

D# 92 HOTEL IN THE CO

SUPPLEMENTAL STAFF REPORT

SUMMARY: This Supplemental Staff Report provides responses to issues that were raised at a Planning Commission meeting regarding amendments to the Development Regulations (Title IV). It also includes additional information that staff has identified as being necessary to include in the analysis for amendments.

General Description

This docket request was initiated by Keith Maehlum, of Renton Properties LLC. The applicant has requested to permit hotels as a use in the Commercial Office (CO) zone. Pursuant to their request, the Triton Towers site has had multiple requests from potential hotel users to develop at their site. Currently, the code permits hotels in the CO zone only if the site is located in the Employment Area Valley (EAV) land use designation. This amendment would remove the footnote that restricts this use to the EAV.

Planning Commission Issue: Will existing Renton hotel owners be notified of the public hearing?

Staff Response: In addition to the typical notification that is conducted for a Public Hearing, staff has sent individual e-mails with the notice to all the hotel owners in the City of Renton to notify them of the subject docket item.

Planning Commission Issue: Where are hotels permitted in the City currently? In what zones are hotels permitted?

Staff Response: A map showing all the locations where hotels are permitted currently within the City is shown in Attachment A. Hotels are currently permitted outright in the CV, CD, COR, and UC-N1 zones. Hotels are also permitted in the IL, IM, IH, and CO zones. However, in these zones, hotels are restricted to the Employment Area Valley land use designation. Hotels are permitted in the CA zone, with the exception of the area within the Northeast Sunset, Northeast Fourth, and South Puget Commercial Corridor Comprehensive Plan designations. Finally hotels are currently permitted in the UC-N2 zone provided however that they are not located within 1,000 feet of the centerline of Renton Municipal Airport, they have structured parking, and where the building is oriented towards a pedestrian street, ground-floor commercial uses would be required.

Additionally, it should be noted that the code specifies a difference between hotels and motels. These uses are defined as follows:

HOTEL: *A building or portion thereof designed or used for transient rental for sleeping purposes. Hotel structures are at least two (2) stories in height, with lodging space above the first floor. Lodging space may also be located on the first floor. Individual rooms are typically accessed from a common hallway. A central kitchen and dining room and accessory shops and services*

catering to the general public may be provided. Not included in this definition are multi-family dwellings, bed and breakfasts, or motels.

MOTEL: *A building or group of detached or connected buildings designed or used primarily for providing sleeping accommodations for automobile travelers and typically having a parking space adjacent to a sleeping accommodation. This definition excludes multi-family dwellings, bed and breakfasts, and hotels.*

Planning Commission Issue: Please provide additional information on job numbers related to office uses versus hotel uses.

Staff Response: Staff has put together a series of tables that analyzes job numbers by hotel and office uses for your review. Overall, within the City of Renton, 11 hotels exist with a total of 233.81 employees. The average number of employees in Renton hotels is 21.26 (Table A). Also on Table A is a set of numbers labeled "Other", these three businesses have a business license with a "hotel" NAISC code, however these businesses do not meet the Title IV definition of "hotel" as such they have been removed from the average employment numbers.

Office uses were not as straight forward as hotels therefore; staff has provided two different tables for comparison. In the first table (Table B), Renton office uses (excluding medical) are broken out by type and number of employees per business. Based on this table, the total number of office employees in the City of Renton is 3,064 with an average of 5 employees per business. In the second table (Table C), each different category of office uses is compiled to show the average number of employees per type of office use. For example, for cash loan businesses Renton has 4 of this type of office business in the City. Based on these four businesses, an average of 21.62 people are employed at each business. This table allows for comparison of specific office types to hotel development.

Overall, if Table A and B are compared hotel development would result in more employment than office. However if one compares Table A and Table C a number of different business types could have the potential to create more jobs than hotels. For example, cash loan businesses would create on average 21.62 jobs and title insurance carriers would create 34.13 jobs. However on the contrary, real estate agencies would create 6.06 jobs and attorney's offices would create 4.18 jobs. Moreover, both office and hotel development would result in job creation.

Planning Commission Issue: What are the current hotel room counts and vacancy rates in existing hotels in Renton?

Additional Information: The following is a list of hotels with room count information provided to the City from a representative of the Marriott. The room count information includes all hotels with the exception of the West Wind Motel.

- Marriott Spring Hill Suites -114 rooms
- Marriott Towne Place Suites -137 rooms

- Hilton Garden Inn – 150 rooms
- Larkspur Landing – 127 rooms
- Extended Stay Deluxe – 110 rooms
- Holiday Inn – 224 rooms
- Clarion – 110 rooms
- Quality Inn – 105 rooms
- EconoLodge – 116 rooms
- Renton Inn – 36 rooms

TOTAL: 1,229 rooms

Additionally, occupancy percentage and average daily rate information was provided for the Kent/Renton “track”. The boundaries of the Kent/Renton track extend far beyond the City of Renton; however this information is collected by the hotel industry and is not a City statistic. The February 2012 numbers are as follows: Occupancy was at 53 percent and average daily rates were at \$79.21.

TABLE A

HOTELS OTHER

HOTEL											
LIC_NO	WAUBI	DBA_NAME	NAICS_CODE	STAT_CODE	FTE	LOC_ADDR	CITY	STATE	ZIP	employment	Category
BL.029768	602740679	RENTON LARKSPUR LANDING	721120	active	26.45	1701 E VALLEY RD	RENTON	WA	98057-3366	26.45	Hotel
BL.020704	602408049	EXTENDED STAY DELUXE #418	721110	active	10.94	1150 OAKESDALE AVE SW	RENTON	WA	98057-5218	10.94	Hotel
BL.023726	601943101	TOWNE PLACE SUITES BY MARRIOTT	721110	active	16.2	300 SW 19TH ST	RENTON	WA	98057-3343	16.20	Hotel
BL.024097	602699444	SPRINGHILL SUITES BY MARRIOTT	721110	active	18.87	200 SW 19TH ST	RENTON	WA	98057-3344	18.87	Hotel
BL.024200	601920736	RENTON INN LLC	721110	active	3.35	219 SUNSET BLVD N	RENTON	WA	98057-5517	3.35	Hotel
BL.028624	600503951	HILTON GARDEN INN	721110	active	43.53	1801 EAST VALLEY RD	RENTON	WA	98057-3364	43.53	Hotel
BL.028632	602580109	QUALITY INN-RENTON	721110	active	15	1850 SE MAPLE VALLEY HWY	RENTON	WA	98057-3958	15.00	Hotel
BL.028959	602633133	HOLIDAY INN-RENTON	721110	active	74.2	1 SOUTH GRADY WAY	RENTON	WA	98057-2500	74.20	Hotel
BL.032715	603000440	CLARION HOTEL OF RENTON	721110	active	13.46	3700 E VALLEY RD	RENTON	WA	98057-4908	13.46	Hotel
BL.032859	602983800	ECONOLODGE	721110	active	9.91	4710 LAKE WASHINGTON BLVD NE	RENTON	WA	98056-1669	9.91	Hotel
BL.034163	603139786	WEST WIND MOTEL	721110	active	1.9	110 RAINIER AVE S	RENTON	WA	98057-2044	1.90	Hotel
										233.81	
										Average	21.26
OTHER											
BL.007769	600362720	WESTERN HOTEL	721110	active	1	818 S 3RD ST	RENTON	WA	98057-2736	1.00	Other
BL.030405	602615913	THE LILYPAD LLC	721110	active	1	19917 97TH AVE S	RENTON	WA	98055-6227	1.00	Other
BL.030840	602819426	BRISTOL SUITES LLC	721110	active	1	1083 LK WASHINGTON BLVD	RENTON	WA	98056-6417	1.00	Other
										3.00	
										Average	1.00

TABLE B

OFFICE/BUSINESS AVERAGE EMPLOYMENT

DBA_NAME	code description	FTE	LOC_ADDR
HGK LEASING LLC	leasing offices	1	1100 SW 27TH ST
SECURITIES AMERICA	leasing offices	1	1620 DUVALL AVE NE
SPRINGLEAF FINANCIAL SERVICES OF WASHINGTO	cash loan	4.08	101 SW 41ST ST
MONEYTREE INC	cash loan	72.26	1601 E VALLEY FRONTAGE RD
ONE MAIN FINANCIAL INC	cash loan	4	330 SW 43RD ST
MONEYTREE ADMINISTRATIVE SERVICES	cash loan	6.13	820 SW 34TH ST
FIRST RATE MORTGAGE	lending	4.1	200 MILL AVE S
WINDERMERE MORTGAGE SERVICES	lending	1	3800 NE 4TH ST
COBALT MORTGAGE INC	lending	1.08	4735 NE 4TH ST
FIRST CHOICE MORTGAGE SERVICES	lending	1	601 S 3RD ST
EAGLE HOME MORTGAGE OF WASHINGTON	lending	2	801 S 3RD ST
BEN'S LOANS INC	pawnshop, short term lending	13.35	1005 S 2ND ST
PAWN X-CHANGE	pawnshop, short term lending	10.48	17626 108TH AVE SE
PAWN X-CHANGE	pawnshop, short term lending	5.3	415 RAINIER AVE N
PAWN PROS	pawnshop, short term lending	3.34	485 RAINIER AVE S
ROANOKE FINANCIAL CORPORATION	brokerage	2	1083 LAKE WASHINGTON BLVD N
B BAFUS MARKETING SERVICES LLC	brokerage	1	1201 MONSTER RD SW
JP MORGAN CHASE BANK	brokerage	58.26	17801 108TH AVE SE
WILSON FINANCIAL GROUP INC	brokerage	1	1900 S PUGET DR
VESTA CAPITAL LLC	brokerage	1	280 MORRIS AVE S
JP MORGAN CHASE BANK N.A.	brokerage	59.15	365 RENTON CENTER WAY SW
ISOLA CAPITAL MANAGEMENT LLC	brokerage	1.08	450 SHATTUCK AVE S
LOAN MART	electronic financial/processing cer	1.01	10561 SE CARR RD
TWIN STAR CREDIT UNION	electronic financial/processing cer	3.25	1102 BRONSON WAY N
ACE AMERICA'S CASH EXPRESS	electronic financial/processing cer	2.65	251 SUNSET BLVD N
MONEYTREE INC	electronic financial/processing cer	3.67	4033 NE SUNSET BLVD
MONEYTREE INC	electronic financial/processing cer	12.9	528 RAINIER AVE S
ADVANCE AMERICA CASH ADVANCE #832	electronic financial/processing cer	3.31	601 S GRADY WAY
MICHAEL S KNOLL	money transmission, payday lendi	1	1700 LAKE WA BLVD N
RIVER STAR FINANCIAL SERVICES LLC	money transmission, payday lendi	1	1904 CAMAS CT SE
FIRST FINANCIAL DIVERSIFIED	money transmission, payday lendi	4.12	208 WILLIAMS AVE S
EDWARD D JONES & COMPANY	investment banking/securities	2.083	15 S GRADY WAY
EDWARD JONES	investment banking/securities	1.0416	1717 NE 44TH ST

