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BEFORE THE HEARING EXAMINER  
FOR THE CITY OF SEATTLE

In Re: Appeal by  
  
Seattle Coalition for Affordability,  
Livability, and Equity  
  
of the City of Seattle Citywide  
Implementation of Mandatory Housing  
Affordability (MHA) Final Environmental  
Impact Statement

Hearing Examiner File No. W-17-010

APPELLANT SEATTLE COALITION  
FOR AFFORDABILITY,  
LIVABILITY, AND EQUITY'S  
FINAL WITNESS AND EXHIBIT  
LIST

Appellant Seattle Coalition for Affordability, Livability, and Equity (SCALE) hereby submits  
its Final Witness and Exhibit Lists for the above-captioned appeal.

I. WITNESS LIST

Appellant may call the following witnesses to testify at the appeal hearing. The general subject  
matter of their expected testimony is noted below.

1. Christine M. Tobin-Presser. Ms. Tobin-Presser is a resident of the West Seattle  
Junction Hub Urban Village (“Junction Urban Village”) and, if called, would provide testimony  
regarding existing environment in and near the Junction Urban Village that will be affected by the  
MHA proposal. She would also testify about the probable significant adverse impacts of the MHA  
proposal and alternatives that would be specific to the Junction neighborhood and the inadequacy of

1 the disclosure and analysis of those impacts in the MHA EIS. Ms. Tobin-Presser would also testify  
2 as to matters relating to inconsistency of the MHA proposal with the current Comprehensive Plan and  
3 Neighborhood Plans, the City's process for amending the Comprehensive Plan, and the proposed  
4 amendments to the Comprehensive Plan. Ms. Tobin-Presser would also testify as to matters relating  
5 to inadequacy of the MHA EIS disclosure and analysis of inconsistencies of the MHA proposal with  
6 the current Comprehensive Plan and Neighborhood Plans and the failure of the MHA EIS to conduct  
7 a proper alternatives analysis for the proposed amendments to the Comprehensive Plan. Estimated  
8 time: 1 ½ hours.

10 2. Thomas Malone. Mr. Malone is a resident of Ballard. Mr. Malone would provide  
11 testimony with respect to the process for planning and zoning in Ballard and how that is relevant to  
12 the current analysis and approach to mitigating the probable significant adverse impacts of the MHA  
13 proposal and alternatives and the inadequacy of the disclosure and analysis of those impacts and the  
14 alternatives analysis in the MHA EIS. Estimated Time: 20 minutes

16 3. Kim Barnes. Ms. Barnes is a resident of Westwood-Highland Park and, if called,  
17 would provide testimony regarding the existing environment in and near the Westwood-Highland Park  
18 Residential Urban Village that would be affected by the proposal. Ms. Barnes would also testify about  
19 the probable significant adverse impacts of the MHA proposal and alternatives that would be specific  
20 to the Westwood-Highland Park neighborhood and the inadequacy of the disclosure and analysis of  
21 those impacts and the alternatives analysis in the MHA EIS. Estimated time: 30 minutes.

23 4. Gregory Hill. Mr. Hill is a resident Wallingford. Mr. Hill will provide testimony  
24 regarding the existing environment in and near the Wallingford neighborhood that would be affected  
25 by the proposal. He would also testify as to matters relating to the failure to analyze the consistency  
26 and/or inconsistency of the MHA proposal with the current Comprehensive Plan and the Wallingford

1 Neighborhood Plan. He will also testify about the probable significant adverse impacts of the MHA  
2 proposal and alternatives that would be specific to the Wallingford Neighborhood and the inadequacy  
3 of the disclosure and analysis of those impacts and the alternatives analysis in the MHA EIS.  
4 Estimated time: 40 minutes.

5  
6 5. Jennifer Scarlett. Ms. Scarlett is a resident of the South Park neighborhood and would  
7 provide testimony regarding the existing environment in and near the South Park Residential Urban  
8 Village that would be affected by the proposal. Ms. Scarlett would also testify about the probable  
9 significant adverse impacts of the MHA proposal and alternatives that would be specific to the South  
10 Park Neighborhood and the inadequacy of the disclosure and analysis of those impacts and the  
11 alternatives analysis in the MHA EIS. Estimated time: 20 minutes.

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13 6. Rosario Maria Medina. Ms. Medina is a resident of the Georgetown neighborhood and  
14 would provide testimony regarding the existing environment in and near the Georgetown that would  
15 be affected by the proposal. Ms. Medina would also testify about the probable public process for the  
16 MHA proposal and the MHA EIS as it relates to Georgetown residents. Estimated time: 20 minutes.

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18 7. James Rasmussen. James Rasmussen is a member of the Duwamish Tribe and would  
19 testify about the inadequacy of the disclosure and analysis of environmental issues facing the  
20 neighborhoods within the study area along the Duwamish River. Estimated time: 20 minutes.

