

Rich Schipanski **Manager, Planning and Environmental Review**

Mr. Schipanski has 29 years of land use assessment, environmental analysis, permitting, and project management/coordination experience for a wide range of projects including: education/major institution projects, industrial mining operations with barge, rail and truck transportation modes, waterfront redevelopments, mixed-use developments, residential proposals, and business park and industrial projects. He has coordinated large teams of technical consultants in support of State Environmental Policy Act (SEPA) and National Environmental Policy Act (NEPA) documentation, land use approvals, and permitting.

Mr. Schipanski provides strategic planning services to public and private clients related to SEPA and NEPA compliance for institutional, mixed-use, and industrial and residential projects.

Professional Experience

Environmental Impact Statements—Environmental Impact Statement (EIS) Project Manager for the Waterfront District Planned Action EIS for the Port of Bellingham. The EIS supported the redevelopment of approximately 216 acres of maritime industrial property in the City of Bellingham to a mixed-use master plan development. The project included assisting the City of Bellingham through the Planned Action Ordinance process.

EIS Project Manager for the West Campus Student Housing project for the University of Washington. The proposed student housing facilities are proposed for six separate sites in the West Campus Area of the University of Washington. Primary issues associated with this project include traffic, views, and relationship to historic resources.

EIS Project Manager for the Grant County International Airport Employment Center Project for the Port of Moses Lake. The EIS identified and analyzed conditions associated with the development of an employment center on approximately 1,200 acres adjacent to the airport. The Planned Action EIS, which is intended to streamline future permitting of individual employment projects, was completed in approximately 10 months.

EIS Project Manager for the Mats Quarry Operation on Mats Bay in Jefferson County. The EIS supported requests for increased mining, barge dock improvements, and increased barge traffic.

Project Manager for the Lakepointe Mixed-Use Redevelopment EIS located on Lake Washington in Kenmore. The EIS for the proposed conversion of a contaminated industrial site to mixed-use development with marina, shoreline improvements, and major transportation infrastructure facilities was completed within a 1 year time period.

Project management/coordination for the Southport Development Planned Action EIS located along Lake Washington in Renton. The proposed waterfront mixed-use development entitlement process was completed within a 6 month time period.

Project Manager for the Fred Hutchinson Cancer Research Center Master Plan Expansion EIS and the Amgen Campus Expansion EIS Addendum in Seattle.

Project Management—Project Manager on several University of Washington buildings, including Animal Research and Care Facility, Police Department Building, Southwest Campus Utility Plant, Life Sciences Building, the Business School, Molecular Engineering Facility, and Medical Center. Responsible for day to day coordination,

Qualifications

Education

M.C.P.; San Diego State University; City Planning; 1987

B.A.; Washington State University; Landscape Architecture; 1984

Professional Affiliations/Appointments

American Planning Association
City of Kenmore Planning Commission;
2001 2005

Experience

Years with EA: 7 Total Years: 29



preparation of the land use and aesthetics sections, and assistance to the University of Washington through the City of Seattle MUP process on these projects.

Project Manager on several regional mining operations, including the High Rock Quarry and Cadman Gold Bar sand and gravel mine in Snohomish County, and the Snoqualmie Sand and Gravel Operation in King County.

EA Project Experience

Waterfront District Redevelopment – Bellingham, Washington; Port of Bellingham; Project Manager—Led environmental consultant on the Port of Bellingham’s efforts to redevelopment the New Whatcom (Waterfront District) site. The Port and the City of Bellingham have joined forces to master plan and redevelop the approximately 216 acre waterfront brownfield site, a portion of which was acquired from the Georgia Pacific Company in 2005. Concurrent with master planning and redevelopment, the Port is conducting a comprehensive environmental cleanup of the property and the adjoining waterway in conjunction with the State Department of Ecology. EA coordinated with the Port and the City in the formulation of strategies for SEPA review and overall land use permitting efforts; the Draft EIS addresses long term redevelopment alternatives with a mix of marine, industrial, office, institutional, retail, and residential uses. A Supplemental Draft EIS evaluates a Preferred Alternative. The EIS is intended to support a Planned Action Ordinance, indicating environmental review for the redevelopment has been accomplished at this planning stage. EA managed a team of six technical consultants and served as lead environmental consultant with the Port and the City through the SEPA process. Ultimately, a Comprehensive Scheme of Harbor Improvements will be adopted by the Port, a subarea plan will be approved by the City (consistent with the State Growth Management Act) and a Development Agreement will be executed between both parties that will guide long term redevelopment of the site. The Final EIS was issued in July 2010.

