

Beatrice Bremer Lucas

Associate

360.619.7017 Vancouver Office
beatrice.lucas@millernash.com
fromthegrounduplaw.com

"Good land use and real estate work starts with understanding what the client is trying to build, then finding the clearest path to get there."

Beatrice Bremer Lucas focuses her practice on land use and real estate matters. She assists developers, private landowners, and public entities, including ports, with land use permitting, from preparing applications and navigating the approval process to securing permits and complying with applicable regulations. She also advises public entities on Public Records Act compliance and procurement.

Beatrice prepares and negotiates real estate documentation for developers, businesses, nonprofits, and public entities, including purchase and sale agreements, leases, ground leases, development agreements, covenants, easements, and boundary agreements. She also assists with declarations of covenants, conditions, and restrictions and with real estate financing transactions.

Beatrice previously served as an Assistant Attorney General for the Washington State Office of the Attorney General and as a judicial extern for the U.S. District Court, Eastern District of Washington. In law school, she was a member of the Regulatory and Environmental Law and Policy Clinic, where she assisted clients with an appeal to the Washington Supreme Court.

Professional Activities

- Miller Nash Pro Bono Committee, Member
- Clark County Bar Association, Member
- Multnomah County Bar Association, Member
- Oregon Bar Association, Member
- Washington State Bar Association, Member
- International Association of Maritime and Port Executives, Maritime Port Executive Certification, 2023

Civic Activities

- American Planning Association, Member, 2026-present
- New Avenues for Youth, Ambassador Board Member, 2026-present
- SOAR Immigration Legal Services, Volunteer Attorney, 2025-2026
- Clark County Volunteer Lawyers Program, Volunteer Attorney, 2022-present

Education

J.D., University of Washington School of Law, 2021

- Articles Editor, *Washington Law Review*
- Member, Regulatory and Environmental Law and Policy Clinic

B.A., University of Washington, 2017

Bar Admissions

Oregon, 2023
Washington, 2021

- Office of Military and Veteran Legal Assistance, Volunteer Attorney, 2022-2024
- Thurston County Volunteer Legal Services, Volunteer Attorney, 2021-2023

Representative Experience

Public Entity and Port Work

- Advises a Washington port on the review and negotiation of contracts for real estate and business transactions, Public Records Act compliance, and procurement involving federal grant funds.
- Assisted a Washington port with research and analysis for the leasing and development of port property.
- Drafted purchase and sale agreements and leases for an Oregon port.
- Assisted a port with the scoping of environmental review under the State Environmental Policy Act for a terminal development project.

Real Estate Transactions and Land Use

- Negotiated a ground lease and an option to enter into a development and disposition agreement for a redevelopment project.
- Represented affordable housing buyers in multifamily acquisitions, including negotiating amendments to purchase and sale agreements, preparing title objection letters, and managing critical dates and closing checklists.
- Drafted declarations of covenants, conditions, and restrictions for residential infill developments.
- Advised on land use permitting and landscape buffer plan requirements for a Clark County project.

Publications

- "Clark County's 20-Year Plan Update, Part 3: Impact Fees, New Policies, and Next Steps," Miller Nash, *From the Ground Up* (Nov. 2026)
- "Clark County's 20-Year Plan Update, Part 2: Rezoning, Overlays, and New Code Standards," Miller Nash, *From the Ground Up* (Oct. 2026)
- "Clark County's 20-Year Plan Update, Part 1: Where Growth Goes," Miller Nash, *From the Ground Up* (Oct. 2026)
- "2025 Washington Growth Management Act and Housing Laws - At a Glance," Miller Nash, *From the Ground Up* (Aug. 2025)
- "Executive Order Seeks to Bolster America's Maritime Industry," Miller Nash (Apr. 2025)
- "Real Estate Commission Structure Found to Violate Antitrust Law," Miller Nash, *From the Ground Up* (Nov. 2023)
- "Wetlands Definition Watered Down: EPA Responds to U.S. Supreme Court Ruling," Miller Nash, *From the Ground Up* (Oct. 2023)
- "Meet Me in the Middle: The New Middle Housing Bill Explained," Miller Nash, *From the Ground Up* (Sept. 2023)
- "Vancouver Seeks to Expand Affordable Housing Opportunities," Miller Nash, *From the Ground Up* (April 2023)
- "Opportunity to Advocate for Land Use Changes in Clark County Begins Now," Miller Nash, *From the Ground Up* (Feb. 2023)
- "All Bets Are Off: Preempting Major League Baseball's Monopoly on Sports Betting Data," 96 Wash. L. Rev. 1537, Comment (Oct. 2020)

Recognitions & Honors

- Awarded the "2023 Veteran Heroes Award" by the Attorney General's Office of Military and Veteran Legal Assistance

Personal Activities

Beatrice serves on the Ambassador Board of New Avenues for Youth, a Portland nonprofit that works to prevent and respond to youth homelessness. Outside work, she plays recreational ice hockey and spends her time with her husband, their children, Jackie and Dorothy, and their many animals.