



MARKET HIGHLIGHTS

- ⊕ **Labor Market:** Manufacturing propels state's job growth
- ⊕ **Retail Market:** Target store in downtown Seattle aims for July 26 opening
- ⊕ **Regional Development:** Sea-Tac airport shows off \$400 million rental-car hub
- ⊕ **Travel:** Sea-Tac ranked America's eighth-best airport
- ⊕ **Economy:** Washington state VC funding climbs, bucking national trend
- ⊕ **Real Estate Market:** King County home prices rise with fewer houses for sale

Area Stores Opening

- Collections Café to open inside Chihuly Garden and Glass
- Street Treats joins the gang at Seattle Center House
- Mod Pizza also on board for the Armory at Seattle Center
- Nordstrom plans new Rack store at Northgate Mall
- Ballard Pizza company opens in Ballard
- Koral Bar and kitchen opens in Bellevue
- Restaurant Marche opens in Seattle
- Restaurant Bea opens in Seattle
- Restaurant Zoe opens in Seattle
- Restaurant Trace opens in Seattle
- Target store in downtown Seattle aims for July 26 opening
- Volterra comes to Kirkland
- University Village signs another children's clothing store
- Bellevue Square Top Pot Doughnuts Café is now open
- Walmart to open first Bellevue store in late June

Area Stores Moving/Renovation/other

- N/A

Area Stores Closing

- Chez Shea closes in Seattle

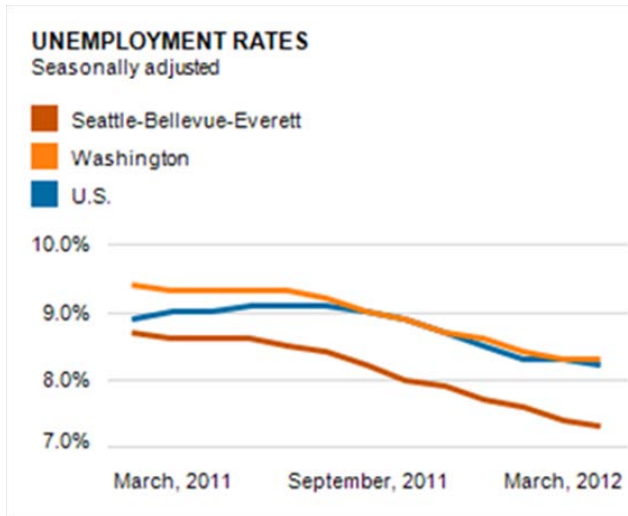
Seattle Metro Area Ranked #6 Exporter in the Nation: The Seattle metropolitan area was the sixth largest exporter in the United States in 2010 with merchandise shipments totaling \$35.4 billion. The Seattle metro area accounted for 76.9 percent of the state's exports. It's unclear if the figure includes products produced elsewhere in the state and shipped out through the Port of Seattle. *Source: Seattle Business, April 20, 2012*
<http://www.seattlebusinessmag.com/blog/seattle-metro-area-6-exporter-nation>

Seattle Ranked #7 on America's Best Cities for Transit: Americans are in the middle of a great shift in the way we get around. Millennials aren't all that interested in cars anymore and they're looking for other ways to get from place to place. Last year, the average American drove 6 percent fewer miles than they did in 2004. *Source: theatlanticcities.com, April 26, 2012*
<http://www.theatlanticcities.com/commute/2012/04/americas-best-cities-transit-according-walk-score/1842/>

Washington State Ranked 5th Best Business Tax System: Today, the Small Business & Entrepreneurship Council (SBE Council) published the "[Business Tax Index 2012: Best to Worst State Tax Systems for Entrepreneurship and Small Business.](#)" The index ranks the 50 states and District of Columbia according to the costs of their tax systems for entrepreneurship and small business. (To view the interactive U.S. map with each state ranking, please [click here.](#)) *Source: sbecouncil.org, April 16, 2012* <http://www.sbecouncil.org/news/display.cfm?ID=4883>



LABOR MARKET



- Manufacturing propels state's job growth:** Inside a large Redmond warehouse, hundreds of workers crank out blue Genie lifts, telescopic booms and scissor lifts with relentless efficiency. Director of operations Clint Weber walks along the color-coded assembly line and puts his hand on a steel section of the S-60 telescopic boom. He smiles. "Warm. That's when you know the throughput is right," he said. "Like a bakery, right? You don't want to eat cold bread." Since December, Terex Aerial Work Platforms has hired about 500 workers in Washington amid rebounding demand for its lifts. *Source: The Seattle Times, April 18, 2012* http://seattletimes.nwsourc.com/html/businesstechnology/2018015939_jobs19.html
- Port of Seattle plans to grow jobs 50% by 2037:** In coming months the Port of Seattle will firm up details of its plan to add 100,000 direct and indirect jobs to the region over the next 25 years, a 50 percent increase. "The Port of Seattle is here to stay; we will remain a viable seaport," said Port Commissioner Tom Albro, describing the port's "Century Agenda" during a port breakfast last week. *Source: Puget Sound Business Journal, April 19, 2012* http://www.bizjournals.com/seattle/news/2012/04/18/port-of-seattle-plans-to-grow-cargo.html?ana=e_du_pub&s=article_du&ed=2012-04-18
- Modest job growth for Washington State in March:** March marks 18 months of job growth in Washington state out of the past 19 months, according to the state Employment Security Department. The department estimates that Washington employers added about 3,300 jobs last month. The unemployment rate for March was estimated to be unchanged from the revised rate of 8.3 percent in February. *Source: Puget Sound Business Journal, April 18, 2012* http://www.bizjournals.com/seattle/news/2012/04/18/moderate-job-growth-for-washington-in.html?ana=e_du_pub&s=article_du&ed=2012-04-18
- Wine industry creates 30,000 jobs in state, study finds:** A new study shows the Washington wine industry contributes \$8.6 billion to the state's economy and creates nearly 30,000 jobs. Washington state is the No.2 producer of premium wine behind California, with 739 licensed wineries and 350 vineyards. The number of acres planted in wine grapes has grown to nearly 44,000. The industry produced 11.2 million cases of wine in 2010. *Source: The Seattle Times, April 24, 2012* http://seattletimes.nwsourc.com/html/localnews/2018058665_apwawashingtonwine.html
- King County's 7.1% jobless rate in March is lowest among state's counties:** The unemployment rate in King County was 7.1 percent in March, the lowest among all Washington counties, according to data released Tuesday by the state Employment Security Department. That was down from 7.6 percent in February. In Snohomish County, the jobless rate was 8.4 percent, down from 8.9 percent the previous month. In Pierce County, it was 9.8 percent, up from 9.6 percent. *Source: The Seattle Times, April 24, 2012* http://seattletimes.nwsourc.com/html/businesstechnology/2018058401_countyjjobs25.html