Project Dates: 2005–2010

Project Value – 930,000; Contract Type – Time and Materials; EA Project No. – 1480701

Blair-Hylebos Terminal Redevelopment Project – Tacoma, Washington; Port of Tacoma; Project Manager—A long term vision of the Port of Tacoma was to redevelop existing industrial properties located on approximately 550 acres within its Industrial Development District on the Blair Hylebos peninsula in the City of Tacoma. The Redevelopment Project was planned to consist of a new terminal for a container shipping tenant; relocation and consolidation of an existing terminal tenant; expansion of a berth at the existing Washington United Terminal; and, modifications to portions of the road, rail, and utility infrastructure on the peninsula to support terminal improvements. The project included both upland and in-water demolition, dredging and construction of buildings and infrastructure to enable terminal and road/rail improvements. EA staff provided input to the Port regarding environment review and entitlement strategies and options during the conceptual design phase of the project. The EIS comprehensively addressed the various redevelopment elements. EA staff coordinated with a team of eight technical consultants and the Port’s design engineering team through the SEPA process. As well as managing and incorporating the technical analyses, EA staff prepared comprehensive EIS analyses in the areas of land use, relationship to plans and policies, aesthetics and environmental justice. The SEPA EIS was intended to support shoreline and other applicable construction permits from the City of Tacoma over build-out of the site.

Project Dates: 2009–2010

Project Value – 150,000; Contract Type – Time and Materials

The Lodge at St. Edwards; City of Kenmore; Senior Technical Review—EA is managing preparation of the SEPA EIS and EIS Addendum for the Lodge at St. Edwards, located in the City of Kenmore on a site in St. Edwards State Park. The project involves entering into a lease agreement with State Parks and Recreation Commission and rehabilitating the existing seminary building onsite for use as a lodge type hotel with up to 100 guest rooms, meeting/conference rooms and other facilities. As part of the lease, the project proponent would acquire and dedicate to State Parks the approximately 10 acre, privately owned parcel contiguous to the State Park for public use. The two action alternatives analyzed in the EIS differ in the location of surface parking to address clearing/grading and light and glare impacts. The following environmental elements are analyzed in the EIS: earth, water, plants and animals, noise, land use/plans and policies, recreation and park use, light and glare, historic and



cultural resources, public services, utilities and transportation. The project requires effective coordination by EA with City of Kenmore and Washington State Parks to meet the tight project schedule.

Project Date: 2016 – Present

Project Value – \$143,000; Contract Type – Time and Materials; EA Project No. – 1542401

Grant County International Airport Employment Center Project – Moses Lake, Washington; Project Manager — EA was selected by Grant County, Port of Moses Lake, and City of Moses Lake to lead the Planned Action EIS effort for proposed mixed use development on approximately 1,200 acres of Port owned and adjacent properties. EA helped prepare an application to the Department of Commerce for an Advanced Planning Grant to provide funding for the EIS. The Planned Action EIS comprehensively analyzed a broad range of environmental elements upfront during the planning stage of the project, thereby streamlining future permitting for individual projects. Preparation of the Planned Action EIS and adoption of ordinances are intended to provide the certainty and time savings to facilitate the attraction of future aerospace-related developers to the properties. EA managed an expedited EIS process to meet the tight timeframe of the Commerce grant.

Project Dates: January–July 2015

Project Value – 350,000; Contract Type – Time and Materials

Westside Prison Reception Center – Western Washington; Integrus Architects—Project Manager/Quality Control for the EIS associated with the Washington State Department of Corrections proposed new Reception Center. This facility would house approximately 1,100 inmates on a 40 to 60 acre site for the purpose of screening prior to transfer to one of the State’s prison facilities. The siting aspect of the project involved compilation of a solicitation letter with supporting information, distribution of the data to all cities, counties, port districts, state and federal agencies, tribes and chambers of commerce located in Western Washington (approximately 400 recipients); review and screening of all submittals; site visits; public meetings; final site evaluations; and preparation of a Site Evaluation Report identifying 3-4 potential candidate sites for more thorough evaluation in the EIS. The EIS process involved scoping and associated public meetings within each jurisdiction with a candidate site; preparation of the Draft EIS, which evaluates a broad range of environmental impacts associated with each site alternative, including land use, transportation, water resources, cultural and historic resources, and public services. The EIS was intended to support site acquisition and permitting.

Project Dates: 2010–2012

Project Value – 340,000; Contract Type – Time and Materials; EA Project No. – 148150

Port Gamble Master Plan – Kitsap County, Washington; Olympic Resource Group; Project Director—EA is the lead EIS consultant for the SEPA EIS on the master plan development. The town of Port Gamble is a National Historic Landmark located in Kitsap County, and is the last company owned mill town on Puget Sound. Olympic Property Group (Pope Resources), the town owner for over 150 years, is proposing a master plan development of the approximately 120 acre town site that will include residential, retail, office, hotel/conference, and recreational/open space uses. The EIS will address the full spectrum of environmental elements, with a focus on: water resources, critical areas, historic/cultural resources, transportation, land use, and aesthetics. EA is assisting the County and Olympic Property Group with all aspects of the EIS, from public EIS scoping through completion of the Final EIS.

