

NAIOP  
NIGHT  
OF THE  
STARS  
2015



Honoring outstanding local real estate projects and companies.

# SHINING STARS

## CONTINUING TO CHANGE THE LANDSCAPE OF SEATTLE'S BUSINESS COMMUNITY

We congratulate our clients with projects nominated for the NAIOP Night of the Stars awards

- AMLI Residential
- DCT Industrial Trust
- Dunn + Hobbes
- Holland Partner Group
- Mack Urban
- Touchstone Corporation
- Vulcan Real Estate
- Wallace Properties
- Wright Hotels, Inc.

# Welcome to NAIOP Washington State's Night of the Stars!

Whether this is the first time you've heard of NAIOP or you eagerly anticipate Night of the Stars every November, you know the Puget Sound real estate market is booming and is an essential part of our growing economy.

NAIOP, the commercial real estate development association, has a long tradition of supporting the industry nationally and locally through networking, influence, community and education. Our local chapter, NAIOP Washington State, was founded in 1976. We are the fifth largest chapter in North America and are growing fast. Year-to-date, we have added 145 new members, a greater than 50 percent increase over the same period in 2014. This group of powerful, influential and interested individuals is focused on seeking the best strategies and resources to advance the goals of their commercial real estate businesses.

Night of the Stars is NAIOP's annual awards program and gala, dedicated to recognizing exceptional individuals and developments in Washington State commercial real estate. This year, we received a record number of nominations—more than 100—and attendance has doubled since 2012. The gala anchors a robust calendar of more than 50 events annually. Countless business relationships are initiated or strengthened at these events, which range from education-focused monthly breakfasts, to informal social networking opportunities, to our annual Community Enhancement volunteer project. Events draw hundreds of attendees from our diverse network of developers, contractors, architects, engineers, designers, brokers and property managers.

In addition to supporting business networking and market education, NAIOP's robust government affairs agenda is dedicated to providing members with an effective voice before policymakers in Olympia and at city hall. In 2015, NAIOP's advocacy efforts in Seattle focused on creating alternatives for affordable housing, reframing and broadening the discussion around the originally proposed Linkage Fee (Housing Tax).

Looking to the future, NAIOP is building its new member and developing leaders programs through targeted meet-ups, mentorship programs, committees and student programs. The annual Real Estate Challenge, for example, provides students from regional universities with a real-life investment scenario and access to experienced professionals over the course of several months.

This is a great time to be involved in commercial real estate development in the Puget Sound. Get involved with NAIOP today to increase your network, build influence, strengthen our community and gain access to important educational events. Find our complete calendar, blog, and information about government affairs, community enhancement, and membership opportunities online at [NAIOPwa.org](http://NAIOPwa.org).



**Peggi Lewis Fu**

*Executive Director  
NAIOP Washington State*



**Sharon Coleman**

*Vulcan Real Estate  
2015 President  
NAIOP Washington State*

## PEOPLE MATTER MOST



Tonight we celebrate our exceptional clients and colleagues. Together we create environments where people can do their best work and live life to the full. Our congratulations and special thanks to our partners in excellence at Vulcan Real Estate, Microsoft and Emerald Heights. [www.gly.com](http://www.gly.com)



PHOTOGRAPHS FROM LEFT | BEN BENSCHNEIDER PHOTOGRAPHY, GARRETT ROWLAND PHOTOGRAPHY LLC, SOZINHO IMAGERY



## Emcees



### Kristin Jensen

*Touchstone  
2016 President-Elect  
NAIOP Washington State*

Kristin Jensen is vice president of development at Touchstone and has been active in NAIOP since 1998. Over the past 17 years, she has played a leading role in the development of business parks, retail centers, hotels and office buildings throughout Puget Sound for several local development companies. She has also served in many positions for NAIOP, including as a member of the board, as treasurer and as committee

member and chair for Night of the Stars. Jensen is currently NAIOP Washington State's president-elect and will lead NAIOP in 2017.

She is also a member of CREW, ULI and CCIM. She is a Washington State University alum, Seahawks fan, Girl Scout leader and proud mother of two daughters.



### Tony Toppenberg

*Turner Construction*

Tony Toppenberg has been heavily involved in NAIOP since 2007 and was awarded the Volunteer of the Year Award in 2012. He has served on multiple committees, chaired the Membership Committee, and currently serves as board member and treasurer.

He received an engineering degree from Oklahoma State University. He has 15 years of experience in the construction industry with the last 12 in Seattle. He currently lives in Ballard with his wife Kelsey and their four children.

## Judges



Pictured left to right: Kris Beason, Laura Ford, Peter Orser, Nancy Rogers, Rob Aigner, Bob Tiscareno, Kelly Mann and Tom Parsons.

**Kris Beason** | M. A. Mortenson Company

**Laura Ford** | Colliers International

**Peter Orser** | UW Runstad Center for Real Estate Studies

**Nancy Rogers** | Cairncross & Hempelmann P.S.

**Rob Aigner** | Harsch Investment Properties

**Bob Tiscareno** | Tiscareno Associates P.S.

**Kelly Mann** | ULI Northwest

**Tom Parsons** | Holland Partner Group

## Committee Members

**Gordon Buchan**, Co-Chair

**Monty Kilcup**, Co-Chair

**Tina Pappas**, Board Liaison

**Alee Allen**

**Scott Carter**

**Karlee Coble**

**Brian Collins**

**Nicholas Drader**

**Roger Gresh**

**Charlie Hafenbrack**

**Alex Hofto**

**Jan Jarman**

**Jim Kidder**

**Diane Leonidas**

**Won Moc**, MarCom Liaison

**Ben Petter**

**Annie Rummelhoff**

**Lois Wellwood**

**Matt Wheaton**

**Jack Wiggins**

**Connie Wing**

**Ross Woods**

**Chad Yoshinobu**

Kidder Mathews

GLY Construction

BMGI

Riddell Williams P.S.

JLL

Karlee Coble Interiors

Microsoft

Miller Nash Graham & Dunn LLP

Shannon & Wilson

GLY Construction

GLY Construction

115 Belmont, LLC

Kidder Mathews

HomeStreet Bank

Sellen Construction

Avara Construction

Mithun

NBBJ

Terracon Consultants, Inc.

Quantum Consulting Engineers

Equity Residential

Development Strategies LLC

Gensler

**PUGET SOUND BUSINESS JOURNAL**

WE'VE GOT A GOOD GRASP ON  
**COMMERCIAL  
REAL ESTATE**



**MARC  
STILES**

**PSBJ REAL ESTATE REPORTER**

Marc covers commercial real estate for the Puget Sound Business Journal.

Marc has been honored 33 times for writing, editing, photography and page design, including a coveted award from the National Association of Real Estate Editors.

Marc Stiles: Fast, fresh and first. Read him online every day and in print every Friday in the Puget Sound Business Journal.

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## NAIOP Washington State 2015 Hall of Fame Inductee



**Walter P. "Wally" Costello,  
Senior Vice President,  
The Quadrant Corporation**

Wally Costello, before retiring, was responsible for managing all of Quadrant's commercial land and building development in the Puget Sound region. He was involved in developing and planning more than 5 million-square-foot of office, high-tech and industrial buildings, including several business parks throughout the Puget Sound area that ranged in size from 20 to 350 acres. He also served on the board and is a past president of NAIOP Washington State.

## SIOR Brokers of the Year

### Office



**Owen Rice,  
Senior Vice President, CBRE**

Owen Rice is one of the most successful and trusted real estate advisors in the Puget Sound region, assisting clients with hundreds of domestic and international office and headquarters relocations, lease renewals, subleases, and multi-market leasing requirements. He supports each transaction with market-leading research, quantitative and qualitative analysis. Rice has helped Fortune 500 companies such as Safeco Insurance and Liberty Mutual negotiate large real estate transactions and develop strategic real estate plans to achieve their business objectives and strengthen their profitability. While

representing Safeco, Rice executed and managed transactions for the company's 2.5 million-square-foot international portfolio. He has also played an integral role in some of the largest, most complex commercial transactions in downtown Seattle. In 2009, Rice served as a key member of the CBRE brokerage team that represented Perkins Coie on its 265,000-square-foot office renewal. Rice is also an expert in the Seattle-area biotechnology and pharmaceutical industry and is a member of CBRE's Life Sciences Practice Group, making him one of the leading representatives of life science companies in the Northwest.

### Other Nominees

**David Abbott** – Colliers International  
**Matt Christian** – Cushman & Wakefield  
**Jesse Ottele** – CBRE

### Investment



**Paul Sleeth,  
Executive Vice President,  
Colliers International**

As a commercial real estate agent for 28 years, Paul Sleeth specializes in retail property investments of all sizes. His experience has given him an extensive, in-depth knowledge of every aspect of retail property investment sales throughout the Pacific Northwest. He leverages this background to continuously exceed his clients' expectations. Sleeth has completed over 160 investment transactions totaling over \$2.2 billion. He has been a top producer for Colliers International, consistently making Colliers' U.S. Top 25 Producer list, including taking the number

one spot in 2005. Past sales include Factoria Mall, Bellevue; Northpointe Shopping Center, Spokane; University Village, Seattle; Triangle Mall, Longview; Lynnwood Center, Lynnwood; 601 Pine Building, Seattle; Harbour Pointe Shopping Center, Mukilteo; Tacoma Place, Tacoma; Broadway Market, Seattle; and Lake Meridian Marketplace, Kent. He is also an advisory board director for Colliers and one of fewer than 40 brokers chosen in the United States to represent Colliers Investment Services Group for North America.



