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BEFORE THE HEARING EXAMINER  
FOR THE CITY OF SEATTLE

In the Matter of the Appeals of	)	Hearing Examiner File:
	)	<b>W-17-006 through</b>
WALLINGFORD COMMUNITY	)	W-17-014
COUNCIL, ET AL.	)	
	)	
Of Adequacy of FEIS Issued by the	)	
Director, Office of Planning and	)	
Community Development	)	
	)	

FRIENDS OF RAVENNA-COWEN

TRANSCRIPT EXCERPTS OF ALEX GAGNON

Page 253

1 MR. BRICKLIN: You need a (inaudible).  
 2 UNIDENTIFIED SPEAKER: Oh. That one.  
 3 MS. BENDICH: This one. I have to find it. I'm sorry.  
 4 THE WITNESS: We're good. We're good. I got -- we're  
 5 under control.  
 6 MS. BENDICH: I'm glad there's still water in there.  
 7 THE WITNESS: We're under control.  
 8 MS. BENDICH: Okay.  
 9 THE WITNESS: I believe this is page 383.  
 10 MS. BENDICH: And --  
 11 MR. BRICKLIN: So this is Exhibit 3 you are now --  
 12 MS. BENDICH: This is Exhibit 3 of the 2035 Comprehensive  
 13 Plan.  
 14 **Q. (By Ms. Bendich) And is that the Roosevelt Urban Village?**  
 15 A. Yeah. As far as my knowledge, that's the Roosevelt Urban  
 16 Village, and specifically it maintains the boundary along  
 17 15th Avenue Northeast, consistent with the petition and all  
 18 the hard work of people in our neighborhood, the letters  
 19 from the Ravenna-Bryant Community Association, and the  
 20 letters of endorsement that went all the way up to the  
 21 Northeast District Council.  
 22 **Q. Okay. So if you would take a look at Exhibit 156, which is**  
 23 **the one that has the City's answers to Friends of**  
 24 **Ravenna-Cowen's first request for admissions. Do you have**  
 25 **that in front of you?**

Page 254

1 A. I do. I believe it's marked Exhibit (inaudible)?  
 2 **Q. Could you turn to page 3?**  
 3 A. Yeah.  
 4 **Q. Okay. So -- and just tell us what Request for Admission**  
 5 **No. 8 says and what the answer is.**  
 6 A. The Seattle City Council did not adopt and did not include  
 7 the area described in Request No. 2, No. 7 -- Request 2,  
 8 No. 7, above in the final 2035 Comprehensive Plan of the  
 9 FLUM, the Roosevelt Urban Village. See the 2035  
 10 Comprehensive Plan adopted by the city council at the  
 11 website there. Answer: Admit.  
 12 **Q. Okay. And it refers to Request for Admissions No. 7. So**  
 13 **could you just read that out? The one right above it.**  
 14 A. Request for Admissions No. 7: As of a future land use map  
 15 of the Roosevelt Urban Village, the proposed 2030  
 16 Comprehensive Plan that Mayor Murray submitted to the city  
 17 council included the area between Northeast 65th and  
 18 Northeast 62nd Street and between the eastern side of  
 19 15th Avenue and 17th Avenue Northeast.  
 20 **Q. And that's --**  
 21 A. Answer: Admit.  
 22 **Q. Admitted. So the city council did not adopt the future land**  
 23 **use map that was proposed by Mayor Murray.**  
 24 **Now, shortly after, could you tell us what happened after**  
 25 **that? After you went through this Comprehensive Plan**

Page 255

1 **process, did you think, wow, things are going to be okay?**  
 2 A. I was cautiously optimistic. I mean, we had -- we and many  
 3 other people in the neighborhood had worked really hard to  
 4 put this together, right? We're doing this all in our off  
 5 time. We have a growing family. I'm pre-tenure faculty at  
 6 the University of Washington with a lot of staff and grants  
 7 to take care of. We'd sort of been hustling this together,  
 8 and there had been a lot of -- a lot of work to educate  
 9 ourselves and to try to make our voices heard, and I was  
 10 cautiously optimistic based on this that we -- that we were  
 11 in conversation with the City and that -- that there's  
 12 something that we could do and that they might listen.  
 13 **Q. Okay. So they -- just for your information, the**  
 14 **Comprehens- -- the 2035 Comprehensive Plan was adopted by**  
 15 **the city council on October 28th. What happened on**  
 16 **October 28th?**  
 17 A. Well, in the week of October 28th, I believe the 28th is a  
 18 Friday. In the week of October 28th I found out, I believe  
 19 on the 27th, that there was a meeting that had not been  
 20 publicized in our neighborhood. It was a focus -- some  
 21 version of a focus group that was to get -- nominally to get  
 22 input about specific, detailed, block-by-block land use  
 23 changes in our neighborhood. And when I found out about  
 24 this, I downloaded the map from the HALA website -- I  
 25 believe this is part of the MHA HALA process -- and the

Page 256

1 lines were right back where they had been in the beginning.  
 2 It was as if all the things that we had done were thrown out  
 3 the window.  
 4 **Q. If you could pass this over.**  
 5 A. And that, on top of the fact that the meeting hadn't been  
 6 publicized, it had not been -- that it had been -- the City  
 7 had asked the organizers of the meeting to hand-pick  
 8 participants, together those two things were very  
 9 disheartening.  
 10 **Q. Okay.**  
 11 MS. BENDICH: If we could have that exhibit marked,  
 12 please.  
 13 MR. BRICKLIN: 161.  
 14 HEARING OFFICER: 161.  
 15 (Exhibit No. 161 marked for identification)  
 16 MS. BENDICH: Exhibit 161.  
 17 **Q. (By Ms. Bendich) Do you have Exhibit 161 in front of you,**  
 18 **Mr. Gagnon?**  
 19 A. Yes.  
 20 **Q. Okay. And is this the map you were referring to that**  
 21 **came -- that you got actually even before the city council**  
 22 **had adopted the 2035 --**  
 23 A. Yeah.  
 24 **Q. -- Comprehensive Plan?**  
 25 A. Yeah. I probably saw it on Wednesday or Thursday of that



1 week.

