



MARKET HIGHLIGHTS

- ⊕ **Labor Market:** Boeing employment in Washington passes 80,000
- ⊕ **Retail Market:** New hybrid organic grocery store, Your Local Market, coming to Downtown Bellevue
- ⊕ **Regional Development:** Washington begins \$250 million renovation of Husky Stadium
- ⊕ **Travel:** Alaska Airlines jets to burn biofuel from used cooking oils
- ⊕ **Economy:** Cost to live in Seattle up 13% in last 2 years
- ⊕ **Real Estate Market:** King County housing-affordability index best in 17 years

Area Stores Opening

- Hilliard's Beer now pouring in Ballard (Seattle)
- Your Local Market a new hybrid organic grocery store coming to downtown Bellevue
- Seattle Chocolates opens first retail store
- Newly opened Highliner Pub & Grill to serve the freshest catch of fish in town
- New restaurant opening next to Taste of India
- Ice Skating rink planned for holiday shoppers in Capitol Hill

Area Stores Moving/Renovation/other

- Bedrooms and More planning a move from Wallingford (Seattle)
- Tesla motors over to Bellevue
- Wallingford's 'Not A Number' moving to Fremont

Area Stores Closing

- Emery's nursery to close in Lynnwood

Seattle makes list of elite innovative cities: Seattle is the fourth most innovative city in America, according to [a new report](#) from the research firm 2ThinkNow. The group looked at patent filings, cultural assets such as "music, sports, languages and includes practical measurement of sports stadiums, art galleries, museums, walkability, and bicycle friendly neighborhoods," as well as universities and R&D that promote human infrastructure. The study examined 331 cities worldwide. Seattle comes in 25th globally. **Source:** *The Seattle Times, October 18, 2011*
http://seattletimes.nwsourc.com/html/soundeconomywithjontalton/2016536898_seattle_makes_list_of_elite_in.html

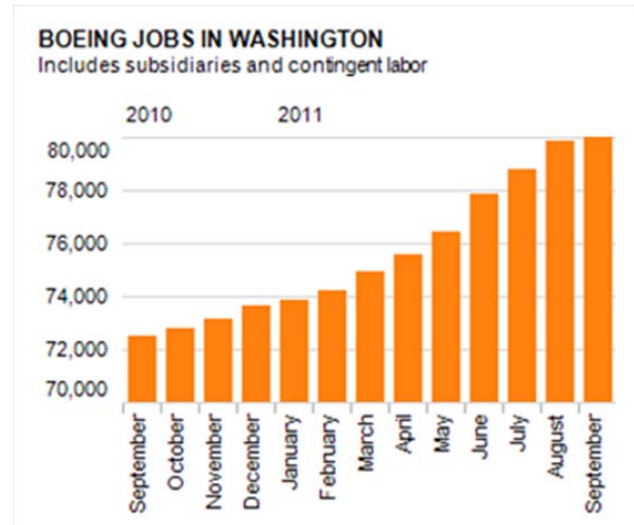
Seattle ranks No. 13 in U.S. for number of businesses: The Seattle-Tacoma-Bellevue metro area is home to more than 97,000 businesses, putting it at no. 13 in a ranking of total businesses in U.S. metropolitan and micropolitan areas. Puget Sound Business Journal affiliate The Business Journals compiled the ranking of 938 metropolitan and micropolitan areas using U.S. Census Bureau data. **Source:** *Puget Sound Business Journal, October 31, 2011*
http://www.bizjournals.com/seattle/news/2011/10/31/seattle-ranks-no-13-in-us-for.html?ed=2011-11-01&s=article_du&ana=e_du_pub

Seattle nation's No. 2 digital city: The [Center for Digital Government](#) and Government Technology has named Seattle the nation's No. 2 digital city. [The Baltimore Business Journal reports](#) that in its 2011 Digital Cities Survey, the Center for Digital Government spotlighted what municipalities best show how information and communication technology are used to enhance public service. Honolulu ranked first in Seattle's category of cities with more than 250,000 people. **Source:** *Puget Sound Business Journal, November 4, 2011*
http://www.bizjournals.com/seattle/morning_call/2011/11/seattle-nations-no-2-digital-city.html?s=newsletter&ed=2011-11-04&ana=e_sea_rdup

Urban Land Institute ranks Seattle as sixth best commercial real estate market: According to a report by the Urban Land Institute and Pricewaterhouse Coopers, Seattle is the country's sixth strongest commercial real estate market. The report is based on surveys of 950 real estate professionals. Washington, D.C., is the top market, followed by Austin, San Francisco, New York, and Boston. **Source:** *Daily Journal of Commerce, November 10, 2011*
<http://www.djc.com/news/re/12035093.html>



