

Roger Wagoner, AIA, FAICP

Director of Planning

Education Bachelor of Architecture, University of Nebraska, 1966
Master of Urban Planning, University of Washington, 1969

Registrations Certified Planner, 1974, 2044
Architect, Washington, 1971, 2044

Roger Wagoner is a certified planner with 35 years experience in planning, environmental analysis, and community development with work provided throughout the Pacific Northwest and Alaska. He is recognized for his expertise in land use planning and growth management plans, environmental and housing analyses, urban design plans, capital development programs and community facilitation. He excels in team building and project team management and has developed planners' training curriculum for state agencies. Roger's project experience includes:

Bellingham Urban Design Assistance Team, Waterfront Futures – Member of the Team with responsibility for outlining suggested implementation strategies to move from the visioning process into defining feasible actions for integrating existing and proposed goals, policies, regulations, and capital improvements.

Economic Development Implementation, City of Sultan, WA – BHC is preparing several strategic tools for the City of Sultan to use in streamlining project permitting and expediting development within the "Scenic Business Park" that BHC master planned in 2002. The toolkit includes code provisions and procedures for permitting projects through binding site plans that utilize the master plan analysis and database to support early planning and design and formulate impact mitigations without requiring developers to "re-invent the wheel". The package also includes a template for development agreements between applicants and the City which will clarify the responsibilities of the public and private sector capital investment and phasing of complex projects. Finally, the package includes user-friendly instructions for pre-application consultation and use of the City's database. This work has been coordinated with the Snohomish County Economic Development Council's permit streamlining assistance to the City as well as with local stakeholders and the City's Design Review Board.

Winslow Master Plan, City of Bainbridge Island, WA – Roger was a member of the consultant team responsible for preparing land use, urban design, transportation, capital facilities and regulatory strategies for the growth and enhancement of the Winslow community. He provided land use and environmental review coordination advice aimed at integrating these processes in keeping the state regulatory reform mandate.

Energy Planning Study, City of Bellevue, WA – Project manager of the consultant team which assisted the city with a study conducted with funding from the U. S. Department of Energy. Included in the project scope were an energy evaluation of the city's comprehensive plan that resulted in suggested changes in land use, density, and transportation policy that would support more energy efficient development at the community scale; an examination and modification of the city's land use code, subdivision ordinance and other regulations to be responsive to energy efficient concerns and opportunities; and an examination of regulatory authority supportive of achieving the objectives in the comprehensive plan, as related to large scale development projects.

Municipal Facilities Study, City of Bellevue, WA – Project manager responsible for the portion of the consultant team which evaluated parks and public works facilities. This included interviews and surveys to define current and future needs, participation in staff workshops, formulation and analysis of alternatives, and coordination with other study components to produce the master plan.

Multifamily Design Guidelines/Code Amendments, City of Bellingham, WA – Roger assisted the city in implementing design review and regulatory reform for multifamily development projects. The city had a multi-layered land use management system that required developers to address parcel-specific issues ranging from environmental constraints, density, parking, and building types. These requirements were defined variously in the zoning code, the comprehensive plan and the individual neighborhood plans. As a result policy direction, regulations, and standards were frequently confusing to users. This project involved segregating design guidelines from regulations, clarifying development regulatory intent, creating a more user-friendly method of describing the review and approval system, and providing tools for communication.

Central Business District Plan, City of Bend, OR – Project manager responsible for the design and planning of city's central business district. The project resulted in a master development guide, street scape action plan and finance plan for the Bend Development Board and the city to utilize in guiding and coordinating development and public improvements. The project area encompassed 236-acres of the central business district including portions of the Bend Parkway, the Deschutes River and Mirror Pond.

Comprehensive Plan, City of Black Diamond, WA – Project principal of the consultant team which prepared the city's comprehensive plan. This involved working with the community, adjacent property owners, and King County in defining the urban growth area for the city and crafting strategies for future annexations. Roger also assisted in the preparation of land use analyses and plan alternatives.

Waterfront Urban Renewal Plan EIS, City of Bremerton, WA – Project manager of the consultant team responsible for analyzing the environmental impacts of the city's waterfront renewal plan. Major issues addressed in the EIS included traffic/parking, soils, water quality, aesthetics, views, utilities, and implementation strategies. Roger assisted the city in preparing alternatives and in conducting public involvement during the planning process. He prepared a slide presentation program as part of this assignment.

Pendergast Softball Complex, City of Bremerton, WA – Roger assisted the Andy Pendergast Memorial Softball Committee working under the auspices of the city's parks and recreation department in this assignment. The committee was formed to develop a "tournament class" softball complex which would be dedicated to Mr. Pendergast, a world-recognized softball advocate. The assignment included facilitation workshops devoted to producing facility requirements, site evaluation, and preparation of conceptual design and cost documents used for subsequent project implementation.

Kitsap Lake Park, City of Bremerton, WA – This 1/7-acre park provides water access, parking, and passive recreation services for Bremerton residents at Kitsap Lake. Roger managed the team which refined the city's master plan and designed facilities including a boat launch, fishing float, restrooms, parking, and waterfront enhancement. Roger was

responsible for design and for coordinating site planning with the landscape architecture and engineering efforts.

Permit Process Review, City of Burien, WA – Principal planner assisting the city to develop improved tools and techniques to be used in reviewing development applications. Roger is working with the current planning and public works staff to define issues with review procedures; identify needs for flowcharts, checklists, guidelines and other tools; and create a template for incorporation of existing and new materials into a project review manual. The process involves workshops with the staff; interviews with developers and project consultants; and research into procedures employed by comparable jurisdictions.

Growth Management Planning Program, Clark County, WA – Principal-in-charge of the consulting team which worked with Clark County to implement the mandates of the Growth Management Act. In this program, the consulting team assisted city and county planners with public visioning and communication; preparation of background databases; management of the work of technical advisory committees; and preparation of "Community Framework Plan and EIS". This work won an Honor Award in the Joint APA/PAW Program

Clark County Growth Management Strategy, Clark County, WA – Principal-in-charge of this project to initiate a regional strategy to coordinate planning for the unincorporated portion of the county with the cities in the Portland Metropolitan area. Issues involve urban/rural service delivery, economic development, environmental protection and public infrastructure. The development pattern emerging in the county is highly influenced by transportation. The county has committed to a very thorough public involvement process that will seek to enable all citizens to participate in the planning process.

