

Qualifications of Robert W. Thorpe, AICP Principal/President

EDUCATION

University of Washington: Dual Masters Program: M-Urban Planning/Design (Urban Planning Curriculum) M-Urban Development (MBA Curriculum), 1973.

University of Nebraska: BS Business Administration and Economics, Minors: Architecture and Art, 1966.

Bellevue Community College: 1974 to 1976 - Real Estate Certificate.

MAI Course Work: Seattle University, MAI Course 1A, '77; MAI Course 1B, '78; Bellingham, WA - Feasibility I: '77, II: '78; Bellevue - Course 7 - Standards of Practice, '84, 520- Highest & Best Use, U. of Phoenix, Tukwila '04.

EXPERIENCE

Principal, R.W. Thorpe & Associates, Inc., Seattle/Anchorage/Denver/Winthrop, ('74-'75 Part Time), 1976 to present. Project management / supervision to all team projects. Over 5,000 total assignments, 1,000 Rezones, Comprehensive Plan Changes, CUPs and Shorelines Permits, etc.; 400 EIS's / Environmental Reports; 700+ Highest and Best Use/Feasibility Analyses. Expert Witness – Highest and Best Use, Takings, SEPA, and Urban Planning

Instructor / Lecturer, Bellevue Community College, 1976-2009, 2011; Graduate Program and Certificate in Real Estate, Univ. of Washington - Real Estate and Urban Planning, 1973 to present; Washington State University - Regional Planning and Landscape Architecture, 1981 to present; University of Nebraska - 1984 to present; University of Alaska, Juneau - 1986; University of Colorado, Denver - 1988 to present; Arizona State, Tempe - 1996. Master Builders/ NAHB Instructor – 1992 to Present. Chair, Land Planning and Development, MBAU - King County King/Snohomish County Master Builders Association.

Assistant Director, Community Development / Building Department, City of Mercer Island, 1971 to 1976. Staff to Planning Commission and City Council; new Comprehensive Plan, environmental factors study, land use planning, zoning, ordinance writing, transit study; Mercer Island Drainage Study Team, design guidelines; Administered Subdivision and Shorelines Management Regulations; I-90 Design Team and City's EIS Coordinator; Lake Washington Shorelines Management Master Program Staff. Mercer Island Responsible Official – SEPA '71-'76.

Regional Planner, Daniel, Mann, Johnson & Mendenhall, Seattle, WA, 1970 to 1971. Auburn-Bothell Corridor Study; Juneau Transit Study; Alaska Land Use Study – Phase I.

Design Planner, Harstad Associates, Inc., Seattle, WA, 1969 to 1970. Comprehensive Plans for North Bend, Kitsap County, Mercer Island, WA. Ski Resort - Smith Ferry, Idaho; Master Planning for a 13,000 Acre Nettleton Lakes PUD in Kitsap County; and a 12,000 Acre Master Plan - El Rincon, Baja, Mexico. Various Land Use / Feasibility studies/Urban Design/ Landscape Design.

Site Planner / Industrial Engineer, Boeing Company, Seattle, WA, 1966 to 1969. Industrial Siting Studies; Facilities Planning and Implementation. New facilities at Auburn and Everett.

PROFESSIONAL ASSOCIATIONS/EDUCATIONAL

AICP - American Institute of Certified Planners, 1978 to present (Charter Member)

American Institute of Appraisers (MAI, Candidate - Various years) – Associate/Instructor

American Planning Association – APA – Puget Sound Section – President 2006-7; Law Conference Chair 2007-9
Washington State Chapter – Legislative Committee 2000 to present

AIA - R/UDAT Team Member - Farmington, New Mexico - 1989

Bellevue Community College Faculty 1977 to present – Senior Faculty – Real Estate/ Land Planning/Appraisal

Boys & Girls Club – Mercer Island – Board of Directors – 2007-present; Chair, Tween Program

Building Industry Legal Trust Fund - Advisory Committee, 1992 to 2008 – 2005/2006 Chair

Emmanuel Episcopal Church – Development Committee – Co-Chair – Permitting/Landscape Architecture

Habitat for Humanity of East King County – Past Board Member (2003-2006 – Three year term.)

International Conference of Shopping Centers Associate, Chair of Downtown Retail Committee Council (2001-4)

King County Executive - DDES Reorganization Committee – 1994

Kappa Sigma International Fraternity – Past Alumni Development Commissioner / District Advisor

Master Builders Assn. Director – King/Snohomish Counties – MBA University; Chair, Land Development Education

Mercer Island Development Advisory Committee - 1991 to 1998 and 2002

Mercer Island Downtown Development Advisory Board 2006

National Association of Homebuilders – NAHB Instructor, Land Development Classes 1990 - present

Neighborhood Retailers of Washington – 1990's

University of Washington - Certificate in Real Estate Instructor - Planning Masters Program, Guest Lecturer

Urban Land Institute (ULI)