LABOR MARKET



- Isilon adding 200 Seattle tech jobs, big boost for Pioneer Square:** Isilon is adding 200 new jobs to its Seattle location in the next 15 months, a sign that parent company EMC sees Seattle as a corporate tech center for cloud-based storage of big data. Isilon and parent company EMC made the announcement at [Isilon's new digs](#) at 505 First Avenue South in Seattle's Pioneer Square building, within sight of CenturyLink Field. On hand were Isilon founder Sujal Patel, who [sold his company to storage giant EMC](#) for \$2.25 billion in 2010. Also attending were EMC Chairman and CEO Joe Tucci and Seattle Mayor Mike McGinn. *Source: Puget Sound Business Journal, October 19, 2011*
<http://techflash.com/seattle/2011/10/isilon-adding-200-seattle-jobs.html>
- Mayor welcomes Brooks' new green headquarters and 300 new jobs to Fremont:** Mayor Mike McGinn welcomed [Brooks Sports](#) to Fremont on Thursday, Oct 20. The running shoe company will relocate its global headquarters to Fremont along the Burke-Gilman trail on 3400 Stone Way. Not only will Brooks bring 300 jobs to Fremont, the building that will house Brooks Sports is a new and innovative 120,000 square foot building that will meet the City of Seattle's [Living Building Challenge](#). *Source: Ballard News Tribune, October 10, 2011*
<http://www.ballardnewstribune.com/2011/10/20/news/mayor-welcomes-brooks-new-green-headquarters-and->
- State estimates 18,400 jobs lost in September, but jobless rate declines:** September's jobs data arrived with a thud Wednesday: 18,400 jobs lost, the first monthly loss since August 2010 and the most since early 2009. State officials cautioned that the estimate likely would be revised as more complete data become available. They also noted that the unemployment rate fell in September to 9.1 percent, down from 9.3 percent in August
Source: The Seattle Times, October 25, 2011 http://seattletimes.nwsources.com/html/business/technology/2016546721_jobs20.html
- Employment Security laying off 222 workers:** The state Employment Security Department will lay off 222 more employees in January, it said Friday in a so-called WARN notice — the kind of notice it usually issues about other employers. "We're still dealing with a record number of customers," said department spokeswoman Sheryl Hutchison. But Employment Security's budget comes primarily from the federal government, and the layoffs reflect cuts in that funding, she said. *Source: The Seattle Times, October 25, 2011*
http://seattletimes.nwsources.com/html/business/technology/2016570023_esd22.html



THE SEATTLE MARKET REVIEW



Compiled by The Seattle Times Company Strategic Research Department

NOVEMBER 2011

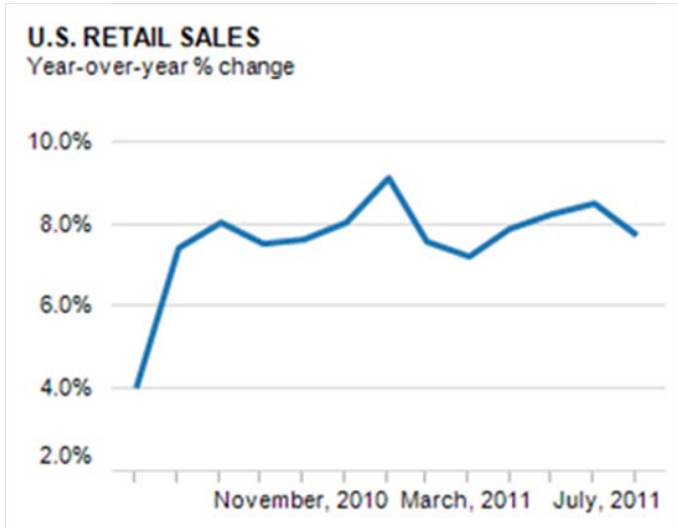
- ✦ **Boeing employment in Washington passes 80,000:** Boeing employment in Washington has exceeded 80,000 workers for the first time in nearly a dozen years. The company reports it had 80,666 workers in the state at the end of September. That's the most since December 1999 when it had 80,900. The News Tribune reports (<http://bit.ly/mSzafV>) Boeing has added more than 7,000 employees to its Washington workforce since last December as it upped production of the 737 in Renton and pushed the 787 and 747-8 to delivery at the widebody factory in Everett.
Source: The Seattle Times October 24, 2011 http://seattletimes.nwsourc.com/html/localnews/2016596611_apwaboeingemployment.html
- ✦ **King County's September jobless rate holds steady:** King County's unemployment rate in September was 8.1 percent, the same as in August, but down from 8.8 percent the prior September, according to state figures released Tuesday. Snohomish County's jobless rate was 9 percent, down from 9.1 percent in August and 10.1 percent a year ago. Pierce County's jobless rate in September was 9.3 percent, down from 9.6 percent in August but up from 9 percent a year ago. Washington reported statewide jobs data last week showing the state's September jobless rate was 8.5 percent, down from 9 percent in August and 8.9 percent a year ago. Those figures are not adjusted for seasonal fluctuations, such as hiring at the start of the school year. *Source:* The Seattle Times, October 26, 2011 http://seattletimes.nwsourc.com/html/businesstechnology/2016603234_jobs26.html
- ✦ **Washington State pares 5,700 government jobs in past four years:** Washington state has pared 5,700 government jobs in the past four years but during the same time, more than 20 states have added government jobs. [American City Business Journals reports](#) 22 states and the District of Columbia actually have more federal, state and local government jobs today than before the recession began, according to a new On Numbers study. Texas and Wyoming have been the most energetic states in expanding their government workforces.
Source: Puget Sound Business Journal, October 27, 2011 http://www.bizjournals.com/seattle/morning_call/2011/10/washington-state-pares-5700-jobs-in.html?s=newsletter&ed=2011-10-27&ana=e_sea_rdup
- ✦ **Washington apple growers scrambling to find workers:** One after another, at a recent emergency meeting in Wenatchee called by the Governor's Office, fruit growers talked about how hard it's been to find workers as the harvest hits its sweet spot. One orchardist recalled how, of the 149 people referred to him earlier in the season by the state's unemployment office, half showed up on the first day, a quarter on the second day. Now, only five remain. And so it went around the room, until a representative from the state Department of Corrections proposed an unexpected solution: prison labor. *Source:* The Seattle Times, October 30, 2011 http://seattletimes.nwsourc.com/html/localnews/2016652587_farmlabor31m.html
- ✦ **Aberdeen buoyed by 520 bridge project:** When the state Department of Transportation staged a celebration in February to announce that Aberdeen had been chosen as the site to build 33 massive pontoons for a new Highway 520 bridge, the wind was whipping and rain was pouring. Dignitaries huddled under umbrellas. But that didn't stop the high-school marching band from joining in the festivities, cheers and clapping from the townspeople, some 200 strong. Signs sprouted around town, "Welcome WSDOT." The pontoon project will produce 300 union-wage jobs over several years. While it's not the only burst of recent good news for Aberdeen, it's clearly the most visible.
Source: The Seattle Times, November 2, 2011 http://seattletimes.nwsourc.com/html/localnews/2016665933_pontoons02m.html
- ✦ **Sur La Table plans 2,000 holiday hires:** Sur La Table, the Seattle-based kitchenware chain, said it would nearly double its staff during the fourth quarter by hiring 2,000 seasonal employees. Sur La Table currently operates 89 stores and employs 2,300 people nationwide. Three more stores will open by early December, the company said.
Source: The Seattle Times, November 8, 2011 http://seattletimes.nwsourc.com/html/businesstechnology/2016719046_surlatable09.html



