





Revenue Source	Period	Page
Sales Tax		
All Sales Tax Sectors	December 2014 – September 2015	2-3
<i>Table S-1: Sales Tax – Variance by Month</i>		
<i>Table S-2: Sales Tax – Primary Sectors (December (Prior Year) – September)</i>		
<i>Table S-3: Comparison of 2015 YTD Actual Less One-Time to 2015 Budget Projection</i>		
<i>Chart S-1: Sales Tax</i>		
Retail Trade Sector	December 2014 – September 2015	4-5
<i>Chart S-2: Retail Trade</i>		
<i>Table S-4: Retail Trade Categories (December (Prior Year) – September)</i>		
<i>Chart S-3: New Car Dealers</i>		
Construction Sector	December 2014 – September 2015	5
<i>Chart S-4: Construction Sector (Total Receipts)</i>		
<i>Chart S-5: Construction Sector (Net of One-Time)</i>		
Gambling Tax		
Gambling Tax Collections	First through Third Quarter Activity	6
<i>Table G-1: Gambling Trends for Third Quarter 2015</i>		
<i>Chart G-1: Annual Card Room Gross Receipts Through Third Quarter</i>		
<i>Table G-2: Gambling Tax Revenue for Third Quarter 2015</i>		
<i>Table G-3: Gambling Revenue First through Third Quarter</i>		
Real Estate Excise Tax		
REET Collections	January – November 2015	7
<i>Table R-1: REET Collections</i>		
<i>Chart R-1: REET Collections</i>		
<i>Chart R-2: 2015 REET Collections by Category</i>		
REET Transactions	January – November 2015	8-9
<i>Table R-2: REET Sales</i>		
<i>Table R-3: 2015 REET Sales by Category</i>		
<i>Chart R-3a: November 2015 SFR Sales</i>		
<i>Chart R-3b: YTD 2015 SFR Sales</i>		
<i>Table R-4: REET Sales > \$1 Million</i>		
Development		
Permit Count by Type	January – November 2015	10
<i>Table D-1: Permit Count by Type</i>		
<i>Chart D-1: Permit Count by Type</i>		
Revenue Received by Permit Type	January – November 2015	10
<i>Chart D-2: Revenue Received by Type</i>		
<i>Chart D-3: Percentage of 2015 Revenue Received by Type</i>		
Issued Building Permits and Valuation	January – November 2015	10-11
<i>Table D-2: 2015 Issued Building Permits and Valuation</i>		
<i>Chart D-4a: Number of Building Permits</i>		
<i>Chart D-4b: Valuation of Building Permits</i>		

Key to trend indicators	
	Positive: Positive change or variance > +2%.
	Neutral: Change or variance of -1% to +2%.
	Warning: Negative change or variance of -1% to -4%.
	Negative: Negative change or variance of > -4%.

All Sales Tax Sectors:

When analyzing monthly sales tax receipts, there are two items of special note: First, most businesses remit their sales tax collections to the Washington State Department of Revenue (DOR) on a monthly basis. Small businesses only have to remit their sales tax collections either quarterly or annually, which can create anomalies when comparing the same month between two years. Second, for those businesses which remit sales tax monthly, there is a two month lag from the time that sales tax is collected to the time it is distributed to the City.

Table S-1: Sales Tax - Variance by Month							
Month of Activity	2015				2014		
	Budget Projection	Revised Projection	Actual	Actual v. Bud. Proj. % Var.	Actual v. Rev. Proj. % Var.	Actual	2015 v. 2014 % Change
December (Prior Yr)	\$713,638	\$739,577	\$792,683	↑ 11.1%	↑ 7.2%	\$712,174	↑ 11.3%
January	\$546,336	\$565,784	\$565,161	↑ 3.4%	↔ -0.1%	\$554,366	↔ 1.9%
February	\$515,769	\$533,078	\$547,403	↑ 6.1%	↑ 2.7%	\$533,674	↑ 2.6%
March	\$608,209	\$628,482	\$630,073	↑ 3.6%	↔ 0.3%	\$609,471	↑ 3.4%
April	\$569,822	\$580,611	\$605,418	↑ 6.2%	↑ 4.3%	\$587,117	↑ 3.1%
May	\$591,739	\$610,522	\$625,846	↑ 5.8%	↑ 2.5%	\$616,693	↔ 1.5%
June	\$641,473	\$661,835	\$702,026	↑ 9.4%	↑ 6.1%	\$674,044	↑ 4.2%
July	\$694,590	\$716,638	\$753,169	↑ 8.4%	↑ 5.1%	\$725,205	↑ 3.9%
August	\$614,198	\$633,694	\$642,526	↑ 4.6%	↔ 1.4%	\$644,437	↔ -0.3%
September	\$655,357	\$676,160	\$675,275	↑ 3.0%	↔ -0.1%	\$652,470	↑ 3.5%
Totals	\$6,151,131	\$6,346,380	\$6,539,580	↑ 6.3%	↑ 3.0%	\$6,309,652	↑ 3.6%

Totals may not foot due to rounding.