TABLE B

OFFICE/BUSINESS AVERAGE EMPLOYMENT

EDWARD JONES	investment banking/securities	2.08 4250 NE 4TH ST
EDWARD D JONES & COMPANY #07286	investment banking/securities	2.083 901 RAINIER AVE N
SCOTTRADE INC	investment banking/securities	4.36 330 SW 43RD ST
AMERICA GOLD & SILVER COMPANY	commodity/foreign currency exch:	1 101 SW 41ST ST
GOLD & SILVER TRADERS LLC	commodity/foreign currency exch:	1 3005 NE SUNSET BLVD
NOBLE SEAFOODS INC	commodity/foreign currency exch:	1 601 BRONSON PL NE
LAUFER GROUP INTERNATIONAL LTD	commodity/foreign currency exch:	12 234 SW 43RD ST, BLDG 2
RENTON CLEANING CENTER	commodity/foreign currency exch:	2.04 364 RENTON CENTER WAY SW
THOMPSON ENTERPRISES, INC	venture capital, investments clubs	1 3215 MEADOW AVE N
DIAMOND FINANCIAL INVESTMENT COMPANY LLC	financial investment advice	1 2205 SE MAPLE VALLEY HWY
FORTESCUE FINANCIAL SERVICES	financial investment advice	1 2305 OLYMPIA AVE NE
CAPITAL INVESTMENT SOLUTIONS INC	financial investment advice	2.5 401 OLYMPIA AVE NE
PACIFIC WEST FINANCIAL CONSULTANTS INC	financial investment advice	3.25 401 OLYMPIA AVE NE
EDWARD JONES	trust offices/security custodians	3.125 17913 108TH AVE SE
DANA FERRELL	commodity/foreign currency exch:	1 15 S GRADY WAY
PACIFIC WEST INVESTMENT INC	commodity/foreign currency exch:	42.08 555 S RENTON VILLAGE PL
FPS INC	commodity/foreign currency exch:	1 607 SW GRADY WAY
CHICAGO TITLE INSURANCE CO	title insurance carriers	6 2300 E VALLEY RD
FIRST AMERICAN TITLE INSURANCE CO	title insurance carriers	10 555 S RENTON VILLAGE PLZ
STATE FARM INSURANCE	insurance	1 1000 S 2ND ST
STEVE WAISS INSURANCE INC	insurance	4.08 10500 SE CARR RD
HUB INSURANCE AGENCY	insurance	1 1102 BRONSON WAY N
CHRISTIE MUELLER & ASSOCIATES	insurance	2.44 116 WILLIAMS AVE S
RANDALL S LINDE & ASSOCIATES	insurance	12.766 126 WELLS AVE S
KENNYDALE INSURANCE AGENCY	insurance	1 1305 N 30TH ST
EDWARD D TASCA INSURANCE AGENCY INC	insurance	2.03 1322 LAKE WA BLVD N
ANDERSON & COMPANY	insurance	4 1400 TALBOT RD S
MY INSURANCE AGENCY	insurance	1.25 1400 TALBOT RD S
CACTUS	insurance	1 15 S GRADY WAY
EXACT FINANCIAL GROUP	insurance	1.04 15 S GRADY WAY
THE BALMORES AGENCY	insurance	1 15 S GRADY WAY
STATE FARM INS JAMES SULLIVAN	insurance	3.073 1520 DUVALL AVE NE
OSCAR MYRE AGENCY	insurance	1 1532 N MARION ST
ALLSTATE INSURANCE AGENCY INC	insurance	1 1640 DUVALL AVE NE

TABLE B

OFFICE/BUSINESS AVERAGE EMPLOYMENT

MICHAEL CHAPMAN INSURANCE AGENCY	insurance	1.05 16720 116TH AVE SE
DAVID LEVANG AGENCY	insurance	1.04 16720 116TH AVE SE
FROHREICH INSURANCE INC	insurance	1.042 1717 NE 44TH ST
JUDY DOERFLINGER	insurance	1 1900 S PUGET DR
TAYLOR AGENCY INC	insurance	1 1900 S PUGET DR
STATE FARM INSURANCE	insurance	1.31 2000 BENSON RD S
FARMERS INSURANCE	insurance	1 2003 SE MAPLE VALLEY HWY
AUYEUNG INSURANCE AGENCY	insurance	1 212 WELLS AVE S
JUDIET DERE INSURANCE AGENCY	insurance	3.35625 250 SW 43RD ST
PEOPLE'S INSURANCE AGENCY	insurance	4.1 280 HARDIE AVE SW
CYNTHIA J DO AGENCY LLC	insurance	1 295 SW 41ST ST
HIDEYO ROWRY AGENCY	insurance	1.86 295 SW 41ST ST
RENTON INSURANCE SERVICES	insurance	2.33 304 MAIN AVE S
DAVID WASHINGTON INSURANCE AGENCY	insurance	2.16 3155 NE SUNSET BLVD
RAINWATER INSURANCE INC	insurance	2 3196 NE SUNSET BLVD
HUMBLE & DAVENPORT BROKERS INC	insurance	4.93 3500 SE MAPLE VALLEY HWY
LIN AGENCY	insurance	2 364 RENTON CENTER WAY SW
AAA WASHINGTON	insurance	12.18 3900 E VALLEY RD
SHELREN FINANCIAL GROUP INC	insurance	1 3900 E VALLEY RD
MEMBERS INSURANCE INC	insurance	2.3 4106 WILLIAMS AVE N
GEICO INSURANCE	insurance	26.11 4180 LIND AVE SW
FARMERS INSURANCE	insurance	4.2 433 PARK AVE N
BILL SEVERYNS INSURANCE	insurance	1.76 45 LOGAN AVE S
KATHERINE DIXON INSURANCE AGENCY INC	insurance	1 45 LOGAN AVE S
EASTSIDE INSURANCE SERVICES	insurance	2 4508 NE 4TH ST
AGT TAX ADVISORY GROUP WEST	insurance	5.98 451 SW 10TH ST
ELLEN BREITEN	insurance	1 4612 MORRIS AVE S
KATHLEEN NADA-SCHRADER INC	insurance	1.25 4725 NE 4TH ST
STEVE OAKES INC	insurance	1 4725 NE 4TH ST
JOSH GRAVES AGENCY	insurance	1.08 5335 NE 4TH ST
PHOENIX AVIATION MANAGERS INC	insurance	8.91 555 S RENTON VILLAGE PL
BELL-ANDERSON AGENCY INC	insurance	57 600 SW 39TH ST
J DAVID NELSON	insurance	1 607 SW GRADY WAY
UNIVERSAL UNDERWRITERS INS CO (MOVE TO SE)	insurance	6 900 SW 16TH ST