- ✦ **Planetary Resources could employ hundreds to build asteroid-mining robots:** Planetary Resources Inc. intends to build robot-prospecting spacecraft in the Bellevue area, with the goal of identifying 20 to 30 asteroids worth mining by the end of this decade. The near-earth asteroids would have harvestable amounts of rare metals such as platinum, plus hydrogen and oxygen, according to the billionaire space enthusiasts behind [the latest space venture](#) to land in the Puget Sound area. Platinum is now selling for \$1,500 an ounce, more than gold. While the company is starting off with just a "few dozen" engineers, it could employ "hundreds" of people to make the small robotic space vehicles that will target the asteroids, said [Eric Anderson](#), co-chair and co-founder of the company, during a short interview on Tuesday.
Source: *Puget Sound Business Journal*, April 24, 2012
http://www.bizjournals.com/seattle/news/2012/04/24/planetary-resources-could-employ.html?ana=e_du_pub&s=article_du&ed=2012-04-24
- ✦ **Hostess warns 250 Washington employees of possible layoffs:** Hostess Brands warned its 250 employees in Washington state they could lose their jobs in 60 days, a spokesman for the state Employment Security Department said Tuesday. The maker of Twinkies and Wonder bread is in Chapter 11 bankruptcy and trying to renegotiate its contracts with the Teamsters and bakery workers unions. Hostess's 111 employees in Seattle, 17 in Kent, and 56 in Pierce County could be laid off, according to a WARN notice it filed with ESD. Other affected sites are in Everett, Bellingham, Bremerton, Tumwater, Longview, Moses Lake, Yakima and Spokane.
Source: *The Seattle Times*, May 9, 2012 http://seattletimes.nwsourc.com/html/businesstechnology/2018167633_hostess09.html
- ✦ **State's unemployment rate drops to 8.1 percent:** The state's unemployment rate fell to 8.1 percent in April, even as the state's economy lost 300 jobs. The contradictory results perplexed state officials, who noted that the two statistics come from separate sources. The unemployment rate is derived from a household survey while the estimate of jobs comes from a survey of businesses. "It's always confounding when the surveys produce contradictory results," said Dave Wallace, senior economist at Washington's Employment Security Department.
Source: *The Seattle Times*, May 16, 2012 http://seattletimes.nwsourc.com/html/businesstechnology/2018219790_jobs17.html
- ✦ **Amazon looks to hire 1,000 in Seattle area:** [Amazon.com Inc.](#) announced Monday it is hiring more than 1,000 new people for its Seattle offices. The company is looking for technical developers to work on software engineering, management of software development, user interface and user experience design, and technical program management. Amazon (NASDAQ: AMZN) will be competing with Microsoft, which is [hiring more than 1,500 new tech workers](#) in the same geographic area. *Source:* *Puget Sound Business Journal*, May 15, 2012
http://www.bizjournals.com/seattle/morning_call/2012/05/amazon-looks-to-hire-1000-in-seattle.html?ana=e_sea_rdup&s=newsletter&ed=2012-05-15
- ✦ **T-Mobile plans 900 layoffs:** Bellevue-based T-Mobile will lay off 900 employees but it's uncertain how many will be in the Puget Sound area. [The Seattle Times reports](#) the wireless company is planning layoffs and shifting to outsourcing more work, just a few months after [shutting down seven of its national call centers](#). T-Mobile employs 4,800 people in the Puget Sound area and 36,000 nationwide. *Source:* *Puget Sound Business Journal*, May 16, 2012
http://www.bizjournals.com/seattle/morning_call/2012/05/t-mobile-plans-900-layoffs.html?ana=e_sea_rdup&s=newsletter&ed=2012-05-16
- ✦ **Groupon opening 20-person Seattle office:** Daily deal company [Groupon Inc.](#) will open a 20-person office in Seattle's International District, headed by a former [Amazon.com Inc.](#) executive. [The Wall Street Journal's All Things D reports](#) the Groupon Seattle office will be headed by former Amazon exec [Vinayak Hegde](#). Other Amazon (NASDAQ: AMZN) execs now working for Chicago-based Groupon include CFO [Jason Child](#), SVP of Product [Jeff Holden](#) and SVP of Americas [Kal Raman](#). *Source:* *Puget Sound Business Journal*, May 17, 2012
http://www.bizjournals.com/seattle/morning_call/2012/05/groupon-opening-20-person-seattle-office.html?ana=e_sea_rdup&s=newsletter&ed=2012-05-17