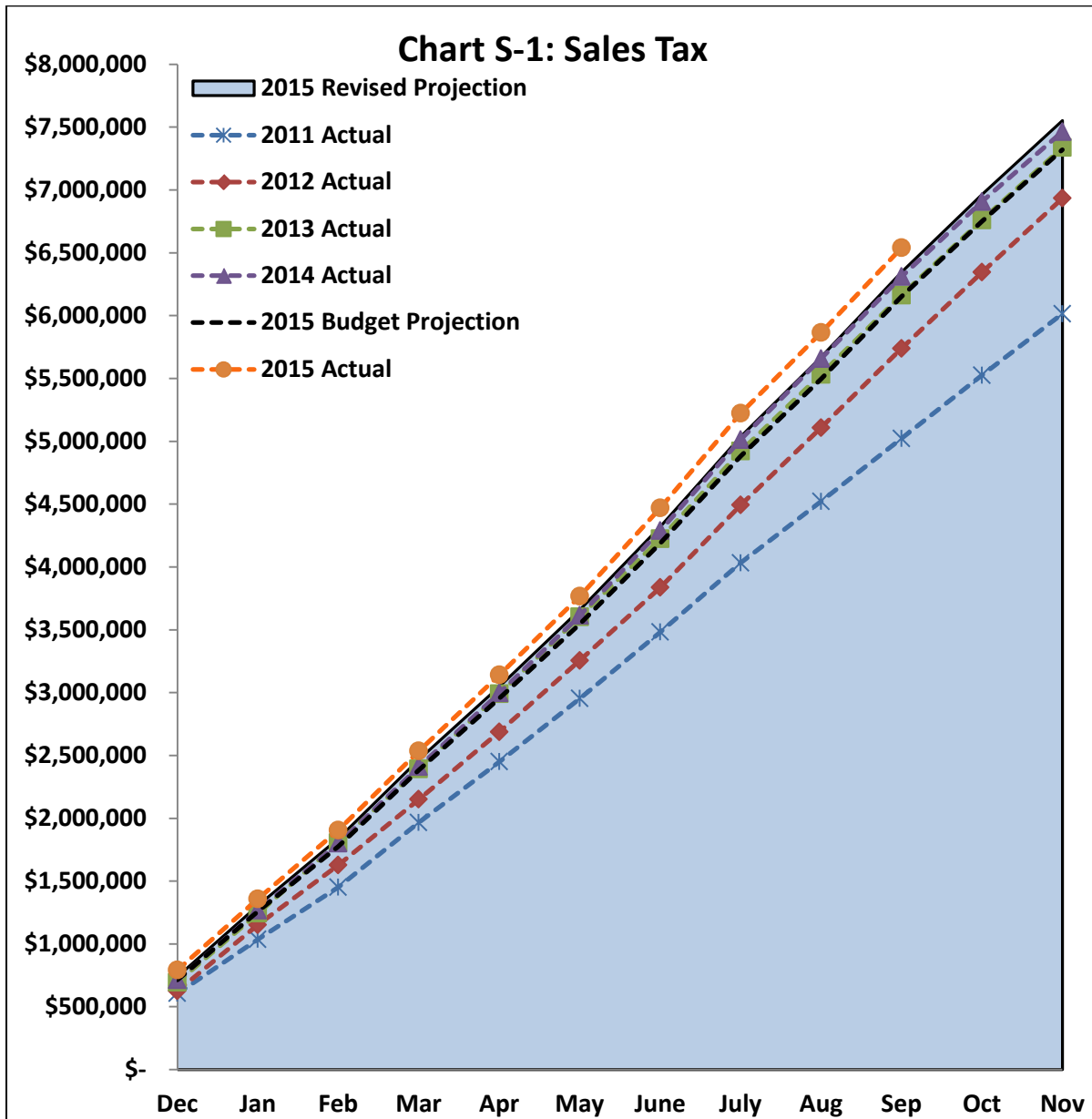
Total sales tax receipts through the month of November 2015, which reflects activity from December 2014 through September 2015, are higher than the budget projection by 6.3%, the revised projection by 3.0%, and the year-ago level by 3.6%. Removing one-time construction activity from the calculation reveals total receipts are higher than the budget projection by 6.0%, revised projection by 2.8% (See Table S-3), and the year-ago level by 5.5%.

Staff’s review of the detailed categories in Table S-4 revealed that some businesses were miscoding their tax returns. Staff worked with the DOR to investigate and correct this issue; however, due to the limitation on how many prior months can be recaptured, the Miscellaneous Store Retailers category will appear to be lower than the year-ago level.

Table S-2: Sales Tax - Primary Sectors					
December (Prior Year) - September					
Primary Sector	2011	2012	2013	2014	2015
Construction	\$523,941	\$1,045,678	\$1,118,360	\$926,527	\$874,516
\$ Change	\$67,250	\$521,737	\$72,682	(\$191,833)	(\$52,010)
% Change	↑ 14.7%	↑ 99.6%	↑ 7.0%	↓ -17.2%	↓ -5.6%
Retail Trade	\$3,198,535	\$3,434,682	\$3,674,219	\$3,814,045	\$4,094,138
\$ Change	\$69,416	\$236,147	\$239,537	\$139,826	\$280,093
% Change	↑ 2.2%	↑ 7.4%	↑ 7.0%	↑ 3.8%	↑ 7.3%
Hotels / Restaurant	\$316,183	\$325,749	\$351,143	\$369,383	\$397,964
\$ Change	\$2,203	\$9,566	\$25,394	\$18,240	\$28,581
% Change	↔ 0.7%	↑ 3.0%	↑ 7.8%	↑ 5.2%	↑ 7.7%
All Others	\$982,700	\$932,148	\$1,018,941	\$1,199,696	1,172,961
\$ Change	\$59,329	(\$50,552)	\$86,793	\$180,756	(\$26,736)
% Change	↑ 6.4%	↓ -5.1%	↑ 9.3%	↑ 17.7%	↔ -2.2%
Total Revenue	\$5,021,359	\$5,738,257	\$6,162,663	\$6,309,652	\$6,539,580
\$ Change	\$198,198	\$716,898	\$424,406	\$146,989	\$229,928
% Change	↑ 4.1%	↑ 14.3%	↑ 7.4%	↑ 2.4%	↑ 3.6%

**Table S-3: Comparison of 2015 YTD Actual Less One-Time to 2015 Budget Projection
December (Prior Year) - September**

Primary Sector	2015 YTD Budget Projection	2015 YTD Revised Projection	2015 YTD Actual	2015 YTD Actual Less One-Time	2015 YTD Actual Less One-Time v. 2015 YTD Bud. Proj.	2015 YTD Actual Less One-Time v. 2015 YTD Rev. Proj.
Retail Trade Sector	\$3,940,994	\$4,061,682	\$4,094,138	\$4,094,138	↑ 3.9%	↔ 0.8%
Construction Sector	\$738,937	\$761,566	\$874,516	\$857,230	↑ 16.0%	↑ 12.6%
Other Taxable Sales Sectors	\$1,471,201	\$1,523,132	\$1,570,925	\$1,570,925	↑ 6.8%	↑ 3.1%
Total Local Sales & Use Tax	\$6,151,131	\$6,346,380	\$6,539,580	\$6,522,294	↑ 6.0%	↑ 2.8%
Totals may not foot due to rounding.						



Retail Trade Sector:

Receipts from activity for December 2014 through September 2015 are higher than the budget projection by 3.9%, revised projection by 0.8% (See Table S-3), and year-ago level by 7.3% (See Tables S-2 and S-4). In August, staff contacted the DOR to investigate the possible miscoding of some tax returns since September 2014. Staff worked with the DOR to investigate and correct this issue; however, due to the limitation on how many prior months can be recaptured, the Miscellaneous Store Retailers category will appear to be lower than the year-ago level (See Table S-4).