Who's Who Among Outstanding American Executives and Professionals

Qualifications of Robert W. Thorpe, AICP, Principal/President

SPECIAL EXPERIENCE/EXPERTISE

- Witness: Qualified Expert Witness in Washington, Oregon, Wyoming, Alaska and Federal courts, and Judicial Mediation Boards. Quasi-judicial proceedings before Planning Commissions, Councils and Hearing Examiners. Land use, "takings" condemnation, economic feasibility, SEPA/NEPA, shorelines, SAO's, development costs, etc.
- Instructor / Senior Faculty Member: Bellevue Community College. Urban Planning, Land Development and Real Estate Appraisal and Real Estate Finance 1976 to present.
- Instructor: University of Washington – Graduate Program/Certificate in Real Estate
- Instructor: Real Estate Classes - Washington Association of Commercial Realtors, Building Industry of Washington, National Association of Homebuilders, and Chair – Land Planning/Urban Development/Finance, Master Builders of King and Snohomish Counties (MBAU).
- Graduate Classes: Regional Planning / Environmental Services / Landscape Architecture, Washington State University, various years starting in 1981.
- Guest Lecturer / Graduate / Undergraduate Urban Planning Class, University of Washington, Extension Division – 1995 to present, University of Nebraska, 1985 to present, and University of Alaska, Juneau, 1985 to 1986, Guest Lecturer. Western Washington University and Arizona State University, Guest Lecturer. Regional Planning / Landscape Architecture - Washington State University, 1981 to present, Program Advisory Committee. Senior Critiques and Guest Lecturer, Senior Faculty / Real Estate Advisory Committee.
- Advisory Committee/ Staff: Washington State DOE - SEPA Guidelines, 1972-1973.
- Shorelines Management / Lake Washington Model Program - Washington State DOE , 1972-1973

Speaker / Publications:

- Site Selection, Zoning, Highest and Best Use Most Probable Use, Development Costs – 30+ years
- Land Planning and Land Economics", miscellaneous real estate appraisal/professional societies, 30+ years
- League of Oregon Cities - Design Commissions / Tree Ordinances / SAO's 1074 & 1976
- Open Space Conference - Boulder, Colorado - July 1988
- Retail Site Selection / Zoning - NACOR, 1993 to present
- King County Assessor - Highest and Best Use Classes - 1996, 1997, 1999
- ICSC - Washington / Oregon Conference - Port Ludlow – 1999, Semiahmoo 2003
- Law Seminars International, Seattle – Eminent Domain "Property Owners Perspective" 7/2001
- Law Seminars International, Seattle – Valuation – Temporary Takings "Proving What Has Been Lost" 11/01
- Law Seminars International, Seattle – Government Takings – "Partial Takings" 12/2003
- Appraisal Institute – Miscellaneous – 1985 to present, MAI classes – 2004
- Planning Law Conferences – Regulatory Takings – APA Washington – Bellevue April '07, '09, '11, '13.
- Law Seminars International, Seattle – Government Takings Panel Practice Session (Kinnon Williams, Atty.), 11/2007.

Publications:

- Preserving Open Space Under Washington Statutes – MUP/MUD Thesis June 1973
- Highest and Best Uses, Steps 1 & 2 – Land Planning and Development Text – Bellevue College and various Universities.
- The Zoning Game Revisited – Draft Text/Book (work in progress).

PROJECTS AND STUDIES (Prior to R.W. Thorpe & Associates, Inc.) P-Project Manager, A-Author, R-Review City of Mercer Island – Assistant Director/SEPA Official

P	Zoning / Subdivision – Update	R	City Budgets – Co-authored/Reviewed, 5 years
P	Responsible Official - SEPA Ordinance	P	Capital Improvement Programs, 5 years
P	Administrator - Shorelines Management	A	An Approach to Environmental Zoning
A	I-90 EIS - Mercer Island, Technical Review	A	Cost Benefit Analysis – Rezones
R	Design Guidelines-Design Commission	A/P	Comprehensive Plan Elements
P	Island Attitude Survey (Open Space)		

Harstad Associates, Inc., Seattle - Urban Designer/Planner

- Nettleton Lakes Project - Kitsap County (Hood Canal), WA - Master Plan / PUD for 13,000 acre / residential recreational development - 1,000-slip marina, Robert Trent Jones, Sr. 36-hole golf course
- Smith Ferry, ID - Master Plan: Waterfront Residential / Ski Area / Marina
- El Rincon, Baja, Mexico - 12,000 Acre Recreational Master Plan
- Comprehensive Plans - North Bend, Mercer Island, Wapato, Kitsap County, WA; Cutbank, Deer Lodge, MT

Daniel, Mann, Johnson & Mendenhall, Seattle – Regional / Environmental Planner

- Phase II - Auburn / Bothell Corridor Study - State Highway Feasibility Study (I-605) Land use, environmental/ economic/demographic/ communities and citizen group coordination.
- Support services: Juneau Transit Study and Alaska State Land Use Study.

PROJECTS / EXPERT WITNESS SUMMARY - SEPA Cases (Attached)