2 **Q. So --**

3 A. If I'm recalling the dates correctly.

4 **Q. So if you could direct us here to -- and I just want to talk**

5 **about the section that is east of 15th Avenue Northeast and**

6 **south of 65th Street, Northeast 65th Street. Could you tell**

7 **us where that is on this map?**

8 A. Yeah. So again, on this map, for -- to help orient you

9 again, 65th Street dissects the map into north and south

10 quadrants. And the region that we're talking about is my

11 neighborhood and the area of my neighbors, which is east of

12 15th Avenue Northeast here, north of the park and south of

13 65th. And again, this area is now encased by these dashed

14 now orange-ish lines, I guess, showing expansion of the

15 urban village and land use changes that coincide with that

16 expansion.

17 **Q. Okay. So just to be really clear here, here we see --**

18 **toward the bottom, we see some green. Is that Ravenna Park**

19 **and Cowen Park?**

20 A. That is, yes. I'm seeing that as the Cowen Park and Ravenna

21 Park. That's right.

22 **Q. And where there is this white line coming down, is that**

23 **right through what looks like Ravenna Park and Cowen Park,**

24 **is that 15th Avenue Northeast?**

25 A. That's correct.

1 **Q. (By Ms. Bendich) Since you obtained it from the website**

2 **before the Comprehensive Plan was completed, do you assume**

3 **that this map was drafted before that?**

4 A. I -- I downloaded this before the 28th, and so all those

5 things seem consistent with this being drafted before the

6 end of the --

7 **Q. Okay. And drawing your attention now, have you also seen**

8 **the proposed MHA EIS for this expansion area?**

9 A. I have. I have. Well, I have at least seen it in the

10 region that is our neighborhood east of 15th.

11 **Q. And is that Appendix H, page 71 of Exhibit 1, which is the**

12 **MHA FEIS?**

13 A. It looks --

14 **Q. I'll just show it to you.**

15 A. Yeah. Let me see it. But that looks familiar.

16 HEARING OFFICER: And that's Exhibit 2?

17 MS. BENDICH: Is that Exhibit 2? Oh, sorry. I misspoke.

18 It's Exhibit 2.

19 **Q. (By Ms. Bendich) So just looking at what I'll just call the**

20 **preferred plan, and if you could give us the page number?**

21 A. I believe that's H.71 COS, Sub 002228.

22 **Q. So when you were saying that you went to -- let's just go**

23 **back in time here when you learned about this map, the one**

24 **that's Exhibit 161, you were talking about a meeting that**

25 **nobody had been invited to. Could you expand on that,**

1 **Q. And then the border to the north of Ravenna Park, what**

2 **street is that? Is that Northeast 62nd Street?**

3 A. Yeah. That's probably Northeast 62nd Street, yes.

4 **Q. And over to the east of that, it's all tan. Do you see that**

5 **tan color?**

6 A. That's right. That's right.

7 **Q. And then along 15th Avenue Northeast, do you see some darker**

8 **brown with cross-hatching?**

9 A. That's correct. And -- yeah.

10 **Q. And then to the north of that there's dark orange; is that**

11 **right?**

12 A. That's right. That's right.

13 **Q. Now, just --**

14 A. And the cross-hatching, I believe, indicates regions that

15 are going up more than just a single zone up. I believe

16 that indicates a larger increase in zoning or change than

17 just a typical usual one unit up.

18 **Q. And it says it. Does it say --**

19 A. It says that in the zoning changes legend on the lower left

20 corner.

21 **Q. So apparently, at some point here this was prepared before**

22 **even the 2035 Comprehensive Plan was completed; is that**

23 **correct? I mean, I --**

24 MR. JOHNSON: Objection. Foundation.

25 MS. BENDICH: Okay.

1 **please?**

2 A. Yeah. Yeah. And I want to clarify what "nobody had been

3 invited to" -- so there was a meeting that turned out was a

4 detailed opportunity for participants of the meeting to give

5 block-by-block suggestions for land use. And as far as I

6 know, that was the only detailed place where there was

7 really a structured way to give that sort of feedback to the

8 City from the neighborhood about the MHA and these draft

9 zoning changes. And the way that I heard about that meeting

10 was that a participant leaked that they were going to it to

11 me by email. And subsequent to that, that was roughly the

12 day before, and I was knocking on doors at 6:00 a.m. the day

13 of that meeting on Saturday to let our neighbors know that

14 it was happening, and some of us were able to -- those

15 people who were around were able to crash the meeting so

16 that I could be there and at least a few people from the

17 neighborhood could be there.

18 **Q. So the original meeting, did you learn that nobody from the**

19 **proposed expansion area had been invited to this meeting?**

20 A. I don't know the full list of who was invited, but I did not

21 meet anyone from my neighborhood that I know of that was

22 invited. And by my -- by expansion -- by my neighborhood, I

23 mean the expansion area east of 15th Avenue Northeast and

24 south of 65th bounded by the park on the south side.

25 **Q. What was your reaction when you learned about this?**