

Tukwila International Boulevard Neighborhood
Retail Market Analysis
Tukwila, Washington



Prepared for:
Tukwila, Washington

Prepared by:
Gibbs Planning Group

30 January 2017

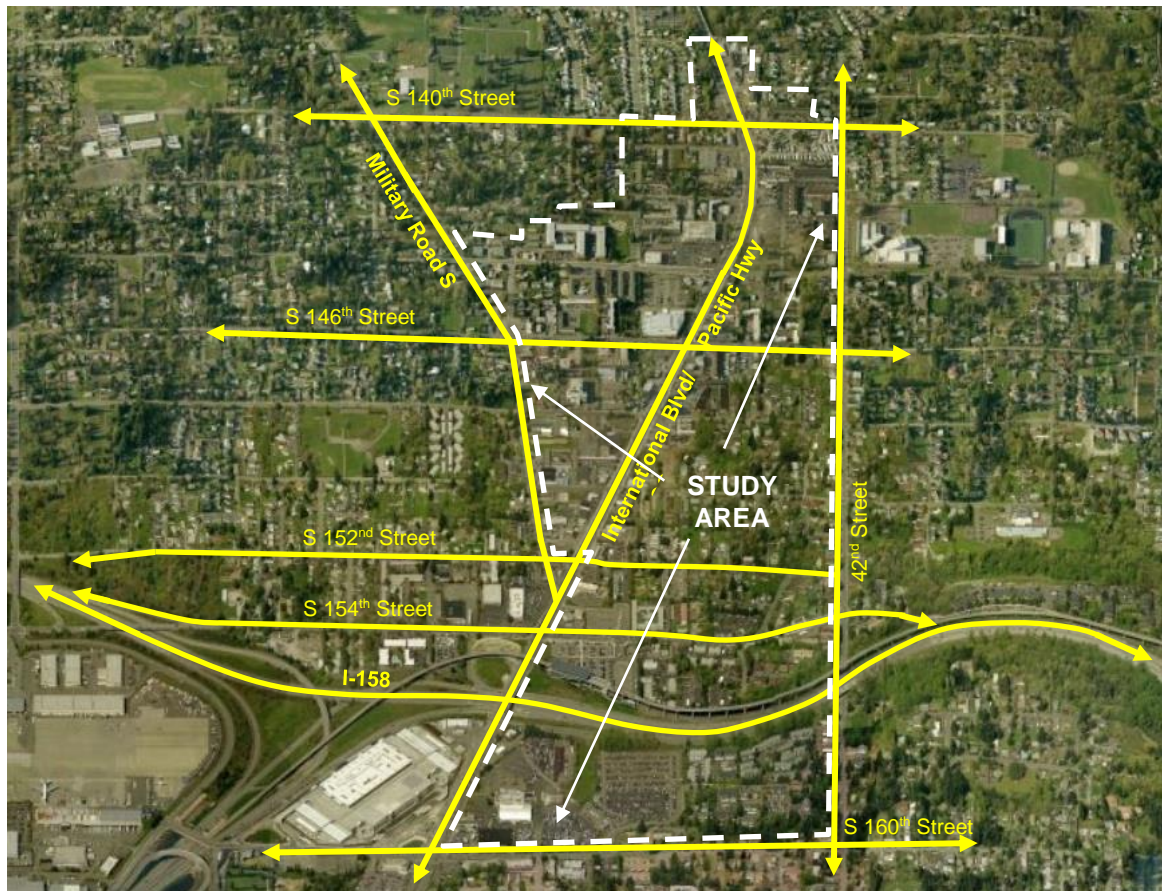


Figure 1: The Tukwila International Boulevard neighborhood study area, shown above, can presently support an additional 47,700 sf of retail and restaurant development.

Executive Summary

This study finds that the Tukwila International Boulevard (TIB) neighborhood has an existing market demand for up to 47,700 square feet (sf) of new retail development producing up to \$13 million in sales. By 2022, this demand will likely generate up to \$13.6 million in gross sales.

Please find below a summary of the 2017 total new supportable retail:

16,100	sf	General Merchandise Stores
7,800	sf	Department Store Merchandise
3,600	sf	Miscellaneous Store Retailers
3,600	sf	Sporting Goods & Hobby Shops
2,900	sf	Hardware Stores
2,400	sf	Bars, Breweries & Pubs
2,400	sf	Limited-Service Eating Places
2,300	sf	Apparel Stores
1,600	sf	Office Supplies & Gift Stores
1,500	sf	Full-Service Restaurants
1,100	sf	Florists
900	sf	Jewelry Stores
800	sf	Shoe Stores
400	sf	Specialty Food Stores
300	sf	Lawn & Garden Supplies Stores
47,700	sf	Total New Supportable Retail

This new retail demand could be absorbed by existing businesses and/or with the opening of 20 to 25 new stores and restaurants. If constructed as a new single-site center, the development would be classified as a neighborhood type shopping center by industry definitions and could include 5 - 6 stores selling general merchandise; 3 - 4 department stores; 2 apparel and shoe stores; 1 - 2 sporting goods and hobby shops; 1 - 2 hardware stores; 1 office supply and gift store; 1 florist; 1 - 2 limited-service eating places; 1 full-service restaurant; and an assortment of other retail offerings.

Trade Area Boundaries

This study estimates that the TIB study area has an approximately 6.7-square-mile local trade area, limited by SW 116th Street to the North; East Marginal Way and I-5 to the East; S 176th Street to the South; and Seattle-Tacoma International Airport/ SR-518/ SR 509 to the West.

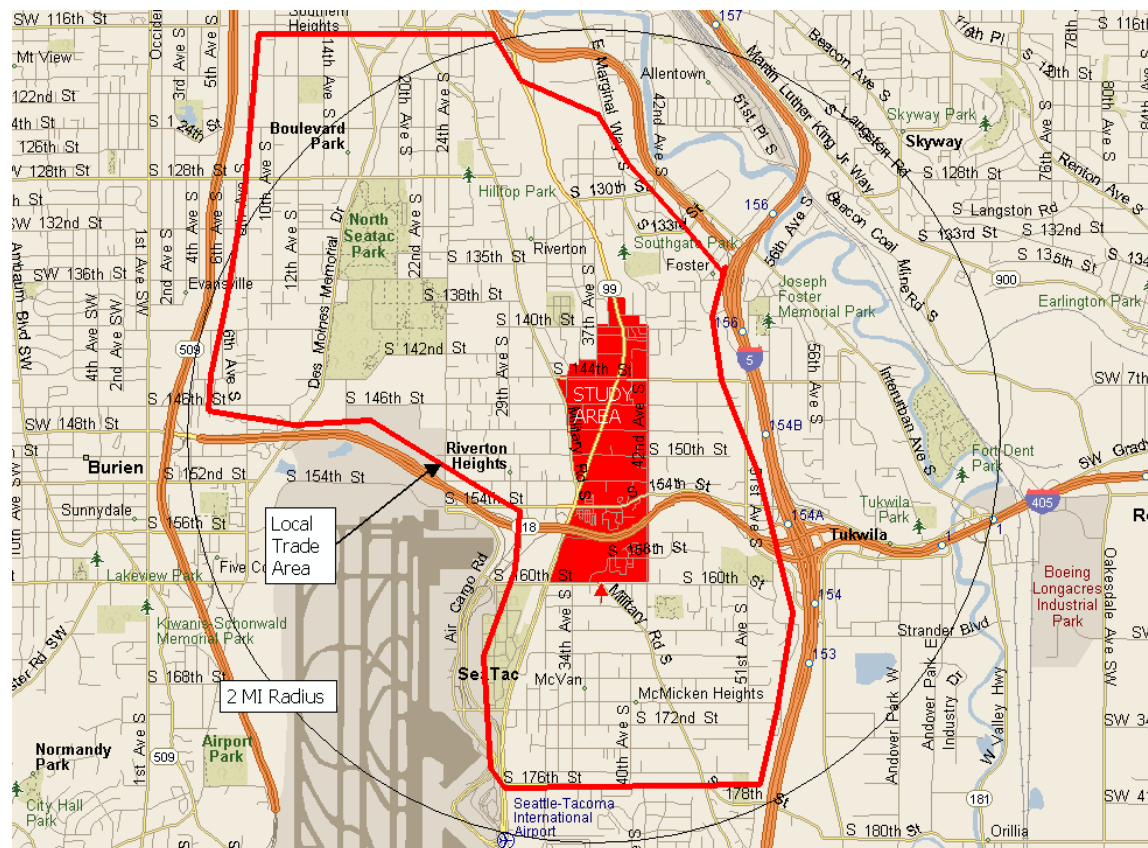


Figure 2: The TIC neighborhood study area has an approximate 6.8-square-mile local trade area (shown outlined in red).

Shopping Competition

Tukwila is the most diverse city in Washington State, and the commercial center of the region's immigrant community. Tukwila International Boulevard is a true reflection of its community, as it offers a wide array of ethnic product-oriented grocery stores (such as Asian, Eastern European, Middle Eastern and Hispanic foods.) Many of these tend to be free-standing retailers as opposed to a part of a neighborhood or community center.

The largest destination inside the TIB study area is **The Bakaro Mall** (15245 International Blvd, SeaTac, WA 98188), which offers primarily Somali clothing, goods, and food. Its numerous small stalls are owned by refugees and immigrants who sell East African goods ranging from women's

and men's clothing to perfume and cosmetics. An assortment of local serving businesses such as tax preparation, computer repair, tailoring and Western Union complement the retail tenants. **India Plaza**, beside the Bakaro Mall, is an expansive Indian grocery store. The nearby **SeaTac Market** (15221 International Blvd.), another Somali-run business, offers art, houseware, furniture, fresh produce and a full Eastern African cuisine restaurant.

Two retail centers are located approximately 2.5 miles east of the study site in the city of Burien, easily accessed from SR-518 and SR-509. **Burien Plaza** (104 SW 148th St, Burien, WA 98166) is grocery-anchored by Safeway, with Rite-Aid and Staples and 20 other retail, restaurant and service-oriented tenants. **Burien Town Plaza** (14901 4th Avenue SW, Burien, WA 98166) is a 139,300-sf community center anchored by Ace Hardware, Bartell Drugs, LA Fitness and PetSmart.



Figure 3: Map of the nearby Southcenter area retail competition.

Most of the shopping competition to the study area is concentrated in the Southcenter area that is less than two miles southeast of the TIB neighborhood:

Westfield Southcenter (2800 Southcenter Mall, Seattle, WA 98188) is a regional center with more than 200 stores & eateries, as well as an AMC multiplex with IMAX. Opened in 1968, its expansion in 2008 added 400,000 sf to its GLA, which now totals 1,700,000 sf. The Indoor mall is anchored by JC Penney, Macy's, Nordstrom and Sears. Notable national tenants include Eddie Bauer, Coach, J. Crew, lululemon, LUSH Cosmetics, Michael Kors, Pandora, The Container Store and Swarovski. An impressive array of restaurants draw consumers to such popular venues as Bahama Breeze, BJ's Restaurant & Brewhouse, Duke's Chowder House, Grill City, Olive Garden, Seafood City Marketplace, The Cheesecake Factory and Villa Italian Kitchen.



***Figure 4:** Westfield Southcenter (left) and Parkway Super Center (right) are two large retail centers in the Southcenter retail area south of the TIB study area.*

Parkway Square Shopping Center (16876 Southcenter Parkway, Tukwila, WA 98188) is just south of Westfield. This 39,000-sf neighborhood center was built in 1980 and renovated in 1999. Tenants include Half Price Books, Jared Jewelers, Jimmy John's and Value Village. With six current tenants, it has over 12,400 sf available.