Project Dates: 2011 – Present

Project Value – \$180,000; Contract Type – Time and Materials; EA Project No. – 1496201

Shelton Hills Mixed Use Development – Shelton, Washington; Hall Equities Group; Project Director—EA is managing preparation of a full scope SEPA EIS for a proposed mixed-use development on approximately 700 acres located in the City of Shelton. At full build out, the development will include over 500,000 ft² of retail uses, an 80-acre business park, 280 acres of residential uses, and 375 acres of parks and open space. A significant challenge for the development that will be analyzed in the EIS includes insufficient and failing road infrastructure at the access to the site from US highway 101. The compatibility of the development with the adjacent regional airport will also be evaluated. Finally, the EIS will address natural environment issues related to the project, such as the Department of Ecology cleanup actions at Goose Lake and a closed landfill adjacent to the site. EA is assisting the City and Applicant in defining the EIS strategy, including EIS alternatives and the potential to prepare a Planned Action EIS.

Project Dates: 2011 – Present



Project Value – \$158,500; Contract Type – Time and Materials; EA Project No. – 1491901

St. Joseph Medical Center Alternatives Analysis – Bellingham, Washington; PeaceHealth; Project Manager – EA is the lead consultant on the St. Joseph Medical Center Alternatives Analysis. PeaceHealth is proposing to develop a new internal site access roadway to improve vehicular/pedestrian safety, improve campus wayfinding and provide opportunities for new building development to meet future health care needs for the region. Establishment of the roadway as initially proposed would require the filling of wetland area. EA is managing the Alternatives Analysis in support of the U.S. Army Corps of Engineers Section 404(b)(1) Permit. Services provided by EA include: preparation of project Purpose and Need discussion, establishment of criteria to define applicable alternatives, coordination with the U.S. Corps of Engineers regarding methodology and process, and preparation of an Alternatives Analysis.

Project Dates: 2013 – Present

Project Value – \$35,000; Contract Type – Time and Materials; EA Project No. – 1503001

University of Washington 2018 Campus Master Plan, Seattle, Washington; University of Washington; Senior Technical Review—EA is the manager and principal author of the SEPA EIS for the University of Washington 2018 Seattle Campus Master Plan. The Master Plan identifies 85 potential development sites with a development capacity of approximately 12.9 million gsf. It is anticipated that during the 10 year planning horizon the University would develop a total of 6 million gsf to meet their anticipated demand for building space and a portion of the 85 potential development sites. Key elements of the Master Plan include: identifying building sites and campus physical capacity, establishing maximum building heights, defining planned open spaces, identifying transportation improvements, identifying potential street/alley/aerial vacations, and establishing development standards. The programmatic, full scope EIS analyzes five action alternatives with differing amounts and locations of campus development under the Master Plan, as well as a no action alternative. The project involves extensive coordination with numerous active campus committees, close coordination with the City of Seattle, and involvement with a citizens' advisory committee.

Project Date: 2015 – Present

Project Value – \$700,000; Contract Type – Time and Materials; EA Project No. – 1529201

University of Washington Population Health Science Building; University of Washington; Senior Technical Review—EA is assisting with the site selection process and managing preparation of the SEPA Supplemental EIS for the Population Health Science Facility located on the University of Washington Seattle Campus. This facility is intended to consolidate the currently dispersed Institute of Health Metrics and Evaluation, Department of Global Health, and selected portions of the School of Public Health. Development on three potential sites is analyzed in the Supplemental: Site 37W, Site 22C, and Site 50S/51S. Two building height/footprint scenarios are studied for Site 22C; two parking garage scenarios are studied for Site 50S/51S. The elements analyzed in the Supplemental EIS include: land use, aesthetics, historic and cultural resources, and construction impacts. The evaluation of historic resources is particularly important, since historic buildings are located on or near all of the development sites.

Project Date: 2016 – Present

Project Value – \$170,000; Contract Type – Time and Materials; EA Project No. – 1544401

University of Washington Burke Gilman Trail Project; Seattle, Washington; University of Washington; Project Manager—Prepared a Local Agency Environmental Classification Summary in support of a NEPA Documented Categorical; Exclusion for the 15th Avenue to Rainier Vista Segment of the trail and an Environmental Assessment for the overall 1.8 mile University owned portion of the trail. In general, the project included improvements to the Burke Gilman Trail that would reduce conflicts between pedestrians and bicycles, enhance safety, and accommodate existing and future traffic flows. Improvements would include a widened trail area with separate paths for pedestrians and bicycles and enhanced connections/trail intersections. To fulfill grant funding requirements, the Environmental Classification Summary was issued first to address specific improvements to the 0.35 mile 15th Avenue to Rainier Vista Segment that would occur within that portion of the trail. A subsequent EA was prepared to address potential impacts of the improvements to the overall University owned portion of the trail. Key environmental elements that were addressed as part of this analysis were recreation, historic/cultural resources, transportation, and construction impacts.

