

1 CALENDAR OF EVENTS

BREAKFAST MEETING

July 15th, Sheraton, Seattle; 7:00 – 9:00 am

DEVELOPING LEADERS EVENT

July 22nd, Lane Powell PC, Seattle; 4:30 – 7:30 pm

NEW MEMBER WELCOME EVENT

July 23rd, Hotel 1000, Seattle; 5:00 – 7:00 pm

PROPERTY TOUR

July 30th, Bellevue Walking Tour; Noon – 6:00 pm

SUMMER SOCIAL AND GOLF TOURNAMENT

August 3rd, Newcastle GC, Bellevue; 11:00 – 7:30 pm

SOUTH SOUND PORT OF TACOMA BOAT TOUR

August 27th, Port of Tacoma; 1:00 – 3:00 pm

JULY BREAKFAST MEETING

By Ted Caloger, MulvannyG2



This fall, King County will elect a new Executive for the first time in 12 years, with Ron Sims having served in that role since January 1997. Last month, Sims was appointed as the Deputy Secretary of Housing and Urban Development in the new Obama Administration.

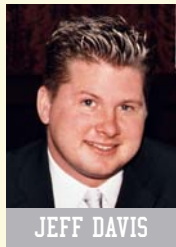
Please join us on July 15 at the downtown Seattle Sheraton to meet King County Executive candidates and learn how their platforms will impact our local development community. David Postman, formerly of the Seattle Times and now with Vulcan Inc., will moderate this exciting conversation.

For more information visit the NAIOP Web site at www.naiopwa.org or call the office at 206-382-9121.

SPECIAL FEATURE

40 UNDER 40 AWARDS PROGRAM

By Richard Kendall, Frause



JEFF DAVIS

Good luck to all Chapter members who've been nominated for the 2009 40 Under 40 program. Several NAIOP members have been recognized by the Puget Sound Business Journal in the past, including last year, when Jeff Davis of Davis Property & Investment, Tina Pappas with Egis Real Estate Services and P.J. Santos of Opus Northwest LLC were given this prestigious award. This year's 40 Under 40 winners will be notified in late July. Visit www.bizjournals.com/seattle or www.40under40seattle.com for more information.



DEVELOPING LEADERS GROUP

By Casey Trees, CB Richard Ellis

Please join the NAIOP Developing Leaders Group on Wed., July 22, at 4:30 p.m. for an exciting evening with our industry's Government Affairs experts.

Enjoy refreshments and sweeping Puget Sound views from Lane Powell PC's office on the 42nd floor of the US Bank Centre while you hear why it's important for Developing Leaders – and the Chapter as a whole – to get involved in Government Affairs.

Chapter Government Affairs Committee Chair Don Marcy, Board Liaison Glenn Amster, and State Lobbyist Greg Hanon will brief attendees on legislation currently affecting the commercial real estate industry.

We'd like to extend a special thanks to event host and sponsor, Lane Powell PC. For more information, call 206-382-9121.



MAY BREAKFAST MEETING

By Christopher Gunter, AIA
EHS Design

Last month's breakfast meeting featured presentations from a group of seasoned real estate professionals. Robert Arron, Senior Director of real estate marketing and leasing at Vulcan Inc., moderated a panel comprised of: Chris Owens, general manager of worldwide real estate for Microsoft; Mark Nagle, vice president of global real estate and procurement at Expedia; and Arnold Levin, director of workplace strategy for NBBJ Architects.

Owens and Nagle shared their insight – and their forecasts – of their companies' real estate demands over the next few years. Microsoft, for example, projects little to no change in staffing for the next 24 months, and only incremental increases in net office space. With the company's history of steady growth, this news had the potential to earn a headline.

But in the context that "flat is the new growth," it wasn't shocking.

Expedia, on the other hand, continues to experience modest growth, and Nagle explained that their diverse portfolio of travel-related brands has helped the company gain market share even while the global travel industry has been declining.

Levin discussed the effect a stagnating or contracting corporate real estate market has on professional service firms like NBBJ, as the demand for architectural, interior design and space planning services drops significantly. With many projects being deferred or discontinued, some design firms will find it necessary to explore new market sectors and project types.



STATE LEGISLATION

By Matthew Hoffman, Heartland LLC

The State Legislature proposes literally dozens of sustainability-related bills each year that impact NAIOP members and their projects. In fact, a number of bills introduced this spring will become laws next month. While Chapter members will learn more about these pieces of legislation in the next issue of "The Voice" Government Affairs newsletter, highlights from three of these bills have been provided in this column:

State Bill 5854 (a.k.a. "Efficiency First") aims to reduce climate pollution in the built environment. This bill requires residential and commercial buildings (and substantial remodels) constructed 2013 through 2031 to incrementally move towards a 70% reduction in energy use by 2031, using the 2006 State Energy Code as a baseline (already 15% more efficient than the national standard).

