

Renton.

The Center of Opportunity.

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BOMA

Suburban Cities Committee

May 2, 2007



Vision as Reality

- Renton. The center of opportunity in the Puget Sound region where families and businesses thrive.
- Truth is in the numbers:
 - 101% increase in AV over past 10 years
 - 75% increase in sales tax collections over past 10 years
 - 40% population growth since 1990
 - More people moved to Renton than any King County city except Seattle (2000 to 2005)
 - Number of housing units increased by 20% since 2000



About Us

- 58,000+ residents
 - 5th largest in King County
 - 14th in Washington
- 36,000 jobs
- 18 square miles



Regional Connectivity

- Central location
 - Seattle – 11 mi.
 - Bellevue – 8 mi.
 - Tacoma – 26 mi.
- Multiple routes
 - I-5 & I-405 and 4 highways
- Transit (Bus and Commuter Rail)



Affordability

- Median SF Home Prices
 - Renton - \$346k
 - King Co. - \$387k
 - Seattle - \$400k
 - Issaquah - \$460k
 - Redmond - \$535k
 - Bellevue - \$562k

Source: Northwest Multiple Listing Service
(June - December, 2006)



RENTON
AHEAD OF THE CURVE

Pro-business Community

- Streamlined Permitting
 - Connection between Economic Development and Land use
 - Most land use approvals in three months
 - Governor Competitiveness Council
- Community Marketing Campaign



Historic Past

- Renton incorporated in 1901
- Land used for timber processing, brick making
- Seattle Car & Foundry made rail cars and Sherman tanks



The Jet Age

- Boeing first built B-29s during WWII
- First commercial jet – 707
- Best selling jets in history—707, 727, 757, 737
- Home to:
 - Commercial Airplanes
 - Boeing Capital
 - Shared Services



Diversify or die

- In 1990, Boeing accounted for 59% of all jobs in Renton



- Today, Boeing jobs account for 29% of the employment base in Renton



PACCAR Inc

Shuttle Express
For Northwest People on the Fly!

Fry's ELECTRONICS



Valley Medical Center



classmatesSM



Firm Growth

- Boeing added 2,000+ jobs in 05/06
 - Home to Boeing Commercial, Boeing Capital & Shared Services
 - 1,000 outstanding 737 orders
- Valley Medical Center
 - Birth and Joint Replacement Centers
 - Surgical, Lobby and ER Expansions
 - New Neuroscience Institute
- IKEA's 5th Expansion
 - Highest grossing store in N. America
 - Largest single-story IKEA in world



Recruitment Pays Off

- Federal Reserve Bank of San Francisco



- Providence Health & Services



- Puget Sound Educational Service District



Downtown Renaissance

- Multi-family construction
 - Merrill Gardens 155 units
 - Parkside 118 units
 - 5th & Williams 100 units
 - Chateau de Ville 50 units
 - 200+ more planned
- Wasatch condo conversion



Downtown Renaissance

- New Investment
 - First Savings Bank
 - Armondo's Block
 - Fin-N-Bone



ARMONDO'S
café italiano

FIN N BONE

SEAFOOD STEAK CHOPS



317 Main Avenue South Renton, WA 98055 (425) 271-6644

The Landing



The Landing



The Landing



King Co. Events Center?



Southport



- 188 units of housing complete
- 200 more under construction
- Retail/restaurant space
- 750,000+ SF office entitled and ready to go
- 220+-room waterfront hotel



Port Quendall

- Seahawks Training Facility to open in 2008
- Barbee Mill townhouse development
- EPA Superfund listing anticipated in April