**Billy Sleeth,  
Senior Vice President,  
Colliers International**

Billy Sleeth specializes in retail property investments. Since joining the Colliers Retail Investment Team in 2005, he has completed over \$1.3 billion of retail investment sales. His areas of expertise include procuring, negotiating and closing retail investment transactions, acting as a primary contact for clients, and overseeing the financial analysis and underwriting process. He evaluates retail market trends in and around the Pacific Northwest, tracking new retail developments in the area, managing production of the semi-annual Colliers Retail Investment

Report, which reports on all retail market trends and investment sales in the Greater Puget Sound region, and oversees a sales comparable database that tracks every retail investment sold in Washington state over the past seven years, as well as a comprehensive list on every retail investment property available.

### Other Nominees

**Chris Burdett** – CBRE  
**Brett J. Hartzell** – CBRE

### Industrial



**Arie Salomon,  
Principal, NAI Puget Sound Properties**

Arie Salomon has been in the commercial real estate business since 1990, specializing in industrial sales and leasing. Institutional investors such as Prologis, LBA Realty, Dividend Capital Trust and Principal Financial Group have retained Salomon for multiple investment and leasing assignments. He has also represented Flow International, Central Garden & Pet, International Airport Centers, Formica Corporation and Saint Gobain, among others, in complex real estate transaction negotiations. Salomon has been honored for his business accomplishments on several occasions. He was a finalist for the SIOR Industrial Broker

of the Year for the State of Washington eight times and won in 1998. He has also been honored as one of the market's top deal-makers by the CoStar Group several years in a row and was named a Top Ten Producer within NAI Global for 2014. Salomon serves on the Washington State CCIM Chapter Board and was 2008 chapter president, has served on the CCIM National Advisory Board for the Partner's Program, and was chairman in 2008. He is currently the First Vice President for Region 1 for the CCIM Institute.

### Other Nominees

**Conan Lee** – JLL  
**Thad Mallory** – Kidder Mathews

## Washington State Chapter CoreNet Global Corporate Real Estate Executive of the Year 2015



**Chris Owens,  
General Manager,  
Microsoft Corporation,  
Global Real Estate and Facilities**

Before retiring, Chris Owens was responsible for planning, delivery and operations of Microsoft's worldwide real estate portfolio, which comprises 33 million-square-foot and over 600 facilities across 110 countries. He nurtured a constant understanding of corporate and business unit goals and drivers and translated those into key real estate strategies and programs. Owens directed the full gamut of real estate life cycle activities, including planning, acquisitions, and dispositions, transaction management, design and construction, and facility and services operations.



# Community Impact Development of the Year

## Winner – Navos Behavioral Healthcare Center for Children, Youth and Families – Lake Burien Campus



Photo by: Lara Swimmer

- Owner – Navos Mental Health Solutions
- Development Advisor – Heartland
- Architect – Mithun
- General Contractor – BNBuilders
- Civil/Structural – KPFF Consulting Engineers
- Mechanical – The Greenbusch Group
- Electrical – BrN Engineering

The Behavioral Care Center for Children, Youth and Families integrates and expands services for vulnerable youth and families by bringing together programs provided by Navos on the shores of a 7.5-acre site on Lake Burien. The new campus features a welcoming, camp-like atmosphere designed to reduce stigma and offer a unique array of programs that collectively address the continuum of complex needs of young children, school-aged youth, young adults and families in South King County. This is a safe, therapeutic environment where young children who have suffered abuse, neglect and other significant traumas, and youth with significant mental and emotional illness, receive the treatment and support they need to heal. The campus includes six residential cottages, a 24-unit transitional housing complex, an outpatient services building, and various renovated educational buildings woven into a band of four landscape zones transitioning from the lakeside edge to the upland “forest.”

## Finalists

### CenturyLink South End Zone Seating Expansion



- Developer – Vulcan Real Estate
- Architect – Crawford Architects
- General Contractor – Turner Construction Company
- Structural Steel – Canron Western Constructors | Apex Steel

Photo by: Turner Construction Company

Turner was selected to perform the first major renovation of CenturyLink Field after completing construction of the original stadium in 2002. As an iconic and high-profile structure in Seattle, this project has immediate and far-reaching impact on the community. This project included adding two permanent grandstands with more than 1,014 exclusive seats to the south upper concourse and a new 12th Man flag pavilion, named the “Toyota Fan Deck,” which is accessible by stairs and elevator. The 15,000-square-foot deck can be used as a standing room area for selected season ticket holders.

### Cascade Bicycle Club Headquarters



- Owner – Cascade Bicycle Club
- Architect – ZGF Architects
- General Contractor – Hoffman Construction Company
- Structural – KPFF Consulting Engineers
- MEP – PAE Consulting Engineers
- Lighting – Luma Lighting Design
- Acoustics – Sparling, a Stantec company
- Historic Preservation – Artifacts Consulting

Photo by: Aaron Leitz

The Cascade Bicycle Club headquarters fosters the engagement of a diverse and active group of cyclists, the cultivation of community partnership, and the expansion and improvement of infrastructure. This renovation gives the club a space to expand its educational initiatives, enhance its presence and function as a source of civic pride for Seattle’s cycling community. Adjacent to the Burke Gilman trail at Magnuson Park, the hub caters to the needs of the club’s 40 employees while creating an iconic clubhouse accessible to its 16,000 members. The design includes a transparent plan where open public areas are interspersed with focused work space.

### Emerald Heights Master Plan



- Owner – Emerald Communities
- Project Manager – Lawton Project Management Group
- Architect – Rice Fergus Miller
- General Contractor – GLY Construction
- Civil – Triad Associates
- Structural – Coughlin Porter Lundeen
- Design Build – PSF Mechanical | Sequoyah Electric

Photo by: Sozinho Imagery

Dedicated to supporting the health, happiness and independence of all its residents, Emerald Heights embarked on a thoughtfully strategized and budgeted six-year project designed for minimal impact and logistical good sense. The project included common areas renovation, fitness center and pool, pavilion multipurpose auditorium, dining room renovation and courtyard, corridor improvements, Corwin Center renovation, and new Trailside building offering 43 independent-living apartments. Emerald Heights is home to more than 550 residents. The renovation offered additional capacity for loved ones and friends to visit, new jobs, and a finger on the pulse of future residents’ changing needs.

### Seattle Children’s Hospital South Clinic



- Owner – Seattle Children’s Hospital
- Architect – ZGF Architects
- General Contractor – Aldrich + Associates
- Civil/Structural – Coughlin Porter Lundeen
- MEP – Affiliated Engineers
- Acoustics – Sparling, a Stantec company

Photo by: Aaron Leitz

Bringing healthcare to the Federal Way community through adaptive reuse, Seattle Children’s Hospital worked with its construction and design team to think outside of the “big box” while converting vacant retail space formerly owned by Circuit City into a state-of-the-art medical clinic. As healthcare delivery changes to meet the needs of the community, providers seek innovative real estate options to bring care closer to patients. Seattle Children’s and its team created a state-of-the-art clinic in South King County, which serves as a new model for increasing convenient access to quality healthcare, while breathing new life into a vacant big-box store.

Continued on Next Page



## Other Finalists from Page 6

### Snoqualmie Valley Hospital



Photo by: Snoqualmie Valley Hospital

- **Developer – The Benaroya Company**
- **Architect – Soderstrom Architects**
- **General Contractor – Absher Construction Company**
- **Civil – ESM Consulting Engineers**
- **Structural – KPFF Consulting Engineers**
- **Mechanical – Mazzetti | Hermanson**
- **Electrical – Sparling, a Stantec company | Sasco**

Snoqualmie Valley Hospital is a new 70,000-square-foot, 26-bed, Critical Access Hospital that opened to patients in May 2015. Situated on nine acres, it serves the growing cities of North Bend, Snoqualmie, Preston, Fall City, Carnation and Snoqualmie Pass, and surrounding communities. The new hospital completely replaces—and is 2.5 times the size of—the outdated, difficult-to-access former facility. The new hospital features expanded facilities for inpatients and outpatients, including private, single-occupancy patient rooms, expanded emergency department, state-of-the-art diagnostic imaging, lab, dedicated rehabilitation therapy and gyms, hospital clinic with specialists, and public dining and meeting rooms.

### Swedish Medical Group Renton Landing

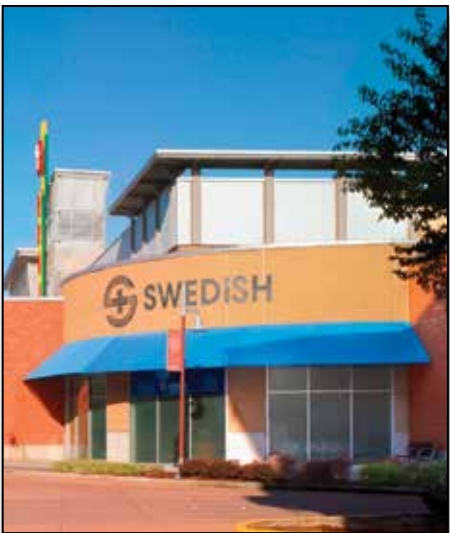


Photo by: Perspective Image

- **Owner – Swedish Medical Group**
- **Construction/Project Manager – OAC Services, Inc.**
- **Architect – TGBA Architects**
- **General Contractor – J. R. Abbott Construction**
- **Mechanical – MacDonald-Miller**

Swedish at Renton Landing delivers cutting edge healthcare services to an underserved community. The facility provides enhanced patient care through its innovative design. The clinic offers a personalized environment, promoting a more peaceful atmosphere for patients. The layout creates a private, collaborative work space for staff to increase efficiency and maintain confidentiality. Exam rooms equipped with computer stations provide access to comprehensive patient records, offering a seamless transition in care for patients, and increasing communication among healthcare providers. Swedish at Renton Landing's primary and specialty healthcare services work together to help create a better community for Renton.