Southcenter Square (17000-17250 Southcenter Parkway, Tukwila, Washington 98188) is a 225,00-sf community center continuing south on Southcenter Parkway from Parkway Square. Anchored by Kohl's, Nordstrom Rack and Petco Anchor, other retailers include Carter's, Dressbarn, DSW, Lane Bryant, Payless ShoeSource and See's Candies. Restaurants and eateries such as Black Bear Yogurt Chipotle, ihop, Jamba Juice, Panera, Panda Express and The Old Spaghetti Factory provide a nice assortment of choices for the center's visitors.

Southcenter Plaza (301 Strander Blvd., Tukwila, WA 98188) is a 170,200-sf restaurant, office and retail neighborhood center. Tenants are Dollar Tree, Jersey Mike's, Jos. A Bank, K's Mongolian Grill and an assortment of beauty and local service tenants. The Plaza is shadow-anchored by Target on its western perimeter.

Park Place Shopping Center (17555 Southcenter Pkwy., Tukwila, WA 98188) is a fully-leased community center next to Southcenter Mall. Its tenants include big-box retailers Babies R Us, Casual Male, Famous Footwear, Jo-Ann Fabrics, K&G Fashion Superstore, PetSmart and Toys R Us.

Continuing south on Southcenter Parkway, **Parkway Super Center** (17574 Southcenter Pkwy. at Minkler Blvd. Tukwila, WA 98188) offers 468,800 sf of retail and restaurants with over 30 tenants.

Retailers include Bath & Body Works, Best Buy, Big Lots, Burlington Coat Factory, buybuy Baby, Catherine's, Cost Plus World Market, Hobby Town USA, Macy's Furniture Gallery, Michael's, Old Navy, Party City and Ross Dress for Less. The center features eateries and restaurants including Applebee's, Cold Stone Creamery, Famous Dave's, Red Robin and Stanford's Restaurant & Bar. A 12-screen Regal Cinemas Theater attracts patrons on into the evening hours. The complex was built in 1974 as two shopping areas: Parkway Plaza and Pavilion Mall. The two adjacent properties were reconfigured to become one supercenter when acquired by MBK Northwest in 1997.

Segale Retail Center (300 Andover Park W., Tukwila, WA 98188) is a power center located east of the Southcenter Plaza retail center. Its tenants include Barnes & Noble, Game Stop, Office Depot, Sleep Train Tukwila and Total Wine & More. JSH Properties is the leasing agent.

Great Wall Shopping Mall (18230 East Valley Highway, Kent, WA 98032) is anchored by 99 Ranch Market, the largest Asian grocer in the United States. Located almost 3.5 miles southeast from the study area, this 100,000-sf indoor Asian Lifestyle Mall is conveniently accessed via I-167. It was opened in May 1999 with approximately 35 locally-owned eateries and a collection of service and retail businesses focused on Asian goods.

The Commons at Federal Way (1928 S. Commons, Federal Way, WA 98003) is a 768,000-sf regional shopping center anchored by Century Theatres, Dick's Sporting Goods, Kohl's, Macy's, Sears and Target. It's more than 90 stores include Bath & Body Works, Catherine's, Champs Sports, Famous Footwear, Footlocker, Kay Jewelers, Lane Bryant, Victoria's Secret and Wet Seal. In addition to more than a dozen quick-serve eateries in the mall, several full-service restaurants outside the mall include Applebee's, Buffalo Wild Wings, Panera and Red Robin. Just 10 miles south of Tukwila off I-5, it opened in 1975 and is now owned by Steadfast Commercial Properties.

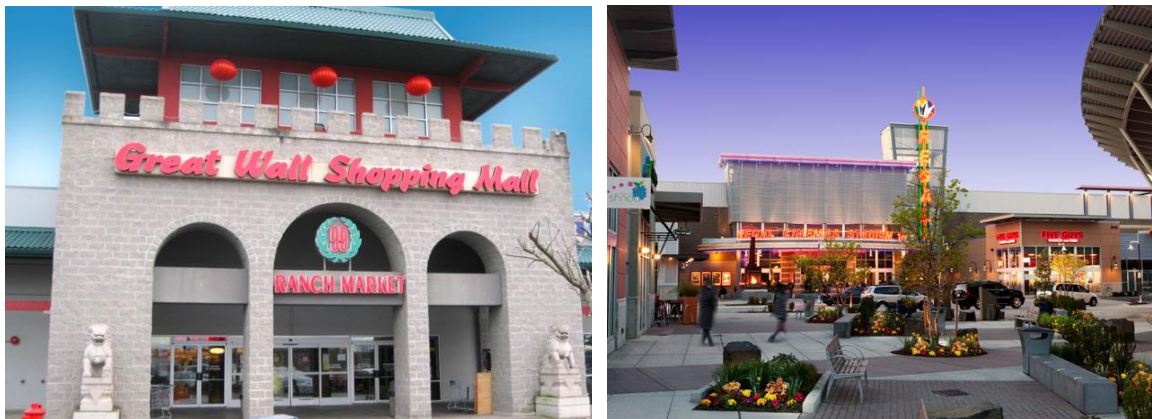


Figure 5: Great Wall Shopping Mall (left) is one largest shopping centers specializing in Asian fare. The Landing (right) is a lifestyle center opened in four phases, beginning in 2007.

The Landing, (828 N 10th Pl, Renton, WA 98057) a 607,000-sf mixed-use development less than five miles northeast of the study area in Renton, is directly accessible via I-405. Built on a former 50-acre Boeing industrial site, this lifestyle center offers more than 75 retailers, restaurants and service-oriented tenants. Dick's Sporting Goods, Regal Cinemas and Target anchor the other retail, including Cost Plus World Market, Famous Footwear, Marshall's, PetSmart, Ross Dress for

Less, Staples and ULTA Beauty. Restaurant offerings include Five Guys Burgers, Red Robin, Red Rock Pizza, Panera, Torero's and Wild Fin.

Westwood Village (2600 SW Barton St, Seattle, WA 98126) is a 425,000-sf power center located approximately 5.5 miles north of the TIB area, at the far northern boundary of the total trade area in Seattle. Anchored by Target and QFC grocer, its mix of nearly 50 national and local tenants include 24 Hour Fitness, Bed, Bath & Beyond, Barnes & Noble, Big 5 Sporting Goods, Chico's Carter's, GameStop, Marshall's, Payless ShoeSource, Rite Aid Pharmacy and Staples.

The Marketplace at Factoria (Factoria Blvd. SE & I-90, Bellevue, WA 98006) is a 510,500-sf enclosed regional mall in the affluent city of Bellevue, approximately nine miles northeast of the TIB. More than 60 national and local tenants are anchored by DSW Warehouse, Old Navy, Nordstrom Rack, Safeway, Target and WalMart. They include Bath & Body Works, Big 5 Sporting Goods, Famous Footwear, Panera Bread, Payless ShoeSource, Pearl Vision, Red Robin Rite Aid and Ulta. It was built in 1977 with renovations in 1999, and is owned by Kimco Realty Corp.

Trade Area Demographics

The study site's local trade area includes 33,900 people, which is expected to increase at an annual rate of 1.02 percent to 35,600 by 2022. The current 2017 households number is 11,300, increasing to 11,800 by 2022 at an annual rate of 0.83 percent. The 2017 average household income is \$62,100 and is estimated to increase to \$68,300 by 2022. Median household income in the local trade area is \$50,000 and estimated to increase to \$53,500 by 2022. Moreover, 29.1 percent of the households earn above \$75,000 per year. The average household size of 2.96 persons in 2017 is expected to grow to 2.99 in five years; the 2017 median age of 34.5 is youngest of the three comparison areas.

Table 1: Demographic Characteristics

<i>Demographic Characteristic</i>	<i>Local Trade Area</i>	<i>Total Trade Area</i>	<i>Seattle MSA</i>
2017 Population	33,900	153,300	3,726,343
2017 Households	11,300	57,300	1,454,625
2022 Population	35,600	163,400	3,995,106
2022 Households	11,800	60,600	1,554,110
2017-2022 Annual Population Growth Rate	1.02%	1.28%	1.40 %
2017-2022 Annual HH Growth Rate	0.83%	1.13%	1.33%
2017 Average Household Income	\$62,100	\$74,000	\$95,230
2017 Median Household Income	\$50,000	\$54,600	\$70,780
2022 Average Household Income	\$68,300	\$81,100	\$104,000
2022 Median Household Income	\$53,500	\$59,500	\$80,150
% Households w. incomes \$75,000 or higher	29.1%	34.9%	47.8%
% Bachelor's Degree	13.5%	18.0%	25.3%
% Graduate or Professional Degree	5.2%	8.8%	14.6%
Average Household Size	2.96	2.64	2.51
Median Age	34.5	37.9	37.7

Table 1: Key demographic characteristics of the study area's local trade area, compared to the total trade area and the Seattle-Tacoma-Bellevue Metropolitan Statistical Area (MSA).

In comparison, the designated total trade area is firmly a step up from the local trade area numbers. It reports a current population of 153,300, which is expected to rise to 163,400 by 2022 at an annual rate of 1.28 percent. Current households number 57,300 and are expected to increase to 60,600 by 2022, which is an annual increase of 1.13 percent. Incomes are higher than in the primary trade area, as the 2017 average household income is \$74,000, while the median household income is \$54,600. By 2022 these numbers will increase to \$81,100 in average household income and \$59,500 in median household income. The percent of households with income higher than \$75,000 is 34.9 percent. The percent of the population with bachelor's degrees is 18.0, while the percent holding graduate or professional degrees is 8.8 percent. The median age of the local trade area is highest of the three demographic areas at 37.9. The average household size is 2.64.

The Seattle-Tacoma-Bellevue Metropolitan Statistical Area (MSA) includes 3,726,343 people and 1,454,625 households. The former's growth is expected to grow at an annual rate of 1.40 percent, and the latter is projected to grow at an annual rate of 1.33 percent to 2022, when the MSA's projected population will be 3,995,106 with 1,554,110 households. Incomes for the MSA are considerably higher than the two trade areas, with an average household income of \$95,230 in 2017 that is estimated to grow to \$104,000 by 2022. The median household income in 2017 is \$70,780, and is estimated to grow in five years to \$80,150. An incredible 47.8 percent of the county's population earned over \$75,000 annually in 2017. Average household size is 2.51 persons, projected to inch up to 2.53 by 2022; the 2017 median age is 37.7 years old.

