

CALENDAR

- ▶ **RUNSTAD CENTER FOR REAL ESTATE STUDIES HAPPY HOUR**
May 13
University of Washington;
5:30 – 7:30 pm



- ▶ **SOUTH SOUND BREAKFAST MEETING**
May 14
Hotel Murano, Tacoma
7:30 am – 9:00 am



- ▶ **MEMBERS ONLY ROUNDTABLE**
May 14
Civica Office Commons,
Bellevue
8:00 – 9:00 am



- ▶ **BREAKFAST MEETING**
May 19
The Westin, Seattle
7:00 am – 9:00 am



NAIOP

COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
WASHINGTON STATE CHAPTER

MONTHLY The Deal NEWSLETTER

SPECIAL FEATURE

QUALITY GROWTH ALLIANCE LAUNCHES RECOGNITION PROGRAM

By Julia Levitt

The Quality Growth Alliance began accepting applications in April for its newly launched Recognition Program. The Alliance, which comprises diverse organizational partners including NAIOP, the Urban Land Institute, the Cascade Land Conservancy and the Master Builders Association, to name just a few, intends to use the program to support development proposals in King, Snohomish, Pierce and Kitsap Counties that meet its standards for “smart, sustainable, high-quality growth,” according to a statement on its website. The deadline for the first round of submissions is June 15.

Although praise in the form of plaques and certificates is often showered on outstanding projects only after they have been built, those in the industry know that the most innovative, push-the-envelope designs could often use accolades most during the critical entitlement phase. The Alliance plans to support selected projects in the review process through advocacy targeting key stakeholders including regulators, citizen groups and public officials.

“The great thing about this program is that it can help great projects get traction early on, when they most need to win community support,” says A-P Hurd, vice

president at Touchstone. “This kind of recognition can help neighborhoods understand the positive impact that high quality and sustainable urban infill projects can have on their community.”

Residential, commercial, institutional or mixed-use projects are eligible to apply. The application fee is \$2,500. The Quality Growth Alliance will keep all applications confidential, and will publicly announce only those projects that achieve recognition. Proposals not selected by the jury will be returned to the applicant with comments and suggestions, and applicants are encouraged to amend their designs and re-apply for a reduced fee of \$1,500.

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NAIOP PROFILE

As told to Nick Nye, GLY Construction

Name, title, company & years with company: Chuck Wolfe, Principal, Charles R. Wolfe, Attorney at Law. Founded 2005.

Provide a brief description of your experience: I have 26 years in land use and environmental law and permitting, including innovative regulatory tools and sustainable development techniques, assurance of SEPA and GMA permitting/compliance and facilitating successful redevelopment of infill properties in the Puget Sound region and several other venues statewide.

I'm an Affiliate Associate Professor in the College of Built Environments at the University of Washington, addressing land use law and major research on urban center, transit oriented and brownfield redevelopment. I'm also a Senior Fellow in the UW's Runstad Center for Real Estate Studies and lead for the report, "From Barriers to Solutions and Best Practices: Urban Centers and TOD in Washington."

I also served as the former Chair of both the Environmental and Land Use Section of the Washington State Bar and the Planning and Law Division of the American Planning Association. I am the current treasurer of the Urban Land Institute-Seattle District Council, Co-chair of the TOD Workgroup for the Quality Growth Alliance and board member for Great City.

Finally, I'm a regular media contributor to myurbanist.com and blogs including a recent piece advocating for a new vision of land use planning in Seattle.

What do you like best about the industry?

The creative interface of sound business decision making with public policy and regulation and helping clients obtain needed results with issues affecting real property, especially doing so efficiently in challenging times.

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UPCOMING EVENTS

"A Glimpse Ahead: Hi-Technology and its impact to Commercial Real Estate"



Please join us on Wednesday, May 19 at the Westin Seattle as Chris Pratley, general manager of Microsoft's Office Labs, discusses the ever evolving world of technology and how it will influence our industry five to 10 years from now.

Mr. Pratley's presentation will focus on work currently being conducted in labs and research groups within Microsoft and elsewhere and he will provide a glimpse at a plausible future that could result if the various technologies and software concepts being developed are commercialized. An early conceptual look at the technology of the future will help NAIOP and its members better understand how these tools may impact commercial real estate.

EVENT DETAILS

Wednesday, May 19
8:00 - 9:00 am
The Westin Seattle
1900 Fifth Avenue



SPONSORS

Touchstone

Foushee & Associates

PSF Mechanical, Inc.