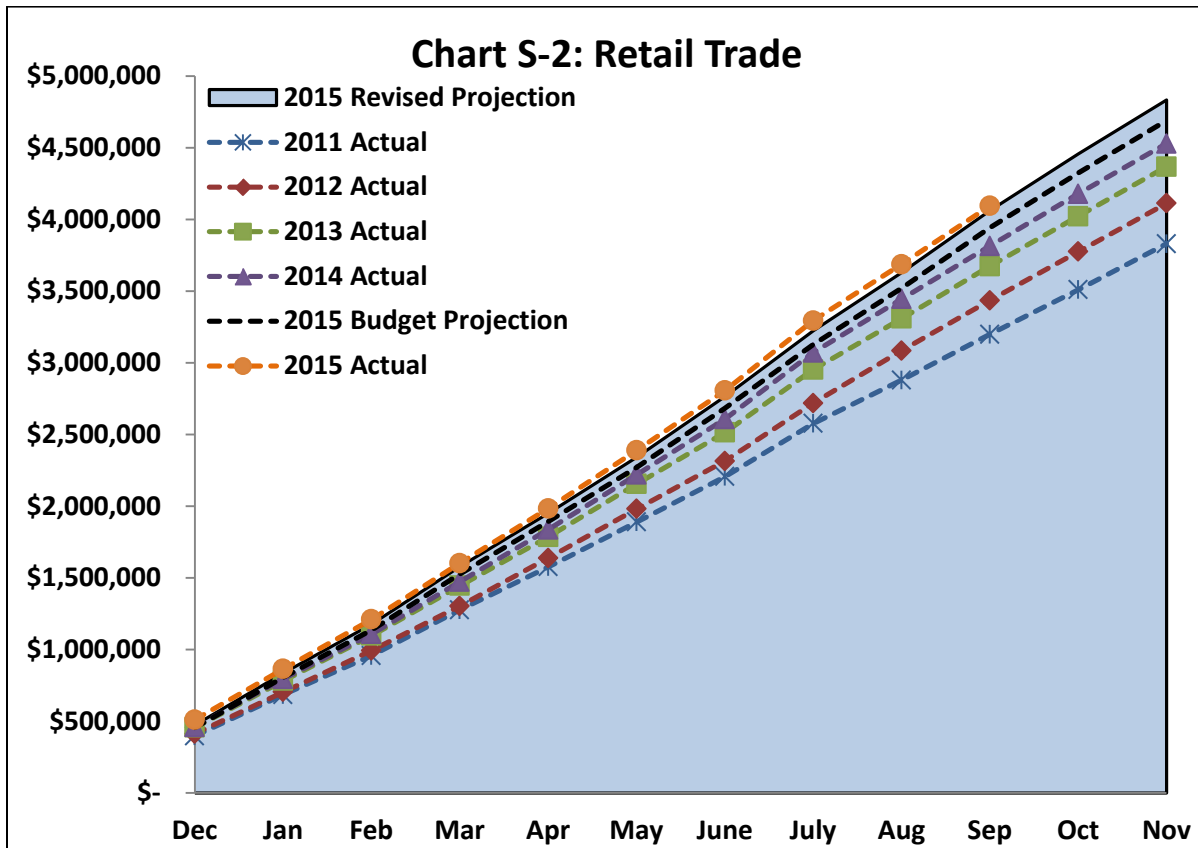
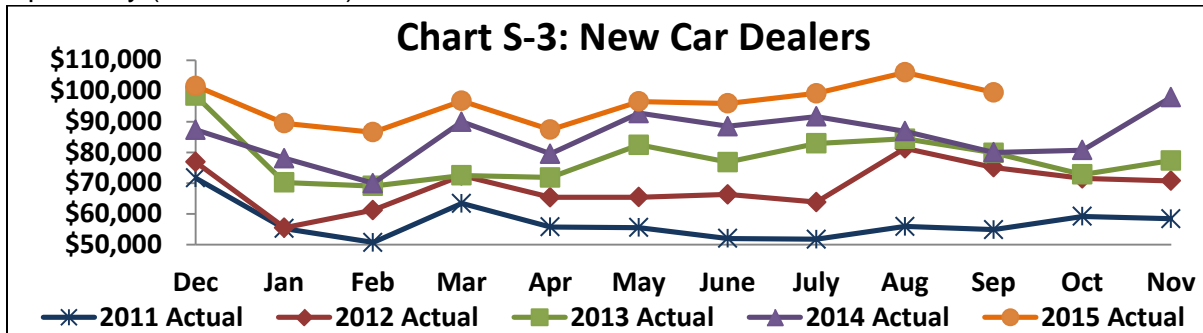