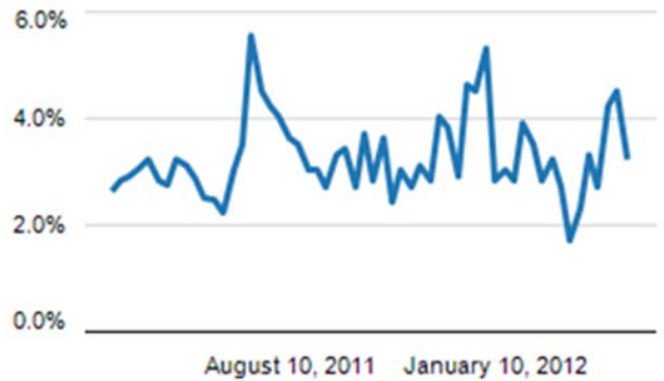


RETAIL MARKET

U.S. RETAIL SALES
Year-over-year percent change



U.S. SAME-STORE SALES
ICSC's retail chain-store sales index, year-over-year percent change





- ✦ **Cheesecake (and Cheesecake Dipped in Chocolate) Comes to Seattle Center:** Sweets freaks will have their choice of ice cream, pie, or cheesecake when the renovations at Seattle Center House fully take shape. Destiny Sund and Paul Verano, co-owners of The Confectional, are plotting a spot along the north wall of the food court, now dubbed the Armory. Sund describes the setup as “in-between a cart and a kiosk,” with a cold case in the front stocking confections seasonal and otherwise. **Source:** [seattletimes.com](http://www.seattletimes.com), April 24, 2012 (See figure E, page 11)
http://www.seattletimes.com/blog/nosh-pit3ag/seattle-center-house/?utm_medium=email&utm_campaign=Nosh+Pit+News+April+25+2012&utm_content=Nosh+Pit+News+April+25+2012+CID_021ae879e02af91c24fb8eb4474cd5b5&utm_source=Email+Marketing+Software&utm_term=More+Restaurants+at+Seattle+Center
- ✦ **Nordstrom plans new Rack store at Northgate Mall:** Nordstrom's fast-growing discount Rack chain plans to open a new store at Seattle's Northgate Mall, in space previously occupied by Toys R Us. Nordstrom filed for a building permit Friday, seeking the city's permission to make about \$1.9 million in renovations to the store. The proposal does not say when the Rack will open, and corporate officials declined to discuss their plans Wednesday. (See figure F, page 11)
Source: *The Seattle Times*, April 25, 2012 http://seattletimes.nwsources.com/html/business/technology/2018070835_nordstromrack26.html
- ✦ **Six new restaurants vie for your attention this spring:** A spate of imminent restaurant closures saddened eaters recently: Chez Shea's demise this weekend after nearly 30 years overlooking Pike Place Market; Le Gourmand's finale after 27 years in June; the same month quirky Elemental @ Gasworks and its adjacent wine bar, Elemental Next Door, both come to an E.N.D. Happily, new restaurants are springing up all over. Though not quite the profusion that bloomed last fall, the new crop looks promising. Here's a preview of half-a-dozen places that sprouted in March and April:
 - Ballard Pizza Company
 - Koral Bar and Kitchen
 - Restaurant Marche
 - Restaurant Bea
 - Restaurant Zoe
 - Trace (See figure G, page 11)**Source:** *The Seattle Times*, April 27, 2012 http://seattletimes.nwsources.com/html/restaurants/2018077439_cicero27.html
- ✦ **Target store in downtown Seattle aims for July 26 opening:** Discount retailer Target has set July 26 as the opening date for a CityTarget store in downtown Seattle. The store will be at the base of the 24-story Newmark residential tower on Second Avenue between Pike and Union streets. Smaller than a typical suburban Target, it will cover about 90,000 square feet across three levels and provide underground parking. **Source:** *The Seattle Times*, May 7, 2012
http://seattletimes.nwsources.com/html/business/technology/2018161618_bdigtarg08.html (See figure H page 11)
- ✦ **Volterra Comes to Kirkland:** Expansionary news to kick off your week: Don Curtiss and Michelle Quisenberry of Ballard Ave mainstay Volterra are planting a second restaurant on the other side of the lake. According to Quisenberry, Volterra 2.0 will debut at 121 Kirkland Avenue in early fall. “It’s always been in the back of our mind to open something on the Eastside,” she added, and not for nothing—in its seven years the restaurant has accrued a decent amount of regulars hailing from there. **Source:** [seattletimes.com](http://www.seattletimes.com), May 7, 2012 (See figure I, page 11)
http://www.seattletimes.com/blog/nosh-pit3ag/volterra-restaurant-comes-to-kirkland-may-2012/?utm_medium=email&utm_campaign=Nosh+Pit+May+9+2012&utm_content=Nosh+Pit+May+9+2012+CID_0211933a3073af604f89310468d6a60&utm_source=Email+Marketing+Software&utm_term=Ballards+Volterra+to+Open+in+Kirkland
- ✦ **University Village signs another children's clothing store:** Children's clothing brand Peek ... Aren't You Curious, which formed a retail partnership with Nordstrom two years ago, soon will open a standalone store in Seattle. San Francisco-based Peek said it will occupy a 1,600-square-foot store at University Village near the playground, in space formerly occupied by Brighton Collectibles. Opening is set for May 18. **Source:** *The Seattle Times*, May 11, 2012
http://seattletimes.nwsources.com/html/business/technology/2018192345_bdigeuvillage12.html (See figure J, page 11)
- ✦ **Bellevue Square Top Pot Doughnuts Café Now Open:** The wait is over. The Bellevue Square Top Pot Café opened on Friday of last week. The first thing you'll notice is the space is much smaller than the location at Washington Square. Also, the interior of the space is unique and integrates elements of an Airstream travel trailer into their main counter where customers checkout. The glass case where doughnuts are displayed is built into the side of the Airstream frame, which gives the space a distinctive character. **Source:** [downtownbellevue.com](http://www.downtownbellevue.com), May 8, 2012
<http://www.downtownbellevue.com/2012/05/08/bellevue-square-top-pot-doughnuts-cafe-now-open/> (See figure K, page 11)
- ✦ **Walmart to open first Bellevue store in late June:** Walmart will open the first of two new Bellevue stores in late June, followed by the second opening in mid-October, spokeswoman Jennifer Spall said at a local business luncheon Thursday. Walmart's first location will be a 65,000-square-foot Neighborhood Market at Kelsey Creek Center, where it replaces a long-vacant Kmart store. **Source:** *The Seattle Times*, May 18, 2012 (See figure L, page 11)
http://seattletimes.nwsources.com/html/business/technology/2018233015_walmart18.html