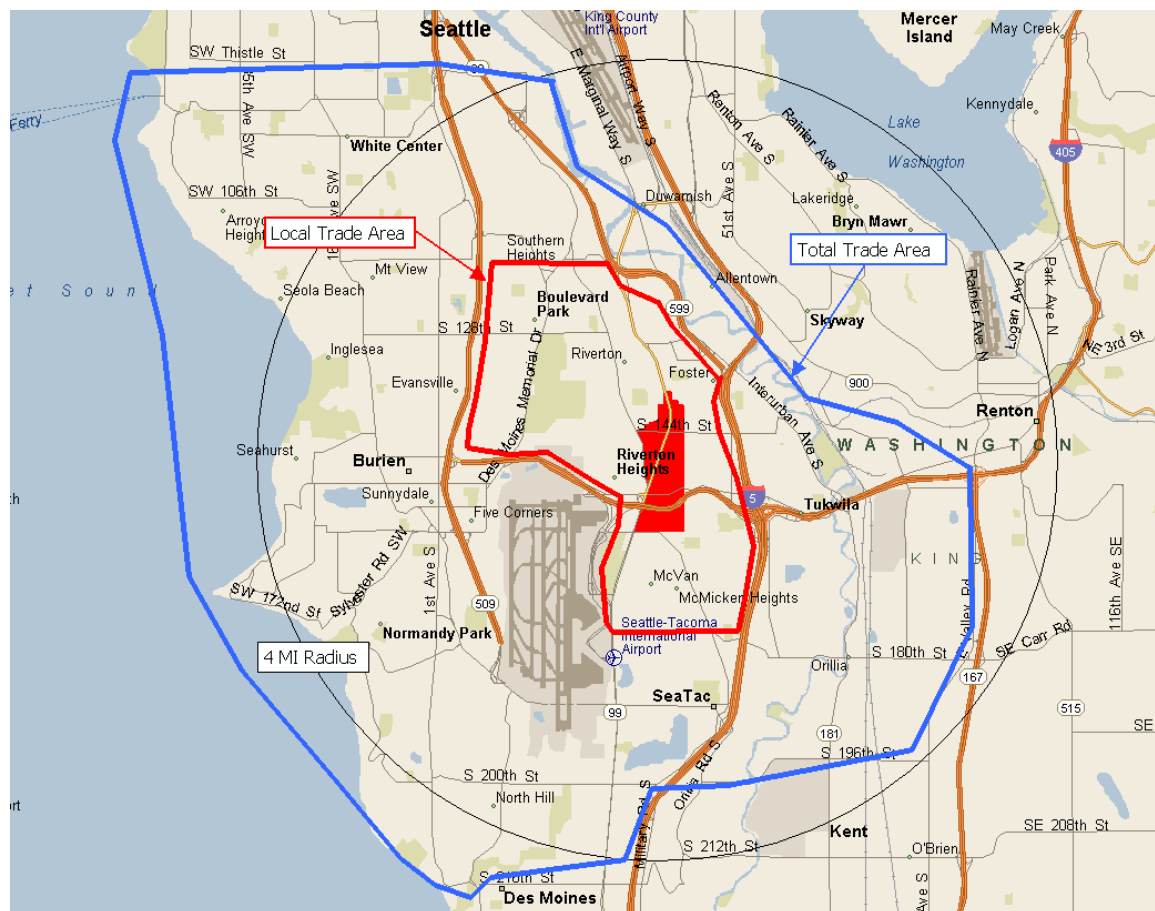


Figure 6: Map of the Total Trade Area (outlined in blue).

Table 2: 2017 & 2022 Supportable Retail Table

Retail Category	Estimated Supportable SF	2017 Sales/ SF	2017 Estimated Retail Sales	2022 Sales/ SF	2022 Estimated Retail Sales	No. of Stores
Retailers						
Apparel Stores	2,310	\$290	\$669,900	\$305	\$704,550	1
Department Store Merchandise	7,790	\$320	\$2,492,800	\$335	\$2,609,650	3-4
Florists	1,140	\$225	\$256,500	\$235	\$267,900	1
General Merchandise Stores	16,140	\$245	\$3,954,300	\$255	\$4,115,700	5-6
Hardware & Garden Supply Stores	3,160	\$250	\$790,000	\$265	\$837,400	1
Jewelry Stores	860	\$345	\$296,700	\$360	\$309,600	1
Miscellaneous Store Retailers	3,630	\$265	\$961,950	\$280	\$1,016,400	1-2
Office Supplies & Gift Stores	1,590	\$270	\$429,300	\$285	\$453,150	1
Shoe Stores	830	\$285	\$236,550	\$300	\$249,000	1
Specialty Food Stores	350	\$295	\$103,250	\$310	\$108,500	1
Sporting Goods & Hobby Stores	3,600	\$270	\$972,000	\$285	\$1,026,000	1-2
Retailer Totals	41,400	\$275	\$11,163,250	\$292	\$11,697,850	17-21
Restaurants						
Bars, Breweries & Pubs	2,380	\$335	\$797,300	\$350	\$833,000	1
Full-Service Restaurants	1,520	\$270	\$410,400	\$285	\$433,200	1
Limited-Service Eating Places	2,360	\$250	\$590,000	\$265	\$625,400	1-2
Restaurant Totals	6,260	\$285	\$1,797,700	\$300	\$1,891,600	3-4
Retailer & Restaurant Totals	47,660	\$277	\$12,960,950	\$294	\$13,589,450	20-25

Table 2: The study site's primary trade area has demand for 47,700 sf of additional new retail and restaurants.

Assumptions

The projections of this study are based on the following assumptions:

- No other major retail centers are planned or proposed at this time and, as such, no other retail is assumed in our sales forecasts.
- No other major retail will be developed within the trade area of the subject site.
- The region's economy will stabilize at normal or above normal ranges of employment, inflation, retail demand and growth.
- The new retail development will be planned, designed, built, leased and managed as a walkable town center, to the best shopping center industry practices of the American Planning Association, Congress for New Urbanism, the International Council of Shopping Centers and Urban Land Institute.
- Parking for the area is assumed adequate for the proposed uses, with easy access to the retailers in the development.

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- Visibility of the shopping center or retail is assumed to meet industry standards, with signage as required to assure good visibility of the retailers.

Limits of Study

The findings of this study represent GPG's best estimates for the amounts and types of retail tenants that should be supportable in the Tukwila International Boulevard neighborhood study area's local trade area by 2022. Every reasonable effort has been made to ensure that the data contained in this study reflect the most accurate and timely information possible and are believed to be reliable. It should be noted that the findings of this study are based upon generally accepted market research and business standards. It is possible that the study site's surrounding area could support lower or higher quantities of retailers and restaurants yielding lower or higher sales revenues than indicated by this study, depending on numerous factors including respective business practices and the management and design of the study area.

This study is based on estimates, assumptions and other information developed by GPG as an independent third party research effort with general knowledge of the retail industry, and consultations with the client and its representatives. This report is based on information that was current as of January 30, 2017, and GPG has not undertaken any update of its research effort since such date.

This report may contain prospective financial information, estimates, or opinions that represent GPG's view of reasonable expectations at a particular time. Such information, estimates, or opinions are not offered as predictions or assurances that a particular level of income or profit will be achieved, that particular events will occur, or that a particular price will be offered or accepted. Actual results achieved during the period covered by our market analysis may vary from those described in our report, and the variations may be material. Therefore, no warranty or representation is made by GPG that any of the projected values or results contained in this study will be achieved.

This study ***should not*** be the sole basis for designing, financing, planning, and programming any business, real estate development, or public planning policy. This study is intended only for the use of the client and is void for other site locations, developers, or organizations.

- *End of Study* -

Appendix EXHIBIT A1: Community Profile

Gibbs Planning Group

Community Profile

Tukwila PTA
Area: 6.68 square miles

Prepared by Gibbs Planning Group

Population Summary	
2000 Total Population	28,949
2010 Total Population	32,150
2016 Total Population	33,855
2016 Group Quarters	359
2021 Total Population	35,611
2016-2021 Annual Rate	1.02%
2016 Total Daytime Population	30,479
Workers	11,999
Residents	18,480
Household Summary	
2000 Households	10,971
2000 Average Household Size	2.63
2010 Households	11,007
2010 Average Household Size	2.89
2016 Households	11,298
2016 Average Household Size	2.96
2021 Households	11,772
2021 Average Household Size	2.99
2016-2021 Annual Rate	0.83%
2010 Families	7,102
2010 Average Family Size	3.52
2016 Families	7,303
2016 Average Family Size	3.60
2021 Families	7,619
2021 Average Family Size	3.64
2016-2021 Annual Rate	0.85%
Housing Unit Summary	
2000 Housing Units	11,433
Owner Occupied Housing Units	51.9%
Renter Occupied Housing Units	44.0%
Vacant Housing Units	4.0%
2010 Housing Units	11,778
Owner Occupied Housing Units	48.9%
Renter Occupied Housing Units	44.6%
Vacant Housing Units	6.5%
2016 Housing Units	12,061
Owner Occupied Housing Units	48.2%
Renter Occupied Housing Units	45.5%
Vacant Housing Units	6.3%
2021 Housing Units	12,523
Owner Occupied Housing Units	48.7%
Renter Occupied Housing Units	45.3%
Vacant Housing Units	6.0%
Median Household Income	
2016	\$49,959
2021	\$53,490
Median Home Value	
2016	\$273,091
2021	\$321,384
Per Capita Income	
2016	\$21,130
2021	\$22,964
Median Age	
2010	33.8
2016	34.5
2021	35.3

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

Appendix EXHIBIT A2: Community Profile

Gibbs Planning Group

Community Profile

Tukwila PTA
Area: 6.68 square miles

Prepared by Gibbs Planning Group

2016 Households by Income	
Household Income Base	11,298
<\$15,000	12.6%
\$15,000 - \$24,999	11.3%
\$25,000 - \$34,999	10.5%
\$35,000 - \$49,999	15.5%
\$50,000 - \$74,999	20.8%
\$75,000 - \$99,999	11.3%
\$100,000 - \$149,999	11.9%
\$150,000 - \$199,999	4.6%
\$200,000+	1.3%
Average Household Income	\$62,127
2021 Households by Income	
Household Income Base	11,772
<\$15,000	13.0%
\$15,000 - \$24,999	10.9%
\$25,000 - \$34,999	9.7%
\$35,000 - \$49,999	12.8%
\$50,000 - \$74,999	18.5%
\$75,000 - \$99,999	13.1%
\$100,000 - \$149,999	14.9%
\$150,000 - \$199,999	5.6%
\$200,000+	1.5%
Average Household Income	\$68,306
2016 Owner Occupied Housing Units by Value	
Total	5,810
<\$50,000	4.9%
\$50,000 - \$99,999	2.1%
\$100,000 - \$149,999	4.6%
\$150,000 - \$199,999	11.4%
\$200,000 - \$249,999	19.2%
\$250,000 - \$299,999	16.9%
\$300,000 - \$399,999	24.8%
\$400,000 - \$499,999	6.0%
\$500,000 - \$749,999	6.0%
\$750,000 - \$999,999	1.9%
\$1,000,000 +	2.3%
Average Home Value	\$314,546
2021 Owner Occupied Housing Units by Value	
Total	6,094
<\$50,000	3.5%
\$50,000 - \$99,999	2.1%
\$100,000 - \$149,999	3.4%
\$150,000 - \$199,999	6.2%
\$200,000 - \$249,999	13.6%
\$250,000 - \$299,999	13.5%
\$300,000 - \$399,999	36.4%
\$400,000 - \$499,999	7.9%
\$500,000 - \$749,999	7.8%
\$750,000 - \$999,999	2.7%
\$1,000,000 +	3.0%
Average Home Value	\$357,670