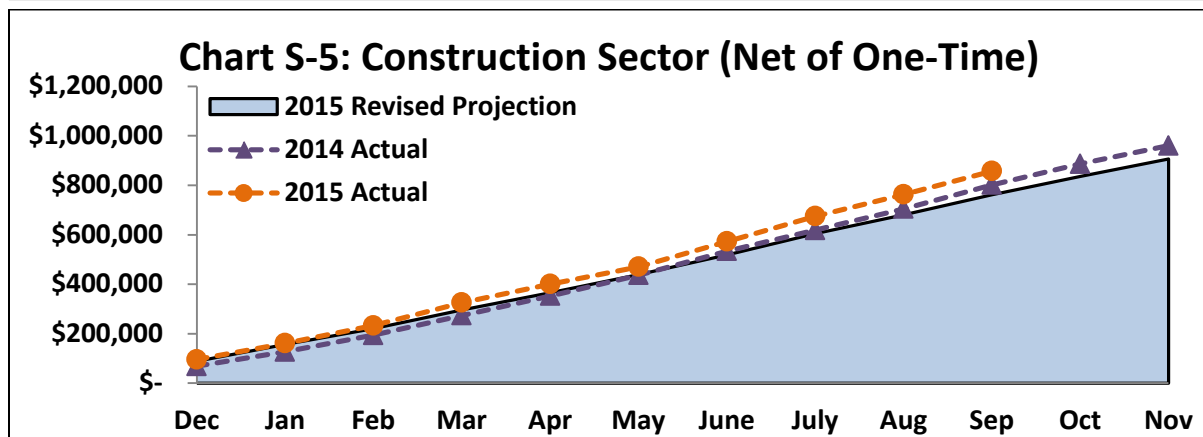
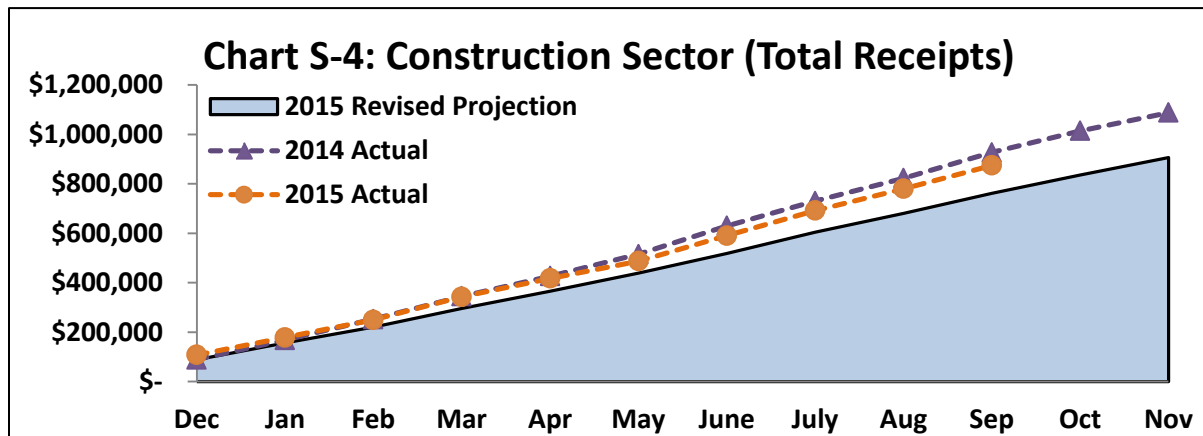
Table S-4: Retail Trade Categories December (Prior Year) - September					
Category	2013	2014 v. 2013 % Change	2014	2015 v. 2014 % Change	2015
Motor Veh. & Parts Dealer	\$945,709	↑ 8.4%	\$1,025,603	↑ 9.7%	\$1,125,581
Furniture & Home Furnishings	\$48,703	↑ 6.6%	\$51,920	↓ -4.9%	\$49,365
Electronics & Appliances	\$76,665	↑ 16.4%	\$89,219	↔ 0.0%	\$89,224
Building Material & Garden	\$560,920	↑ 3.8%	\$582,370	↑ 15.4%	\$671,931
Food & Beverage Stores	\$220,493	↓ -4.0%	\$211,635	↑ 3.7%	\$219,380
Health & Personal Care Stores	\$134,523	↑ 3.8%	\$139,657	↑ 25.7%	\$175,563
Gasoline Stations	\$63,309	↔ 0.9%	\$63,902	↑ 2.1%	\$65,275
Clothing & Accessories	\$38,359	↑ 8.1%	\$41,454	↑ 16.8%	\$48,420
Sporting Goods, Hobby, Books	\$68,609	↑ 2.5%	\$70,300	↑ 2.7%	\$72,222
General Merchandise Stores	\$1,186,058	↔ -0.1%	\$1,184,888	↑ 2.8%	\$1,218,097
Miscellaneous Store Retailers	\$212,280	↔ -0.5%	\$211,137	↓ -4.6%	\$201,396
Nonstore Retailers	\$118,592	↑ 19.7%	\$141,958	↑ 11.1%	\$157,684
Total Retail Trade	\$3,674,219	↑ 3.8%	\$3,814,045	↑ 7.3%	\$4,094,138

There continues to be significant growth in receipts from new car dealers (in the Motor Vehicle and Parts Dealer category) since 2011. Receipts for the month of September were higher than those for the same period of 2014, 2013, 2012 and 2011 by 24.4%, 24.7%, 32.5%, and 81.5%, respectively (See Chart S-3).



Construction Sector:

Receipts from activity for December 2014 through August 2015 of \$874,516 are 5.6% lower than the year-ago level of \$926,527 (See Table S-2 and Chart S-4). Of the amount collected so far this year, \$17,286, or 2.0%, is attributable to one-time activity. Of the amount collected for the same period of 2014, \$125,180, or 13.5%, was attributable to one-time activity. Removing one-time activity from the calculation reveals receipts are higher than the budget projection by 16.0%, revised projection by 12.6% (See Table S-3), and the year-ago level by 7.0% (See Chart S-5). Large one-time projects generated less sales tax this year than they did in prior years. These year-over-year changes reflect an increased level of ongoing construction activity within the City.

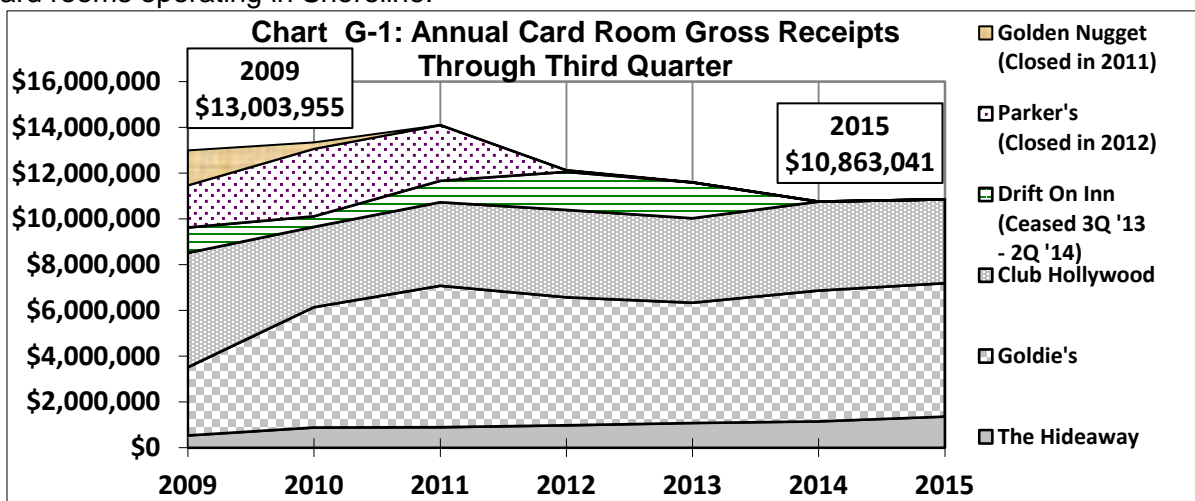


Third Quarter Gambling Activity:

Activity reported for the third quarter of 2015 as compared to the previous quarter is lower for pull-tabs (-1.9%) and card rooms (-6.3%). Compared to the year-ago level, activity for pull-tabs and card rooms is lower by 9.5% and 2.0%, respectively. All activity ceased at Drift on Inn early in the third quarter of 2013, which contributed to additional loss of revenue; however, pull-tab activity fully returned in the second quarter of 2014.