TABLE B

OFFICE/BUSINESS AVERAGE EMPLOYMENT

FAST & EASY INSURANCE AGENCY AND MUTLISER\	insurance	2.04	919 A HARRINGTON AVE NE
TICOR TITLE COMPANY	title insurance carriers	34.13	600 SW 39TH ST
KG INVESTMENT MANAGEMENT LLC	REITS, money market	2.96	249 SW 41ST ST
CON AM MANAGEMENT CORPORATION	real estate agency	6.3	1000 OAKESDALE AVE SW
RE/MAX SELECT REAL ESTATE LLC	real estate agency	1.08	1002 PARK AVE N
ERA AMERICAN BROKERS	real estate agency	1	10915 SE PETROVITSKY
FIRST PACIFIC MARKETING LTD	real estate agency	1	110 WILLIAMS AVE S
TRANS RIM ENTERPRISES USA	real estate agency	1	1100 SW 27TH ST
EAGLE RISE REAL ESTATE LLC	real estate agency	1	1218 LYONS AVE NE
DALPAY & ASSOCIATES	real estate agency	1	1225 UNION AVE NE
KENNYDALE REALTY	real estate agency	1	1302 N 30TH ST
HONEY CREEK APARTMENTS	real estate agency	1	1332 DUVAL AVE NE
BRONSON MARKET	real estate agency	2.44	1408 N BRONSON WAY
RENTON VILLAGE MANAGEMENT CORP	real estate agency	1	15 S GRADY WAY
RVA CENTER LLC	real estate agency	2	15 S GRADY WAY
SNOW PROPERTIES INC	real estate agency	1	15 S GRADY WAY
ASPI GROUP	real estate agency	7.3	1600 LIND AVE SW
TRANSCASCADE REALTY INC	real estate agency	1	1600 LIND AVE SW
TOBACCO ENTERPRISES LLC	real estate agency	1	1701 LAKE AVE S
QUALITY REAL ESTATE SERVICES INC	real estate agency	1	1814 SE 8TH ST
SURREAL PROPERTIES LLC	real estate agency	1	19850 105TH AVE SE
PREFERRED PROPERTIES LLC	real estate agency	1	201 UNION AVE SE
BELLA VISTA LAKE WASHINGTON	real estate agency	1	2100 LAKE WASHINGTON BLVD N
ALLIED GROUP INC	real estate agency	18.67	221 WELLS AVE S
THE ROTHWELL COMPANY	real estate agency	1	2215 NE 23RD ST
SOUTH COVE VENTURES LLC	real estate agency	1.423	300 AIRPORT WAY
AMERICAN CLASSIC HOMES	real estate agency	2	3016 BENSON RD S
WILLIAM DAVIS INS AGENCY	real estate agency	1	304 MAIN AVE S
ET SERVICES	real estate agency	1	320 MEADOW AVE N
WINDERMERE REAL ESTATE/RENTON	real estate agency	37.11	3800 NE 4TH ST
WINDEREMERE REAL ESTATE/PSR INC	real estate agency		3900 E VALLEY RD
WINDERMERE MORTGAGE SERVICES	real estate agency	1.475	3900 EAST VALLEY RD
THE WINDSOR APARTMENTS	real estate agency	5.29	4415 NE 5TH BLD A
TEAM PROPERTIES	real estate agency	1	450 SHATTUCK AVE S

TABLE B

OFFICE/BUSINESS AVERAGE EMPLOYMENT

REAF PROPERTIES LLC	real estate agency	1 450 SHATTUCK AVE S
JOHN L SCOTT REAL ESTATE	real estate agency	114.97 4735 NE 4TH ST
FIELDS REALTY LLC	real estate agency	1 539 SHATTUCK AVE S
RENTON PROPERTIES LLC	real estate agency	1 555 S RENTON VILLAGE PL
CHICAGO TITLE INSURANCE CO	real estate agency	5.5 555 S RENTON VILLAGE PL
KELLER WILLIAMS REALTY SERVICES	real estate agency	48.33 560 NACHES AVE SW
BILLINGS DEVELOPMENT LLC	real estate agency	1 700 POWELL AVE SW
THE BOEING COMPANY	real estate agency	1 707 SOUTH GRADY WAY
DOVE REALTY INC	real estate agency	1 723 SW 10TH ST
FRISINA & CUNNINGHAM AGENCY LLC	real estate agency	2.17 757 RAINIER AVE S
CROWN FINANCE CO OF RENTON	real estate agency	2.64 757 RAINIER AVE S
CUGINI LAND & TIMBER COMPANY	real estate agency	1 800 S THIRD ST
LIBERTY REAL ESTATE LLC	real estate agency	1 879 RAINIER AVE N
LAI CHAN INVESTMENTS INC	real estate agency	1.31 900 HARRINGTON AVE NE
HOLMAN REAL ESTATE SVCS, INC	real estate agency	1 901 RAINIER AVE N
BETTER PROPERTIES REAL ESTATE	real estate agency	2.08 903 S 3RD ST
DSB INVESTMENTS	real estate agency	1 95 S TOBIN ST
4 SEASONS HOME INSPECTIONS	appraiser	1 15827 123RD AVE SE
MILLENNIUM VALUATIONS INC	appraiser	1 3601 NE 6TH PL
SELECT APPRAISAL GROUP INC	appraiser	1.08 6024 NE 2ND CT
WARREN BARBER & FONTES	attorneys, barristers, law firms,	1 100 S 2ND ST
DANIEL F CLAWSON PS	attorneys, barristers, law firms,	2 108 LOGAN AVE S
LAW OFFICES OF DAVID P TRACY	attorneys, barristers, law firms,	1 108 WELLS AVE S
GARY'S PROCESS SERVICE INC	attorneys, barristers, law firms,	1 108 WELLS AVE S
BEETHAM TRAN LAW FIRM PLLC	attorneys, barristers, law firms,	2.91 1107 SW GRADY WAY
HENDERSON LAW OFFICE	attorneys, barristers, law firms,	1 1123 MAPLE AVE SW
WIENER & LAMBKA PS	attorneys, barristers, law firms,	9.67 1400 TALBOT RD S
MOGREN GLESSNER & ROTI	attorneys, barristers, law firms,	4.3177 15 S GRADY WAY
RUTH I KIMBALL ATTORNEY	attorneys, barristers, law firms,	1 15 S GRADY WAY
DAN KELLOGG ATTORNEY OF LAW	attorneys, barristers, law firms,	1 15 S GRADY WAY
MALSAM LAW FIRM	attorneys, barristers, law firms,	1 15 S GRADY WAY
LAW OFFICE OF PAUL HOUSER JR	attorneys, barristers, law firms,	1.083 1620 DUVALL AVE NE
TAYLOR LAW FIRM	attorneys, barristers, law firms,	9.2 17422 108TH AVE SE
GARY P SCHUETZ ATTY AT LAW	attorneys, barristers, law firms,	1 1900 S PUGET DR

TABLE B

OFFICE/BUSINESS AVERAGE EMPLOYMENT

DC LAW GROUP PLLC	attorneys, barristers, law firms,	1 1900 S PUGET DR
LAW OFFICES OF MICHELLE A BASSIG	attorneys, barristers, law firms,	1 2103 NE 6TH CIR
H STOJANOVSKI PLLC	attorneys, barristers, law firms,	1 221 PARK AVE N
LAW OFFICES FRANK V DAVIDSON	attorneys, barristers, law firms,	1.53 229 WILLIAMS AVE S
COUGAR PATENT LAW	attorneys, barristers, law firms,	1 264 SENECA PL NW
THE COLLINS LAW GROUP PLLC	attorneys, barristers, law firms,	1 2806 NE SUNSET BLVD
GARY F FAULL ATTORNEY AT LAW	attorneys, barristers, law firms,	1 321 BURNETT AVE S
BOYD F BUCKINGHAM INC PS	attorneys, barristers, law firms,	6.01 321 BURNETT AVE S
LAW OFFICES OF CORNELIA CLARK	attorneys, barristers, law firms,	1 321 BURNETT AVE S
LAW OFFICE OF KIM-KHANH T VAN PLLC	attorneys, barristers, law firms,	1 321 BURNETT AVE S
LAMBERT PATENT SERVICES GROUP INC	attorneys, barristers, law firms,	1 332 BURNETT AVE S
SINGLETON & JORGENSEN INC PS	attorneys, barristers, law firms,	2.17 337 PARK AVE N
THE LAW OFFICE OF GREG L FULLINGTON PLLC	attorneys, barristers, law firms,	1 3800 NE 4TH ST
LAW OFFICES OF GARY O OLSON PC	attorneys, barristers, law firms,	1.2 3900 E VALLEY RD
ENOCH V MAFFEO	attorneys, barristers, law firms,	1.083 400 SHATTUCK AVE S
CAYCE & GROVE	attorneys, barristers, law firms,	3.06 405 S 4TH ST
HUMIDOR CONSULTING	attorneys, barristers, law firms,	1 446 PELLY AVE N
LAW OFFICES OF ANNA R TSEYTLIN PLLC	attorneys, barristers, law firms,	1.08 451 SW 10TH ST
SWANSON & GARDNER PLLC	attorneys, barristers, law firms,	9.73 4512 TALBOT RD S
HAROLD H FRANKLIN JR	attorneys, barristers, law firms,	1 459 SENECA AVE NW
HARDWICK & PENDERGAST PS	attorneys, barristers, law firms,	8.5 555 S RENTON VILLAGE PL
WIENER & LAMBKA PS	attorneys, barristers, law firms,	9.67 555 S RENTON VILLAGE PL
THUONG-TRI LEGAL SERVICES PLLC	attorneys, barristers, law firms,	1 879 RAINIER AVE N
PHILLIPS & WEBSTER PLLC	attorneys, barristers, law firms,	65 900 SW 16TH ST
BRIXIUS LAW FIRM LLC	attorneys, barristers, law firms,	8 900 SW 16TH ST
MARKLE & PURCELL PLLC	attorneys, barristers, law firms,	1 901 S 3RD ST
LEONARD W MOEN & ASSOCIATES	attorneys, barristers, law firms,	6.17 947 POWELL AVE SW
RONALD C MATTSON, ATTORNEY AT LAW	attorneys, barristers, law firms,	1.04 95 S TOBIN ST
ADULT GUARDIANSHIP OPTIONS LLC	trial and jury consulting, notary pu	1 1123 MAPLE AVE SW
ON THE GO NOTARY	trial and jury consulting, notary pu	1 1839 FIELD PL NE
CST PARALEGAL SERVICES	trial and jury consulting, notary pu	1 423 S 3RD ST
PACIFIC LEGAL SERVICES	trial and jury consulting, notary pu	6 451 SW 10TH ST
MINUTEMAN PRESS INT	trial and jury consulting, notary pu	1 555 S RENTON VILLAGE PL
A TO Z TAX SERVICE	accountant, auditors, CPAs,	1 111 FACTORY AVE N

