

## Angela Ruggeri

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**From:** Santos and Sue Contreras <scon1965@hotmail.com>  
**Sent:** Thursday, May 14, 2015 11:47 AM  
**To:** Angela Ruggeri; Eric Shields  
**Subject:** MRM Capital Comp plan amendment request

Good morning Angela and Eric,

I am President of the Kirkland Performance Center Board of Directors this year. On behalf of KPC I want to express our support of the MRM Capital request for the amendment to the Comprehensive Plan and Zoning Code for CBD 5.

MRM has committed to sponsoring KPC shows for the next 3 years and they plan to build a public plaza at the southwest corner of the building which could be used by KPC for gatherings. In addition, we believe that there will be increased parking availability for KPC patrons as a result of this project. Currently there is no parking availability on that property.

Finally, we believe that the zoning change to residential will add to the customers who will patronize the KPC events. We strongly support this change and urge the approval of the Planning Commission.

Sincerely,

Santos Contreras  
President KPC Board of directors.



# 434 KIRKLAND WAY

## PRESENTATION TO THE KIRKLAND PLANNING COMMISSION

May 14, 2015

# SITE LOCATION

- Currently 74,000 SF of land, one story office building, zoned CBD5, occupied by Microsoft.
- Microsoft is vacating 434 Kirkland Way March 2016.
- Property needs to be redeveloped but comp plan/zoning are problematic.



# BY THE NUMBERS

- Since 2000, our market area has never had a three-year period when office space absorption exceeded 261,000 square feet.
- Microsoft is giving back space in Kirkland (24,000 SF at 434 Kirkland Way; 42,359 SF at Continental Plaza) and 166,000 SF+ at the Bravern in Bellevue.
- Kirkland has 750,000+ SF of office space to absorb and downtown Bellevue has 3.5 Million SF to absorb.

## Sources:

Existing building information - CoStar Realty Information Inc.

Development information: Broderick Group

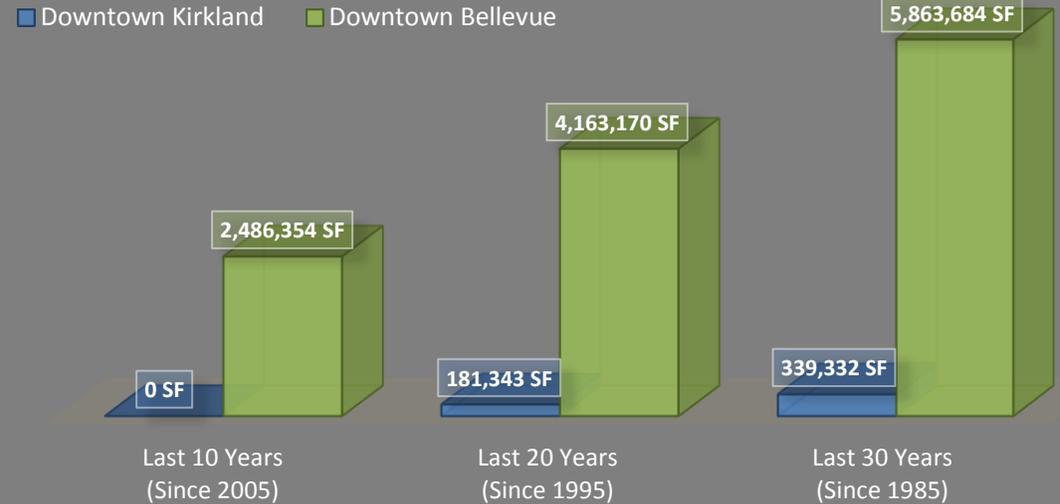
## Key:

\*Expedia Vacating ~500K SF in 2018 at Tower 333; MSFT subleasing/vacating 166K+ SF at Bravern.

\*\*Spring District (up to 1,700,000 SF); Office at Overlake Village (up to 1,100,000 SF).

\*\*\*MSFT vacating 66K SF in Kirkland (24K SF at 434 Kirkland Way; 42,359 SF at Continental Plaza)

## Kirkland Bellevue Office Development



## Kirkland Bellevue Office - Under Construction, Planned, Sublease



# KIRKLAND PARK PLACE



- The entire city is invested in the success of Kirkland Park Place.
- 650,000 SF of class A office space available.
- 434 Kirkland Way should complement, not compete with the project.
- 434 could offer more residential to support the Live, Work, Play environment at Park Place for the hundreds of workers who will office there.