Enumclaw Town Center, City of Enumclaw, WA – Roger coordinated the planning component of this multi-disciplinary team which included architects, planners, economists, surveyors and landscape architects. The team worked closely with city officials, advisory boards, special interest groups and citizens to prepare a plan for redevelopment of a 60-acre former railroad right-of-way. Major emphases were the design of Town Center Park and the preparation of a prospectus for soliciting private developer proposals for a 100,000 square foot retail center adjacent to the central business district.

Enumclaw Facilities Study, City of Enumclaw, WA – Roger participated in this detailed analysis of all city-owned facilities. He developed level-of-service measures; forecasted future population demands; estimated related facility needs; and created alternative scenarios for meeting the needs of city hall administration, city shops, and other facilities. He organized these findings and recommendations into an action plan for implementation.

City of Enumclaw Facilities Services, City of Enumclaw, WA – Roger Wagoner participated in detailed analysis of all city-owned facilities. He developed level-of-service measures; forecasted future population demands; estimated related facility needs; and created alternative scenarios for meeting the needs of city hall administration, city shops, and other facilities. He organized these findings and recommendations into an action plan for implementation. As a result of this work, the City:

- Relocated the Police Department and jail from the City Hall into a nearby building;
- Improved the City Hall with better administrative offices and a new state-of-the-art Council Chamber;
- Constructed a new library;
- Renovated the former library building into office space for city departments; and
- Developed a new city shops complex housing maintenance and operations offices, shops, storage, and vehicle repair facilities.

He prepared the site master plan for the shops complex, prepared project environmental review and permitting documentation, and assisted in the site design for the facilities.

Roger also prepared a downtown plan for the City. This included planning for the development of a new community center serving seniors, youth, arts groups, children, life-long learning, and providing recreation and meeting space. Roger has facilitated "stakeholder" meetings and discussions; prepared preliminary space needs assessments; and developed budgeting documents.

Shops Complex Site Master Plan, City of Enumclaw, WA – Roger prepared the site master plan for the shops complex, prepared project environmental review and permitting documentation, and assisted in the site design for the facilities.

Downtown Enhancement Plan, City of Enumclaw, WA – Project manager for the development of a plan for the downtown and adjacent business area of Enumclaw. This included capital facilities provisions for improving public streets, sidewalks, parks, and trails; strategies for enhancing the economic viability of the downtown; related changes to comprehensive plan policies and development regulations; and private property investments. The project also included working with the Downtown Partnership, a "Main Street" organization that developed marketing and business enhancement strategies. The plan received a 2001 Honor Award from the Washington State Chapter of the American Planning Association and Planning Association of Washington.

Handicapped Barrier Study, U.S. Army Corps of Engineers, Fort Lewis, WA – This study examined nearly 200 buildings at the base to determine the priority of need for handicapped accessibility. Roger Wagoner led a team of planners and surveyors in gathering raw data then distilling a set of "typical" problem conditions which were used to develop generic solutions and cost estimates. The study resulted in a kit which identified several methods to eliminate barriers.

Master Plan, U.S. Army Corps of Engineers, Fort Lewis, WA – Project manager for a master plan that included phased development plans for new facilities based on future personnel and mission assignments. The plan considered vehicular, rail and air-supported access; optimal facility/complex locations; site design; and cost analysis for the implementation of buildings, utilities, parking, and other support facilities.

Landscape Design Plan, U.S. Army Corps of Engineers, Forts Richardson, Wainwright, and Greely, AK – With significant planning and construction scheduled within a short, five-year time frame, the U.S. Army Corps of Engineers asked a team led

by Roger Wagoner to prepare landscape design plans (LDPs) for Forts Richardson, Wainwright, and Greely. The LDPs serve as both design themes and general guides for landscape planting and maintenance, and for recreational open-space development at the three installations. The goal of the LDPs is to promote and improve the installations' visual appearance, and enhance and unify master planning for the facilities. The plan was used by army personnel responsible for master planning and landscape planning, and maintenance.

Mountain Park Heights Planned Unit Development, City of Issaquah, WA – Project manager for the design and environmental assessment of a single-family detached cluster development on a 26-acre site on Squak Mountain. The adjacent area has been developed for some time and traffic, drainage, and density concerns were addressed with respect to the neighboring residents. Other issues included abandoned coal mine air shafts, steep slopes, and increased costs of public services. A fiscal impact analysis was done to assess the latter.

Comprehensive Plan and EIS, Jefferson County, WA – Project manager responsible for the development of a comprehensive plan that complies with the requirements of the Growth Management Act, while still responding to the county's unique needs. This assignment also involved preparation of draft and final environmental impact statements which addressed the impacts and associated mitigations pertaining to the alternative plans considered during the process.

Comprehensive Plan EIS, Jefferson County, WA – Project manager responsible for the preparation of the environmental review of the proposed county comprehensive plan under the Growth Management Act. The EIS covered most of the environmental elements and evaluated three possible plan alternatives dealing with different growth scenarios.

Comprehensive Plan and EIS, Jefferson County, WA – Project manager responsible for the development of a comprehensive plan that complies with the requirements of the Growth Management Act, while still responding to the county's unique needs. He also was responsible for the preparation of the environmental review of the proposed comprehensive plan. The EIS covered most of the environmental elements and evaluated three possible plan alternatives dealing with different growth scenarios.

Shoreline Master Program, City of Kent, WA – Project principal for the update of the city's shoreline master program including addressing new issues presented by the annexation of lake and creek shoreline areas. The project also included a consistency review between the SMP, the zoning code, critical areas ordinance, and other applicable development regulations as required under regulatory reform legislation.