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RETAIL MARKET



- ⊕ **Wallingford retailers planning a new store:** Bedrooms & More owners Jeff and Wanda Garfield decided they wanted to move their Wallingford business. So they went down the street and hired Stuart Silk Architects the Commercial Studio to design their new store and some office space, with a condo unit on the top floor. Construction should start next spring, according to John Adams, a principal with the architecture firm. (See figure A, page 11)
 Source: *Daily Journal of Commerce*, October 17, 2011 <http://www.djc.com/news/ae/12034266.html>
- ⊕ **Hilliard's Beer Now Pouring in Ballard:** A big welcome to Seattle's newest brewery, Hilliard's Beer, which recently opened in Ballard. They opened to the public with a bang on October 7 with a party at their taproom, and owners Ryan Hilliard and Adam Merkl estimated they had close to 1,000 people come through the brewery that day. The brewery is located in a small industrial strip in Ballard, just a block north of where Maritime Brewing had their original location.
 Source: *seattlebeernews.com*, October 24, 2011 (See figure B, page 11)
http://seattlebeernews.com/2011/10/hilliards-beer-now-pouring-in-ballard/?utm_source=rss&utm_medium=rss&utm_campaign=hilliards-beer-now-pouring-in-ballard
- ⊕ **Emery's nursery to close in Lynnwood:** Emery's nursery in Lynnwood, which employed 12 people full-time and hired an additional dozen seasonally, is expected to close by the end of the year. The Herald in Everett reports nursery owners cited a cool summer, changing gardening habits, competition from big-box retailers and a poor economy for their decision to shut down the nursery on 164th Street SW.
 Source: *Puget Sound Business Journal*, October 13, 2011 (See figure C, page 11)
http://www.bizjournals.com/seattle/morning_call/2011/10/emerys-nursery-to-close-in-lynnwood.html?s=newsletter&ed=2011-10-13&ana=e_sea_rdup
- ⊕ **New hybrid organic grocery store coming to Downtown Bellevue:** To many, downtown stands as an ode to progress. But one critical spot has been left behind – until now. Just across Bellevue Way from Bellevue Square, an empty brown storefront that has sat vacant since 2008, will soon become the first organic/mainstream hybrid store in the area. Your Local Market will open at 410 Bellevue Way NE on Nov. 11 and feature 80 percent organic and natural foods, plus many non-organic products that are traditional shopper favorites. The market is set to open Nov. 11, and Brown will hire approximately 100 employees in anticipation of the opening. (See figure D, page 11)
 Source: *Bellevue Reporter*, October 7, 2011 http://www.pnwlocalnews.com/east_king/bel/business/131352838.html



- ✦ **Seattle Chocolates Opens First Retail Store:** Seattle Chocolates, a Seattle based chocolatier, announces its retail store Grand Opening and 20th Year Celebration Event on Saturday November 5, 2011. Seattle Chocolates celebrates its 20th year crafting premium, all natural and kosher truffles and truffle bars with a unique meltaway smoothness. On Saturday November 5, a new retail showroom and seconds store will be unveiled to the public. This gallery space was created within the 65,000 square foot chocolate factory and boasts bare concrete floors and gleaming white tables that display more than 20 truffle varieties, 20 chocolate bars and brightly colored gift boxes. Complementing the chocolate's stylish packaging are artworks created from the wrap designs and even couture dresses made in bar patterns.
Source: PRWeb.com, October 25, 2011 <http://www.prweb.com/releases/2011/10/prweb8900450.htm> (See figure E, page 11)
- ✦ **Newly opened Highliner Pub & Grill to serve the freshest catch of fish in town:** The Highliner Pub & Grill opened its doors last Friday and has been seeing a steady stream of customers since. Previously known as the Highliner Tavern, the business acquired new ownership over the summer with a new coat of paint, significant interior and kitchen upgrades, and a new menu. "We're really excited about this opportunity," said Paula Cassidy the new co-owner of the Highliner Pub & Grill in a statement. *Source:* Ballard News Tribune, October 27, 2011 (See figure F, page 11) <http://www.ballardnewstribune.com/2011/10/27/news/newly-opened-highliner-pub-grill-serve-freshest-c>
- ✦ **New restaurant opening next to Taste of India:** For months the house next to Taste of India on Roosevelt Way NE slowly but surely has been transforming into something clearly related to but obviously separate from its wildly popular neighbor. First it was a new paint job, then florescent lights, then an outdoor deck. But what is it? According to Taste of India owner Mohammad Arfan Bhatti the renovation will result in a new restaurant that's intended to be a "lounge and cafe mix." It's a clever way to capture some of the overflow that frequently spills out the door from the larger building to the north. "We want to offer food that doesn't compete (with Taste of India) and is at a lower price," said Arfan Bhatti. He adds that the as-of-yet un-named restaurant will serve a mix of Indian, Middle Eastern and American cuisine that will be lighter, healthful food. *Source:* Udistrictdaily.com, October 28, 2011 <http://www.udistrictdaily.com/> (See figure G, page 11)
- ✦ **Tesla motors over to Bellevue:** George Blankenship, a vice president of Tesla Motors, shows off a prototype Model S at the company's new showroom opening Saturday in Bellevue Square. The store, near the mall's center atrium, debuts as the maker of high-performance electric cars closes its South Lake Union showroom. The Model S, expected on the market next year, starts at \$57,400; the base model is rated to go 160 miles on a single charge. Palo Alto, Calif.-based Tesla has a sporty Roadster model, which began selling in 2008 at \$109,000 each. Blankenship said he expects thousands of visitors at Saturday's opening. *Source:* The Seattle Times, November 3, 2011 (See figure H, page 11) http://seattletimes.nwsourc.com/html/business/technology/20116683578_biz1teslalo04.html
- ✦ **Will Ice Skating draw shoppers to Capitol Hill?** Rumor has it that Sound Transit is working on a holiday present for Capitol Hill. Through marketing materials related to the project, Capitol Hill Seattle has learned of plans to host an outdoor, all-weather ice skating rink in Cal Anderson Park that is intended to draw thousands of holiday revelers to Capitol Hill for three weeks in December. *Source:* Capitol Hill Seattle Blog, November 8, 2011 (See figure I, page 11) <http://www.capitolhillseattle.com/2011/11/08/will-ice-skating-in-cal-anderson-park-draw-shoppers-to-capitol-hill>
- ✦ **Wallingford's 'Not A Number' Moving To Fremont:** Not A Number is proud to proclaim "I am not a number, I am a FreeMonster"! We will be reopening in Seattle's Fremont neighborhood on Nov. 11th. Our new address in the self-proclaimed Center of the Universe is 720 N. 35th St. Just a short drive or easy bus ride from our old location in Wallingford, with a convenient parking lot right next door, and on street parking right in front of our new store. We are just around the corner from the Troll. No word yet on when they'll reopen. (See figure J, page 11)
Source: FremontUniverse.com, November 11, 2011 <http://www.fremontuniverse.com/>



