



THE SEATTLE MARKET REVIEW

Compiled by The Seattle Times Company Strategic Research Department



MARKET HIGHLIGHTS

Labor Market: Jobless rate declines in King, Snohomish and Pierce counties

Retail Market: Whole Foods coming to West Seattle

Regional Development: Boeing opens tanker test lab in Seattle

Travel: Windstar Cruises reports 60 percent increase in advanced bookings

Economy: Fishing vessel construction work surges

Real Estate Market: Home sales rise while inventory plummets in October

Area Stores Opening

- National star Maria Hines planning third Seattle restaurant
- Elemental Wood Fired Pizza opens in University Village (Seattle)
- Seafood Bistro Tanglewood Supreme to open in Magnolia (Seattle)
- First Look: Inside the Glittering New Joule (Seattle)
- Columbia City Cinema to re-open (Seattle)
- BevMo open in Bellevue
- BevMo to open November 16 in Northgate (Seattle)
- Whole Foods coming to West Seattle
- REI opening new Silverdale store in fall 2013
- Café Pettirosso returns to Capitol Hill (Seattle)
- Ace Hardware store to open downtown Seattle
- Seattle's Best Coffee rolls out Sodo drive-thru shop (Seattle)
- New Zealand outdoor clothing store to open in Seattle

Area Stores Moving/Renovation/other

- None

Area Stores Closing

- None

Urban Land Institute finds Seattle among most attractive real-estate markets: After the worst collapse since the Great Depression, the sector is on an upswing. It is slow, cautious and fragile, to be sure. But it's real. I've written before that the Seattle area was due to hit bottom this year in residential real estate and begin a slow rebound. Home prices are rising in King County and listings precious in Seattle itself.

Source: *The Seattle Times*, October 20, 2012

http://seattletimes.com/html/business/technology/2019468862_biztaloncol21xml.html

Washington Ranked #5 of the Ten Most Inventive States: Washington has Microsoft, Amazon and Costco driving patents. A robust life sciences industry is also firing up innovation. Three of the 21 drugs approved by the FDA in 2010 were discovered and developed in Seattle, according to Chris Rivera, president of Washington Biotechnology & Biomedical Association. Last year, Seattle Genetics became the first company in 30 years to receive FDA approval for a drug to treat Hodgkin's Lymphoma, and medical device maker Mirabilis Medica has developed a handheld ultrasound device approved for use in Europe, said Rivera. **Source:** *CNN.com*, October 24, 2012

<http://money.cnn.com/gallery/smallbusiness/2012/10/24/states-patent-invention/5.html>

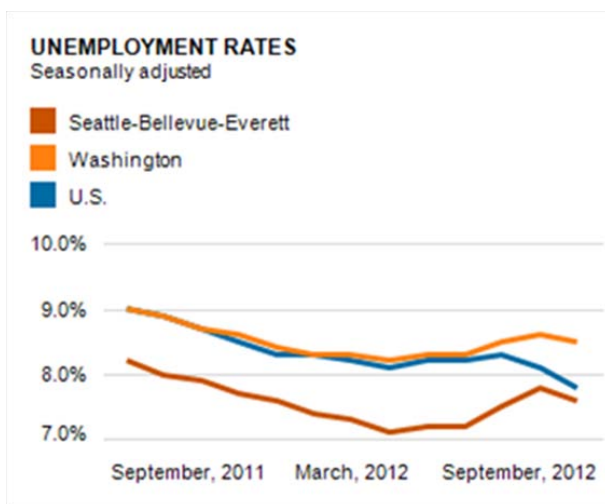
Tax report: Washington sixth best state for business: Despite the griping you hear sometimes, Washington is one of the best states in the country in which to run a business because of its relatively low taxes. That's according to the Tax Foundation, a non-partisan research group based in Washington, D.C., that annually reports on states' business tax climate. Washington state ranked sixth in the group's [state business tax climate index](#) released today.

Source: *The Seattle Times*, October 9, 2012

http://seattletimes.com/html/technology/brierdudleysblog/2019383669_new_report_washington_sixth_be.html



LABOR MARKET



Local hospitality industry serves up job growth: Seattle area hotels, restaurants and tourist attractions hired more workers last month to keep up with a seemingly endless summer, pushing the sector to its highest employment level in more than a decade. That helped the metro area's unemployment rate edge down to 7.6 percent, while the statewide rate dipped to 8.5 percent, the state Employment Security Department reported Wednesday.

Source: *The Seattle Times*, October 17, 2012

http://seattletimes.com/html/business/technology/2019453654_jobsseptemberxml.html

Seattle manufacturing jobs pay \$62K per year; 21st highest in U.S.: The average manufacturing job in the Seattle area pays \$62,100 a year, which is the 21st-highest in the U.S. According to research by On Numbers, the research division of American City Business Journals, San Jose, Calif., is atop the U.S. salary list, as its manufacturing employees earned an average of \$99,200 in 2010. San Francisco-Oakland was a distant second at \$76,300.

Source: *The Seattle Times*, October 19, 2012

http://www.bizjournals.com/seattle/morning_call/2012/10/seattle-manufacturing-jobs-pay-62k.html?ana=e_sea_rdup&s=newsletter&ed=2012-10-19

These 11 tech giants are paying software engineers on average \$100,000 or more: The market for software developers remains red hot. And companies looking to attract the best and brightest minds are paying top dollar — stressing yet again the need for additional educational resources in the fields of science, engineering and math. According to a new study out this week by jobs and career site [Glassdoor](#), 11 tech giants are paying on average more than \$100,000 in base pay for software engineers. Google led the way with average base pay of \$128,336, followed by Facebook at \$123,626. Both companies have growing engineering centers in the Seattle area, as does struggling Zynga which ranked high on the list with average base pay of \$105,568. Apple ranked third with average base pay of \$114,413.

