

McCULLOUGH HILL PLLC

2023 YEAR IN REVIEW & 2024 OUTLOOK



SEATTLE

Tier 1 for Environmental Law
Tier 1 for Land Use and Zoning Law
Tier 1 for Litigation - Environmental
Tier 1 for Litigation - Land Use and Zoning
Tier 1 for Litigation - Real Estate
Tier 1 for Real Estate Law

NATIONAL

Tier 2 for Land Use and Zoning Law
Tier 2 for Litigation - Environmental

2023

KEY WINS

- Secured the entitlements for a **46-story, 531-unit apartment building** in downtown Seattle with ground-level retail and parking, a project that involved multiple appeals and over 5 years of litigation, with attorneys' fees awarded to our client developer.
- Defended the land use entitlements for a **1.5 million square foot industrial development in Kelso**.
- Entitled millions of square feet of industrial projects, thousands of multi-family units, and nearly a dozen residential plats in the area south of **Puget Sound**.
- Obtained the first **industrial-to-residential contract rezone** in the City of Seattle in over 30 years.
- Negotiated multiple development agreements in the **City of Redmond**, resulting in thousands of housing units and critical industrial space.
- Entitled millions of square feet of office and residential projects in **Bellevue**.
- Led the effort to craft and approve zoning changes in the **Bel-Red and Wilburton neighborhoods**.
- Led the effort to manage and secure approval regarding the environmental contamination for a **2.5 million square foot industrial development** on a former federal Superfund Site in the City of Tacoma.
- Led the successful environmental cleanup of the **Washington State Convention Center Addition**, obtaining a full No Further Action determination and securing reimbursement for incurred remedial action costs.
- Negotiated and finalized multiple **Prospective Purchaser Consent Decrees** and cleanup agreements to facilitate the development of industrial projects throughout the Puget Sound area.
- Advised clients on the **new cleanup rules** that became effective at the start of 2024, and led multiple education and training sessions on the implications and application of the new rules.
- Assisted multiple clients to **closeout their regulatory cleanup requirements** through No Further Action determinations.
- Secured **successful resolution** of code amendments, impact fee refunds, rezones, Development Agreements, code enforcement settlements, Conditional Use Permits, and complex property disputes.
- Defended multiple appeals to allow for continued **school construction projects** throughout Puget Sound.
- Authored and assisted with the passage of the new **SEPA exemption** to streamline the permitting process for **housing projects throughout Washington**, including an innovative **expedited exemption for all Seattle residential projects**.
- Obtained first-of-its-kind code amendments to support rooftop restaurants in **Pioneer Square**.
- Secured a "**pioneer project**" to reduce regulatory requirements and enhance construction of new housing in central Issaquah.



OUR ACCOLADES

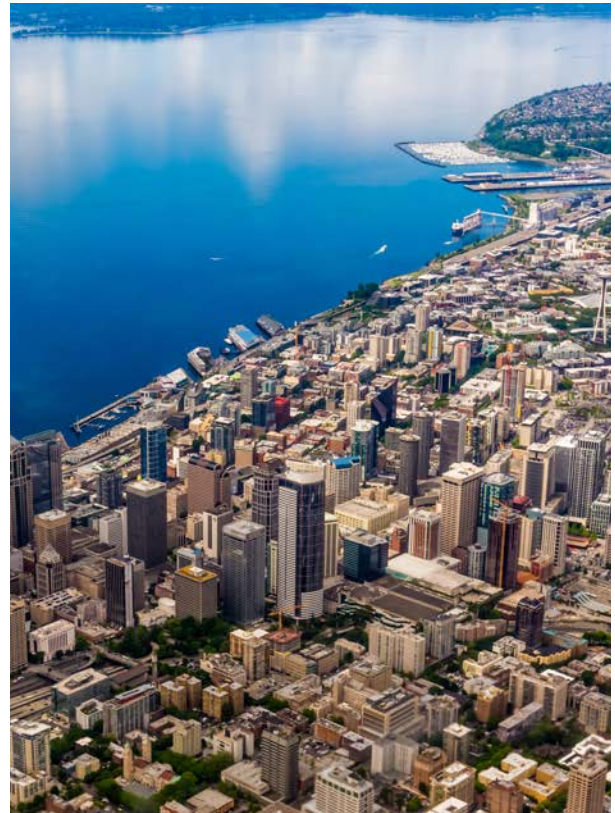
Chambers

- Real Estate: Zoning/Land Use Practice – Band 1
- Environmental Law – Band 2

Recognized by Best Law Firms[®] in 2024 as a Tier One Firm in the Pacific Northwest in the following practice areas:

- Land Use & Zoning Law
- Land Use & Zoning Litigation
- Environmental Law
- Environmental Litigation
- Real Estate Law
- Real Estate Litigation

All Land Use and Environmental partners listed as Super Lawyers[®]



Nine of our Land Use and Environmental partners were recognized as Best Lawyers[®] in 2024:

- Courtney A. Kaylor
- Courtney E. Flora
- Ian S. Morrison
- Jessica L. Roe
- John C. McCullough, Jr.
- Jessica M. Clawson
- Katie J. Kendall
- Ken Lederman
- Mark A.F. Symington

Ken Lederman was named a Top 100 Super Lawyer[®] in Environmental Law

Jack McCullough was recognized by Best Lawyers[®] as Lawyer of the Year in Land Use & Zoning Law and Litigation



2024 LOOK AHEAD

Our clients will continue to face challenges concerning entitlements, acquisition, financing, development, and disposition of all aspects of residential, multi-family, commercial, and industrial developments throughout Washington. Some of our key objectives for 2024 include:

- Guiding multiple clients in the development of Comp Plan amendments/rezones as part of many jurisdictions' GMA 10-year updates, ensuring that cities and towns are planning for sufficient density and that jurisdictions focus on encouraging housing rather than adding roadblocks to its delivery.
- Educating jurisdictions in implementing the residential SEPA exemptions our firm helped secure in the Washington legislature in 2023.
- Leading the efforts to redevelop some of the most environmentally complex projects in the Northwest.
- Managing the land use and environmental elements of the Elliott Bay Connections project, which will add vital greenway and open space areas along Seattle's new Waterfront Park.

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