Table G-1: Gambling Trends For Third Quarter 2015			
Operation	Gross Receipts	Since 2Q 2015	Since 3Q 2014
Pull-Tabs	\$599,810	↘ -1.9%	↘ -9.5%
Amusement Games	\$1,454	↘ -22.0%	↗ 1259.0%
Card Rooms	\$3,538,865	↘ -6.3%	↘ -2.0%

Chart G-1 exhibits the last seven years of first and second quarter gross receipts reported by card rooms operating in Shoreline.



Third Quarter Gambling Tax Revenue:

Taxes paid on third quarter activity as compared to the previous quarter lower for pull-tabs (-1.6%) and card rooms (-6.3%). Compared to the year-ago level, taxes paid for pull-tabs and card rooms are lower by 10.8% and 2.0%, respectively. Overall, tax receipts are lower than the previous quarter (-6.0%) and the year-ago level (-2.7%).

Table G-2: Gambling Tax Revenue For Third Quarter 2015			
Operation	Tax Revenue	Since 2Q 2015	Since 3Q 2014
Pull-Tabs	\$29,496	↘ -1.6%	↘ -10.8%
Amusement Games	\$23	↘ -29.6%	↘ -25.3%
Card Rooms	\$353,887	↘ -6.3%	↘ -2.0%
Total Revenue	\$383,406	↘ -6.0%	↘ -2.7%

First through Third Quarter Gambling Revenue:

Total receipts, inclusive of taxes on gambling activity for the first through third quarters and payments on promissory notes, in the amount of \$1,183,176, are lower than 2014 collections by \$78,603, or 6.2%. The bulk of the year-over-year decrease is attributable to one-time revenue resulting from promissory note payments made in 2014 totaling \$93,782. Receipts attributable to taxes on gambling activity, in the amount of \$1,179,089 are slightly higher 0.9%) than the year-ago level.

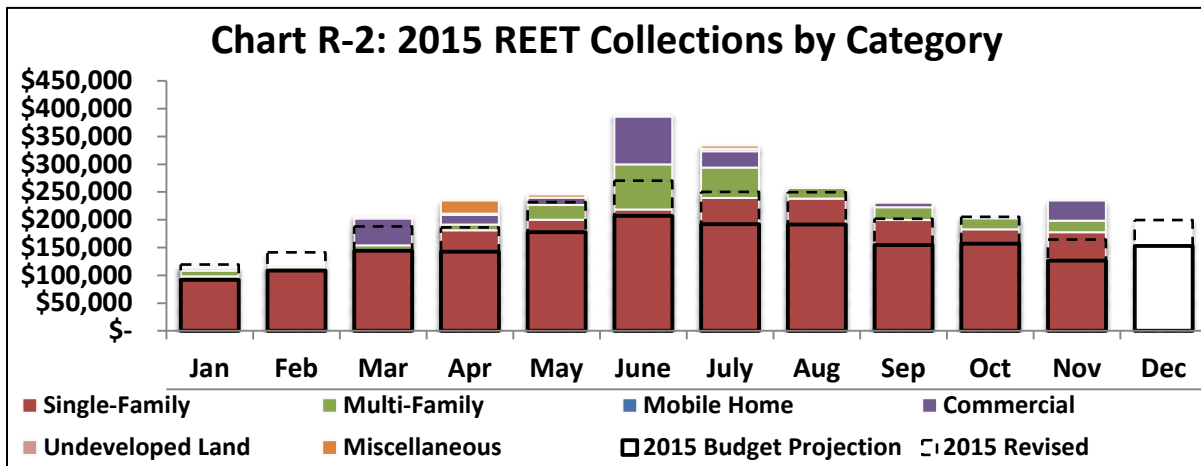
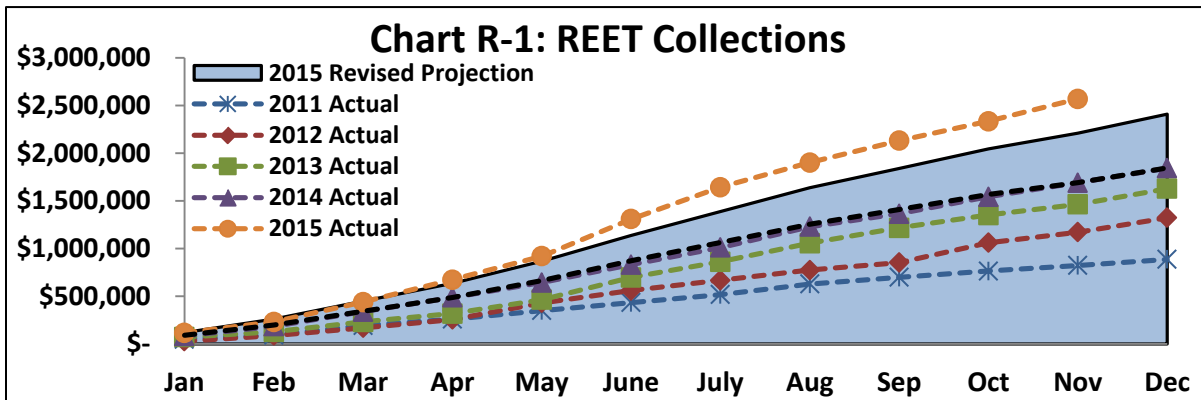
Table G-3: Gambling Revenue First through Third Quarter		
Operation	2015	2015 v. 2014 % Change
Pull-Tabs	\$94,686	↗ 1.1%
Amusement Games	\$99	↘ -89.9%
Card Rooms	\$1,084,304	↗ 1.0%
Promissory Notes	\$4,087	↘ -95.6%
Total Revenue	\$1,183,176	↘ -6.2%

REET Collections:

Total REET collections through November 2015 totaling \$2,568,180 are ahead of the budget projection by 51.8%, the revised projection by 16.3%, and the year-ago level by 52.0%. Table R-1 and Chart R-1 below exhibit the REET collections. Chart R-2 below exhibits the actual collections by category compared to the overall budget and revised projections for each month. The collections from Commercial transactions shown in Chart R-2 and Tables R-2 and R-3 were mostly from the sale of the Safeway on Aurora Ave. just south of N 155th St. in March for \$9.3 million and in June for \$10.7 million, as well as the Walgreens on N 175th St. in November.

