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BEFORE THE HEARING EXAMINER
CITY OF SEATTLE

In the Matter of the Appeal of the:

**QUEEN ANNE COMMUNITY
COUNCIL**

of the Final Environmental Impact
Statement for the Citywide Implementation
of ADU-FEIS.

Hearing Examiner File W-18-009

SEATTLE CITY COUNCIL’S
PRELIMINARY WITNESS AND
EXHIBIT LIST

Respondent Seattle City Council (the “City”) submits the following preliminary lists of witnesses and exhibits. The City is the Respondent in this matter and will be presenting witnesses testimony and documentary evidence in response to Appellant’s case-in-chief. Accordingly, the witnesses and exhibits identified in this list are based solely on the City’s limited understanding of the Appellant’s allegations to-date. As such, the City has not made a final determination as to the witnesses it may call or the exhibits it may present at hearing. The City reserves the right to amend, refine, or expand its list as Appellant develops its claims and following submittal of Appellant’s preliminary and final lists and the completion of discovery.

I. WITNESSES

The City’s preliminary witness list is set for below. If, for any reason, any of the listed witnesses becomes unavailable for hearing, the City reserves the right to substitute with another witness with similar qualifications, expertise, or familiarity with the issue on review. Additionally, the City reserves the right to call rebuttal fact and/or expert witnesses who are not listed below and to call as a witness any of the witnesses listed by

1 the Appellant. Any of the potential witnesses identified may be contacted through the
2 City's counsel.

3 This preliminary list of witnesses is extensive because of the limited information
4 the City has about the Appellant's case-in-chief. It is likely that the City will not call one
5 or more witnesses listed based upon what the City eventually learns from the Appellant's
6 preliminary and final witness and exhibit lists, from ongoing discovery, and from
7 Appellant's presentation of its case-in-chief at hearing. Accordingly, the City reserves the
8 right to add or delete any witnesses at the time it submits its final witness list or as
9 otherwise authorized by the Hearing Examiner.

10 Additionally, because the City is a respondent in this matter, the scope and
11 duration of each of its witnesses' testimony will be responsive to the Appellant's claims in
12 its case-in-chief. At this stage in the proceeding, Appellant has not adequately disclosed
13 its intentions to allow the City to meaningfully estimate the duration and scope of the
14 testimony of each of its witnesses. The City intends to present its case within the confines
15 of the time limits set by the Examiner. However, the extent to which each City witness
16 will testify within that time limit, and the scope of each testifying witness's testimony,
17 cannot yet be determined.

18 1. **Aly Pennucci:** Ms. Pennucci is a Supervising Analyst with the Seattle City
19 Council Central Staff in land use, housing, and economic development. Ms. Pennucci was
20 the project lead on behalf of the Seattle City Council (the lead agency responsible for the
21 FEIS) reviewed all of its chapters, and worked with the various subject matter experts to
22 develop the FEIS. Ms. Pennucci may be called to provide fact testimony about the FEIS,
23 its development, its substantive conclusions, as well as the City's compliance with SEPA
24 and typical practices in developing non-project action EISs.

25

1 2. **Nick Welch:** Mr. Welch is a Senior Planner, Office of Planning and
2 Community Development (“OPCD”), at the City of Seattle. Mr. Welch was OPCD’s
3 project lead for the FEIS, reviewed all of its chapters, and worked with the various subject
4 matter experts to develop the FEIS. Mr. Welch may be called to provide fact testimony
5 about the FEIS, its development, its substantive conclusions, as well as the City’s
6 compliance with SEPA and typical practices in developing non-project action EISs.

7 3. **Adam Teepe:** Mr. Teepe is a Project Manager at HDR, which was the
8 lead EIS consultant responsible for developing the FEIS. Mr. Teepe was HDR’s project
9 lead for the FEIS and was a primary and contributing author for its various chapters. As
10 project lead for HDR, Mr. Teepe worked with the other consulting firms and subject
11 matter experts that were primary or contributing authors or provided research and analysis
12 for the EIS. Mr. Teepe may be called to provide fact testimony regarding the FEIS, its
13 development, its substantive conclusions, and compliance with SEPA. Mr. Teepe’s
14 resume is included in Attachment A.

