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BEFORE THE HEARING EXAMINER
FOR THE CITY OF SEATTLE

In the Matter of the Appeals of)	Hearing Examiner File:
)	W-17-006 through
WALLINGFORD COMMUNITY)	W-17-014
COUNCIL, ET AL.)	
)	FRIENDS OF RAVENNA-COWEN (W-17-008)
Of Adequacy of FEIS Issued by the)	FINAL WITNESS AND EXHIBIT LIST
Director, Office of Planning and)	
Community Development)	
)	

TO: Respondent City of Seattle and to its Seattle Office of Planning and Community Development (hereafter referred to as OPCD) and its Attorneys, and to all Appellants' attorneys and Authorized Representatives

Below is Appellant Friends of Ravenna-Cowen's Final Witness and Final Exhibit List for the Hearing. The Appellant is serving all parties with this Final Witness and Exhibit List. All appellants have waived service of copies of the exhibits with service of this list and at the hearing.

The Appellant incorporates by reference and reserves the right to use at the hearing all exhibits identified in Final Exhibit Lists submitted by all Appellants and reserves the right (a) to call any witness identified by any party, (b) to use any of the exhibits identified by any other party, (c) to present additional exhibits (not listed here) in rebuttal or on cross-examination of the City's witnesses or evidence submitted by the City which is presented at the hearing, (d) to call substitute witnesses if any identified witness becomes unavailable, (e) to call rebuttal witnesses, and ((f) to call additional witnesses as allowed by Seattle Hearing Examiner Rules.

1
2 FRIENDS OF RAVENNA-COWEN'S FINAL WITNESS LIST

3 EXPERT WITNESS LIST:

4 1. Kern Ewing, Ph.D. Professor Ewing holds the position of Rachel A. Woods Professor at the
5 School of Environmental and Forest Sciences, College of the Environment, University of
6 Washington. His primary teaching duties include restoration ecology, restoration in North
7 American ecosystems, ecological engineering, and restoration design. He currently teaches and
8 trains students in ecological and engineering principles in a restoration curriculum. Professor
9 Kern participates in restoration projects with university-community partnerships. Among these
10 are Union Bay Natural Area, Yesler Swamp, Ravenna Park, and Washington Department of
11 Transportation SR 520 mitigation. Professor Kern has overseen restoration projects in Ravenna
12 Park, which is an environmentally critical area. The Respondent has taken Professor Ewing's
13 deposition and is informed about the subject matter and opinions about which he will testify.
14
15 (Approx. 1.5 hrs.)

16 2. Lawrence Kreisman. Mr. Kreisman has a master's degree in Architecture from the
17 University of Washington and taught in the University of Washington's Department of Urban
18 Design and Planning. He is an architectural historian, author, and preservation consultant. He
19 was a consultant for the City of Seattle and participated in the 1978 – 1979 historic survey of
20 Seattle neighborhoods. In 1997 he was honored with the Washington State Historic Preservation
21 Officer's Award for Outstanding Career Achievement in Historic Preservation and in 2006, he
22 was made an honorary member of AIA Seattle. Since 1997, Mr. Kresiman had been Program
23 Director for Historic Seattle and the public development authority, which the City of Seattle
24 established to preserve and protect Seattle's built heritage through restoration, education and
25

1 advocacy. He retired from Historic Seattle at the end of 2017. Mr. Kreisman is knowledgeable
2 about the development and importance of historic preservation in Seattle, housing and structures
3 within Seattle, such as Craftsman and bungalow homes, including those in the Ravenna-Cowen
4 neighborhood. The Respondent has taken Mr. Kreisman's deposition and is informed about the
5 subject matter and opinions about which he will testify. (Arrpox. 1.5 hrs.)

6 3. Lorne McConachie, FAIA. Mr. McConachie has been a principal of Bassetti Architects
7 since 1991. He has expertise in planning and design and the importance of meaningful
8 community involvement with the public. Mr. McConachie will testify about the development of
9 the Roosevelt Neighborhood Plan, the 10-minute "walkshed" concept as applied to the proposed
10 Roosevelt Urban Village expansion into the Ravenna neighborhood, and the inconsistencies with
11 the 2035 Comprehensive Plan. (Approx. 1.5 hrs.)