Seattle Seahawks

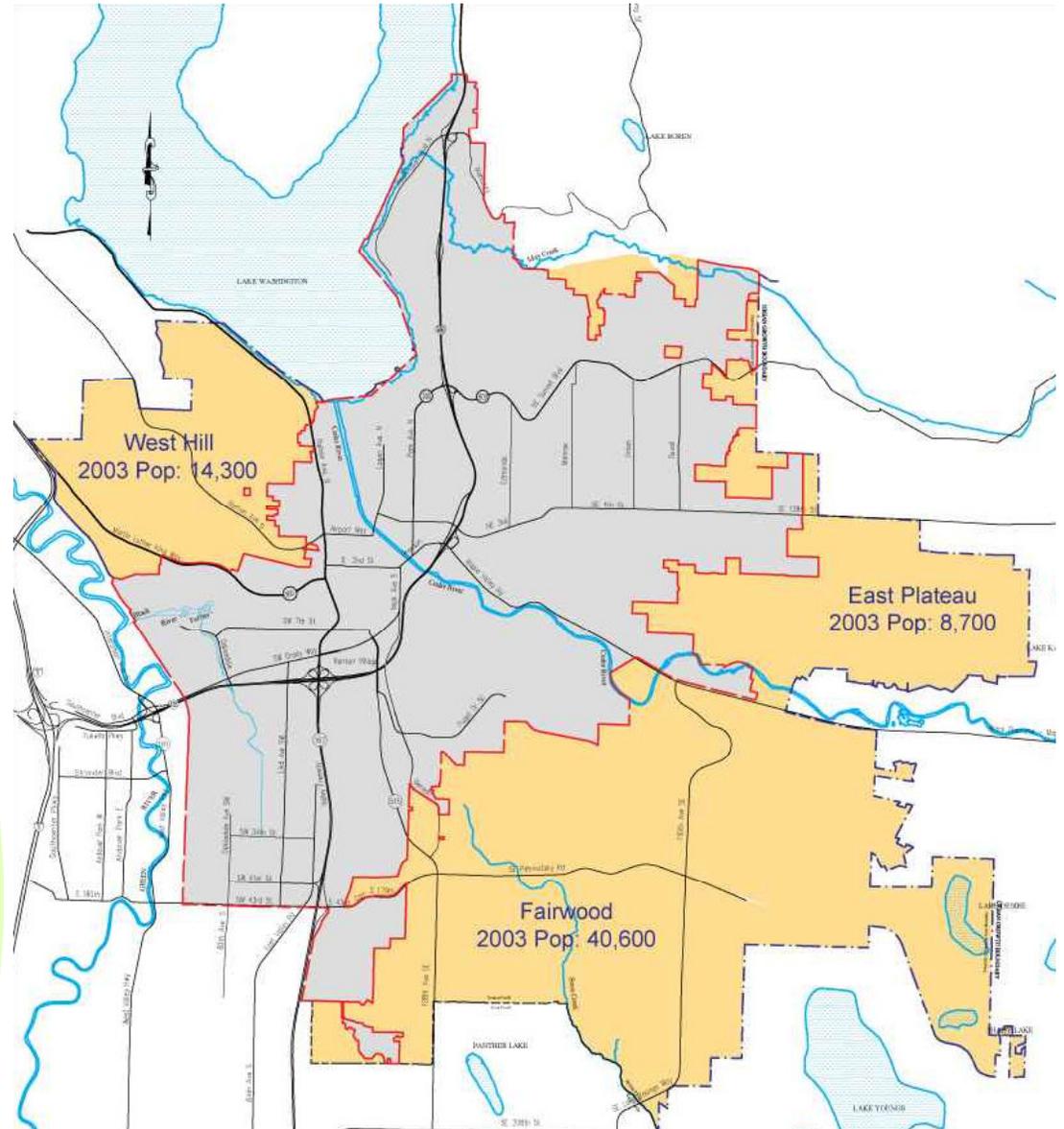


Barbee Mill



Annexation Areas

- Renton PAAs = 33% of all urban unincorporated population in King County
- Recent legislation creates financial incentive to annex by 2010



Renton's Potential

1) Seattle	563,000
2) Spokane	196,000
3) Tacoma	194,000
4) Vancouver	144,000
5) Renton	120,000
6) Bellevue	117,000





Additional information:

rentonwa.gov

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