## Redevelopment/Renovation of the Year

### Winner – Union Stables



Photo by: Lara Swimmer Photography

- **Owner/Developer – Lease Crutcher Lewis & Allegra Properties**
- **Architect – Weinstein A+U**
- **General Contractor – Lease Crutcher Lewis**
- **Project Manager – Lake Union Partners**
- **Structural – Coughlin Porter Lundeen**
- **Mechanical – MacDonald-Miller**
- **Electrical – Veca Electric**

The Union Stables project in Seattle's Belltown neighborhood revitalized a 106-year-old building, maintaining its historic character while bringing it into the modern era. Originally built as an urban horse stable and subsequently used as a parking garage, auto body shop, and furniture warehouse, the building became vacant after sustaining significant damage from earthquakes, fire, and deferred maintenance. This renovation project included seismic upgrades, masonry renovation, new windows, mechanical and electrical systems, lobby, stairs, elevator, restrooms, and a new penthouse. Scenic views, bike storage, showers, and proximity to downtown, Pike Place Market, and the redeveloping Seattle Waterfront also contribute to an outstanding workplace. The building is on the National Register of Historic Places, and was recognized by the Washington State Department of Archeology and Historic Preservation as 2015 Outstanding Building Rehabilitation.

## Finalists

### 1101 Second Avenue Renovation



Photo by: Ben Benschneider

- **Owner – Rockwood Capital & Urban Renaissance Group**
- **Architect – Mithun**
- **General Contractor – Howard S. Wright, a Balfour Beatty company**
- **Structural – Simpson Gumpertz & Heger**
- **Mechanical – MacDonald-Miller | Auburn Mechanical**
- **Electrical – Evergreen Power Systems | Precision Electric Group**

With the renovation of 1101 Second Avenue, an iconic mid-century modern building in Seattle's West Edge was brought back to life through strategic exterior upgrades, innovative structural design and LEED Platinum sustainable systems. The original building was designed by Paul Thiry in 1967 as the home office for Washington Mutual and fell vacant after the bank collapsed in 2008. The renovation design of the 80,000-square-foot building maintains its essential concrete "bones," while including an upgrade of the exterior envelope for improved daylight and views. The seismic upgrade uses innovative low-impact FRP slab treatments.

## Other Finalists from Page 7

### 1300 Dexter Renovation/PEMCO Insurance Headquarters



Photo by: JLL

- Developer – Holland Partner Group
- Architect – JPC Architects
- General Contractor – RIMiller
- Structural – Coughlin Porter Lundeen
- Envelope – Morrison Hershfield
- Substantial Alteration Consultant – Tom Kinsman
- Mechanical – RICE Group
- HVAC – Universal Mechanical

Renovation of 1300 Dexter to meet PEMCO Insurance's commitment to building a state-of-the-art, cool "creative class" office building includes: full seismic upgrade to current structural design standards, new VRF mechanical system, new electrical service and distribution, new restrooms and supply and waste plumbing rough-in, new roof, new glass, a new two-story curtain wall façade cut into the east elevation of the building, removal of a full building bay for an oversized circulation stair with bleacher seating, new exterior decks, new low-voltage systems, open ceiling design throughout, DIRTT wall partitions throughout, and polished concrete floors throughout.

### 1915 Terry



Photo by: NBBJ

- Owner – Seattle Children's Hospital
- Construction/Project Manager – Andrew Clapham & Associates | Seneca Group
- Architect – NBBJ
- General Contractor – Lease Crutcher Lewis
- Mechanical – McKinstry

1915 Terry, a once vacant and unattractive building in downtown Seattle, is now a revenue-generating asset for Seattle Children's Research Institute and a leased space for Amazon. The team saved the building from its planned demolition and delivered the uniquely challenging project two months ahead of schedule, sustainably, and under budget. This 263,000-square-foot Class A office space has been upgraded to modern seismic and energy codes, with significant aesthetic and functional improvements. The creation of a two-story lobby, street level canopies and lighting, and parklet along Terry Avenue greatly improve the building's presence and interaction with the neighborhood.

### Anhalt Apartments



Photo by: Eden Arts

- Developer – Trinity Real Estate
- Architect – PUBLIC47
- General Contractor – Shilshole Construction
- Historic Architecture/ Preservation – Bola Architecture | Stephen Day Architects
- Preservationist – National Trust for Historic Preservation
- Civil/Structural – DCI Engineers

Anhalt Apartments combines historic restoration and modern design into one residence to create iconic design for a new generation. Following Seattle architect Frederick Anhalt's design philosophy of creating lovely spaces to live, Trinity Real Estate redeveloped the 1960s vintage office space interior back into a multi-family residence while preserving the historic landmark of this iconic building. Including sustainable energy efficiency solutions in the design, along with a modern addition to the building, ensured that this redevelopment achieved City of Seattle goals of historic preservation, energy code demonstration, and livable urban density to match the existing land-use patterns of the popular Capitol Hill neighborhood.

### Microsoft B16 + B17 WPA Conversion



Photo by: Garrett Rowland

- Owner – Microsoft
- Construction/Project Manager – Turner & Townsend
- Architect – Gensler
- General Contractor – GLY Construction
- Structural – Coughlin Porter Lundeen
- Lighting Design – Luma Lighting Design
- Acoustics – Sparling, a Stantec company
- Mechanical/Plumbing – Hermanson
- Electrical – Cochran

Designed to create an environment in which the best people can do the best work of their career, B16 + B17 elevate the robust Microsoft standards developed on previous Work Place Advantage projects. The design incorporates significant architectural features that provide a mix of slightly more formal, less formal and completely informal spaces to gather. B16 is 101,500-square-feet on two levels while B17 is 147,300-square-feet on three levels. Final design to turnover for each building averaged 26 weeks with significant structural modifications to the common areas to enhance user experience and occupant productivity.



## Other Finalists from Page 8

### Seattle Children's Hospital South Clinic



Photo by: Aaron Leitz

- Owner – Seattle Children's Hospital
- Construction/Project Manager – Owners Project Resources
- Architect – ZGF Architects
- General Contractor – Aldrich + Associates
- Electrical – Veca Electric
- HVAC – Bellevue Mechanical
- Plumbing – Stirrett Johnsen, Inc.

This 37,000-square-foot project not only redeveloped a former Circuit City store into a children's health clinic, but serves as an example of a creative way to save money and build a facility for maximum use. Seattle Children's sought an adaptable property in a strategic location within an established community already served with public transportation, highways, parking and urban utilities. The abandoned big box store inspired the reinvention and resulted in a healthcare hospital clinic that includes a traditional lab, imaging center, physical therapy offices, pharmacy and urgent care center, along with a play space, running track and rehabilitation therapy kitchen.

### Skyline Distribution Center



Photo by: Matt Todd Photography

- Developer – Panattoni Development Company
- Architect – Craft Architects
- General Contractor – Sierra Construction
- Civil – Barghausen Consulting Engineers
- Structural – Shutler Consulting Engineers
- Electrical – Kirby Electric
- HVAC – Universal Refrigeration
- Plumbing – State Mechanical

Panattoni Development Company partnered with Prudential Insurance Company to acquire Skyline Distribution Center (formerly the Washington State Liquor Control Board warehouse) on East Marginal Way in early 2013. The plan was to reinvent this facility by master planning and redesigning the 10.9-acre site as a distribution center. The original facility was a 200,000-square-foot, fully automated warehouse with 60-foot ceilings and a 30,000-square-foot administrative office wing. The final 326,841-square-foot product, including the new state-of-the-art expansion, is 100 percent leased.

## Commercial Interior of the Year

### Winner

### Chef World Headquarters Tenant Improvement



Photo by: Aaron Leitz

- Owner – Chef
- Project Manager – Capstone Construction Management Services
- Architect – Weaver Architects
- General Contractor – Turner Construction Company
- HVAC/Plumbing/Sprinkler System – McKinstry

It all started with the statement, "We're a hardworking, bike-riding, hoodie-wearing, beer-drinking group." That's how Chef described itself. In developing Chef's new world headquarters in the recently renovated and historic 619 Western Building in Pioneer Square, that statement alone offered a great insight into the daily lives and overriding culture of Chef employees as they "whip up awesome." The 33,522-square-foot office occupies three floors in a building that previously operated as a waterfront warehouse for lumber shipments before becoming an artists' colony at the turn of the century. The space is more than triple Chef's previous headquarters, which is necessary as the company plans to double its workforce by the end of 2015.

## Finalists

### Amazon Phase 7



Photo by: Dennis Lussier Photography

- Owner – Amazon.com
- Project Manager – Seneca Group
- Architect – IA Interior Architects
- General Contractor – Turner Construction Company
- Electrical – Holmes Electric
- Plumbing – Auburn Mechanical
- Acoustics – ADI Acoustics

Amazon Phase 7 is a 311,538-square-foot tenant improvement project at Vulcan's Block 45 project. The project includes offices, conference rooms and break areas on floors 3-12. Floor 1 includes a reception area, interview rooms and a commissary kitchen, and floor 2 includes training rooms, usability labs, podcast room and a café.