12 4. Woodrow Wheeler. Mr. Wheeler holds environmental studies and geography degrees and
13 studied ornithology at the University of Washington, with additional coursework through the
14 Cornell Lab of Ornithology. He is knowledgeable about the flora and fauna of many different
15 environmental locales, including Ravenna and Cowen Parks and the contiguous area. His
16 testimony will focus on the importance of tree cover, tree cover in the proposed upzone area in
17 Ravenna and in the Roosevelt Urban Village, and the impacts of the loss of tree cover. The City
18 has taken Mr. Wheeler's deposition and is informed about the subject matter and opinions about
19 which he will testify. (Approx. 1.0 hrs.)
20

21 FINAL LAY WITNESS LIST:

22 1. Alexander Gagnon. Mr. Gagnon resides in the Ravenna neighborhood and organized the
23 petition re the proposed upzone of the Roosevelt Urban Village during the 2035 Comprehensive
24 Plan process. He is also familiar with meetings re the MHA EIS process. He and his family live
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1 in the area the MHA FEIS proposes to expand and upzone to the Roosevelt Urban Village. Mr.
2 Gagnon will testify about his home and the impacts if upzoning were to occur. (Approx. 75 – 1.0
3 hrs.)

4 2. Anne McGowan. Ms. McGowan resides in the Ravenna neighborhood and lives in the area
5 proposed for upzone by the MHA FEIS to expand the Roosevelt Urban Village. She will testify
6 about her home, her personal experience with developers re the proposed Roosevelt Urban
7 Village expansion, and potential impacts if upzoning were to occur. (Approx. 75 hrs.)

8 3. Sarah Sodt . Ms. Sodt s a City of Seattle employee, the director of the City of Seattle,
9 Department of Neighborhood, Historic Preservation Program. Ms Sodt is being called by the
10 Appellant to testify about the Program, Seattle historic resources, information in the Department
11 of Neighborhoods database about Seattle historic resources, information that is not in the
12 database re Seattle historic resources, and other matters covered at her deposition. (Approx. .75
13 hrs.)

14 4. Peter Steinbrueck. Mr. Steinbrueck will testify as an expert for one or more of the other
15 appellants. For Appellant Friends of Ravenna-Cowen, he will testify about the facts regarding
16 the study his firm conducted for the City of Seattle, Seattle 2035 Urban Village Study Final
17 Report, August 2015 regarding the 10-minute "walkshed" as applied to the Roosevelt and
18 Ravenna neighborhoods. (Approx. .75 hrs.)

19 5. John Stewart. Mr. Stewart is a member of the Friends of Ravenna-Cowen Board. He is
20 expected to testify about several different matters. These include presentation of photographs of
21 the Ravenna and Roosevelt neighborhoods. Mr. Stewart is also generally knowledgeable about
22 the price of housing in these neighborhoods and the impact of upzoning on the neighborhood.

23 Mr. Stewart assisted with the application process for Friends of Ravenna-Cowen's application to
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1 the Washington State Department of Archaeology and Historic Preservation for the Ravenna-
2 Cowen North Historic District. (Approx. .75 hrs.) Lastly, Mr. Stewart is anticipated to testify
3 about the land use impacts of upzoning re the areas proposed as a National Historic District.
4 This last issue will be most probably as a witness called by SCALE. (Approx. time unknown.)

5 6. Barbara Warren. Ms. Warren is a resident of the Ravenna neighborhood. She is
6 knowledgeable about the successful efforts of the Roosevelt Neighborhood Association, Land
7 Use Committee, in which she participated, to bring 245 units of affordable housing to the site of
8 the Roosevelt light rail station. It is anticipated Ms. Warren will testify by submitting a
9 declaration, subject to cross-examination if the Respondent so requests.