TABLE B

OFFICE/BUSINESS AVERAGE EMPLOYMENT

JACQUELINE PERRIELLA CPA	accountant, auditors, CPAs,	1.47 11602 SE 163RD ST
CENTURY TAX SERVICE	accountant, auditors, CPAs,	1 126 WELLS AVE S
AMERICAN PAYMASTER LLC	accountant, auditors, CPAs,	1 1400 TALBOT RD S
MERRILL CARLSON & CO PLLC	accountant, auditors, CPAs,	9.87 15 S GRADY WAY
CHRISTINA A POLF CPA	accountant, auditors, CPAs,	1.6 15 S GRADY WAY
VIRGIL E KNEDLIK CPA PS	accountant, auditors, CPAs,	3.08 15 S GRADY WAY
CALHOUN JORGENSEN CPA	accountant, auditors, CPAs,	1 1500 BENSON RD S
DAVID L JOHNSON & CO P S	accountant, auditors, CPAs,	2.35 2003 SE MAPLE VALLEY HWY
THE DUCTOLOGIST	accountant, auditors, CPAs,	1 207 LYONS AVE NE
CONSUMER CONSULTATNS TAX	accountant, auditors, CPAs,	1 233 MAIN AVE S
LYONS TAX SERVICE INC	accountant, auditors, CPAs,	1 2806 NE SUNSET BLVD
MCCORKLE & ASSOCIATES	accountant, auditors, CPAs,	4.51 319 S 3RD ST
QB BOOKKEEPING AND ACCOUNTING SERVICES	accountant, auditors, CPAs,	1 321 S 20TH PL
LAILA J. COLLINS, CPA	accountant, auditors, CPAs,	1 325 PASCO DR NE
CONTRACT CONTROLLERS CPA PS	accountant, auditors, CPAs,	4.27 326 UNION AVE NE
MICHELLE B NELSON INC PS	accountant, auditors, CPAs,	4.82 3300 SE MAPLE VALLEY HWY
AMERICAN PAYMASTER LLC	accountant, auditors, CPAs,	1 450 SHATTUCK AVE S
C&M BOOKKEEPING SERVICES	accountant, auditors, CPAs,	1 451 PARK AVE N
PIVOTAL SOLUTIONS INC	accountant, auditors, CPAs,	2.5 451 SW 10TH ST
ARCH ACCOUNTING & TAX SERVICES PLLC	accountant, auditors, CPAs,	1 536 WELLS AVE S
JOANN LEE & ASSOCIATES CPA	accountant, auditors, CPAs,	1 555 S RENTON VILLAGE PL
WOODCOCK SMALL BUSINESS	accountant, auditors, CPAs,	5.56 604 OAKESDALE AVE SW
PARSONS INFRASTRUCTURE	accountant, auditors, CPAs,	15.47 660 SW 39TH ST
PRIMEPAY-NORTHWEST INC	accountant, auditors, CPAs,	3.34 723 SW 10TH ST
GRAHAM ACCOUNTING & TAX SERVICES INC	accountant, auditors, CPAs,	1.605 77 WELLS AVE S
HEINEN & COMPANY	accountant, auditors, CPAs,	2 830 N RIVERSIDE DR
SESINANDO N CANTOR CPA	accountant, auditors, CPAs,	1 930 S 32ND ST
LIBERTY TAX SERVICE	tax services	1.53 10829 SE 176TH ST
JACKSON HEWITT	tax services	1 17637 108TH AVE SE
H&R BLOCK #63583	tax services	4.9 17705 108TH AVE SE
TAX CONSULTING & SERVICES INC	tax services	2.39 2300 E VALLEY RD
JB & ASSOCIATES TAX & FINANCE	tax services	1 2335 NE 12TH ST
JACKSON HEWITT	tax services	1 235 RAINIER AVE S
LIBERTY TAX SERVICE	tax services	1.08 3901 NE 4TH ST

TABLE B

OFFICE/BUSINESS AVERAGE EMPLOYMENT

H&R BLOCK	tax services	5.38	3904 NE 4TH ST
LATINO INCOME TAX SERVICE	tax services	1	3919 NE 6TH PL
H&R BLOCK	tax services	3.57	64 RAINIER AVE S
A'S BOOKKEEPING SERVICE	billing, bookkeeping services	1	1011 S 23RD ST
KELLY J SUGIYAMA	billing, bookkeeping services	1	11006 SE 180TH ST
MARCRI CERTIFIED ACCOUNTING & TAX	billing, bookkeeping services	1	1123 MAPLE AVE SW
BB TAX & ACCOUNTING SERVICES	billing, bookkeeping services	1	11421 SE 185TH PL
DINO W TRAVERSO PLLC	billing, bookkeeping services	2.64	1300 SW 7TH ST
KAROL A MCLUEN CPA PLLC	billing, bookkeeping services	1	1300 SW 7TH ST
BURMAN SOLUTIONS LLC	billing, bookkeeping services	1	1412 N 26TH ST
ACCOUTING SOLUTION	billing, bookkeeping services	1	14501 SE154TH ST
JEFFERY A AMES & ASSOCIATES INC	billing, bookkeeping services	1.46875	15 S GRADY WAY
CAMPBELL MANAGEMENT ADVISORY SERVICES PS	billing, bookkeeping services	1	15325 SE 155TH PL
PHYSICIANS FINANCIAL SERVICE	billing, bookkeeping services	1	16624 104TH AVE SE
S.T. BOOKKEEPING SERVICES LLC	billing, bookkeeping services	1	1708 CAMAS AVE NE
KING'S SERVICE	billing, bookkeeping services	1	176 UNION AVE NE
YS SERVICES LLC	billing, bookkeeping services	1	18959 115TH LN SE
MYBKS	billing, bookkeeping services	1	2009 HOQUIAM AVE NE
MICHAEL B KEARY	billing, bookkeeping services	1	2522 MONROE CT NE
TEAM ACCOUNTING SERVICES	billing, bookkeeping services	2.17	2523 JONES AVE NE
CHARLES D. GRASS, CPA & ASSOCIATES, PC	billing, bookkeeping services	4.22	326 UNION AVE NE
HUA TAX & ACCOUNTING SERVICE	billing, bookkeeping services	1	332 BURNETT AVE S
WATCHING THE BOTTOM LINE	billing, bookkeeping services	1	3613 SE 5TH ST
SANDRA D'COSTA CPA PLLC	billing, bookkeeping services	1	3708 LINCOLN CT NE
JOSEPH CONRAD CO INC	billing, bookkeeping services	1	3900 E VALLEY RD
CLANCY-BOWMAN & ASSOCIATES INC	billing, bookkeeping services	1.78	401 OLYMPIA AVE NE
BB TAX & ACCOUNTING SERVICES	billing, bookkeeping services	1	423 S 3RD ST
EMEDEx LLC	billing, bookkeeping services	24.61	429 SW 41ST ST
CALVO ASSOCIATES INC	billing, bookkeeping services	1	475 QUEEN AVE NE
J SKEITH LLC	billing, bookkeeping services	1	607 SW GRADY WAY
CEREBILLUM MEDICAL BILLING SOLUTIONS	billing, bookkeeping services	1	619 QUINCY AVE NE
BEST CLUTTER BUSTERS	billing, bookkeeping services	1	701 HARRINGTON PL SE
RIEBE & ASSOCIATES INC	architects	1	1123 MAPLE AVE SW
KANE MANTHEY ARCHITECTS	architects	2	306 WELLS AVE S

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OFFICE/BUSINESS AVERAGE EMPLOYMENT

ORB ARCHITECTS INC	architects	10.67	350 S 38TH CT
TRACY LEE BRINK, ARCHITECT	architects	1	441 BURNETT AVE S
AAARDVARK CONSULTING	landscape, urban planning, consul	1	98 HARDIE AVE SW
METRIX ENGINEERS	engineering services	4.33	1131 SW 7TH ST
JAY WALLACE ARCHITECT	engineering services	1	1207 N 33RD ST
LUND ENGINEERING INC	engineering services	31.26	1420 MAPLE AVE SW
CH2M HILL ENGINEERS INC	engineering services	1	1422 RAYMOND AVE SE
CH2M HILL INC	engineering services	1	1422 RAYMOND AVE SW
S & C	engineering services	1	1511 EAGLE RIDGE DR S
LOSCHIEDER ENGINEERING CO	engineering services	1	1618 KENNEWICK AVE NE
MITSUBISHI HEAVY INDUSTRIES AMERICA INC	engineering services	1	1901 OAKESDALE AVE SW
ECONOLITE CONTROL PRODUCTS INC	engineering services	1.42	247 SW 41ST ST
TOUMA ENGINEERS & LAND SURVEYORS PLLC	engineering services	1	255 SW 41ST ST
STONEGATE ENGINEERING CONSULT	engineering services	1	5309 NE 22ND CT
BALLARD MECHANICAL DESIGN LLC	engineering services	1	774 ILWACO PL NE
BOYD & ASSOCIATES INC	engineering services	1	828 INDEX CT NE
T E INC	engineering services	14.67	830 N RIVERSIDE DR
INTEGRITY DRAFTING	drafting	1	12520 SE 166TH ST
KONING DESIGNS	drafting	1	16827 126TH PL SE
HEARTHSTONE PROPERTY INSPECTIONS LLC	inspection services	1.22	10310 SE 185TH PL
SEATTLE HOME WATCH SERVICES	inspection services	1	4900 NE 19TH CT
HANSEN SURVEYING	surveying	3	17420 116TH AVE SE
SURVEYS INC	surveying	4.33	1920 S PUGET DR
WM LOFGREN	interior design	1	2205 LYONS AVE NE
AIRCRAFT INTERIOR SOLUTIONS LLC	interior design	1	850 W PERIMETER RD
ROBERT L T THOMAS SR (CSR) INC	interior design	1	913 N 36TH ST
WALTER DORWIN TEAGUE ASSOC INC	industrial design	2.21	1020 SW 34TH ST
DEAN BIDWELL DESIGN	industrial design	1	203 ORCAS PL SE
ALR DESIGN, INC	communication, graphics design	1	1006 N 34TH
JOFFISH LLC	communication, graphics design	1	10310 SE 185TH PL
JUDY SLEIGHT	communication, graphics design	1	1328 MONTEREY AVE NE
E 3 DESIGN	communication, graphics design	1	14543 SE 154TH ST
ZUFFWORKS DESIGN	communication, graphics design	1	15850 SE 156TH ST
OUT WORLD ART	communication, graphics design	1	1742 OLYMPIA AVE SE

