



### Featuring Speakers From:

- Cascadia Center for Regional Development
- CB Richard Ellis
- Downtown Valet
- Foster Pepper PLLC
- King County Department of Transportation
- LMN Architects
- Standard Parking Northwest
- The CWD Group, Inc., AAMC™
- Transpo Group
- Vulcan Inc.

### Who Should Attend:

Attorneys, lenders, owners, managers, brokers, real estate developers

A First-of-its-kind Seminar on

# Parking in Mixed-Use Developments

Legal, regulatory and business issues

February 18, 2009

Seattle, Washington

Renaissance Seattle Hotel

Credits: WA CLE 6.5 (call about others)  
Quick when/where: 8:30 a.m., 515 Madison St.

### Parking in Mixed-Use Developments Workshop

February 18, 2009 | Seattle, Washington  
Renaissance Seattle Hotel

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09PARKWA WS



- 8:00** Registration and Continental Breakfast
- 8:30** Introduction and Overview
  - Gary N. Ackerman, Esq., *Program Co-Chair***  
Foster Pepper PLLC ~ Seattle, WA
  - Brad Parrish, *Program Co-Chair***  
*Vice-President/Regional Manager*  
Standard Parking Northwest ~ Seattle, WA
- 8:45** Parking in Mixed-Use Developments: Update on Land Use Regulations and Zoning Rules with an Impact on Parking
 

Parking requirements in major Washington jurisdictions; extent to which they are keeping up with national trends; demand vs. zoning code in the context of SEPA; how to embrace emerging trends and take advantage in project planning

**Kurt Gahnberg, *Principal Lead, Traffic Impact Analysis***  
Transpo Group ~ Kirkland, WA
- 9:30** Planning and Construction Issues: Strategies that Address the Relationship Between Parking, Land Use and Transportation
 

On-street vs. off-street; off-site and shared; single use vs. mixed-use; more efficient and effective parking; downsizing requirements; influencing prices; shared and alternative vehicles; managing parking resources; innovative, multiple uses of parking

**Mark Hinshaw, FAIA, FAICP, *Principal, Director Urban Design***  
LMN Architects ~ Seattle, WA
- 10:15** Break
- 10:30** Achieving Sustainability Goals in Parking Structure Design and Operation
 

Transit Oriented Development: What it is and why it matters to parking; policy perspective on the impact of commuter trip reduction programs on LEED goals

**Harold S. Taniguchi, *Director***  
King County Department of Transportation ~ Seattle, WA

Planning for plug-in cars

**Steve Marshall, Esq., *Senior Fellow***  
Cascadia Center for Regional Development ~ Seattle, WA
- 11:30** Addressing Rights and Obligations for Users of Mixed-Use Garages: Drafting Clear Easements, Covenants, Codes and Conditions
 

Finding win-win solutions for garage owners, commercial tenants and residents; special issues for condominiums and private users

**Gary N. Ackerman, Esq., *Program Co-Chair***

- 12:15** Lunch (on your own)
- 1:30** Revenue Models and Collection
 

Differences in public vs. private use; weighing operating efficiencies and sales tax implications of 24/7 assigned spaces vs. permit to park; pros and cons of live operations vs. automated systems; revenue control and after-hours use

**Brad Parrish, *Program Co-Chair***
- 2:15** Operational Issues, including Secured and Limited Access Areas
 

Mixed-use condominiums and parking issues; allocation of costs and income among various owners and interests:

Commercial

**Marshall Johnson, PCAM, *President and CEO***  
The CWD Group, Inc., AAMC™ ~ Seattle, WA

Residential

**Ed Thenell, *VP Project Management - Microsoft Account***  
CB Richard Ellis ~ Seattle, WA
- 3:15** Break
- 3:30** Special Issues for Valet Parking
 

Pros and cons of the different approaches; planning for valet services in residential, commercial, office and hotel environments; resolving common stumbling points in the negotiations

**Jay Snowden, *Principal***  
Downtown Valet ~ Seattle, WA
- 4:00** Mixed-Use Case Study Panel Discussion: 2200 Westlake
 

Issues that arise in complex transactions/projects from the viewpoint of developer, leasing agents, sales and residents; what is happening in the current market

**Gary N. Ackerman, Esq., *Program Co-Chair, Moderator***  
**Hamilton Hazlehurst, *Real Estate Development Manager***  
Vulcan Inc. ~ Seattle, WA

**Marshall Johnson, PCAM, *President and CEO***  
The CWD Group, Inc., AAMC™ ~ Seattle, WA
- 5:00** Evaluations and Adjourn



## About the Workshop

### LAW SEMINARS INTERNATIONAL

#### Advanced Workshops

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*In the age of mixed-use development, today's parking issues offer significant challenges. There are new regulatory requirements to address environmental and transportation concerns. Cities are looking at ways to reduce vehicle miles traveled and garages are looking at ways to offer special parking for co-cars and flex cars.*

*There are bonus points for LEED certification for building materials. What do you need for security and secured areas? How do you balance competing and complementary requirements for different users in mixed-use projects: residential, office, restaurant, and public? What should you consider when looking at operating methods, and what are the special issues for valet parking? When you look at parking operations, there is a new generation of equipment to be considered for various types of parking facilities, whether a surface lot or garage. There are financial concerns, including allocation of cost and sales tax implications, as well as competing uses from storage and wash areas to charging electric cars.*

*These are some of the questions and challenges our faculty of industry and legal professionals will address. Don't miss this first-of-its-kind seminar on parking issues for developers, lawyers, governmental officials, architects, consultants and parking companies.*

*~Program Co-Chairs: Gary N. Ackerman, Esq. and Brad Parrish*



**Gary N. Ackerman**, *Program Co-Chair*, member at Foster Pepper PLLC, focuses his real estate practice on condominium and community association law. He represents developers and owner associations of condominium projects, including new construction, conversions, residential, mixed-use, air-space, commercial and governmental projects.