Source: *Geekwire.com*, October 20, 2012

<http://www.geekwire.com/2012/11-tech-companies-paying-software-engineers-average-100000/>

Jobless rate declines in King, Snohomish and Pierce counties: Unemployment rates fell in King, Snohomish and Pierce counties in September over the previous month, state officials said Tuesday. King County's non-seasonally adjusted jobless rate declined to 6.9 percent from 7.4 percent, Snohomish 7.6 percent from 8.3, and Pierce 8.5 percent from 9.1, according to the state Employment Security Department. The broad-based decline mirrored the state's drop to 7.7 percent from 8.5 percent.

Source: *The Seattle Times*, October 23, 2012

http://seattletimes.com/html/business/technology/2019502494_jobscountiesxml.html

DaVita moving 350 workers from Tacoma to Federal Way: [DaVita Inc.](#) will move 350 of its workers from downtown Tacoma to Federal Way by April. DaVita, which operates more than 1,800 kidney dialysis centers in the U.S., will still have 550 employees at its Tacoma location at 1423 Pacific Ave., according to the [News Tribune in Tacoma](#). DaVita is taking advantage of Weyerhaeuser Co.'s shrinking presence and lower office rent in Federal Way.

Source: *Puget Sound Business Journal*, October 26, 2012

http://www.bizjournals.com/seattle/morning_call/2012/10/davita-moving-350-workers-from-tacoma.html?ana=e_sea_rdup&s=newsletter&ed=2012-10-26

THE SEATTLE MARKET REVIEW

Garage-door maker to lay off 55 people in January: Ohio-based Clopay Building Products, a leading maker of garage doors, plans to lay off 55 people on Jan. 25 at its Auburn factory, according to a notice filed with the state. Nine of those laid off will be offered jobs at a nearby distribution center, while the rest will be offered positions at the company's Ohio factory, according to the Washington Department of Employment Security.

Source: *The Seattle Times*, October 30, 2012

http://seattletimes.com/html/business/technology/2019562583_clopaylayoffsxml.html

Semiahmoo Hotel in Blaine plans to shut down Dec. 1: The Semiahmoo Hotel in Blaine is planning to shut down on Dec. 1, putting 200 people out of work at the city's largest employer. [The Bellingham Herald reports](#) Blaine officials called the announcement "like a nuclear bomb," as the Upper Skagit Indian Tribe, majority owner of the hotel, tries to find a buyer for the hotel. The hotel generates \$200,000 in annual hotel tax money and generates \$125,000 to \$150,000 a year in sales tax for Blaine's general fund. Semiahmoo Golf & Country Club and Loomis Trail Golf Club will remain open after the hotel closes.

Source: *Puget Sound Business Journal*, October 31, 2012

http://www.bizjournals.com/seattle/morning_call/2012/10/semiahmoo-hotel-in-blaine-plans-to.html?ana=e_sea_rdup&s=newsletter&ed=2012-10-31

SpaceCurve to double staff, moves to Pioneer Square: Seattle geo-location startup SpaceCurve said it intends to double its workforce and has moved into a new location in Pioneer Square that's three times larger than its previous spot. The hirings come a few months after SpaceCurve, which has built a database that describes the 3-D physical location of buildings, roads and other objects, [raised \\$3.5 million](#).

Source: *Puget Sound Business Journal*, November 2, 2012

http://www.bizjournals.com/seattle/blog/techflash/2012/11/spacecurve-to-double-staff-moves-to.html?ana=e_sea_rdup&s=newsletter&ed=2012-11-02

Seattle private pay increase of 3.3% leads West: Total compensation costs for private industry workers grew 3.3 percent in the Seattle area in the past year, which is the highest percentage growth of all large cities in the West and second in the country. [According to according to the Bureau of Labor Statistics of the U.S. Department of Labor](#), Atlanta led the nation in private pay growth from September 2011 to September 2012 at 3.8 percent.

Source: *Puget Sound Business Journal*, November 6, 2012

http://www.bizjournals.com/seattle/morning_call/2012/11/seattle-private-pay-increase-of-33.html?ana=e_sea_rdup&s=newsletter&ed=2012-11-06

Allen Institute Moving to South Lake Union as Growth Continues: The Allen Institute for Brain Science is in the midst of an [audacious \\$300 million expansion](#), as it plans to grow to 350 employees, and recruit neuroscientists from around the world to tackle some of the [toughest questions in biology](#). Those people need someplace to work together, and no surprise, that place is going to be South Lake Union, the neighborhood Allen has been developing for more than a decade.

Source: *Xconomy.com*, November 2, 2012

<http://www.xconomy.com/seattle/2012/11/02/allen-institute-moving-to-south-lake-union-as-growth-continues/>

Hostess closing Seattle bakery, 2 others after strike: Hostess Brands is permanently closing three bakeries in Seattle, St. Louis and Cincinnati after a nationwide strike by its bakers union. The Texas-based maker of Twinkies and Ding Dongs says the strike has prevented it from producing and delivering products. The three bakeries employ a total 627 workers. Its Seattle bakery is on Dexter Avenue North at Republican Street, between Aurora Avenue North and the fast-growing South Lake Union neighborhood.

Source: *The Seattle Times*, November 12, 2012

http://seattletimes.com/html/business/technology/2019670400_hostessclosing3bakeriesfollowingxml.html

Seattle startups surging, east and west: My inbox is filling up with news from Seattle-area startups that are expanding like crazy. Here are a few of the smaller tech companies in the area that are expecting big jumps in employment over the next few months: -- Bellevue-based wellness software venture [Limeade](#) is planning to grow from 35 to 75 employees over the next year.

Source: *The Seattle Times*, November 8, 2012

http://seattletimes.com/html/technology/brierdudleysblog/2019632267_seattle_startups_surging_east.html



Do good for yourself.