REGIONAL DEVELOPMENT



Regional transportation, growth management and economic development planning

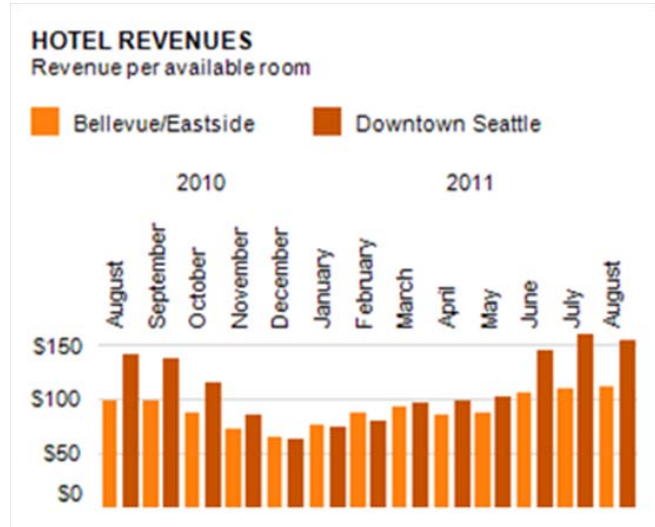
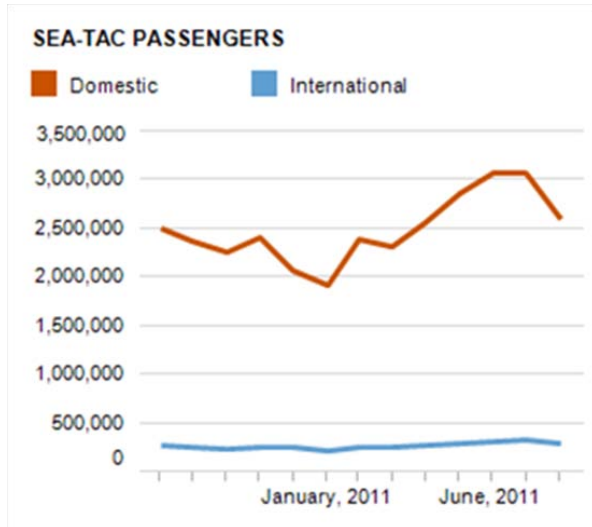
- ✦ **Equinix to add third Seattle data center by 2013:** Equinix said Wednesday that it plans to build a third International Business Exchange (IBX) data center in Seattle. The new 51,000 square-foot data center will have capacity for more than 1,000 cabinet equivalents and be located in downtown Seattle, adjacent to the existing Equinix data center and the Westin Building on 6th Avenue. Equinix said the proximity and direct fiber connections to both locations will boost customer interconnections and provide access to a number of networks and carriers. (See figure K, page 11)
Source: Puget Sound Business Journal, October 19, 2011
<http://www.techflash.com/seattle/2011/10/equinix-to-add-third-seattle-data-center.html>
- ✦ **Virginia Mason Opening New Medical Pavilion:** Tomorrow, Virginia Mason Medical Center will be holding a grand opening ceremony for its new Floyd & Delores Jones Pavilion at Spring Street and Boren Avenue in Seattle. Also, the hospital is holding an open house for its new emergency department, which is located in the pavilion, but will open on November 2. *Source:* Daily Journal of Commerce, October 21, 2011 (See figure L, page 11)
<http://www.djc.com/news/co/12034431.html>
- ✦ **Capitol Hill apartment site sold:** HAL Real Estate of Seattle has sold the site of its long-delayed Cameo Apartments project on Capitol Hill to Continental Properties of Bellevue for \$3.7 million, according to county records. Continental plans to break ground on the six-story, 58-unit building, at 15th Avenue and East Pine Street, later this month, according to the firm's website. *Source:* The Seattle Times, October 20, 2011 (See figure M, page 11)
http://seattletimes.nwsourc.com/html/business/technology/2016564277_cameo21.html
- ✦ **A "Crystal" centerpiece for Federal Way?** Building a real downtown for Federal Way, Take Three. This past week the South King County city's council tentatively agreed to sell a chunk of its sprawling center to a Massachusetts company that has proposed an eye-catching, 15-building complex on the site. Renderings suggest parts of the project could look like they were designed by Gumby. Developer ARCADD calls its proposal "Crystal Way." Federal Way city officials hope it can succeed where two other ambitious redevelopment projects failed. (Not visible on map, 20 miles south)
Source: The Seattle Times, October 25, 2011 http://seattletimes.nwsourc.com/html/sundaybuzz/2016565257_sundaybuzz23.html
- ✦ **Woodland Park Zoo receives large grant for new exhibits:** The Woodland Park Zoo has just received a large grant to create two new exhibits. The Charles and Lisa Simonyi Fund for Arts and Sciences has given \$1 million to create a naturalistic tiger and Asian bear exhibit. In a statement from the zoo, Lisa Simonyi said the new exhibits are an effort to advance science education for the community. *Source:* MyWallingford.com, October 2, 2011 (See figure O, page 11)
<http://www.mywallingford.com/2011/10/24/woodland-park-zoo-receives-large-grant-for-new-exhibits/>
- ✦ **Mayor says First Hill streetcar means Seattle jobs - Construction starts in January:** At a press conference in the South Lake Union streetcar barn Wednesday, Mayor Mike McGinn announced that Czech Republic firm Inekon will partner with Seattle-based Pacifica to manufacture the six trams that will carry an estimated 6,000 people per day when the First Hill route becomes operational in late 2013. The six First Hill Streetcar vehicles will be manufactured in the Czech Republic but assembled, painted, tested, and maintained in Seattle helping to create 20 union jobs.
Source: Capitol Hill Seattle Blog, October 27, 2011
<http://capitolhillseattle.com/2011/10/27/mayor-says-first-hill-streetcar-means-seattle-jobs-construction-starts-in-january>