**Brad Parrish**, *Program Co-Chair*, Vice-President and Regional Manager at Standard Parking Northwest, works with owners and developers to ensure the parking component of projects serves the users and meets the projected demand through garage design, application of technology and operating plans.

**Kurt Gahnberg**, Principal Lead for Traffic Impact Analysis at Transpo Group, manages and directs preparation of traffic impact analyses for Environmental Impact Statements and Expanded SEPA Environmental Check lists for proposed development projects.

**Hamilton Hazlehurst**, Real Estate Development Manager at Vulcan, Inc., manages the firm's interests in commercial, residential, biotechnology and mixed-use projects under development. Previously, at Wright Runstad & Co., he was Project Development Manager for Seattle's World Trade Center and Microsoft's World Headquarters.

**Mark Hinshaw**, **FAIA, FAICP**, Principal and Director of Urban Design for LMN Architects, is responsible for projects in large cities, suburban centers and small towns, including downtown development, public spaces and pedestrian facilities, design-oriented codes and guidelines, and master plans for public facilities.

**Marshal Johnson, PCAM** is President and CEO of The CWD Group, Inc., AAMC™, a community association management firm. He provides expert witness testimony for cost allocation disputes, creates budgets for associations and developers, and focuses on development and management of mixed-use common ownership interest communities.

**Steve Marshall** is a Senior Fellow of the Cascadia Center for Regional Development, a think tank that focuses on transportation and energy issues. He is the lead on the Washington State Governor's Climate Advisory Team's Transportation Group, drafting alternative fuel vehicles and congestion pricing programs.

**Jay Snowden** is Principal at Downtown Valet, where he is responsible for managing the growth of the company's valet service portfolio in the greater Seattle area.

**Harold S. Taniguchi**, Director of the King County Department of Transportation, oversees Metro Transit, Road Services, King County International Airport and Fleet Administration. He is a member of the Washington State Transportation Improvement Board.

**Ed Thenell**, Vice President Project Management for the Microsoft Account at CB Richard Ellis, focuses on property management, property development and brokerage.



Registration & Other Workshop Information

To Register:

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Web site: www.lawseminars.com

Mail the registration form on the front page.

Walk-ins are welcome, subject to space availability.

Registration is complete when we receive payment or agree to later payment.

**Tuition:** Regular tuition for this program is \$695 with a group rate of \$595 each for two or more registrants from the same firm. For government employees, we offer a special rate of \$495. For students and people in their job for less than a year, our rate is \$347.50. All rates include admission to all seminar sessions, food and beverages at breaks, and all course materials. Make checks payable to Law Seminars International.

**Substitution & Cancellation:** You may substitute another person at any time. We will refund tuition, less a \$50 cancellation fee, if we receive your cancellation by 5:00 p.m. on Thursday, February 12, 2009. After

that time, we will credit your tuition toward attendance at another program or the purchase of a Homestudy. There is a \$25 cancellation fee for Course Materials orders and \$50 for Homestudy orders.

**Seminar Location:** The workshop will be held at the Renaissance Seattle Hotel at 515 Madison St. in Seattle, WA 98104. A special negotiated rate of \$169/nt is available for on-line reservations only on a first come, first served basis. Go to http://marriott.com/hotels/travel/seasm-renaissance-seattle-hotel to reserve. Use Corporate Code L64. If you have any additional questions for the hotel, please contact them directly at (206) 583-0300.

Continuing Education Credits:

This program qualifies for 6.5 WA CLE credits. WA Appraiser, Real Estate and AICP are pending. Upon request, we will apply for CLE credits in other states and other types of credits.

**If You Cannot Attend:** Our complete Homestudy Course, consisting of a DVD recording and the written course materials, is available for \$705. The written course materials alone are available for \$100. We will ship your Homestudy order via UPS ground within two weeks after the seminar or the date we receive payment (whichever is later).



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Seattle, Washington

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515 Madison St.  
(206) 583-0300

## You Will Learn About:

- Current land use regulations, zoning rules and parking requirements
- Planning and construction issues
- Achieving sustainability goals
- Rights and obligations for users of mixed-use garages
- Drafting easements and CCRs
- Revenue models and collection
- Operational issues: Allocation of costs and income
- Special issues for valet parking
- Complex transactions/ projects: 2200 Westlake case study

## Watch for our telebriefings on major legal developments.

Members of our distinguished faculties will present analyses of major decisions and other developments as soon as they happen in a one-hour telephone conference.

If you wish to receive announcements for telebriefings that affect you, please make sure we have your email address—send it to me, H. Kate Johnson, President:

[kate@lawseminars.com](mailto:kate@lawseminars.com)

## Law Seminars International News:

### Upcoming Seminars:

Legal Issues in Green Development	January 22 & 23, 2009	Seattle, WA
Marine Shoreline Development 2009	February 4, 2009	Seattle, WA
Real Estate Joint Ventures	February 9 & 10, 2009	Seattle, WA
Advanced Real Estate Purchases & Sales	March 5 & 6, 2009	Seattle, WA
Redevelopment of Contaminated Property	March 25, 2009	Seattle, WA
Land Use	April 20 & 21, 2009	Seattle, WA
Incentive Zoning	June 22, 2009	Seattle, WA

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