21  
22 8. Bonnie Williams. Ms. Williams is a resident of the Wallingford neighborhood and  
23 would provide testimony regarding the existing environment in and near the Wallingford Residential  
24 Urban Village that would be affected by the proposal. Ms. Williams would also testify about the  
25 probable significant adverse impacts of the MHA proposal and alternatives that would be specific to  
26 the Wallingford neighborhood and the inadequacy of the disclosure and analysis of those impacts and  
the alternatives analysis in the MHA EIS. Estimated time: 20 minutes.

1           9.       Philip Tavel. Mr. Tavel is a resident of the Morgan Junction neighborhood and would  
2 provide testimony regarding the existing environment in and near the Morgan Junction Residential  
3 Urban Village that would be affected by the MHA proposal. Mr. Tavel would also testify about the  
4 probable significant adverse impacts of the MHA proposal and alternatives that would be specific to  
5 the Morgan Junction neighborhood and the inadequacy of the disclosure and analysis of those impacts  
6 and the alternatives analysis in the MHA EIS. Estimated time: 20 minutes.  
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8           10.       Mira Latoszek. Ms. Latoszek is a resident of the Beacon Hill neighborhood and would  
9 provide testimony regarding the existing environment in and near the North Beacon Hill Urban Village  
10 that would be affected by the proposal. She would also testify as to matters relating to the failure to  
11 analyze the consistency and/or inconsistency of the MHA proposal with the current Comprehensive  
12 Plan and the Beacon Hill Neighborhood Plan. Ms. Latoszek would also testify about the probable  
13 significant adverse impacts of the MHA proposal and alternatives that would be specific to the Beacon  
14 Hill neighborhood and the inadequacy of the disclosure and analysis of those impacts and the  
15 alternatives analysis in the MHA EIS. Estimated time: 20 minutes.  
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17           11.       Talis Abolins. Mr. Abolins is a resident of the North Rainier neighborhood and, if  
18 called, would provide testimony regarding the existing environment in and near the North Rainier  
19 Urban Village that would be affected by the proposal. He would also testify as to matters relating to  
20 the failure to analyze the consistency and/or inconsistency of the MHA proposal with the current  
21 Comprehensive Plan and the North Rainier Neighborhood Plan. Mr. Abolins would also testify about  
22 the probable significant adverse impacts of the MHA proposal and alternatives that would be specific  
23 to the North Rainier neighborhood and the inadequacy of the disclosure and analysis of those impacts  
24 and the alternatives analysis in the MHA EIS. Estimated time: 20 minutes.  
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1           12.     Bill Bradburd. Mr. Bradburd would provide testimony regarding the existing  
2 environment in and near the 23<sup>rd</sup> and Union-Jackson Urban Village that would be affected by the  
3 proposal. Mr. Bradburd would also testify about the probable significant adverse impacts of the MHA  
4 proposal and alternatives that would be specific to the Central District neighborhood and the  
5 inadequacy of the disclosure and analysis of those impacts and the alternatives analysis in the MHA  
6 EIS. Estimated time: 20 minutes.

8           13.     Denise Derr. If called, Ms. Derr would provide testimony regarding the existing  
9 environment in and near the Upper Queen Anne Urban Village that would be affected by the proposal.  
10 Ms. Derr would also testify about the probable significant adverse impacts of the MHA proposal and  
11 alternatives that would be specific to the Queen Anne neighborhood and the inadequacy of the  
12 disclosure and analysis of those impacts and the alternatives analysis in the MHA EIS. Estimated  
13 time: 20 minutes.

15           14.     Dara Ayres. Ms. Ayres will provide testimony regarding the existing environment in  
16 and near the Madison Miller Urban Village that would be affected by the proposal. Mr. Harwell would  
17 also testify about the probable significant adverse impacts related to displacement of the MHA  
18 proposal and alternatives that would be specific to displacement in the Madison Miller neighborhood  
19 and the inadequacy of the disclosure and analysis of those impacts and the alternatives analysis in the  
20 MHA EIS. Estimated time: 20 minutes.

22           15.     Judith Bendich. Ms. Bendich is a resident of the Ravenna-Cowen neighborhood. Ms.  
23 Bendich would provide testimony with respect to the existing environment in and near the Roosevelt  
24 Urban Village that would be affected by the proposal. Ms. Bendich would also testify about the  
25 probable significant adverse impacts of the MHA proposal and alternatives that would be specific to  
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1 the Ravenna–Cowen and Roosevelt neighborhoods and the inadequacy of the disclosure and analysis  
2 of those impacts and the alternatives analysis in the MHA EIS. Estimated Time: 20 minutes.