South King County Correctional Facility Planning Study, King County WA – Team member for a study that prepared a facility program analyses and siting criteria for the King County correctional facility that has been opened in the City of Kent as part of the Justice Center. His role included site land needs analysis, development of site selection criteria, and assistance in coordinating site infrastructure requirements with the building program requirements.

Parks Improvements, City of Kirkland, WA – Project principal of an "on call" services contract which provided the City of Kirkland with a series of small-scale improvements to existing facilities. This included sidewalks, handicapped access ramps, and equipment installation at several neighborhood parks.

Kenmore Transfer Station, METRO King County WA – Roger Wagoner provided urban design and site analysis services as a member of the team which prepared conceptual design studies for a proposed new transit station in Kenmore. As part of the county's Northshore Community planning effort and a highway corridor study, the station analysis looked at the feasibility of developing a parking structure with ground floor retail space and pedestrian amenities tying the facility to the Burke-Gilman Trail and downtown Kenmore across SR 522.

Metro Transit Operating Bases, METRO King County WA – Roger Wagoner was responsible for site selection studies, environmental impact review and conceptual site development plans for the first four transit operating bases built by Metro. These projects were located in the north, east, central, and south areas of the Seattle service area. Site selection and environmental studies were conducted by a multidisciplinary team comprised of engineers, planners and architects working closely with agency staff. Extensive citizen participation efforts were conducted due to the large size and controversial characteristics of the projects. The assignments varied depending upon the specific characteristics of the sites and design programs. The east base located in Bellevue involved daylighting and enhancing a stream which had been piped under the site for many years. The north base site selection was subjected to a NEPA EIS due to the proposed property acquisition required.

Regional Urban Growth Management Facilitation, Kitsap Regional Coordinating Council, Kitsap County, WA – Roger Wagoner is a member of the team providing planning services to the Kitsap Regional Coordinating Council (KRCC). The KRCC has established three work groups to define issues and approaches to county-wide issues in urban growth area planning, revenue and cost sharing, and economic development. Roger is assisting the urban growth area and economic development work groups comprised of elected officials, city and county staff, the economic development committee, school districts, utility providers, planning commissioners, and citizen groups. The outcome will be a work program for KRCC activities in the next two years.

Regional Urban Growth Management Facilitation, Kitsap County, WA – Roger Wagoner provided planning services to the Kitsap Regional Coordinating Council (KRCC) work groups which defined approaches to resolving county-wide issues in urban growth area planning, revenue and cost sharing, and economic development. The work groups were comprised of elected officials, city and county staff, the economic development committee, school districts, utility providers, planning commissioners, and citizen groups. The outcome was a work program for KRCC related to population allocation, joint UGA planning, and buildable lands analysis.

The Ridgetop Master Plan Documents; Pope Resources; Kitsap County, WA – Project manager for the preparation of master plan documents. The Ridgetop is a 700+ acre property just north of Silverdale, in an area designated by Kitsap County as a principal development location for housing due to its topographic and environmental assets. The county comprehensive plan for the development supports a mixed

community of up to 4,000 dwelling units, a neighborhood retail center, schools, parks, and open spaces. Each property owner with the Ridgetop had to prepare a planned unit development application. Roger worked with the owner, marketing consultant and other advisors to prepare master plan documents including a comprehensive plan change and rezone as part of the P.U.D. application for the Pope Resources, Inc. holding of 400 acres. The application included an expanded checklist which satisfied county SEPA requirements.

SEPA Review for Educational Campus, Kitsap County, WA – Project manager of the consulting team which prepared a SEPA review of a proposed large educational campus located in the rural area of Kitsap County. The proposal involved conversion of 80+ acres of forest land into a phased development which ultimately would include elementary, middle and senior high school facilities as well as community recreation and fire district facilities. The assignment involved extensive analyses to determine the site of the complex which will serve several rural communities as well as the general rural area. Land use, transportation, resource lands, and stormwater management were significant elements covered by the analysis.

Kingston Subarea Plan and SEIS; Kitsap County, WA – Roger provided land use and environmental review services to Kitsap County and the Kingston community as they planned the future of the area. Kingston is an unincorporated urban center in northern Kitsap County. The physical setting, developable land, and access provided by Washington State Ferries have made this community a very attractive choice for new residents. This will be further enhanced by pending passenger ferry service from Kingston to downtown Seattle. He assisted in formulating urban growth area expansion alternatives based on different growth scenarios and intra-county population allocations. He then subjected the alternatives to environmental review in the form of a supplement to the county comprehensive plan EIS. This was the basis for the county to amend the comprehensive plan and adopt the subarea plan to guide Kingston's growth over the next decade.

Comprehensive Plan, Kittitas County, WA – Project manager of the consulting team responsible for assisting Kittitas County comply with the Growth Management Act. This work involved compilation of a number of community plans into a rural element, coordination of other plan elements, consistency review, and SEPA review.

Northeast Area Plan, City of Lacey, WA – As part of a regional urban area determination with Thurston County, the City of Lacey took 1,100-acres of undeveloped land under its sphere of influence. Roger led the consulting team which prepared a draft comprehensive plan for this area. The city's objectives were to plan for long-term compatible development which would generate jobs and an industrial/commercial tax base. The team worked with city staff and planning commission, property owners, and citizens to analyze market trends, prepare alternative concepts, and articulate a proposed plan with associated implementing strategies.

SR527 Corridor Subarea Plan; City of Mill Creek, WA – Project manager of the consultant team responsible for preparing a comprehensive plan and zoning amendment for the future development of a 200+ acre area adjacent to the present town center. Roger worked with an advisory committee as well as area property owners and other stakeholders including the Washington State Departments of Transportation and

Wildlife. He designed a public involvement and communication plan that featured "brainstorming" workshops, information briefings, mailings, and public hearings. The project included drafting revisions to the city's land use code to provide specific new zones, overlay provisions to current zones and administrative procedures related to design review and impact mitigation.

