

John W. Hempelmann

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Introduction

John is one of the founding partners and the Chairman of Cairncross & Hempelmann, a full service Seattle law firm. He has over 50 years of experience as a land use, natural resources and real estate development attorney. He has worked extensively to help form the legislation that governs Washington's land use law. John assists clients with real estate development projects, including their land use, zoning and environmental matters, and with their natural resource permit processes.

Experience & Results

- Landmark commercial, mixed-use, hotel, residential and institutional urban developments
- The Pine Forest TOD Master Development Plan – a million square feet at the Sound Transit East Link 120th Avenue Station
- Major open space, conservation and TDR transactions in Washington and Maine
- Development of Suncadia (Washington's first master planned resort)
- Development of the first Major Industrial Development under the provisions of the State Growth Management Act
- Major mineral resource developments
- While usually aligned with cities and counties defending permit decisions, also successful in holding governments accountable in cases such as *Westmark v. Burien* and *Maytown Sand & Gravel v. Thurston County*

Education

- Georgetown University (B.A., Honors Program, 1964)
- Georgetown University (M.A., Government, 1969)
- University of Washington (J.D., 1969)

Admissions

- Washington
- Washington State Supreme Court
- US District Court, Western District of Washington

- US District Court, Eastern District of Washington
- US Court of Appeals, Ninth Circuit
- US Supreme Court

Honors & Recognition

- Named *The Best Lawyers in America*® Land Use and Zoning Law "Lawyer of the Year" in Seattle (2021)
- Named *The Best Lawyers in America*® Litigation-Real Estate "Lawyer of the Year" in Seattle (2014 and 2018)
- Listed in *The Best Lawyers in America*® in Land Use & Zoning Law since 2010
- Listed in *The Best Lawyers in America*® in Litigation - Land Use & Zoning since 2010
- Listed in *The Best Lawyers in America*® in Litigation - Real Estate since 2010
- Listed in *The Best Lawyers in America*® in Natural Resources Law since 2010
- Listed in *The Best Lawyers in America*® in Real Estate Law since 2010
- Top Ranked in Washington State by *Chambers USA*, in the area of Real Estate: Zoning/Land Use (2016, 2017, 2018)
- Ranked in Washington State by *Chambers USA* in the area of Real Estate: Zoning/Land Use since 2010
- Zoning & Land Use Lawyer of the Year in the US by The Lawyer Network Annual Awards 2022
- Top Business Lawyer Award Recipient, *Seattle Business Magazine*
- Top Business Lawyer in Land Use & Zoning Law Award Recipient, *Seattle Business Magazine*
- BTI Client Service All-Stars Award Recipient, The BTI Consulting Group
- Named on the Washington Super Lawyers list by *Super Lawyers*® Magazine since 2000
- Named on the Top 100 Washington Super Lawyers list by *Super Lawyers*® Magazine
- Top Rated Lawyer in Land Use and Zoning, *The American Lawyer & Corporate Counsel Magazines*
- Top Lawyer Award Recipient, *Seattle Magazine*
- Top Lawyer - Real Estate Award Recipient, *Seattle Metropolitan Magazine*
- Top Business Lawyer in Real Estate Law Award Recipient, *Seattle Business Magazine*
- League of Justice - Environmental & Land Use Award Recipient, *Washington CEO Magazine*
- Top 100 Attorneys Award Recipient, *Washington CEO Magazine*
- Butch Blum Award of Excellence, Legal Arena Award Recipient
- Distinguished Service Award Recipient, Seattle Junior Chamber of Commerce
- Seattle Power 60 Award Recipient, 2013, Bisnow
- Martindale-Hubbell AV® Preeminent 5.0 out of 5

Professional & Community Involvement

- Henry M. Jackson Foundation, Board of Governors and Past President
- Forterra, Strong Communities Fund, Board Member
- LOCUS: Responsible Real Estate Developers and Investors, National Steering Committee
- Urban Land Institute, Full Member
- Urban Land Institute Northwest, Transit Oriented Design Product Council, Co-Chair
- Urban Land Institute, Transit Oriented Development Council, Assistant Chair, and Former Chair
- Association of Washington Business
- Crozier Society, Archdiocese of Seattle
- Puget Sound Regional Council, Growing Transit Communities Oversight Committee
- Seattle Mayor's Affordable Middle-Income Housing Advisory Council (City of Seattle)
- Seattle Metropolitan Chamber of Commerce
- Seattle Repertory Theater, Trustee Emeritus and Past Chairman of the Board of Trustees
- Up for Growth National Coalition, Government Affairs Committee
- Urban Land Institute, Northwest District Council, Former Vice Chair and Executive Committee
- Washington Forest Protection Association, Legal Advisor
- Association of Washington Business, Former Member of Environmental Affairs Council, Land Use Committee, Regulatory Reform Committee, and Transportation Committee
- Center for Environmental Policy, Former Advisory Board Member
- Choose An Effective City Council (CHECC), Former President
- Community Development Roundtable, Former Chair
- King County Neighbors In Need, Former President
- Leadership Committee of the Alaskan Way Viaduct/Seawall Coalition, Former Member
- Legal Trust of the Building Industry Association of Washington, Former Chairman
- Master Builders Association of King and Snohomish Counties Growth Management Task Force, Former Chair
- Master Builders Association of King and Snohomish Counties, Former Board Member
- Quality Growth Alliance, Former Chair
- Urban Land Institute, Multifamily Product Council, Former Member
- Urban Land Institute, Reality Check 2008, Land Use & Transportation Program, Former Co-Chair