3 16. Maria Batayola, Owner of Jump Start (organizational development services). Ms.  
4 Batayola has B.A. in Political Science and in Theatre from the University of Washington, and an M.A.  
5 from City University LIOS. Ms. Batayola maintains a family home in the Beacon Hill community,  
6 where she resided for decades. She has remained active in Beacon Hill and the surrounding  
7 community through volunteer, community development and environmental justice activities,  
8 including the Beacon Hill Council, Filipino Community Center, the Beacon Hill Merchants  
9 Association, Seattle’s Race and Social Justice Cabinet, the Community Coalition on Environmental  
10 Justice (co-founder), Co-Founder, Asian Pacific Islander Community Candidates Forum. She may be  
11 called as a fact witness and expert on issues relating to those portions of the FEIS which relate to  
12 environmental conditions in the Beacon Hill and surrounding communities, environmental justice,  
13 community health, gentrification and displacement. Estimated Time: 60 minutes.

14 17. David Moehring. Mr. Moehring is an architect and a resident and Land Use Committee  
15 chair of the Magnolia Community Council. If called, Mr. Moehring would provide testimony with  
16 respect to the inadequacy of the MHA FEIS compared to other recent studies completed in Seattle, as  
17 well as the areas of Seattle where the impacts of height, bulk and scale have not been adequately  
18 considered. Estimated Time: 45 minutes.

19 18. Rick McLaughlin. Mr. McCaughlin was involved with the U District Urban Design  
20 Framework and the University District upzone and will testify about the process and how it compares  
21 to the process for the MHA and the MHA FEIS. Estimated Time: 60 minutes.

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1           19.     Thomas Veith. Mr.Veith will testify about historic structures in the Wallingford  
2 community and the inadequacy of the MHA EIS disclosure and analysis of historic resources.

3 Estimated Time: one hour.

4           20.     Eugenia Woo, Historic Seattle. Eugenia Woo is the Director of Preservation Services  
5 for Historic Seattle in Seattle, Washington. Ms. Woo will testify as an expert witness about  
6 alternatives, the impacts of the MHA proposal on historic resources, and the inadequacy of the MHA  
7 EIS disclosure and analysis associated with historic resource impacts and mitigation. Ms. Woo's  
8 Curriculum Vitae is included in Appellant's exhibit list. Estimated Time: one hour.

9           21.     William Reid, Principal, PNW Economics. Mr. Reid will testify as an expert about the  
10 inadequacy of the MHA EIS disclosure and analysis associated with housing impacts. Mr. Reid's  
11 Curriculum Vitae is included in Appellant's exhibit list. Estimated Time: one hour.

12           22.     Davidya Kasperzyk, AIA, Senior Consultant, Architecture, Urban Design and  
13 Bioregional Planning at Parametrix. Mr. Kasperzyk is an architect and will testify as an expert about  
14 the inadequacy of the MHA EIS disclosure and analysis associated with historic; open space; and  
15 height, bulk, and scale impacts. Mr. Kasperzyk's Curriculum Vitae is included in Appellant's exhibit  
16 list. Estimated Time: 1 ½ hours.

17           23.     Jeff Richardson, University of Washington School of Environmental and Forest  
18 Sciences Post-Doctoral Researcher. Dr. Richardson is a remote sensing and tree canopy assessment  
19 expert, and will testify regarding the City's tree canopy assessments. Mr. Richardson's Curriculum  
20 Vitae is included in Appellant's exhibit list. Estimated Time: 45 minutes.

21           24.     Michael Oxman. Mr. Oxman is a licensed arborist and will testify as an expert witness  
22 regarding the City's past history of and future ability to mitigate for impacts on trees and tree canopy.  
23 Mr. Oxman's Curriculum Vitae is included in Appellant's exhibit list. Estimated Time: 30 minutes.

1           25.     Steve Zemke. Mr. Zemke resides in the City of Seattle and serves on the City’s Urban  
2 Forestry Commission. He will testify concerning the City’s history of policies and ordinances  
3 regarding conservation of trees and tree canopy, and the City’s process for updating those policies and  
4 ordinances. Estimated Time: 30 minutes.

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6           26.     Spencer Howard, Northwest Vernacular. Mr. Howard is a Historic Preservationist,  
7 who co-founded Northwest Vernacular, Inc., in 2017, after spending 14 years as a partner at Artifacts  
8 Consulting, Inc. Mr. Howard has a MS in Historic Preservation from the University of Oregon (2001),  
9 with a concentration in preservation technology and design. He also has a BA in German and Spanish  
10 from the University of Oregon (1999). Mr. Howard may be called to testify on the City’s historic and  
11 cultural resources, including the Mount Baker Park Addition near the North Rainier Urban Village,  
12 and the extent to which the City failed to adequately analyze those resources in the MHA EIS and  
13 failed to consider alternatives that would reduce harm to those resources. Mr. Howard’s Curriculum  
14 Vitae is included in Appellant’s exhibit list. Estimated Time: 45 minutes.