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

Appendix EXHIBIT A3: Community Profile

Gibbs Planning Group

Community Profile

Tukwila PTA
Area: 6.68 square miles

Prepared by Gibbs Planning Group

2010 Population by Age	
Total	32,150
0 - 4	7.8%
5 - 9	7.0%
10 - 14	6.5%
15 - 24	14.2%
25 - 34	16.4%
35 - 44	14.9%
45 - 54	14.4%
55 - 64	10.1%
65 - 74	5.0%
75 - 84	2.5%
85 +	1.2%
18 +	74.6%
2016 Population by Age	
Total	33,853
0 - 4	7.3%
5 - 9	7.0%
10 - 14	6.7%
15 - 24	13.5%
25 - 34	16.2%
35 - 44	14.3%
45 - 54	13.1%
55 - 64	11.3%
65 - 74	6.4%
75 - 84	2.8%
85 +	1.2%
18 +	75.0%
2021 Population by Age	
Total	35,611
0 - 4	7.3%
5 - 9	6.6%
10 - 14	6.6%
15 - 24	12.8%
25 - 34	16.2%
35 - 44	14.7%
45 - 54	12.4%
55 - 64	11.5%
65 - 74	7.5%
75 - 84	3.2%
85 +	1.2%
18 +	75.7%
2010 Population by Sex	
Males	16,690
Females	15,460
2016 Population by Sex	
Males	17,489
Females	16,366
2021 Population by Sex	
Males	18,350
Females	17,261

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

Appendix EXHIBIT A4: Community Profile

Gibbs Planning Group

Community Profile

Tukwila PTA
Area: 6.68 square miles

Prepared by Gibbs Planning Group

2010 Population by Race/Ethnicity	
Total	32,150
White Alone	45.5%
Black Alone	15.2%
American Indian Alone	1.5%
Asian Alone	17.4%
Pacific Islander Alone	3.0%
Some Other Race Alone	11.2%
Two or More Races	6.2%
Hispanic Origin	20.6%
Diversity Index	82.4
2016 Population by Race/Ethnicity	
Total	33,855
White Alone	41.4%
Black Alone	15.8%
American Indian Alone	1.4%
Asian Alone	19.6%
Pacific Islander Alone	3.2%
Some Other Race Alone	12.0%
Two or More Races	6.6%
Hispanic Origin	21.9%
Diversity Index	84.5
2021 Population by Race/Ethnicity	
Total	35,614
White Alone	38.0%
Black Alone	16.2%
American Indian Alone	1.4%
Asian Alone	21.3%
Pacific Islander Alone	3.3%
Some Other Race Alone	12.9%
Two or More Races	6.8%
Hispanic Origin	23.4%
Diversity Index	86.1
2010 Population by Relationship and Household Type	
Total	32,150
In Households	98.9%
In Family Households	82.0%
Householder	22.1%
Spouse	14.6%
Child	32.5%
Other relative	8.6%
Nonrelative	4.2%
In Nonfamily Households	16.9%
In Group Quarters	1.1%
Institutionalized Population	0.3%
Noninstitutionalized Population	0.8%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

Appendix EXHIBIT A5: Community Profile

Gibbs Planning Group

Community Profile

Tukwila PTA
Area: 6.68 square miles

Prepared by Gibbs Planning Group

2016 Population 25+ by Educational Attainment	
Total	22,128
Less than 9th Grade	11.3%
9th - 12th Grade, No Diploma	7.0%
High School Graduate	27.2%
GED/Alternative Credential	5.5%
Some College, No Degree	21.3%
Associate Degree	9.1%
Bachelor's Degree	13.5%
Graduate/Professional Degree	5.2%
2016 Population 15+ by Marital Status	
Total	26,711
Never Married	37.5%
Married	46.7%
Widowed	5.1%
Divorced	10.7%
2016 Civilian Population 16+ in Labor Force	
Civilian Employed	90.5%
Civilian Unemployed	9.5%
2016 Employed Population 16+ by Industry	
Total	15,650
Agriculture/Mining	0.7%
Construction	6.3%
Manufacturing	11.5%
Wholesale Trade	3.4%
Retail Trade	9.9%
Transportation/Utilities	11.4%
Information	1.3%
Finance/Insurance/Real Estate	4.3%
Services	48.3%
Public Administration	3.0%
2016 Employed Population 16+ by Occupation	
Total	15,651
White Collar	41.1%
Management/Business/Financial	9.3%
Professional	11.8%
Sales	8.4%
Administrative Support	11.7%
Services	28.1%
Blue Collar	30.8%
Farming/Forestry/Fishing	0.3%
Construction/Extraction	5.9%
Installation/Maintenance/Repair	4.0%
Production	7.8%
Transportation/Material Moving	12.9%
2010 Population By Urban/ Rural Status	
Total Population	32,150
Population Inside Urbanized Area	100.0%
Population Inside Urbanized Cluster	0.0%
Rural Population	0.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

Appendix EXHIBIT A6: Community Profile

Gibbs Planning Group

Community Profile

Tukwila PTA
Area: 6.68 square miles

Prepared by Gibbs Planning Group

2010 Households by Type	
Total	11,006
Households with 1 Person	26.1%
Households with 2+ People	73.9%
Family Households	64.5%
Husband-wife Families	42.7%
With Related Children	22.8%
Other Family (No Spouse Present)	21.9%
Other Family with Male Householder	7.7%
With Related Children	4.3%
Other Family with Female Householder	14.1%
With Related Children	9.3%
Nonfamily Households	9.4%
All Households with Children	37.1%
Multigenerational Households	6.7%
Unmarried Partner Households	8.5%
Male-female	7.6%
Same-sex	0.9%
2010 Households by Size	
Total	11,007
1 Person Household	26.1%
2 Person Household	27.5%
3 Person Household	15.3%
4 Person Household	13.3%
5 Person Household	8.6%
6 Person Household	4.6%
7 + Person Household	4.6%
2010 Households by Tenure and Mortgage Status	
Total	11,007
Owner Occupied	52.3%
Owned with a Mortgage/Loan	41.6%
Owned Free and Clear	10.7%
Renter Occupied	47.7%
2010 Housing Units By Urban/ Rural Status	
Total Housing Units	11,778
Housing Units Inside Urbanized Area	100.0%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	0.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

Appendix EXHIBIT A7: Community Profile

Gibbs Planning Group

Community Profile

Tukwila PTA
Area: 6.68 square miles

Prepared by Gibbs Planning Group

Top 3 Tapestry Segments		
1.	International Marketplace	
2.	Urban Villages (7B)	
3.	Bright Young Professionals	
2016 Consumer Spending		
Apparel & Services: Total \$		\$19,452,839
Average Spent		\$1,721.79
Spending Potential Index		86
Education: Total \$		\$13,435,682
Average Spent		\$1,189.21
Spending Potential Index		84
Entertainment/Recreation: Total \$		\$26,314,901
Average Spent		\$2,329.16
Spending Potential Index		80
Food at Home: Total \$		\$46,203,086
Average Spent		\$4,089.49
Spending Potential Index		82
Food Away from Home: Total \$		\$28,913,811
Average Spent		\$2,559.20
Spending Potential Index		83
Health Care: Total \$		\$44,818,036
Average Spent		\$3,966.90
Spending Potential Index		75
HH Furnishings & Equipment: Total \$		\$16,133,192
Average Spent		\$1,427.97
Spending Potential Index		81
Personal Care Products & Services: Total \$		\$6,821,284
Average Spent		\$603.76
Spending Potential Index		82
Shelter: Total \$		\$153,113,662
Average Spent		\$13,552.28
Spending Potential Index		87
Support Payments/Cash Contributions/Gifts in Kind: Total \$		\$19,472,220
Average Spent		\$1,723.51
Spending Potential Index		74
Travel: Total \$		\$17,080,755
Average Spent		\$1,511.84
Spending Potential Index		81
Vehicle Maintenance & Repairs: Total \$		\$9,288,672
Average Spent		\$822.15
Spending Potential Index		79

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics, Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

Tukwila PTA

Prepared by Gibbs Planning Group

Area: 6.68 square miles

Data for all businesses in area					
Total Businesses:					1,110
Total Employees:					13,078
Total Residential Population:					33,855
Employee/Residential Population Ratio:					0.39:1
by SIC Codes	Businesses		Employees		
	Number	Percent	Number	Percent	
Agriculture & Mining	23	2.1%	84	0.6%	
Construction	90	8.1%	741	5.7%	
Manufacturing	27	2.4%	473	3.6%	
Transportation	139	12.5%	2,914	22.3%	
Communication	9	0.8%	100	0.8%	
Utility	1	0.1%	45	0.1%	
Wholesale Trade	35	3.2%	536	4.1%	
Retail Trade Summary	231	20.8%	3,113	23.8%	
Home Improvement	13	1.2%	81	0.6%	
General Merchandise Stores	5	0.5%	84	0.6%	
Food Stores	39	3.5%	678	5.2%	
Auto Dealers, Gas Stations, Auto Aftermarket	24	2.2%	119	0.9%	
Apparel & Accessory Stores	13	1.2%	28	0.2%	
Furniture & Home Furnishings	18	1.6%	187	1.5%	
Eating & Drinking Places	69	6.2%	1,378	10.5%	
Miscellaneous Retail	50	4.5%	549	4.2%	
Finance, Insurance, Real Estate Summary	86	7.7%	713	5.5%	
Banks, Savings & Lending Institutions	39	3.5%	380	2.8%	
Securities Brokers	2	0.2%	8	0.1%	
Insurance Carriers & Agents	3	0.3%	17	0.1%	
Real Estate, Holding, Other Investment Offices	43	3.9%	328	2.5%	
Services Summary	400	36.0%	4,119	31.5%	
Hotels & Lodging	14	1.3%	283	2.2%	
Automotive Services	55	5.0%	676	5.2%	
Motion Pictures & Amusements	19	1.7%	425	3.2%	
Health Services	40	3.6%	656	5.0%	
Legal Services	6	0.5%	22	0.2%	
Education Institutions & Libraries	14	1.3%	466	3.6%	
Other Services	251	22.6%	1,591	12.2%	
Government	12	1.1%	185	1.5%	
Unclassified Establishments	57	5.1%	74	0.6%	
Totals	1,110	100.0%	13,078	100.0%	

Source: Copyright 2016 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2016.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation which uses census block groups to allocate business summary data to custom areas.

by NAICS Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	0	0.0%	0	0.0%
Mining	1	0.1%	3	0.0%
Utilities	1	0.1%	10	0.1%
Construction	104	9.4%	791	6.0%
Manufacturing	28	2.5%	473	3.6%
Wholesale Trade	35	3.2%	536	4.1%
Retail Trade	154	13.9%	1,688	12.9%
Motor Vehicle & Parts Dealers	11	1.0%	76	0.6%
Furniture & Home Furnishings Stores	9	0.8%	83	0.6%
Electronics & Appliance Stores	7	0.6%	111	0.8%
Bldg Material & Garden Equipment & Supplies Dealers	13	1.2%	81	0.6%
Food & Beverage Stores	40	3.6%	681	5.2%
Health & Personal Care Stores	8	0.7%	244	1.9%
Gasoline Stations	12	1.1%	43	0.3%
Clothing & Clothing Accessories Stores	18	1.6%	43	0.3%
Sport Goods, Hobby, Book, & Music Stores	7	0.6%	77	0.6%
General Merchandise Stores	5	0.5%	84	0.6%
Miscellaneous Store Retailers	17	1.5%	62	0.5%
Nonstore Retailers	6	0.5%	102	0.8%
Transportation & Warehousing	127	11.4%	2,640	20.2%
Information	23	2.1%	295	2.3%
Finance & Insurance	46	4.1%	402	3.1%
Central Bank/Credit Intermediation & Related Activities	41	3.7%	373	2.9%
Securities, Commodity Contracts & Other Financial Investments	3	0.3%	11	0.1%
Insurance Carriers & Related Activities; Funds, Trusts & Other	3	0.3%	17	0.1%
Real Estate, Rental & Leasing	69	6.2%	736	5.6%
Professional, Scientific & Tech Services	89	8.0%	455	3.5%
Legal Services	8	0.7%	30	0.2%
Management of Companies & Enterprises	0	0.0%	0	0.0%
Administrative & Support & Waste Management & Remediation	54	4.9%	518	4.0%
Educational Services	13	1.2%	435	3.3%
Health Care & Social Assistance	65	5.9%	1,025	7.8%
Arts, Entertainment & Recreation	14	1.3%	424	3.2%
Accommodation & Food Services	85	7.7%	1,687	12.9%
Accommodation	14	1.3%	283	2.2%
Food Services & Drinking Places	71	6.4%	1,404	10.7%
Other Services (except Public Administration)	133	12.0%	691	5.3%
Automotive Repair & Maintenance	25	2.3%	91	0.7%
Public Administration	12	1.1%	195	1.5%
Unclassified Establishments				
Total	57	5.1%	74	0.6%
	1,110	100.0%	13,078	100.0%

Source: Copyright 2016 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2016.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation which uses census block groups to allocate business summary data to custom areas.