RETAIL MARKET



National star Maria Hines planning third Seattle restaurant: When Maria Hines was named one of the top new chefs in the country by Food and Wine magazine, she used that momentum to open her first restaurant, Tilth, the celebrated New American spot in a little Craftsman house in Wallingford. When Hines -- by then a James Beard award winner -- beat out Iron Chef Morimoto in a cooking competition on national TV, she proceeded to open Golden Beetle, her more casual Eastern Mediterranean spot in Ballard. (See figure A, page 11)

Source: *The Seattle Times*, October 17, 2012

http://seattletimes.com/html/allyoucaneat/2019459052_national_star_maria_hines_plan.html

Elemental Wood-Fired Pizza Opens in University Village: The former Grace Kitchen space has officially reopened as Elemental Wood-Fired Pizza, the latest project from Boom Noodle and Blue C Sushi duo Steve Rosen and James Allard. Rosen reports that signs aren't even up, so if you stop in to check them out, remember that various opening kinks are probably being worked out. The space isn't wildly different from its days at Grace Kitchen, though removing those high-backed booths completely changes the feel of the room. New light fixtures push the space toward a more industrial vibe.

Source: *seattlemet.com*, October 26, 2012 (See figure B, page 11)

Seafood Bistro Tanglewood Supreme to Open in Magnolia: A Brasa alum heads up the kitchen at this oceanic neighborhood restaurant named for a beloved casserole. Most visitors arrive in Seattle with the notion that neighborhood seafood restaurants are as plentiful as Starbucks. But, as the crowds at The Walrus and the Carpenter will attest, such establishments are astoundingly rare here. Hence the silver lining in the closing of Wheeler Street Kitchen in Magnolia.

Source: *SeattleMet.com*, October 19, 2012 (See figure C, page 11)

<http://www.seattlemet.com/eat-and-drink/nosh-pit/articles/seafood-bistro-tanglewood-supreme-to-open-in-magnolia>

First Look: Inside the Glittering New Joule: After bidding farewell to Wallingford in April, Joule reopens today in its new, sleeker, location in the Fremont Collective. It's most definitely reminiscent of sibling restaurant Revel, but with a personality (and jewel-toned color scheme) all its own. During its six-month hiatus, owners Rachel Yang and Seif Chirchi also devised a new menu, organized like that of a traditional steak house, but Korean-influenced and still unmistakably Joule.

Source: *seattlemet.com*, October 24, 2012 (See figure D, page 11)

<http://www.seattlemet.com/eat-and-drink/nosh-pit/articles/first-look-inside-the-glittering-new-joule>

Columbia City Cinema to re-open: The former Columbia City Cinema, which closed its doors in May 2011 due to longstanding issues regarding the building's fire safety, is rising again. David McRae, who grew up in the movie business here (his parents owned the Cine-Mond theater in Redmond in the '70s) and has recently been specializing in transitioning 35mm movie houses to digital equipment, has taken over the theater's lease and will be its new operator.

Source: *The Seattle Times*, October 22, 2012 (See figure E, page 11)

http://seattletimes.com/html/popcornprejudicemovieblog/2019495520_columbia_city_cinema_to_re-ope.html

THE SEATTLE MARKET REVIEW

BevMo testing the water in Washington: BevMo executives used to doubt the power of their brand in Washington. The chain is well known in California, home to most of its nearly 130 stores, but Washington — off-limits for decades to private liquor retailers — was a question mark. “You’re always worried about, are people even aware of what BevMo is when you open in a new state?” said CEO Alan Johnson. As BevMo prepares to debut in Bellevue on Nov. 9 and at Northgate on Nov. 16 — followed by stores in Ballard and Bellingham scheduled for February — Johnson no longer worries

Source: *The Seattle Times*, October 29, 2012 (See figure F, page 11)
http://seattletimes.com/html/business/technology/2019556504_bevmoopeningxml.html

Whole Foods coming to West Seattle, finally: Whole Foods said it will open its seventh Seattle-area store — in West Seattle — in 2015. The store will be in a mixed-use development at Fauntleroy Way Southwest and Southwest Alaska Street. The chain, based in Austin, Texas, has signed a lease with Weingarten Realty. Whole Foods originally planned to open at another West Seattle location years ago, but that development — also known as “the hole” — was stalled and became a subject of legal wrangling. (See figure G, page 11)

Source: *The Seattle Times*, November 7, 2012
http://seattletimes.com/html/business/technology/2019631483_wholefoodsxml.html

REI opening new Silverdale store in fall 2013: Recreational Equipment Inc. (REI) said it will open a new 24,500-square-foot store at the intersection of NW Randall Way and Myhre Place NW in Silverdale in the fall of 2013. “Our new Silverdale store will be much more convenient for more than 15,000 active REI members who reside along the Kitsap Peninsula,” said Kevin Golic, REI retail director for the Washington and Alaska district, in a statement.

Source: *Puget Sound Business Journal*, November 6, 2012 (Not pictured on the map)
http://www.bizjournals.com/seattle/morning_call/2012/11/rei-opening-new-silverdale-store-in.html?ana=e_sea_rdup&s=newsletter&ed=2012-11-06

Cafe Pettirosso returns: Cafe Pettirosso returns to Capitol Hill Tuesday morning. It has some long days ahead of it. Slated to be open Tuesdays through Sundays from 9a to 2a, the 11th Ave cafe space has been overhauled and expanded in a \$100,000+ buildout that has seen Pettirosso shuttered since it closed at the end of 2011.

Source: *Capitol Hill Seattle Blog*, October 30, 2012 (See figure H, page 11)
<http://www.capitolhillseattle.com/2012/10/30/capitol-hill-fooddrink-cafe-pettirosso-returns>

Chef Matt Dillon’s Pioneer Square restaurant about a month away: Matt Dillon, winner of the 2012 James Beard Foundation Best Chef Northwest award, hopes for a mid-December opening for his latest venture, a Mediterranean-style bar in Seattle’s Pioneer Square neighborhood. Construction is under way. Bar Sajor (named for Dillon’s mother’s maiden name and pronounced sigh-YOR) will be a wood-fired oven restaurant and more casual than Dillon’s other Seattle restaurants — Sitka & Spruce on Capitol Hill and the Corson Building in Georgetown.