Schuchart Corporation

Seattle Southside Business



UPCOMING

SOUTH SOUND BREAKFAST



The Emerging Market of Distressed Properties

Join South Sound NAIOP on Friday, May 14, for a lively panel discussion on how to take advantage of this emerging industry to make a profit.

Heather Burgess, an attorney at Eisenhower Carlson, will moderate a panel to include Andy McDonald, chief credit officer, Columbia Bank; Rick Sanders, principal, Orion Real Estate Advisors; Dan Balmelli, executive vice president, Barghausen Consulting Engineers, Inc.; and Marc Nemirow, vice president, Benaroya Capital Company, LLC.

NEW MEMBERS

Paul Barton - Knoll

Alan Cantlin – Schnitzer West

Allison Clark – Seattle Southside Business

Jad DeLisle – University of Washington

Marc Everson – Lease Crutcher Lewis

Brad Hughes - University of Washington

John Reed Hunter – Reed Construction Inc.

Phillip Wood – Jones Lang LaSalle

For more information about membership, call
206-382-9121.

EVENT DETAILS

Friday, May 14

7:30 am

Hotel Murano

1320 Broadway Plaza

Tacoma

SAVE THE DATE

Breakfast Meeting

May 19, 7:00 – 9:00 am

Watch Your Inbox!

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QUALITY GROWTH ALLIANCE LAUNCHES RECOGNITION PROGRAM

The jury will evaluate each application against a set of Recognition Criteria. Project characteristics under consideration include location, density and mix of uses, design, accessibility, community benefits and community participation, among others.

Bill Kreager, principal, Mithun, serves as chairman of the Recognition Program. The jury comprises distinguished representatives from Alliance member organizations, including Dr. Anne Vernez Moudon, professor of urban design and planning, architecture, and landscape architecture at the University of Washington College of Built Environments; Mark Ludtka, principal, Callison; Ben Bakkenta, principal planner - growth management, Puget Sound Regional Council; Dave Russell, professor emeritus, University of Washington; Jim Mueller, managing partner, JC Mueller LLC; Robert W. Thorpe, principal, R.W. Thorpe & Associates; Pete Stone; and Craig Krueger, principal, Community Land Planning.

Learn how to apply at www.qualitygrowthalliance.org. Direct any application questions to Kelly Mann, kelly.mann@uli.org.

PAST EVENTS



Joni Earl, CEO of Sound Transit, talks about the past and future of Sound Transit

APRIL BREAKFAST – “RAILS AND WHEELS – WHAT’S THE DEAL?”

By Dail Bodziony, Columbia Bank

At the April NAIOP breakfast meeting, Joni Earl, CEO of Sound Transit, brought us up to date on where Sound Transit has been, and where it is going. First, she delivered the hard statistics: increased costs, lower revenues, pending lawsuits, outstanding environmental issues, and one sharp learning curve. She then shared the positive side of what has been accomplished and what the future holds for the regional transportation system. Earl focused on the ability of such a multi-faceted organization to move from a complete startup company to a full scale, highly successful operating agency.

Several items of note were:

- Ridership is not at anticipated levels yet; overall it is flat, with South Sound volume down since rail operation began;
- While controlling costs was an issue early on, costs are currently under control;
- Expansion of the line is moving forward on schedule and in many cases, ahead of schedule:
 - o The Northgate Extension is anticipated to open in 2020;
 - o The Northgate to Lynnwood Extension is to open in 2023;
 - o SeaTac to Redondo is set to open in 2023;
 - o Seattle to Overlake will be completed in phases with completion in 2021.

Earl acknowledged that while switching to mass transit may not be an easy adjustment for some people, there are financial benefits, including the option to forego the expenses of owning a car. More importantly is the impact to our environment: each commuter who chooses to switch from driving alone to riding mass transit can reduce their carbon emissions by about 20 lbs. per day. While we may not have all the pieces in place, it’s important to remember that there are many mobility options to consider.

NAIOP PROFILE

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What advice would you give to someone just starting out in the industry? Choose your areas of interests and stick with them, even if you have to tread water earning money elsewhere for the time being. Seek out inspirational mentors and meet and stay in touch with them. Read and research tirelessly to round out your knowledge.

How do you achieve balance in your life?

I have a variety of interests, including travel, walking, reading and writing, mainly on urbanism topics. And following the adventures of my kids.

What might surprise people to know about you?

I was just honored to be profiled in a national publication, Real Estate Law and Industry Report, reviewable here.