Project Date: 2013 – Present



Contract Type – Time and Materials; EA Project No. – 1480910

University of Washington Animal Research and Care Facility Project; Seattle, Washington; University of Washington; Project Manager—EA is the lead environmental consultant for the SEPA EIS for the University of Washington Animal Research and Care Facility Project, located in the Southwest Campus area of the Seattle campus and includes the Portage Bay Vista. The proposal involves development of a below-grade structure containing approximately 95,000 ft² of building space intended to replace currently non-compliant facilities (e.g., functional and space deficiencies) and provide centralized holding and procedure space for the Department of Comparative medicine and the Washington National Primate Research Center. The EIS focuses on: construction (including transportation, noise and vibration conditions), land use and aesthetics. The Final EIS is currently being prepared.

Project Dates: 2014 – Present

Project Value – \$175,000; Contract Type – Time and Materials; EA Project No. – 1512301

University of Washington Police Department Building Project; Seattle Washington; University of Washington; Project Manager—EA was the lead environmental consultant for a SEPA Expanded Environmental Checklist for the University of Washington Police Department Building project. Located in the Southwest Campus area, the site contains two structures over 50 years old. The proposal involved replacement and relocation of the existing Police Department building with a new 30,000 ft² building accommodating approximately 95 staff. The existing police department building would be demolished and replaced by a waterfront park. Primary environmental issues included: land use, traffic, lighting, views and historic resources. The SEPA Expanded Environmental Checklist was published in August 2014.

Project Dates: 2014

Project Value – \$35,000; Contract Type – Time and Materials; EA Project No. – 1514001

Port of Guam Modernization Program – Guam; Maritime Administration; Project Management and Quality Control—EA managed preparation of a NEPA environmental assessment for the proposed Port of Guam Modernization Program on an approximately 70 acre site adjacent to Apra Harbor and the Philippine Sea on the island of Guam. The proposal would modernize or replace existing Port facilities, reconfigure operations, expand storage capacity, and upgrade existing infrastructure. The Port modernization is intended to help meet the forecasted future peak demand associated with the U.S. Department of Defense’s Guam and Commonwealth of the Marianas Military Relocation Program (relocating up to 8,000 Marines from Okinawa, Japan to Guam), as well as the existing and future needs of the Port. EA assisted the U.S. Department of Transportation’s Maritime Administration in developing a reasonable alternative for analysis in the environmental assessment. EA also incorporated technical studies into the environmental assessment, drafted the Finding of No Significance, and maintained the Administrative Record for the project. Key issues that were addressed in the EA included potential impacts of the Port Modernization Program on air quality, transportation, and biological resources.

Project Dates: 2011 – Present

Project Value – \$91,230; Contract Type – Time and Materials; EA Project No. – 1477903

Des Moines Creek Business Park – Des Moines, Washington; Port of Seattle; Land Use and Relationship to Plans and Policies Analysis—EA managed and prepared a SEPA EIS for a business park featuring up to 1,000,000 ft² of manufacturing, logistics and office uses on an approximately 90 acre site. The Port of Seattle and the City of Des Moines served as co lead agencies. Provided strategic input to the Port and City on: formulation of EIS alternatives; relationship of the Conceptual Master Plan to the EIS review, structuring the document to serve as a Planned Action environmental review, and resolution of technical transportation and stormwater management issues. The EIS is intended to satisfy SEPA environmental review requirements for long term redevelopment of the business park.

Key issues addressed in the EIS included stormwater management, potential impacts to wetlands and Des Moines Creek, truck access, and circulation and infrastructure requirements.

Project Dates: 2004–2005

Project Value – \$150,000; Contract Type – Time and Materials



Professional Profile

Rich Schipanski

North Bay Master Plan – Seattle, Washington; Port of Seattle; Project Manager—Lead environmental/land use consultant to the Port of Seattle for SEPA compliance and land use permitting efforts for the North Bay Master Plan. The Port's Economic Development Division was interested in developing new uses on approximately 99 acres of upland property at North Bay (Terminal 91). A mix of industrial, office, and retail uses could be developed on the site. Provided strategic input to the Port in their assessment of land use permitting options, relative to feasible comprehensive plan amendment/rezone alternatives and the substantive and procedural requirements of SEPA. The project involved close coordination with the Port and their master planning team to ensure that the environmental review and permitting efforts were consistent with overall project objectives. Critical environmental issues included: transportation access and operations; relationship of new, mixed uses to existing industrial uses; relationship of new uses to ongoing environmental cleanup efforts under Model Toxics Control Act; and view impacts to surrounding neighborhoods. Responsible for managing and completing all necessary SEPA documentation and managed and coordinated a team of technical consultants through the environmental process and Port Commission decisions on North Bay. The Final EIS was issued in July 2005.