Table R-1: REET Collections									
Month of Activity	2015					2014	2015 v. 2014		
	Budget Projection	Revised Projection	Actual	Actual v. Bud. Proj.	Actual v. Rev. Proj.	Actual	Actual \$ Change	Actual % Change	
January	\$91,716	\$119,719	\$116,569	↑ 27.1%	↓ -2.6%	\$82,900	\$33,669	↑ 40.6%	
February	\$108,441	\$141,551	\$115,392	↑ 6.4%	↓ -18.5%	\$102,625	\$12,766	↑ 12.4%	
March	\$144,136	\$188,145	\$207,359	↑ 43.9%	↑ 10.2%	\$153,759	\$53,600	↑ 34.9%	
April	\$142,556	\$186,083	\$234,906	↑ 64.8%	↑ 26.2%	\$149,062	\$85,844	↑ 57.6%	
May	\$177,690	\$231,944	\$245,735	↑ 38.3%	↑ 5.9%	\$154,550	\$91,184	↑ 59.0%	
June	\$206,936	\$270,120	\$389,551	↑ 88.2%	↑ 44.2%	\$189,068	\$200,483	↑ 106.0%	
July	\$191,875	\$250,461	\$333,974	↑ 74.1%	↑ 33.3%	\$178,212	\$155,762	↑ 87.4%	
August	\$191,180	\$249,554	\$257,147	↑ 34.5%	↑ 3.0%	\$218,626	\$38,522	↑ 17.6%	
September	\$154,494	\$201,666	\$230,572	↑ 49.2%	↑ 14.3%	\$135,348	\$95,224	↑ 70.4%	
October	\$157,114	\$205,085	\$202,433	↑ 28.8%	↓ -1.3%	\$178,894	\$23,539	↑ 13.2%	
November	\$126,117	\$164,625	\$234,542	↑ 86.0%	↑ 42.5%	\$146,940	\$87,603	↑ 59.6%	
Totals	\$1,692,254	\$2,208,953	\$2,568,180	↑ 51.8%	↑ 16.3%	\$1,689,984	\$878,196	↑ 52.0%	

Totals may not foot due to rounding.



REIT Transactions:

The number and value of the transactions in November 2015 were higher than the year-ago level. Year-to-date there has been 213 more transactions with a value that is \$175.6 million more than the year-ago level. Table R-2 below exhibits the number of sales and value of all residential and commercial transactions that occurred during the period of January through November in 2014 and 2015. Of the transactions greater than \$1.0 million in 2015, 32 were SFRs (\$48.8 million) and 14 were businesses (\$67.6 million). In 2014, 17 were SFRs (\$24.5 million) and nine were businesses (\$19.5 million). Netting out the value of those transactions reveals a value that is \$152.0 million, or 51.7% higher.

Table R-2: REIT Sales (\$ in thousands)							
Month of Activity	2015		2014		2015 v. 2014		
	No. of Sales	Value	No. of Sales	Value	No. of Sales	Value \$ Change	Value % Change
January	56	\$23,314	46	\$16,580	10	\$6,734	↑ 40.6%
February	63	\$23,078	41	\$20,525	22	\$2,553	↑ 12.4%
March	87	\$41,472	74	\$30,752	13	\$10,720	↑ 34.9%
April	104	\$46,981	84	\$29,812	20	\$17,169	↑ 57.6%
May	99	\$49,147	77	\$30,910	22	\$18,237	↑ 59.0%
June	126	\$77,910	88	\$37,814	38	\$40,097	↑ 106.0%
July	133	\$66,795	89	\$35,642	44	\$31,152	↑ 87.4%
August	124	\$51,429	108	\$43,725	16	\$7,704	↑ 17.6%
September	96	\$46,114	72	\$27,070	24	\$19,045	↑ 70.4%
October	83	\$40,487	93	\$35,779	(10)	\$4,708	↑ 13.2%
November	89	\$46,908	75	\$29,388	14	\$17,521	↑ 59.6%
Totals	1,060	\$513,636	847	\$337,997	213	\$175,639	↑ 52.0%

Totals may not foot due to rounding.

Table R-3 below exhibits the number and value of sales by category that occurred during the period of January through November 2015.

Table R-3: 2015 REIT Sales by Category (\$ in thousands)												
Month of Activity	Single-Family		Multi-Family		Mobile Home		Commercial		Miscellaneous		Undeveloped	
	No. of Sales	Value	No. of Sales	Value	No. of Sales	Value	No. of Sales	Value	No. of Sales	Value	No. of Sales	Value
January	44	\$19,604	9	\$2,138	0	\$0	1	\$768	1	\$505	1	\$300
February	59	\$22,189	3	\$888	0	\$0	0	\$0	0	\$1	1	\$0
March	73	\$28,831	9	\$1,962	0	\$0	2	\$9,677	1	\$305	2	\$697
April	84	\$36,212	11	\$2,104	0	\$0	1	\$3,400	7	\$4,767	1	\$499
May	77	\$39,995	19	\$5,274	0	\$0	1	\$2,750	2	\$1,128	0	\$0
June	96	\$43,694	26	\$16,293	0	\$0	2	\$17,200	1	\$659	1	\$65
July	105	\$47,899	21	\$10,843	0	\$0	2	\$5,893	2	\$1,155	3	\$1,005
August	111	\$47,647	13	\$3,782	0	\$0	0	\$0	0	\$0	0	\$0
September	80	\$39,939	15	\$4,626	0	\$0	1	\$1,550	0	\$0	0	\$0
October	69	\$36,523	14	\$3,964	0	\$0	0	\$0	0	\$0	0	\$0
November	76	\$35,573	12	\$4,104	0	\$0	1	\$7,232	0	\$0	0	\$0
Totals	874	\$398,105	152	\$55,977	0	\$0	11	\$48,469	14	\$8,519	9	\$2,565

Totals may not foot due to rounding.