REGIONAL DEVELOPMENT



Regional transportation, growth management and economic development planning

- ✦ **Russell Center sold for \$480M:** Insurance giant Northwestern Mutual said Friday it has sold downtown Seattle's Russell Investments Center for \$480 million — more than three times its total investment in the 42-story office tower it bought just 2 ½ years ago. The company identified the new owner as CommonWealth Partners, a Los Angeles real-estate investment and management firm. *Source: The Seattle Times, April 20, 2012* (See figure M, page 11) http://seattletimes.nwsourc.com/html/business/technology/2018030560_russell21.html
- ✦ **Schnitzer West revives plan for 36-story office tower downtown:** It's been nearly five years since anyone broke ground on a high-rise office building in or near downtown Seattle, and no one's planning to start building a new tower anytime soon. But the downtown office market has recovered sufficiently for one prominent developer to dust off plans for a project it shelved during the recession's depths. *Source: The Seattle Times, April 25, 2012* (See figure N, page 11) http://seattletimes.nwsourc.com/html/business/technology/2018071350_mfive26.html
- ✦ **Kimberly-Clark selling big Everett waterfront site:** Kimberly-Clark said Thursday it plans to demolish its closed pulp-and-paper mill on Everett's waterfront and sell the 66-acre property. The company laid off 760 employees before shutting down the roughly 80-year-old plant earlier this month. It will tear down the mill this summer, and has retained Kidder Mathews and Binswanger to market the property, Kimberly-Clark said. The site, at 2600 Federal Avenue, has more than 2,500 linear feet of deep-water shoreline area and is next to Naval Station Everett and the Port of Everett main terminal, the company said. *Source: The Seattle Times, April 26, 2012* http://seattletimes.nwsourc.com/html/business/technology/2018080930_everetmill27.html
- ✦ **Big Overlake office park up for sale:** Bellevue's sprawling QBE Corporate Campus, probably still better known as Unigard Park, is for sale. Brokerage Jones Lang LaSalle said Tuesday it has been retained to market the nine-building, 46-acre office complex. The Overlake-area campus, at 156th Avenue Northeast and Northeast 24th Street, was developed by Unigard Insurance as its headquarters starting nearly 40 years ago. Unigard was acquired by QBE Insurance Group, Australia's largest insurer, in 2007. *Source: The Seattle Times, May 1 2012* http://seattletimes.nwsourc.com/html/business/technology/2018117283_unigard02.html (See figure O, page 11)
- ✦ **Two more SLU office buildings proposed:** Developers have proposed two more office projects in Seattle's fast-changing South Lake Union neighborhood. Executives of builder Walsh Construction, together with an unidentified development partner, have filed preliminary paperwork with city planners for a 12-story complex on Fairview Avenue North between Republican and Mercer streets. And Vulcan Real Estate, South Lake Union's dominant developer, has filed a preliminary proposal for a six-story complex at the prominent intersection of Westlake Avenue North and Mercer. *Source: The Seattle Times, May 8, 2012* http://seattletimes.nwsourc.com/html/business/technology/2018167726_sluoffice09.html (See figure P, page 11)
- ✦ **Vulcan plans U District apartment building:** An affiliate of Paul Allen's Vulcan Real Estate has filed preliminary paperwork with city planners for a seven-story apartment complex at the north end of the University Bridge. The project, on the west side of Roosevelt Way Northeast at Northeast Campus Parkway, would have about 216 apartments, 200 parking stalls and 8,700 square feet of commercial space. Vulcan has owned the property since 2001, according to county records. There's a single-story office building on the site now. *Source: The Seattle Times, May 8, 2012* http://seattletimes.nwsourc.com/html/business/technology/2018167620_vulcanapts09.html (See figure Q, page 11)