- ✦ **Goodman/Urban Partners to build 249 apartments at 1915 Second Street:** Seattle-based Goodman Real Estate and Urban Partners plan to start construction of a 24-story apartment tower near Pike Place Market. The midblock site is at 1915 Second Avenue, between Stewart and Virginia. Total cost will be more than \$100 million, according to Goodman Chief Investment Officer Don Fosseen, and construction should take about 18 months. (See figure P, page 11)
Source: *Daily Journal of Commerce*, October 28, 2011 <http://www.djc.com/news/re/12034697.html>
- ✦ **Another Dexter apartment complex planned:** Holland Partners, one of the region's busiest apartment developers, has filed preliminary paperwork with Seattle planners for yet another complex — this one a 7-story, 300-unit complex at 1319 Dexter Ave. N. The 0.9-acre property, at Dexter and Lee Street, is now the site of a 1950s office building, according to property records. *Source:* *The Seattle Times*, October 27, 2011 (See figure Q, page 11)
http://seattletimes.nwsourc.com/html/business/technology/2016626782_holland28.html
- ✦ **Thunderbird Motel To Become Affordable Housing Complex:** The Thunderbird Motel has sat vacant on Aurora Ave. ever since ever since Seattle Police Chief John Diaz declared the inn a chronic nuisance property in 2010 and the place was foreclosed on. Now, Catholic Housing Services, an arm of Catholic Community Services, has received funding from the state and the city to rebuild the complex and try to do some good with it. (See figure R, page 11)
Source: *freemontuniverse.com*, November 1, 2011
<http://www.freemontuniverse.com/2011/11/01/aurora-thunderbird-fremont-motel-catholic-community-services/>
- ✦ **Talon Capital buys a renovated Lake Union warehouse for \$15.5M:** Talon Private Capital last week paid \$15.5 million for Northlake, a rehabbed warehouse on Lake Union that houses high-tech and marine companies. The unique character of the Northlake building made it more attractive to local buyers, such as Talon. "It is exactly what we like to buy," said Talon Principal Bill Pollard. Besides the unique character, he also likes Northlake's location in Fremont, where Google and other companies are moving and expanding. (See figure S, page 11)
Source: *Daily Journal of Commerce*, November 1, 2011 <http://www.djc.com/news/re/12034780.html>
- ✦ **Lab building proposed near Lake Union:** Seattle development and investment firm Washington Real Estate Holdings has filed preliminary paperwork for a 200,000-square-foot lab and office building near Lake Union. Chief Operating Officer Ric Anderson said there's no tenant yet for the four-story project, at Fairview Avenue East and East Blaine Street. But it will take about a year to get permits, he said, and his company won't have to make a decision about when to build until after that. *Source:* *The Seattle Times*, November 4, 2011 (See figure T, page 11)
http://seattletimes.nwsourc.com/html/business/technology/2016691751_waholdings05.html
- ✦ **Facebook doubling its Seattle presence:** Facebook said it will be taking up 27,000 square feet of office space at 1730 Minor Ave. — double the space of its previous office near the Pike Place Market. TechFlash reports Facebook said the new space will give it plenty of room as it continues to hire the "best engineers we can find in the Seattle area." Facebook expects the move-in will be complete by February 2012. (See figure U, page 11)
Source: *Puget Sound Business Journal*, November 4, 2011
http://www.bizjournals.com/seattle/morning_call/2011/11/facebook-doubling-its-seattle-presence.html?s=newsletter&ed=2011-11-04&ana=e_sea_rdup
- ✦ **Washington begins renovation of Husky Stadium:** In less than 48 hours, Husky Stadium went from football field to construction site. Washington broke ground Monday on its \$250 million renovation of Husky Stadium, an 18-month project that will kick the Huskies out of the 91-year-old building until September 2013. "This is truly a project built by the fans and for the fans and for that we are truly, truly grateful," Washington President Michael Young said. The renovation funding is to include \$50 million in private donations. *Source:* *The Seattle Times*, November 7, 2011 (See figure V, page 11)
http://seattletimes.nwsourc.com/html/localnews/2016712300_apfbchuskystadiumgroundbreaking1stdwritethru.html
- ✦ **B/E Aerospace plans big factory at Everett's Paine Field:** Airplane-interiors manufacturer B/E Aerospace plans to relocate its two Snohomish County facilities into a proposed 300,000-square-foot building near Boeing's Everett plant with plenty of room for growth. A person with knowledge of the move said it represents an expansion with likely job growth over the next few years as Boeing sharply raises its production rates. A B/E spokesperson declined to comment on the plans. *Source:* *The Seattle Times*, November 10, 2011
http://seattletimes.nwsourc.com/html/business/technology/2016739135_beaerospace11.html



