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## NAIOP honors the best brokers, projects and buildings of 2020

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Owing to the pandemic, NAIOP's Night of the Stars was an entirely virtual affair last Friday. It was the first time the annual gala was conducted via computer, and not held in a ballroom. However, what you missed in person can be viewed online in the photo gallery at [naiopwa.org](http://naiopwa.org), including both winners and nominees.

Not just buildings were honored. In the non-brick and mortar categories, Eli Hanacek of CBRE was named investment broker of the year. Among industrial brokers, Bill Condon of Colliers took the top spot. For office brokers, Jesse Ottele of Newmark Knight Frank was so honored.

Vulcan Real Estate was also named developer of the year. And, jumping ahead to Multifamily Residential Urban Development, More than 100 Units, its Jackson Apartments was the winner. (Runberg Architecture Group was the architect, and Exxel Pacific was the builder.)

### The other 2020 winners were:

#### • Affordable Housing

**Development:** An Lc, developed by the Low-Income Housing Institute. Runberg was the architect, and Walsh Construction was the builder for the 69-unit project in Little Saigon, which now also home to LIHI's headquarters.

#### • Community Impact

**Development:** Building Cure, owned by Seattle Children's Research Institute. Lease Crutcher Lewis built the 17-story, LEED Gold-certified Denny Triangle project, which was designed by Aedas and Flad Architects.

#### • High-Rise Residential

**Development:** Nexus. Burrard Development of Vancouver, B.C. was the condominium developer, with Weber Thompson as its architect. Skanska USA built the 41-story, 389-unit tower in the Denny Triangle.

#### • Hospitality Development:

citizenM South Lake Union Hotel. The modular project, with 264 rooms, was developed by citizenM, designed by Gensler and built by Mortenson.

#### • Industrial Build-to-Suit

**Development:** Centralia DC. This new distribution center, by O'Keefe Development, is now called the UNFI Distribution Facility. (UNFI is a large wholesale grocery and food distributor.) Lance Mueller & Assoc. designed the 1.15-million-square-foot project, and Poe Construction built it.

• **Industrial Speculative Development:** Sumner Ridge. Bertch Capital Partners was the owner and developer. Nelson was the architect, and Sierra Construction put up the two buildings, which total 229,497 square feet. Automatic Products and CTE Warehousing are the tenants.

• **Judges' Award: Project of the Year:** Mercy Magnuson Place. The decrepit former Building 9 barracks at Magnuson Park were repurposed as 148 new low-income apartments by Mercy Housing Northwest. Rafn gut-renovated the complex, originally built between 1929 and 1940, following the design by Tonkin Architecture.

• **Mixed-Use Development:** Kirkland Urban. Phase I of the downtown project was developed by Talon Private Capital and Ryan Cos., with the latter also serving as general contractor. PGIM was a



Photo by Lucas Finlay / Burrard Development [\[enlarge\]](#)

**NEXUS**

financial partner. CollinsWoerman designed the offices (now owned by Google), and Weber Thompson designed the apartment building. Phase II, a third office building for Google, is now under construction.

• **Multifamily Residential Development, Fewer than 100 Units:**

**Solis.** The Capitol Hill condominium, with 45 units, was developed by SolTerra. Weber Thompson was the architect, and Cascade Built was the general contractor for the highly energy efficient “passive house” project.

• **Multifamily Residential Suburban Development, More than 100 Units:**

**The Pop.** MainStreet Property Group developed this 118-unit project in downtown Bothell, and its sister company GenCap Construction built it. GGLO was the architect for The Pop, which is named for late local football coach Harold “Pop” Keeney.

• **Office Development: 2+U.**

**Skanska** developed and built the 686,000-square-foot downtown tower, which was designed by Picard Chilton. The 38-story, nearly full-block development is reportedly under contract to sell to Hana Financial Group and a related Hana arm for \$688 million; that deal hasn't closed yet. Qualtrics is the lead tenant, with 275,000 square feet, in the fully leased project.

• **Office Interior: F5 Headquarters.**

**NBBJ** designed the 516,000 square feet of offices for the namesake tenant at F5 Tower. Seneca Group managed the project, with Sellen Construction as general contractor.

• **People's Choice Award, Office Interiors:**

**EY Seattle** The accounting firm formerly known as Ernst & Young is based at Madison Centre, where its offices were designed by Perkins + Will. Schuchart built out the space for EY, which has three floors with about 57,300 square feet for its roughly 650 employees. EY had spent the prior three decades at 999 Third (aka DocuSign Tower, formerly Wells Fargo Center).

• **Redevelopment/Renovation: T-Mobile Headquarters - Building 2.**

Building 2 is part of the broader campus renovation at Newport Corporate Center in Factoria. Gensler designed the \$160 million campus refresh, with Andersen Construction as the builder. T-Mobile is the majority tenant in the six-building, 17-acre campus, which has about 1 million square feet. New plazas and skybridges now link the buildings.

• **Retail Development: Wilburton Village.**

KG Investment Properties developed the complex in Bellevue's fast-changing Auto Row, east of Interstate 405. MG2 was the architect, and Bayley Construction was the builder. Tenants now include PCC, Target and Virginia Mason Medical Center. (The old working name was Bellevue South.)

• **Sustainable Multi-Family Development: Inspire at the Russell W. Young Building.**

The 42-unit Fremont project was developed and built by Shilshole Development for the Young family. Public47 designed the net zero project, which employs solar panels to provide all its power — along with numerous other green features.

• **Sustainable Office Development: Watershed.**

Weber Thompson will have its new headquarters in the 72,000-square-foot Fremont office building, which it designed for Hess Callahan Partners, Stephen C. Grey & Assoc. and Spear Street Capital. Turner Construction built Watershed, a multitenant building that meets the requirements both of the city's Living Building Pilot Program and Living Building Challenge.



Photo by Meghan Montgomery / Built Work Photography [\[enlarge\]](#)

**Watershed**



Photo courtesy SolTerra [\[enlarge\]](#)

**Solis**

NAIOP's judges were: Jessica Clawson of McCullough Hill Leary; Mark Dibble of DSC Capital; Travis Hale of Panattoni Development; Cleita Harvey of JLL; Kristin Jensen of Gensler; Warren Johnson of Walsh Group; Chris Rossman of Wolff Co; John Savo of NBBJ; and Derek Speck, the City of Tukwila's economic development director.

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Image courtesy Skanska [\[enlarge\]](#)

2+U