Charts R-3a and R-3b are histograms exhibiting the number of single-family residences that sold in 2015 in each of the various price ranges. The majority (70.7%) of the homes sold through November were priced from \$200,000 to \$499,999 with 32.3% priced from \$300,000 to \$399,999 and 26.1% priced from \$400,000 to \$499,999. The average transaction value year-to-November 2015

date, excluding sales with a transaction value greater than \$1 million, was 11.9% higher in 2015 than 2014 at \$431,249 and \$385,426, respectively.

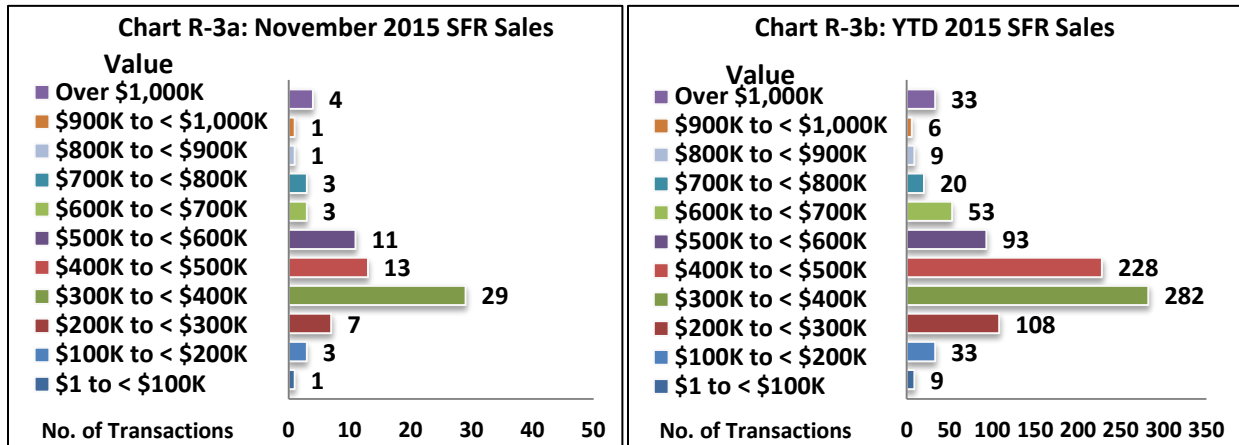


Table R-4 below exhibits the number and value of all residential and commercial transactions greater than \$1.0 million. In November 2015 there were four SFR transactions (\$5.8 million) and one commercial transaction (\$7.2 million). Year-to-date through November 2015, there have been 32 SFRs sold for more than \$1.0 million, which accounts for \$48.8 million, or 41.9%, of the total and 14 commercial properties, which accounts for \$67.6 million, or 58.1% of the total.

Table R-4: REET Sales > \$1 Million (\$ in thousands)							
Month of Activity	2015		2014		2015 v. 2014		
	No. of Sales	Value	No. of Sales	Value	No. of Sales	Value \$ Change	Value % Change
January	1	\$1,755	1	\$1,500	0	\$255	↑ 17.0%
February	0	\$0	3	\$5,966	(3)	(\$5,966)	N/A
March	2	\$10,322	5	\$6,000	(3)	\$4,322	↑ 72.0%
April	5	\$8,875	0	\$0	5	\$8,875	N/A
May	4	\$11,515	1	\$2,096	3	\$9,419	↑ 449.3%
June	7	\$32,053	3	\$8,540	4	\$23,513	↑ 275.3%
July	5	\$14,797	2	\$3,319	3	\$11,478	↑ 345.8%
August	1	\$1,095	5	\$7,138	(4)	(\$6,043)	↓ -84.7%
September	9	\$11,476	2	\$2,453	7	\$9,023	↑ 367.8%
October	7	\$11,482	1	\$3,000	6	\$8,482	↑ 282.7%
November	5	\$12,997	3	\$3,965	2	\$9,032	↑ 227.8%
Totals	46	\$116,367	26	\$43,977	20	\$72,390	↑ 164.6%

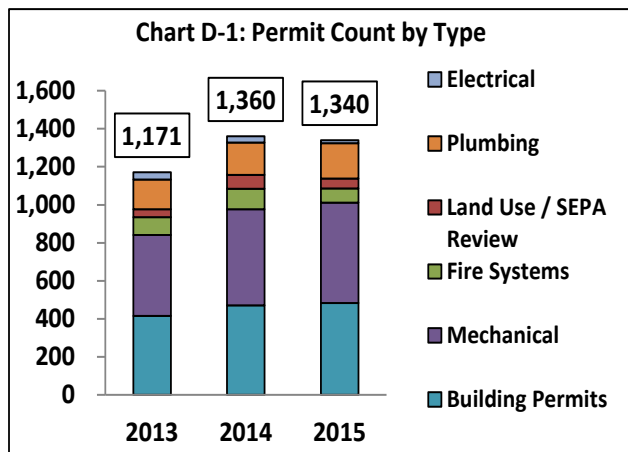
Totals may not foot due to rounding.

The number of permits issued in 2015 is 1.5% lower than the year-ago level, but the number of building permits issued and plan checks has increased 2.5% (See Table D-1 and Chart D-1).

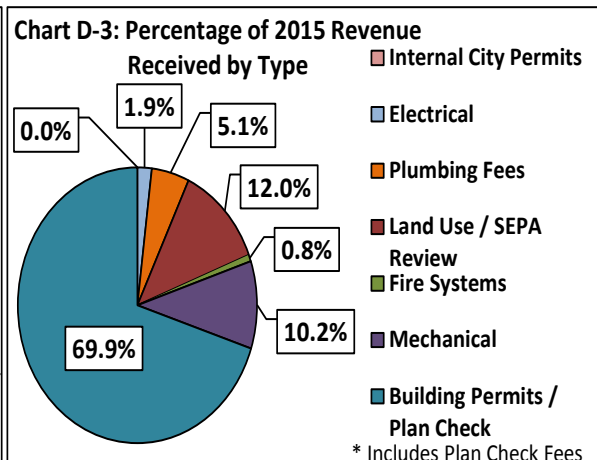
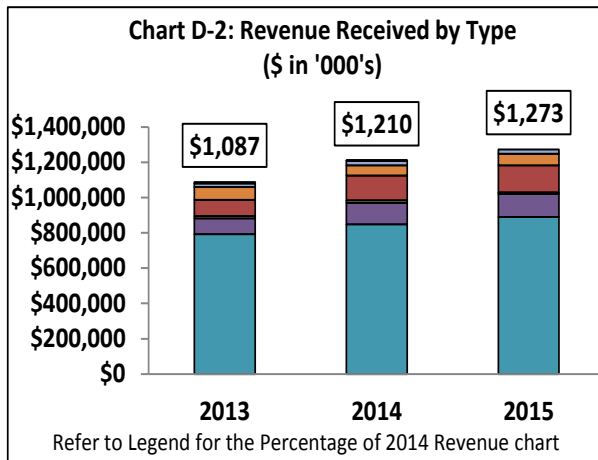
Table D-1: Permit Count by Type