TRAVEL MARKET



- Amtrak Exhibit Train:** Exhibit train stops in Seattle on its nationwide tour celebrating the national passenger railroad's 40th anniversary, with display of memorabilia, kids activities, 10 a.m.- 4 p.m. Saturday and Sunday, King Street Station, 303 S. Jackson St., Seattle; free *Source: The Seattle Times, October 21, 2011* http://seattletimes.nwsourc.com/html/entertainment/2016574390_communitycorner22.html
- Alaska Airlines jets to burn biofuel from used cooking oils:** *Alaska Airlines* said it will begin using biofuel to power 75 of its flights beginning on Wednesday. The airline, a unit of Seattle-based *Alaska Air Group Inc.* (NYSE: ALK) said it will use biofuel in Alaska Airlines and *Horizon Air* flights between Washington, D.C., and Portland, Ore. Alaska said the biofuel is a 20 percent blend of biofuel made from cooking oil. *Source: Puget Sound Business Journal, November 7, 2011* <http://www.techflash.com/seattle/2011/11/alaska-airlines-to-use-biofuel-this.html>
- Alaska Airlines traffic rises 6 percent in October:** Alaska Airlines traffic rose 6 percent in October as traffic shifted away from Horizon Airlines, which shares the same corporate parent. Alaska Air Group, which owns both airlines, has said it is phasing out the Horizon Airlines brand. Traffic on Alaska Airlines rose to 1.79 billion revenue passenger miles, or one paying passenger flown one mile. Capacity rose 5.1 percent to 2.17 billion available seat miles. Load factor, which measures occupancy, rose 0.8 percentage point to 82.6 percent. *Source: The Seattle Times, November 3, 2011* http://seattletimes.nwsourc.com/html/businesstechnology/2016678561_alaskaair04.html

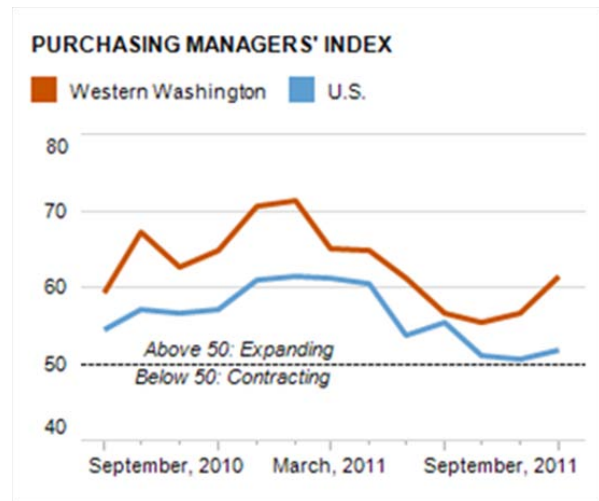
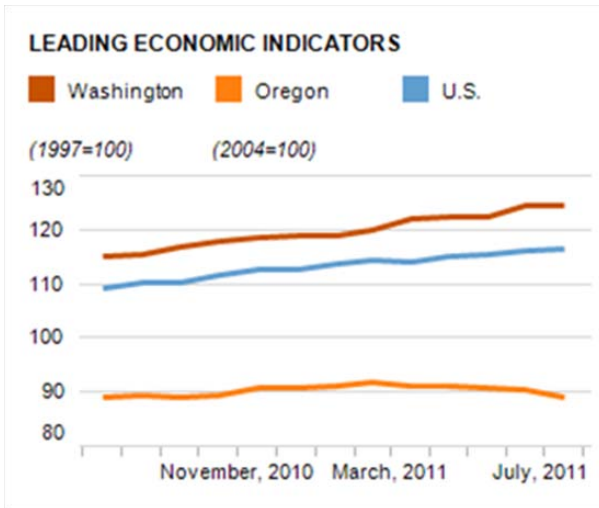
Orbitz Insider Index Unveils the Busiest Airports Over Thanksgiving: Los Angeles International, Chicago's O'Hare and Orlando International will be the nation's busiest airports this Thanksgiving, according to data released today by Orbitz. Meanwhile, two other airports in California - Mineta San Jose International (SJC) and John Wayne Airport (SNA) in Orange County - as well as Kahului Airport on the Hawaiian island of Maui will be among the least crowded with holiday travelers.

Source: Marketwatch.com, November 9, 2011
<http://www.marketwatch.com/story/orbitz-insider-index-unveils-the-busiest-airports-over-thanksgiving-2011-11-09>

Rank	Airport	City	Code
1	Los Angeles International	Los Angeles, CA	LAX
2	Chicago O'Hare International	Chicago, IL	ORD
3	Orlando International	Orlando, FL	MCO
4	San Francisco International	San Francisco, CA	SFO
5	Boston Logan International	Boston, MA	BOS
6	New York LaGuardia	New York, NY	LGA
7	Denver International	Denver, CO	DEN
8	John F. Kennedy International	New York, NY	JFK
9	Newark Liberty International	Newark, NJ	EWR
10	Seattle-Tacoma International	Seattle, WA	SEA