10 7. Nicolas Welch is a City of Seattle employee and works at the Office of Planning and
11 Community Development as a Planner, and he will be questioned about the subject matter raised
12 in the deposition. (Approx. time for testimony re Appellant, .5 - .75 hrs.) Mr. Welch may be
13 examined by other Appellants, including Appellant SUN, re different topic areas from Friends of
14 Ravenna-Cowen's).

15
16 APPELLANT FRIENDS OF RAVENNA-COWEN'S FINAL EXHIBIT LIST

17 Pursuant to the Hearing Examiner's direction, all documents that are in the possession of or
18 were generated by the City of Seattle are identified below but hard copies are not being provided
19 until the hearing. Where exhibits are available on line, the URL site is given, and hard copies are
20 not being provided at this time. Where exhibits have already been utilized in the record (such as
21 exhibits to motions) or utilized during the City's or the Appellant's depositions taken in this
22 appeal, hard copies are not being provided at this time to the City's attorneys. The numbering is
23 not always designated on the exhibit being provided now, but the number will be as listed below.

1 **01** Respondent's Answers to Appellant Friends of Ravenna-Cowen's Request for Admissions
and the Exhibits thereto.

2 **02** MHA Final EIS, comments/letters to the Draft EIS, appendices and exhibits, and other
3 underlying documents, including but not limited to
4 http://www.seattle.gov/Documents/Departments/HALA/Policy/MHA_FEIS/Compiled_MHA_FEIS_2017.pdf;
5 http://www.seattle.gov/dpd/LUIB/AttachmentProjectID8686Compiled_MHA_FEIS_Appendices_2017.pdf. In particular, Appellant will be focusing on the sections on Land Use, Aesthetics,
6 Historic Resources, Biological Resources, Appendices F and H, and comments by various
members of the public in response to the draft EIS.

7 **03** 2035 Comprehensive Plan and City Council, proposed amendments thereto, and amendments
8 adopted by the City Council, including, but not limited to the Roosevelt Neighborhood Plan and
map.

9 **04** Various City of Seattle maps showing proposed expansion and proposed upzones in the
10 Roosevelt Urban Village, including maps at Appendix H of the MHA FEIS.

11 **05** The 1999 Roosevelt Neighborhood Plan,
12 <http://www.seattle.gov/Documents/Departments/Neighborhoods/Planning/Plan/Roosevelt-plan.pdf>.

13 **06** 2015 Roosevelt Design Guidelines, <http://rooseveltseattle.org/wp-content/uploads/2012/02/Ex-A-Roosevelt-Neighborhood-Design-Guidelines-2015.pdf>.

14 **07** 2015 cover letter from the Seattle Department of Community Development of Planning and
15 Development and attached analysis prepared by Steinbrueck Urban Strategies, Seattle 2035
16 Urban Village Study Final Report, August 2015,
http://www.seattle.gov/dpd/cs/groups/pan/@pan/documents/web_informational/p2357239.pdf.

17 **08** Mayor Edward B. Murray's Recommended 2035 Comprehensive Plan (May 2016).

18 **09** Urban Center/Village Growth Report through the 1st Quarter 2018 from Seattle Department
19 of Construction & Inspection Permit Data Warehouse Building Construction Permits
20 http://www.seattle.gov/Documents/Departments/OPCD/Demographics/AboutSeattle/UCUV_Growth_Report.pdf. If there is a 2nd quarter report available at the time of the hearing, that report
21 will be substituted.

22 **10** Exhibit 1 to Friends of Ravenna-Cowen's Notice of Appeal.

23 **11** Resume of Prof. Kern Ewing. (Previously provided to City in discovery.)

24 **12** City of Seattle Department of Construction & Inspections GIS, ArcGIS map of Ravenna and
25 Cowen Parks, environmentally critical areas,

1 <http://seattlecitygis.maps.arcgis.com/apps/webappviewer/index.html?id=f822b2c6498c4163b0cf908e2241e9c2>.

2 **13** City of Seattle, Development Services Office, water and sewer maps,
3 http://gisrevprxy.seattle.gov/wab_ext/DSOResearch_Ext/.