15 4. **Rona Spellecacy:** Ms. Spellecacy is Senior Environmental Project
16 Manager with HDR, which was the lead EIS consultant responsible for developing the
17 FEIS. She was a contributing author and reviewed and provided input on the work of
18 other consulting firms and subject matter experts that were primary or contributing
19 authors or provided research and analysis for the EIS. Ms. Spellecacy may be called to
20 provide fact and expert testimony regarding the FEIS, its development and substantive
21 conclusions, compliance with SEPA, and comparison to industry practice and other EISs.
22 Ms. Spellecacy’s resume is included in Attachment B.

23 5. **Oliver Kuehne:** Mr. Kuehne is Senior Planner-Urban Designer at HDR.
24 Mr. Kuehne contributed to the development of the aesthetics and land use impact analysis
25 in the FEIS, including but not limited to preparing graphic representations of the proposal

1 that were utilized in the analysis. Mr. Kuehne may be called to provide fact and expert
2 testimony regarding these aspects of the FEIS, their development and substantive
3 conclusions, compliance with SEPA, and comparison to industry practice and other EISs.
4 Mr. Kuehne's resume is included in Attachment C.

5 6. **Amalia Leighton Cody:** Ms. Leighton Cody is an engineer and planner
6 with Toole Design Group and its Seattle Office Director. Ms. Leighton Cody directed the
7 work for the analysis in the FEIS of the potential impacts on transportation, parking, and
8 public services and utilities. She may be called to provide fact and expert testimony
9 regarding these aspects of the FEIS, their development and substantive conclusions,
10 compliance with SEPA, and comparison to industry practice and other EISs. Ms.
11 Leighton Cody's resume is included in Attachment D.

12 7. **Morgan Shook:** Mr. Shook is Project Director and Partner with
13 ECONorthwest. Mr. Shook was a contributing author of and directed the work for the
14 analysis in the FEIS of potential impacts on housing and socioeconomics. He may be
15 called to provide fact and expert testimony regarding these aspects of the FEIS, their
16 development and substantive conclusions, compliance with SEPA, and comparison to
17 industry practice and other EISs. Mr. Shook's resume is included in Attachment E.

18 8. **Adam Domanski:** Dr. Domanski is Project Director with ECONorthwest.
19 Dr. Domanski was a contributing author of and directed the work for the analysis in the
20 FEIS of potential impacts on housing and socioeconomics. He may be called to provide
21 fact and expert testimony regarding these aspects of the FEIS, their development and
22 substantive conclusions, compliance with SEPA, and comparison to industry practice and
23 other EISs. Dr. Domanski's resume is included in Attachment F.

24 9. **John Shaw:** Mr. Shaw is a Senior Transportation Planner with the City of
25 Seattle's Department of Construction and Inspections. Mr. Shaw reviewed the work of

1 consulting firms and subject matter experts and contributed to the analysis in the FEIS of
2 transportation and parking impacts and other matters. He may be called to provide fact
3 testimony regarding these aspects of the FEIS, their development and substantive
4 conclusions, compliance with SEPA, and comparison to other environmental review
5 conducted by the City.

6 10. **Mary Catherine Snyder:** Ms. Snyder is a Parking Strategic Advisor with
7 the City of Seattle’s Department of Transportation. Ms. Snyder reviewed the work of
8 consulting firms and subject matter experts and contributed to the analysis in the FEIS of
9 transportation and parking impacts and other matters. She may be called to provide fact
10 testimony regarding these aspects of the FEIS, their development and substantive
11 conclusions, compliance with SEPA, and comparison to other environmental review
12 conducted by the City

13 11. **Gordon Clowers:** Mr. Clowers is a Senior Urban Planner with the City of
14 Seattle’s Department of Construction and Inspections. Mr. Clowers reviewed the work of
15 consulting firms and subject matter experts and contributed to the analysis in the FEIS of
16 transportation and parking impacts, land use and aesthetics, housing and socioeconomics
17 and other matters. He may be called to provide fact testimony regarding these aspects of
18 the FEIS, their development and substantive conclusions, compliance with SEPA, and
19 comparison to other environmental review conducted by the City.