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OFFICE/BUSINESS AVERAGE EMPLOYMENT

HOLMES DESIGN STUDIO LLC	communication, graphics design	1 18814 111TH PL SE
FLEUR TO CEILING REDESIGN	communication, graphics design	1 207 VASHON AVE SE
WISE MAN DESIGN LLC	communication, graphics design	1.08 217 PELLY AVE N
TAYLOR TILE & POTTERY	communication, graphics design	1 2413 TALBOT CREST DR S
C W DESIGN INC	communication, graphics design	1.35 306 WELLS AVE S
JUST YOUR TYPE	communication, graphics design	1 3613 LAKE WASHINGTON BLVD N
SPEEDEE DESIGNS	communication, graphics design	1 3820 NE 14TH ST
ANN HURLEY CREATIVE	communication, graphics design	1 401 OLYMPIA AVE NE
SHARP GRAPHICS	communication, graphics design	1 4215 SE 3RD ST
EVANS GRAPHIC CREATIONS LLC	communication, graphics design	1 4918 NE 4TH PL
CROSSROADS CREATIVE	communication, graphics design	1.28 5001 NE 1ST CT
EX FACTORY CREATIVE	communication, graphics design	1 587 ELMA AVE NE
ARTS-N-CARAFES	communication, graphics design	1 913 S 3RD ST
NUTMEGAROO LLC	communication, graphics design	1 975 ABERDEEN AVE NE
ROSLING DESIGN	fashion, costume, textile design	1 1023 N 34TH ST
FREEMAN DECORATING SERVICES INC	fashion, costume, textile design	1.62 1030 SW 34TH ST
MILLIE'S BOWS	fashion, costume, textile design	1 156 WHITMAN CT NE
RISKE & ASSOCIATES LLC	fashion, costume, textile design	1 254 ELMA CT NE
HIGHLANDS EMBROIDERY	fashion, costume, textile design	1 3603 NE 11TH CT
DESIGN SWAGGER	computer, web, applications softw	1 11409 SE 171ST ST
AIRCREEK INC	computer, web, applications softw	1 117 ELMA PL SE
WIL SAMSON	computer, web, applications softw	1 1416 S 7TH ST
PIPOLTEK LLC	computer, web, applications softw	1.19 15 S GRADY WAY
SIMPLE NEW WEB	computer, web, applications softw	1 1613 FIELD AVE NE
THE FULGENT GROUP LLC	computer, web, applications softw	1 2008 ANACORTES AVE NE
EASY CLICK	computer, web, applications softw	1 234 BREMERTON AVE SE
IDX NORTHWEST LLC	computer, web, applications softw	1 3016 BENSON RD S
TENTH GENERATION SOFTWARE LLC	computer, web, applications softw	1 305 LYNNWOOD AVE SE
RAZOR PLANET INC	computer, web, applications softw	11.37 332 BURNETT AVE S
RCI INFORMATION SOLUTIONS	computer, web, applications softw	1 3410 PARK AVE N
JEREMY PRZASNYSKI	computer, web, applications softw	1 3723 LINCOLN CT NE
DOUBLE H PAGES	computer, web, applications softw	1 3735 NE 6TH ST
PARAGON TECHNOLOGY LLC	computer, web, applications softw	1.05 401 OLYMPIA AVE NE
BUSINESS COMPUTER TECHNICIANS CORP	computer, web, applications softw	4 451 SW 10TH ST

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OFFICE/BUSINESS AVERAGE EMPLOYMENT

MIDDLE KINGDOM TECHNOLOGIES INC	computer, web, applications softw	1	4600 DAVIS AVE S
SLEEPY DOG MEDIA GROUP LLC	computer, web, applications softw	2	524 TACOMA PL NE
MAMAJAMA LLC	computer, web, applications softw	1	5526 NE 10TH ST
OPULENT STUDIOS INC	computer, web, applications softw	1	6008 NE 1ST CIR
BIT, LLC	computer, web, applications softw	52.67	710 SW 34TH ST
KRISTA HOLMES, INDEPENDANT CONSULTANT	computer, web, applications softw	1	739 S 47TH ST
JEANNIE BY DESIGN INC	computer, web, applications softw	1	82 MONTEREY PL NE
SUNGARD AVAILABILITY SERVICES LP	computer, web, applications softw	1	841 POWELL AVE SW
GARY DESIGN WORKS	systems integration, CAD, CAE ser	1	12105 SE 165TH ST
NCS PEARSON INC	systems integration, CAD, CAE ser	3.34	1300 SW 7TH ST
ONG CAD SERVICES	systems integration, CAD, CAE ser	1	1717 FIELD AVE NE
INVITEBIG INC	systems integration, CAD, CAE ser	1	1815 NE 27TH CT
LIMITLESS COMMUNICATIONS	systems integration, CAD, CAE ser	1	1930 SHELTON CT NE
H CHRIS EDMONDSON CONSULTING	systems integration, CAD, CAE ser	1	2006 NE 16TH ST
THE FRIEDLAND GROUP INC #489	systems integration, CAD, CAE ser	1	330 SW 43RD ST
5 & 16 TECHNOLOGIES	systems integration, CAD, CAE ser	1	344 RENTON AVE S
CCH INCORPORATED	systems integration, CAD, CAE ser	17.77	580 NACHES AVE SW
CONVERGENT OUTSOURCING INC	systems integration, CAD, CAE ser	454.09	800 SW 39TH ST
THAT COMPUTER GUY	software installation, disaster recc	1	1218 N 35TH ST
THE RESOURCE GROUP	software installation, disaster recc	24.53	1400 TALBOT RD S
COMPUTER HUMAN INTERACTION LLC	software installation, disaster recc	25.71	1600 LIND AVE SW
STEPHEN HALL SOFTWARE AND MEDIA	software installation, disaster recc	1	211 SHATUCK AVE S
CASCADE HEALTH NETWORK LLC	software installation, disaster recc	1	2201 LIND AVE SW
PARCOM WEB HOSTING	software installation, disaster recc	1.92	234 SW 43RD ST
MOBILE EXPERIENCE LLC	software installation, disaster recc	1	300 AIRPORT WAY
CM2.COM INC	software installation, disaster recc	7.9	321 BURNETT AVE S
VALLEY DIAGNOSTIC IMAGING SERVICES - OLYMPI	software installation, disaster recc	3.31	400 S 43RD ST
SETONLINE INC	software installation, disaster recc	1	4037 NE 17TH ST
APPLICATION ARTS INC	software installation, disaster recc	2.6	800 S 3RD ST
SUSAN SIEGMUND CONSULTING LLC	records management	1	1006 N 42ND PL
SAGIRION CONSULTING	records management	1	10938 SE 170TH ST
K&M MANAGEMENT SERVICES INC	records management	1	1100 SW 27TH ST
GARDNER CONSULTANTS	records management	1	1112 REDMOND AVE NE
ARTISTRY GLOBAL LLC	records management	1	11903 SE 186TH PL

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OFFICE/BUSINESS AVERAGE EMPLOYMENT

ORBUS INC	records management	1	1400 TALBOT RD S
COUSINEAU WEAVER & ASSOCIATES	records management	1	15 S GRADY WAY
EXAM WORKS INC	records management	1	17910 TALBOT RD S
EMPOWERMENT STRATEGIES COACHING LLC	records management	1	1808 ABERDEEN AVE NE
PHOENIX MANAGEMENT GROUP	records management	1	211 S 15TH ST
H R HARTING CONSULTING ENG	records management	1	212 WELLS AVE S
POP GOURMET POPCORN CO	records management	2.7055	231 MAIN AVE S
KUAI BRIDGE CONSULTING LLC	records management	1	2806 NE SUNSET BLVD
THE LEADER CONNECTION LLC	records management	1	2907 CEDAR AVE S
LEGACY COACHING AND CONSULTING LLC	records management	1	2920 KENNEWICK PL NE
INTERVISION CORPORATION	records management	1	4216 NE 20TH ST
BOEING CAPITAL CORPORATION (BCC)	records management	1	500 NACHES AVE SW
PINNATOR LLC	records management	1	5316 NE 24TH CT
RTN CONSULTING	records management	1	539 CEDAR AVAE S
BILL REIBL & ASSOCIATES LLC	records management	1	611 CHELAN PL NE
PETER DISANTIS CONSULTING ASSOCIATES PLLC	records management	1	825 SUNSET BLVD NE
MEDICAL STAFFING NETWORK HEALTHCARE LLC	HR, labor, personnel services	4.06	1400 TALBOT RD S
HANDS ON ERGONOMICS LTD	HR, labor, personnel services	1	17812 118TH AVE SE
KINETIC BUSINESS RESOURCES LLC	HR, labor, personnel services	1	1907 NE 32ND ST
DALE JEANEAN FISHER MS	HR, labor, personnel services	1	401 OLYMPIA AVE NE
HUMAN RESOURCES OF RENTON LLC	HR, labor, personnel services	2.154818	451 SW 10TH ST
F-O-R-T-U-N-E PERSONNEL CONSULTANTS OF EAST	HR, labor, personnel services	1.44	901 RAINIER AVE N
IDEAS INTERNATIONAL LC	product development, marketing,	1	1175 HARRINGTON PL NE
RAMM AGENCY	product development, marketing,	1	16135 128TH AVE SE
CARLSON COMMUNICATIONS	product development, marketing,	1	16513 126TH AVE SE
GREINER & ASSOCIATES	product development, marketing,	1	1709 ROLLING HILLS AVE SE
SEARCH ENGINE CATALYST	product development, marketing,	1.04	1805 BREMERTON AVE NE
SOCIAL TALENT.TV	product development, marketing,	1	2100 LAKE WASHINGTON BLVD N
ROWENA & CHOW ENTERPRISE LLC	product development, marketing,	1	401 OLYMPIA AVE NE
CALEQUINN CLC INC @ VALLEY ORTHOPEDICS	product development, marketing,	1	4011 TALBOT RD S
REACH LOCAL INC	product development, marketing,	23.69	555 S RENTON PL
ADVANTAGE SALES AND MARKETING LLC	product development, marketing,	29.4	841 SW POWELL
NEOTURE	product development, marketing,	1	910 N 36TH ST
FBR ENTERPRISE INC	logistics, manufacturing, freight cc	1	1027 TACOMA AVE NE