Source: *Puget Sound Business Journal*, November 7, 2012 (See figure I, page 11)
http://www.bizjournals.com/seattle/blog/2012/11/top-nw-chef-matt-dillons-pioneer.html?ana=e_du_pub&s=article_du&ed=2012-11-08

Ace Hardware store to open downtown: An Ace Hardware store will open at the Securities Building in downtown Seattle in the first quarter of 2013, local operator The Myers Group said Tuesday. The store will occupy 7,500 square feet of vacant office space on Fourth Avenue between Virginia and Stewart streets, near Bed, Bath & Beyond, and is expected to employ 15 people. (See figure J, page 11)

Source: *The Seattle Times*, November 13, 2012
http://seattletimes.com/html/business/technology/2019676512_bdigacehardwarexml.html

Seattle’s Best Coffee rolls out Sodo drive-thru shop: No, there won’t be bikinis. In Seattle’s Best Coffee’s latest divergence from corporate parent Starbucks, every new location will be a 523-square-foot drive-thru-only cafe. Unlike at so many Northwest drive-thrus, though, the baristas won’t be in bikinis. The first drive-thru, slightly larger than 523 square feet, debuts Wednesday just off the sidewalk in front of SoDo Gateway Shopping Center at 2990 Fourth Ave. S. The chain expects to open thousands of little red stores from which baristas will dispense brewed coffee, sweet flavored lattes, handheld pies and breakfast sandwiches that resemble Egg McMuffins. (See figure K, page 11)

Source: *The Seattle Times*, November 13, 2012
http://seattletimes.com/html/business/technology/2019676822_seattlesbestxml.html

New Zealand outdoor clothing store to open in Seattle: A New Zealand retailer specializing in outdoor clothing made of merino wool will open its first Seattle store on Thursday. The 1,500-square-foot Icebreaker TouchLab store will be located at 1429 Fifth Ave. at Pike Street in downtown Seattle. The company picked Seattle because Puget Sound area residents’ “active lifestyles and early adopter culture makes them our ideal customer, and they will especially appreciate merino wool’s ‘warm when wet’ properties,” Icebreaker founder and CEO Jeremy Moon said in a release.

Source: *Puget Sound Business Journal*, November 13, 2012 (See figure L, page 11)
http://www.bizjournals.com/seattle/blog/2012/11/new-zealand-outdoor-clothing-store.html?ana=e_du_pub&s=article_du&ed=2012-11-13



REGIONAL DEVELOPMENT



advancing the regional economic strategy

Report: Seattle high-rise, 1201 Third Avenue, selling for \$550 million: A MetLife partnership “has the inside track” to buy the 1201 Third Avenue tower in downtown Seattle for about \$550 million, according to trade publication Real Estate Alert. MetLife is partnering with real estate investment manager Clarion Partners to purchase the 55-story building, according to the trade publication. (See figure M, page 11)

Source: *Puget Sound Business Journal*, October 19, 2012

http://www.bizjournals.com/seattle/news/2012/10/19/report-seattle-high-rise-1201-third.html?ana=e_sea_rdup&s=newsletter&ed=2012-10-22

A playground for geeks: Nike vet to open 10,000-square-foot maker space in Seattle: Calling all geeks, nerds, designers, makers and anyone else whose ever wanted to build something cool: MakerHaus is coming to Seattle's Fremont neighborhood. What's MakerHaus? It's kind of a geek paradise. The 10,000-square-foot renovated industrial design space will include educational programs where members can take classes on topics such as *Intro to Rhino 3D CAD*; *Getting Funded on Kickstarter*; or *Laser Cutting Basics*. (See figure N, page 11)

Source: *geekwire.com*, October 19, 2012

<http://www.geekwire.com/2012/playground-geeks-nike-vet-open-huge-maker-space-seattle/>

Northeastern U's Seattle branch to open in Jan. near Amazon: When he visited Seattle last week, the president of Northeastern University took pains to explain why the Northwest's largest city — some 2,500 miles and three times zones away — was a logical site for a private research institution in Boston to open a branch campus. "Why Seattle?" asked Joseph Aoun. "Because we like the fact that Seattle is a very vibrant urban center." (See figure O, page 11)

Source: *The Seattle Times*, October 21, 2012

http://seattletimes.com/html/localnews/2019491953_northeastern22m.html

Boston developer buys Denny Triangle property: A Boston-based real-estate investment company bought a development site in Seattle's Denny Triangle on Tuesday and has applied for permits to build a 39-story apartment tower there. An affiliate of General Investment & Development Companies (GID) paid \$13.4 million for the 0.35-acre property at Eighth Avenue and Lenora Street, according to county records. (See figure P, page 11)

Source: *The Seattle Times*, October 23, 2012

http://seattletimes.com/html/businesstechnology/2019505153_gidapartmentsxml.html

Icon Grill property in downtown Seattle is on the market: Commercial real estate brokerage CBRE said Tuesday that it's marketing for sale a high-rise development site in downtown Seattle. The property at the corner of Fifth Avenue and Virginia Street is home to the Icon Grill, known for its marquee with sometimes cheeky messages.

