Southport is situated on Lake Washington, approximately 12 miles south of downtown Seattle and nine miles south of Bellevue’s Central Business District. Southport has direct and seamless access via eight highways and freeways as shown on this map, which represents the unique central location accessing the major housing stock and other businesses to Southport.

Southport is eight miles from Seattle-Tacoma International Airport and adjacent to Renton Municipal Airport and is accessible via robust multi-modal transportation options (bike, vehicular, bus, boat, future water taxi, seaplane, jet, helicopter, etc.).

The area is also highly accessible to public transportation; the area is served by the King County Metro and Sound Transit, which provides daily local and express bus services, as well as the Sounder Commuter Rail system, Amtrak and Sound Transit’s light rail nearby.
HOLISTIC INNOVATION

The City is a necessary scale for holistic innovation. Utilizing smart transportation, retail and green space to knit together three existing nodes of growth, the Southport Smart City Collaborative optimizes scale with the integration of building-level, streetscape amenities and community-level wellness and sustainable ingenuity creating a runway for growth well into the future.

Attributes include:
• Flexible Healthy Workplaces
• Multi-Modal Transportation Hub/Stops
• Autonomous Vehicle/Rapid Transit Route(s)
• Fast Charging for Individual Vehicles and Fleets
• Fast Passenger Ferry Service
• Smart Retail and Entertainment
• Integration of Housing and Schools
• Parks and Pedestrian/Bicycle Trails
• Intelligent Utility Systems
**SOUTHPORT**

- Flexible Healthy Workplaces
- Multi-Modal Transportation Hub/Stops
- Autonomous Vehicle/Rapid Transit Route(s)
- Fast Charging for Individual Vehicles and Fleets
- Fast Passenger Ferry Service
- Smart Retail and Entertainment
- Hospitality
- Integration of Housing and Schools
- Parks and Pedestrian/Bicycle Trails
- Intelligent Utility Systems
Southport and the immediate neighborhood already provide a robust choice of food service offerings, availability of effective venues for meetings of any scale, and diverse outdoor settings for work, socializing or private contemplation and respite.

Total combined food accommodations serve more than 4,500 midday meals. There exists a variety of meeting facility opportunities within tenant spaces, private outdoor terraces, adjacent hospitality venues and neighborhood offerings, including an ideal setting for internal Executive Briefing Center with access to internal or external hospitality catering services.
The buildings where we work and live create almost 50% of CO2 emissions on the planet. Recent scientific understandings and global realizations have created an urgency around both macro and micro environmental practices.

Beyond community and corporate responsibilities, businesses now leverage environmental conditions to better the health & well-being of their people which in turn is directly related to high performance and innovation.

New healthier buildings have been and are continuing to be designed for the Southport District with agility to toggle between safe low density workplace environments and high density occupancies.
The Southport Smart City Collaborative will build upon an existing foundation of 2.4 Million SF of mixed-use space under single ownership. The first phase of development was designed as next generation and includes a Hyatt Regency hotel with 347 hotel rooms, 60,000 SF of indoor/outdoor conferencing space, 383 multi-family units, 30k SF of retail, 730k SF of “best-in-class” high tech office space and over 2,700 structured parking stalls.

With hundreds of acres of underdeveloped property adjacent, the Southport Community represents the last significant large-scale urban redevelopment opportunity inside the I-405, I-90, I-5 triangle. The parcels are large, contiguous and already zoned to support meaningful redevelopment necessitated by expanding tech companies. SECO is currently developing 1.5 Million SF of contiguous low-rise office and the next residential phase along with a grocery store.

It is expected that the community could support over ten million square feet of office space and thousands of residential units. And as a result of City support, the Smart City could be developed under long term development agreements for predictability.
North and south of Seattle are the areas with the greatest regional housing growth, with the south end of Seattle being the most dominate of the two areas. Immediately after Bellevue and Seattle, Renton is projected to show the most housing growth between now and 2031.

It is expected that Renton will have a greater supply of “workforce” housing than Bellevue. Renton is ideally positioned for future housing development within the transportation hub of I-90, I-405, and I-5. Within downtown Renton, there is an abundant supply of properties available for redevelopment into single and multi-family housing to accommodate the growth of the workforce in the area. There are currently 3,000 units within the Southport neighborhood under various stages of development.

Beyond the 105,000 households located in greater Renton, there are over 100,000 households in Auburn, Burien, Des Moines, and Normandy Park. All these neighboring communities have convenient access to Southport.

<table>
<thead>
<tr>
<th></th>
<th>HOME PRICES (MEDIAN)</th>
<th>PRICE / SF</th>
<th>MULTI-FAMILY PRICES (MEDIAN)</th>
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</table>
INTERNATIONAL HUB

Southport is just eight miles from Seattle-Tacoma International Airport, 11 miles from Boeing Field, and adjacent to Renton Municipal Airport. Southport also provides docking for seaplanes, and a helistop on campus bringing international connectedness right into the heart of the District.

The Renton Municipal Airport is owned and managed by the City of Renton and is a general aviation airport serving Renton and other nearby communities. Located at the south shore of Lake Washington, the airport has a land-based and sea-based airstrip.

Airport services include a private jet terminal, helicopter charters, seaplane services, a fueling station, large hangar rentals, aircraft maintenance and US Customs point of entry.
**ZERO CARBON POWER MICROGRID**

Green, reliable power is essential to meet the coming massive electricity demand for residential, commercial and industrial usage. Microgrids represent an important mix of new technologies that can significantly improve the operation and cost-benefit analysis of ensuring robust, resilient delivery of ‘always on’ clean energy. The Southport microgrid starts with the advantage of private ownership in the most robust large-scale power node on the west coast which is central to the world leaders in cloud computing and has immediate adjacency to the robust Bonneville (BPA) transmission lines in Renton.

The Southport Smart City Collaborative is in a unique position to provide large-scale power that is reliable, already has redundancy, is centrally located in the Seattle Metropolitan Area, and would be one of the best locations to achieve a large scale 100% “Green” or carbon neutral micro-grid in the near term. Southport is located on land that was a key power generating plant and still has reliable large-scale grid connectivity not found elsewhere in the Puget Sound region.

The Southport microgrid will allow for easily integrated alternative energies as well as price stability amid a changing cost-benefit equation, due to somewhat unpredictable cost growth caused by expected upgrade costs (as much as $2 Trillion) for the national grid over the next decade. In addition, a microgrid at Southport would provide stakeholders with more control over very precise voltage, quality related characteristics and resilient power supply to ensure mission critical activities can continue without any risk of power interruption.