

Andrew Bauer, AICP

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PROFESSIONAL PROFILE

Planning professional with more than 17 years of practice. Experience with leading teams, managing the most complex development projects, and overseeing high-profile long-range planning programs. Skilled in developing and implementing work plans, mentoring staff, creating community engagement plans, presenting complicated topics, and delivering strong customer service. Proven to manage challenging workloads in fast-paced settings while overseeing staff and consultant work, balancing priorities, and meeting regulatory requirements.

EXPERIENCE HIGHLIGHTS

City of Shoreline, WA | 2019-Present

Planning Manager (current)

Senior Planner (2019-2021)

- Lead the City's Planning Team, including oversight of development review and long-range planning work plans and budget.
- Provide oversight and direction on policy and code development.
- Advise leadership, lobbyist, and elected officials on planning legislation.
- Oversee Planning Commission recruitment, work plan, and agenda planning.
- Leading update to the citywide Comprehensive Plan focusing on Housing, Climate, and Equity.
- Led initiative to refine regulations to achieve desired development outcomes in the station subareas.
- Participated on joint work group with Woodway staff to update the Point Wells Subarea Plan and create new development regulations in conformance with a Settlement and Interlocal Agreement.
- Contributed in selection of consultants for on-call environmental, arborist, and geotechnical services.
- Served on a team to develop procedures and implement E-permitting.
- Conducted research, collaborated with city departments, and facilitated discussion with City Council to develop interim regulations for outdoor seating.
- Prepared the 185th Street Subarea Progress Report – Successfully developed scope, identified data needs, facilitated outreach to City departments and outside agencies, and presented to the Council.
- Worked with team to develop administrative procedures and process improvements for SEPA review.

City of Redmond, WA | 2016-2019

Senior Planner

Acting Long-Range Planning Manager (2018)

- Served as Acting Long-Range Planning Manager during manager's leave of absence.
- Provided support to Planning Commission, including developing agendas and review of staff reports.
- Primary long-range planner for Overlake neighborhood – Prepare infrastructure and transportation plans, Comprehensive Plan and Zoning Code amendments, monitor compliance with Planned Action SEPA EIS, advise current planners during development review, and coordinate with City of Bellevue staff on interjurisdictional issues.
- Developed new Design District policies and zoning regulations for a 15+ acre mixed use master planned development including coordination with ARCH on creation of affordable housing provisions.
- Managed interdepartmental team, consultant contract, and citizen advisory committee for the Downtown Parking Management Strategic Plan.
- Advised Planning Director, city leadership, and elected officials on regional plans and policies such as PSRC VISION 2050 and Sound Transit's transit-oriented development (TOD) policy amendments.
- Facilitated inter-agency coordination to advance opportunities for equitable TOD on publicly owned properties in light rail station areas.

- Presented topics to the Planning Commission, City Council, advisory committees, and at neighborhood meetings.
- Developed strategies to advance city goals related to affordable housing, infrastructure, and transportation.
- Prepared RFP/RFQs, oversee consultant tasks, contracts, and budgets.

City of Kenmore, WA | 2006-2016

Planner (2015-2016)

Associate Planner (2006-2015)

- Served as Acting Development Services Director and SEPA Official during director absences.
- Assisted in department operations, advised on staffing, procedures, and processes.
- Supported director in analysis and development of department budgets.
- Participated on selection committees for hiring staff and consultants.
- Evaluated work of other planning staff to ensure accuracy and quality.
- Project planner for multi-phased 9.5-acre downtown redevelopment that included development agreement negotiations, multiple property owners, and complex real estate transactions.
- Worked with an inter-agency team on strategic planning and managed agreement with State Parks, applicant, and city, for the EIS on adaptive re-use of the historic Saint Edwards Seminary building.
- Instrumental in leading city effort to streamline development review process through "Lean."
- Facilitated a citizen advisory committee and the development of policies and regulations including a TOD overlay, new Community Business mixed use zone, and public view corridors.
- Coordinated with ARCH on the negotiation and implementation of affordable housing covenants on new development utilizing Multifamily Property Tax Exemptions (MFTE).
- Worked with city attorney in responding to appeals under SEPA, LUPA, and SMA.
- Part of a team to select and implement new permit software system.
- Primary point of contact for inquiries on local historic preservation program.
- Reviewed complex development applications for compliance with zoning, design standards, critical areas, SEPA, SMA, and other applicable development regulations.
- Conducted GIS analysis to inform policy development.

EDUCATION & CERTIFICATION

- **University of Washington** – Bachelor of Arts
-Urban Studies; Environmental Studies
- **American Planning Association**
-American Institute of Certified Planners (AICP)
- **University of Washington**
-Geographic Information Systems (GIS) & Spatial Modeling

AWARDS & RECOGNITION

- University of Washington Bothell community partner recognition (2019)
- Municipal Excellence Award from Association of Washington Cities for implementation of "Lean" model process which streamlined development review procedures (2014)

VOLUNTEER & OTHER EXPERIENCE

- Presenter on Inclusionary Zoning panel for Municipal Research Service Center (2021)
- Presenter/tour guide on TOD and infrastructure at Congress for New Urbanism conference (2017)
- Completion of FEMA Recovery from Disaster: Local Government Role
- Completion of FEMA Managing Floodplain Development through the NFIP
- Committee experience: Retirement Plans Committee; Employee Benefits Review Committee; IT Governance Committee; Safety Committee