Project Dates: 2003–2005

Project Value – \$350,000; Contract Type – Time and Materials

Hyla Crossing and Rowley Center – Issaquah, Washington; City of Issaquah; Project Director—SEPA Planned Action EIS for redevelopment of the approximately 56 acre Hyla Crossing Area and the approximately 19 acre Rowley Center Area, located in Central Issaquah. The redevelopment is intended be a demonstration project, illustrating the City of Issaquah's development vision for the Central Issaquah Subarea, and would transform the Hyla Crossing and Rowley Center Areas into a new mixed-use neighborhood with office, commercial-light industrial, retail and residential uses, as well as open space areas. EA provided critical assistance in defining the EIS alternatives and assumptions for analysis in the EIS. The Draft EIS analyzes two redevelopment alternatives that feature from 5.5 to 6.5 million ft² of mixed-use redevelopment and a No Action alternative with two sub alternatives. Key environmental issues that are evaluated in the Draft EIS include: water resources (with three stormwater management scenarios), critical areas/plants and animals (including potential impacts to Tibbetts Creek, wetlands and Lake Sammamish), and transportation/parking. The Draft EIS also represents the potential aesthetic and view impacts of the proposed redevelopment (including the analysis of two building height scenarios), and assesses the project's compliance with relevant plans, policies and regulations.

Project Dates: 2010–2012

Project Value – \$150,000; Contract Type – Time and Materials; EA Project No. – 1483601

Virginia Mason Medical Center Major Institution Master Plan Update – Seattle, Washington; Virginia Mason Medical Center—Quality control for the comprehensive EIS and coordination regarding compliance with the City of Seattle's major institution master planning process for the master plan update for Virginia Mason Medical Center. Virginia Mason Medical Center encompasses an area of approximately 10.6 acres in Seattle's First Hill neighborhood; it is adjacent to Downtown and it is one of the four major medical center complexes on First Hill. Unlike the others, however, Virginia Mason Medical Center is surrounded by the high rise residential development. As such, it is the one major medical center that is located in an area with the greatest population density in Washington State. This presents challenges in terms of planned expansion of the campus boundaries, more intensive development, and community involvement. The proposed major institution master plan includes: expansion of the campus boundaries by approximately 2 acres, planned and potential development of approximately 1,700,000 square ft, demolition of several structures, vacation of portions of seven public rights of way, major building renovations, increased on-campus parking, and modifications to the City's development standards. This EIS required extensive coordination with Virginia Mason Medical Center, Virginia Mason Medical Center's master plan design team, a citizens advisory committee, and three key City of Seattle departments. The EIS evaluates impacts associated with three alternatives. Key environmental impact considerations include: air quality/climate change; environmental health and noise; land use and land use consistency with adopted plans, policies and regulations; housing; aesthetics (viewshed); historic resources; transportation, circulation and parking; and construction-related impacts.

Project Dates: 2010–2013

Project Value – \$275,000; Contract Type – Time and Materials; EA Project No. – 1481101



Professional Profile
Rich Schipanski

Quadrant Bonney Lake Mixed Use Project – Bonney Lake; Quadrant Corporation; Project Manager—EA prepared the SEPA EIS for development of the 149 acre Washington State University site, located in the City of Bonney Lake. The site was originally donated by Weyerhaeuser to Washington State University in 1941 for experimental forest and demonstration purposes. In 2004, Washington State University determined that the demonstration uses could be held elsewhere and entered into an agreement with Weyerhaeuser to jointly sell the property for future development. The proposal required amendments to the City of Bonney Lake Comprehensive Plan and included the development of residential, commercial/medical, and recreational uses on approximately 100 acres of the site. An additional 47 acres would be dedicated to the City of Bonney Lake for use as a recreation center, parks, and open space area. The EIS addressed a range of environmental issues, including: plants and animals; land use; parks, recreation, and open space; and, transportation. The project was approved in early 2010.

Project Dates: 2008–2010

Project Value – \$125,000; Contract Type – Time and Materials



MultiCare Emergency Department Covington, Washington; CollinsWoerman; Associate; Project Manager—EA was retained by CollinsWoerman to complete a SEPA Environmental Checklist for the MultiCare Emergency Department, located adjacent to an existing MultiCare Health Services Outpatient facility in Covington, Washington. The proposed Emergency Department would be an approximately 24,350 ft² single-story freestanding structure located to the immediate northeast of the existing Medical Center building. The new Emergency Department would provide 24 hour per day 7 days per week access to emergency medical services. The Emergency Department would provide immediate medical care services to adults and children including: triage, assessment of patients and diagnostic/therapeutic interventions such as ECG, cardiac monitoring, radiology and respiratory treatments. EA|Blumen prepared the SEPA Checklist which was approved by the City Council in 2010.

