

# Seattle Business

COMMERCIAL REAL ESTATE

## 2019 Skyline Awards, Preservation: State Hotel

Plus: Silver Award winner the Space Needle Century Project

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**Image Credit:** Hayley Young

*INVESTING.* Patrick Foley, Lake Union Partners principal, succeeded after other developers dropped out of the State Hotel project.

*This article appears in the [September 2019](#) issue. See more about the winners of the 2019 Skyline Awards [here](#). [Click here for a free subscription](#).*

**State Hotel**

*1501 Second Ave., Seattle*

The 1905-vintage Eitel Building boasted a prime location — Second and Pike — and a long, troubled history of vacant floors and multiple false starts for redevelopment. Lake Union Partners stepped up to the task of breathing new life into the building after other developers backed out, converting it into a 90-room boutique hotel at a cost of \$25 million. Aside from massive rehabilitation of the interior, including seismic reinforcements, and cleaning and repairing the brick façade, the developers also added an eighth floor to provide guest rooms and event space looking toward Pike Place Market and Elliott Bay.

**The Space Needle Century Project**

*400 Broad St., Seattle*

No structure is more closely identified with Seattle than the Space Needle, built for the 1962 World Fair, but even symbols of the future need some updating and upkeep. The challenge for the Needle's owners was to make improvements and add features while keeping the landmark open to visitors and ensuring worker safety. A 100-ton temporary work platform was hoisted 500 feet in the air, allowing workers to install the dramatic glass-floor observation deck. The \$100 million project also used innovative measures such as custom-designed robotic glass-placement machines and laser scanning of the building to create shop drawings for precise cutting of glass panels.