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OFFICE/BUSINESS AVERAGE EMPLOYMENT

OEC LOGISTICS INC	logistics, manufacturing, freight cc	2.86	2200 LIND AVE SW
HR FORWARDING SERVICES INC	logistics, manufacturing, freight cc	1	580 NACHES AVE SW
EAGLE DIRECT MAIL LLC	logistics, manufacturing, freight cc	2.09	600 OAKESDALE AVE SW
TROY CONSULTING LLC	telecommunications mgmt	1	1105 N 29TH ST
WILLJO COUNSELING SERVICES	telecommunications mgmt	1	15 S GRADY WAY
WVB PROFESSIONAL CONSULTING LLC	telecommunications mgmt	1	1950 UNION AVE NE
TANDEM ADVANTAGE	telecommunications mgmt	1	4300 NE 7TH PL
SINGER CONSULTING	telecommunications mgmt	1	4815 WHITWORTH AVE S
RENTON TRANSFER STATION	environmental, sanitation, site ren	6	3021 NE 4TH ST
YONEMITSU GEOLOGICAL SERVICES	agricultural, agrology, chemical, da	1	10321 SE 192ND ST
IMPACT ZONE CONSULTING	agricultural, agrology, chemical, da	1	10936 SE 186TH ST
GER ENTERPRISES LLC	agricultural, agrology, chemical, da	1	15750 116TH AVE SE
R.E. LINTON LLC	agricultural, agrology, chemical, da	1.63	17041 130TH AVE SE
ECO COMPLIANCE CORPORATION	agricultural, agrology, chemical, da	1	1823 BREMERTON AVE NE
ISAFE GLOBAL	agricultural, agrology, chemical, da	1	1934 SHATTUCK AVE S
ECR INC	agricultural, agrology, chemical, da	2.17	2003 SE MAPLE VALLEY HWY
MASS-EX3 CONSULTING LLC	agricultural, agrology, chemical, da	1	2100 LAKE WASHINGTON BLVD N
EL'EVENT PLANNING & CONSULTATION	agricultural, agrology, chemical, da	1	2110 NE 36TH ST
BIO PO CONSULTING	agricultural, agrology, chemical, da	1	335 PELLY AVE N
INTOVIA	agricultural, agrology, chemical, da	5	340 SMITHERS AVE S
RENULOGIC LLC	agricultural, agrology, chemical, da	1	401 OLYMPIA AVE NE
GARY D GORDON SERVICES	agricultural, agrology, chemical, da	1	4125 NE 10TH PL
BIOSLEUTH CONSULTING SERVICES LLC	agricultural, agrology, chemical, da	1	4403 NE 1ST PL
PAUL WITT CONSULTING	agricultural, agrology, chemical, da	1	617 S 53RD PL
GREENFIELD BIN LLC	biotechnology research and develk	1	1100 SW 27TH ST
BIOTIC DIMENSIONS INC	biotechnology research and develk	1	1127 N 28TH PL
DONNA RUSSELL CONSULTING LLC	biotechnology research and develk	1	17908 123RD CT SE
PACIFIC RHEUMATOLOGY RESEARCH	biotechnology research and develk	1	4300 TALBOT RD S
GLOBAL PRIVACY SOLUTIONS LLC	biotechnology research and develk	1	632 UNION AVE NE
RAINIER CLINICAL RESEARCH CNTR	biotechnology research and develk	26.92	723 SW 10TH ST
KOAM MEDICAL FOUNDATION	biotechnology research and develk	1	947 POWELL AVE SW
TRAVACON RESEARCH US LTD	reserch and development	1	1524 S 5TH PL
TERESA I GOODMAN CONSULTING	lobbying	1	2103 NE 33RD PL
SEATTLE MAILING BUREAU INC	advertising, direct mail services	12.59	700 SW 34TH ST

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OFFICE/BUSINESS AVERAGE EMPLOYMENT

SIGN-A-RAMA - RENTON	advertising, coupons distribution	1.85	1222 BRONSON WAY N
ADVENTURE 2000	advertising agencies	1	1000 SW 43RD ST
CORRUGATED SYNERGIES INT LLC	advertising agencies	7.15	1100 SW 27TH ST
CONSUMER CONNECTION INC	advertising agencies	14.41	1200 WHITMAN CT NE
SERVCO INTERNATIONAL	advertising agencies	1	1300 N 20TH ST
SP ENTERPRISES INC	advertising agencies	1	131 MAIN AVE S
LUMICOR INC	advertising agencies	74.54	1400 MONSTER RD SW
GIFTS FROM ATLANTIS	advertising agencies	1	1816 EDMONDS WAY SE
UNITED WORLD GROUP LLC	advertising agencies	1	2100 LAKE WASHINGTON BLVD N
RENTON LICENSE AGENCY INC	advertising agencies	7.24	329 WILLIAMS AVE S
MAIL BOXES EXPRESS	advertising agencies	1.22	330 SW 43RD ST
PIP PRINTING	advertising agencies	2.42	334 WELLS AVE S
SHELLEY EBEL	advertising agencies	1	4301 NE 7TH PL
AUTOMOTIVE CONSULTANTS INC	advertising agencies	1	55 WILLIAMS AVE S
RENDLE & ASSOCIATES	advertising agencies	1	671 JEFFERSON AVE NE
IRON MOUNTAIN RECORDS MGMT INC	records management	9.68	921 THOMAS AVE SW
PACIFIC MARKET RESEARCH LLC	broadcast, marketing analysis, pol	129.05	15 S GRADY WAY
RICHARD A FISHER PHOTOGRAPHY	photography and video	1	1067 SHELTON AVE NE
SPORTRAITS EVENT PHOTOGRAPHY LLC	photography and video	1	1133 LAKE WASHINGTON BLVD N
JFK STUDIOS	photography and video	1	1133 LAKE WASHINGTON BLVD N
C-IMAGES LLC	photography and video	1	11924 SE 161ST ST
LT PRODUCTIONS	photography and video	1	1305 HARRINGTON AVE SE
FLASH CITY PHOTO	photography and video	1	150 S TOBIN ST
EMBRACEABLE IMAGES	photography and video	1	16713 128TH AVE SE
A MOMENT IN TIME PHOTOGRAPHY	photography and video	1	16966 121ST AVE SE
JNJ PHOTO	photography and video	1	2029 ABERDEEN AVE SE
CHC PHOTOGRAPHY	photography and video	1	2100 LAKE WASHINGOTN BLVD N
MORNING STAR PHOTOGRAPHY LLC	photography and video	1	213 SW 41ST ST
STAR PHOTOGRAPHIC SERVICE	photography and video	1	2507 PARK PL N
CARMEN A OSGOOD	photography and video	1.919792	2716 NE 22ND ST
AMANDA HOWSE PHOTOGRAPHY	photography and video	1	2810 SE 8TH ST
B STUDIO PHOTOGRAPHY	photography and video	1	3815 NE 4TH ST
DREAM CAPTION LLC	photography and video	1	401 OLYMPIA AVE NE
JON MARIE PORTRAIT STUDIO	photography and video	1	4113 NE 24TH ST

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OFFICE/BUSINESS AVERAGE EMPLOYMENT