- Washington Parks Foundation, Former President

Publications/Speaking Engagements

- Moderator, "Growing The North Sound, Opportunity Zones, TOD & Strategic Development," Bisnow Future of North Sound & Everett Digital Summit (April 14, 2021)
- Moderator, "Cascadia Disrupted – Emerging Trends in Real Estate 2021," Urban Land Institute Northwest Webinar (November 9–13, 2020)
- Panelist, "Designing Cities in Response to COVID-19," Urban Land Institute Webinar (June 26, 2020)
- Moderator, "The Future of the Eastside: Transit-Oriented Development, Placemaking, and the Eastside Rivalry of the Puget Sound," Bisnow, Seattle, WA (December 10, 2019)
- Moderator, "Seattle Multifamily 2019," Western Real Estate Business and the InterFace Conference Group, Seattle, WA (August 15, 2019)
- Panelist, "John Carroll Weekend Seattle 2018 – Amazon in the City," Georgetown University, Seattle, WA (April 12, 2018)
- Moderator, "Seattle State of the Market: The New Era of the Emerald City and Leadership of the Pacific Rim," Bisnow, Seattle, WA (September 26, 2017)
- Moderator, "Developers Assemble! ST3 & Beyond," Urban Land Institute, Seattle, WA (March 22, 2017)
- Moderator, "The SEPA Appeal Process: A Big Problem for Everyone," Law Seminars International, Seattle, WA (January 13, 2017)
- Panelist, "Crafting GMA – What We Thought We Were Creating and Why," American Planning Association, Washington Chapter, Seattle, WA (November 13, 2015)
- Moderator, "Who is in the Forefront of Transit Oriented Development?," NAIOP, July Breakfast Program, Seattle, WA (July 16, 2014)
- Moderator, "Energy Efficiency Financing for Commercial Buildings," Cairncross & Hempelmann, Seattle, WA (July 3, 2014)
- Panelist, "Developers Roundtable," Rail-Volution, Building Livable Communities with Transit Conference, Seattle, WA (October 20–23, 2013)
- Panelist, "Rebuilding the City – Transit Orientated Development," Urban Land Institute British Columbia's Fifth Annual YLG Cascadia Regional Conference, Vancouver, British Columbia (July 26, 2013)
- Panelist, "Reducing Federal Deficits: It's Time for Housing Finance Reform," Urban Land Institute's "Housing Opportunity 2013," Seattle, WA (March 21, 2013)
- Panelist, "Seattle Transit-Oriented Development Summit," Bisnow, Seattle, WA (December 19, 2012)
- Moderator, "Seattle State of the Market," Bisnow, Seattle, WA (October 30, 2012)
- Moderator, "Transit and Transit-Oriented Development Perspectives in the Puget Sound Region," Transportation for America's "Thinking Outside the Farebox: Creative Approaches to Financing Transit and Transit-Oriented Development Projects," Seattle, WA (October 4, 2012)
- Moderator, "Future of Bellevue Real Estate," Bisnow, Seattle, WA (June 14, 2012)
- Speaker, "From a Developer's Perspective: Transportation Ballot Initiatives" and "Tools to Combat NIMBYism and Encourage YIMBYism," LOCUS: Responsible Real Estate Developers and Investors, Washington, DC (June 7, 2012)

- Speaker, "From a Handout to a Handshake: Shifting the Real Estate Paradigm on Innovative Financing," LOCUS: Responsible Real Estate Developers and Investors, Washington, DC (June 6, 2012)
- Moderator, "Facilitating Transit Oriented Communities Around High Capacity Transit Hubs in Central Puget Sound," Law Seminars International, Seattle, WA (March 16, 2012)
- Moderator, "Seattle Multifamily Summit," Bisnow, Seattle, WA (December 7, 2011)
- "Mr. Hopeful," *Washington Law & Politics Magazine's Washington Super Lawyers 2011* (July 2011)
- Speaker, "New Economic Alliance Between Environmental and Business Interests," The Seminar Group, Seattle, WA (March 25, 2011)
- Speaker, "SEPA & NEPA," Law Seminars International, Seattle, WA (January 12, 2011)
- Speaker, "Developing Wind Power in the Northwest," The Seminar Group, Seattle, WA (November 12-13, 2009)
- Speaker, "Transit Oriented Development," Law Seminars International, Seattle, WA (September 18, 2009)
- Speaker, "Green or Sustainable Construction," Lorman Education Services, Seattle, WA (March 24, 2009)
- Speaker, "Growth Management Act 2008," Law Seminars International, Seattle, WA (December 15 & 16, 2008)
- Speaker, "Growth Management," Law Seminars International, Seattle, WA (November 14 & 15, 2005)
- Speaker, "Zoning & Land Use in Washington," Lorman Business Center (September 27, 2002)
- Co-Author, Real Property Deskbook – Chapter 96 – Comprehensive Plans – co-written with Staci Jeske)
- Co-Author, Real Property Deskbook – Chapter 105 – Housing – co-written with Janet Garrow)
- Speaker, "Permitting/Land Use – Successful Permitting Strategies" (March 25 & 26, 1999)
- Author, "Using the Initiative Process to Call a Constitutional Convention in Washington," *Washington Law Review* (1971)