## Other Finalists from Page 9

### Emerald Heights Interior Renovation



- Owner – Emerald Heights
- Architect – Rice Fergus Miller
- General Contractor – GLY Construction
- Civil/Structural – Coughlin Porter Lundeen
- Mechanical/Plumbing – PSF Mechanical
- Electrical – Sequoyah Electric

Photo by: Sozinho Imagery

In celebration of its 20th anniversary, Emerald Heights embarked on the goal of “future-proofing” its senior living campus by integrating new programs, expanding technology, increasing density, focusing on contextual design, and enhancing a distinctive Pacific Northwest identity with hospitality-inspired amenities. It was seen as an opportunity to promote healthy living through building elements that encourage activity, wellness and connection, while still being designed for function, flexibility and long-term value and durability. This phased redevelopment added a new fitness building, auditorium building and independent living building. The most dramatic transformation took place in the main campus building with fully remodeled corridors and common atrium spaces.

### Honeywell Northpointe



- Owner – Honeywell
- Project Manager – JLL
- Architect – JPC Architects
- General Contractor – Swinerton Builders
- Electrical/Fire Alarm – Titan Electric

Photo by: Anthony Pydych

This project involved creating a highly functioning, bright new office space for global technology leader Honeywell, outfitted with top-tier technology and high-end features. The open-office design allows for optimized workflow and collaboration between employees and increased creative dialogue among engineers and product designers. State-of-the-art amenities include a fitness area, employee lounge spaces and a Maker’s Shop for employees’ personal use. The new space signifies a major milestone project for this company, not only changing the way Honeywell employees work within their spaces, but also beginning to shape their thought process in how they develop software and devices.

### Lease Crutcher Lewis Headquarters Tenant Improvement



- Owner/General Contractor – Lease Crutcher Lewis
- Architect – The Miller Hull Partnership
- Electrical – Veca Electric
- HVAC & Plumbing – MacDonald-Miller
- Millwork/Casework – Custom Craft
- Ornamental Steel – Johansen Mechanical

Photo by: Lara Swimmer Photography

Located on the fourth and fifth floors of Union Stables in Belltown, the new Lease Crutcher Lewis headquarters is a collaborative and flexible work environment reflecting company culture and values in a historic setting with modern features. Work included a penthouse buildout, updated electrical, new HVAC, repurposed wood flooring, custom furniture and energy-efficient lighting systems.

### Howard S. Wright Construction New Home



- Owner/General Contractor – Howard S. Wright, a Balfour Beatty company
- Architect – Gensler
- Structural – DCI Engineers
- Mechanical – MacDonald-Miller
- Electrical – Titan Electric

Photo by: HSW

Howard S. Wright Construction’s new home represents a connection among employees and a look to the future. The project is designed to connect the muddy boots and shiny shoes that drive the business, promoting a connection to the environment, community, wellness, and the company’s history and vision. It embodies a culture where employees are challenged and supported. Located in Seattle’s emerging Uptown neighborhood, the new space connects the company to its legacy at Seattle Center. The project repositions the single-use 1960s era U.S. Post Office building into a multi-tenant project, which until recently sat two-thirds vacant before becoming fully leased to benefit the economy and community.

### Microsoft B16 + B17 WPA Conversion



- Owner – Microsoft
- Construction/Project Manager – Turner & Townsend
- Architect – Gensler
- General Contractor – GLY Construction
- Structural – Coughlin Porter Lundeen
- Acoustics – Sparling, a Stantec company
- Mechanical/Plumbing – Hermanson
- Electrical – Cochran

Photo by: Garrett Rowland

This project converted 250,000-square-feet in two 1986 buildings to a modern workspace designed for Microsoft’s cloud and enterprise teams. The goal was to complete the project quickly, with minimal disruption to productivity. The atrium in building 16 draws inspiration from a canyon formation and building 17 was inspired by the Cascade Mountain range. Both buildings include open vertical and horizontal circulation that allows teams to connect between neighborhoods and individuals to tap into energy or relax and think within the commons, which are shared social centers for refreshment, relaxation and informal meetings. Game rooms and wellness rooms provide opportunities to unwind and recharge.

### SightLife Tenant Improvement



- Owner – SightLife
- Project Manager – JLL
- Architect – SABArchitects
- General Contractor – Skanska
- Interior Architect/Designer – Sprick Creative
- MEP – Hargis Engineers

Photo by: Cleary O’Farrell Photography

This \$3.2 million, 31,500-square-foot buildout of SightLife’s new space in downtown Seattle’s Park Place building serves this nonprofit organization dedicated to eliminating corneal blindness. The new space, which consists of two contiguous floors joined by an intra-office staircase, supports operational processes from sensitive communications with family members of recently deceased cornea donors, to operations that are performed on an around-the-clock basis, to intricate laboratory processes with exacting environmentally controlled standards. The space provides flexibility for growth and adaptability.



## Sur La Table



- Owner – Sur La Table
- Construction/Project Manager – OAC Services
- Architect – JPC Architects
- General Contractor – JTM Construction
- Structural – Quantum Consulting Engineers

Photo by: Cleary O'Farrell Photography

Sur La Table's new corporate headquarters in Benaroya's 6100 Building (formerly known as The Seattle Gift Center) takes advantage of the Seattle skyline, visible from the newly installed curtain wall windows. The demonstration kitchen serves as a focal point in the center of the space. A vista of a mock store is visible at the other end. Coffee stations are splashed throughout the space so staff can test new products. Fitting Sur La Table's culture, design inspiration came from a Parisian marketplace and an industrial warehouse with weathered wood floors, open-to-structure ceilings and blackened steel at entryways.

## Tableau Software



- Owner – Tableau Software
- Architect – Gensler
- General Contractor – Schuchart
- Structural – PCS Structural Solutions
- Lighting – Luma Lighting Design

Photo by: ye-h Photography

Rapidly expanding Tableau Software sought a new, flexible space to accommodate multiple working modes. The company chose to expand into an existing building that previously had been converted into a gym that housed a two-story basketball court, which became a hallmark part of new design. Located on the Lake Washington Ship Canal, the new project involved demolishing the three-story space to transform it into 53,100-square-feet of office space and structural infill of half of level two to add 8,600-square-feet of new floor plate. It also included concrete grade beams, additional shear walls, fiber reinforced diaphragm, steel columns and beams, steel joists, metal pan deck, rebar and elevated concrete deck.

## The Spa at Cedarbrook Lodge



- Owner – Cedarbrook Lodge
- Construction/Project Manager – Seneca Group
- Architect – GGLO
- General Contractor – Lease Crutcher Lewis
- Custom Casegoods – Trellis LLC

Photo by: Lara Swimmer

Nestled on 11 acres among natural wetlands, Cedarbrook Lodge provides the perfect backdrop for the full-service spa retreat "The Spa at Cedarbrook." The recently completed expansion paved the way for the property's biggest transformation yet. The 3,890-square-foot spa includes massage/facial rooms, soaking tubs, the fireside relaxation room and a furnished outdoor patio that allows guests to take advantage of seasonal outdoor spa services. The spa interior uses nature-based raw materials including slate and bamboo flooring and maple shelving.

# Hospitality Development of the Year Winner

## Hilton Garden Inn at hill7



Photo by: Rena Perez

- Developer – Touchstone
- Architect – Johnson Braund Design Group
- General Contractor – Mortenson Construction
- Structural – Magnusson Klemencic Associates
- Mechanical/Electrical Design – Glumac

The Hilton Garden Inn at hill7 is located at the corner of Howell Street and Boren Avenue, immediately adjacent to the future site of the Washington State Convention Center expansion in downtown Seattle. This select-service hotel is 14 stories tall and has 222 guest rooms. Amenities include conference space, executive board room, lobby bar and restaurant, exercise room, pool and spa. As part of the hill7 mixed-use project and commercial condominium, this hotel was made feasible by permitting and construction efficiencies as well as strategic design and financing. Construction was completed ahead of schedule and under budget. The Hilton Garden Inn is currently running nearly full each night, the nightly rate is exceeding proforma by 32 percent, and reviews on local travel websites are glowing.

## Finalists

### 14 Hands Wine Tasting Facility



- Owner – Ste. Michelle Wine Estates
- Architect – BCRA
- General Contractor – Chervenell Construction

Photo by: Aaron Locke | BCRA

Among the rolling peaks of the Horse Heaven Hills sits the critically acclaimed 14 Hands Winery, one of America's most respected wine producers. To expand on its success, 14 Hands sought to create a cohesive customer experience through a new tasting facility, creating a space that could engage customers and connect with the community. The project successfully captured the unbridled spirit of the brand in a three-dimensional space.

Continued on Next Page



## Other Finalists from Page 11

### Semiahmoo Resort Bar and Restaurant



Photo by: Perspective Image

- Owner – Wright Hotels, Inc.
- Architect – GGLO
- General Contractor – J.R. Abbott Construction
- Structural – Coughlin Porter Lundeen
- Kitchen Consultant – Ricca Design Studios
- Lighting Consultant – Interface Engineering

Through a substantial design renovation, this project repositioned the once-bustling restaurant and bar at the Semiahmoo Resort. The new spaces feature a modern ambiance that respects the history and existing forms. Packers Oyster Bar, where patrons can absorb the stunning views of the surrounding waters, uses dark woods and metal details to capture a mood reminiscent of the site's historic cannery. Meanwhile, Pierside Kitchen displays a genuine and rich seaside spirit and sense of refined culinary diversity reflected in the restaurant's exhibition kitchen.

### The Spa at Cedarbrook Lodge



Photo by: Lara Swimmer

- Owner – Cedarbrook Lodge
- Project Manager – Seneca Group
- Architect – GGLO
- General Contractor – Lease Crutcher Lewis
- Custom Casegoods – Trellis LLC

The Spa at Cedarbrook is the biggest transformation yet to this guest lodge originally built as a conference center. With a goal of keeping the grounds immersive with similar but revitalized design details, the renovation team was challenged to modify the original lodge layout to accept this new spa. The team transformed an existing boardroom and overflow storage from Cedarbrook's copious meeting and conference room spaces into a 3,890-square-foot full-service spa that includes three massage/body treatment rooms, one esthetician room, two couples massage rooms, a Vichy shower wet treatment room, a manicure/pedicure room, men's and women's locker rooms, and the Pond's Edge patio.