Project Dates: 2010

Project Value – \$30,000; Contract Type – Time and Materials

University of Washington Mercer Hall Project, Terry/Lander Hall Project, and Development Capacity Re-allocation from Central to West Campus EIS Addendum – Seattle, Washington; University of Washington; Project Manager—EA was retained by the University of Washington to prepare an EIS addendum to analyze the consistency of the (1) Mercer Hall Project, (2) Terry/Lander Hall Project and the (3) Development Capacity Square Footage Re-Allocation from the Central Campus Sector to the West Campus Sector proposal with the *West Campus Student Housing Supplemental EIS* (2010). The Mercer Hall Project included the demolition of two existing Mercer Hall student housing buildings and construction of five new student housing buildings. The Terry/Lander Hall Project would include demolition of the existing Lander Hall and 1101 Café as well as construction of three new buildings (New Terry Hall, New Central Building and New Lander Hall), renovation of the existing Terry Hall (Renovated Terry Hall) and development of a 115 space below-grade parking garage. The University also proposed to transfer a total of 535,000 GSF of development capacity from the Central Campus Sector to the West Campus in order to accommodate proposed new student housing uses and expand the new student residential community. EA was the primary author of the EIS Addendum including the noise, land use, plans and policies, housing, aesthetics, historic and cultural resources, transportation and construction impacts analyses.

Project Dates: 2011

Project Value – \$125,000; Contract Type – Time and Materials; EA Project No. – 1480904

University of Washington West Campus Student Housing Project, Seattle, Washington; University of Washington; Project Manager—To address the demand for student housing opportunities on the University of Washington Campus in Seattle, the University of Washington established a goal to provide new quality housing for undergraduate enrollment while creating a 4 year live-on campus culture. To implement this goal, the University of Washington proposed to develop new student housing in the West Campus area totaling up to approximately 2,500 residential beds on six sites. The West Campus Student Housing Project also included the vacation of several alley rights of way, public open space, supporting services, and enhanced pedestrian streetscapes. EA managed the environmental review process and the preparation of the SEPA Supplemental EIS. EA staff managed the efforts of transportation, historic resources and cultural resources specialists, as well as preparing analyses in the areas of land use, relationship to plans and policies, aesthetics and housing. EA also assisted the University of Washington through the complex City of Seattle alley vacation process; the alley vacation application was approved by the City of Seattle and construction of the West Campus Student Housing Project has commenced. To accommodate the schedule goal of having new student housing available for the beginning of the 2011/2012 school year, the SEPA environmental review and alley vacation processes were completed in approximately 1 year.

Project Dates: 2009–2010

Project Value – \$200,000; Contract Type – Time and Materials

University of Washington Medical Center Expansion Project Seattle, Washington; University of Washington; Project Manager—EA was the lead environmental consultant for the Supplemental SEPA EIS on the University of Washington Medical Center Expansion, located in the South Campus area of the Seattle campus. The proposal was a two phase development of up to 264,500 ft² in an 8 to 9 story building. The Supplemental EIS focused on: traffic conditions associated with a new roadway and traffic signal; vehicular and pedestrian access to an adjacent elementary school for the disabled during the 2 year construction period; views to the proposed building from nearby residential areas; and impacts to designated “Exceptional” trees in the site vicinity. The facility is currently under construction.



Project Dates: 2007–2008

Project Value – \$130,000; Contract Type – Time and Materials

University of Washington Molecular Engineering Facility – Seattle, Washington; University of Washington; Project Manager—EA prepared the Supplemental SEPA EIS for the University of Washington’s new Molecular Engineering Facility located in the central portion of the Seattle campus. Development was proposed in two phases. The proposal featured two buildings totaling approximately 172,000 ft², and included development of the Molecular Engineering Facility, as well as relocation of Cunningham Hall, an identified historic feature on the project site. Two potential locations in the Central Campus area were analyzed for the Cunningham Hall relocation. Key environmental issues addressed in the Supplemental Draft EIS included: historic resources, transportation, environmental health, aesthetics, land use and construction related impacts.

Project Dates: 2008–2009

Project Value – \$75,000; Contract Type – Time and Materials

University of Washington Business School Project, Seattle, Washington; C University of Washington; Project Manager—EA was retained by the University of Washington to prepare a Supplemental SEPA EIS for a new Business School Facility in the central portion of the Seattle campus. The proposal was a two phase development of approximately 189,600 ft² in three buildings. The primary issues addressed in the Supplemental EIS included: the relationship of the proposed buildings to surrounding historic structures, provision of parking in light of the restricted University of Washington parking supply, and visual and shadow conditions at nearby public open space areas.

Project Dates: 2007–2008

Project Value – \$60,000; Contract Type – Time and Materials

Kent Events Center – Kent, Washington; City of Kent; Project Manager—Retained by the City of Kent to manage and prepare a Supplemental SEPA EIS for the development of an Events Center in downtown Kent, a 5,000 seat arena. The location of the Events Center on the Commons site required the implementation of the City of Kent Special Use Combining District due to the site’s Limited Industrial zoning classification. The Special Use Combining District was designed for projects which tend to be large and difficult to site, including sports stadiums and exhibition or convention halls. Responsibilities included defining the Supplemental EIS compliance strategy and alternative development scenarios evaluated in the EIS, coordinating a team of technical consultants, and working closely with the City of Kent to resolve EIS related and technical issues. The EIS was completed and the project approved on a fast track 8 month schedule.