- ⊕ **Hedreen deals could put high-rises on Greyhound block:** Seattle developer R.C. Hedreen, which already owns most of the downtown block dominated by the aging Greyhound bus station, is buying the remainder of the block and plans to apply for permits for a high-rise hotel and office complex. "It's a site that sort of cries out for some action," said David Thyer, Hedreen's president. "It really is the connective tissue between South Lake Union and downtown." The block is bounded by Eighth and Ninth avenues and Stewart and Howell streets. Current plans call for a 900- or 950-room hotel on its south end, and a 600,000- or 700,000-square-foot office tower on the north end, where the Greyhound terminal now stands. *Source: The Seattle Times, May 10, 2012* (See figure R, page 11) http://seattletimes.nwsourc.com/html/business/technology/2018176025_greyhound10.html
- ⊕ **Sea-Tac airport shows off \$400 million rental-car hub:** Seattle-Tacoma International Airport unveiled its new \$400 million hub for rental cars Wednesday, a gleaming glass and concrete portal that can handle 14,000 rental-car transactions a day. The five-story facility covers 23 acres on a hillside just east of the airport. Moving rental cars off-site gets them out of the airport's parking garage — freeing up more parking — and should ease traffic by cutting the number of shuttles near the terminal. A fleet of natural-gas-powered shuttle buses will take customers on the five-minute trip from the airport to one main facility when it opens next Thursday. The project was 14 years in the making and endured many setbacks. *Source: The Seattle Times, May 10, 2012* (See figure S, page 11) http://seattletimes.nwsourc.com/html/localnews/2018176783_rentalcar10m.html
- ⊕ **U District apartments will test SLI's new model for construction:** Work may start this spring on a Seattle apartment project that could revolutionize the building process by drastically cutting the time and cost of construction. A new division of the Seattle architecture firm CollinsWoerman is behind the project, which is called 47 + 7. The new division, Sustainable Living Innovations (SLI), wants to work in multiple cities, and is focusing on fast-growing global gateway markets. *Source: Daily Journal of Commerce, April 30, 2012* (See figure T, page 11) <http://www.djc.com/news/co/12040421.html?query=Osterhout&searchtype=all>
- ⊕ **Maple Valley shopping center sells for \$41M:** A California real-estate investment company has bought a Safeway-anchored shopping center in Maple Valley for \$41 million, according to county records. Donahue Schriber Realty Group of Costa Mesa, Calif., which invests in retail properties, purchased the Four Corners Shopping Center from Pallis Properties of Bellevue. The 14-acre shopping center is at Maple Valley-Black Diamond Road Southeast and Southeast Kent-Kangley Road. *Source: The Seattle Times, May 15, 2015* (See figure U, page 11) http://seattletimes.nwsourc.com/html/business/technology/2018214901_maplevalley16.html
- ⊕ **Edgy Stadium Place Tower scores with Pioneer Square board:** The city board charged with safeguarding the character of historic Pioneer Square on Wednesday unanimously approved the decidedly untraditional design of a proposed 25-story apartment tower just north of CenturyLink Field. The glass-and-steel tower would be divided into stacked, two-to-four-story "boxes" positioned at different angles, with some overhanging or pulling back from others. *Source: The Seattle Times, May 16, 2012* (See figure V, page 11) http://seattletimes.nwsourc.com/html/business/technology/2018220306_northlot17.html
- ⊕ **Arizona firm buys Capitol Hill apartment site:** Arizona apartment firm The Wolff Co. has bought a second development site on Seattle's Capitol Hill. It paid Seattle developer Pryde Johnson \$6.67 million this week for the old Sunset Electric building at 11th Avenue and East Pine Street, according to county records. Pryde Johnson, which was facing foreclosure on the property, won city approval last year to build a 6-story, 89-unit apartment complex there. Earlier this year Wolff purchased another property — also facing foreclosure — from Pryde Johnson: the former BMW Seattle dealership site that covers most of the block between Boylston and Harvard avenues and East Pike and Pine streets. Wolff has proposed a 7-story, 270-unit apartment project there. *Source: The Seattle Times, May 16, 2012* http://seattletimes.nwsourc.com/html/business/technology/2018224639_wolff17.html (See figure W, page 11)

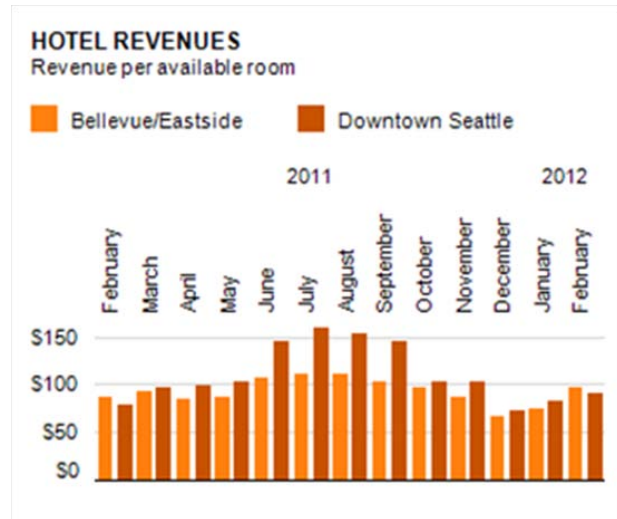
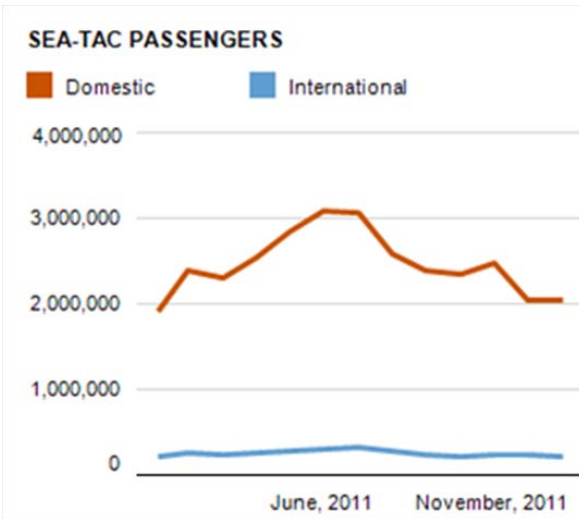