Type	2013	2014	2015	2015 v. 2014 # Chg.	2015 v. 2014 % Chg.
Building *	416	472	484	12 ↑	2.5%
Mechanical	425	505	527	22 ↑	4.4%
Fire Systems	94	107	75	(32) ↓	-29.9%
Land Use / SEPA Review	42	74	52	(22) ↓	-29.7%
Plumbing	156	170	186	16 ↑	9.4%
Electrical	38	32	16	(16) ↓	-50.0%
Totals	1,171	1,360	1,340	(20) ↓	-1.5%

* Includes Plan Check



Permit revenue in November 2015 totaled \$159,806. Total revenue to date is \$1,272,744, which is ahead of the year-to-date projection and year-ago level by 35.6% and 5.2%, respectively.

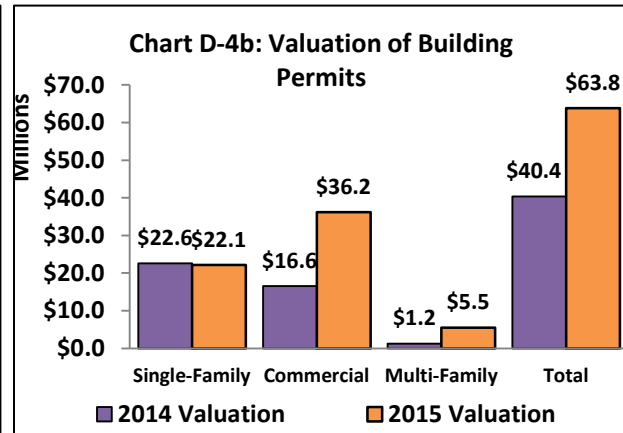
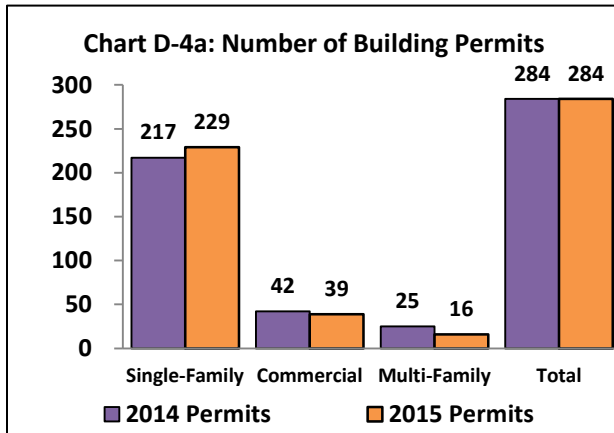


Valuation of 21 building permits for new construction and remodels issued in November totals \$1.8 million and is comprised 92.0% of residential and 8.0% of commercial / multi-family valuation. Valuation of 284 building permits for new construction and remodels issued year-to-date totals \$63.8 million (See Chart D-4b) and is comprised 34.7% of residential and 65.3% of commercial / multi-family valuation.

Table D-2: 2015 Issued Building Permits and Valuation (\$ in thousands)

Month	Residential				Commercial				Multi-Family			
	New		Add/Remodel		New		Add/Remodel		New		Add/Remodel	
	#	Valuation	#	Valuation	#	Valuation	#	Valuation	#	Valuation	#	Valuation
January	0	\$0	14	\$863	0	\$0	2	\$15	0	\$0	4	\$106
February	2	\$423	18	\$1,578	0	\$0	3	\$28	0	\$0	0	\$0
March	4	\$1,045	12	\$600	0	\$0	2	\$1,288	0	\$0	0	\$0
April	1	\$427	15	\$382	0	\$0	1	\$3	0	\$0	0	\$0
May	6	\$2,283	25	\$710	0	\$0	12	\$1,824	0	\$0	0	\$0
June	4	\$1,402	28	\$1,150	1	\$21,729	1	\$1,120	0	\$0	0	\$0
July	7	\$2,336	21	\$1,327	0	\$0	6	\$1,177	0	\$0	2	\$406
August	5	\$1,598	9	\$286	1	\$20	1	\$80	0	\$0	6	\$135
September	2	\$1,461	16	\$304	0	\$0	3	\$187	0	\$0	1	\$30
October	4	\$1,469	19	\$854	2	\$8,298	1	\$300	2	\$4,750	0	\$0
November	3	\$756	14	\$890	0	\$0	3	\$103	0	\$0	1	\$41
Totals	38	\$13,202	191	\$8,944	4	\$30,047	35	\$6,124	2	\$4,750	14	\$718

Local development activity in 2015, in terms of the valuation, is higher than the year-ago level while the number of permits pulled is the same (See Charts D-4a and D-4b). Significant projects worth mentioning in 2014 and 2015 are listed below.



2014 Large Projects:

- **March:**
 - North City Water District: 3,200 sf pump station (\$4.0M)
- **April:**
 - Washington State Public Health Lab: Remodel (\$1.8 M)
- **July:**
 - Washington State Department of Transportation: 1-story office building (\$2.5M)
- **August:**
 - Evergreen School Cedar Building: 2nd floor addition and 2-story addition to the west (\$2.8M)

2015 Large Projects:

- **March:**
 - Costco: Gas station expansion (\$1.2M)
- **June:**
 - Swedish Medical Group: Tenant improvement (\$1.1M)
 - Centerpointe Apartments: 163 units, mixed-use (\$21.7M)
- **July:**
 - Shopping Center @ Midvale and NE 175th St.: Addition/Remodel (\$0.9M)
- **September:**
 - Single-Family Residence: New Construction (\$1.3M)
- **October:**
 - Aurora Micro Apartments: New Construction (\$4.75M)
 - Compass Housing Alliance: New Construction (\$8.1M)
- **November:**
 - Sunrise Eleven Apartments: 60 units (\$7.0M)