# 434 KIRKLAND WAY OFFICE



# 434 KIRKLAND WAY RESIDENTIAL

- Proposing mixed use residential project with robust public benefits package including:
  - Ground floor retail (not required) for desirable tenants such as a hardware store or pharmacy
  - Attractive pedestrian environment
  - Improved neighborhood connections



# GRACIOUS NEW CONNECTION TO PARK PLACE AND KIRKLAND PERFORMANCE CENTER

- MRM will increase the current ingress/egress easement to create an attractive new pedestrian/vehicle promenade with sidewalks, landscaping and parking that connects with Park Place to the north and the Performing Arts Center to the west.
- This new link will become an important north/south connection for adjacent neighborhoods and will serve the Kirkland Performance Center, the Senior Center, Kirkland Park Place and Peter Kirk Park.

Current view of entrance



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# LANDSCAPED TRANSITION TO THE EAST



- A strong pedestrian experience should also be created along Kirkland Way that climbs the hill towards the east.
- This segment of Kirkland Way acts as a transition to residential and low rise office.
- We propose urban on-street townhomes along this frontage, similar to modern brownstones with landscaped gardens and courtyard entries.
- Brownstones may serve as "live/work" units.
- Landscaped public plaza at the southwest corner of the property designed to encourage use by the Kirkland Performing Arts Center patrons.



# ADDITIONAL BENEFITS



- **Increasing Affordable Housing**
- **Adding sustainable development**
- **Fewer traffic impacts with Residential use**
- **No height Increases**
- **Additional Public Art**
- **Supporting the Kirkland Performance Center**



# 434 KIRKLAND WAY RESIDENTIAL

- Multi-family currently co-exists with office in the CBD5 and has been recently approved at Park Place. The precedence has been set and the model has been proven to work.
- Long-term owners with patient money – we are willing to wait to do the right thing for this property.
- However, moving forward now will complete Park Place the right way, add community benefits, increase affordable housing and lessen traffic impacts.





# 434 KIRKLAND WAY

## PRESENTATION TO THE KIRKLAND PLANNING COMMISSION

May 14, 2015



Wednesday, May 13, 2015

Kirkland Planning Commission  
City of Kirkland  
123 Fifth Avenue,  
Kirkland, WA 98033

Honorable Planning Commission Members:

SUBJECT: MRM Amendment Request  
File #: SEP 13-00554/ZON11-00006

I have been retained by Davidson Serles & Associates to review the proposed MRM rezone proposal, evaluate MRM's claims that MRM would have to land bank the property if the zoning were not changed to allow an immediate apartment development, and to assess the economic impacts to the city by this rezone.

As part of our charge, we have prepared a white paper analysis – attached to this letter – which throws considerable doubt as to the validity of the proposed amendment request for the following two reasons.

Firstly, we do not believe that MRM's contention that the development of a commercial office building (per current code) is unfeasible. The Kirkland market is, in fact, one of the most buoyant on the Eastside and vacancy rates remain extremely low.

Secondly, we believe that a change in land use designation is not in the best interests of the City in respect to its requirements under GMA to continue to grow its job base.

I have reviewed the May 5, 2015 letter from Mr. Joe Razore which was included in the Planning Commission's May 14th packet and I am afraid that I must take issue with several of his statements concerning the current office market. I find the most egregious is as follows:

*"As evidenced by Talon's decision to reduce the amount of buildable office space on their site, the office supply and demand picture is not a favorable one for a developer looking to build on a speculative whim."*

This is a wildly general statement which is not based in fact. We would not presume to speak for Talon Private Capital as to why they have decided to scale back their development and, as we understand it, their decision to proceed with the development of a new 130,000 square foot



building as well as the expensive renovation of an existing 70,000 square foot building would certainly suggest that they see market demand at the present time to be buoyant.