4 **14** UWREN , University of Washington Restoration Ecology Network Capstone Project (2015-
5 2016), Clients: Ann Sevens, Friends of Ravenna, and Seattle Parks and Recreation. (PDF
6 previously provided to the City in discovery.)

7 **15** *Wetland and Stream Buffer Size Requirements – A Review*, A. J. Castelle *et al.* (1994 J.
8 Environmental Quality). (Previously provided to the City in discovery.)

9 **16** Resume of Lawrence Kreisman. (Previously provided to City in discovery.)

10 **17** Excerpts from *Made to Last, Historic Preservation in Seattle and King County*, Lawrence
11 Kreisman (1999). (Uploaded to One-Drive; access information will be provided in the email to
12 the parties.)

13 **18** Excerpts from *The Arts and Crafts Movement in the Pacific Northwest*, Lawrence Kreisman
14 (2007) . (Uploaded to One-Drive; access information will be provided in the email to the
15 parties.)

16 **19** Article written by Mr. Kreisman for the *Seattle Times*, [https://www.seattletimes.com/pacific-
17 nw-magazine/restore-vs-raze/](https://www.seattletimes.com/pacific-nw-magazine/restore-vs-raze/).

18 **20** Letter from Lawrence Kreisman to Marilyn Spotswood (April 3, 2018). (Previously served
19 and provided to City of Seattle attorneys with Appellant's motion for partial summary judgment.)

20 **21** Map by decade of each home/structure in the proposed Ravenna-Cowen National Historic
21 District. http://www.friendsofravennacowen.org/downloads/FORC_map_by_decade.pdf.

22 **22** Application submitted to the Washington State Department of Archaeology and Historic
23 Preservation for the Ravenna-Cowen North National Historic District:

24 **22a** Table

25 **22b** Section A of the application

22c Section B of the application

(Uploaded to One-Drive; access information will be provided in the email to the parties.)

26 **23** Sheridan, Mimi. 2002. Historic Property Survey Report: Seattle's Neighborhood Commercial
27 Districts, Prepared for City of Seattle Department of Neighborhoods, Historic Preservation
28 Program,
29 [http://www.seattle.gov/Documents/Departments/Neighborhoods/HistoricPreservation/HistoricRe
30 sourcesSurvey/context-neighborhood-commercial-properties.pdf](http://www.seattle.gov/Documents/Departments/Neighborhoods/HistoricPreservation/HistoricResourcesSurvey/context-neighborhood-commercial-properties.pdf).

1 **24** Various comment letters found in the MHA FEIS - letters from Eugenia Woo of Historic
2 Seattle and Larry and Lani Johnson, and in Respondent's responses to appellants' requests for
3 production of documents, File Cos_Q, the Washington State Department of Archaeology and
4 Historic Preservation (COS0035039), and the Friends of Historic Belltown (COS0035043).

5 **25** Guide to Inventory Files re the 1978 – 1979 "windshield" survey – located at the Seattle
6 Department of Neighborhoods Historic Preservation Program. (Uploaded to One-Drive; access
7 information will be provided in the email to the parties.)

8 **26** Examples of Inventory sheets from the "windshield" survey. (Uploaded to One-Drive; access
9 information will be provided in the email to the parties.)

10 **27** Maps of neighborhoods surveyed in the "windshield" survey. (Previously provided, Exhibit to
11 deposition of Sarah Sodt and original located at the Seattle Department of Neighborhoods,
12 Historic Preservation Program; uploaded to One-Drive; access information will be provided in
13 the email to the parties.)

14 **28** Photographs of bookshelf at Seattle Historic Preservation Program showing bookshelf
15 containing binders that contain the "windshield" surveys. (Previously provided, Exhibit to
16 deposition of Sarah Sodt and original located at the Seattle Department of Neighborhoods,
17 Historic Preservation Program; uploaded to One-Drive; access information will be provided in
18 the email to the parties.)

