

# Patrick J. Schneider

Principal | Seattle

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## Overview

Pat has more than 35 years of experience representing clients in large and complex entitlement matters and related litigation.

Pat regularly advises on land use entitlement and litigation strategy for clients across the firm, including developers of downtown office and mixed-use towers, multi-family housing, commercial and industrial projects and forest land owners, among others.

Prior to entering private practice in 1997, Pat was the lead land use attorney for the City of Seattle, and before that was a senior land use attorney for King County. He helped draft the Land Use Petition Act and reforms to both the Growth Management Act and the State Environmental Policy Act.

## Areas of Focus

- [Eminent Domain & Inverse Condemnation](#)
- [Environmental & Natural Resources](#)
- [Land Use & Development Permitting](#)
- [Litigation](#)
- [Ports](#)
- [Public Finance](#)
- [Real Estate, Land Use & Environmental](#)
- [State & Local Government](#)

## Admissions

- Washington
- U.S. Court of Appeals for the 9th Circuit

## Education

- J.D., University of Washington School of Law (with honors)
- Graduate Study, Emory University
- B.A., Macalester College
  - *Phi Beta Kappa*

## Honors & Recognition

- *Chambers USA* (Washington) Leading Individual, Real Estate Law: Zoning/Land Use, 2018-present
- *Best Lawyers in America*® Land Use and Zoning Law, 2021-present
- Washington Super Lawyers list, 2000-2019
- Association of Washington Business, Heavy Lifter Award, 2013
- 2010 Top Lawyer, *Seattle Metropolitan* magazine
- National Merit Scholar
- Martindale-Hubbell AV Preeminent rating

## Professional Activities

- Association of Washington Business, Member
  - Land Use Committee
- Washington State Bar Association, Member
  - Environmental and Land Use Section
    - Chair, 1996-1997
    - Executive Committee Member, 1992-1998

## Community Activities

- King County Landmarks & Heritage Commission, Member
  - Chair, 2004-2005
  - Member, 1998-2005

## Experience

- Represented Wright Runstad & Company in obtaining and defending a Master Use Permit entitling a one-million-square-foot mixed-use development in downtown Seattle. The project includes three levels of retail, a 12-story hotel, 750,000 square feet of office space and more than 200 residential units.

- Represented the University of Washington in obtaining the approvals needed for the new Bill & Melinda Gates Center for Computer Science & Engineering. This entitlement process required litigation against the City of Seattle and local landmarks preservation groups.
- Successfully represented a residential developer in litigation to invalidate an onerous provision of Seattle's Design Review ordinance.
- Represented Sound Transit in multiple matters, including:
  - Obtained and defended permits for the East Link light rail system across the I-90 Bridge despite attempted suspension of the project by a host city.
  - Obtained permits for East Link in Bellevue through the Mercer Slough Nature Park, including defending an appeal to the Shorelines Hearings Board.
  - Obtained and defended project permits for the Capitol Hill, Husky Stadium, U District, and Roosevelt light rail stations.
- Represented a port district in obtaining an \$8 million jury verdict against a county for tortious abuse of the county's regulatory authority during the permitting process for a gravel mine.
- Advises private real estate developers across the Puget Sound region on entitlement and land use strategy.
- Participates in efforts by the Association of Washington Business to reform state and local regulatory processes.

## News & Insights

### News

[Foster Garvey Recognized Among Nation's Top Firms in 2026 Chambers USA Guide: 34 Attorneys and 15 Practices Ranked](#)

[06.04.26](#)

[71 Foster Garvey Attorneys Recognized Among the 2026 Best Lawyers in America; Paul Trincherro Named 'Lawyer of the Year'](#)

[08.21.25](#)

[Foster Garvey Recognized Among Nation's Top Firms in 2025 Chambers USA Guide; 26 Attorneys and 13 Practices Ranked](#)

[06.05.25](#)

[65 Foster Garvey Attorneys Selected to The Best Lawyers in America® 2025, Three Named 'Lawyer of the Year'](#)

[08.15.24](#)

[Foster Garvey Recognized Among Nation's Top Firms in 2024 Chambers USA Guide; 20 Attorneys and 10 Practices Ranked](#)

[06.06.24](#)

[57 Foster Garvey Attorneys Recognized Among the 2024 Best Lawyers in America; Two Portland Attorneys Named 'Lawyer of the Year'](#)

[08.17.23](#)

[Foster Garvey Receives Honors in 2023 Chambers USA Guide; 21 Attorneys and 10 Practices Featured](#)

[06.01.23](#)

[45 Foster Garvey Attorneys Recognized Among The Best Lawyers In America®](#)

[08.18.22](#)

[Foster Garvey Recognized Among Nation's Leading Law Firms in 2022 Chambers USA Guide; 21 Attorneys and 10 Practices Featured](#)

[06.01.22](#)

[38 Attorneys Named 2022 Best Lawyers in America; 11 Named Best Lawyers: Ones to Watch](#)

[08.19.21](#)

[Foster Garvey Named Among Leading Law Firms in Chambers USA; Three Attorneys Added to Rankings](#)

[05.20.21](#)

[43 Attorneys Named 2021 Best Lawyers in America; 10 Named Best Lawyers: Ones to Watch](#)

[08.20.20](#)

[Foster Garvey Named Among Top Firms in Chambers USA, Including Ranking of Six New Attorneys](#)

[04.23.20](#)

[32 Attorneys Named Super Lawyers and Eight Named Rising Stars](#)

[06.10.19](#)

[Foster Garvey Named Among Top Firms in Chambers USA, Including Nationwide Ranking in New Focus Area](#)

[04.25.19](#)

[Washington Supreme Court Affirms Jury Verdict for Port of Tacoma](#)

[08.14.18](#)

[King County Wins Significant Railbanking Decision in 9th Circuit Court of Appeals with Support from BNSF](#)

[08.06.18](#)

## Events

["Land Use Law," The Seminar Group's 21st Annual CLE Bootcamp](#)

[12.07.22](#)

[18th Annual Seminar on SEPA & NEPA](#)

[01.10.20](#)

[Law Seminars International's 15th Annual Seminar on SEPA & NEPA](#)

[01.10.18](#)

[2017 Real Estate/Land Use Briefing: Essential Industry Updates](#)

[11.09.17](#)

## Legal Alerts

[Seattle City Council Approves Upzones in Urban Villages Citywide, in Exchange for Mandatory Housing Affordability](#)

[03.21.19](#)

[U.S. Supreme Court Decision Expands Scope of Takings Clause](#)

[06.01.13](#)

[Legislature Amends Important Environmental and Natural Resource Laws](#)

[04.18.12](#)

## Publications

["Seattle's Inclusionary Zoning Scheme May Face Challenges," Law360](#)

[04.17.19](#)

[Regional Real Estate Practice Guide: Washington](#)

01.01.18

## Connect with Patrick

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