Mr. Razore also appears to be attempting to scaremonger the Planning Commission with additional statements concerning the 2018 Expedia move out of Bellevue, Microsoft vacating a limited amount of space and well as extensive data on developments under construction in the Bellevue CBD.

We are not sure as to why Mr. Razore has chosen to compare downtown Kirkland with the Bellevue Central Business District. As anyone who is involved in real estate analysis or development will know that, although they are not that far apart geographically, they are two totally distinct markets with very little in common (other than the fact that vacancy rates are significantly lower in Kirkland and aggregate lease rates are on a par with the Bellevue CBD).

Finally, any "strong-arming" by way of suggesting that Mr. Razore is prepared to let the site lay fallow for, as he suggests, up to 60 years is clearly just an attempt to cloud the issue at hand which is that development under prevailing zoning, although maybe not preferred by Mr. Razore, is certainly not a non-starter.

Yours Faithfully,  
Gardner Economics,

Matthew Gardner  
Managing Principal



MRM AMENDMENT REQUEST  
FILE #: SEP-1300554/ZON11-00006

Prepared for:

VAN NESS FELDMAN, LLP

Tuesday, May 12, 2015

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SEATTLE, WASHINGTON 98104  
206.442.9200



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MEMORANDUM

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DATE: Tuesday, May 12, 2015

TO: Brent Carson Esq.  
Attorney at Law  
VAN NESS FELDMAN, LLP.  
719 Second Avenue, Suite 1150  
Seattle, WA 98104

FROM: GARDNER ECONOMICS LLC

SUBJECT: MRM AMENDMENT REQUEST - SEP-1300554/ZON11-00006

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GARDNER ECONOMICS has been retained by VAN NESS FELDMAN, LLP. on behalf of DAVIDSON, SERLES & ASSOCIATES to prepare an opinion letter in connection with the above-referenced matter.

It is our understanding that DAVIDSON, SERLES & ASSOCIATES has expressed significant concern to the City of Kirkland Planning Commission as it relates to MRM Capital Partners' request to amend the Comprehensive Plan and Zoning Code to allow an 8-story residential development on the MRM site.

Following this request, VAN NESS FELDMAN has requested our opinion as to the claims by MRM and the concerns expressed by Davidson, Serles & Associates.

This memorandum summarizes our findings and conclusions in regard to this task.



## I. STATEMENT OF OPINION & FACTS CONSIDERED

MRM's Private Amendment Request is to remove the site's current 12.5 percent residential use limitation and to increase the maximum allowable height from five to eight stories.

Van Ness Feldman have already opined on the matter in letters to the Planning Commission dated March 11, 2015 and March 13, 2014 which raised substantial questions regarding the voracity of the request.

From our perspective, the question appears to be as to whether the proposed change in zoning from commercial to residential is appropriate from both a market as well as policy standpoint.

To address these questions, we will look at the proposed amendment from two different perspectives. Firstly we will consider the office market in Kirkland and whether there is anything that could negatively influence the development of office space. Secondly, we will discuss development need in order to comply with the State GMA requirement for employment within the City.

### 1. THE KIRKLAND OFFICE MARKET

From a contextual standpoint, it is appropriate to consider the Kirkland office market as it relates to the other Eastside market areas.

The Eastside office market comprises of approximately 29.9M square feet of commercial office space. Unsurprisingly, the area is dominated by the Bellevue Central Business District which contains 7.88M square feet of office space. This is followed by the Interstate-90 corridor which houses 6.7 millions square feet of office space. The Kirkland market is small, containing 1.465M square feet of office space (which is not owner occupied).

Details of the component office sub-markets within the Eastside are shown in the table on the following page [FIGURE 1].



FIGURE I: EASTSIDE OFFICE MARKET OVERVIEW (Q1-2015)

SUB-MARKET	SQUARE FOOTAGE	VACANT SPACE	VACANCY RATE	AVG. DIRECT RENT	AVAILABILITY RATE
Bellevue CBD	7,886,290	777,591	9.86%	\$39.50	14.6%
I-405	2,879,969	314,683	10.93%	\$28.08	15.5%
SR-520	2,579,812	373,075	14.46%	\$29.27	17.6%
I-90	6,689,025	838,023	12.51%	\$30.64	15.7%
Bel-Red Road	1,501,719	138,262	9.21%	\$32.07	8.6%
KIRKLAND	1,465,805	32,452	2.21%	\$36.83	2.7%
Redmond	4,159,595	553,522	13.31%	\$25.59	16.0%
Bothell	2,787,948	304,980	10.94%	\$26.91	17.7%

Source: CBRE & Gardner Economics LLC

As can be clearly seen, the Kirkland sub-market stands out from its peers in respect to overall vacancy rates as well as the remarkably low availability rate. (The availability rate takes into account space which is currently occupied but is scheduled to come to market in the near future. As such, it provides a more granular look at the market.)