Seattle Media Maven

Need some help navigating the Seattle media scene? Check out our blog, Seattlemediamaven.com, for the latest Seattle insights.



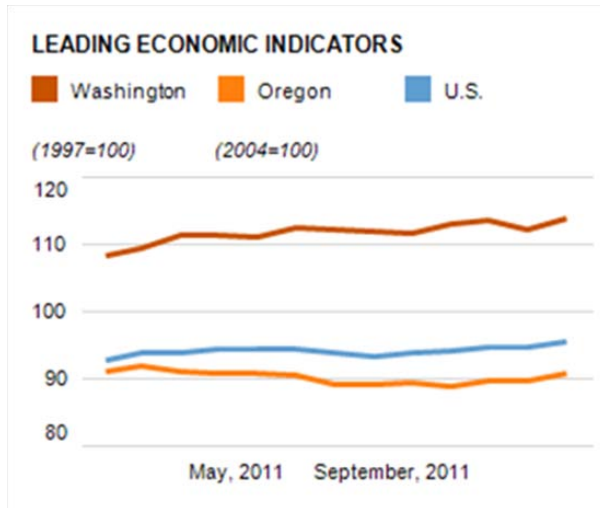
TRAVEL MARKET



- ANA to start Seattle-Tokyo service sooner:** All Nippon Airways will begin flying from Seattle-Tacoma International Airport to Narita Airport in Tokyo on July 25 instead of later in the year. ANA will initially use a Boeing Co. (NASDAQ: BA) 777-300ER aircraft on the route, and will switch to a Boeing 787 Dreamliner later in the year, according to the Port of Seattle. Flights will leave Seattle daily at 1:15 p.m. and arrive in Tokyo at 3:45 p.m. the next day. Return flights will leave Tokyo at 5:25 p.m. and arrive in Seattle at 10:55 a.m. *Source: Puget Sound Business Journal, April 26, 2012* http://www.bizjournals.com/seattle/morning_call/2012/04/ana-to-start-seattle-tokyo-service.html?ana=e_sea_rdup&s=newsletter&ed=2012-04-26
- Sea-Tac ranked America's eighth-best airport:** Seattle-Tacoma International Airport was voted the country's eighth-best airport by readers of Travel & Leisure magazine. Sea-Tac Airport was rated No. 1 for terminal coffee shops and No. 2 for Wi-Fi connectivity. "Readers also felt Seattle's airport lacked spa facilities, a common complaint but perhaps more pointed in this overly caffeinated and wired city," according to the magazine. Minneapolis was ranked the No. 1 airport in the U.S. and La Guardia Airport in Newark, N.J. was ranked the worst in the rankings of 22 major airports, in seven categories. *Source: Puget Sounds Business Journal, April 30, 2012* http://www.bizjournals.com/seattle/morning_call/2012/04/sea-tac-americas-eighth-best-airport.html?ana=e_sea_rdup&s=newsletter&ed=2012-04-30
- Showers of cash in forecast as cruise ship season begins:** The cruise ship season kicked off Sunday in Seattle - and this year hundreds of cruises will depart from the Emerald City. For the local economy, this is when our ship comes in. The arrival of Holland America Line's MS Oosterdam means the start of a very lucrative cruise season in the Puget Sound area. As cruise ship passenger Kelli Pilsbury says, "We love Seattle." She and her husband Kevin are on their way to Alaska. But before they get there, they will leave behind a lot of cash. "By the time we're done it will be around \$1,500 to stay here in Seattle a couple of days, but it's worth it," says Kelli. More than 200 cruises are expected to dock in Seattle this season. *Source: KOMOnews.com, May 6, 2012* <http://www.komonews.com/news/local/Showers-of-cash-in-forecast-as-cruise-ship-season-begins-150375245.html>
- Allegiant offers low-fare Bellingham-Hawaii flights, but extra fees will cost you:** Allegiant Air will begin flying this fall from Bellingham to Honolulu and Maui, putting the low-cost carrier in competition with Alaska Airlines which already flies from Bellingham to Honolulu. Nonstop flights from Bellingham to Maui's Kahului airport begin Nov 14 on Allegiant; nonstop flights to Honolulu International Airport begin Nov. 15. There will be two round trips a week to each Hawaiian island. (Alaska Airlines began daily round trips to Honolulu last year.) *Source: The Seattle Times, May 16, 2012* http://seattletimes.nwsources.com/html/travel/2018220317_weballegiantair16.html