Town Center EIS, City of Mill Creek, WA – Member of the consultant team responsible for the environmental review of a proposed major mixed-use public/private development which is intended to create a new "downtown" for the City of Mill Creek. The consulting team was responsible for the coordination of technical studies and production of a programmatic EIS which provided for project-level permitting of a phased development under a master plan which was prepared jointly by the city and property owners.

Manchester Fuel Department Master Plan, Naval Facilities and Engineering Command, NW – Project manager for the preparation of a master plan for the Manchester Fuel Department, the U.S. Navy's northwest coastal site for distribution of petroleum-based fuels for vessels and aircraft. The plan examined options for improvements to the bulk fuel-loading pier, underground tank improvements, site drainage and pollution controls, and related infrastructure improvements.

Site and Design Study for Whatcom County Jail, Whatcom County, Mount Vernon, WA – Project planner for a preliminary site and design program study for a new Whatcom County jail. The study included analysis of alternative locations and recommendations for siting that resulted in the county's determination to build in downtown Mount Vernon. Roger Wagoner also assisted in the development of the environmental review scope for the facility.

Planning Services, City of Orting, WA – Roger is responsible for providing planning services to the City of Orting as a contract planner. This has included the drafting and implementation of the GMA plan; development of land use regulations, shoreline master program, and impact fee ordinance; and review of proposed projects. Orting's plan includes protection of its rural character through the careful phasing of development in order to minimize the loss of prime agricultural lands and the preservation of the small town nature of the community.

Shoreline Master Program, City of Orting, WA – Project principal for the review of the city's shoreline master program to ensure consistency between it and local growth management plan and critical areas ordinance. The project integrated the various regulations into a simple format and provided guidance to the city on how procedures can be improved.

Columbia Highlands Rezoning, Pacific County, WA – Columbia Highlands is an active retirement community with golf, homesites, and conference facilities located on a 400-acre hilltop site on the Pacific coast. Roger assisted in the preparation of the application for a comprehensive plan change and rezone.

Critical Areas Ordinance, City of Pasco, WA – Project principal for an update of the city's critical areas ordinance and related amendment of the city's comprehensive plan. The project developed suitable CAO regulations, and also addressed best available

science requirements and possible requirements resulting from Endangered Species Act listings. Environmental review of the project was also conducted.

Wildhorse Gaming Facility Environmental Assessment; Confederated Tribes of the Umatilla Indian Reservation; Pendleton, OR – Project principal responsible for leading the consultant team which prepared the environmental assessment under the jurisdiction of the National Indian Gaming Commission. The proposal features a 40,000 square foot casino, restaurant, off-track betting, bingo, and entertainment. Later phases of the project include a motel, RV park, and other tourist attractions. The project received federal environmental clearance and is now in operation.

Mission Basin Community Plan, Confederated Tribes of the Umatilla Indian Reservation, Pendleton, OR – Roger provided master planning services to the Tribal Housing Authority for the development of a rural subdivision that provided sites for assisted housing as well as lots for individual families' new homes. The community also includes open space and recreation facilities. Roger produced design criteria and guidelines for use by the tribal government in reviewing development applications.

Tribal Services Headquarters Master Plan, Confederated Tribes of the Umatilla Indian Reservation, Pendleton, OR – Roger was a member of the team that assisted the CTUIR in planning for the future development of a new headquarters complex. He was responsible for preparing personnel and space needs forecasts for the tribes' administrative functions for the next 20 years. Over that period, employment is expected to grow from 200 to 350 resulting in an eventual need for nearly 100,000 square feet of space. This is based on interviews of departmental representatives, research into existing and proposed programs, and assessments of current and future governmental service demands. The CTUIR tribal services range from general government to natural resource management and public housing. This range is expected to broaden as the tribes assume responsibility for even more programs. Roger developed an organizational model showing the ideal space relationships for the departments that was used to create conceptual development plans.

4 Corners Master Plan, Confederated Tribes of the Umatilla Indian Reservation, Pendleton OR – Project manager for the preparation of an action plan for phased investment at a key reservation crossroads where residents, tourists, and travelers pass daily. The tribes are engaged in an economic development program currently involving a resort complex featuring a hotel, casino, and golf course. The recently completed cultural institute includes an anthropological and historical museum and research center focusing on both Indian and Oregon Trail themes. The 4 Corners Plan provides direction for additional tribal government investment in retail, industrial, office, and residential development and parks and open spaces, as well as related development by private investors coordinated with state highway improvements. A village center concept was proposed to encourage pedestrian-friendly movement and mixed uses that can create a sustainable long-term community gathering place that will support the growing reservation population.

Integrated Natural Resource Management Plan, Confederated Tribes of the Umatilla Indian Reservation Pendleton OR – Roger is providing assistance to the Tribal Planning Department as it produces policies and guidelines for the management of the reservation's natural resources including agricultural, mineral, and fish and wildlife

habitat areas. This includes revisions to the reservation zoning code regulating development within the resource areas.

Roger provided master planning services to the Tribal Housing Authority for the development of a rural subdivision that provided sites for assisted housing as well as lots for individual families' new homes. The community also includes open space and recreation facilities. Roger produced design criteria and guidelines for use by the tribal government in reviewing development applications.

Celilo Village Management Code, U.S. Army Corps of Engineers – Celilo Village is a usual and accustomed fishing site on the Columbia River near the Dalles, Oregon. The village is home to members of the Umatilla, Warm Springs, and Yakama Tribes, as well as the River People. In addition, it provides an important cultural function for the other non-resident members who come to this place to fish and celebrate during peak salmon runs. The Corps of Engineers is rebuilding the village to provide new homes, utilities, campground, and repair the longhouse and other community facilities. Roger is drafting a management code that will help the residents and visitors to operate and maintain the “new” village after reconstruction. He is consulting with current service providers, the residents, and the governments of the three Tribes to craft a user-friendly system of information, guidance, and contacts that will enable the Village to sustain itself in the future.

Albeni Falls Restroom Restoration, U.S. Army Corps of Engineers, Pend Oreille River, ID – Project manager for design and preparation of construction documents and cost estimates for restoration of five restroom/bathing facilities at the Corps of Engineers campgrounds on Lake Pend Oreille. The project included new fixtures, lights, plumbing, finishes, and roof reconstruction.