SUSTAINABILITY FOCUS

Continued on next page

State Legislation
Continued from front page

The bill also gives the State Building Code Council the ability to suspend energy code and efficiency updates in the years leading up to 2031. Business groups, including NAIOP, worked together to achieve an amendment to the bill that removed requirements for incremental annual standards that would have significantly increased building costs and builder liability almost immediately.

Under SB 5045, participating local governments – cities, counties, and port districts – may create revitalization areas and use anticipated tax-revenue increases from redevelopment within the area to finance local public improvements. The state, at long last, will offer the opportunity to use tax increment financing (TIF) to support infrastructure improvements. Though SB 5045 has several limitations that undoubtedly will impact its immediate use, it does create a TIF structure that will provide a framework for a better system down the road.

Finally, SB 5560 is a sweeping directive to state agencies to manage their operations around greenhouse gas (GHG) reduction strategies and to meet specific emission-reduction standards in the coming decades. NAIOP was not compelled to engage in the dialogue surrounding this bill until the last minute when, after committee hearings had finished, a provision was added that puts funding for local infrastructure and economic development projects in jeopardy by requiring state agencies to consider whether an entity receiving project funding has adopted policies to reduce greenhouse gas emissions. This includes whether the project is consistent with the statewide goals to reduce annual per capita vehicle miles traveled (VMT).

Because of the potential harm to the economy and industry caused by unfunded development projects, and since the role of VMT as it pertains to reducing greenhouse gas emissions from the transportation sector has not been adequately vetted by the legislature, significant effort was made to see this section vetoed. Although the Governor vetoed three sections of the bill, unfortunately, she left the VMT section intact.

10 MEMBERS IN THE NEWS

FOUSHÉE AND ASSOCIATES, INC.

By Richard Kendall, Frause



ERIC JONES



LISA KOCH

Jeanne Jones of the Puget Sound Business Journal recently examined on her popular real estate blog the changes in executive leadership at Foushée, notably Eric Jones being named president and chief operating officer and Lisa Koch assuming the role of chief financial officer at the Bellevue-based general contractor.

In the 2008 PSBJ Book of Lists, Foushée was named the region's 16th largest general contractor based on annual revenues. Click the link below to read more from Jones's "BizTalk" blog:

http://seattle.bizjournals.com/seattle/blog/2009/06/new_leaders_at_bellevue_general_contractor.html



7 UPCOMING EVENT

2009 PROPERTY TOUR

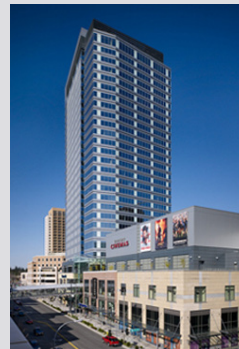
By Stacy Whitham, Davis Property & Investment

Bellevue's skyline has changed dramatically over the past few years, and several new projects are scheduled to open soon. For a sneak peek, please join us on July 30 as we tour The Bravern, the luxurious Bellevue Towers, City Center Plaza, and many other new buildings at the 2009 Property Tour.

Local visionaries will be there to talk about changes we may see in the near future, including renovations at

Bellevue Square, the rezoning of the Bel-Red corridor, and Sound Transit's ST2 Plan, which will extend light rail from downtown Bellevue to Redmond. The tour will conclude at the newly opened El Gaucho, where hors d'oeuvres and beverages will be served.

To register, visit the Chapter Web site at www.naiopwa.org, or call 206-382-9121.



11 NEW MEMBERS

Michael Azose
Morris Piha Real Estate Services Inc.

David Doud
Wallace Properties Inc.

David Hansen
TWIST Architecture & Design

Pam Hirsch
Schnitzer West

Chris Killian
Turner Construction Company

Robert Swartz
NBBJ

Lori Walker
NBBJ

Chris Whitmyre
Holaday-Parks Inc.

PAST EVENTS

DEVELOPING LEADERS GROUP

By Casey Trees, CB Richard Ellis

The NAIOP Developing Leaders Group would like to thank Haworth Inc. and NuMark Office Interiors for sponsoring the annual Developing Leaders Summer Social on June 11.

Once again, we enjoyed an excellent turnout from young professionals and seasoned Chapter members who networked and enjoyed drinks and appetizers (in the sunshine, no less) on Haworth's gorgeous rooftop deck.

MEMBERS ONLY

By Dail Bodziony, Columbia Bank

PAST EVENT

Thanks to everyone who attended the June 25 Members Only event on the scenic rooftop deck of Benaroya Companies' corporate offices in downtown Seattle. The well-attended, casual get-together featured good food and drink – not to mention sweeping views – with catering by local restaurateur Tom Douglas and a wide selection of tasty wine from vintners throughout the region.

Special thanks go to our event sponsors: Benaroya Companies, Diamond Parking, Tempus Cellars, Northwest Totem Cellars, Chateau Ste. Michelle Winery and Alexandria Nicole Cellars.

12 SPONSORS

Pacific Realty Advisors
MacDonald-Miller Facility Solutions