In addition to the very low vacancy rates relative to other Eastside sub-markets, the data suggests that the average rental rate in Kirkland is at the higher end of the spectrum when placed against its peer Eastside sub-markets.

When we further refine our analysis to account for just class A<sup>1</sup> office space in Kirkland, we note that the market is even tighter with a vacancy rate of 1.26 percent and an availability rate of 1.9 percent (there being just 24,600 square feet of space available at the present time). We would add that the expansion of Kirkland Parkplace is excluded from these figures but contend that, even with additional space planned to come online – which will negatively impact vacancy rates – the Kirkland market will continue to absorb commercial space.

At this juncture, it is appropriate to discuss the proposed Parkplace redevelopment as MRM appears to consider this to be the overriding factor that would prohibit development of their site as an office building per prevailing zoning.

We have reviewed the preliminary conceptual phasing plan that was prepared by Collins Woerman. In this plan, the project would be developed in the following phases:

- A1– 70,000 square feet of office, 85,000 square feet of retail and 315,000 square feet of apartments;
- A2 – 130,000 square feet of office, 42,000 square feet of retail and a 30,000 square foot health club;
- B – 210,000 square feet of office and 10,000 square feet of retail; and

<sup>1</sup> Class A buildings represent the newest and highest quality buildings in their market. They are generally the best looking buildings with the best construction, and possess high-quality building infrastructure. These buildings also are well located, have good access, and are professionally managed. As a result of this, they attract the highest quality tenants and also command the highest rents.



C – 200,000 square feet of office, 8,000 square feet of retail and a 35,000 square foot theater.

Now it is certainly true that, if we look at these numbers from an aggregated standpoint, it appears as if the development plans to add 620,000 square feet of new office space to downtown Kirkland. However, upon closer scrutiny, this is not the case.

As it stands today, Parkplace contains approximately 95,300 square feet of commercial office space. In order to develop phase A1&2 we understand that Talon will be razing an existing 25,300 square foot office building (to be replaced by a new grocery store and apartments). At that time, net office space would comprise just 70,000 square feet.

Concurrent to this, the developer then intends to renovate the remaining 70,000 square foot building and then develop a new 130,000 square foot office structure.

Given this information – and as the calculations below demonstrate – the total commercial office space at Parkplace would increase from 95,300 square feet today to 200,000 square feet – an increase of 104,700 square feet. Details are shown in the table below [FIGURE 2]:

FIGURE 2: PHASES A1 AND A2 OF THE TALON PLAN

	TOTAL FOOTPRINT
Existing Park Place development (office space only)	95,300 SF
Phase A1 (70,000 SF renovation); therefore no change to total square footage	95,300 SF
Razing the Existing Garden Building (c. 25,300 SF) to be replaced by a grocery store	70,000 SF
Phase A2 (Development of 130,000 SF of office space)	200,000 SF
<b>TOTAL NET NEW COMMERCIAL OFFICE SPACE</b>	<b>104,700 SF</b>

As can be seen, the net new space from development of the first phases (expected to be delivered by 2019) is just a rather negligible 105,000 square feet. As such, and given the pervasive demand for space by the market, we see no reason why the MRM site could not be developed as commercial office space without saturating the market.

Now we are certainly cognizant that there are additional phases to the project and that Talon Capital Partners do plan to add a further 410,000 square feet of commercial office space which is certainly substantial. However, Talon have stated on record that they do not plan to deliver phases B and C until some point in the future when they deem timing to be right. This further suggests that the market is not going to be inundated with a substantial amount of new product in the foreseeable future and that development of office space at the subject site in the mid-term is not an overly risky proposition.