20 12. **Kevin Burrell and/or Ben Marré:** Mr. Burrell is Strategic Advisor with
21 Seattle Public Utilities. Mr. Marré is Division Director, Drainage and Wastewater
22 Planning and Program Management with Seattle Public Utilities. Both reviewed the work
23 of consulting firms and subject matter experts and contributed to the analysis in the FEIS
24 of potential impacts to public services and utilities. Both may be called to provide fact
25 testimony regarding these aspects of the FEIS, their development and substantive

1 conclusions, compliance with SEPA, and comparison to other environmental review
2 conducted by the City.

3 13. **Sarah Sodd:** Ms. Sodd is the City Historic Preservation Officer at the City
4 of Seattle. Ms. Sodd reviewed the work of consulting firms, subject matter experts, and
5 EIS authors related to the analysis in the FEIS of potential impacts to historic resources.
6 She may be called to provide fact testimony regarding these aspects of the FEIS, their
7 development and substantive conclusions, compliance with SEPA, and comparison to
8 other environmental review conducted by the City.

9 II. EXHIBITS

10 The City has already filed its list of core exhibits on January 22, 2019. In addition
11 to the core exhibits, the City preliminarily designates the following list of exhibits. The
12 City reserves the right to submit a final list consistent with the case schedule that adds or
13 deletes any exhibits identified herein. Additionally, the City reserves the right to: (1) offer
14 any exhibit produced by any party in discovery; (2) offer any exhibit identified by another
15 party; (3) offer any rebuttal exhibits as allowed by the Hearing Examiner; and (4) offer
16 illustrative exhibits.

- 17 1. Ordinance No. 123141, November 4, 2009;
- 18 2. Resolution No. 31547, October 13, 2014;
- 19 3. Resolution No. 31546, September 23, 2014;
- 20 4. Seattle Department of Planning and Development, Removing Barriers to
21 Backyard Cottages, October 2015;
- 22 5. Seattle Civil Rights Project, Catherine Silva, University of Washington,
23 2009;
- 24 6. Data selected from U.S. Census Bureau, Survey of Income and Program
25 Participation, 2014 Panel, Wave 1, 2014;

- 1 7. Data selected from U.S. Census Bureau, American Community Survey, 5-
2 Year Estimates, 2016;
- 3 8. Data from the U.S. Census, ACS 5-year Estimates, 2012–2016;
- 4 9. WA State Office of Financial Management, Population of Cities, Towns
5 and Counties, April 1, 2017;
- 6 10. Report and accompanying data from Dupre + Scott Apartment Advisors,
7 2017;
- 8 11. King County Assessments Data Download, 2018;
- 9 12. Puget Sound Regional Council, Regional Macroeconomic Forecast, 2015;
- 10 13. Accessory Dwelling Unit Survey for Portland, Eugene, and Ashland,
11 Oregon, Final Methodology and Data Report, September 2013;
- 12 14. City of Seattle, Backyard Cottages Annual Report, December, 2014;
- 13 15. Seattle Tree Canopy Assessment, 2016;
- 14 16. Parks and Open Space Plan, August 7, 2017;
- 15 17. ISS Survey, 1st Report 2018, Accessory Dwelling Units in Portland,
16 Oregon (Gebhardt, M., Gilden, B., and Kidron, Y), June 2018;
- 17 18. Horn, T., D. Elliott, & A. Johnson, Accessory Dwelling Unit Survey for
18 Portland, Eugene, and Ashland, Oregon, 2013;
- 19 19. Tip 117: Parking Waiver for Accessory Dwelling Units, Seattle
20 Department of Construction and Inspections, May 12, 2011;
- 21 20. City of Seattle Bicycle Master Plan, Seattle Department of Transportation,
22 April 2014;
- 23 21. Columbia City Parking Management Program: Parking Demand Surveys,
24 November 29, 2016;
- 25 22. City of Seattle Transit Master Plan, Adopted 2012, Amended 2016;

