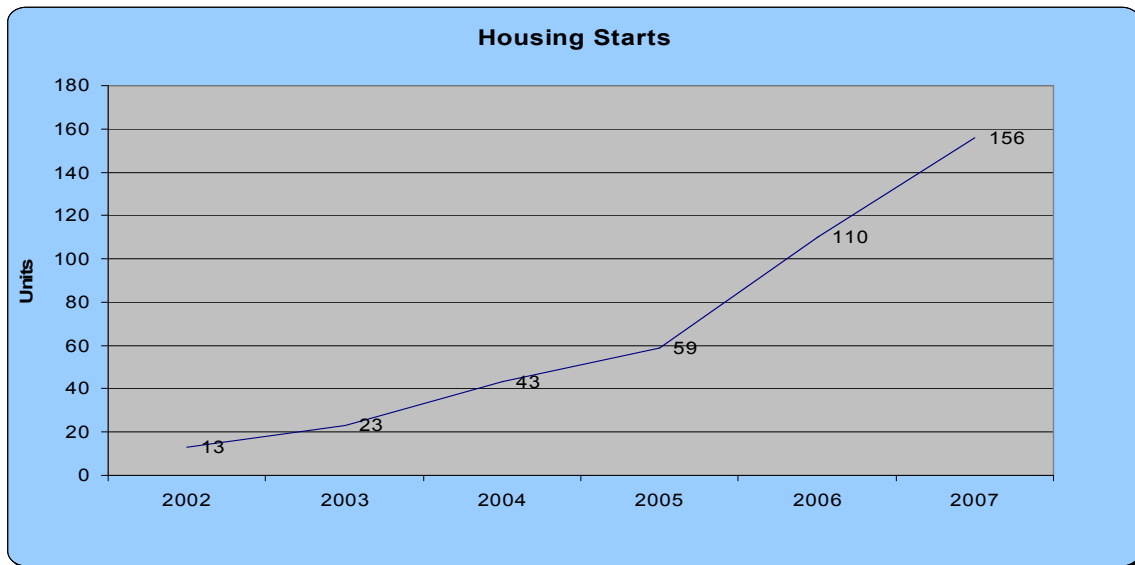


Vehicular Traffic (Funnel Effect)

Industrial Profile: Airway Heights has several manufacturers and industrial space located within the city that provide a good source of jobs for the area, as well as an employment base that promotes our retail sector.

- Garco Building Systems is a fast growing design-build construction firm whose growth has been dramatic over the past few years.
- Cyrus O'Leary's Pies was spawned from the restaurant by that name and is now considered the most popular brand of pie in the Inland Northwest and the largest food manufacturers in the Inland Northwest. The facility in Airway Heights delivers pies to hundreds of supermarkets and restaurants throughout the region.
- Zak Designs is an internationally renowned manufacturer of licensed figurines and plastic ware that are manufactured throughout the world and delivered here to its distribution center in Airway Heights.
- West Spokane Industrial Park, located along McFarlane Rd., with 80 acres, is the third largest industrial park in size in the greater Spokane area; its 285,000 square feet of warehouse space ranks second in the region.

Residential Profile: The City of Airway Heights is experiencing residential growth unparalleled in the city's history. Residential growth is expected to climb from the current population of 5,240 to over 10,000 in the next 20 years. There are currently over 7 housing developments in various planning and construction stages within the city that is projected to add approximately 400 new residential units over the next 5-10 years. Additionally, approximately 200 new units are planned and in construction within a 2 mile radius of the City.



Property Tax Rates

--see accompanying tax data

Current Development Projects

In order to keep up with the projected residential growth a slew of new businesses are planned within Airway Heights, as well as within a 2 mile radius of the city center. The importance to the city is the potential retail impact of additional traffic and housing pressures created by the relocation and siting of larger businesses within and near Airway Heights. Below is a list of projects currently planned and/or in construction by both the private and public sectors.