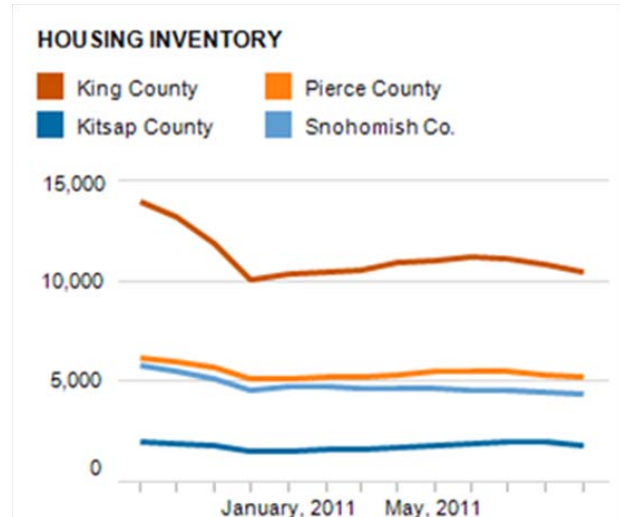
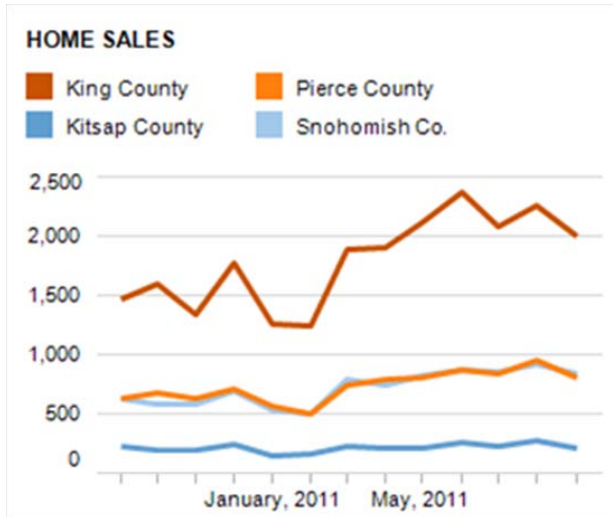
ECONOMY



- For new factory, Taphandles CEO Fichter prefers Woodinville to China:** Paul Fichter realized a decade ago that he could profitably make distinctive tap handles for breweries by outsourcing the detailed production work to China. Recently, he realized something else: For practical reasons, the best place for his fast-growing, Seattle-based Taphandles to put two new manufacturing operations was in the U.S. This fall, the company is opening a Woodinville facility for making bulky lighted signs and other displays, and a plant outside Chicago that will print beer logos on glassware. *Source: The Seattle Times, October 16, 2011*
http://seattletimes.nwsources.com/html/business/technology/2016524160_inpersonfichter17.html
- WA Companies Raked in Nearly \$32M in September Deals:** Washington companies in the technology, biotech, and cleantech sectors rolled up nearly \$32 million in financing in September, according to data compiled by our partners at research firm CB Insights. Leading the way was RF Surgical Systems, a Bellevue-based company that raised \$12 million last month. *Source: Xconomy.com, October 27, 2011*
<http://www.xconomy.com/seattle/2011/10/27/wa-companies-raked-in-nearly-32m-in-september-deals/>
- Cost to live in Seattle up 13% in last 2 years:** The cost for two parents and two children to live in Seattle has risen 13 percent in the last two years and for single people, it's 19 percent more expensive, according to a University of Washington survey. The Seattle P-I.com reports the study indicates it costs a single parent of two children in East King County \$65,690 to meet basic needs, up 14 percent from 2009. *Source: Puget Sound Business Journal, October 31, 2011*
http://www.bizjournals.com/seattle/morning_call/2011/10/cost-to-live-in-seattle-up-13-in-last.html?s=newsletter&ed=2011-10-31&ana=e_sea_rdup
- Seattle Children's gets \$65M, including biggest donation ever:** Seattle Children's Hospital said it received \$65 million in donations, including an anonymous donation of \$50 million, which is its largest gift in its history. The Seattle P-I.com reports the \$50 million gift from an anonymous estate and will go to Seattle Children's Research Institute. *Source: Puget Sound Business Journal, November 1, 2011*
http://www.bizjournals.com/seattle/morning_call/2011/11/seattle-childrens-gets-65m.html?s=newsletter&ed=2011-11-01&ana=e_sea_rdup
- Vigor shipyard in Seattle to build Washington ferry:** Vigor Industrial LLC, which bought Todd Shipyards of Seattle for \$130 million in December, will build the state's newest ferry for \$147 million. The Herald in Everett reports the new 144-car ferry will take 27 months to build after construction starts next year. Washington State Ferry officials haven't decided which route the new ferry will service. *Source: Puget Sound Business Journal, November 2, 2011*
http://www.bizjournals.com/seattle/morning_call/2011/11/vigor-shipyard-in-seattle-to-build.html?s=newsletter&ed=2011-11-02&ana=e_sea_rdup