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PETER S. HOLMES
Seattle City Attorney

/s/Jeff Weber
Jeff Weber, WSBA No. 24496
Assistant City Attorney
Seattle City Attorney's Office

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Attorneys for Seattle City Council

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Hearing Examiner File W-18-009

CERTIFICATE OF SERVICE

I, Amanda Kleiss, declare as follows:

That I am over the age of 18 years, not a party to this action, and competent to be a witness herein;

That I, as paralegal in the office of Van Ness Feldman, caused true and correct copies of the following documents to be delivered as set forth below:

- 1. City of Seattle’s Preliminary Witness and Exhibit List;
- 2. Certificate of Service;

and that on January 31, 2019, I addressed said documents and deposited them for delivery as follows:

SEATTLE HEARING EXAMINER
Barbara Dykes Ehrlichman
Hearing Examiner
700 Fifth Avenue, Suite 4000
Seattle, WA 98104

By Web Portal

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QUEEN ANNE COMMUNITY COUNCIL
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QUEEN ANNE COMMUNITY COUNCIL
Jeffrey M. Eustis
Law Offices of Jeffrey M. Eustis
4616 – 25th Avenue NE, No. 608
Seattle, WA 98105
Eustislaw@comcast.net

By Email

I certify under penalty of perjury under the laws of the State of Washington that
the foregoing is true and correct.

EXECUTED at Seattle, Washington on this 31st day of January, 2019.

/s/ Amanda C. Kleiss
Declarant

ATTACHMENT A



Adam K. Teepe

Senior Environmental Scientist

Adam has extensive experience working on the production of NEPA and SEPA documentation for numerous federal and WA state clients, including the United States Air Force, National Security Agency, Department of Energy, Federal Aviation Administration, Washington State Department of Transportation, City of Seattle, Skagit County, Bureau of Reclamation, Federal Energy Regulatory Commission, and Bureau of Land Management. Adam has managed and served as a contributing author on numerous environmental impact statements, environmental assessments, and resource management plans.

EDUCATION

Masters Environmental Science & Management, University of California, Santa Barbara (UCSB), 2004

Bachelor of Science, Geology, College of William and Mary (W&M), 2001

INDUSTRY TENURE

14 years

HDR TENURE

9 years

PROJECT EXPERIENCE

U.S. Bureau of Reclamation, Kachess Inactive Storage and Kachess to Keechelus Conveyance Project EIS, Yakima, WA (2014-2019)

Adam is leading the effort on the Environmental Impact Statement for the construction and operation of a pumping plant and conveyance tunnel between Lake Kachess and Lake Keechelus. The project is designed to withdraw additional water from the reservoirs and improve fish habitat in the region.

Role: Project Manager

City of Seattle Accessory Dwelling Units EIS, Seattle, WA (2017-2018)

Adam is the project manager for the SEPA EIS analyzing the impacts from the proposed land use code changes to make it easier to construct accessory dwelling units in single family zones.

Role: Project Manager

Washington State Dept. of Transportation, SR 520 Bridge Replacement and HOV Program, Seattle, WA (2013-current)

Adam is providing continuing NEPA and SEPA support for the 520 Bridge Replacement Program. SR 520 is a critical highway for the Puget Sound Region, linking densely populated cities and some of the largest employers in the state. More than 115,000 vehicles cross the SR 520 bridges each day. The four mile long project, includes replacement of the 42 year-old SR 520 Evergreen Point floating bridge across Lake Washington.