Appendix EXHIBIT C1: Tapestry Segmentation Profile

Gibbs Planning Group

Tapestry Segmentation Area Profile

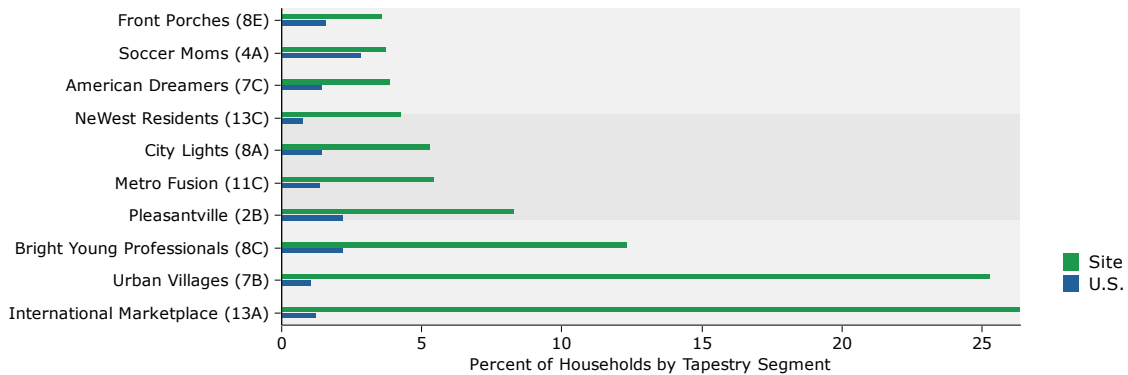
Tukwila PTA
Area: 6.68 square miles

Prepared by Gibbs Planning Group

Top Twenty Tapestry Segments

Rank	Tapestry Segment	2016 Households		2016 U.S. Households		Index
		Percent	Cumulative Percent	Percent	Cumulative Percent	
1	International Marketplace (13A)	26.4%	26.4%	1.2%	1.2%	2142
2	Urban Villages (7B)	25.3%	51.7%	1.1%	2.3%	2,360
3	Bright Young Professionals (8C)	12.3%	64.0%	2.2%	4.5%	554
4	Pleasantville (2B)	8.3%	72.3%	2.2%	6.7%	374
5	Metro Fusion (11C)	5.5%	77.8%	1.4%	8.1%	389
Subtotal		77.8%		8.1%		
6	City Lights (8A)	5.3%	83.1%	1.5%	9.6%	361
7	NeWest Residents (13C)	4.3%	87.4%	0.8%	10.4%	552
8	American Dreamers (7C)	3.9%	91.3%	1.5%	11.9%	265
9	Soccer Moms (4A)	3.8%	95.1%	2.8%	14.7%	132
10	Front Porches (8E)	3.6%	98.7%	1.6%	16.3%	226
Subtotal		20.9%		8.2%		
11	Parks and Rec (5C)	1.3%	100.0%	2.0%	18.3%	63
Subtotal		1.3%		2.0%		
Total		100.0%		18.3%		545

Top Ten Tapestry Segments Site vs. U.S.



Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri

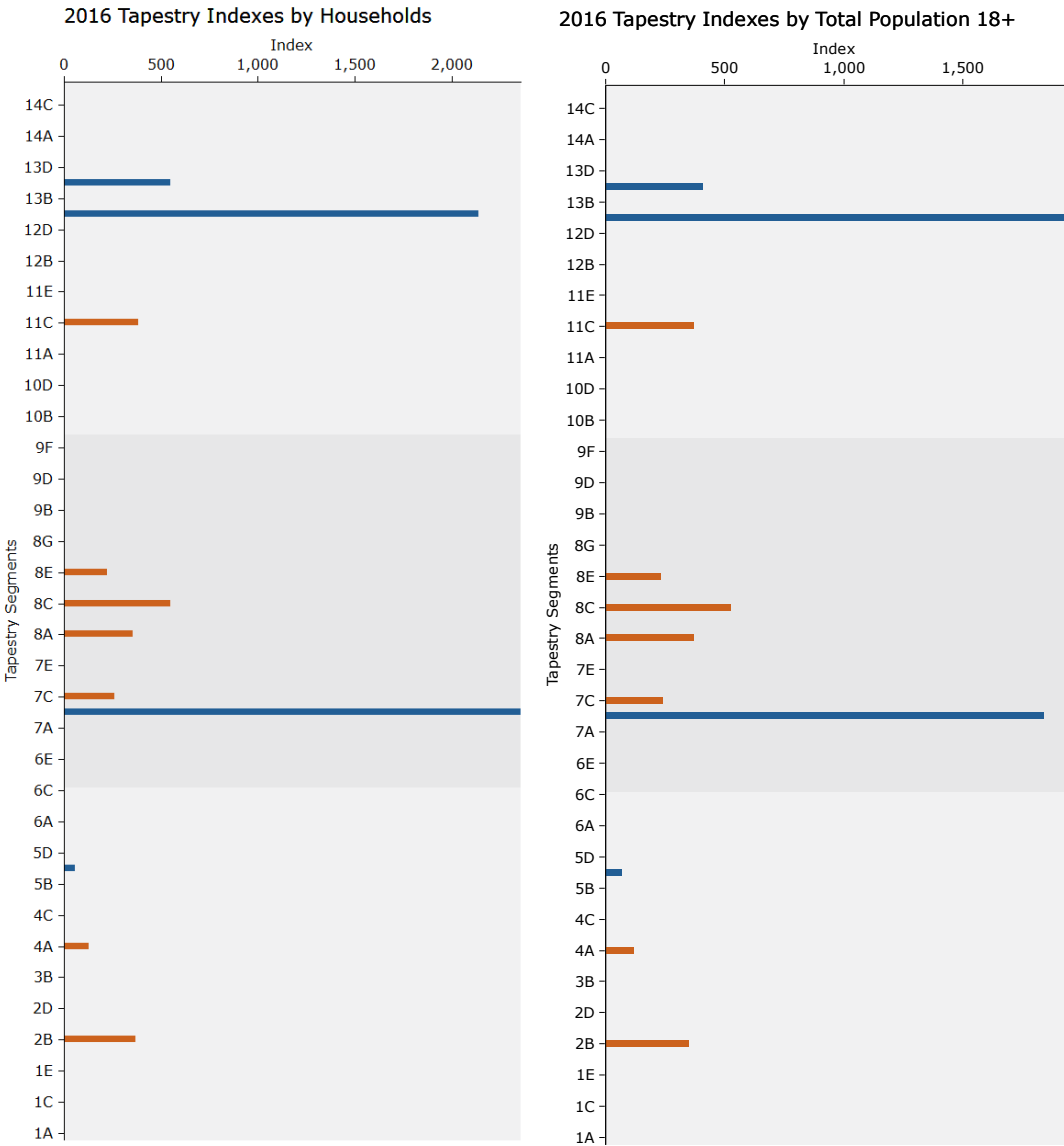
Appendix EXHIBIT C2: Tapestry Segmentation Profile

Gibbs Planning Group

Tapestry Segmentation Area Profile

Tukwila PTA
Area: 6.68 square miles

Prepared by Gibbs Planning Group



Appendix EXHIBIT C3: Tapestry Segmentation Profile

Gibbs Planning Group

Tapestry Segmentation Area Profile

Tukwila PTA
Area: 6.68 square miles

Prepared by Gibbs Planning Group

Tapestry LifeMode Groups	2016 Households			2016 Adult Population		
	Number	Percent	Index	Number	Percent	Index
Total:	11,298	100.0%		25,403	100.0%	
1. Affluent Estates	0	0.0%	0	0	0.0%	0
Top Tier (1A)	0	0.0%	0	0	0.0%	0
Professional Pride (1B)	0	0.0%	0	0	0.0%	0
Boomburbs (1C)	0	0.0%	0	0	0.0%	0
Savvy Suburbanites (1D)	0	0.0%	0	0	0.0%	0
Exurbanites (1E)	0	0.0%	0	0	0.0%	0
2. Upscale Avenues	939	8.3%	147	2,213	8.7%	147
Urban Chic (2A)	0	0.0%	0	0	0.0%	0
Pleasantville (2B)	939	8.3%	374	2,213	8.7%	352
Pacific Heights (2C)	0	0.0%	0	0	0.0%	0
Enterprising Professionals (2D)	0	0.0%	0	0	0.0%	0
3. Uptown Individuals	0	0.0%	0	0	0.0%	0
Laptops and Lattes (3A)	0	0.0%	0	0	0.0%	0
Metro Renters (3B)	0	0.0%	0	0	0.0%	0
Trendsetters (3C)	0	0.0%	0	0	0.0%	0
4. Family Landscapes	425	3.8%	51	937	3.7%	48
Soccer Moms (4A)	425	3.8%	132	937	3.7%	122
Home Improvement (4B)	0	0.0%	0	0	0.0%	0
Middleburg (4C)	0	0.0%	0	0	0.0%	0
5. GenXurban	143	1.3%	11	344	1.4%	12
Comfortable Empty Nesters (5A) (0	0.0%	0	0	0.0%	0
In Style (5B)	0	0.0%	0	0	0.0%	0
Parks and Rec (5C)	143	1.3%	63	344	1.4%	69
Rustbelt Traditions (5D)	0	0.0%	0	0	0.0%	0
Midlife Constants (5E)	0	0.0%	0	0	0.0%	0
6. Cozy Country Living	0	0.0%	0	0	0.0%	0
Green Acres (6A)	0	0.0%	0	0	0.0%	0
Salt of the Earth (6B)	0	0.0%	0	0	0.0%	0
The Great Outdoors (6C)	0	0.0%	0	0	0.0%	0
Prairie Living (6D)	0	0.0%	0	0	0.0%	0
Rural Resort Dwellers (6E)	0	0.0%	0	0	0.0%	0
Heartland Communities (6F)	0	0.0%	0	0	0.0%	0
7. Ethnic Enclaves	3,302	29.2%	421	7,934	31.2%	387
Up and Coming Families (7A)	0	0.0%	0	0	0.0%	0
Urban Villages (7B)	2,861	25.3%	2,360	6,904	27.2%	1,842
American Dreamers (7C)	441	3.9%	265	1,030	4.1%	244
Barrios Urbanos (7D)	0	0.0%	0	0	0.0%	0
Valley Growers (7E)	0	0.0%	0	0	0.0%	0
Southwestern Families (7F)	0	0.0%	0	0	0.0%	0

Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri

Appendix EXHIBIT C4: Tapestry Segmentation Profile

Gibbs Planning Group

Tapestry Segmentation Area Profile

Tukwila PTA
Area: 6.68 square miles

Prepared by Gibbs Planning Group

Tapestry LifeMode Groups	2016 Households			2016 Adult Population		
	Number	Percent	Index	Number	Percent	Index
Total:	11,298	100.0%		25,403	100.0%	
8. Middle Ground	2,404	21.3%	195	5,046	19.9%	195
City Lights (8A)	601	5.3%	361	1,421	5.6%	374
Emerald City (8B)	0	0.0%	0	0	0.0%	0
Bright Young Professionals (8C)	1,394	12.3%	554	2,701	10.6%	530
Downtown Melting Pot (8D)	0	0.0%	0	0	0.0%	0
Front Porches (8E)	409	3.6%	226	924	3.6%	237
Old and Newcomers (8F)	0	0.0%	0	0	0.0%	0
Hardscrabble Road (8G)	0	0.0%	0	0	0.0%	0
9. Senior Styles	0	0.0%	0	0	0.0%	0
Silver & Gold (9A)	0	0.0%	0	0	0.0%	0
Golden Years (9B)	0	0.0%	0	0	0.0%	0
The Elders (9C)	0	0.0%	0	0	0.0%	0
Senior Escapes (9D)	0	0.0%	0	0	0.0%	0
Retirement Communities (9E)	0	0.0%	0	0	0.0%	0
Social Security Set (9F)	0	0.0%	0	0	0.0%	0
10. Rustic Outposts	0	0.0%	0	0	0.0%	0
Southern Satellites (10A)	0	0.0%	0	0	0.0%	0
Rooted Rural (10B)	0	0.0%	0	0	0.0%	0
Diners & Miners (10C)	0	0.0%	0	0	0.0%	0
Down the Road (10D)	0	0.0%	0	0	0.0%	0
Rural Bypasses (10E)	0	0.0%	0	0	0.0%	0
11. Midtown Singles	618	5.5%	88	1,245	4.9%	89
City Strivers (11A)	0	0.0%	0	0	0.0%	0
Young and Restless (11B)	0	0.0%	0	0	0.0%	0
Metro Fusion (11C)	618	5.5%	389	1,245	4.9%	376
Set to Impress (11D)	0	0.0%	0	0	0.0%	0
City Commons (11E)	0	0.0%	0	0	0.0%	0
12. Hometown	0	0.0%	0	0	0.0%	0
Family Foundations (12A)	0	0.0%	0	0	0.0%	0
Traditional Living (12B)	0	0.0%	0	0	0.0%	0
Small Town Simplicity (12C)	0	0.0%	0	0	0.0%	0
Modest Income Homes (12D)	0	0.0%	0	0	0.0%	0
13. Next Wave	3,467	30.7%	787	7,684	30.2%	676
International Marketplace (13A)	2,982	26.4%	2,142	6,785	26.7%	1,927
Las Casas (13B)	0	0.0%	0	0	0.0%	0
NeWest Residents (13C)	485	4.3%	552	899	3.5%	411
Fresh Ambitions (13D)	0	0.0%	0	0	0.0%	0
High Rise Renters (13E)	0	0.0%	0	0	0.0%	0
14. Scholars and Patriots	0	0.0%	0	0	0.0%	0
Military Proximity (14A)	0	0.0%	0	0	0.0%	0
College Towns (14B)	0	0.0%	0	0	0.0%	0
Dorms to Diplomas (14C)	0	0.0%	0	0	0.0%	0
Unclassified (15)	0	0.0%	0	0	0.0%	0

Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri

Appendix EXHIBIT C5: Tapestry Segmentation Profile

Gibbs Planning Group

Tapestry Segmentation Area Profile

Tukwila PTA
Area: 6.68 square miles

Prepared by Gibbs Planning Group

Tapestry Urbanization Groups	2016 Households			2016 Adult Population		
	Number	Percent	Index	Number	Percent	Index
Total:	11,298	100.0%		25,403	100.0%	
1. Principal Urban Center	485	4.3%	61	899	3.5%	53
Laptops and Lattes (3A)	0	0.0%	0	0	0.0%	0
Metro Renters (3B)	0	0.0%	0	0	0.0%	0
Trendsetters (3C)	0	0.0%	0	0	0.0%	0
Downtown Melting Pot (8D)	0	0.0%	0	0	0.0%	0
City Strivers (11A)	0	0.0%	0	0	0.0%	0
NeWest Residents (13C)	485	4.3%	552	899	3.5%	411
Fresh Ambitions (13D)	0	0.0%	0	0	0.0%	0
High Rise Renters (13E)	0	0.0%	0	0	0.0%	0
2. Urban Periphery	8,897	78.7%	467	20,086	79.1%	441
Pacific Heights (2C)	0	0.0%	0	0	0.0%	0
Rustbelt Traditions (5D)	0	0.0%	0	0	0.0%	0
Urban Villages (7B)	2,861	25.3%	2,360	6,904	27.2%	1,842
American Dreamers (7C)	441	3.9%	265	1,030	4.1%	244
Barrios Urbanos (7D)	0	0.0%	0	0	0.0%	0
Southwestern Families (7F)	0	0.0%	0	0	0.0%	0
City Lights (8A)	601	5.3%	361	1,421	5.6%	374
Bright Young Professionals (8C)	1,394	12.3%	554	2,701	10.6%	530
Metro Fusion (11C)	618	5.5%	389	1,245	4.9%	376
Family Foundations (12A)	0	0.0%	0	0	0.0%	0
Modest Income Homes (12D)	0	0.0%	0	0	0.0%	0
International Marketplace (13A)	2,982	26.4%	2,142	6,785	26.7%	1,927
Las Casas (13B)	0	0.0%	0	0	0.0%	0
3. Metro Cities	409	3.6%	20	924	3.6%	21
In Style (5B)	0	0.0%	0	0	0.0%	0
Emerald City (8B)	0	0.0%	0	0	0.0%	0
Front Porches (8E)	409	3.6%	226	924	3.6%	237
Old and Newcomers (8F)	0	0.0%	0	0	0.0%	0
Hardscrabble Road (8G)	0	0.0%	0	0	0.0%	0
Retirement Communities (9E)	0	0.0%	0	0	0.0%	0
Social Security Set (9F)	0	0.0%	0	0	0.0%	0
Young and Restless (11B)	0	0.0%	0	0	0.0%	0
Set to Impress (11D)	0	0.0%	0	0	0.0%	0
City Commons (11E)	0	0.0%	0	0	0.0%	0
Traditional Living (12B)	0	0.0%	0	0	0.0%	0
College Towns (14B)	0	0.0%	0	0	0.0%	0
Dorms to Diplomas (14C)	0	0.0%	0	0	0.0%	0

Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri

Appendix EXHIBIT C6: Tapestry Segmentation Profile

Gibbs Planning Group

Tapestry Segmentation Area Profile

Tukwila PTA
Area: 6.68 square miles

Prepared by Gibbs Planning Group

Tapestry Urbanization Groups	2016 Households			2016 Adult Population		
	Number	Percent	Index	Number	Percent	Index
Total:	11,298	100.0%		25,403	100.0%	
4. Suburban Periphery	1,507	13.3%	42	3,494	13.8%	43
Top Tier (1A)	0	0.0%	0	0	0.0%	0
Professional Pride (1B)	0	0.0%	0	0	0.0%	0
Boomburbs (1C)	0	0.0%	0	0	0.0%	0
Savvy Suburbanites (1D)	0	0.0%	0	0	0.0%	0
Exurbanites (1E)	0	0.0%	0	0	0.0%	0
Urban Chic (2A)	0	0.0%	0	0	0.0%	0
Pleasantville (2B)	939	8.3%	374	2,213	8.7%	352
Enterprising Professionals (2D)	0	0.0%	0	0	0.0%	0
Soccer Moms (4A)	425	3.8%	132	937	3.7%	122
Home Improvement (4B)	0	0.0%	0	0	0.0%	0
Comfortable Empty Nesters (5A)	0	0.0%	0	0	0.0%	0
Parks and Rec (5C)	143	1.3%	63	344	1.4%	69
Midlife Constants (5E)	0	0.0%	0	0	0.0%	0
Up and Coming Families (7A)	0	0.0%	0	0	0.0%	0
Silver & Gold (9A)	0	0.0%	0	0	0.0%	0
Golden Years (9B)	0	0.0%	0	0	0.0%	0
The Elders (9C)	0	0.0%	0	0	0.0%	0
Military Proximity (14A)	0	0.0%	0	0	0.0%	0
5. Semirural	0	0.0%	0	0	0.0%	0
Middleburg (4C)	0	0.0%	0	0	0.0%	0
Heartland Communities (6F)	0	0.0%	0	0	0.0%	0
Valley Growers (7E)	0	0.0%	0	0	0.0%	0
Senior Escapes (9D)	0	0.0%	0	0	0.0%	0
Down the Road (10D)	0	0.0%	0	0	0.0%	0
Small Town Simplicity (12C)	0	0.0%	0	0	0.0%	0
6. Rural	0	0.0%	0	0	0.0%	0
Green Acres (6A)	0	0.0%	0	0	0.0%	0
Salt of the Earth (6B)	0	0.0%	0	0	0.0%	0
The Great Outdoors (6C)	0	0.0%	0	0	0.0%	0
Prairie Living (6D)	0	0.0%	0	0	0.0%	0
Rural Resort Dwellers (6E)	0	0.0%	0	0	0.0%	0
Southern Satellites (10A)	0	0.0%	0	0	0.0%	0
Rooted Rural (10B)	0	0.0%	0	0	0.0%	0
Diners & Miners (10C)	0	0.0%	0	0	0.0%	0
Rural Bypasses (10E)	0	0.0%	0	0	0.0%	0
Unclassified (15)	0	0.0%	0	0	0.0%	0

Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

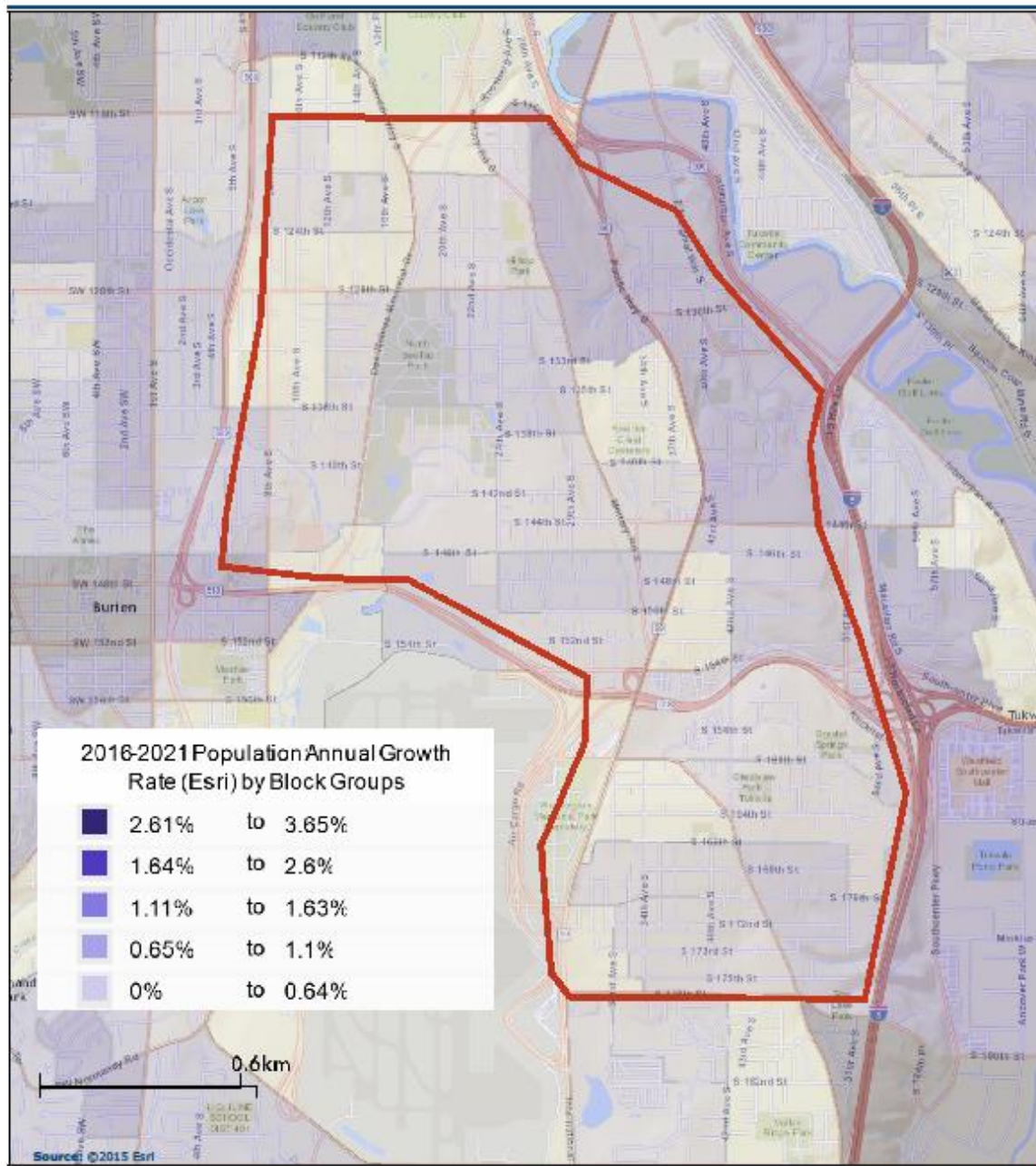
Source: Esri

Appendix EXHIBIT D: 2017-2022 Annual Population Growth Map

Gibbs Planning Group

2017-2022 Population: Annual Growth Rate

2017-2022 Population: Annual Growth Rate by Block ...

