

Chuck Wolfe, M.R.P., J.D.

Environmental and Land Use Law and Related Regulatory Counseling



- » Experienced
- » Involved
- » Accomplished
- » Knowledgeable

For more than 24 years Chuck Wolfe has helped clients resolve the complex issues that arise with redevelopment of constrained urban and suburban properties.

Chuck is known as a creative, goal-oriented team member with an unusual combination of legal, environmental, and land use experience. He is recognized nationally for his urban planning knowledge. Private developers and public entities turn to him for advice and to bring together the ideas and people needed to successfully complete innovative—and often, high profile—land use and brownfield projects and to recover environmental cleanup costs.



Charles R. Wolfe
Juris Doctorate
Masters of Regional Planning

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Experienced

Dozens of significant negotiations with the Washington Department of Ecology, the U.S. Environmental Protection Agency and related governmental authorities.

- Seattle Seahawks Headquarters/Training Facility, Renton
- Qwest Field and North Lot
- Wyckoff Eagle Harbor Superfund site, Bainbridge Island
- Everett Housing Authority/ASARCO site, Everett
- Triad/Nortar (Regatta Condominium) site, Seattle. (The fastest Prospective Purchaser Consent Decree negotiation in the Department of Ecology's history.)

Ongoing environmental representation of leading residential and commercial developers.

- OPUS Northwest, LLC
- Kemper Development Company (LS Holdings, LLC)
- Wallace Properties, Inc.
- Nitze Stagen & Co., Inc.
- Continental Properties Inc.
- CamWest Development, Inc.
- Madison Development LLC
- Ravenhurst Development, Inc./Dearborn Street Developers LLC
- Lakefront Joint Venture LLC/Seattle Seahawks

Broad scope of land use compliance and permitting matters for commercial entities, municipalities and individuals.

- Bonney Lake Marketplace Developers ("big box" home improvement center)
- West Seattle Associates (mixed use office and retail complex)
- Select Washington cities, authorities and agencies

Wide breadth and depth of experience addressing regulatory and industry compliance issues.

- TOC Holdings Co., formerly named Time Oil Co.
- The Hearthstone Retirement Living
- Charter Bank
- Many smaller companies and individuals in Seattle, Bellevue, Mercer Island, Kent, unincorporated King County, Snohomish County, Anacortes, Poulsbo, Port Orchard, Milton, Bonney Lake and on the Duwamish Waterway in Seattle

Named to the list of the Top 10 environmental and natural resources lawyers in Washington.

Washington CEO





Involved

- Urban Land Institute (ULI), Seattle District Council, Treasurer 2008-2009, Executive Committee
- ULI 2008 Regional "Reality Check" Exercise Leadership Group. Involved 300+ community stakeholders and policy leaders in a one-day exercise to develop scenarios and solutions for our rapidly growing region.
- University of Washington College of Architecture and Urban Planning, Affiliate Associate Professor
- Washington State Bar Association Environmental and Land Use Section, former Chair
- American Planning Association, Planning and Law Division, former Chair
- Planning and Environmental Law, reporter and author, numerous articles in local and national journals
- Frequent local and national seminar speaker and chair on numerous brownfield, environmental and land use topics

Accomplished

- Named to the list of the Top 10 environmental and natural resources lawyers in Washington by *Washington CEO*
- Included in Super Lawyers list since 2002 by *Washington Law & Politics* and on a recent list of the Top 40 Environmental/Land Use Law Super Lawyers
- Awarded 2006-2007 "Volunteer of the Year" by the University of Washington College of Architecture and Urban Planning
- AV rated by Martindale Hubbell

Knowledgeable

- Chuck chaired the Environmental Practice Group as a partner with Foster Pepper PLLC in Seattle before starting this firm. He spent his initial years of practice at a prominent New England firm.
- In addition to a law degree from the University of Oregon, he holds a Masters of Regional Planning from Cornell University.

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For a list of upcoming events and more information, go to www.crwolfelaw.com.

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Recent Accomplishments & Client Successes

Brownfield Development

Development of the Seattle Seahawks headquarters and practice facility on a brownfield site (Renton). Chuck served as environmental counsel to Lakefront Joint Venture LLC and advised the Seattle Seahawks, Vulcan Inc. and related entities regarding the cleanup and redevelopment of this brownfield site. He assisted the clients in obtaining environmental and land use permitting and resolving liability issues so that development could go forward.

Land Use Policy and Park Development

Purchase and redevelopment of the Pritchard Park/Wyckoff-Eagle Harbor Superfund site (Bainbridge). Since 2003, Chuck has served as Special Counsel to a Washington municipality on risk management issues, counseling the client through intergovernmental negotiations, obtaining protective agreements and acquiring insurance.

Land Use and Zoning Issues

Comprehensive update of zoning and subdivision regulations for a major Washington city, 2008-2009. Chuck is part of the national project team addressing a comprehensive rewrite of the city's land use regulations.

Complex and Integrated Land Use, Environmental and Cost Recovery Issues

- Successful and ongoing development of several noted mixed use and residential redevelopments including the Dearborn Street/ Goodwill redevelopment, the Ballard Blocks II redevelopment, The Hearthstone Retirement Living expansion, the West Seattle Associates redevelopment, and the North Lot of Qwest Field in Seattle; and Site 5 (The Esplanade) on the Thea Foss Waterway in Tacoma. Chuck has helped facilitate these redevelopment projects by providing a variety of environmental and land use counsel and assisting with negotiations of prospective purchaser consent decrees with the Washington Department of Ecology and in other negotiations with various government entities.
- Seattle City Council's rezoning of industrial lands in 2007. Chuck advised clients in responding to the major rezoning and served on the Coalition for Wise Industrial Growth Steering Committee.
- Counseled large and small businesses on significant environmental cost recovery matters for noted commercial establishments such as Lincoln Square in Bellevue and Kitsap Tire Center in Poulsbo.
- Provided land use counsel and due diligence to residential and "big box" retail developers, including a Bonney Lake home improvement center, which opened in 2008.
- Provided legal counsel in U.S. District Court to assure the rights of a religious institution hosting the homeless in the City of Bellevue.
- Provided land use counsel to a 60-member neighborhood group on Mercer Island monitoring a large, controversial development within a residential neighborhood.