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16           27.     Peter Steinbrueck, Steinbrueck Urban Strategies. Mr. Steinbrueck will testify as an  
17 expert witness about the Steinbrueck Urban Strategies Seattle 2035 Urban Village Study (August  
18 2015), which is listed as an exhibit below. He will testify about the inadequacy of the MHA EIS  
19 disclosure and analysis of alternatives and impacts relevant to land use impacts and relevant to the  
20 Urban Village Study. He will also testify about the history of neighborhood planning and  
21 comprehensive planning to the extent that it is relevant to the MHA proposal and the inadequacy of  
22 the MHA EIS disclosure and analysis of land use impacts. Mr. Steinbrueck’s Curriculum Vitae is  
23 included in Appellant’s exhibit list. Estimated Time: 45 minutes.

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25           28.     Witnesses named by other parties in this matter.  
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1 Appellant reserves the right to call any witness identified by any other party, to call additional  
2 rebuttal witnesses, to call additional witnesses to the extent that it is allowed by the City of Seattle  
3 Hearing Examiner Rules, and to call substitute witnesses if any of the witnesses identified above  
4 become unavailable.

## 6 II. EXHIBIT LIST

7 Appellant identifies the following exhibits it may use at the hearing in this matter:

8 1. Seattle City Council Bill 119184, including Attachments 1 and 2, summary and fiscal  
9 note, and Director's Report.

10 2. Draft Environmental Impact Statement for Seattle Citywide Implementation of  
11 Mandatory Housing Affordability (MHA), June 8, 3017.

12 3. Final Environmental Impact Statement for Seattle Citywide Implementation of  
13 Mandatory Housing Affordability (MHA), November 9, 2017.

14 4. Director's Report, Mandatory Housing Affordability for Residential Development  
15 Legislation (May, 2016).

16 5. Neighborhood Inventories on Historic Seattle's website.  
17 <https://historicseattle.org/neighborhood-inventories/>  
18

19 6. MHA Affordable Housing Production Model Summary (Nov., 2016).

20 7. SDCI Permit Data Warehouse Urban Center/Village Growth Reports

21 8. Seattle Dept. of Construction and Inspections, Tip 257.

22 9. City of Seattle online Interactive Zoning Maps for MHA changes.  
23 <http://seattlecitygis.maps.arcgis.com/apps/MapSeries/index.html?appid=b0167cf4e63149e3b891307>  
24

25 [a41a639e5](http://seattlecitygis.maps.arcgis.com/apps/MapSeries/index.html?appid=b0167cf4e63149e3b891307). SCALE may either present these via interactive computer presentation or may print out  
26 area specific maps from the City of Seattle website for different testimony of different witnesses.

1           10.     Maps from <https://www.kingcounty.gov/services/gis/Maps/imap.aspx>. SCALE may  
2 either present these via interactive computer presentation or may print out area specific maps from the  
3 website.

4           11.     Seattle Office of the City Auditor, Audit of Seattle’s Incentive Zoning for Affordable  
5 Housing (April 13, 2017).

6           12.     FEIS for the Seattle Comprehensive Plan Update (May 5, 2016).

7           13.     Seattle Landmarks list: [http://www.seattle.gov/neighborhoods/programs-and-](http://www.seattle.gov/neighborhoods/programs-and-services/historic-preservation/landmarks/landmark-list)  
8 [services/historic-preservation/landmarks/landmark-list](http://www.seattle.gov/neighborhoods/programs-and-services/historic-preservation/landmarks/landmark-list)  
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10          14.     City of Seattle FEIS for the U District Urban Design Alternatives (Jan. 8, 2015).

11          15.     Excerpts from Swedish Cherry Hill Medical Center Major Institution Master Plan  
12 FEIS (Dec. 11, 2014).

13          16.     Letter from Eugenia Woo, Historic Seattle, to Sam Assefa, OPCD, dated June 30,  
14 2017.

15          17.     Jeff Richardson’s Curriculum Vitae.

16          18.     Michael Oxman’s Curriculum Vitae.

17          19.     Eugenia Woo’s Curriculum Vitae.

18          20.     William Reid’s Curriculum Vitae.

19          21.     Peter Steinbrueck’s Curriculum Vitae.

20          22.     Spencer Howard’s Curriculum Vitae.

21          23.     Landmarks searchable via a map: [http://www.seattle.gov/neighborhoods/programs-](http://www.seattle.gov/neighborhoods/programs-and-services/historic-preservation/landmarks/landmarks-map)  
22 [and-services/historic-preservation/landmarks/landmarks-map](http://www.seattle.gov/neighborhoods/programs-and-services/historic-preservation/landmarks/landmarks-map)  
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24          24.     Lawrence Kreisman’s Curriculum Vitae.