Source: *The Seattle Times*, October 23, 2012 (See figure Q, page 11)

http://www.bizjournals.com/seattle/news/2012/10/23/icon-grill-property-in-downtown.html?ana=e_du_pub&s=article_du&ed=2012-10-23

Seattle housing nonprofit buys Queen Anne apartments, plans to rehab the property: Bellwether Housing said Wednesday that it bought the Marion B. Robbins Apartments from Seattle Pacific University and will remodel the property. Bellwether spokeswoman Julie Lombardo said the nonprofit agency paid just over \$6.45 million for the property at 2701 Third Ave. W., in Seattle's Queen Anne neighborhood. (See figure R, page 11)

Source: *Puget Sound Business Journal*, October 24, 2012

http://www.bizjournals.com/seattle/news/2012/10/24/seattle-housing-group-buys-queen-anne.html?ana=e_sea_rdup&s=newsletter&ed=2012-10-25

Unico Properties pays \$15.9M for Art Institute of Seattle building: A limited liability company affiliated with Unico Properties bought the part of a waterfront property that houses the Art Institute of Seattle. Records show that the institute sold the property, 2323 Elliott Ave., for just under \$15.88 million. The institute paid \$11.5 million for the property in 1998. Officials of Seattle-based Unico and the institute were not immediately available. (See figure S, page 11)

Source: *Puget Sound Business Journal*, October 24, 2012

http://www.bizjournals.com/seattle/news/2012/10/24/unico-properties-pays-159m-for-art.html?ana=e_sea_rdup&s=newsletter&ed=2012-10-25

THE SEATTLE MARKET REVIEW

Apartments and Retail set for 11th and Pike: Seattle developer Liz Dunn is reviving plans to construct an apartment and retail building near 11th Avenue and Pike Street on Capitol Hill. Not only would the new project house 60 apartments, but it would also include 6,100 square feet of ground level retail. The six-story project will share a block with a number of other Dunn projects, including Agnes Lofts, Piston & Ring Building, and The Pacific Supply building, which all face 12th Avenue and Pike. (See figure T, page 11)

Source: *Daily Journal of Commerce*, October 25, 2012
<http://www.djc.com/news/re/12046502.html>

Downtown apartment tower sold: Tower 801, a 25-story apartment tower at Eighth Avenue and Pine Street in downtown Seattle, was sold Tuesday for nearly \$50 million, according to county records. Goodman Real Estate of Seattle and Capri Capital Partners of Chicago purchased the 173-unit building, built in 1970, from Essex Property Trust of Palo Alto, Calif. Essex paid \$31.7 million for the tower in 2005, records indicate. (See figure U, page 11)

Source: *The Seattle Times*, October 30, 2012
http://seattletimes.com/html/business/technology/2019559977_tower801soldxml.html

7-story apartment project opening in Seattle's University District: The seven-story, 100-unit Muriel's Landing Apartments complex will open next week in Seattle's University District. Located at 5240 University Way N.E., the complex includes 7,000 square feet of retail space. A portion of that space has been rented to Araya's Place, a Thai vegan restaurant that's a longtime U District fixture. The restaurant will relocate to the project in early 2013. **Source:** *Puget Sound Business Journal*, October 29, 2012 (See figure V, page 11)

http://www.bizjournals.com/seattle/blog/2012/10/new-apartment-project-opening-in-the-u.html?ana=e_sea_rdup&s=newsletter&ed=2012-10-30

Boeing opens tanker test lab in Seattle: Boeing said Wednesday it has opened the first System Integration Laboratory in Seattle for its KC-46 Air Force tanker program. This is the first of five tanker integration labs to be operating by the end of 2013. Four will be at Boeing Field in Seattle and one in Everett. Boeing will use the labs to develop, integrate and test the various military systems on the airplane, including the refueling boom, which will be assembled at a Boeing Field facility. (See figure W, page 11)

Source: *The Seattle Times*, October 31, 2012
http://seattletimes.com/html/business/technology/2019572402_boeingtankerxml.html

City gets funds to plan for Broadway streetcar extension: Seattle Mayor Mike McGinn announced on Tuesday that the city has secured funding to plan and design an extension of the First Hill streetcar line on Broadway. The goal is to extend the line at least six blocks north from the currently planned terminus at East Denny Way. The line would go to East Roy Street or beyond. Landscaping, sidewalk upgrades, a bicycle track, wayfinding and signal improvements would be included. The estimated cost for the six-block extension is \$25 million.

Source: *Daily Journal of Commerce*, October 31, 2012
<http://www.djc.com/news/co/12046713.html>

Denny Triangle apartment sale sets record: Aspira, a 37-story Denny Triangle apartment tower completed in 2010, was sold Thursday for what one researcher says is the highest price ever for an apartment project in King County. Developer Harbor Urban was paid about \$165.7 million for the 325-unit building, according to county records. That tops the \$164 million Equity Residential paid for downtown's 730-unit Harbor Steps in 2005, said Mike Scott, of Dupre + Scott Apartment Advisors. The Aspira deal breaks down to about \$510,000 per unit. That's also a record, Scott said, easily surpassing the old record of about \$418,000 per unit. (See figure X, page 11)

Source: *The Seattle Times*, November 1, 2012
http://seattletimes.com/html/business/technology/2019582852_aspirasoldxml.html

With landslide vote, project to replace Seattle's crumbling seawall moves ahead: The city of Seattle is set to name a general contractor Friday to oversee the replacement of Seattle's crumbling downtown seawall, a project that can now move forward without the cloud of uncertainty that hung over the plans before Tuesday's election. That's because voters in Seattle [overwhelmingly approved](#) a \$290 million bond measure to fund the project.

Source: *Puget Sound Business Journal*, November 7, 2012
http://www.bizjournals.com/seattle/blog/2012/11/landslide-supports-seawall-project.html?ana=e_du_pub&s=article_du&ed=2012-11-07

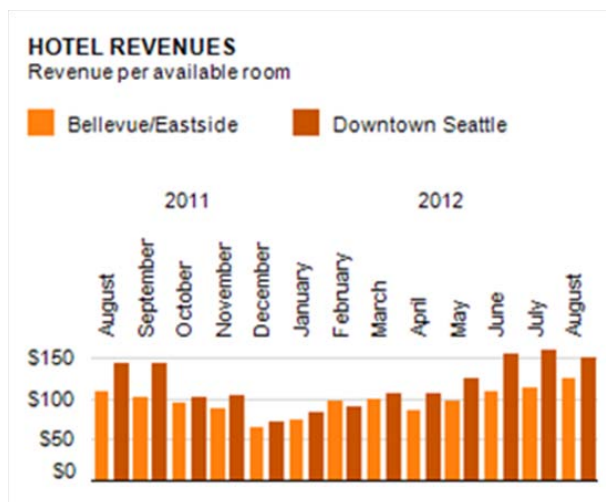


Seattle Media Maven

Need some help navigating the Seattle media scene?
 Check out our blog, [Seattlemiamaven.com](http://seattlemiamaven.com), for the latest Seattle insights.