19 **29** *An Urban Resource Inventory for Seattle: A Visual Inventory of Buildings & Urban Design*
20 *Resources for Seattle, Washington*, prepared for Historic Seattle and Preservation Authority by
21 Consultants Folke Nyberg and Victor Steinbrueck, commenced in 1975. (This study is in file
22 COS_Q provided by the City in discovery.)

23 **30** Seattle Department of Neighborhoods Historic Resource Survey and documents/articles
24 therein, [http://www.seattle.gov/neighborhoods/programs-and-services/historic-](http://www.seattle.gov/neighborhoods/programs-and-services/historic-preservation/historic-resources-survey#historicresourcesurveydatabase)
25 [preservation/historic-resources-survey#historicresourcesurveydatabase.](http://www.seattle.gov/neighborhoods/programs-and-services/historic-preservation/historic-resources-survey#historicresourcesurveydatabase)

31 Resume of Lorne McConachie. (Provided to the City in discovery.)

32 Resume of Woodrow Wheeler. (Provided to the City in discovery.)

33 PDF of Power Point to be presented by Woodrow Wheeler at the hearing re tree cover in
proposed expansion and proposed upzones in Roosevelt Urban Village. (PDF format uploaded
to One-Drive; access information will be provided in the email to the parties.)

34 Forterra.org news release, [https://forterra.org/press-releases/urban-forest-benefits-quantified-](https://forterra.org/press-releases/urban-forest-benefits-quantified-in-new-report)
[in-new-report](https://forterra.org/wp-content/uploads/2015/06/Seattles_Forest_Ecosystem_Values_Report.pdf), and report, [https://forterra.org/wp-](https://forterra.org/wp-content/uploads/2015/06/Seattles_Forest_Ecosystem_Values_Report.pdf)
content/uploads/2015/06/Seattles_Forest_Ecosystem_Values_Report.pdf . (Provided to the City
in discovery.)

1 **35** Bird count lists for Ravenna Park and environs. (Link previously provided to City in
discovery.)

2 **36** 2016 Seattle Tree Canopy Assessment,
3 <http://www.seattle.gov/trees/docs/Seattle2016CCAFinalReportFINAL.pdf>.

4 **37** ArcGIS tree canopy map Roosevelt Urban Village proposed upzone area,
5 <http://seattlecitygis.maps.arcgis.com/apps/webappviewer/index.html?id=f822b2c6498c4163b0cf908e2241e9c2>.

6 **38** Memo from SDCI Glowacki, July 7, 2017, COS0035087 – 35094.

7 **39** September 14, 2015 letter to Diane Sugimura, Director, Seattle Office of Planning and
8 Development from the Ravenna-Bryant Community Association together with petition signed by
9 126 residents concerning expansion of the Roosevelt urban Village east of 15th Ave. NE.
(Previously provided as an exhibit to Friends of Ravenna-Cowen's Motion for Partial Summary
Judgment.)

10 **40** 6319 16th Ave. NE, Seattle, WA, King County Assessor's record,
11 <http://blue.kingcounty.com/Assessor/eRealProperty/Dashboard.aspx?ParcelNbr=8825900345>.

12 **41 – 45** Photographs of - 6319 16th Ave NE, front and back, house interiors, and family
13 members. (Uploaded to One-Drive; access information will be provided in the email to the
parties.)

14 **46** 6318 15th Ave. NE, Seattle, WA, King County Assessor's record,
15 <http://blue.kingcounty.com/Assessor/eRealProperty/Dashboard.aspx?ParcelNbr=8825900390>.

16 **47 – 52** Photographs of – 6318 15th Ave. NE, area across the street, front and back of the house,
17 alley behind house, and interior of house. (Uploaded to One-Drive; access information will be
provided in the email to the parties.)

18 **53 – 71** Photographs of areas in current Roosevelt Urban Village. (Uploaded to One-Drive;
19 access information will be provided in the email to the parties.)

20 **72** Current SDCI description of Residential Small Lot,
http://www.seattle.gov/dpd/cs/groups/pan/@pan/documents/web_informational/dpds021570.pdf.

21 **73** Current SDCI description of Low Rise 1 and 2,
22 http://www.seattle.gov/dpd/cs/groups/pan/@pan/documents/web_informational/dpds021571.pdf.