In its EIS on the MRM proposal, the City estimates that a building of 249,312 square feet of space could be accommodated on the site within the existing height limitations. We believe that this is a gross number and one that would likely be reduced fairly substantially given efficiency requirements. As such, we would contend that a more reasonable figure would be between 180,000 and 200,000 square feet of net leasable space.



Given these figures, we conclude that the immediate area could see the introduction of around 300,000 square feet when one combines the early phases of the Parkplace development and the MRM office development. This is certainly not a substantial amount of new space that could be delivered to the market over the next five year period. In fact, we would suggest that, given the current lack of inventory in Kirkland and existing tenant demand, 300,000 square feet would likely be absorbed quickly.

We have read the Planning Commission packet<sup>2</sup> concerning the proposed amendment and would specifically refer to the May 5, 2015 letter to the Commission from MRM. In it, MRM makes reference to the Expedia move from Bellevue as well as data regarding new office projects that are scheduled to be delivered in the Bellevue CBD over the next several years. We can only conclude that they feel this is relevant as it pertains to an increase in office supply on the Eastside; however, we do not see how this is at all germane to the matter at hand.

As has been discussed above, the Kirkland market – although not totally autonomous from the Eastside in general – is a market unto itself and is unlikely to be unduly influenced by any potential overdevelopment elsewhere.

Given the above analysis, we believe that there is healthy demand for commercial space – particularly Class A office space – in the Kirkland market and that future development of commercial office space is highly likely to meet with success.

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<sup>2</sup> May 7, 2015



## 2. GROWTH TARGETS UNDER GMA

From an historic perspective, development of commercial office space has not been buoyant in Kirkland. To quote Messrs. VanNess Feldman's letter<sup>3</sup>:

*"Since the early 1990's, whenever property in downtown Kirkland has had zoning that allowed both residential and office use, the owner has nearly always chosen to develop only residential."*

We find this to be accurate. Although we only have accurate data going back to 1999, we would note that the area has seen a net addition of just 543,000 square feet of new office space over the last 16-years.

As part of our charge, we have reviewed the analysis which has been prepared by the City's Planning & Community Development Department<sup>4</sup>, which suggests that the City has the capacity to add 20,400 new jobs between 2013 and 2015.

Interestingly, in as much as they believe that there is capacity for these additional employees, we have not seen development keep up. Even given the addition of 900,000 square feet which is either under construction or in the planning process, there remains a dramatic shortage of development in order to meet the purported goals of the City.

To calculate the commercial office space needed to accommodate the number of new jobs required under the growth targets suggested by the City, we use the following equation:

$$\text{Gross Office Square Footage} = \text{Number of Employees} \times 200$$

This presumes that each employee will require 200 square feet of space. This number is a generally accepted rule and it is universally used to calculate office demand.

Given the 180,000 square foot of space currently under construction (the Google expansion) as well as the 732,000 square feet which is proposed (Kirkland Park Place & Lake Street Place) and, if all of these developments were built and become occupied, employment would likely rise by about 4,600.

$$920,000 \text{ square feet} / 200 \text{ square feet per employee} = 4,600 \text{ new employees}$$

The table below [FIGURE 4] further expands this calculation and demonstrates the number of jobs which would be created if all existing, under construction and proposed space were to be occupied. Given this analysis, we conclude that Kirkland needs to develop an additional 3,135M square feet of new space over the next 20-years in order to fulfill its requirement under GMA.

FIGURE 4: SPACE NEEDS ANALYSIS

	SQUARE FEET	JOBS
Total Vacant Space	32,452	162
Under Construction	180,000	900
Planned & Proposed	732,000	3,660

<sup>3</sup> March 11, 2015

<sup>4</sup> Draft Land Development Capacity Analysis, June 3, 2013



NEED (SHORTFALL) UNDER GMA	3,135,548	(15,678)
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Now, it is certainly true to suggest that not all jobs need office space, but our analysis suggests that a majority of jobs within the City do use office spaces to some degree and that the *Finance/Insurance & Real Estate, Service, and Public Administration* sectors all are heavy users of office space.

Details of the make-up of employment in the City can be seen in the table [FIGURE 5] below.