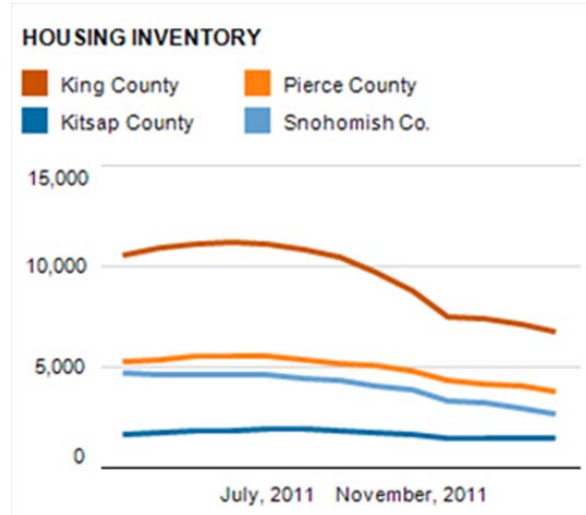
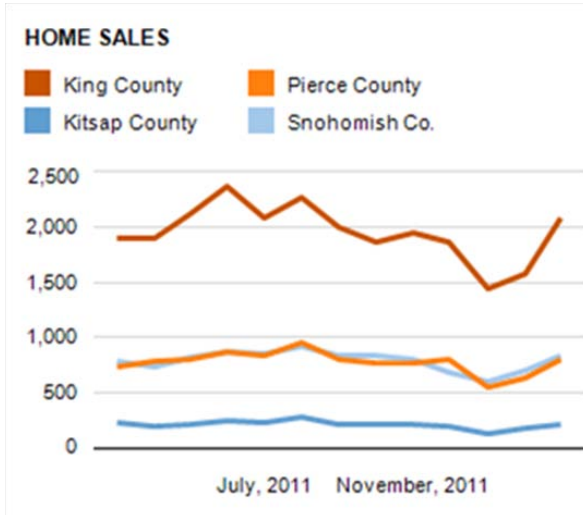
ECONOMY



- Expertise, economics make Everett strong bet for future 777 line:** To build its major upgrade to the blockbuster 777 widebody jet, Boeing is considering how to squeeze additional manufacturing work into its busy Everett site, perhaps even finding room for an additional assembly line. "Boeing is actively looking at multiple scenarios for expanding the Everett site to accommodate the building of the new jet," said a veteran company insider with knowledge of the internal discussions. The expected growth from the planned 777X should add hundreds of production jobs. *Source: The Seattle Times, April 23, 2012* http://seattletimes.nwsourc.com/html/businesstechnology/2018055036_boeing777x24.html
- Liquor-store auction: nearly \$31M in winning bids:** Washington stands to take in \$30.75 million for an auction to win rights to apply for spirits retail licenses at 167 state-run liquor stores, officials said Monday. As many as 121 entrepreneurs cast winning bids in an unprecedented 45-day online auction that ended at 6:25 p.m. Friday. The auction attracted 551 bidders who cast more than 14,620 bids, including one worth \$4.6 million for all 167 stores. *Source: The Seattle Times, April 23, 2012* http://seattletimes.nwsourc.com/html/localnews/2018051909_liquorauction24.html
- Washington state VC funding climbs, bucking national trend:** Venture capital funding in Washington state rose by 41 percent in the first quarter of 2012, bucking a national trend that saw VC dollars drop. The \$206 million the state saw in VC funding on Q1 was a five-quarter high. Deal volume in Washington went up slightly as well, from 24 deals to 28. Nationally, dollars invested by VC firms dropped 22 percent in the first quarter of this year, but the number of deals rose, according to a report by CB Insights. *Source: Puget Sound Business Journal, April 18, 2012* http://www.bizjournals.com/seattle/news/2012/04/18/washington-state-vc-funding-climbs.html?ana=e_du_pub&s=article_du&ed=2012-04-18
- Inflation in Seattle area climbs, while national price index shrinks:** Consumer prices accelerated in the Seattle area last month, powered largely by sharply higher gasoline prices, even as the pace of inflation slowed in the rest of the country. Seattle-area prices, which are tracked every other month, rose 0.9 percent between February and April, the first increase in the local index since October. The index rose 2.9 percent for the 12 months between April 2011 and last month, the federal Bureau of Labor Statistics (BLS) reported. *Source: The Seattle Times, May 15, 2012* http://seattletimes.nwsourc.com/html/businesstechnology/2018213843_inflation16.html
- Port of Seattle gains Japanese-bound export service:** Cargo ships sporting the MOL logo will soon be passing through the Port of Seattle for the first time since 2008, as the New World Alliance starts a new route through Seattle on May 21. [The new MOL route](#), which will sail from Seattle to Vancouver, B.C., and then on to Tokyo and China, should offer more space for state exports of agricultural and forest products. *Source: Puget Sound Business Journal, May 11, 2012* http://www.bizjournals.com/seattle/news/2012/05/11/port-of-seattle-gains-mol-export-service.html?ana=e_du_pub&s=article_du&ed=2012-05-11