Role: Lead NEPA/SEPA Manager

Roza Irrigation District, Kachess Emergency Temporary Floating Pumping Plant Environmental Assessment, Yakima, WA (2015)

Adam led the effort to develop the environmental assessment analyzing the potential effects of construction and operation of a temporary floating pumping plant on Kachess Reservoir to provide emergency irrigation water to farmers in the irrigation district in 2016. The project was ultimately terminated by the proponent but included the development of a complete environmental assessment in one month from project kickoff.

Role: Project Manager

Skagit County and Washington State Department of Ecology, Shell Anacortes Rail Unloading Facility EIS, Skagit County, WA (2016-2017)

Adam served as the lead author for the EIS and prepared the cumulative impacts; spills, fire, and explosion analysis; and executive summary for a controversial project to construct and operate a crude by rail unloading facility near Anacortes, WA.

Role: EIS Lead Author

U.S. Bureau of Reclamation, Yakima Basin Study and Integrated Water Resources Management Plan, Cle Elum Pool Raise Project EIS, Yakima, WA (2014)

Adam was the task manager for the built environment section of the NEPA/SEPA EIS analyzing the air quality, transportation, utilities, and noise analyses for the proposed action to raise the level of the Cle Elum Reservoir by 3 feet.

Role: Task Manager

WSDOT and Federal Railroad Administration (FRA), Kelso Martin's Bluff Improvement Projects - Task 5 and 6 Environmental Assessment, WA (2014-2015)

The proposed project provided upgrades to improve reliability and efficiency of Amtrak service through the Kelso and Kalama areas. Adam worked closely with FRA, WSDOT, and a multi-disciplinary team on the preparation of the energy/climate change, socioeconomics/environmental justice, public services/utilities/ safety, and visual resources sections of the environmental assessment. He also worked closely with WSDOT and FRA staff on the preparation of responses to public comments. The project was successfully completed in April 2015.

Role: Author/Task Manager

ATTACHMENT B



Rona Spellecacy, CEP, AICP

Project Manager

Rona is a senior environmental planner with 15 years of experience managing the State Environmental Policy Act (SEPA) and National Environmental Policy Act (NEPA) process and documentation for a wide variety of projects. She recently served as project manager for the Shell Anacortes Rail Unloading Facility Environmental Impact Statement (EIS) and environmental manager for the SR 520 Bridge Replacement and HOV Program. She also recently completed an EIS for the U.S. Bureau of Reclamation (USBR) and Washington State Department of Ecology (Ecology) in the Yakima Basin. Rona holds certification from the American Institute of Certified Planners (AICP), and is a member of the American Planning Association. She serves on the Board of Directors of the National Association of Environmental Professionals (NAEP), and is a Certified Environmental Professional (CEP) by the Academy of Board Certified Environmental Professionals (ABCEP). She has been recognized by HDR as a Professional Associate for her demonstrated commitment to quality and technical excellence. Rona's current roles at HDR include Washington Environmental Science and Planning Lead, and Operations Lead for HDR's Seattle office.

EDUCATION

Master of Arts, Political Science/Environmental Studies, Western Washington University

Bachelor of Arts, Anthropology, University of Alaska

Bachelor of Arts, Biological Sciences, University of Alaska

REGISTRATIONS

Certified Environmental Professional, #17042100

American Institute of Certified Planners, #023559

PROFESSIONAL AFFILIATIONS

National Association of Environmental Professionals, Board of Directors

American Planning Association, Member

American Planning Association, Washington Chapter, Member

National Association of Environmental Professionals, Northwest Chapter, Member

INDUSTRY TENURE

15 Years

RELEVANT EXPERIENCE

Pacific Coast Fertilizer, Pacific Coast Fertilizer EIS, Longview, WA

Project Manager. HDR is providing support for the development of a SEPA EIS and permitting services for a facility proposed by Pacific Coast Fertilizer in Longview, Washington. HDR is working with the City of Longview, the SEPA Lead Agency, to provide technical analyses to support their environmental review of the project. Rona is serving as the project manager.