FIGURE 5: INDUSTRY SUMMARY REPORT

2014B Major SIC Division	Employees	% Emp	Establishments
Agricultural, Forestry, Fishing (SIC 01-09)	226	0.7%	48
Construction (SIC 15-17)	1,958	5.7%	224
Finance, Insurance & Real Estate (SIC 60-69)	2,599	7.6%	400
Manufacturing (SIC 20-39)	1,603	4.7%	123
Mining (SIC 10-14)	11	0.0%	3
Public Administration (SIC 90-98)	173	0.5%	12
Retail Trade (SIC 52-59)	4,850	14.2%	473
Services (SIC 70-89)	18,240	53.5%	2,319
Transportation & Communications (SIC 40-49)	1,778	5.2%	86
Wholesale Trade (SIC 50-51)	2,634	7.7%	167

Source: Gardner Economics & Alteryx Systems

If we were to assume that 75 percent of all new employees require office space, this still suggests that the City needs to develop over 2.35M square feet of commercial office space to meet its GMA goals.

Development of the MRM site as commercial office will allow the City to continue to head toward meeting its mandated employment goals.



## CLOSING STATEMENT

Given the analysis presented above, we believe that acceptance of this amendment request is inappropriate from a market demand standpoint as well as to further limit Kirkland's ability to meet its obligations under the GMA for the following reasons:

1. The office market is tight and there is no reason to suggest that development of new space would not be successful; and
2. The market is not meeting its growth requirements under GMA and to rezone the subject site will further reduce capacity for the development of job producing space.

This report was written by Matthew Gardner whose *curriculum vitae* is attached below.



Facts Considered in Forming our Opinion

In this matter, the following documents were reviewed:

1. VanNess Feldman letter to the Kirkland Planning Commission (March 11, 2015);
2. VanNess Feldman letter to the Kirkland Planning Commission (March 13, 2014); and
3. City of Kirkland Draft EIS (April 2008);
4. City of Kirkland Planning & Community Development Department Memorandum concerning the Draft Land Development Capacity Analysis (June 3, 2013); and
5. City of Kirkland Planning & Community Development Department Memorandum concerning Parkplace Amendment Request (January 21, 2015);



## II. QUALIFICATIONS

Matthew Gardner heads all residential commercial, economic and litigation support assignments dealing with market evaluation, market positioning, economic base assessment, financial feasibility and fiscal implications of residential and commercial real estate projects. Mr. Gardner is particularly involved on highest and best use assignments where market trends are given residual land value expressions. He is the retained economist for the Master Builders Association and Windermere Real Estate Company and has over twenty five years of professional experience in the U.K. and U.S.

### PROFESSIONAL AFFILIATIONS

University of Washington Center for Real Estate Research - Chair of the Board of Trustees.

University of Washington - Advisory Board Member to the Runstad Center for Real Estate Studies.

Urban Land Institute - Technical Assistance Panel Member.

Central Puget Sound Real Estate Research Report - Chair & Editor.

### AREAS OF SPECIALIZATION:

#### *Land Use and Regional Economic*

*Housing Needs Assessment;  
Supply & Demand Analysis;  
Project Feasibility Analysis; and  
Product and Positioning Analysis.*

#### *Financial Analysis*

*Financial Feasibility Analysis;  
Residual Land Value Analysis & Highest and Best Use Analysis; and  
Tax Credit Analysis.*

#### *Expert Witness Testimony*

### EXPERIENCE:

- Author of numerous white papers concerning affordable housing, inclusionary zoning and other topics.
- Prepared market analyses for proposed income restricted (tax credit) apartment developments for numerous clients.
- Retained by the Master Builders Association of King & Snohomish Counties and Windermere Real Estate Company as in-house economist.
- Lecturer in real estate forecasting at both the undergraduate and graduate levels at the University of Washington.
- Expert witness in multiple matters where real estate development is involved.



Mr. Gardner holds a bachelor's degree from Saint John's College, Oxford where he read economics.