Clallam Transit Operations Facility, Clallam Transit, Port Angeles, WA – Roger Wagoner supervised the preparation of an EIS for this proposed facility. Issues included traffic, access, wetlands, and urban design. The analysis was prepared under both SEPA and NEPA due to the local, state and federal fundings.

Bartholemey Development Study, Portland, OR – Feasibility analysis of a site near the Portland Coliseum for an office building containing over one-half million square feet.

Concordia University Master Plan, Mithun Partners; Portland, OR – Roger assisted Mithun Partners in preparing the first complete campus master plan for Concordia University since the institution was founded in 1905. Operating for many years as a four-year teachers' college in a north Portland, Oregon urban neighborhood, Concordia has recently expanded its mission and enrollment significantly. The current enrollment of 1,000+ students is expected to increase to 1,500 full time equivalents by 2010. Campus housing will accommodate 750 residents and the University will serve a much larger population of distance learners and commuters as well as offer advanced degrees. Roger provided consultation in defining growth forecasting methods; in creating a framework for the master plan, introduced concepts for organizing the capital facility program phasing; and edited the draft plan.

Pribiloff Islands Services Study, National Marine Fisheries Services, Pribiloff Island, AK – Economic analysis of existing and future public facilities and services on

St. Paul and St. George, Pribiloff Islands. The NMFS and the native corporations used this analysis in developing agreements for transferring management of public services from the federal government to the corporations.

Development Guide Revisions, City of Redmond, WA – Member of the consultant team charged with revising the city's development regulations to achieve consistency with the comprehensive plan. The development guide is a "unified" document which contains the plan, zoning, subdivision, P.U.D., special review, and other land use management regulations. Under GMA, the city must re-examine these to achieve a land use system which is consistent and "user-friendly". Roger was responsible for recommending changes to the industrial/commercial and planned unit development provisions of the guide as well as assisting the team in examining design review procedures, transfer of development rights provisions, and overall formatting.

Comprehensive Parks and Recreation Plan, City of Redmond, WA – Project planner responsible for population forecasting for this plan which projected the demand and need for parks and recreational facilities in the greater Redmond area. The primary issues in developing the plan included the retention of open space; the demand for gymnasium space, soccer and baseball/softball fields; and the need to complete local trails with links to the regional trail system. The project included GIS mapping.

Comprehensive Plan EIS, City of SeaTac, WA – Roger was a member of the consulting team that prepared the EIS for SeaTac's first comprehensive plan. The environmental review was conducted in parallel with the planning process. The EIS evaluated three major alternatives and provided comparative assessments of the environmental impacts of each. Roger's role was in land use and housing analysis, linking mitigation measures with implementations strategies, and overall GMA guidance.

Current Planning Services, City of Seattle, WA – Project principal for current planning services provided to the City of Seattle. The work involved the review of development plans for compliance with city's zoning codes and environmental regulations.

Central Area Community Plan, City of Seattle, WA – Roger was a member of the consultant team which assisted residents of this diverse community in the preparation of an overall neighborhood plan as well as more specific action plans for special emphasis areas. The project included coordination with city staff, community non-profit organizations, and citizen volunteers to prepare and evaluate alternatives for land use management, infrastructure improvements, housing, economic development, and amenities. Roger authored reports on housing and transportation and assisted in formulating and evaluating zoning proposals.

Downtown Urban Center Plan, City of Seattle, WA – Roger was the plan coordinator for the downtown plan. The project involved updating the existing plan to conform to the comprehensive plan urban village strategy. He was responsible for managing the work program of the Urban Center Planning Group including coordination with the city staff assigned to the effort and the urban village neighborhoods - Denny Regrade, Denny Triangle, Commercial Core, Pioneer Square and International District. This work included development of an urban design framework; preparation of land use, transportation, housing, and human services elements; and development of a comprehensive guide for growth within the urban center. This process involved

extensive work developing recommendations were developed for revised housing policies and regulations to support the development of new market rate and subsidized housing in the downtown.

South Park Neighborhood Development Program, City of Seattle, WA – Project manager responsible for leading the team which prepared a community plan for a heavily impacted older residential neighborhood and the adjacent under-utilized industrial area. Issues included stormwater management, utility replacement, access, and buffering to improve the relationship between the residential community and the industrial area. Solutions included strategies for city acquisition and improvement of sites, drainage controls, housing and retail improvements, and industrial zoning performance standards. Over 60 public involvement meetings were conducted.

University Community Urban Center Plan, City of Seattle, WA – Co-chair of the citizen planning committee which directed the preparation of the urban center plan for the community surrounding the University of Washington. The plan includes extensive housing and community service analysis and includes goals, policies and strategies aimed at increasing the supply of family-oriented housing within the community; addressing the demand for high-density housing near the Link light rail stations and serving the special populations within the community. Roger led community efforts to create public/private development opportunities near "The Ave" shopping district, the University of Washington and future light rail stations. This includes zoning changes, definitive design guidelines, and charrettes which bring the city, King County Metro, land owners, and developers to formulate project proposals.

University District Urban Center Transit Oriented Development, City of Seattle, WA – Roger has led community efforts to create public/private development opportunities near "The Ave" shopping district, the University of Washington and future light rail stations. This includes zoning changes, definitive design guidelines, and charrettes which bring the City, King County Metro, land owners, and developers to formulate project proposals.

Wallingford Phase II Plan, City of Seattle, WA – Roger Wagoner was a member of the consultant team responsible for assisting the Wallingford Planning Committee in the organization and conduct of the planning program. His role included assistance and oversight to technical volunteer subcommittees responsible for preparation of functional plan elements for housing and land use.

Westwood and Highland Park Neighborhood Plan, City of Seattle, WA – Roger was project manager of this two-year effort which produced the recently adopted plan for this southwest Seattle area. The plan contains innovative concepts for uniting two neighborhoods with a system of trails, community facility linkages, and improved business service districts.