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# Multi-Family Development of the Year

## Winner

### Premiere on Pine



Photo by: John Granen

- **Developer – Holland Partner Group**
- **Architect – Weber Thompson**
- **Interior Architect/Designer – Susan Marinello Interiors**
- **General Contractor – Holland Construction, LLC**
- **Broker – HFF**

Premiere on Pine is a 40-story, 386-unit apartment community in the heart of Seattle's Pike-Pine corridor designed and programmed to capture the essence of the Seattle urban lifestyle and to raise the bar for apartment living. Premiere's apartment homes include studios under 500-square-feet to three-bedroom units that are more than 1,500-square-feet. Construction began in August 2012 and was completed two months ahead of schedule in February 2015. Premiere on Pine sold in July at the highest price per square foot for an apartment sale in Seattle's history. The new owner retained the existing leasing and property management team to continue its exceptional leasing program and high level of service.

## Finalists

### 4730 California



- **Developer – The Wolff Company**
- **Architect – Weber Thompson**
- **General Contractor – Compass Construction**
- **Civil/Structural – KPFF Consulting Engineers**
- **Mechanical – Ecotope | Emerald Aire**
- **Electrical – Travis, Fitzmaurice & Associates | Humble Electric**

Photo by: Doug Scott Photography

4730 California's 88-unit, mixed-use design reflects incredible community input and perfectly meets the needs of the West Seattle Junction. The building, with 5,000-square-feet of premium retail, pulls back from its lot line to create a new mid-block pedestrian corridor. The residential entry is boldly located on a lushly-landscaped and beautifully-lit corridor to ensure activation and avoid interruption of California Avenue's retail flow. Within six months, residential units were fully leased and commercial tenants leased 100 percent of the retail space along California Avenue.

### 525 at the Enclave



- **Developer – Wallace Properties**
- **Architect – Baylis Architects**
- **General Contractor – Rafn Company**
- **Civil/Structural – Coughlin Porter Lundeen**
- **LEED – ArchEcology**
- **Marketing/Branding – Kaleidoscope Design**

Photo by: Natalie Wallace

525 at the Enclave is a mixed-use building with 265 apartments, 267 parking stalls, and 24,663-square-feet of retail space, all of which is occupied by Total Wine & More. The project, with sister project 507, contains 428 apartments and over 80,000-square-feet of retail. 525 at the Enclave will receive a LEED Silver rating with electric vehicle charging stations, energy modeling, LED lighting throughout, a green roof, and other environmentally friendly amenities and construction techniques. Residential amenities include a fitness center, resident lounge, movie theater, game room, guest suite and more.

### AMLI South Lake Union



- **Developer – AMLI**
- **Architect – GGLO**
- **General Contractor – Rafn Company**
- **Civil/Structural – KPFF Consulting Engineers**
- **Energy – Rushing Company**
- **Commissioning – Glumac**

Photo by: AMLI

This multi-phased project in the flourishing South Lake Union neighborhood includes two phases designed to complement each other by providing diverse amenities that respond to the challenges of dense urban living. Phase 1 draws on the timeless form of the Airstream Trailer, its design focusing on a more fast-paced lifestyle. The amenity path, with spaces from the outdoor theater to the lush rooftop deck, encourages residents to interact and fosters community. Phase 2 provides amenities and spaces defined by the movement toward hands-on craft with its creative workshop spaces and utility kitchens.

### Beryl Apartments



- **Developer – Tarragon L.L.C.**
- **Architect – Ankrom Moisan Architects**
- **General Contractor – Compass Construction**
- **Civil – Coughlin Porter Lundeen**
- **Branding – DEI Creative**

Photo by: Matt Todd Photography

This 88-unit mixed-use boutique Capitol Hill apartment building consists of five floors of wood frame upper levels of residential over a concrete podium with first floor retail and common area lobby and one level of secured underground parking. Through neighborhood integration and collaboration on design and amenities, Beryl Apartments exhibits distinct design with unique character, bright and efficient units, and enjoyable amenity space.

Continued on Next Page



## Other Finalists from Page 13

### Bridges @ 11th



- Developer – Security Properties
- Architect – GGLO
- General Contractor – Walsh Construction Company
- Interior Architect/Designer – Bumgardner Architects

Photo by: GGLO

Bridges @11th is a new transit-oriented residential development designed to provide an innovative model of workforce housing for employees of the University of Washington and Seattle Children’s Hospital, and their families. Located in the heart of Seattle’s University District, Bridges focuses on creating a vibrant community within its walls and offers connections to the immediate neighborhood, biking and public transportation. The development is separated into three compact and freestanding buildings with flowing connections between them. Publicly accessible art installations, retail and landscaped seating areas also contribute to an attractive and engaging streetscape.

### Cielo



- Developer – The Schwartz Company, LLC
- Architect – Kwan Henmi
- General Contractor – PCL Construction Services
- Structural – DCI Engineers
- Mechanical/Electrical & LEED Administration – Rushing Company

Photo by: Brent Smith

This 31-story, 335-unit apartment community at Eighth Avenue and Seneca Street in downtown Seattle includes a public plaza that provides a new pedestrian connection to Freeway Park and links First Hill to downtown. Residents can enjoy the tranquility of a First Hill address with pedestrian access to shopping, dining and downtown employment. This LEED Silver building features museum-quality art installations, best-in-class parking ratio and ground floor retail. Well-appointed studio, one- and two-bedroom apartments include stainless appliances, wood-look plank flooring and quartz countertops. The building offers amenities including a yoga/spin studio, game room, business center and dog-wash station.

### Renwood Apartments



- Developer/General Contractor – Tarragon L.L.C.
- Architect – Milbrandt Architects
- Civil – C.E.S. NW Inc.
- Structural – CT Engineering
- Branding – DEI Creative

Photo by: Matt Todd Photography

Paving the way for densification in Bonney Lake, the Renwood Apartments is a 186-unit complex consisting of nine three-story apartment buildings and a recreation center spread across nearly 11 acres in Bonney Lake. In looking to urbanize its downtown core, Renwood Apartments is Bonney Lake’s first multi-family development in over 20 years.

### Nine & Pine Apartments



- Developer – Teutsch Partners LLC
- Architect – Runberg Architecture Group
- General Contractor – Sierra Construction Company
- Civil/Structural – KPFF Consulting Engineers
- Mechanical – Merit Mechanical, Inc.
- Electrical – Tradesmen Electric
- CARMATRIX Mechanical Car Stacker – Harding Steel, Inc.

Photo by: Teutsch Partners

Sixty-five percent of the Nine & Pine Apartments site sits only five- to eight-feet above the Seattle Metro Transit Tunnel, creating a significant design and engineering challenge. The building had to “bridge” the tunnel, its design had to stand apart from its high-rise neighbors, residential tenant demand for parking had to be met without excavation, and 20 percent of the units are available to low-income tenants. The project team met the challenge and delivered this seven-story, mixed-use building with 74 apartment units on time and on budget. It includes Seattle’s first CARMATRIX stacking parking system and a Tom Douglas restaurant.

### Queen Anne Towne



- Developer – Emerald Bay Equity, LLC
- Architect – Tiscareno Associates P.S.
- Landscape Architect – Brumbaugh & Associates
- General Contractor – Charter Construction
- Structural – DCI Engineers
- Mechanical – Abossein Engineering

Photo by: Mike Jensen

Queen Anne Towne is a mixed-use project located at the pinnacle of the upper Queen Anne neighborhood. The challenge was to integrate a new building into the existing neighborhood, obtain LEED certification, and achieve great synergy between residential, retail and public open spaces. This project is a strong example of how to accomplish successful mixed-use projects in Neighborhood Commercial NC2-40-zoned sites. Since opening late last year, the project has proven to be commercially successful by attracting Trader Joe’s, Union Bank, Pharmaca and other key retail tenants. The apartments are renting at expected market rates and are 97 percent occupied.

### Walton Lofts



- Developer – The Schuster Group
- Architect – Shoemith Cox | VIA Architecture
- General Contractor – Turner Construction Company
- Civil/Structural – Coughlin Porter Lundeen
- Mechanical – Hermanson
- Electrical – Sequoyah Electric
- Plumbing – Auburn Mechanical

Photo by: Ben Benschneider

Walton Lofts is an architecturally iconic 13-story high-rise apartment building in Seattle’s North Belltown neighborhood. It includes one and a half levels of below-grade parking with 70 stalls, including tandem options, 136 luxury loft-style residential homes and one guest suite. The 157,000-square-foot building includes studio, open one-bedroom and two-bedroom homes.

Continued on Next Page



## Other Finalists from Page 14

### Ray



- Developer – Mack Urban
- Architect – Baylis Architects | NK Architects
- General Contractor – Exxel Pacific
- Civil/Structural – Coughlin Porter Lundeen
- MEP – Rushing Company
- Acoustics – SSA Acoustics

Photo by: Michael Walmsley courtesy of Mack Urban

Located on a mid-block site near the north shore of Lake Union, the Ray apartment project is a dynamic addition to the quickly evolving Fremont neighborhood. Completed in spring 2015, Ray includes 119 market-rate apartments and over 4,000-square-feet of retail. Retail plazas and patios embrace the frontage of Stone Way North, creating a sense of place in the community. The project features studios, one- and two-bedroom units with high-end finishes, a reading room, dining room, pool room, and a rooftop orangery that opens to an oversized roof deck with barbeques and a breathtaking view of Seattle's skyline.