## LIST OF SELECTED CLIENTS

### PRIVATE SECTOR DEVELOPERS

Affinity Investments  
Archstone Smith Trust  
Associated Grocers  
Avalon Bay Investment Trust  
Barrientos Development  
Beacon Capital Partners  
BRE Properties  
CamWest Development  
Carmel Partners  
Catapult Community Developers  
Chaffey Corporation, The  
Columbia West Properties  
ConocoPhillips  
Equity Residential  
Essex Property Trust  
Fairfield Residential  
GE Capital Corp.  
GE Pension Fund  
Gerding Edlen  
Harbor Properties  
HomeSight  
ING Clarion  
Integra Northwest  
Intracorp  
KG Investments  
Kimco Realty Corporation  
Legacy Partners  
Lennar Multifamily Investors  
Lorig Development  
Lowe Enterprises  
Martin Selig Real Estate  
Nitze Stagen & Co. Inc.  
Olympic Property Group  
Opus Northwest  
Path America  
Quadrant Corporation  
Resmark  
S.R.M. Development  
Saybrook Capital  
Schnitzer West

Security Properties  
Segale Business Parks  
Shea Homes  
Trammell Crow Company  
Triad Development  
TriMet Development  
Unico  
Tarragon Development  
Touchstone Development  
Urban Visions  
Vulcan Inc.  
Wal-Mart  
Westridge Development Company  
WRECO Land Management

### PRIVATE SECTOR CONSULTANTS

Alecta Real Estate Investment, LLC  
Canada Pension Plan Investment Board  
CB Richard Ellis  
Coldwell Banker Real Estate  
Collins Woerman  
Goldman Sachs  
Institute of Real Estate Management  
John L Scott Real Estate Company  
Jones Lang LaSalle  
Keller CMS  
KPF Consulting Engineers  
LaSalle Investments  
Madison Marquette  
Marcus & Millichap  
Master Builders Association  
Pacland  
Paul G Allen Family Foundation  
ReMax Real Estate Company  
Resource Transition Consultants  
Seattle Children's Hospital  
Seattle Mariners, The  
Seattle Seahawks, The  
Seattle Art Museum  
Seattle Hotel Association  
WA Multifamily Housing Council

### FINANCIAL INSTITUTIONS

Bank of America  
Golf Savings Bank  
J P Morgan  
Key Bank of Washington  
Opus Bank  
Peoples Bank  
Wells Fargo Bank

### COUNSEL

Cairncross & Hempelmann P.S.  
Carney Badley Spellman P.S.  
Carr Tuttle Campbell P.S.  
Davis Wright Tremaine P.S.  
Dorsey & Whitney L.L.P.  
Gordon Derr P.S.  
Graham Dunn P.S.  
Hillis Clark Martin & Peterson P.S.  
K&L Gates P.S.  
McCullough Hill, P.S.  
McNaul, Ebel, Nawrot & Helgren PLLC  
Sager Legal Advisors, LLP  
Schwabe Williamson & Wyatt  
Short Cressman Burgess P.S.  
Snohomish County Prosecuting Attorney  
Stoel Rives, LLP  
VanNess Feldman LLP

### PUBLIC SECTOR

City of Auburn, WA  
City of Bremerton, WA  
City of Marysville, WA  
City of Seattle, WA  
City of SeaTac, WA  
City of Tukwila, WA  
Seattle Office of Housing  
City of Seattle D.P.D.  
Downtown Seattle Association  
King County Housing Authority  
Port of Seattle  
Puget Sound Regional Council  
United States Federal Government  
University of Washington





III. RECENT EXPERT WITNESS APPEARANCES/DEPOSITIONS

*Ashworth Cottages v Bank of America* (Mediation)

*KPFF Consulting Engineers v Northgate South Commons* (Mediation)

*Paramount Petroleum v. King County* (Deposition)

*BT Olson Family LLC v. Opus Bank* (Mediation)

***Sound Transit v. P.S. Business Parks Inc.*** (Testimony)

Current Consulting Engagements

*North Shore Investors LLC, et al v. City of Tacoma;*

*First- Citizens Bank & Trust Company v. DCR Property Management LLC; Proctor Investments, LLC; Hollis Beebe; Timothy E. Proctor; David C. Reed;*

*Highbridge Road, LLC v Snohomish County and Snohomish Health District;*

***Koontz Coalition v. City of Seattle; and***

***Sound Transit v. Simon Property Group.***