Neighborhood Planning, City of Seattle, WA – Roger worked on neighborhood plans in 11 Seattle communities, providing land use, housing, transportation, urban design, and public facilities assistance. The projects included developing and analyzing zoning proposals and code revisions specific to individual neighborhood initiatives. As a volunteer, he co-chaired his own neighborhood planning committee. He is continuing to

work with the city as it evaluates these recommendations and considers how they can be accommodated within the land use code.

Housing Policies and Implementation, City of Seattle, WA – During his service on the Seattle Planning Commission, Roger participated in the formulation of housing policies and the implementation of those policies. This included the establishment of the Office of Housing, updates to the Comprehensive Plan, advising on transit station-area planning, regulatory reform, and urban village strategies. He is a member of the Land Use Code Simplification Advisory Committee and has reviewed applications to the residential demonstration pilot program.

Seattle Waterfront Streetcar, City of Seattle, WA – Roger conducted a planning and environmental study that investigated, analyzed, and recommended the stop locations, car barn site, and maintenance facility program. The project also included preparation of designs for the streetcar platform and shelter, car barn and street car graphic.

Washington State Convention and Trade Center Expansion, WSCTC and City of Seattle, WA – Project coordinator of this master planning project. The WSCTC and City of Seattle were charged with making recommendations to the 1995 Legislature for a mixed-use project which including doubling the exhibit hall area of the convention center and other facilities such as parking, housing, retail, and services. The development plan included market analysis, master planning, cost and financial analyses and real estate acquisition strategies. The State Legislature authorized funding and construction is currently underway.

Washington State Convention & Trade Center Expansion Study, WSCTC and City of Seattle, WA – Project coordinator of this study. In this capacity, he assisted the development committee in directing the work of the consulting team; coordinated the oversight activities of the convention and trade center board of directors and the governor's task force; prepared pre-design master plan and budget documents for the state OFM; and assisted in public involvement and communication to constituent groups.

Magnolia Tidelands, City of Seattle, WA – Roger provided land use planning and urban design assistance to the team which assisted the owner in developing a "highest and best" analysis for this choice site located on Elliot Bay near Pier 91. The planning, urban design, marine engineering, and economic team examined the feasibility of developing a large marina which subsequently occurred.

Seattle Public Schools Facilities Master Plan EIS, Seattle School District, Seattle, WA – Project principal in charge of the consulting team that prepared a programmatic EIS for the Seattle School District. The EIS evaluated the proposed district-wide long-range plan for a major upgrade to all facilities and evaluated alternative plans including reopening closed schools, new closures, replacement or remodeling, community/multiple uses, and the sale or lease of existing facilities.

School Facility Planning, Seattle School District, Seattle, WA – Vice-chairperson of the Seattle School District Planning Commission, an 80 member group that was appointed by the superintendent to assist the district in preparing a long-range facilities plan. Roger helped develop methods and procedures for evaluating existing facilities, prepared criteria for evaluating school use alternatives, and advised the City of Seattle

during its preparation of an ordinance governing the verse of former schools. As part of the two-year process, Roger conducted community-level involvement meetings at neighborhood schools as well as broader city-wide meetings and hearings to solicit concerns and comments from interest groups, parents, citizens, and educators.

NOAA Sand Point Site Utilization Study, NOAA, Seattle, WA – Project manager of a study that provided NOAA with an objective evaluation of the suitability of a 100-acre portion of the old Sand Point Naval Air Station for their new consolidated regional center.

Central Waterfront Redevelopment Plan, Seattle, WA – Member of the project team that developed a design and financial plan which provided for the rehabilitation and marketing of space in five piers, including the port "home" pier. The plans were oriented to preserve the working waterfront while providing opportunities for public access, enjoyment and education. Primary issues considered in the plan included control of the market, flexible phasing of redevelopment, ability to maintain fishing and marine uses on the waterfront, and sensible relocation and capital costs.

Pier 62-65 Feasibility Study, Seattle, WA – Roger analyzed the feasibility of redeveloping a key two-acre site on the central waterfront that contains four piers, waterways and upland properties under various ownerships. Services included market and environmental analysis, land use and urban design studies, structural investigations, conceptual design and financial feasibility analysis.

Pier 66 Master Plan Study, Port of Seattle, Seattle, WA – Roger provided master planning and environmental impact analysis for the Port of Seattle and its tenants at the Bell Street Terminal on Seattle's central waterfront. The adopted master plan provides a guide for port and private redevelopment of the pier from its original use as a cargo handling/warehouse facility to a major entertainment and shopping area.

Military Construction Program Development, Seattle District Corps of Engineers, Seattle, WA – Roger assisted the Seattle District in preparing MCA program packages for projects at army installations within the district's service area. These included barracks, administrative, maintenance, and training facilities. Products of these assignments included project development brochures, construction project data forms and other materials. Close coordination with installation staff-users, facility planners and managers, as well as corps personnel, was necessary to integrate these packages into on-going planning efforts.

Indefinite Delivery Planning and Design Support Services, Seattle District U.S. Army Corps of Engineers – Project manager for a series of indefinite delivery contracts for the Seattle District for both civil works and military programs. He coordinated project work order teams comprised of architects, planners, engineers, systems experts, economists, and other specialists in a wide variety of assignments. Projects included landscape design plans, handicapped accessibility studies for 400 facilities, housing studies, environmental analyses, renovation design for public recreational facilities, and building conversion feasibility studies.

King County Correctional Facility, King County, WA – Project manager for the site selection study and EIS for the King County Jail and Correctional Facility located in downtown Seattle. The project involved extensive analysis of siting issues, security,

public safety, and operational costs and benefits of facility location. The EIS contained detailed quantitative and qualitative analyses of traffic and prisoner transportation, access for visitors, proximity to support services such as legal firms and courts, and impacts on the natural and built environment. A large advisory committee comprised of correctional program operators, advocates, and public safety officials was used as the sounding board for this multi-year process.