Skagit County and Washington State Department of Ecology, Shell Oil Anacortes Rail Unloading Facility EIS, Skagit County, WA

Project Manager. Skagit County and Ecology led the development of a SEPA EIS to evaluate the environmental impacts associated with the construction, site development, and rail services for a rail unloading facility. The HDR team worked closely with the co-lead agencies, Skagit County and the Washington Department of Ecology, to complete scoping and prepare the Draft EIS. The co-lead agencies and Shell Oil agreed that HDR had exceeded their expectations, facilitating an extensive public scoping process and issuing the Draft EIS one year from the completion of scoping. Rona was the project manager for this large team including more than 70 staff and five subconsultants.

Washington State Department of Transportation (WSDOT), SR 520 Bridge Replacement and HOV Program, Seattle, WA

Environmental Manager. Rona served as Environmental Manager for the SR 520 Program. Her duties included coordinating with contractors, WSDOT project teams and executive management, and FHWA to ensure that the environmental documentation for the project was kept up to date with the project design, and that the project continued to comply with NEPA and SEPA, as well as other environmental regulations. Rona managed a multi-firm, multi-disciplinary team of biologists, permit specialists, and engineers to ensure continued compliance with NEPA, SEPA, ESA, Section 106, Section 4(f) and 6(f), and federal, state, and local permitting requirements.

WSDOT, Kelso Martin's Bluff Improvement Projects Environmental Assessment, Longview, WA

NEPA/SEPA Lead. The proposed project provides upgrades that will improve reliability and efficiency of Amtrak service through the Kelso and Kalama areas. Rona worked with FRA, WSDOT, and a multi-disciplinary team of technical staff to conduct effects evaluations, prepare an EA for the project, and respond to public comments. The project also required extensive coordination with BNSF Railway

RONA SPELLECACY (CONTINUED)

for the natural resources components of the project, including floodplains, wetlands, and endangered species. The environmental process was successfully completed in April 2015 with the issuance of a FONSI by FRA and SEPA Notice of Adoption by WSDOT.

USBR Technical Service Center, Yakima Basin Study and Integrated Water Resources Management Plan, Cle Elum Pool Raise Project EIS, Yakima, WA

NEPA/SEPA Lead. The Cle Elum Pool Raise project includes modification of the radial gates at Cle Elum Dam to provide an additional 14,600 acre-feet of storage capacity in the Cle Elum Reservoir, as well as shoreline protection and appropriate environmental mitigation. Rona led the development of the NEPA/SEPA EIS for the Cle Elum Pool Raise project, including coordination of multiple subconsultants and ongoing coordination with the U.S. Bureau of Reclamation and the SEPA Lead Agency, the Washington Department of Ecology. The FEIS was issued in May 2015.

North Columbia Basin Railroad EA and Preliminary Engineering, Moses Lake, WA

NEPA/SEPA Lead. HDR developed and prepared the NEPA Environmental Assessment and preliminary engineering services for the Northern Columbia Basin Railroad project. HDR evaluated the existing facilities and three proposed new routes. As the project moved to conceptual design, HDR also studied natural resources and analyzed the impacts of the chosen alternative. HDR worked closely with the Surface Transportation Board, which agreed to be a NEPA co-lead with WSDOT. (This is the first time the Surface Transportation Board has agreed to co-lead a project with any agency). Rona wrote the land use/relocation discipline report, prepared the EA for the Moses Lake portion of the project, and coordinated meetings with the co-lead agencies.