25          25.     Davidya Kasperzyk’s Curriculum Vitae.  
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- 1           26.     Map showing National Register of Historic Places, Washington Heritage Register, and  
2 City of Seattle individually listed properties and historic districts.
- 3           27.     Map showing age-based eligibility (25-years or older) data for properties within the  
4 City.  
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- 6           28.     Map showing surveyor National Register of Historic Places eligibility  
7 recommendations.
- 8           29.     *Seattle 2035 Urban Village Study Final Report*, Steinbrueck Urban Strategies.  
9 (August, 2015).
- 10          30.     Records and maps showing buildings and parcels by year built in areas impacted by  
11 the MHA proposal.
- 12          31.     Memo from Mark Johnsen to Malia Bassett, Apr. 20, 2017.
- 13          32.     SOI Standards: <https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>.
- 14          33.     Memo from Graham to Wilson, Aug. 31, 2017.
- 15          34.     Crown Hill Ballard Open Space and Recreation Plan, with associated documents,  
16 maps and tables (October, 1997).
- 17          35.     Ortho-Photo Series of Ballard Hub Urban Village, showing baseline change over time  
18 (1904, 1937, 1968, and 2015).  
19
- 20          36.     Mapping Historic Ballard (MHB) Project, with associated documents, surveys and  
21 maps (February - March 2016).
- 22          37.     Comments on DEIS Analysis Section 3.3 Aesthetics, West Seattle Junction Urban  
23 Village.  
24
- 25          38.     Kinkol, Jonathan, *Urban Grain: Fostering social and economic diversity through*  
26 *parcelization of large urban development sites.* (2015).