Zoning and Subdivision Code Update, City and Borough of Sitka, AK – Roger assisted the city in revising its zoning and subdivision codes. This included analysis of existing regulation provisions in the context of changing development trends; recognition of the unique environment of local administrative practice; and special code characteristics related to economic conditions. The process included a series of draft reviews by the planning director and planning commission.

Sitka Indian Village Redevelopment Plan, Sitka Indian Village Planning Council, Sitka, AK – Detailed plan for the historic village site to determine suitable alternatives for siting new housing, protecting cultural resources, and improving infrastructure.

Critical Areas Ordinance, Town of Skykomish, WA – Project principal for the development of the Skykomish critical areas ordinance. The ordinance addressed wetlands, geologic hazard areas, fish and wildlife habitat areas, and aquifer recharge areas. The CAO provides regulations that are protective of these areas, while recognizing the challenges associated with development in a town that possesses an abundance of critical areas.

Shoreline Master Program, Town of Skykomish, WA – Project principal for the development of the first-ever shoreline master program. The project included a shoreline inventory and comprehensive master program that addressed a wide range of future alternatives for the shoreline jurisdiction.

Snohomish-Cascade Master Planned Community, Snohomish County, WA – Project manager for the development of a master plan and EIS for a 1,000-acre phased residential development. The project included land use, circulation and open space design; environmental impact studies; development mitigation requirements and other studies to satisfy county sector planning procedures; and public services cost-sharing negotiations. Sector I of Snohomish-Cascade provides over 300 single-family homes, a school, water reservoir, P.U.D. substation, and open space. Sector II encompasses 700-800 additional residential units and an additional school site. Ultimately, Snohomish-Cascade will include several thousand residential units, schools, recreation facilities, streets, and open space.

Skagit Regional Airport Master Plan, Port of Skagit County, WA – Project manager for the preparation of a master plan for the non-aviation portions of the airport property. This included capital facilities plans for roads, utility extensions, subdivision, and development design standards for a planned industrial park.

Critical Areas Ordinance, Town of Skykomish, WA – Project principal for the development of the town's critical areas ordinance that addresses wetlands, geologic hazard areas, fish and wildlife habitat areas, and aquifer recharge areas. It provides

regulations that are protective of these areas, while recognizing the challenges associated with development in a town that possesses an abundance of critical areas.

Sultan Industrial Park Master Plan and EIS, City of Sultan, WA – The City of Sultan, in cooperation with property owners, implemented an industrial park covering 300-acres of land. Roger worked with the stakeholders to prepare a master plan for economic development including market analysis, site capacity analysis, development regulations, and capital improvement plans. An EIS for buildout of the area was prepared to create environmental thresholds that will enable the city to permit developments as "planned actions" under SEPA. The project has received recognition by the Puget Sound Regional Council and the Association of Washington Cities for its quality, and was awarded a certificate of achievement by the Association of Washington Cities in 2003.

Shoreline Master Program and Critical Areas Regulations, City of Sumner, WA – Project principal for a major updating of shoreline master program. The SMP will be one of the first to implement the new state shoreline guidelines and ESA compliant requirements. Critical areas regulations are also being updated to address best available science requirements, shoreline inventory findings, and provide consistency with SMP requirements.

Tacoma Dome Master Plan Update, City of Tacoma, WA – Member of the consultant team charged with updating the 1995 Master Plan for the area surrounding the Tacoma Dome. Since the plan was originally adopted, there have major public improvements to the area. As part of updating the plan to acknowledge these changes, Roger is preparing a "planned action" SEPA strategy. This will be designed for expediting new development by reducing or eliminating project level environmental review for proposals that are anticipated by the master plan and addressed at the programmatic level of environmental review.

Tukwila Municipal Facilities Study, City of Tukwila, WA – *BHC*, under the direction of Roger, assisted the City of Tukwila in developing a strategy for accommodating current and future space needs. The City Hall has been outgrown, and an adjacent speculative office building is being used to accommodate current growth. This has compounded problems with internal communications and customer service functions. Many city departments are very cramped. Storage space is at a premium. And, site facilities including parking are in great demand.

The facilities study has identified current urgent space needs, near-term growth impacts resulting from staff increases, and longer-term impacts that could result from projected growth related to population and business increases within the City. These results have established a base-line within which alternative facility solutions can be formulated and evaluated. Factors include necessary interdepartmental relationships, future service demand changes, and considerations for locating city services more responsive to citizens' needs.

Planning Services, City of Union Gap, WA – As project manager, Roger assisted the city in the preparation of its comprehensive plan as well as the environmental review of the plan. Following adoption of the plan, he worked with the city to amend development regulations with particular attention given to light industry, higher density residential, downtown, mixed use, and environmental protection of important stream corridors.

Alaskan Native Housing Study, U.S. Department of Housing and Urban Development – Statewide analysis of housing needs for rural villages with predominant native populations. Two+ year effort involving statewide surveys, site visits, work with advisory committees of native leadership and native housing authorities.

Terminal 1 Redevelopment, Port of Vancouver, WA – Project urban designer on the team that prepared the master plan for Terminal 1, an underutilized wharf on the Columbia River near the I-5 "Entrance to Washington". The master plan was designed to renovate the pier for public access and use including public celebrations and riverside picnics. The pier is also used for loading, tour boats and docking, visiting historic vessels and navy ships. The park at the site contains fountains, plantings, seating and parking.

Development Code, Walla Walla County, WA – Project manager responsible for assisting Walla Walla County in a complete update of the zoning and subdivision codes. The county has recently adopted its growth management plan and must revise its development regulations to be consistent with the plan. In addition to rewriting the typical use and performance standard provisions for urban growth areas and rural and resource lands, new provisions are being written for rural farm worker communities, clustering, and rural activity centers. These provisions will be supplemented with design guidelines to enable the county, landowners, and prospective developers to negotiate appropriate project development conditions in keeping with the unique landscape.

Willowridge Master Plan, Washington County, OR – Master plan for a dense 500-unit neighborhood in a rapidly urbanizing area between Beaverton and Hillsboro which is designed to accommodate a proposed future light rail transit station.