## Mixed-Use Development of the Year

### Winner

### Chophouse Row



Photo by: Dunn & Hobbes

- Developer – Dunn & Hobbes
- Architect – Sundberg Kennedy Ly-Au Young Architects | Graham Baba Architects
- General Contractor – MRJ Constructors
- Civil – KPFF Consulting Engineers
- Structural – MA Wright
- Mechanical – Merit Mechanical
- Electrical – Sea-Tac Electric

Chophouse Row is the final piece in Dunn & Hobbes' collection of mixed-use properties located in the heart of Capitol Hill between 11th Avenue and 12th Avenue. Dunn and the rest of the company are incredibly happy with the group of tenants that has emerged, and feel that the group will hugely add to the street life in the neighborhood. Aside from the retail on the ground floor, Chophouse Row includes four floors of office space and three residential penthouses. This is the first new office building in the Pike-Pine Corridor in nearly 80 years and brings much-needed modern office space to the neighborhood. The tenants demonstrate the great variety of talent that is attracted to the vibrancy of Capitol Hill.

## Finalists

### 525 at the Enclave



Photo by: Natalie Wallace

- Developer – Wallace Properties
- Architect – Baylis Architects
- General Contractor – Rafn Company
- Civil/Structural – Coughlin Porter Lundeen
- LEED Consultant – ArchEcology
- Branding – Kaleidoscope Design
- Design-Build – Merit Mechanical | Unity Electric

This mixed-use building in the Northgate neighborhood includes 265 apartments, 267 parking stalls, and 24,663-square-feet of retail space occupied by Total Wine & More. It is the sister project to 507 at the Enclave, which is anchored by 24 Hour Fitness. Together they make up one of the largest mixed-use projects in Seattle. Twenty percent of the apartment units are rent restricted. The project features 6,200-square-feet of amenity area, including a fitness center, business center with conference room, a resident lounge with large open-plan living room and chef's kitchen, theater, pool table and shuffleboard, a video game room, and an outdoor patio entertainment and barbecue area.

Continued on Next Page



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## Other Finalists from Page 15

### Beryl Apartments



- **Developer – Tarragon L.L.C.**
- **Architect – Ankrom Moisan Architects**
- **General Contractor – Compass Construction**
- **Civil – Coughlin Porter Lundeen**
- **Branding – DEI Creative**

Photo by: Matt Todd Photography

This 88-unit mixed-use boutique apartment building is located on the corner of 12th Avenue and East Pike Street in Seattle’s Capitol Hill neighborhood. It includes five floors of wood frame residential over a concrete podium with first floor retail, common area lobby, and one level of secured underground parking. Through neighborhood integration and collaboration on design, Beryl Apartments exhibits distinct design with unique character, efficient, bright units, and enjoyable amenity space.

### Milehouse



- **Developer – Legacy Residential Partners**
- **Architect – Tiscareno Associates P.S.**
- **Interior Architect/Designer – Robin Chell Design**
- **General Contractor – Compass Construction**

Photo by: Mike Jensen

This project is located in downtown Redmond and includes 177 units of residential apartments, live/work units and retail on just over an acre of land. Legacy Partners hired Tiscareno Associates P.S. to create a project that would be unique to the downtown skyline and offer both high-end apartments with unique floor plans, extensive indoor/outdoor amenities and street access to commercial spaces.

### Nine & Pine Mixed-Use



- **Developer – Teutsch Partners LLC**
- **Architect – Runberg Architecture Group**
- **General Contractor – Sierra Construction Company**
- **Civil/Structural – KPFF Consulting Engineers**
- **Mechanical – Merit Mechanical**
- **Electrical – Tradesmen Electric**
- **CARMATRIX Mechanical Car Stackers – Harding Steel, Inc.**

Photo by: Teutsch Partners

Seattle developer Teutsch Partners purchased the property at 9th Avenue and Pine Street across from Seattle’s Paramount Theater from Wyndham Hotels in 2009 at the bottom of the recession, knowing this project faced significant construction challenges. It is built above the Seattle Metro Transit Tunnel, elected to enroll in the Multi-Family Tax Exemption program to offer housing for low-income residents, and had to provide parking without excavation. Through creative planning and design, Nine & Pine achieved its goals and 100 percent occupancy only five months after opening in February 2015.

### Queen Anne Towne



Photo by: Mike Jensen

- **Developer – Emerald Bay Equity, LLC**
- **Architect – Tiscareno Associates P.S.**
- **Landscape Architect – Brumbaugh & Associates**
- **General Contractor – Charter Construction**
- **Structural – DCI Engineers**
- **Mechanical – Abossein Engineers**

This large, challenging project only succeeded after addressing strong community concerns, strict code mandates and commercial viability as two previous attempts by other developers failed to muster support. Zoned a Neighborhood Commercial NC2-40 site, Queen Anne Towne includes 110,000-square-feet for 107 apartments with 30,000-square-feet of retail, underground parking and a 3,500-square-foot public plaza. To make sure the massive project integrated with the neighborhood’s existing character, it included reconstructing the look of the Elfrieda, a streetcar-era building on the northwest corner that has been a Queen Anne landmark for generations. Reusing bricks from that old building also helped the project obtain Silver LEED certification.

### Ray



Photo by: Michael Walmsley courtesy of Mack Urban

- **Developer – Mack Urban**
- **Architect – Baylis Architects | NK Architects**
- **General Contractor – Exxel Pacific**
- **Civil/Structural – Coughlin Porter Lundeen**
- **MEP – Rushing Company**
- **Acoustics – SSA Acoustics**

Anchored by retail shops at the base, Ray is a mixed-use development that enhances opportunities for a safe, pedestrian-friendly environment, creates a sense of place in the neighborhood, and provides a diverse mixture of dwelling opportunities and residential amenities. Located at the north end of Lake Union on a former brownfield site, Ray is now a bright spot, an example of thoughtful residential density that brings street-activating design to the two-building project, which includes 137 residential units and 4,803-square-feet of retail space that opens onto outdoor patios designed to draw in passersby.



# Technology/Life Sciences Development of the Year

## Winner Cinerama



Photo by: Perspective Image

- **Developer – Vulcan Real Estate**
- **Architect – Studio 440**
- **General Contractor – Abbott Construction**

The Cinerama theater, owned by philanthropist and entrepreneur Paul G. Allen, was recently upgraded to a world-class theater with the best sight and sound offerings available. Cinerama is the world's first cinema with a new state-of-the-art Christie 6P laser projector that includes a dual-head system designed to reduce eye strain and fatigue when viewing 3D content, as well as the latest technology for 2D screening. Dolby Atmos sound and advanced seating were also integrated into the space. While preserving the iconic essence of the original space, creating a premier movie theater with groundbreaking technology required innovative solutions from the project team. Despite the challenges, the project was delivered ahead of the original schedule and within budget. This year, Cinerama has consistently ranked among America's top-grossing theaters. Cinerama is the only theater of its kind in the world, and is truly the best movie-going experience in Seattle.

## Finalists

47 + 7



- **Developer – Wallace Properties**
- **Architect – CollinsWoerman**
- **General Contractor – Sellen Construction | Swinerton Builders (Interior Finish)**
- **Construction/Project Manager – Barry Leahy**
- **Civil – DCI Engineers**
- **Mechanical – Inventrix | Hermanson**
- **Electrical – Cochran**

Photo by: SLI Team Member

47+7 is the first apartment building constructed with the Sustainable Living Innovations system, a patent-pending building technology. Wall and floor panels containing all wiring, plumbing and finishes were assembled in a factory, trucked to the site, then set into a steel frame structurally engineered to enable high-rise construction. The project delivers enhanced sustainability by providing 24 units on a 6,420-square-foot lot, reducing energy consumption to 84 percent less than a typical building, achieving a walk score of 98, providing 20 percent of units at affordable rents, using sustainable materials and producing virtually no construction waste.

Continued on Next Page



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## Other Finalists from Page 17

### Impinj Tenant Improvement



Photo by: Weaver Architects

- Owner – Impinj
- Construction/Project Manager – Falkin Associates
- Architect – Weaver Architects
- General Contractor – Turner Construction Company
- Electrical – Titan Electric
- HVAC/Plumbing – McKinstry

Impinj, founded in 2000, is a leader in UHF RFID technology and item intelligence solutions for retail, healthcare, electronics, manufacturing and supply chain applications. Moving to South Lake Union's new 400 Fairview Building allows Impinj to expand its headquarters from 36,000-square-feet to 52,000-square-feet and to occupy the 11th and 12th floors of the building. The new headquarters includes office space, dry laboratory, research and development, and a retail experience space.

### Snoqualmie Valley Hospital



Photo by: Snoqualmie Valley Hospital

- Developer – The Benaroya Company
- Architect – Soderstrom Architects
- General Contractor – Absher Construction Company
- Civil – ESM Consulting Engineers
- Structural – KPFF Consulting Engineers
- Mechanical – Mazzetti | Hermanson
- Electrical – Sparling, a Stantec company | Sasco

This new 70,000-square-foot, 26-bed, Critical Access Hospital opened to patients in May 2015 to serve the growing cities of North Bend, Snoqualmie, Preston, Fall City, Carnation and Snoqualmie Pass, and surrounding communities. The new hospital is 2.5 times the size of the outdated facility it replaces. It features expanded spaces for inpatients and outpatients, including private, single-occupancy patient rooms, expanded emergency department, state-of-the-art diagnostic imaging, lab, dedicated rehabilitation therapy and gyms, hospital clinic with specialists, and public dining and meeting rooms.