- 1           39.     Seattle City Council Resolution 31762 (Aug. 7, 2017), Proposed Amendments 1, 2  
2 and 3, Summary and Fiscal Note.
- 3           40.     Memo from Sam Assefa, OPCD Director, to City Council PLUZ Committee (July 10,  
4 2017).
- 5           41.     Letter from Christine M. Tobin-Presser to OPCD Director Samuel Assefa dated Jan.  
6 31, 2018 (with enclosures).
- 7           42.     Memo to Seattle City Council PLUZ Committee from Central Staff regarding  
8 Comprehensive Plan Amendments (July 31, 2017).
- 9           43.     Memo to Seattle City Council PLUZ Committee from Central Staff regarding  
10 Comprehensive Plan Amendments (July 20, 2017).
- 11           44.     City of Seattle 2017 Comprehensive Plan Amendment Applications (with  
12 attachments) of Wallingford Community Council, Janine Rees, the Morgan Community Association,  
13 City Neighborhood Council, Neighborhood Planning and Land Use Committee (CNC). Lee Raen  
14 for CNC-NPLUC Wallingford Chamber of Commerce and Wallingford Community Council, Jeffrey  
15 Hummel, Ian Morrison on behalf of Fiorito Family, MoxBay LLC, Ian Morrison, Gregory Hill,  
16 Jimmy Blais, Chris Leman, and Seattle Pacific University.
- 17           45.     Discussion regarding Comprehensive Plan Amendments to Neighborhood Plans.
- 18           46.     Comprehensive Plan Amendments Meeting in a Box Flyer.
- 19           47.     Open House to Discuss Comprehensive Plan Amendments and ADUs Flyer.
- 20           48.     Mayor Burgess’s Executive order 2017-11: Tree Protection.
- 21           49.     Letter from Urban Forestry Commission to Mayor and City Council recommending  
22 tracking tree loss during development (June 24, 2015).
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- 1           50.     Urban Forestry Commission letter on MHA draft EIS recommending setting up a  
2 system to replace trees on or off site or pay a fee in lieu to replace trees (August 2, 2017).
- 3           51.     Letter from Fred Podesta to Councilmember Tim Burgess (June 30, 2016), with  
4 enclosed Response to Statement of Legislative Intent (SLI) 75-1-A-2 on Natural Capital.
- 5           52.     SDCI draft Director’s Rule 21-2017 – Calculating Tree Valuations and Civil  
6 Penalties for Tree Protection: Tree Preservation.
- 7           53.     SDCI- Enforcement Tree Preservation – slide presentation to UFC on Dec 13, 2017  
8 by Faith Lundstrom.
- 9           54.     Presentation on Tree Regulations Research Project and Mayor’s Executive order  
10 given to Seattle Urban Forestry Commission on Nov 1, 2017.
- 11           55.     Digital recording of presentation by SDCI on Nov 1, 2017 to Seattle Urban Forestry  
12 Commission – approximately 1<sup>st</sup> hour of meeting.
- 13           56.     Tree Regulations Research Report Phase 1 Final Report (Sept 26, 2016).
- 14           57.     Tree Regulations Research Project – Phase II Final report (March 31, 2017).
- 15           58.     Tree Regulations Research Project Phase II – slide presentation (March 27, 2017).
- 16           59.     Seattle 2016 LiDAR Canopy Cover Assessment – slide presentation (May 8, 2017).
- 17           60.     2016 Seattle Tree Canopy Assessment – Executive Summary.
- 18           61.     Seattle 2016 LiDAR Canopy Cover Assessment webinar (May 8, 2017).
- 19           62.     Seth Amrhein letter to Sandra Pinto de Bader (Nov 26, 2016).
- 20           63.     2016 Tree Canopy Assessment letter - CM Bagshaw briefing (June 7, 2017).
- 21           64.     Excerpts from *A Preliminary Sketch of Wallingford’s History: 1855 – 1985* (Tom  
22 Veith, Wallingford Heritage Project).
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- 1           65.     Excerpts from *Seattle's Beacon Hill* by *Frederica Merrell and Mira Latoszek* (Arcadia  
2 Publishing Books, 2003) (Excerpts).
- 3           66.     Excerpts from *Seattle's Fremont*, *Helen Divjak* (Arcadia Publishing 2006).
- 4           67.     Excerpts from *Rainier Valley*, by *Rainier Valley Historical Society* (Arcadia  
5 Publishing 2012).
- 6           68.     City of Seattle DNS for adoption of rezone and land use code amendments in the  
7 Ballard Urban Hub Village.
- 8           69.     Ballard Rezone and Development Standards Director's Report (Apr. 29, 2016).
- 9           70.     Ballard Rezone and Development Standards (Aug. 16, 2016).
- 10          71.     Council Bill 118693, Summary and Fiscal Note, and Exhibit A – Ballard Rezone Map.
- 11          72.     Ordinance 125125.
- 12          73.     Design Impact Analysis, Siena Condominium (Oct. 5, 2016).
- 13          74.     Elevations showing current massing and revised for proposed massing of new projects  
14 within the study area up to six blocks each.
- 15          75.     Territorial and distant views showing current views and revised views including  
16 proposed massing of new projects within the study area.
- 17          76.     Sections indicating the relative heights and spacing of current and future proposed  
18 massing.
- 19          77.     Sections of past, present and proposed building massing illustrating the proximate  
20 relations of adjacent structures.
- 21          78.     Lower Duwamish Waterway Source Control DOE flyer.
- 22          79.     Plat Maps near Duwamish Waterway.
- 23          80.     Duwamish Valley Cumulative Health Impacts Analysis: Community Fact Sheet.
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- 1           81.     Seattle’s South Park by Amanda Zahler, Anna Marti, and Gary Thomsen (2006).
- 2           82.     Letter from Sam Assefa to Duwamish Valley Neighborhood Preservation Coalition
- 3     dated June 20, 2017.
- 4           83.     Mandatory Housing Affordability EIS Scoping Summary (November 9, 2016).
- 5           84.     CAM3000.
- 6           85.     E-mail from Mark Johnson re Seattle MHA Updated, (Sep. 9, 2016).
- 7           86.     Chapter 3.5 Historic Resources.
- 8           87.     First Hill Zones and Landmarks.
- 9           88.     First Hill TDP Memo, Apr. 2018.
- 10          89.     Historic Seattle Comp. Plan Resp. Oct. 30, 2015.
- 11          90.     Memo 9916, Att. 18.
- 12          91.     Older Smaller Better, Executive Summary, May 2014.
- 13          92.     Seattle Fact Sheet, Preservation Green Lab.
- 14          93.     CAI HALA Community Attributes Inc Economic Analysis Summary Memorandum
- 15     (2016).
- 16          94.     How MHA Works.
- 17          95.     City of Seattle Director’s Tip 257.
- 18          96.     Lund Consulting Neighborhood Conservation District Study (2014).
- 19          97.     Ballard Survey 1997.
- 20          98.     Historic Ballard Map.
- 21          99.     City of Bellevue, Ordinance 4269 Amending Chapter 20.20 of the Bellevue City Code
- 22     (Land Use Code)
- 23          100.    Alternate Proposal Developed by Madison-Miller Community.
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- 1 111. North Rainier Hub Urban Village Baseline Report (Seattle, March, 2009)
- 2 112. North Rainier Neighborhood Plan (February 1999).
- 3 113. North Rainier Neighborhood Plan Update (January 2010)
- 4 114. Seattle Transit Communities: Integrating Neighborhoods With Transit (Seattle
- 5 Planning Commission, 2010).
- 6
- 7 115. Mount Baker Town Center Urban Design Framework (Seattle DPD, October 2011).
- 8 116. North Rainier Urban Village Assessment (Berk Consulting; April, 2015)
- 9 117. Letter from Bruce Harrell to Mayor Murray (July 8, 2015).
- 10 118. Aerial Photos
- 11 119. Mount Baker Station Area Open Space Nexus Analysis, Seattle DPD.
- 12 120. Letter from Jennifer Ott, Friends of Seattle Olmsted Parks (December 2, 2014)
- 13 121. Letter from Seattle Pedestrian Advisory Board in support of Friends of Mount Baker
- 14 Town Center.
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- 16 122. Photos – Hao Mai Vietnamese Preschool Play Areas (Mount Baker Lofts; Rainier
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- 18 123. Letters to Mayor’s Office Re: Mercy Housing Project (2017)
- 19 124. The Mount Baker Park Addition, A Historic Intersection of People and Place
- 20 (Friends of Mount Baker Town Center, 2017) online at: [www.towncenterfriends.org](http://www.towncenterfriends.org)
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- 22 125. Mount Baker Historic Context Statement, City of Seattle Department of
- 23 Neighborhoods (May 2004)
- 24 126. Confronting Concentrated Poverty With a Mixed-Income Strategy (U.S. Department
- 25 of Housing and Urban Development (2013).
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- 1            127.    Mount Baker Town Center Design Review Guidelines (as adopted by the City of  
2 Seattle).
- 3            128.    Accessible Mount Baker Plan Sheets (City of Seattle, SDOT)
- 4            129.    Development at 2813 4th Ave. W.
- 5            130.    LeVine Exceptional Tree.
- 6            131.    LeVine Map.
- 7            132.    Proving Disparate Impact in Fair Housing Cases After Inclusive Communities, Robert  
8 G. Schwemm & Calvin Bradford.
- 9            133.    Madison-Miller Residential Urban Village, Existing Affordable Units at Risk for  
10 Displacement.
- 11            134.    Program to Spur Low-Income Housing is Keeping Cities Segregated, *New York Times*,  
12 Jul. 2, 2017.
- 13            135.    In Fair Housing Act Case, Supreme Court Backs ‘Disparate Impact’ Claims, Jun. 25,  
14 2015.
- 15            136.    Supreme Court v. Neighborhood Segregation, Jun. 25, 2015.
- 16            137.    Website: Seattle City Council Affordable Housing Affordable Workforce Housing  
17 <https://www.seattle.gov/council/issues/affordable-housing>
- 18            138.    Final Report Seattle Affordable Housing Incentive Program Economic Analysis  
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1 [https://www.seattle.gov/Documents/Departments/Council/Issues/Seattle\\_R\\_Nexus-ARD-](https://www.seattle.gov/Documents/Departments/Council/Issues/Seattle_R_Nexus-ARD-051315.pdf)  
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3 140. Memorandum May 18, 2015 Subject: Seattle Affordable Housing Nexus Study  
4 Economic Impact Analysis for Low- and Mid-Rise Residential, MixedUse and Non-Residential  
5 Prototypes David Paul Rosen & Associates