TRAVEL MARKET



Alaska Airlines announces Seattle-Salt Lake City service: Alaska Airlines will begin flying twice-daily service between Seattle-Tacoma International Airport and Salt Lake City beginning April 4, 2013. "Salt Lake City represents the largest market out of Seattle that Alaska Airlines does not currently serve and has been a top request of our customers for more than a decade," said [Andrew Harrison](#), Alaska Airlines' vice president of planning and revenue management, [in a statement](#). Flights from Seattle to Salt Lake City will leave at 7 a.m. and 1:10 p.m. daily. Return flights from Salt Lake City will leave at 11 a.m. and 5:10 p.m.

Source: Puget Sound Business Journal, November 1, 2012

http://www.bizjournals.com/seattle/morning_call/2012/11/alaska-airlines-announces-seattle-salt.html?ana=e_sea_rdup&s=newsletter&ed=2012-11-01

Windstar Cruises reports 60 percent increase in advanced bookings: Seattle-based Windstar Cruises [has reported](#) a 60 percent increase in advanced bookings for 2013 over last year and says that 2013 will mark the fourth straight year of increasing revenue, based on the current pace. After its former parent company, Ambassadors International, [filed for bankruptcy](#), the small-ship luxury cruise line [was purchased](#) by Xanterra Parks and Resorts in May 2011 and has since been undergoing big changes. Windstar has invested \$18 million in a fleet-wide renovation project scheduled to be complete by December. The renovation will upgrade the line's three yachts with new décor, carpeting, upholstery, furniture and artwork and replace 72,000 square feet of sails. The company is also revamping itineraries to focus on "much desired smaller ports" and adding new land tours to select voyages.

Source: The Seattle Times, November 9, 2012

http://www.bizjournals.com/seattle/news/2012/11/09/windstar-cruises-reports-60-percent.html?ana=e_sea_rdup&s=newsletter&ed=2012-11-12

FAA OKs new flights paths for Sea-Tac landings: A new way to land planes at Seattle-Tacoma International Airport received final approval from the Federal Aviation Administration on Thursday. The method, part of the FAA's Greener Skies Over Seattle program, will use satellite-guided technology to change and streamline flight paths as soon as spring 2013, an FAA spokesman said. The FAA expects the program to improve safety, make flights more fuel-efficient and direct planes over fewer Seattle neighborhoods. Instead of arrivals descending in a stair-step pattern as they now do, jets using Greener Skies' NextGen technology would begin descent closer to the airport and descend smoothly, powering down into what's called flight idle mode.

Source: The Seattle Times, November 2, 2012

http://seattletimes.com/html/localnews/2019592970_greenerskies03m.html

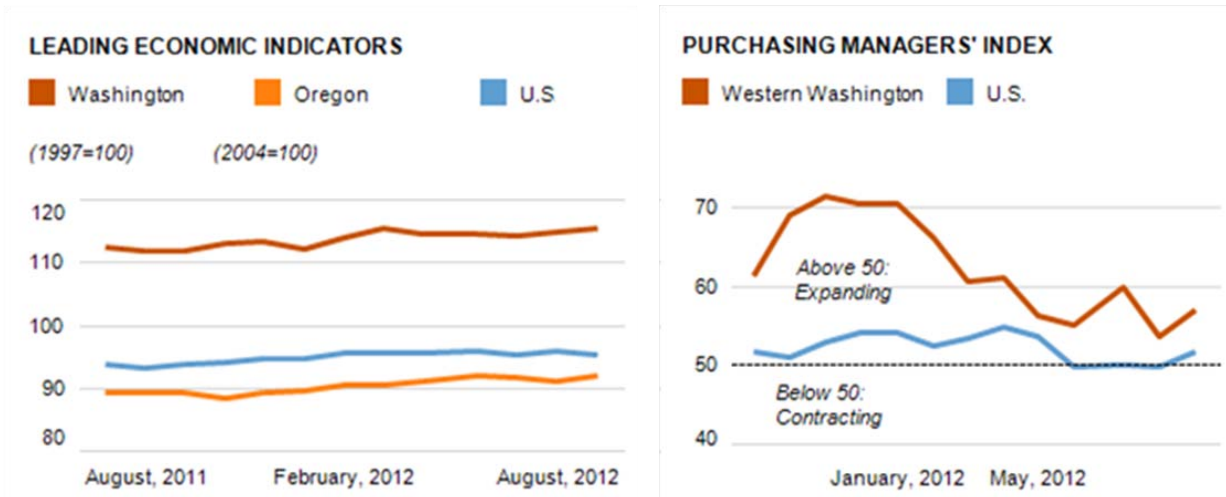
Seattle to spend up to \$10 million to study new streetcar lines: Right after the South Lake Union streetcar opened in late 2007, to holiday shopping crowds and colored balloons, the Seattle City Council mapped out a web of citywide rails. Then the issue went dormant. Streetcars ran nearly empty at first. Voters last year trounced a car-tab fee that would have included money to plan more routes. The first line is now attracting 2,750 passengers per weekday, another line is under construction on First Hill, and the city's dream of a multiline network is resurging.