- The Department of Defense began construction in October 2007 of a new \$31 million consolidated Armed Forces Reserve Center just east of Fairchild AFB along Highway 2. It is expected to consolidate existing facilities within Spokane to a centralized location adjacent to Fairchild AFB. The estimated jobs relocated are approximately 200.
- Panda Express Restaurant has begun construction of a new store to open in the spring of 2008 with a possible 7,500 sf retail pad adjacent to their new store.
- The City of Airway Heights will begin construction of a new one million gallon Waste Water Treatment Plant in early 2009.
- Inland Northwest Bank has begun construction of their new stand-alone branch, to open in the Fall of 2008. They also plan to construct a 3-story 15,000 sf office/retail building adjacent to their site.
- The Kalispel Tribe has broken ground on an ambitious hotel, parking garage and casino expansion that will add over 300 rooms and increase the size of their gaming floor. This phase of the project is expected to be completed in the Fall of 2009.

- Global Fitness Gyms has acquired land across from Zak Designs to construct a 25k sqft. Fitness center with indoor pool. Construction is expected to begin sometime in 2009.
- The Expeditors, a global logistics operations firm, intends to build a 25k sqft. Disaster Recovery data center in Airway Heights to augment their worldwide operations. They plan to break ground in late 2008.

Quality of Life

Seasonal Events:

Events planned within the City of Airway Heights include a wide variety of community gatherings to encourage social interaction among family and friends. Additional events held in nearby Spokane and adjacent communities offer an even wider option for residents to enjoy

- Thursday Farmer's Markets, June-September
- Community Flea Market, July and September
- July 4th Events and Fireworks
- Airway Heights Festival, August
- Christmas Tree Lighting Ceremony, December

Sports:

The City of Airway Heights is located near an abundance of outdoor activity and sporting events for you to enjoy. Whether it's the excitement of collegiate or professional sports, or if you prefer to ride the river rapids of the Spokane River, Airway Heights is conveniently located to enjoy all that the area provides.

- Eastern Washington University Athletics
- Gonzaga University Athletics
- Whitworth College Athletics
- Spokane Falls Community College Athletics
- Spokane Indians Minor League Baseball
- Spokane Chiefs Hockey
- Spokane Shock Arena2 Football League
- Spokane Polo Club Grounds
- Mount Spokane Skiing & Hiking
- Spokane River Rafting
- Bloomsday Run—the largest run/walk marathon in the Inland Northwest
- Hoopsfest—billed as the largest 3-on-3 street basketball tournament in the world.
- Off-Road Vehicle Park—the region's only racetrack for off-road vehicle racing.
- Spokane Motorsports Park
- Indian Canyons and Fairways Golf Courses



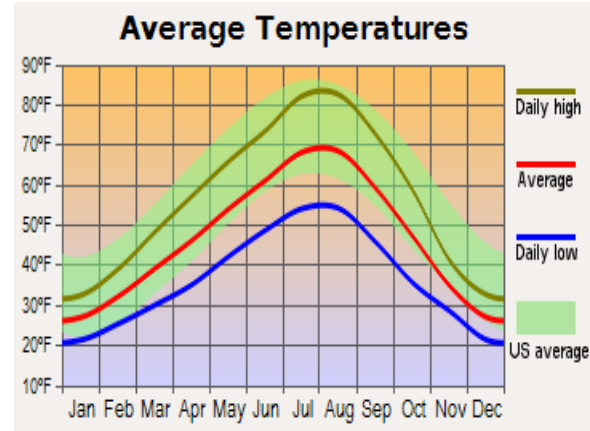
There are many lakes nearby and within an hours drive. The larger Coeur d'Alene lake in nearby Idaho is a popular boating and fishing lake while the local lakes offer similar boating and fishing opportunities as well as host a variety of lakeside festivals. All this is located in the near vicinity of the greater Airway Heights area.

Community Recreational Activities:

The City of Airway Heights offers a varied resource of programs for its residents. We provide after-school, mentoring and other youth and age appropriate recreational and sports programs. The summer months offer our children adventure camps and field educational excursions. We offer a senior citizen lunch program and an adult sports league in cooperation with the other cities of the West Plains. In addition, our local library offers other programs for our community.