23 **74** Current City of Seattle zoning maps,
24 <http://clerk.ci.seattle.wa.us/~Maps/zoningmaps/zmap43.htm>;
<http://clerk.ci.seattle.wa.us/~Maps/zoningmaps/zmap60.htm>.

25 **75** *The Roosie* (May 2018), Roosevelt Neighborhood Newsletter (PDF emailed with this list).

1 **76** Ravenna Park, https://en.wikipedia.org/wiki/Ravenna_Park.

2 **77 - 95** Photographs of the Roosevelt/Cowen neighborhood within the Roosevelt Urban Village.
3 (Uploaded to One-Drive; access information will be provided in the email to the parties.)

4 **96 - 112** Existing LR 2 examples and current zoning maps. (Uploaded to One-Drive; access
5 information will be provided in the email to the parties.)

6 In the event not otherwise listed by another party, additionally:

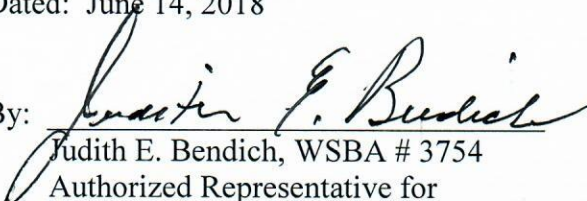
7 **113** Memorandum from Central Staff dated September 6, 2016 to Councilmember Rob Johnson,
8 Chair, Councilmembers Mike O'Brien and Lisa Herbold, Members Planning, Land Use and
9 Zoning Committee from Eric McConaghy and Lish Whitson, Central Staff re Amendments to
10 Seattle 2035 Comprehensive Plan.

11 **114** Memorandum from Central Staff dated September 19, 2016 to Councilmember Rob
12 Johnson, Chair, Councilmembers Mike O'Brien and Lisa Herbold, Members Planning, Land Use
13 and Zoning Committee from Eric McConaghy and Lish Whitson, Central Staff re Amendments
14 to Seattle 2035 Comprehensive Plan.

15 **115** Letter dated June 30, 2017 from Historic Seattle to Samuel Assefa, Director, Office of
16 Planning and Development.

17 Dated: June 14, 2018

18 By:

19 
20 Judith E. Bendich, WSBA # 3754
21 Authorized Representative for
22 Appellant Friends of Ravenna-Cowen

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FINAL WITNESS AND EXHIBIT LIST - 10

FRIENDS OF RAVENNA-COWEN
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AUTHORIZED REPRESENTATIVE,
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206-525-5914

1 Beacon Hill Council mira.latoszek@gmail.com; Seattle Coalition for Affordability, Livability
2 and Equity (SCALE) newman@bnd-law.com; Dave Bricklin (bricklin@bnd-law.com);
3 cahill@bnd-law.com; telegin@bnd-law.com; Fremont NC toby@loupploup.net; Friends of North
4 Rainier masteinhoff@gmail.com; PCD_MHAEIS MHAEIS@seattle.gov; Mitchell, Daniel B
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6 Geoffrey Wentlandt Geoffrey.Wentlandt@seattle.gov; Cara E. Tomlinson
7 ctomlinson@vnf.com; Amanda Kleiss ack@vnf.com; Tadas Kisielius tak@vnf.com;
8 "Dale N. Johnson" dnj@vnf.com; Clara Park cpark@vnf.com; MOCA
9 djb124@earthlink.net; SUN booksgalore22@gmail.com; Wallingford CC lee@lraaen.com; West
10 Seattle Junction rkoehler@cool-studio.net.

11 This Final Witness and Exhibit List is being e-filed today with the City of Seattle Hearing
12 Examiner's Office and a copy also deposited in the U.S. mail on June 14,2018, postage prepaid
13 to the City of Seattle Hearing Examiner, 700 5th Ave., Suite 4000, Seattle, WA 98104.
14

15 Dated: June 14, 2018 at Seattle, Washington.
16

17
18 By:


Judith E. Bendich