Source: The Seattle Times, November 11, 2012

http://seattletimes.com/html/localnews/2019663126_streetcars12m.html



ECONOMY



Washington state: 13th-highest median income at \$56K: With a median average income of \$56,835, Washington state ranks No. 13 nationally, trailing U.S. leader Maryland at \$70,004. Washington state had 249,382 households, or 9.47 percent of all households that made \$150,000 or more last year, which ranked the state 15th nationally. The District of Columbia, which is considered a state for statistical purposes, led the country with nearly one-fifth of the households in the district (18.0 percent) with 2011 incomes of \$150,000 or more.

Source: Puget Sound Business Journal, November 7, 2012

http://www.bizjournals.com/seattle/morning_call/2012/11/washington-state-13th-highest-median.html?ana=e_sea_rdup&s=newsletter&ed=2012-11-07

Fishing vessel construction work surges: A wave of new fishing vessel construction is buoying Western Washington shipyards, with promise of more to come. The new work is sparked by strong prices for fish, an aging fleet that's ripe for replacement, and regulatory and legislative changes that make replacing the aging vessels possible. "We're seeing an incredible amount of excitement, in all sectors of the industry, about the possibilities of recapitalization," said Peter Philips, president of Seattle Marine Business Coalition, an industry advocacy group. "And what's even more exciting is, it's actually happening — it's actual steel being cut and workers being hired."

Source: Puget Sound Business Journal, November 9, 2012

http://www.bizjournals.com/seattle/print-edition/2012/11/09/fishing-vessel-construction-work-surges.html?ana=e_ph

Superior crop, increased demand for Washington apples: Washington apple shippers and packers say this year's fresh apple crop will reach record highs despite early worries about hail damage and not enough pickers. The apple crop is expected to hit 121.5 million boxes, according to a recent poll by Yakima Valley Growers-Shippers Association. That number of 40-pound boxes is what Jon DeVaney, the association's executive director, said they estimate based on what packers have in storage. It reflects the apples they think will be packed for fresh market, and does not include apples for processing. The nationwide shortage of apples has spiked demand for Washington's fruit, DeVaney said. "We had a good perfect storm of crop size and market demand," he said.

Source: The Seattle Times, November 10, 2012

http://seattletimes.com/html/localnews/2019656126_applecrop11.html

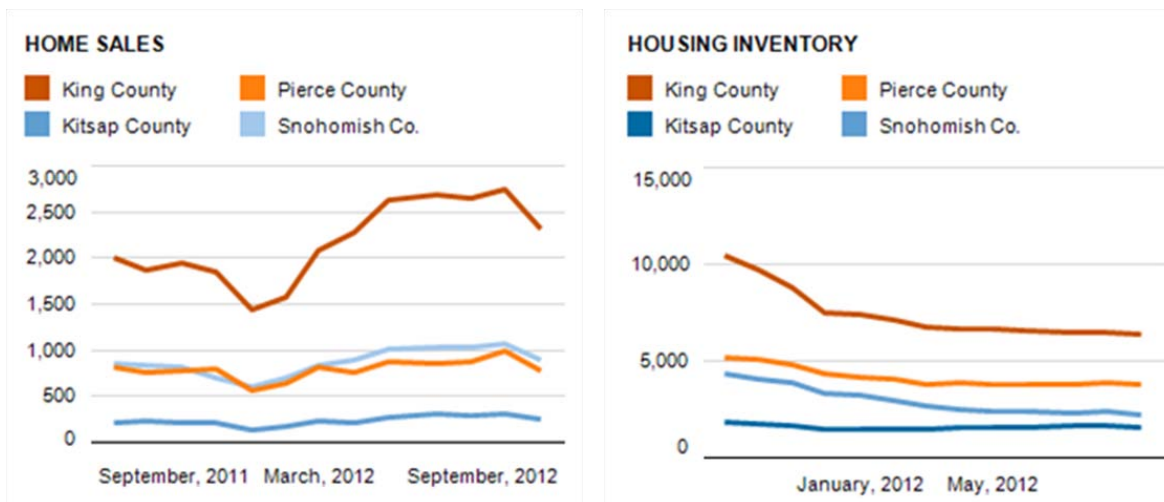
Seattle will host NCAA tournament games in 2015: After a long hiatus, March Madness is coming back to Seattle. KeyArena will host second- and third-round games of the 2015 NCAA men's basketball tournament on March 20 and 22. It's the first time the tournament has played games in Seattle since 2004. The NCAA has in recent years awarded preliminary-round games to other cities in the Northwest, including those with smaller venues than KeyArena. Organizers in Seattle said it has been difficult to obtain the NCAA games because the 17,072-seat arena, which underwent a \$74.5 million renovation in 1995, has an image problem nationally. "Everybody in this country wants these events, so when you have 50 cities bidding on these slots you can't just put in a good bid, you can't just show you can do a good job, you have to show you can do a great job," said Ralph Morton, executive director of the Seattle Sports Commission.

Source: The Seattle Times, November 12, 2012

http://seattletimes.com/html/ncaatournament/2019667468_ncaahoops13.html



REAL ESTATE MARKET



Mixed message in Seattle area's latest home-price data: Home prices in the Seattle metropolitan area rose 3.4 percent in August over the same month last year — the fourth straight monthly year-over-year increase and largest since the housing market collapsed five years ago, according to the closely watched Standard & Poor's/Case-Shiller home-price index. But the news for Seattle was mixed: It was the only one of 20 cities tracked to see prices slip between July and August. The 0.1 percent decline came after five straight month-over-month gains. The Seattle metropolitan area includes King, Snohomish and Pierce counties. Indexes for all 20 cities were released Tuesday. The August numbers are the most recent ones available.

Source: The Seattle Times, October 30, 2012

http://seattletimes.com/html/business/technology/2019559156_caseshillerxml.html

Seattle office market stabilizes: Some researchers say Seattle's office-vacancy rate fell during the summer. Others say it rose. They all agree, however, it didn't change much during the third quarter. And that's a change in itself. The vacancy rate had been dropping, sometimes impressively, for about two years as tenants gobbled up space that emptied — or, in newer buildings, never filled — during the recession. But brokers and other observers don't sound particularly worried about the fairly lackluster third-quarter numbers.

