



Tri-Cities, Washington

POPULATION

	<u>2000 Census</u>	<u>2010 Census</u>	<u>2012 Estimate</u>
Kennewick-Pasco-Richland MSA.....	191,822	253,340	262,500
Benton County.....	142,475	175,177	180,000
Kennewick.....	54,751	73,917	75,160
Richland.....	38,708	48,058	49,890
West Richland.....	8,385	11,811	12,570
Franklin County.....	49,347	78,163	82,500
Pasco.....	32,066	59,781	62,670

Source: U.S. Census and Washington Office of Financial Management Forecasting Division, July 2012

WORKFORCE

Labor Force.....	133,480
Employment.....	121,310
Unemployment.....	12,170
Unemployment Rate.....	9.1%

Source: October 2012 Employment Data, Washington State Employment Security Department

COST OF LIVING

	<u>Composite Index</u>	<u>Housing</u>	<u>Utilities</u>	<u>Transportation</u>
Tri-Cities, WA.....	96.0	98.5	90.4	100.1
Seattle, WA.....	116.2	137.8	92.7	107.4
Yakima, WA.....	92.5	86.7	76.7	105.4
Portland-Vancouver, OR-WA.....	118.7	131.6	104.4	124.7
Oakland, CA.....	136.8	205.8	99.2	102.1
Reno, NV.....	92.5	86.8	75.4	113.3
Los Alamos, NM.....	105.2	118.5	89.9	107.6

Source: ACCRA Cost of Living Index, Data for Third Quarter 2012, Published October 2012



Situated at the confluence of the Columbia, Snake and Yakima Rivers in southeastern Washington, the Tri-Cities represent the Kennewick-Pasco-Richland Metropolitan Statistical Area in Benton and Franklin Counties.

The Tri-Cities was the fastest growing MSA in the United States between 2010 and 2011.

With a population of 262,500, the major communities are Kennewick, Pasco, Richland and West Richland.

Where business, profitability and innovation thrive

MAJOR EMPLOYERS

Company	Industry	Employees
Battelle/Pacific NW National Laboratory	R&D	4,339
Bechtel National	Engineering & Construction	2,990
ConAgra Foods	Food Processing	2,498
Kadlec Regional Medical Center	Health Services	2,227
Kennewick School District	Education	1,922
Pasco School District	Education	1,908
CH2M Hill	Environmental Remediation Services	1,808
Mission Support Alliance, LLC	Support Services	1,694
Hanford/DOE Site		
Washington River Protection Solutions	Environmental	1,385
Remediation Services		
Tyson Foods	Food Processing	1,300
Richland School District	Education	1,200
Energy Northwest	Utilities	1,198
Kennewick General Hospital	Health Services	1,104
Washington Closure Hanford	Environmental	1,100
Remediation Services		
Broetje Orchards	Food Processing	1,000
Lourdes Health Network	Health Services	800
Coyote Ridge	Correctional Facility	750
AREVA	Manufacturing	685
Columbia Basin College	Education	628
Boise Cascade	Manufacturing	572
Lockheed Martin	IT/R&D Services	500
Department of Energy (DOE)	U.S. Government	414
Pasco Processing	Food Processing	400
Fluor Federal Services	Engineering, Procurement &	287
Construction Management		
Lampson International	Manufacturing	275

NON-FARM INDUSTRY EMPLOYMENT

	Employees
Total Nonfarm	97,800
Goods Producing	13,600
Construction	6,400
Manufacturing	7,200
Services Providing	84,200
Private Services	65,900
Trade, Transportation, Utilities	17,100
Financial Services	3,600
Government	18,300

Source: October 2012 Employment Data, WA State Employment Security Dept.



UTILITIES/PUBLIC SERVICES

	Kennewick	Pasco	Richland
Power	Benton PUD	Franklin PUD	City of Richland
Natural Gas	Cascade Nat. Gas	Cascade Nat. Gas	Cascade Nat. Gas
Garbage	Waste Management	Basin Disposal	City of Richland
Cable TV	Charter	Charter	Charter
	Dish Network	Dish Network	Dish Network
	DIRECTV	DIRECTV	DIRECTV
Firefighters	73	52	53
Fire Insurance Rating	4	4	4
Police Officers	90	76	53
	Benton County Sheriff	52	
	Franklin County Sheriff	25	

CAPACITIES

	Kennewick	Pasco	Richland
Water Service			
Capacity (mgd)	30.0	30.0	36.0
Average Daily Use	10.5	11.4	14.7
Peak Daily Use	24.2	21.7	34.0
Waste Water Treatment Service			
Capacity (mgd)	12.2	17.0	11.4
Average Daily Use	5.0	4.0	5.5

TELECOMMUNICATIONS

Local Telephone Carriers	Century Link, Charter, Frontier
Cellular Service Carriers	16
Local Internet Service Providers	20

TRANSPORTATION

Interstate Highways	I-82, I-182
Federal Highways	US-12, US-395
State Highways	SR-14, SR-17, SR-22, SR-24
	SR-221, SR-225, SR-240, SR-260, SR-263
Rail Service	BNSF, UP, Tri-City & Olympia
Barge Service	SNAKE RIVER, COLUMBIA RIVER
Air Transportation	Delta Connection/Sky West
	Alaska Airlines
	United Express/Sky West
	Allegiant Air
Flights Per Day	29-31
Local Airports	4
Runways	Up to 7,700 feet

TAXES

Benton County Average Property Tax	\$11.95*
Franklin County Average Property Tax	\$10.77*
Statewide Average Property Tax	\$11.14*
Benton County Sales Tax	8.3%
	(State 6.5% and Local 1.8%)
Franklin County Sales Tax (Effective 4/1/12)	8.6%
	(State 6.5% and Local 2.1%)

*Per \$1,000 Assessed Value

Washington State has no inventory tax, and no personal or corporate income tax. Businesses do not pay tax on interest, dividends or capital gains.