6 [https://www.seattle.gov/Documents/Departments/Council/Issues/Seattle\\_M\\_Draft-Econ-](https://www.seattle.gov/Documents/Departments/Council/Issues/Seattle_M_Draft-Econ-Impact_051815.pdf)  
7 [Impact\\_051815.pdf](https://www.seattle.gov/Documents/Departments/Council/Issues/Seattle_M_Draft-Econ-Impact_051815.pdf)

8 141. Memorandum September 12th, 2014 Re: Recommendations for implementation of  
9 an Affordable Housing Linkage Fee From: Rick Jacobus and Joshua Abrams, Cornerstone  
10 Partnership [http://clerk.seattle.gov/~public/meetingrecords/2014/plus20140916\\_1a.pdf](http://clerk.seattle.gov/~public/meetingrecords/2014/plus20140916_1a.pdf)

11 142. Seattle City Council Resolution Number: 31551 A RESOLUTION stating the City's  
12 intent to implement an affordable housing linkage fee program, establishing policy parameters for  
13 such a program, and directing the Department of Planning and Development and the Office of  
14 Housing to develop regulations implementing an affordable housing linkage fee program. Date  
15 adopted by Full Council: October 20, 2014 [http://clerk.seattle.gov/~scripts/nph-](http://clerk.seattle.gov/~scripts/nph-brs.exe?s1=&s3=31551&s2=&s4=&Sect4=AND&l=20&Sect5=RESNY&Sect6=HITOFF&d=RESF&p=1&u=%2F~public%2Fresny.htm&r=1&f=G)  
16 [brs.exe?s1=&s3=31551&s2=&s4=&Sect4=AND&l=20&Sect5=RESNY&Sect6=HITOFF&d=RES](http://clerk.seattle.gov/~scripts/nph-brs.exe?s1=&s3=31551&s2=&s4=&Sect4=AND&l=20&Sect5=RESNY&Sect6=HITOFF&d=RESF&p=1&u=%2F~public%2Fresny.htm&r=1&f=G)  
17 [F&p=1&u=%2F~public%2Fresny.htm&r=1&f=G](http://clerk.seattle.gov/~scripts/nph-brs.exe?s1=&s3=31551&s2=&s4=&Sect4=AND&l=20&Sect5=RESNY&Sect6=HITOFF&d=RESF&p=1&u=%2F~public%2Fresny.htm&r=1&f=G)

18 143. Map The following map illustrates where the linkage fee would be applied in multi-  
19 family and commercial development in the city.