Growth Management Data Collection and Inventory Project, Washington State Department of Community, Trade and Economic Development – As project manager, Roger assisted in this "fast-track" study to determine local governments' information needs to meet the requirements of the Growth Management Act. The Department of Community, Trade and Economic Development established a technical advisory group made up of representatives from other state agencies and city and county planners to advise DCTED on the level of database development that was anticipated for the intensive planning program. The consultant team was selected to assist the advisory group and DCTED in preparing recommendations for financial and technical assistance that will support future legislative appropriations.

State Model Critical Areas Ordinance; Office of Community Development – Project principal for a project developing a model critical areas ordinance for use by Washington cities and counties in complying with the 2002 legislative mandate to incorporate best available science and consideration for anadromous fish in local ordinances.

Model Natural Hazard Plan Element Guidebook, Washington State Department of Community, Trade and Economic Development – Member of the consultant team which prepared a guidebook for local governments' use in drafting optional comprehensive plan elements addressing natural hazard mitigation. Roger was responsible for drafting policy development guidance linking mandatory GMA plan element provisions and methods for incorporating hazard avoidance and mitigation within the GMA framework.

Shoreline Management Act Rules, Washington State Department of Ecology –

Member of the consultant team which assisted the Department of Ecology in developing revisions to the rules (WACs) and companion guidebook. The revisions implemented the new SMA mandates embodied in ESHB 1724. This work included integration of shoreline master programs into comprehensive plans and coordination of shoreline permitting with other local permitting and SEPA processes.

Transportation and Environmental Relationships, Washington State Department of Transportation –

Roger prepared the workbook, speaker's notes, and workshop format for this program conducted by the Washington State Department of Transportation. The workshops were conducted for state and local government planners and covered critical areas, air quality, GMA, SEPA, scenic and cultural factors, and project permitting. Roger was a speaker at the workshops.

Client: Washington State Department of Transportation

Creekside, Yakima County, WA – Roger provided land use planning services for this project just east of I-82 on the edge of the City of Yakima. The 80-acre phase one site is planned to be an intensive "infill" mixed use project including a community shopping center, offices, and multifamily housing within an extensive open space network featuring enhanced wetlands. Subsequent phases will feature single family residences. His responsibilities included assistance in the plan development, preparation of SEPA documents, and coordination with local permit officials. Roger prepared an "expanded checklist" which provided sufficient SEPA review to complete phase one entitlement without an EIS.

Paver Implementation Program, Yakima Firing Center, U.S. Army Corps of

Engineers, Seattle District – Project manager responsible for overseeing this project to prepare condition surveys of 50 miles of paved roads and inventory 400-miles of gravel roads for the U.S. Army Corps of Engineers, Seattle District. AutoCAD was used to map the road network. The firm worked with the corps' paver program to computerize information concerning road age, construction history, and to evaluate repair methods. The end result was a computerized management tool for maintaining roads and parking lots.

Environmental Analysis Experience

- Mill Creek Comprehensive Plan (programmatic) EIS, 1994
- City of SeaTac Comprehensive Plan (programmatic) EIS, 1994
- Umatilla Indian Reservation Casino (NEPA) EA, 1994
- Central Kitsap School District Secondary School #6 EIS, 1993
- Clark County Community Framework Plan (programmatic) EIS, 1992
- Seattle School District Facilities Plan (programmatic) DEIS, 1992
- Renton Land Use Element (programmatic) DEIS, 1991
- Bremerton Waterfront Urban Renewal Plan EIS, 1988
- Snohomish Cascade Master Planned Community EISs, 1983 and 1987
- Mountain Park Heights Planned Unit Development EIS, 1984
- King County Jail EIS, 1979
- METRO Transit Operations Facilities (NEPA/SEPA) EISs, 1973-1976
- NOAA Sand Point Facility, 1972

Housing and Community Services

- As-Is Neighborhood Impact Analysis - U.S. DHUD, Region X
- Turnkey Housing for Alaskan Native People - Alaska Native Housing Authority
- Alaska Disaster Housing Study - Federal Emergency Management Administration, Region X
- Alaska Native Housing Study - U.S. DHUD
- White Center Housing Study - King County, Washington
- Pribilof Islands Service Study - National Marine Fisheries Service, Region X
- Alaska State Capitol Relocation Study

Development Code Experience

Roger assists local governments in the implementation of their comprehensive plans through the drafting of zoning, subdivision, planned unit development, and related codes, standards, and guidelines. His experience includes assistance to communities ranging in population from a few hundred to over half a million. He provides analysis, public involvement, and coordination with property owners. His approach is based on extensive experience as a user on "both sides of the table". This includes working as a permit review consultant and as an agent for project developers. His experience includes:

- City of Orting, Washington
- Municipality of Anchorage, Alaska
- City of Bend, Oregon
- City of Union Gap, Washington
- City of Seattle, Washington
- City of Redmond, Washington
- Town of Skykomish, Washington
- City of Bellevue, Washington
- City of Mill Creek, Washington
- Washington State Department of Community, Trade & Economic Development
- City of Kent, Washington

Alaskan Experience

During the 70's and 80's, Roger worked extensively in Alaska on a wide range of planning assignments including the following:

- Sitka Indian Village Revitalization Plan
- Sitka Performing Arts Facility Feasibility Study
- Study of Housing Requirements for Alaskan Natives
- Anchorage Housing Element
- Anchorage Municipal Facilities Study
- Pedestrian Amenities Design Study, Anchorage
- Master Plans for Forts Wainwright, Greely and Richardson
- Community Needs for the Pribiloff Islands
- Karluk Village Relocation Plan
- Valdez Comprehensive Plan
- Craig Comprehensive Plan
- Disaster Housing Study for the State Department of Emergency Services

- Capitol Relocation Studies
- Anchorage CBD Zoning Analysis

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- City of Bellevue, Washington
- City of Mill Creek, Washington
- Washington State Department of Community, Trade & Economic Development
- City of Kent, Washington
- City and Borough of Sitka, Alaska
- City of Enumclaw, Washington