Climate

The City of Airway Heights enjoys four distinct seasons throughout the year as evidenced by the following graph. The summer months from June to September provide balmy temperatures with consistent sunshine throughout the season. The area offers on average 260 days of sunshine per year. In fact the area receives less than 17 inches of rain per year, half of Seattle's annual precipitation. Summers are dry and warm while winter offers on average of 50 inches of snow in the nearby mountains allowing a 5-month ski season.



Education

There are several colleges and universities located in the Spokane Metropolitan areas that are within easy reach from Airway Heights. Gonzaga University, Eastern Washington University, and Whitworth College are but three of the top universities in the area. The City of Airway Heights is located in the Cheney School District, one of the better districts in the region. For more information on the Cheney School District visit their website at www.cheneysd.org.

U.S. Air Force and Future Armed Forces and Aerospace Museum

The City of Airway Heights is proud to be a part of the United States Air Force's global transportation hub. Fairchild AFB, located just 2 miles west of the city, is a main contributor to the social and business environment of the city. This major U.S. Air Force transportation hub is home to the KC-135 air re-fuelers and various support units. Approximately 5,300 personnel are assigned to this bustling air hub and nearly half call Airway Heights home.

The Armed Forces & Aerospace Museum has chosen to construct their 122,900 sq. foot facility near the Spokane International Airport, a mere 5 miles from Airway Heights.



The potential economic impact of this facility when complete is estimated at 20 million dollars annually.

Tribal Neighbors

In addition to its location between two major airports, The City of Airway Heights is also uniquely situated between two American Indian Tribes—the Spokane and Kalispel Tribe of Indians. Currently the Kalispel Tribe operates a casino along North Hayford Road, and is currently constructing a 7-story hotel adjacent to the casino. The Spokane Tribe, to the west of the city, has a 10-15 year master plan to develop a hotel and casino resort in addition to a retail village along Highway 2 between Airway Heights and Fairchild AFB. The first phase of that development, a convenience store, was recently completed in early 2006.

Housing

The City of Airway Heights has some of the most affordable homes in the Greater Spokane Region. While the average home sale price is about \$190,000 for the Spokane region, homes within the City of Airway Heights is substantially lower than the region. New homes currently sell from about \$130,000 to \$173,000. If buying is not an option, the City of Airway Heights and neighboring Spokane County has several new apartment rental units currently available as well as duplex rentals within the city. With an abundance of new homes being constructed within Airway Heights, and its affordability, the City of Airway Heights can offer any new business or industry relocating to the area an easily assessable housing market for its employees.

Conference and Hotel Establishments

There are over 14 hotel establishments within a radius of 5 miles of the City of Airway Heights city center offering over 1,100 rooms for occupancy. Major hotel chains provide additional meeting hall space for business conferences and private gatherings; all of this is conveniently located near the Spokane International Airport as well as The City of Airway Heights.

Selected Web Resources

City of Airway Heights
www.cawh.org

Airway Heights Festival Association
www.airwayheightsfestival.com

Cheney School District
www.cheneysd.org

Fairchild Air Force Base
<http://public.fairchild.amc.af.mil/>

Armed Forces and Aerospace Museum
www.armedforces-aerospacemus.org/

West Plains Chamber of Commerce

www.westplainschamber.org

www.westplainsfun.com

Spokane Business Journal

www.spokanejournal.com

Spokane Transit Authority

www.spokanetransit.com/

Eastern Washington University

www.ewu.edu

Gonzaga University

www.gonzaga.edu

Whitworth College

www.whitworth.edu

Bloomsday Run

www.bloomsdayrun.org

Hoopfest

www.spokanehoopfest.net

Tour the Inland Northwest

www.tourtheinlandnw.com/EasternWACities/Airway_Heights.htm

Indian Canyon Golf Course

www.spokanegolf.org/courses/indiancanyon/

Useful Telephone Numbers

Airway Heights City Hall

509.244.5578

Airway Heights Community Development Dept.

509.244.2552

Avista Utilities

800.227.9187

Inland Power Company

509.747.7151

Qwest Communications

800.244.1111

Sunshine Disposal

509.924.9400

Spokane Transit Authority

509.456.7277