

Randall P. Olsen

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Introduction

Randall's practice focuses on real estate acquisition, development, land use permits, and appeals. He works with property owners, developers, consultants and regulatory bodies to obtain land use entitlements and, when necessary, to institute or defend against lawsuits related to land use entitlements, including subdivision approvals, conditional use and special use permits, and other development permits.

Randall is also the Chair of Cairncross & Hempelmann's Transit-Oriented Development (TOD) Group. The TOD Group facilitates transit-oriented development projects near the growing number of light rail and bus rapid transit stations throughout the Puget Sound region. These TOD projects will shape the future of our cities and surrounding areas in exciting ways by minimizing the number of cars on our crowded highways, decreasing the environmental impacts related to traditional car-centric developments, and improving our quality of life by creating compact, mixed-use neighborhoods with convenient access to our expanding transit system. The TOD Group understands the fundamental barriers and opportunities involved in transit-oriented development, and has the expertise in the areas of land use, real estate acquisition and sale, finance, and litigation to help clients make their transit-oriented development projects a reality.

Experience & Results

- Representing property owners with land adjacent to future light rail stations to assure maximum development potential for their lands
- Representing a large scale development company in its efforts to plan and develop a large and unique new community around an existing town
- Representing individuals and entities in administrative and judicial proceedings, including appeals before hearing examiners, city/court councils, and judicial tribunals
- Representing gravel mining company regarding the scope of the company's special use permit, and defending permit against challenges from nearby property owners
- Representing developers and public entities regarding large, master plan, mixed-use communities
- Representing various landowners and developers to guide their projects through due diligence, entitlements, and when necessary, litigation

Education

- University of Washington (B.A., 2001)
- University of Washington School of Law (J.D., 2006)
 - Associate Editor-in-Chief, *Washington Law Review*
 - Magister, Phi Delta Phi

- Legal Writing Teaching Fellow

Admissions

- Washington
- Oregon
- US District Court, Western District of Washington

Awards/Honors and Organizational Memberships

- Listed in *The Best Lawyers in America*® in Real Estate Law since 2018
- Named on the Washington Rising Stars list by *Super Lawyers*® Magazine
- Puget Sound Regional Council, Transit-Oriented Development Committee (2015-present)
- Urban Land Institute, Member
- Urban Land Institute Northwest, Transit Oriented Design Product Council, Member
- National Association of Industrial and Office Properties (NAIOP), Member
- National Association of Industrial and Office Properties (NAIOP), Property Tour Committee (2014)
- Seattle Metropolitan Chamber of Commerce, Member

Publications/Speaking Engagements

- Moderator, Developer panel at "Bringing the Region Together: Bus Rapid Transit (BRT)," Puget Sound Regional Council (October 4, 2019)
- Speaker, "Achieving Great TOD Communities," Dome District Fall Meeting (2018)
- Speaker, "Transit Oriented Development - Challenges and Opportunities," Urban Land Institute, Multifamily Product Council (2015)
- Speaker, "Transit Oriented Development Opportunities in the City of Shoreline," In-House Presentation (2012)
- Speaker, "Ethics: Special Issues for Lawyers Involved Appearing Before Local Officials and Agencies in Permitting Processes," Law Seminars International, Advanced Workshop (2008)