Project Dates: 2007–2008

Project Value – \$140,000; Contract Type – Time and Materials

1100 Eastlake E. – Seattle, Washington; Fred Hutchinson Cancer Research Center; Project Manager—SEPA Expanded Environmental Checklist for a proposed change in use of an existing five story, approximately 157,155 ft² building from office and retail uses to office and research laboratory uses for the Fred Hutchinson Cancer Research Center. The proposed project will primarily require interior building improvements for the new Fred Hutchinson Cancer Research Center office and research laboratory uses. A new HVAC and fume exhaust system will be needed to serve the laboratory uses and vent potentially hazardous fumes/gases from the building. EA incorporated a greenhouse gases and transportation/parking analysis into the Checklist. The Checklist was prepared on a fast track schedule to accompany a Master Use Permit application.

Project Dates: 2011

Project Value – \$18,000; Contract Type – Time and Materials; EA Project No. – 1487801

Snoqualmie Ridge Planned Community – Snoqualmie, Washington; Weyerhaeuser Real Estate Corp./Quadrant Corp.; Project Manager—Had a long term role on Quadrant’s Snoqualmie Ridge planned community from 1991 to 2004. At build out, Snoqualmie Ridge will feature approximately 4,000 residential units, a business park, retail center, golf course, schools, and extensive recreation and open space system. Successfully managed and prepared three separate EIS documents over an 18 year period (SR 1, SR 2, and Snoqualmie Parkway). The first EIS for Snoqualmie Ridge addressed annexation by the City of Snoqualmie and 25 year build out under a master plan. Served as lead consultant for the two subsequent project level EISs for Snoqualmie Ridge: an EIS on a specific



Mixed Use Plan for the 1,300 acre property, and a separate EIS on construction of the new Snoqualmie Ridge Parkway, a 3.5 mile extension of SR 18 north of I-90 to SR 202.

A Development Agreement was successfully executed and all projects were approved. Snoqualmie Parkway was constructed, SR 1 is built out, and SR 2 is moving through various phases of construction.

Project Dates: 1986–2004

Project Value – \$325,000; Contract Type – Time and Materials

Semiahmoo Resort Community – Blaine, Washington; City of Blaine and Trillium Corporation; Project Manager—Lead consultant in the preparation of the Supplemental EIS for the proposed Resort Semiahmoo project, located in the City of Blaine. The proposed project includes three Planned Unit Developments at Resort Semiahmoo, updates to the Resort Semiahmoo Master Plan, and an amendment to the Comprehensive Plan. The Semiahmoo Resort Village Planned Unit Development includes 325 condominium units, approximately 21,500 ft² of commercial space, public open space, parks and associated parking on the Spit Tip area of Resort Semiahmoo. Commercial space, including retail space and restaurants, would be provided within renovated areas of the existing hotel, as well as within renovated existing buildings on the Spit Tip. The Semiahmoo Marina Phase 2 Planned Unit Development includes 189 new boat slips within the existing marina area of Resort Semiahmoo and the development of two parallel habitat benches along the shoreline to provide mitigation for potential project impacts. The Burnside Village Planned Unit Development consists of 92 multifamily residential units, approximately 12,000 ft² of commercial space, a community park, a public storage facility, and surface parking in the Uplands area of Resort Semiahmoo. The Supplemental EIS addresses a broad range of environmental issues, including: water, plants and animals, land use, aesthetics, historic and cultural resources, transportation, public services, and construction impacts.

Project Dates: 2010 – Present

Project Value – \$125,000; Contract Type – Time and Materials; EA Project No. – 1479401

617 Market Street Mixed Use Development – Kirkland, Washington; City of Kirkland; Project Manager—EA|Blumen was retained by the City of Kirkland to prepare a limited-scope SEPA EIS for a mixed-use development in the historic center of Kirkland. The project, proposed by West Water Real Estate Services, would include 38 residential units and approximately 5,200 ft² of commercial space, and required modifications to Kirkland zoning code regulations for height, lot coverage, landscape buffering, and residential use on the ground floor. Key issues for this project included the relationship of the proposed project to surrounding land uses with respect to land use type and design.

Project Dates: 2002–2003

Project Value – \$65,000; Contract Type – Time and Materials

Cadman Longview Mining Operation – Snohomish County, Washington; Cadman Inc.; Project Manager—EA|Blumen managed and prepared the EIS for a proposed sand and gravel mining operation on 230 acres near Highway 2 in Snohomish County. Cadman requested a zoning reclassification from Forestry to Mineral Conservation for the 612 acre property. Mining and processing activities were proposed on approximately 168 acres of the 230 acre site. The smaller active mining area within the larger site would allow for substantial screening and buffering of proposed mining activities from adjacent properties and Highway 2. Crushing, washing, and conveying operations, as well as the acceptance of clean fill for reclamation, were also proposed as part of site operations. EA|Blumen managed the EIS, coordinated a team of seven technical consultants and worked closely with the County and project team to define an approach to EIS scoping, EIS alternatives and information needed to complete environmental analysis. The EIS resolved the challenging issues stemming from the relationship between proposed mining and an adjacent sole source groundwater well serving a residential community. The rezone and conditional use permit applications were approved by Snohomish County.

