



CRYSTAL LAGOONS ISLAND RESORT

FACT SHEET

What is Crystal Lagoons Island Resort?

Crystal Lagoons Island Resort is a mixed-used development on 48+/- acres that will be located in the southwest corner of 95th Avenue and Cardinals Way, directly adjacent to the Loop 101 freeway in Glendale. The project, developed by ECL Glendale, LLC will include:

11-Acre Lagoon Style Waterpark	Amusement Rides	Fly & 4D Theaters
Retail	Family Entertainment Center	Restaurants & Bars
Office Space	600+ Hotel Rooms	Venue Space

Construction Timeline

Construction for this project is expected to begin in Q4 of 2020 and is expected to conclude in Fall 2022.

Project’s Economic Impact

The Crystal Lagoons Island Resort will feature unique attractions that will draw visitors from near and far. The development will serve as a significant revenue generator for the State, the City and the County. The project will also bring an estimated 1,800 jobs to Glendale. Over a 25-year period, the state and local revenue impacts are expected to be \$240.5 million for Glendale, \$60.4 million for the County, \$90.6 million for schools, and \$309.3 million for the State.

City Offerings

The City of Glendale is offering the developer several tools that are available in the economic development toolkit to help attract projects that have a significantly positive impact in their community and are in the best interest of its residents. Glendale is offering up to \$1 million permit, plan review and inspection fee waiver. This waiver does not include development impact fees. Also included is a customized development schedule to help accelerate construction. The city is also utilizing a 25-year “partial” GPLET with exemption of lease excise tax for recreation and entertainment uses. This only applies to amusement and related retails and restaurant concessions. Once developed, Crystal Lagoons Island Resort will utilize up to 2,600 parking spaces in the Black lot as an overflow parking on non-NFL game days or mega events with 40,000+ attendees. Developer will maintain the lot and pay utility costs.

To support this project, the City Council will also take action on the sale of a 0.29 acre of city-owned remnant ROW parcel and the option to sell a 4.15-acre city-owned parcel for a total sale price of approximately \$1.9 million for both parcels.



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Water Conservation

Since the lagoon is 10+ acres, a water conservation plan will be prepared as required by the Arizona Department of Water Resources.

The 48+/- acre parcel is currently zoned and utilized as agricultural. Agricultural uses often consume a significantly higher amount of water than other land uses, and this includes the Crystal Lagoons Island Resort.

Crystal Lagoons innovative technology has low water consumption because they operate on a closed circuit, and are filled just once, so it is only necessary to compensate for the losses due to evaporation. Using a concrete example, it can be said that a 2.5 acre-sized lagoon consumes up to 50% less water than a park of the same size. Meanwhile, comparing an average-sized lagoon with a golf course, our lagoons can consume up to 30 times less water. Additionally, the Crystal Lagoons technology is continuously improved, with new associated patents and we have developed a new technology that reduces evaporation by up to 50% using a control film.

The technology allows capturing rainwater that falls into the lagoons, reducing the amount of water necessary to compensate for the evaporation.

Water consumption can be further reduced by using Crystal Lagoons additives that decrease evaporation, during rainy season, no makeup water is required, and the lagoon can be used as a reservoir.

It enables low water consumption, using up to 30 times less water than a golf course and 50% less water than is required by a park of the same size.