## Retail Development of the Year Winner

### 14 Hands Wine Tasting Facility



Photo by: Aaron Locke | BCRA

- Owner – Ste. Michelle Wine Estates
- Architect – BCRA
- General Contractor – Chervenell Construction

14 Hands Winery sought to build upon its success by creating a cohesive customer experience through a new tasting room adjacent to its winemaking facility in Prosser, Wash., wine country. This project expanded on the winery's existing brand to incorporate a "cowboy nouveau" feeling to the tasting experience. It incorporates the aesthetics and materials of the surrounding natural environmental beauty into the new tasting room and 9,500-square-foot special event courtyard. The project uses local recycled materials and prominent artwork to integrate the agricultural history of the West.

## Finalists

### Numerica Credit Union



Photo by: Robert Pisano

- Owner – Numerica Credit Union
- Architect – EHS Design, a NELSON company
- General Contractor – Leone & Keeble
- Civil – PACLAND
- Structural – AUE
- MEP – Hargis Engineers

The \$1.4 billion credit union that serves the Inland Empire recently created a new brand and designed a new building model to drive high market interest, expand target market share, and improve customer retention. The prototype building required strong differentiation and competitive positioning for growth and profitability with two-thirds of the previous staff to handle twice the deposits and loans all within a smaller space. This work resulted in a new branded exterior and interior that Numerica and its members love, creating a member and staff experience that delivers a new perception of Numerica in the marketplace.

Continued on Next Page



## Other Finalists from Page 18

### Swedish Medical Group Renton Landing



Photo by: Perspective Image

- Owner – Swedish Medical Group
- Architect – TGBA Architects
- General Contractor – Abbott Construction
- Construction/Project Manager – OAC Services, Inc.
- Mechanical – MacDonald-Miller

This 20,000-square-foot medical clinic opened with the goal of providing an underserved community with greater access to healthcare. It is located in a traditional retail environment, within walking distance of the nearby Boeing plant and hundreds of residential units. Swedish at Renton Landing was designed to optimize patient flow with a central open work area for clinical staff surrounded by exam rooms. The clinic includes primary care, spine, sports and musculoskeletal medicine.

### Whole Foods Market – Chambers Bay



Photo by: Perspective Image

- Owner – Whole Foods Market
- Developer – Verus Partners
- Architect – DDG Architects
- Interior Architect – Freiheit & Ho Architects
- General Contractor – Abbott Construction
- Construction/Project Manager – Realty Asset Advisors Southwest

Whole Foods Market needed to open prior to the U.S. Open in June 2015. Throughout construction, project team members immersed themselves in the city of University Place by holding local events to ensure community support. With everyone contributing to the success of this project, a vision from years ago is becoming the successful development that many had hoped for. This development has had a tremendous impact on the immediate community and the region that goes far beyond the typical retail project.

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# Industrial Development of the Year Winner

## Stryker Business Center



Photo by: Dan Sibson, IDS Real Estate Group

- **Developer – IDS Real Estate Group**
- **Architect – Craft Architects | MacGregor Associates**
- **General Contractor – Sierra Construction Company**
- **Civil – Barghausen Consulting Engineers**
- **Brokers – JLL | Cushman & Wakefield | NAI Brannen Goddard**

Situated on 72.5 acres, Stryker Business Center consists of three state-of-the-art warehouse/distribution buildings totaling over 1.25 million-square-feet. In 2011, IDS Real Estate Group recognized that there was a limited availability of existing institutional quality buildings larger than 300,000-square-feet in the Seattle and Kent submarkets. Seeing an opportunity to develop in a supply constrained market, IDS created a joint venture with Clarion Partners and acquired the land that would become Stryker Business Center. In June 2013, IDS began construction on Phase I of the project, which consisted of 440,000-square-feet of warehouse/distribution buildings. In March 2014, Amazon signed a lease for both the yet-to-be-completed 320,000-square-foot speculative building and the build-to-suit 811,000-square-foot building. Soon thereafter, Brighton Best International leased the last 120,000-square-foot-building to bring overall leasing to 100 percent.

## Finalists

### DCT Fife 45 North and South



- **Owner/Developer – DCT Industrial**
- **Architect – Craft Architects**
- **General Contractor – Northway Construction**
- **Civil – Barghausen Consulting Engineers**
- **Broker – Kidder Mathews | Neil Walter Company**

Photo by: Aerolistphoto.com

DCT Fife 45 is a two-building, speculative industrial project totaling 143,000-square-feet in the south-end submarket of Fife. This project started when DCT Industrial purchased an existing 55,000-square-foot leased warehouse and two industrial sites totaling nine acres. The smaller, multi-tenant buildings helped fill a void in the market for smaller tenant spaces with state-of-the-art amenities in a Class A south-end location. In less than five months after completion of construction, DCT signed four leases totaling 124,000-square-feet, or 87 percent of the entire project.

### DCT White River Corporate Center



- **Owner/Developer – DCT Industrial**
- **Architect – Carlile Coatsworth Architects**
- **General Contractor – Poe Construction | Pennon Construction**
- **Civil – Barghausen Consulting Engineers**
- **Broker – Colliers International**

Photo by: Google Earth Pro

This three-building, speculative industrial project totals 963,000-square-feet in the south-end submarket of Sumner. One of the largest speculative developments constructed in the Puget Sound region, it contains an attractive and flexible design that has allowed it to attract excellent market demand. To date, two buildings totaling 713,000-square-feet have been constructed with construction on the third, 250,000-square-foot building, to begin next year. Less than eight months following completion of construction, 80 percent of the available space has been leased.

### Northwest Logistics Center



- **Developer – Bayhead Development**
- **Architect – Craft Architects**
- **General Contractor – Sierra Construction Company**
- **Construction/Project Manager – Edwards Development & Advisors**
- **Civil – Barghausen Consulting Engineers**
- **Structural – Shutler Consulting Engineers**

Photo by: Craft Architects, PLLC

This project includes two sites totaling 45.68 acres master planned for speculative state-of-the-art warehouse facilities featuring 36-foot interior clear height, eight-foot slabs, and all concrete paving. The design is bold, clean, sleek and environmentally conscious. More than 20 percent of the oak trees on the site were preserved and it was necessary to decontaminate the site of pollutants from the DuPont explosives factories. The entire building was leased to a Fortune 500 company within two months of completion.

### Square One Distribution



- **Developer – Panattoni Development Company**
- **Architect – Craft Architects**
- **General Contractor – Poe Construction**
- **Civil – Barghausen Consulting Engineers**
- **Structural – Shutler Consulting Engineers**

Photo by: Jay Ditty Photography

Square One Distribution is a new state-of-the-art headquarters and warehouse facility located in Snoqualmie. The building contains 60,000-square-feet of 36-foot clear height warehouse space and a 15,000-square-foot three-story office space overlooking Mt. Si and the Cascade Mountains to serve Square One, which designs and manufactures wakeboards, water skis, ropes, life vests and related accessories under the names Ronix and Radar. In relocating from Preston, Wash., Square One sought to express its creativity with architectural designs and features around the exterior of the building, which is consistent with the fascinating designs consumers find on the company's products.



# Office Development of the Year

## Winner – Amazon Corporate Headquarters Expansion



Photo by: Ben Benschneider

- Developer – Vulcan Real Estate
- Architect – ZGF Architects | NBBJ | Graphite Design Group
- Interior Architect/Designer – IA Interior Architects
- General Contractor – GLY Construction | Turner Construction
- Structural – Coughlin Porter Lundeen | Magnusson Klemencic Associates | DCI Engineers
- Civil/Mechanical – Glumac

In 2013, Amazon selected Vulcan to develop a one million-square-foot expansion of its South Lake Union headquarters. The project, which spans three blocks and includes four buildings in three phases, builds on Vulcan's successful development and vision of the nearby 1.8 million-square-foot urban tech campus that it delivered to Amazon in 2010-2012. To create a visually pleasing and aesthetically diverse campus, Vulcan engaged three different architectural firms to design the buildings. The project activates the streetscape through the incorporation of 24,000-square-feet of ground-floor retail space, seating and attractive drought-resistant landscaping, an integrated streetcar stop, a cross-block connection with a glass canopy designed by world-renowned artist Spencer Finch, and several inviting open spaces that feature commissioned artworks from Seattle natives Corson Studio and Lead Pencil Studio. The four new ultra-sustainable buildings leverage location, connectivity and collaboration to further the vision for South Lake Union.

## Finalists

### 1101 Dexter Station



- Developer – Capstone Partners
- Architect – LMN Architects
- General Contractor – JTM Construction
- Civil/Structural – Coughlin Porter Lundeen
- Mechanical – Holaday-Parks
- Electrical – Gerber Engineering | Prime Electric

Photo by: Doug Scott

Dexter Station overlooks Lake Union from the lower slope of Queen Anne Hill, commanding a 270-degree view of Seattle. Wide, landscaped outdoor terraces and continuous windows on all sides give tenants a constant connection to the city, while expansive, open floor plans make every seat the best in the house. Considered a high performance structure for tech firms, the building infrastructure features stronger floors, higher ceilings, more mechanical flexibility, and more power and backup power than typical Class A office properties. A 30-foot high, sky-lit Great Room creates sought-after street level social space.