Project Dates: 2002–2004

Project Value – \$175,000; Contract Type – Time and Materials

Other Project Experience



Southport Planned Action, Renton – Washington; City of Renton; Project Manager—Retained by the City of Renton and Seco Development to prepare a SEPA EIS to provide project level analysis for phased redevelopment of a 17 acre site located along Lake Washington, between the Boeing Renton Plant and Gene Coulon Memorial Beach Park. The site, formerly owned by Puget Sound Energy, was used historically for industrial/utility operations. The Southport plan calls for mixed-use development of up to 600 residential units, 40,000 ft² of retail use, up to 750,000 ft² of office use, a boardwalk promenade at the water's edge and other public open space. The Proposed Actions included adoption of a Planned Action ordinance; Comprehensive Plan map and text amendments; a concurrent rezone from Heavy Industrial to Center Office Residential; and, master plan approval. Managed the EIS; coordinated a team of five technical consultants; and, assisted the City of Renton through scoping, coordination with agencies, tribes and the public, and in preparation of the Planned Action ordinance. The EIS was prepared on a fast track schedule of 6 months in order to meet City Council docket requirements for annual consideration of Comprehensive Plan amendments. The entire proposal was approved by the City in 7 months. Initial phases of development have been constructed.

Project Dates: 1998-1999; **Contract Type:** Time and Materials

Lakepointe Mixed-Use Project – Kenmore, Washington; King County; Project Manager—Retained by King County as lead consultant for a Supplemental EIS on a phased mixed-use redevelopment on 50 acres located adjacent to Lake Washington in the City of Kenmore (formerly within unincorporated King County). Because the site had historically been used for industrial purposes, a remediation plan consistent with Model Toxics Control Act requirements was processed in coordination with the Department of Ecology, concurrent with the Supplemental EIS. The Master Plan called for development of approximately 1,200 residential units; 600,000 ft² of retail, office, and theater uses; a marina; and extensive shoreline enhancement and open space/park opportunities. Included in the proposal were applications for Commercial Site Development and Shoreline Substantial Development permits. Key issues analyzed included: circulation and parking, shoreline access and improvements, wildlife and fisheries, site remediation, restoration and enhancement, density and scale of development, and aesthetics. EA|Blumen staff coordinated the efforts of six technical consultants and worked closely with King County and the project design team to identify and resolve environmental issues and satisfy Master Plan and permit requirements. The project was approved by King County and the City of Kenmore.

Project Dates: 1999–2001

Contract Type: Time and Materials

Aldarra Golf Course Project – King County, Washington; Boeing Family Trust; Project Manager—EA|Blumen staff served as lead environmental consultant in the preparation of an Environmental Document, which provided detailed environmental analysis to supplement previously submitted information for construction of an 18 hole golf course on 269 acres located on the eastern slope of Sammamish Plateau in King County. The site is proximate to sensitive areas, including wetlands, steep slopes and creeks/drainages that support fisheries. EA|Blumen staff was involved early in an internal design review process that identified potential environmental constraints relative to the site plan and revised components of the plan to avoid significant impacts that would require substantial mitigation. Preparation of the Environmental Document included managing of a team of six technical consultants through completion of analyses on a full range of topics including earth, water quality and quantity, plants and animals, wetlands, land use, aesthetics and transportation. The Environmental Document included an extensive mitigation program and supported the successful acquisition of a Mitigated DNS and U.S. Army Corps of Engineers and King County permits.

Project Dates: 1998–1999

Contract Type: Time and Materials

Employment History

Employer—EA Engineering, Science, and Technology, Inc., PBC

Dates of Employment—2010 – Present

Title—Manager, Planning and Environmental Review

Employer—Blumen Consulting Group, Inc.



Professional Profile
Rich Schipanski

Dates of Employment—2002–2010
Title—Principal

Employer—Huckell/Weinman Associates
Dates of Employment—1994–2002
Title—Senior Planner



Employer—The Ferris Company
Dates of Employment—1989–1994
Title—Project Manager

Employer—City of Edmonds
Dates of Employment—1988–1989
Title—Code Enforcement

Employer—City of Escondido
Dates of Employment—1986–1988
Title—Planner

List of Technical Skills and Specializations

- Land use and aesthetics analysis
- Land use entitlement
- Project management
- SEPA/NEPA environmental compliance and analysis
- Site selection
- Technical consultant coordination