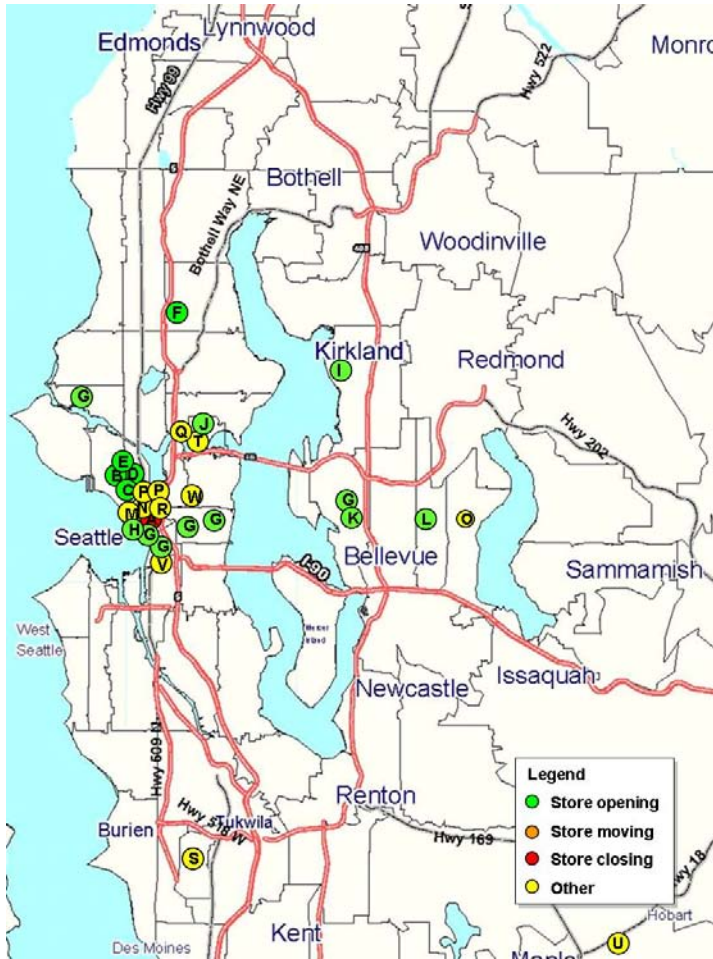
REAL ESTATE MARKET



- Report: Distressed homes now 40 percent of sales in King County:** Two in five home sales in King County were short sales or sales of bank-owned properties during the first three months of 2012, according to [Washington Property Solutions](#). These distressed sales of single-family houses and condominiums were even higher in Snohomish and Pierce counties: 51 percent of sales in Snohomish County and 54 percent of sales in Pierce County. Washington Property Solutions, a Bellevue-based short sale negotiating firm that is affiliated with [Windermere Real Estate](#), uses data from the Northwest Multiple Listing Service in its reports. Short sales are sales in which the price paid is less than what the seller owes on the mortgage loan. *Source: Puget Sound Business Journal, April 23, 2012* http://www.bizjournals.com/seattle/blog/2012/04/distressed-home-sales-still-rising-in.html?ana=e_du_pub&s=article_du&ed=2012-04-23
- Top 10 metros with greatest drop in for-sale inventory:** U.S. housing market trends tracked by Realtor.com show a trifecta of promise: a shrinking number of homes on the market, fresher inventory, and an increase in median list price. In 146 metros tracked by Realtor.com, the number of for-sale listings was down 21 percent in March compared to a year ago. All but two markets -- Philadelphia and Hartford, Conn. -- saw listing inventory decline, and 78 markets registered declines of 20 percent or more. Seattle ranks number 7 in the top ten. *Source: Inmannews.com, April 17, 2012* <http://www.inman.com/news/2012/04/17/top-10-metros-with-greatest-drop-in-sale-inventory>
- Seattle-area home prices keep falling in February:** Home prices in the Seattle metropolitan area fell in February for the seventh straight month, according to the closely watched Standard & Poor's/Case-Shiller index. The metropolitan area, which includes King, Snohomish and Pierce counties, was one of nine of the 20 cities tracked by Case-Shiller to hit a new post-housing crisis low. Seattle-area prices were down 0.8 percent from January and 2.9 percent from a year ago. The February numbers, the most recent available, were released Tuesday. *Source: The Seattle Times, April 24, 2012* http://seattletimes.nwsourc.com/html/businesstechnology/2018060801_caseshiller25.html
- King County home prices rise with fewer houses for sale:** More homebuyers chased slim pickings in King County last month, sending house prices to their highest level since December 2010. The median price of single-family homes sold last month was \$360,000, up 9 percent from March and nearly 3 percent from April 2011, according to statistics released Thursday by the Northwest Multiple Listing Service. It was the second month-over-month gain in median price. There were 1,769 houses sold in King County last month, 15 percent more than a year earlier. *Source: The Seattle Times, May 3, 2012* http://seattletimes.nwsourc.com/html/businesstechnology/2018135316_homesales04.html



Market Reference Map



- A) Chez Shea closes in Seattle
- B) Collections café to open inside Chihuly Garden and Glass
- C) Street Treat joins the gang at Seattle Center House
- D) Mod pizza also on board for the Armory at Seattle Center
- E) Cheesecake comes to Seattle Center
- F) Nordstrom plans new Rack store at Northgate Mall
- G) Six new restaurants vie for attention this spring
- H) Target store in downtown Seattle aims for July 25 opening
- I) Volterra comes to Kirkland
- J) Peek to open at University Village
- K) Bellevue Square Top Pot Doughnuts now open
- L) Walmart to open first Bellevue store in late June
- M) Russell Center sold for \$480M
- N) Schnitzer West revives plan for 36 story office tower
- O) Big Overlake office park up for sale
- P) Two more SLU office buildings proposed
- Q) Vulcan plans U District apartment building
- R) Hedreen deals could put high rises on Greyhound block
- S) Sea-Tac airport shows off \$400 million rental car hub
- T) U District apartments will test new model for construction
- U) Maple Valley shopping center sells for \$41M
- V) Edgy Stadium Place Tower scores with board
- W) Arizona firm buys Capitol Hill apartment site

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

