

Patrick J. Schneider

Principal

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Pat has more than 35 years of experience representing clients in large and complex entitlement matters and related litigation.

Pat regularly advises on land use entitlement and litigation strategy for clients across the firm, including developers of downtown office and mixed-use towers, multi-family housing, commercial and industrial projects and forest land owners, among others.

Prior to entering private practice in 1997, Pat was the lead land use attorney for the City of Seattle, and before that was a senior land use attorney for King County. He helped draft the Land Use Petition Act and reforms to both the Growth Management Act and the State Environmental Policy Act.

Education

J.D., University of Washington School of Law (with honors)

Graduate Study, Emory University

B.A., Macalester College

- Phi Beta Kappa

Honors & Recognition

Chambers USA (Washington) Leading Individual, Real Estate Law: Zoning/Land Use, 2018-present

Best Lawyers in America® Land Use and Zoning Law, 2021-present

Services

Real Estate, Land Use & Environmental

Eminent Domain & Inverse Condemnation

Environment & Natural Resources

Land Use, Planning & Zoning

Litigation

Ports

Public Finance & Municipal Government

Admissions

Washington

U.S. Court of Appeals for the 9th Circuit

Washington Super Lawyers list, 2000-2019

Association of Washington Business, Heavy Lifter Award, 2013

2010 Top Lawyer, *Seattle Metropolitan* magazine

National Merit Scholar

Martindale-Hubbell AV Preeminent rating

Professional Activities

Association of Washington Business, Member

- Land Use Committee

Washington State Bar Association, Member

Environmental and Land Use Section

- Chair, 1996-1997
- Executive Committee Member, 1992-1998

Community Activities

King County Landmarks & Heritage Commission, Member

- Chair, 2004-2005
- Member, 1998-2005

News

65 Foster Garvey Attorneys Selected to The Best Lawyers in America® 2025, Three Named 'Lawyer of the Year'

Foster Garvey Newsroom, 8.15.24

Foster Garvey Recognized Among Nation's Top Firms in 2024 Chambers USA Guide; 20 Attorneys and 10 Practices Ranked

Foster Garvey Newsroom, 6.6.24

57 Foster Garvey Attorneys Recognized Among the 2024 Best Lawyers in America; Two Portland Attorneys Named 'Lawyer of the Year'

Foster Garvey Newsroom, 8.17.23

Foster Garvey Receives Honors in 2023 *Chambers USA* Guide; 21 Attorneys and 10 Practices Featured

Foster Garvey Newsroom, 6.1.23

45 Foster Garvey Attorneys Recognized Among *The Best Lawyers In America*®

Foster Garvey Newsroom, 8.18.22

Foster Garvey Recognized Among Nation's Leading Law Firms in 2022 *Chambers USA* Guide; 21 Attorneys and 10 Practices Featured

Foster Garvey Newsroom, 6.1.22

38 Attorneys Named 2022 Best Lawyers in America; 11 Named Best Lawyers: Ones to Watch

Foster Garvey Newsroom, 8.19.21

Foster Garvey Named Among Leading Law Firms in *Chambers USA*; Three Attorneys Added to Rankings

Foster Garvey Newsroom, 5.20.21

43 Attorneys Named 2021 *Best Lawyers in America*; 10 Named Best Lawyers: Ones to Watch

Foster Garvey Newsroom, 8.20.20

Foster Garvey Named Among Top Firms in Chambers USA, Including Ranking of Six New Attorneys

Foster Garvey Newsroom, 4.23.20

32 Attorneys Named Super Lawyers and Eight Named Rising Stars

Foster Garvey Newsroom, 6.10.19

Foster Garvey Named Among Top Firms in *Chambers USA*, Including Nationwide Ranking in New Focus Area

Foster Garvey Newsroom, 4.25.19

Washington Supreme Court Affirms Jury Verdict for Port of Tacoma

Foster Garvey Newsroom, 8.14.18

King County Wins Significant Railbanking Decision in 9th Circuit Court of Appeals with Support from BNSF

Foster Garvey Newsroom, 8.6.18

Speaking Engagements

"Land Use Law," The Seminar Group's 21st Annual CLE Bootcamp

Speaking Engagement

Seattle, WA, 12.7.22

18th Annual Seminar on SEPA & NEPA
Speaking Engagement
Seattle, WA, 1.10.20

Law Seminars International's 15th Annual Seminar on SEPA & NEPA
Speaking Engagement
Seattle, WA, 1.10.18

2017 Real Estate/Land Use Briefing: Essential Industry Updates
Event
Seattle, WA, 11.9.17

Legal Alerts

Seattle City Council Approves Upzones in Urban Villages Citywide, in Exchange for Mandatory Housing Affordability
3.21.19

U.S. Supreme Court Decision Expands Scope of Takings Clause
June 2013

Legislature Amends Important Environmental and Natural Resource Laws
Foster Pepper News Alert, 4.18.12

Publications

"Seattle's Inclusionary Zoning Scheme May Face Challenges," *Law360*
Law360, 4.17.19

Regional Real Estate Practice Guide: Washington
Chambers USA: Regional Real Estate guide, 18

Experience

Represented Wright Runstad & Company in obtaining and defending a Master Use Permit entitling a one-million-square-foot mixed-use development in downtown Seattle. The project includes three levels of retail, a 12-story hotel, 750,000 square feet of office space and more than 200 residential units.

Represented the University of Washington in obtaining the approvals needed for the new Bill & Melinda Gates Center for Computer Science & Engineering. This entitlement process required litigation against the City of Seattle and local landmarks preservation groups.

Successfully represented a residential developer in litigation to invalidate an onerous provision of Seattle's Design Review ordinance.

Represented Sound Transit in multiple matters, including:

- Obtained and defended permits for the East Link light rail system across the I-90 Bridge despite attempted suspension of the project by a host city.
- Obtained permits for East Link in Bellevue through the Mercer Slough Nature Park, including defending an appeal to the Shorelines Hearings Board.
- Obtained and defended project permits for the Capitol Hill, Husky Stadium, U District, and Roosevelt light rail stations.

Represented a port district in obtaining an \$8 million jury verdict against a county for tortious abuse of the county's regulatory authority during the permitting process for a gravel mine.

Advises private real estate developers across the Puget Sound region on entitlement and land use strategy.

Participates in efforts by the Association of Washington Business to reform state and local regulatory processes.