### hill7 Office



- Developer – Touchstone
- Architect – Aedas
- Interior Architect/Designer – Design East + West
- General Contractor – Mortenson Construction
- Structural – Magnusson Klemencic Associates
- Mechanical – Glumac | Hermanson
- Electrical – Glumac | Veca Electric

Photo by: Michael Walmsley

This 300,000-square-foot Class A office space located at the corner of Stewart Street and Boren Avenue is designed to maximize efficiency and value with LEED Gold sustainability. This extremely efficient 11-story building has floor plates exceeding 28,000-square-feet and amenities that include a conference room with state-of-the-art AV and teleconferencing system, an outdoor deck, secured bike parking, shower/locker rooms, retail services and a generous lobby. As part of an overall mixed use building and commercial condominium, the project benefited from efficiencies while overcoming complexities. Construction was completed on time and under budget and the building is about 50 percent leased.

## Deal of the Year

### Winner

### Touchstone Recapitalization by Urban Renaissance Group



Photo by: Tim Rice

- Owner/Developer – Urban Renaissance Group/Touchstone
- Broker – Heartland

In December 2014, Touchstone was acquired by Urban Renaissance Group (URG) and now operates as a wholly owned subsidiary of URG. URG's majority investor is the Joshua Green Corporation, creating a deep thread of commitment to greater Seattle that runs through all three entities. Urban Renaissance Group has two primary businesses: property management and real estate investments. As a result, the acquisition of Touchstone introduces a complementary line of business that aligns perfectly with URG's focus on urban revitalization. Because development and asset investment tend to present their best opportunities in different parts of the economic cycle, this new combination of companies provides URG with a more balanced portfolio of opportunities and an ability to optimize real-estate investment across all parts of the building life cycle.



## 200 Occidental



Photo by: Tim Rice

- **Developer – Urban Visions**
- **Architect – Mithun**
- **General Contractor – JTM Construction**
- **Civil/Structural – Magnusson Klemencic Associates**
- **Electrical Design/ Energy – PAE**

With the Seattle market loaded with real estate rumors, the 200 Occidental development team managed to keep this deal under wraps until Weyerhaeuser announced in August 2014 that it was selling its world headquarters in Federal Way and moving to 200 Occidental in Seattle's Pioneer Square. It was fantastic news for the Seattle economy and a hat-tip to the blossoming Pioneer Square neighborhood. When this 214,000-square-foot office building is completed in 2016, it will bring more than 900 direct Weyerhaeuser jobs to Pioneer Square and lead to the creation of additional jobs in the area.

## Cornish Commons

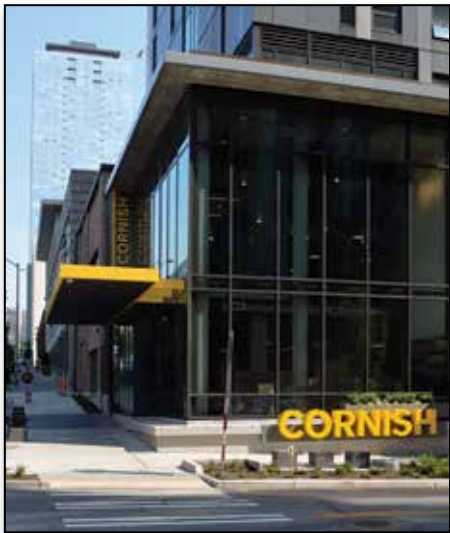


Photo by: Casey Braunger/Ankrom Moisan Architects

- **Developer – Capstone Development Partners**
- **Architect – Ankrom Moisan Architects**
- **General Contractor – Howard S. Wright, a Balfour Beatty company**
- **Civil/Structural – Coughlin Porter Lundeen**
- **Mechanical/Plumbing – Holaday-Parks**
- **Electrical – Cochran**

As the first ground-up project for Cornish College of the Arts since 1921, this creatively conceived and executed public-private partnership development is a work of living art. Cornish Commons was delivered with a unique transaction structure tailored to the specific needs of a large-scale project for a small institution in a rental-rate-impacted, rapidly developing urban environment on an aggressive 28-month conception-to-completion schedule. The project not only accomplished aggressive programmatic and schedule objectives, but is a landmark building for Cornish and a positive addition to the Seattle skyline.

## Judges' Innovation of the Year

### Winner

47 + 7



Photo by: 47+7 Solar Array

- **Developer – Wallace Properties**
- **Architect – CollinsWoerman**
- **General Contractor – Sellen Construction | Swinerton Builders (Interior Finish)**
- **Construction/Project Manager – Barry Leahy**
- **Civil – DCI Engineers**
- **Mechanical – Inventrix | Hermanson**
- **Electrical – Cochran**

This multi-family apartment building in Seattle's University District is the first patented, high-tech building of its kind in the market. It is the first to use an innovative, panelized construction technology, where component parts (steel pieces, walls, floors, cabinets, etc.) were prefabricated off site, then transported and assembled to make the completed building. The six-story, 24-unit building sits on a tiny 6,420-square-foot site and uses a patented steel exoskeleton frame on a concrete slab-on-grade first floor. Upper floor access is provided by exterior precast concrete walkways and an elevator flanked by two outside stairways.



# Developer of the Year

## Winner

### Holland Partner Group



Photo by: John Granen

As a company, the Holland Partner Group is a vertically integrated development platform with just under 800 employees headquartered in Vancouver, Wash. The platform includes development, construction management, asset management and property management. Each Holland project is conceived, financed, built, owned and managed by a member of the Holland team. This vertically integrated organizational structure has allowed Holland to capture such a significant market share. Holland's unique strength is its ability to execute quickly and create exceptional value for partnerships in multiple product types.

## Winner

### Panattoni Development Company, Inc.



Photo by: Skytech Aerial Photo, LLC

Founded in 1986, Panattoni Development Company is one of the largest privately held, full-service real estate development companies in the world. Since inception, Panattoni has developed more than 200 million-square-feet of space. As the most active local industrial developer, Panattoni has over 4.3 million-square-feet currently in development in the Puget Sound area, with nine projects—totaling 1.8 million-square-feet—being delivered in 2015. Over the past year, the Seattle office has been behind an impressive number of new transactions: multiple land purchases, development agreements, new leases, building sales, build-to-suits and competitive bid awards that continue to put Panattoni at the forefront of Commercial Development in the Pacific Northwest. Team: Partner - Bart Brynestad; Senior Development Managers - Donnie Belk, Travis Hale, Terra Vall-Spinosa; Development Managers - Matt Buchanan, Tyler Litzenberger; Assistant Development Managers - Allison Warren, India Burgess; Administrative Assistant - Dawn Kaperick.

## Winner

### Touchstone

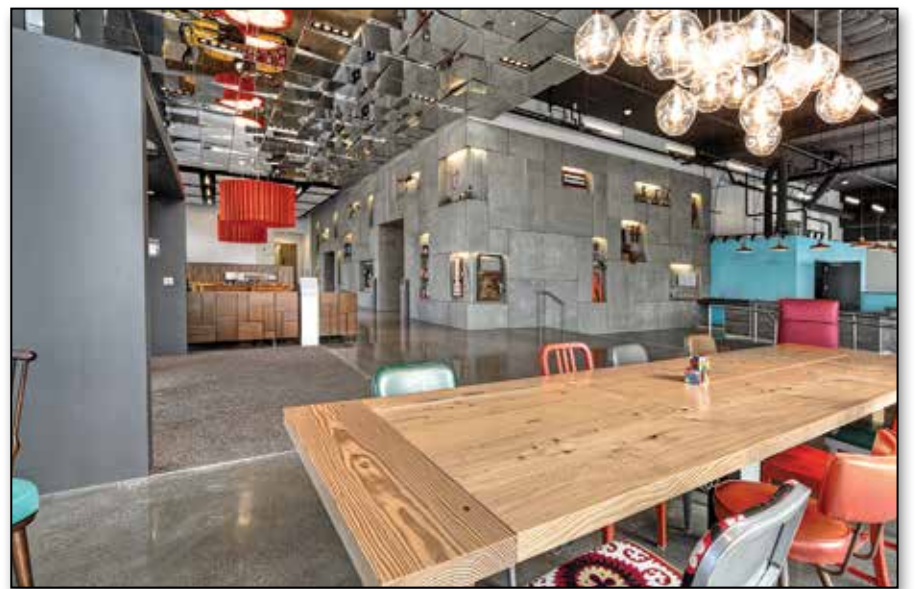


Photo by: Michael Walmsley

Touchstone looks at challenging developments as an opportunity to bring its best skills to the table, using its relationships and creativity to take projects from ideas to reality—even against formidable odds. At the core of Touchstone's ongoing success is its skill with complexity and the ability to solve challenges including everything from assembling parcels in urban locations and developing appropriate ownership structures (such as commercial condominiums and ground leases), managing zoning and entitlement risk, working on tight urban sites near transit, negotiating with the state Department of Ecology to develop cleanup plans for contaminated sites, dealing with landmark status, building extraordinarily complex structures, to working under extremely tight timelines. Touchstone has a proven record of adapting to changing market conditions with a longstanding record of dedication to the industry.



NAIOP Washington State chapter is a trade association for developers, owners and investors in the industrial, office and related commercial real estate industries.

Founded in 1976, the chapter has more than 750 members, representing the region's leading firms in commercial real estate development.

# NAIOP NIGHT OF THE STARS

## SAVE THE DATE:

NAIOP Night of the Stars 2016  
will be Friday, November 4, 2016

### NETWORKING

#### Building relationships

NAIOP creates an environment for its members that fosters personal and professional relationships.

### INFLUENCE

#### Positive real estate environment

NAIOP influences local and state government on behalf of its members to assure a positive real estate environment.

### COMMUNITY

#### Take responsibility

NAIOP members take responsibility to give back to the communities where they live, work and play.

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