20 <https://www.seattle.gov/Images/Council/Issues/Affordable%20Housing/linkagefeemaplarge.jpg>

21 144. City of Bellevue Affordable Housing Strategy Appendices April 2017

22 [https://planning.bellevuewa.gov/UserFiles/Servers/Server\\_4779004/File/pdf/PCD/MFTE%20and%20](https://planning.bellevuewa.gov/UserFiles/Servers/Server_4779004/File/pdf/PCD/MFTE%20and%20Housing/Compiled_Appendices.pdf)  
23 [Housing/Compiled\\_Appendices.pdf](https://planning.bellevuewa.gov/UserFiles/Servers/Server_4779004/File/pdf/PCD/MFTE%20and%20Housing/Compiled_Appendices.pdf)

- 1           145. City of Bellevue, Ordinance 4269 Amending Chapter 20.20 of the Bellevue City  
2 Code (Land Use Code) Affordable Housing  
3 <https://bellevue.municipal.codes/enactments/Ord4269/media/original.pdf>  
4  
5           146. Uptown EIS (COS0006206).  
6           147. MHA Development Capacity Calculation (COS006125).  
7           148. MHA no SF Capacity Calculation FEIS (COS0006182).  
8           149. Land Use Model Inputs.accdb (COS0007751).  
9           150. Devcap analysis.accdb (COS0007790).  
10           151. HALA zoning.mdb (COS0007740).  
11           152. 2016\_1206 EIS Overview Alternatives v.3 (OCS004170).  
12           153. 2016\_1206 EIS Overview Alternatives v.5 (COS 0041681).  
13           154. BERK Questions V5. (COS0041657).  
14           155. MHA EIS Alternative2 Green Lake (COS0049138).  
15           156. MHA EIS Alternative 3 Green Lake (COS0049155).  
16           157. HALA EconAnaly\_Draft SOW\_25Apr16 (COS0039007).  
17           158. Prelim\_scope (COS0039082).  
18           159. HALA-LU-EIS\_DraftSOW-final (COS0039332).  
19           160. Elementary School Photo.  
20           161. Wallingford Photos.  
21           162. Wallingford Graphics.  
22           163. Fauntleroy Photos.  
23           164. Memo from Kemp to Hayman, May 8, 2017.  
24           165. Memo Johnson to Graham May 5, 2017.

- 1 166. Central Area Action Plan.
- 2 167. Central Area Built Environment.
- 3 168. Upzones Occur in Poorer Neighborhoods.
- 4 169. Public Engagement (07-28-2017).
- 5 170. Historic Seattle to OPCD, Aug. 4, 2017.
- 6 171. The Fremont Neighborhood Plan.
- 7 172. Historic Buildings Wallingford.
- 8 173. Map of Wallingford Historic Buildings.
- 9 174. Wallingford Capacity Analysis 2015.
- 10 175. Wallingford Comp. Plan Amendment App.
- 11 176. Wallingford Historic Buildings Exhibit.
- 12 177. Wallingford Position.
- 13 178. Wallingford UV.
- 14 179. Westwood-Highland Park- Preferred Alternative with exhibit photo numbers.
- 15 180. Westwood-Highland Park UV photos.
- 16 181. WWHP zone map.
- 17 182. Parcel Totals and Redevelopable Totals in Central Area
- 18 183. McGee, Henry *Seattle's Central District, 1990-2006: Intergration or Replacement?*
- 19 (2007)
- 20 184. Comparison Cities MHA with Map (Dec. 2017)
- 21 185. MHA FEIS: Affordable Housing Unit Production
- 22 186. Seattle Office of Housing Annual Investments Report (March 2018).
- 23 187. Seattle Historic Sites – Central Area (DON website search results)

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188. Exhibits that are identified by other parties in this matter.

189. Appellant intends to rely on and submit either portions of or the entire City of Seattle Comprehensive Plan (both past versions and current Seattle 2035 Plan), the City’s Neighborhood Plans (both past versions and current versions) and the City and neighborhood design guidelines.

In addition to the exhibits identified above, appellant reserves the right to introduce exhibits identified by any other party, to introduce additional exhibits as allowed by the City of Seattle Hearing Examiner Rules, and to introduce additional exhibits during cross-examination or rebuttal.

Dated this 13th day of June, 2018.

Respectfully submitted,  
BRICKLIN & NEWMAN, LLP

By:   
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