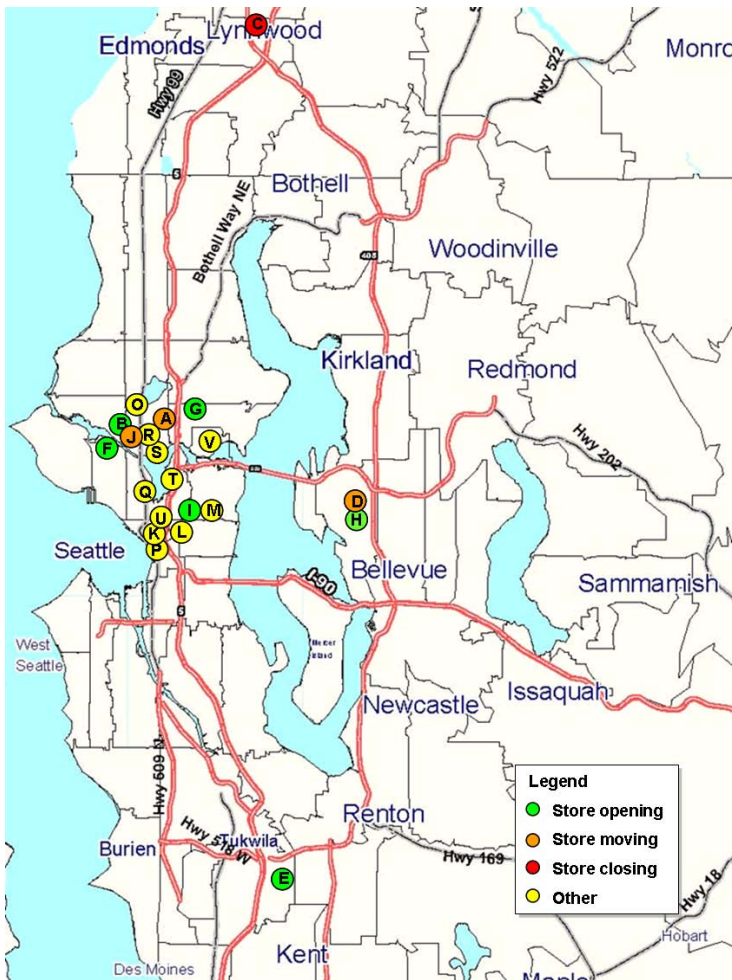
REAL ESTATE MARKET



- Foreclosure activity falls in Seattle area:** Foreclosure activity fell in King County in the latest quarter but that dip could be temporary as delays caused by foreclosure documentation scandals figure into the totals. [The Seattle P-I.com reports](http://www.bizjournals.com/seattle/morning_call/2011/10/foreclosure-activity-falls-in-seattle.html?s=newsletter&ed=2011-10-13&ana=e_sea_rdup) third-quarter foreclosure filings dropped 43.2 percent in King County according to [RealtyTrac](http://www.bizjournals.com/seattle/morning_call/2011/10/foreclosure-activity-falls-in-seattle.html?s=newsletter&ed=2011-10-13&ana=e_sea_rdup) but foreclosures are expected to ramp up shortly. *Source: Puget Sound Business Journal, October 13, 2011* http://www.bizjournals.com/seattle/morning_call/2011/10/foreclosure-activity-falls-in-seattle.html?s=newsletter&ed=2011-10-13&ana=e_sea_rdup
- Seattle still ranks high for commercial real-estate investment:** That's the term a prominent national real-estate forecast has coined for cities like Seattle that it anticipates will fare relatively well in 2012, while most markets continue to struggle. The annual "Emerging Trends in Real Estate" report, released late Tuesday, ranks the Seattle metro area sixth among the nation's top 51 markets for commercial and multifamily investment next year. *Source: The Seattle Times, October 26, 2011* http://seattletimes.nwsourc.com/html/businesstechnology/2016606025_uli26.html
- Seattle home prices slip in August, Case-Shiller survey shows:** Seattle-area home prices slipped in August, ending five straight months of increases, according to the closely watched Standard & Poor's/Case-Shiller index. Prices were down 0.3 percent from July. Of the 20 metropolitan areas tracked by Case-Shiller, only Atlanta and Los Angeles saw steeper month-over-month declines. *Source: The Seattle Times, October 26, 2011* http://seattletimes.nwsourc.com/html/businesstechnology/2016602728_homeprices26.html
- Puzzling plunge: 15% year-over-year drop in county home prices:** King County home prices tumbled to a new post-boom low in October, and no one is sure exactly why. As real-estate insiders offered a host of possible explanations for the drop Thursday, they also debated whether it's a harbinger of a new, long-term decline — or a one-time statistical blip. The median price of houses that sold last month was \$320,000, down nearly 15 percent from October 2010, according to statistics released by the Northwest Multiple Listing Service. *Source: The Seattle Times, November 3, 2011* http://seattletimes.nwsourc.com/html/businesstechnology/2016682452_homesales04.html
- King County housing-affordability index best in 17 years:** Thanks to declining prices and record-low interest rates, houses in King County are more affordable now than they've been in at least 17 years, a new score card says. The county's "housing affordability index" score, a measure devised by the Washington Center for Real Estate Research at Washington State University, hit a record high of 127 in the third quarter. That means a typical family's income was 27 percent higher than what it needed to make payments that won't bust the household budget on a median-price house. *Source: The Seattle Times, November 11, 2011* http://seattletimes.nwsourc.com/html/businesstechnology/2016739766_affordability11.html



Market Reference Map



- A) Wallingford retailers planning a new store
- B) Hilliard's Beer Now Pouring in Ballard
- C) Emery's nursery to close in Lynnwood
- D) Your Local Market store coming to Downtown Bellevue
- E) Seattle Chocolates Opens First Retail Store
- F) Newly opened Highliner Pub & Grill
- G) New restaurant opening next to Taste of India
- H) Tesla motors over to Bellevue
- I) Will Ice Skating draw shoppers to Capitol Hill
- J) Wallingford's 'Not A Number' Moving To Fremont
- K) Equinix to add third Seattle data center by 2013:
- L) Virginia Mason Opening New Medical Pavilion
- M) Capitol Hill apartment site sold
- N) A "Crystal" centerpiece for Federal Way (Not visible, 20 miles South of Seattle)
- O) Woodland Park Zoo receives large grant for new exhibits
- P) Goodman/Urban Partners to build 249 apartments
- Q) Another Dexter apartment complex planned
- R) Thunderbird Motel To Become Affordable Housing Complex
- S) Talon Capital buys renovated Lake Union warehouse
- T) Lab building proposed near Lake Union
- U) Facebook doubling its Seattle presence
- V) Washington begins renovation of Husky Stadium

Note: All articles have been sourced; however, they are edited for brevity. Most articles are linked online, and all articles are available on request.