BRIGITTE BROWN PHOTOGRAPHY	photography and video	1	4200 SMITHERS AVE S
TRANSCENDING PHOTOS	photography and video	1	4310 NE 5TH CT
J ZASLOW PHOTOGRAPHY	photography and video	1	4403 NE 3RD LN
AN NGUYEN PHOTOGRAPHY	photography and video	1	4436 NE 2ND CT
JM CLARK PHOTOGRAPHY	photography and video	1	4801 WHITWORTH PL S
RON MARTINSEN PHOTOGRAPHY	photography and video	1	5018 NE 8TH PL
KELLIE O'BRIEN PHOTOGRAPHY	photography and video	1	5219 NE 23RD CT
PHOTOS BY JK LOUGHRAN	photography and video	1	9506 S 198TH ST
KAORI KUREBAYASHI	interpretation, language translati	1.05	1211 S 36TH PL
CAKOHLEH SERVICES	interpretation, language translati	1	2205 SE MAPLE VALLEY HWY
VIERA INVESTIGATIONS	interpretation, language translati	1	3305 NE 11TH PL
SOMALI YOUTH & FAMILY CLUB	interpretation, language translati	3.12	401 OLYMPIA AVE NE
SUZIE'S SHELF	all other professional, scientific an	1	10415 SE 174TH
CAVU SOLUTIONS LLC	all other professional, scientific an	1	1301 N 36TH ST
CREATIVE CHANGE COUNSELING CENTER INC	all other professional, scientific an	3	140 RAINIER AVE S
EXISTING RESOURCES	all other professional, scientific an	1	1617 CAMAS AVE NE
KING COUNTY SEXUAL ASSAULT	all other professional, scientific an	45.66	200 MILL AVE S
SOLUTION MEDICAL	all other professional, scientific an	1	316 QUINCY AVE NE
CREATIVE WORKSPACE	all other professional, scientific an	1	401 OLYMPIA AVE NE
MEGODE SYSTEMS LLC	all other professional, scientific an	1.56	5157 NE 1ST CT
QA PARTNERSHIPS	all other professional, scientific an	1	617 CAMAS AVE NE
TWO SAILS CONSULTING	all other professional, scientific an	1	659 MT. BAKER AVE NE
ASHTON CAPITAL CORPORATION	office of holding companies	4.5	1201 MONSTER RD SW
LOGISTICS INVESTMENTS INC	office of holding companies	1	1400 TALBOT RD S
SCST HOLDINGS LLC	office of holding companies	1	177 ORCAS AVE NE
SHELGREN FINANCIAL GROUP	office of holding companies	4.82	3900 E VALLEY HWY
COLONIAL LIFE & ACCIDENT INSURANCE CO	office of holding companies	3	707 GRADY WAY
PAYCHEX INC	administrative services	92.43	1601 E VALLEY RD
KAYLEA PROFESSIONAL SERVICES	administrative services	1	19030 116TH AVE SE
KEY ASSISTANCE	administrative services	1	4914 SE 2ND ST
WASHINGTON GOLD	administrative services	17.17	711 POWELL AVE SW
MADDEN IND CRAFTSMEN INC	temporary help services	7.44	1000 SW 34TH ST
LINK STAFFING SERVICES	temporary help services	1.95	1222 BRONSON WAY N
FRIDAY MAID AND FRIDAY STAFF	temporary help services	10.55	140 RAINIER AVE S

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OFFICE/BUSINESS AVERAGE EMPLOYMENT

LABOR READY NORTHWEST INC	temporary help services	24	3155 SUNSET BLVD
SMARTTALENT	temporary help services	16.87	365 S GRADY WAY
QUAILWOOD MEDICAL SERVICES	temporary help services	1	5301 TALBOT RD S
AIR RESOURCES INC	professional employer organizatio	1	800 PERIMETER RD W
SOURCERIGHT SOLUTIONS	professional employer organizatio	70.1	901 POWELL AVE SW
LATITUDE 99	document preparation	1	1116 N 30TH ST
MCMULLEN TRANSCRIPTION SERVICES	document preparation	1	201 UNION AVE SE
AFFORDABLE DOCUMENTS	document preparation	1	212 WELLS AVE S
SPECIALIZED TRANSCRIPTION SERVICES	document preparation	1	4300 TALBOT RD S
ALLEGIS COMMUNICATIONS INC	document preparation	37.52456	660 SW 39TH ST
RENTON COLLECTIONS INC	collection agencies	10.27	211 MORRIS AVE S
HEALTH SERVICES ASSET MANAGEMENT LLC	collection agencies	18	2201 LIND AVE SW
BUSINESS SUPPORT GROUP INC	collection agencies	2	231 WILLIAMS AVE S
ALLIANCE 20/20 INC	credits bureau	13.58	304 MAIN AVE S
SCRIBERIGHT TRANSCRIPTION AGENCY INC	Court Reporting and Stenotype Se	4.64	19201 SE 108TH AVE
KATIE A ESKEW CCR	Court Reporting and Stenotype Se	1	929 N 31ST ST
ODDION TECHNICAL SERVICES	all other business support services	1	101 UNION AVE NE
RENTON COMMUNITY FOUNDATION	all other business support services	1.08	1101 BRONSON WAY N
CAW LLC	all other business support services	1	1123 MAPLE AVE SW
JEN LYONS COPYWRITING	all other business support services	1	11714 SE 189TH PL
L & R INDUSTRIES LLC	all other business support services	1	11876 SE 160TH
1105 MEDIA INC	all other business support services	28.26	1201 MONSTER RD SW
ADAM C GOSSETT	all other business support services	1	12112 SE 167TH ST
STRUCTURAL RADAR IMAGINING INC	all other business support services	2	1400 TALBOT RD S
PRIME DENTAL MANAGEMENT INC	all other business support services	1	2715 WILLIAMS AVE N
NORTHWEST CHESS REGISTRATION	all other business support services	1	274 THOMAS AVE SW
MARSHAWON'S SALON SERVICES	all other business support services	1	304 MAIN ST
RYAN, SAFFEL & ASSOCIATIES INC	all other business support services	4.68	336 PARK AVE N
INDUSTRIAL SYSTEMS LAB	all other business support services	1	58 LOGAN AVE S
DATA BASE SECURE RECORDS DESTRUCTION LLC	all other business support services	6.69	710 THOMAS AVE SW
THE INSTALLATION CO	all other business support services	2.04	921 THOMAS AVE SW
MASCHMEDT & ASSOCIATES INC	all other business support services	6.03	941 POWELL AVE SW
ASA TOURS INTERNATIONAL LLC	travel agencies	1	1600 LIND AVE SW
DISTANT MOUNTAIN TRIPS LLC	travel agencies	1.08	1709 LINCOLN CT SE

TABLE B

OFFICE/BUSINESS AVERAGE EMPLOYMENT

SUNRISE TRAVELS & OFFICE SUPPORT	travel agencies	1	19605 108TH AVE SE
FOOTHILLS TRAVEL	travel agencies	1.04	401 OLYMPIA AVE NE
FIRST CHOICE TRAVEL	travel agencies	1.2	601 S 3RD ST
J C ENTERPRISES	travel agencies	1	739 S 32ND PL
RENTON TRAVEL INC	tour operators	1	15 S GRADY WAY
NEW BEGINNINGS CHRISTIAN	other travel reservations services	8.6	300 2ND AVE
O & S SERVICES INTERNATIONAL LLC	other travel reservations services	1	4217 NE 10TH ST
POWERS INVESTIGATIONS	investigations services.	1	1517 S 27TH ST
VIDELL INVESTIGATIONS	investigations services.	1	536 BURNETT AVE N
TIP TOP SERVICES INC	security guards and patrol services	1.03	203 SW 41ST ST
PROTECT YOUR HOME	security systems	3.25	1400 TALBOT RD
WATSON SECURITY	security systems	3.23	151 RAINIER AVE S
ALERT SECURITY INC	security systems	1	3008 SMITHERS CT S
ALARM EXPERTS	security systems	1	332 BURNETT AVE S
FORTRESS SECURITY SERVICES LLC	security systems	1	430 MILL AVE S
TUAZON ENGINEERING PLLC	security systems	1	4322 NE 7TH ST
SECURITY OPTIONS/SOLUTIONS LLC	security systems	1	4421 NE 6TH CT
INTER-CON SECURITY SYSTEMS INC	security systems	1.62	451 SW 10TH ST
TRILITHON CORP	security systems	1	600 S 4TH ST
J & H OBSERVER	security systems	1	607 S 31ST ST
GRINNELL FIRE PROT SYSTEM CO	security systems	15.94	875 SW 7TH ST
ACTION JANITORIAL SERVICE	cleaning services	1	1015 TACOMA AVE NE
ROSE COMPANY	cleaning services	1	1025 NEWPORT CT NE
MAYRA C PARADA	cleaning services	1	11100 SE PETROVITSKY RD
OHIO STEAM CLEANING CO	cleaning services	1	11230 SE 164TH ST
J & J JANITOR	cleaning services	1	1151 MONTEREY AVE NE
M&C CLEANING SERVICE	cleaning services	1	11828 SE 180TH ST
ALWAYS RELIABLE JANT INC	cleaning services	1	12317 SE 167TH ST
MARIA'S CLEANING	cleaning services	1	12634 SE 165TH ST
COVENANT NORTHWEST CLEANING SERVICE LLC	cleaning services	1	12646 SE 165TH ST
SEATTLE CLEANING	cleaning services	1	1300 N 20TH ST
JORDS ALL-GREEN HOUSECLEANING	cleaning services	1	1300 S PUGET DR
MARIA RUIZ CLEANING	cleaning services	1	1300 S PUGET DR
KAREN SANTOS FERNANDEZ	cleaning services	1.11	13204 158TH AVE SE