Source: The Seattle Times, October 31, 2012

http://seattletimes.com/html/business/technology/2019562575_officemarketxml.html

Home sales rise while inventory plummets in October: Plenty of buyers. Not so many sellers. House sales surged in King County in October, while the number of houses on the market dropped to its lowest level since at least 1999, according to statistics released Monday by the Northwest Multiple Listing Service. Buyers closed on 1,981 single-family homes last month, 33 percent more than in October 2011 and — perhaps more surprisingly — 10 percent more than in September of this year. Sales volume usually peaks in the summer and tails off in the fall. The surge also was reflected in pending sales, a less reliable measure of market activity. More were reported in October than in any month since June.

Source: The Seattle Times, November 5, 2012

http://seattletimes.com/html/business/technology/2019611317_homesalesxml.html

In Seattle, in-city land for apartments is selling at eye-popping prices: It's not only apartment buildings that are trading hands for sky-high prices in Seattle. The cost of developable land also is way up. Last month, a site for a 105-unit project at 1100 E. Madison St., on Capitol Hill sold for \$8.1 million, said Pete Shelton, the Cushman & Wakefield Commerce broker who represented the sellers. That price works out to \$77,140 per apartment. Public records show that another project site on Capitol Hill, this one for an 89-unit development at 1530 11th Ave., sold last spring for just under \$6.7 million, or \$75,270 per apartment. The Wolf Company, of Scottsdale, Arizona, bought the property from Pryde + Johnson of Seattle.

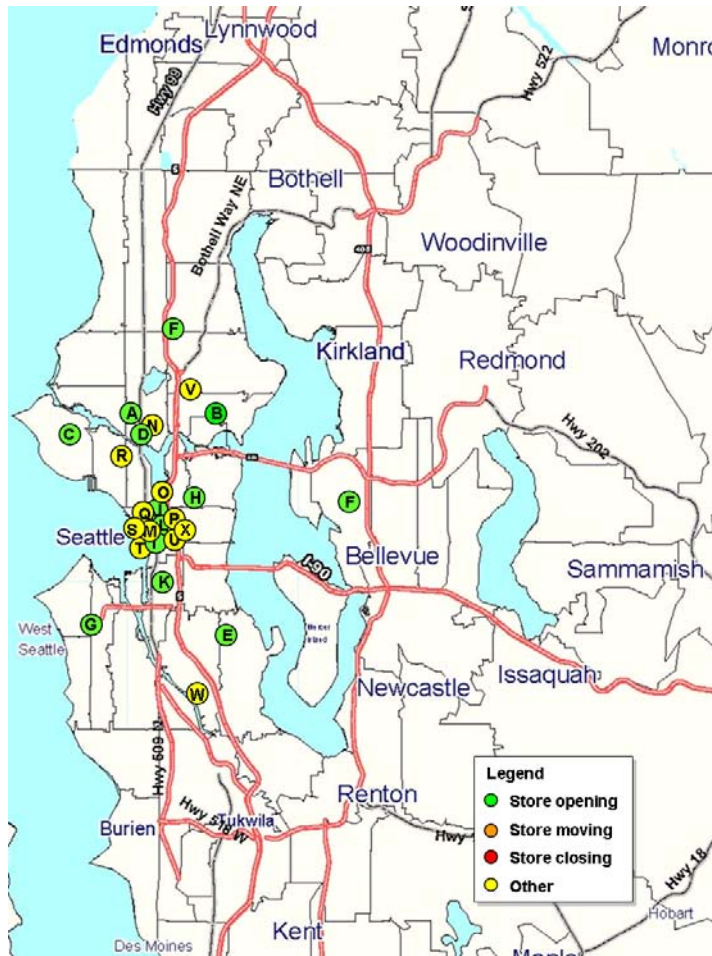
Source: Puget Sound Business Journal, November 6, 2012

http://www.bizjournals.com/seattle/news/2012/11/06/in-seattle-land-for-in-city-apartment.html?ana=e_du_pub&s=article_du&ed=2012-11-06

THE SEATTLE MARKET REVIEW



MARKET REFERENCE MAP



- A. Maria Hines planning third Seattle restaurant
- B. Elemental Wood-Fired Pizza opens in University Village (Seattle)
- C. Seafood Bistro Tanglewood Supreme to open in Magnolia (Seattle)
- D. Joule open in Fremont (Seattle)
- E. Columbia City Cinema re-opens (Seattle)
- F. BevMo opens in Bellevue and opening soon in Northgate (Seattle)
- G. Whole Foods comes to West Seattle
- H. Café Pettirosso returns to Capitol Hill (Seattle)
- I. Chef Matt Dillon's Pioneer Square restaurant about a month away (Seattle)
- J. Ace Hardware to open in downtown Seattle
- K. Seattle's Best Coffee rolls out Sodo Drive-thru (Seattle)
- L. New Zealand outdoor clothing store to open in Seattle
- M. 1201 Third Avenue selling for \$550 million (Seattle)
- N. 10,000 SqFt maker space – Maker-Haus to open (Seattle)
- O. Northeastern U's Seattle branch to open in Jan. (Seattle)
- P. Boston developer buys Denny Triangle property (Seattle)
- Q. Icon Grill property in downtown Seattle is on the market
- R. Seattle housing nonprofit buys Queen Anne apartments, plans to rehab the property (Seattle)
- S. Unico properties pays \$15.9 million for Art Institute of Seattle building (Seattle)
- T. Apartments and Retail set for 11th and Pike (Seattle)
- U. Downtown apartment tower sold (Seattle)
- V. 7 story apartment project opening in Seattle's University District (Seattle)
- W. Boeing opens tanker test lab in Seattle
- X. Apartment sale sets record (Seattle)

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