HOSPITALS

	<u>Beds</u>	<u>Staff Physicians</u>
Kadlec Health System	270	280
Kennewick General Hospital	101	280
Prosser Memorial	25	22
Lourdes Medical Center	25	232

HEALTH CARE

Physicians.....	388
Dentists.....	139
Chiropractors.....	70
Optometrists	43

Source: Washington State Department of Health, February 2012

For more information visit www.TRIDEC.org

EDUCATION 2011-2012

Teacher/Student Ratio

Kennewick	1:17
Pasco.....	1:16
Richland	1:21

Average Expenditure Per Pupil

Kennewick	\$8,882
Pasco.....	\$9,521
Richland	\$8,974

Students have the ability to attend Tri-Tech Skills Center (vocational high school) and DELTA High School (STEM high school). Faith based education is also available throughout the community.

EDUCATIONAL ATTAINMENT

High School Graduate	25.7%
Some College, No Degree	22.6%
Associate Degree.....	8.5%
Bachelor Degree	13.5%
Graduate Degree.....	7.7%

Source: Research360, December 2012

HOUSEHOLD INCOME AND SPENDING

Average Household Income	\$70,077
Average Household Expenditure	\$54,543

Source: Research360, August 2012

HOUSING

Average Selling Price (November 2012)	\$211,100
Number of Active Listings (SFR, November 2012)	1,307
Average Apartment Rent (2 Bedroom, 2 Bath)	\$788

Source: Tri-City Association of Realtors, May 2012

ACCRA Cost of Living Index, Data for Third Quarter 2012, Published October 2012

MEDIA

Newspapers	6
Daily Newspaper	1
Weekly Newspaper	2
Monthly Newspaper	3
Radio Stations.....	24
Cable Stations Available	75
Local Television Stations	7

BUSINESS SERVICES

Hotels and Motels	39
Rooms Available	3,378
Three Rivers Convention Center.....	3,000 Seating Capacity
TRAC Center.....	7,000 Seating Capacity
Toyota Center	7,500 Seating Capacity

SAT SCORES (2012 GRADUATES)

	<u>Reading</u>	<u>Writing</u>	<u>Math</u>
Kennewick.....	497	475	517
Pasco	466	466	448
Richland	527	508	545
State Average.....	519	503	530
National Average	496	488	514

Source: Kennewick, Pasco and Richland School Districts

POST SECONDARY INSTITUTIONS

	<u>Enrollment</u>
Washington State University Tri-Cities.....	1,520
Columbia Basin College	8,014



Empowering **economic diversity**
through *innovation.*

TRI-CITIES, WASHINGTON
KENNEWICK | PASCO | RICHLAND

- ➔ Leader in technology manufacturing, food processing, energy research and development
- ➔ Fastest growing metro area in United States [2010-2011]
- ➔ Safest mid-size city
- ➔ 11th geekiest city in the U.S.
- ➔ 300 days of sunshine each year
- ➔ No personal or corporate income tax

WHERE BUSINESS, PROFITABILITY,
AND INNOVATION THRIVE.

The Tri-City Development Council is the lead economic development organization for Benton and Franklin Counties. For the most comprehensive, confidential and business-specific assistance available in the region, contact TRIDEC today.



TOLL-FREE **800.874.2489** | PHONE **509.735.1000** | www.tridec.org



DINING AND WINE TASTING

Dining, Fast Food and Catering	300
Wineries and Micro Breweries (<i>Within One-Hour Drive</i>)	175

ARTS AND CULTURE

Museums and Art Galleries	23
Community and Performing Arts Theaters	4
Community Concert Association	1
Ballet	1
Symphony	1
Public Libraries	7

RECREATION, SPORTS AND LEISURE ACTIVITIES

Public Parks	123
Public Golf Courses	7
Private Golf Courses	1
Class A Minor League Baseball (<i>Tri-City Dust Devils</i>)	1
WHL Hockey League (<i>Tri-City Americans</i>)	1
Arena Football League (<i>Tri-Cities Fever</i>)	1
Unlimited Hydroplane Races (<i>Lamb Weston Columbia Cup</i>)	1

CLIMATE

January Average High	40°F
January Average Low	28°F
July Average High	89°F
July Average Low	61°F
Average Annual Precipitation	7.1 Inches
Average Annual Snowfall	6.4 Inches

Photos Courtesy of Focal Point Marketing & Multimedia, Artmil, Pacific Northwest National Laboratory, and Energy Northwest

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