TABLE B

OFFICE/BUSINESS AVERAGE EMPLOYMENT

CLEANING SERVICES ANGLIS	cleaning services	1 1455 S PUGET DR
PERFECT TOUCH HOUSEKEEPING	cleaning services	1 15028 133RD AVE SE
TAMARA VISEK CLEANING SVCS	cleaning services	1 1530 N MARION ST
UNIQUE CLEANING SERVICE	cleaning services	1 16601 122ND AVE SE
ANGELICA'S CLEANING	cleaning services	1 17004 124TH AVE SE
KC ALLIANCE JANITORIAL SERVICES	cleaning services	1 17009 113TH AVE SE
L&T GENERAL CONSTRUCTION	cleaning services	1 1712 DAVIS AVE S
NORTHWEST WINDOW CLEANING LLC	cleaning services	1 1712 MONROE AVE SE
ELIZABETH FREEMAN	cleaning services	1 18914 104TH PL SE
HANDYMAN FOR YOU	cleaning services	1 19014 114TH CT SE
SOUND WINDOW CLEANING	cleaning services	1 19801 97TH AVE S
MAID BRIGADE	cleaning services	2 201 SW 41ST ST
MONICA PACHECO	cleaning services	1 201 UNION AVE SE
CRYSTAL BRIGHT HOUSE CLEANING	cleaning services	1 2214 VASHON AVE NE
DARBY JANITORIAL SERVICES	cleaning services	1 2803 SE 16TH ST
COME HOME TO CLEANLINESS	cleaning services	1 3030 NE 10TH ST
BRIGHT & CLEAR WINDOW & GUTTER CLEANING L	cleaning services	1 3507 NE 24TH CT
PUGET SOUND ULTRASONIC	cleaning services	2.04 3909 SE 11TH ST
CARROLL'S CLEANING CREW	cleaning services	1 401 TAYLOR AVE NW
J & M BLDG MAINTENANCE INC	cleaning services	1 4106 NE 11TH ST
NOTHIN COY ABOUT IT (CLEANING)	cleaning services	1 4110 SE 1ST PL
MERRY MAIDS	cleaning services	1 450 PARK AVE N
CARTER & MACKAY JANITORIAL SVC	cleaning services	1 451 PARK AVE N
MOCHA MAMA'S ALL PURPOSE CLEANING CO	cleaning services	1 509 NW 4TH PL
GOLDEN WAND	cleaning services	1 510 STEVENS AVE SW
ALL CITY BLDG MAINT INC	cleaning services	1 559 UNION AVE NE
COUGAR MOUNTAIN CLEANING	cleaning services	1 650 DUVALL AVE NE
GLADY'S CLEANING SERVICE	cleaning services	1 659 REDMOND AVE NE
DUST BUSTERS	cleaning services	1 964 ABERDEEN AVE NE

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TABLE C

AVERAGE EMPLOYMENT BY BUSINESS TYPE

NAICS_CODE	Cnt_NAICS_	AVG_EMPLOYMENT BY CODE	CODE DESCRIPTION
522220	2		1.00 leasing offices
522291	4		21.62 cash loan
522292	5		1.84 lending
522298	4		8.12 pawnshop, short term lending
522310	7		17.64 brokerage
522320	6		4.47 electronic financial/processing center
522390	3		2.04 money transmission, payday lending
523110	4		1.82 investment banking/securities
523120	1		4.36 investment banking/securities
523130	3		1.00 commodity/foreign currency exchange
523140	2		7.02 commodity/foreign currency exchange
523910	1		1.00 venture capital, investments clubs
523930	4		1.94 financial investment advice
523991	1		3.13 trust offices/security custodians
523999	3		14.69 commodity/foreign currency exchange
524127	2		8.00 title insurance carriers
524210	50		4.11 insurance
524298	1		34.13 title insurance carriers
525990	1		2.96 REITS, money market
531210	48		6.06 real estate agency
531320	3		1.03 appraiser
541110	42		4.18 attorneys, barristers, law firms,
541199	5		2.00 trial and jury consulting, notary public services
541211	28		2.73 accountant, auditors, CPAs,
541213	10		2.29 tax services
541219	29		2.07 billing, bookkeeping services
541310	4		3.67 architects
541320	1		1.00 landscape, urban planning, consulting
541330	14		4.41 engineering services
541340	2		1.00 drafting
541350	2		1.11 inspection services
541370	2		3.67 surveying
541410	3		1.00 interior design

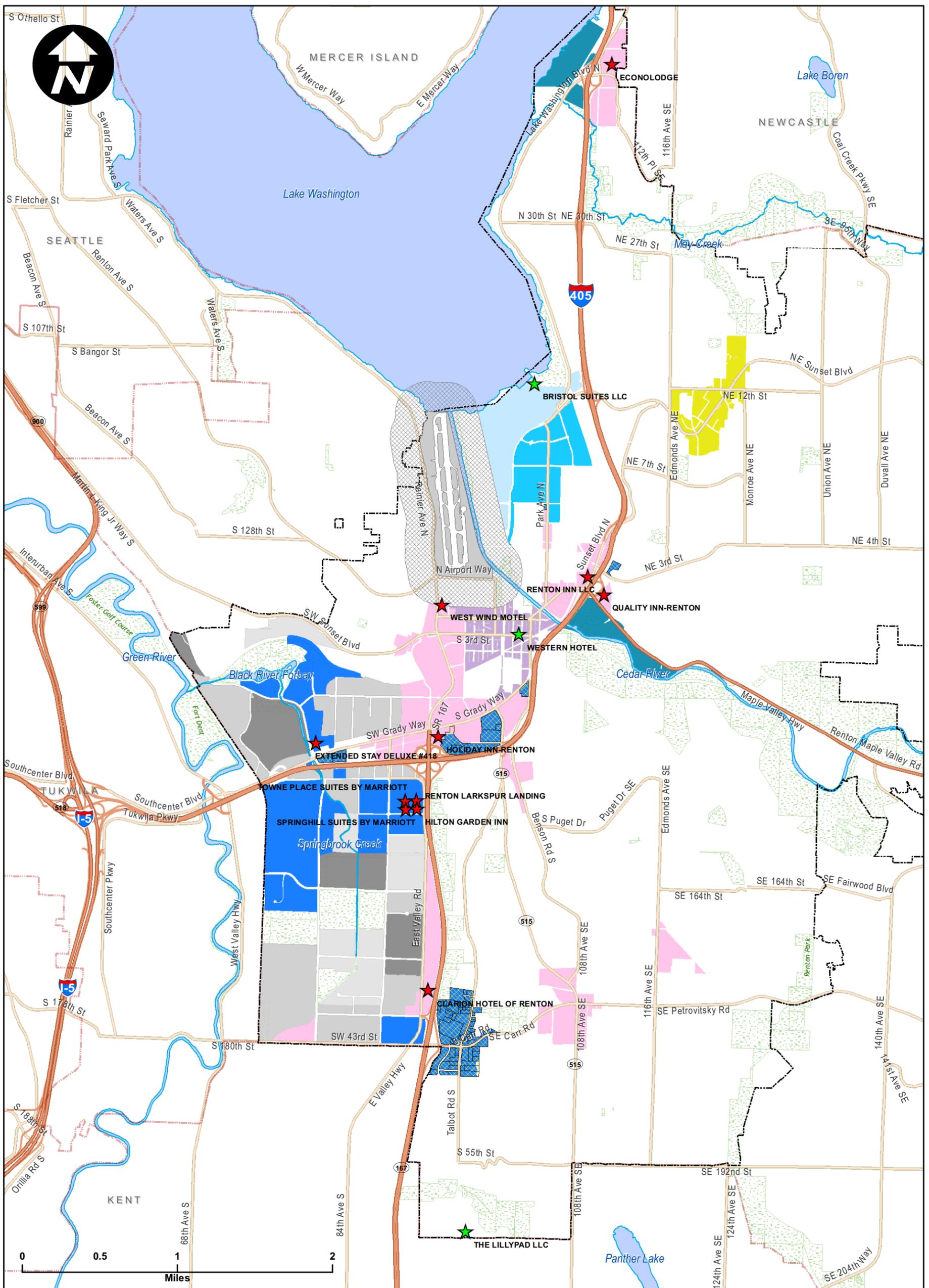
TABLE C

AVERAGE EMPLOYMENT BY BUSINESS TYPE

541420	2	1.61 industrial design
541430	20	1.04 communication, graphics design
541490	5	1.12 fashion, costume, textile design
541511	23	3.88 computer, web, applications software, programming services
541512	10	48.22 systems integration, CAD, CAE services
541519	11	6.45 software installation, disaster recovery services
541611	21	1.08 records management
541612	6	1.78 HR, labor, personnel services
541613	11	5.65 product development, marketing, sales
541614	4	1.74 logistics, manufacturing, freight consulting
541618	5	1.00 telecommunications mgmt
541620	1	6.00 environmental, sanitation, site remediation consulting services
541690	15	1.39 agricultural, agrolgy, chemical, dairy consulting services
541710	7	4.70 biotechnology research and development
541720	1	1.00 reserch and development
541820	1	1.00 lobbying
541860	1	12.59 advertising, direct mail services
541870	1	1.85 adrvertising, coupons distribution services
541890	15	8.31 advertising agencies
541910	1	129.05 broadcast, marketing analysis, political opinion
541921	25	1.04 photography and video
541930	4	1.54 interpretation, language translation
541990	10	5.72 all other professional, scientific and technical services
551112	5	2.86 office of holding companies
561110	4	27.90 administrative services
561320	6	10.30 temporary help services
561330	2	35.55 professional employer organizations
561410	5	8.30 document preparation
561440	3	10.09 collection agencies
561450	1	13.58 credits bureau
561492	2	2.82 Court Reporting and Stenotype Services
561499	16	3.74 all other business support services
561510	6	1.05 travel agencies
561520	1	1.00 tour operators

TABLE C**AVERAGE EMPLOYMENT BY BUSINESS TYPE**

561599	2	4.80 other travel reservations services
561611	2	1.00 investigations services.
561612	1	1.03 security guards and patrol services
561621	11	2.82 security systems
561720	42	1.05 cleaning services



Date: 08/24/2012

Docket #92 - Hotel in the CO: Request to Add Hotels to All Parcels Zoned CO

Community & Economic Development

C. E. "Chip" Vincent
Administrator/Planning Director

Adriana Abramovich
GIS Analyst



- City Limits
- Requested Addition: All Parcels Zoned CO outside EAV
- Hotel
- Other
- 1000F Buffer from Airport Runway
- Permitted Zones**
- CA - commercial arterial
- CD - commercial downtown
- CO - commercial office
- COR - commercial/office/residential
- CV - center village
- IH - high industrial
- IL - light industrial
- IM - medium industrial
- UC-N1 - urban center north 1
- UC-N2 - urban center north 2