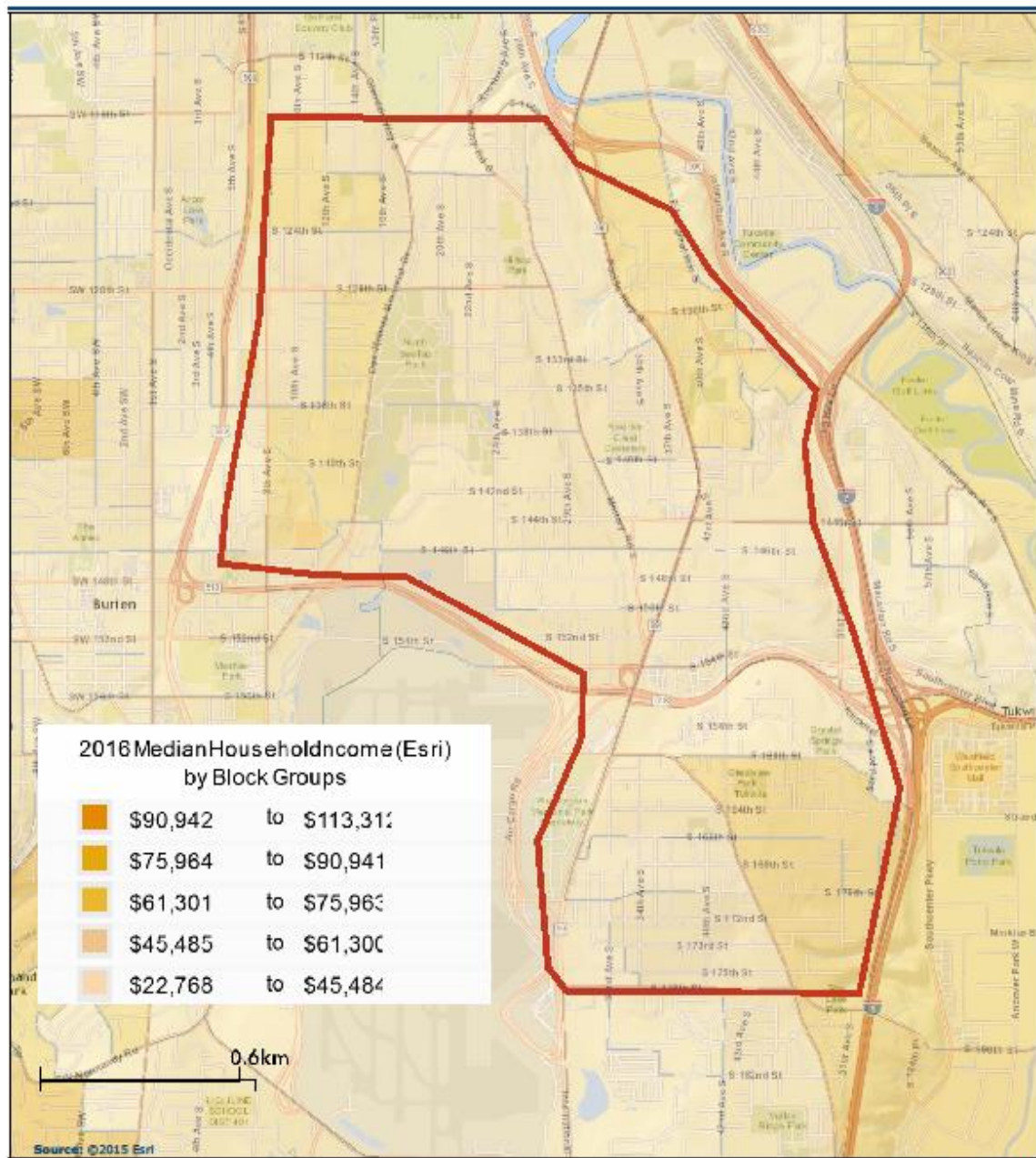


Appendix EXHIBIT E: 2017 Median Household Income Map

Gibbs Planning Group

2017 Median Household Income

2017 Median Household Income by Block Groups

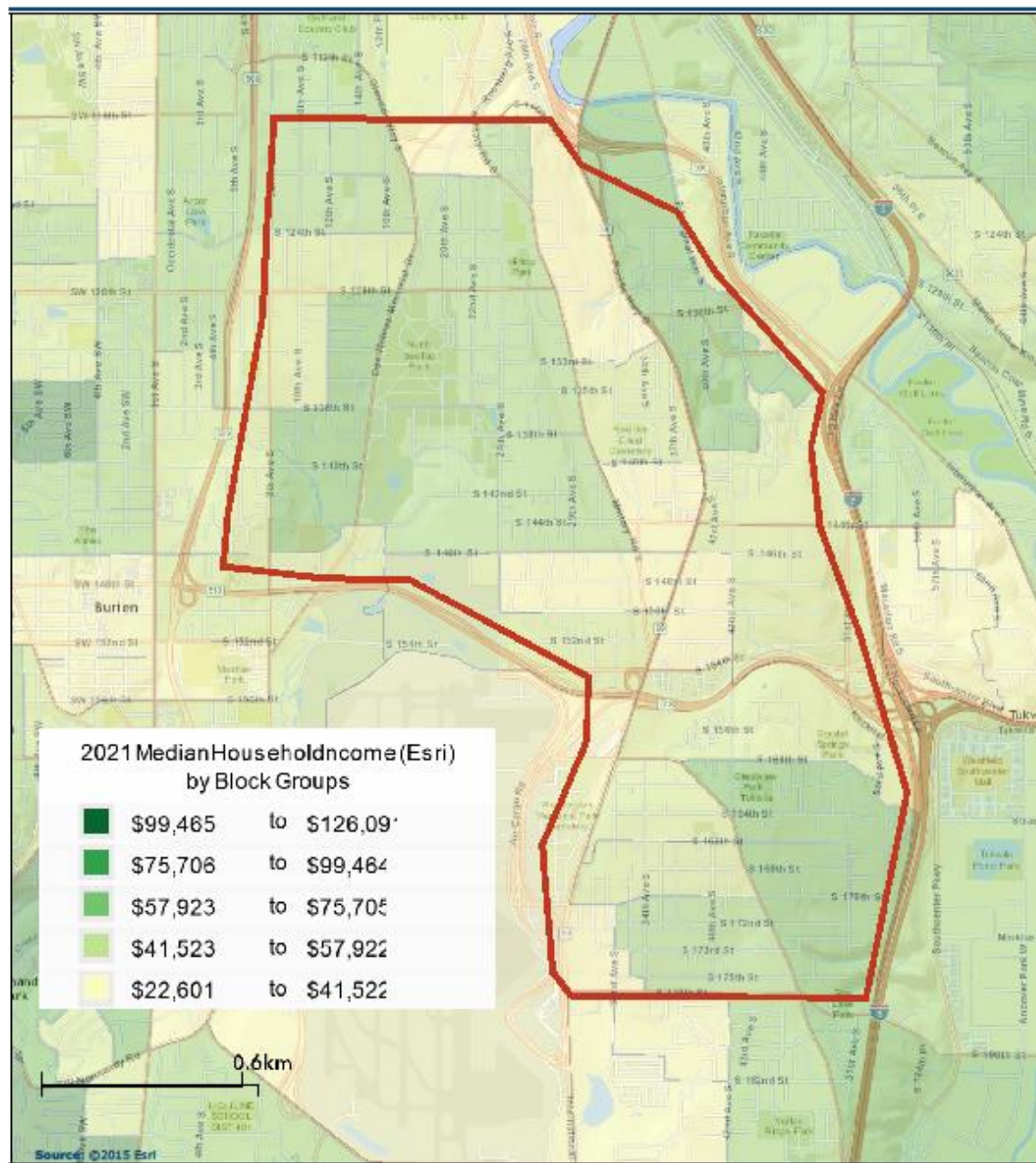


Appendix EXHIBIT F: 2022 Median Household Income Map

Gibbs Planning Group

2022 Median Household Income

2022 Median Household Income by Block Groups

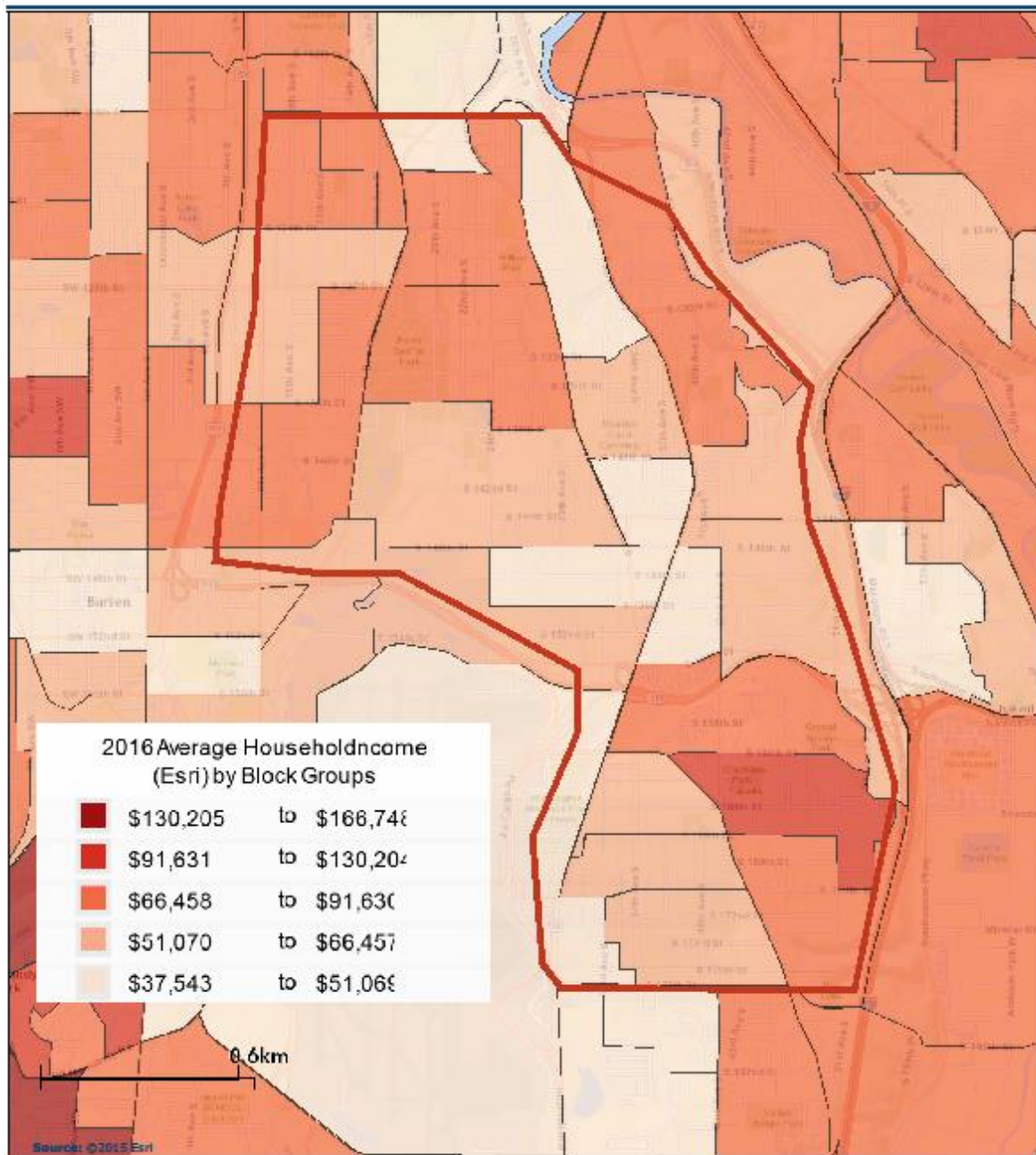


Appendix EXHIBIT G: 2017 Average Household Income Map

Gibbs Planning Group

2017 Average Household Income

2017 Average Household Income by Block Groups



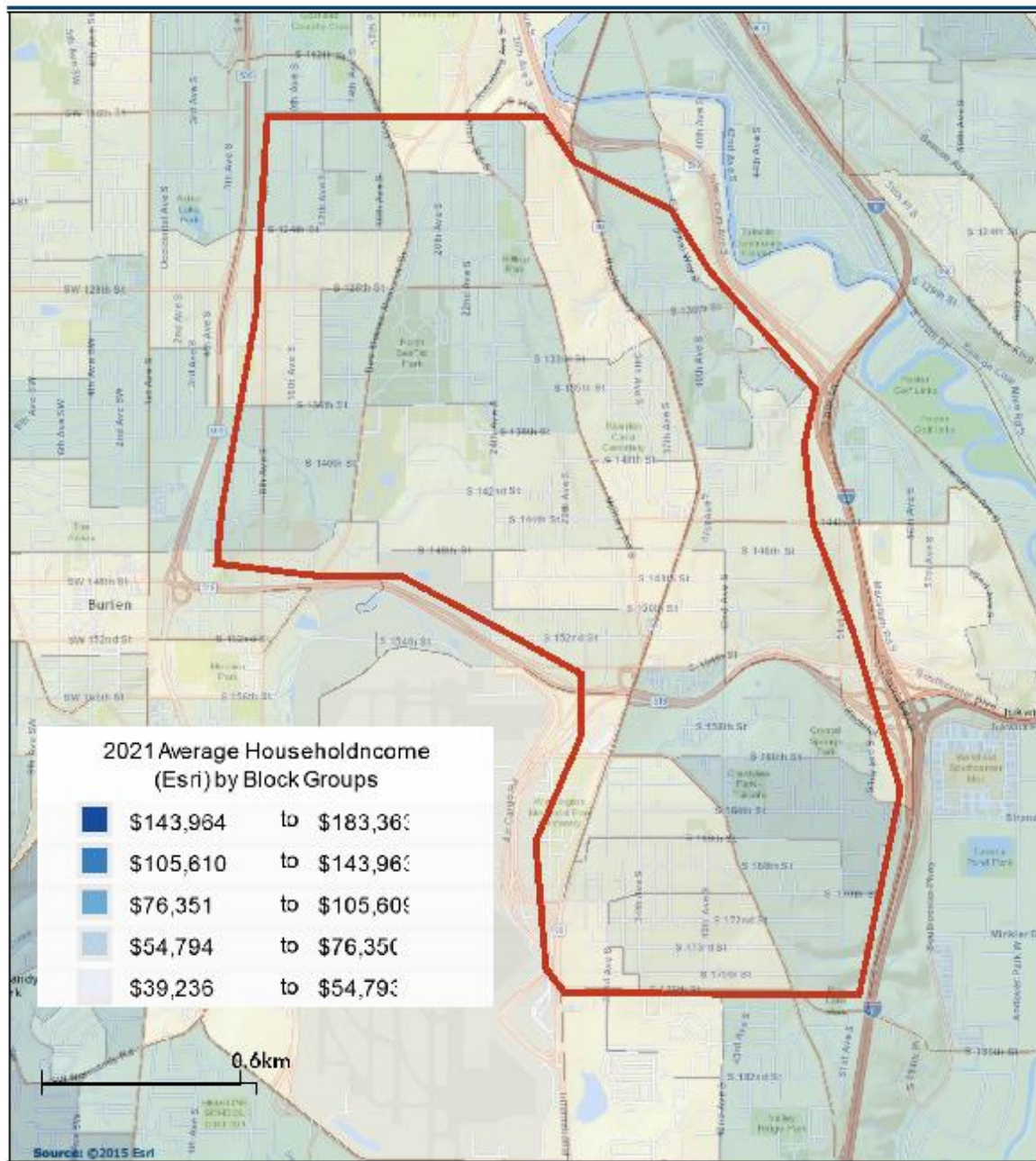
Appendix EXHIBIT H: 2022 Average Household Income Map



esri

2022 Average Household Income

2022 Average Household Income by Block Groups

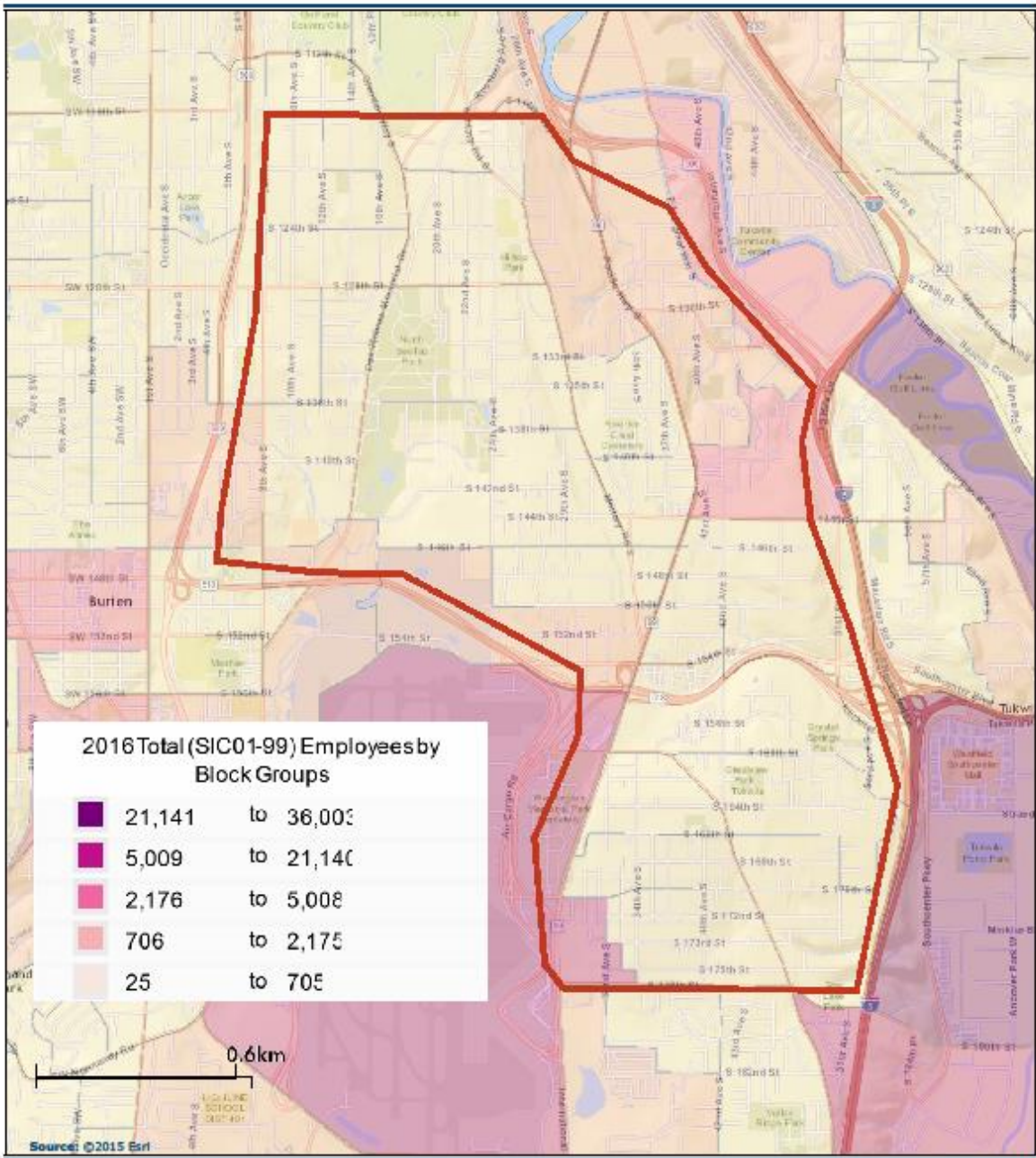


Appendix EXHIBIT I: 2017 Total Employees

Gibbs Planning Group

2017 Total Employees

2017 Total (SIC01-99) Employees by Block Groups



Appendix EXHIBIT J: 2017 Education: Bachelor's Degree

Gibbs Planning Group

2017 Education: Bachelor's Degree

2017 Education: Bachelor's Degree by Block Groups