USBR Pacific Northwest Regional Office, Kachess Inactive Storage and Kachess to Keechelus Conveyance Project, WA

NEPA/SEPA Lead. HDR completed feasibility studies, initial design concepts, and economic analyses and environmental impact analyses for the Kachess Drought Relief Pumping Plant (KDRPP) and Keechelus-to-Kachess Conveyance (KKC) projects. The KKC project would convey water from the Keechelus to Kachess Reservoir to improve fish habitat conditions by reducing flows during periods of high reservoir releases; and enable the storage of more runoff from Keechelus Reservoir drainage to provide additional water supply for agricultural irrigation, municipal supply, and domestic uses. The KDRPP project would enhance function of the existing Keechelus Reservoir by providing access to the natural lake storage volume which cannot be released through the dam's existing outlet works. By activating this natural lake storage volume, USBR will be able to access an additional 200,000 acre-feet of water. Rona led a multi-firm, multidisciplinary team in the development of the NEPA/SEPA EIS for these projects.

ATTACHMENT C



Oliver Kuehne, LEED AP

Senior Planner | Urban Designer

Oliver has over two decades of experience in planning and urban design. Trained in architecture, Oliver is comfortable working at a wide range of scales, from site plans to streetscape and corridor design, to master plans for neighborhoods, downtowns, districts or campuses, and to city-wide land use or transportation plans. At every scale, Oliver focuses on creating attractive and vibrant places where people want to live, work, learn, shop and play — places that integrate a range of uses and a variety of open spaces within a short walk or bike ride. An avid walker, bicyclist and transit rider himself, Oliver understands the needs of slower-speed travelers. He views streets not merely as thoroughfares to efficiently move cars, but as public spaces where people drive, bicycle and walk, get on and off buses, and meet and socialize. Oliver is an expert in developing form-based codes and design standards, which he views as important place making tools.

EDUCATION:

Architecture and Town Planning, University of Stuttgart, Germany, Master of Architecture, 1997

PUBLICATIONS:

The Charrette Handbook, National Charrette Institute 2006, Contributing author

RELEVANT EXPERIENCE

General Plan Update, Queen Creek, Arizona

Developed simplified structure with fewer, character-based land use categories that allow for creative development types and a mix of uses reflective of the town's needs and desires. Defined development rules for each category. Unanimously adopted by Town Council in September 2017, pending public approval in the May, 2018 election.

Link Union Station, Los Angeles, California

Transformation of the historic Los Angeles Union Station from a stub-end terminal to a run-through station. The project includes the addition of a new passenger concourse, a new rail structure crossing US-101, the accommodation of future rail services including high-speed rail, and significant bike/pedestrian improvements.

Bicycle Mobility Planning, Corpus Christi, Texas

Technical assistance to the Corpus Christi MPO for the Strategic Plan for Active Transportation. Design and illustration of specific bicycle facilities and photo-montages of proposed treatments for public involvement events.

Code Update for TOD Station Areas and Multimodal Corridors, Osceola County, Florida

Form-based code to regulate development in walkable, bikeable, and transit-supportive forms and patterns with a fine-grained network of safe, vibrant and attractive streets.

School Access Improvement Study,

Washington County, Oregon

Inventory and gap analysis of the pedestrian network within a 1-mile radius of 53 schools. Lists of potential improvement projects within a half-mile walkshed of each school.

Outer Powell Transportation Safety Project,

Portland, Oregon

Study to propose safety improvements for a 4-mile stretch of US 26. The goal is to reduce the frequency and severity of collisions and potential conflicts between vehicles, pedestrians, transit and bicyclists.

Westside Mobility Strategy, Vancouver,

Washington

Study to assess transportation options that provide the best possible balance between a thriving port, industrial areas, livable neighborhoods and a revitalizing urban core.

Riverfront Vision Code Update, Astoria,

Oregon

Code provisions and design standards for development along the Columbia River to implement the Riverfront Vision Plan and balance river views with development opportunities, including overwater development.

NE 82nd Avenue/NE Airport Way

Interchange Analysis, Portland, Oregon

Analysis and conceptual design for operational improvements to the primary entrance to Portland International Airport. The study included future capacity improvements and improved bike and pedestrian access to the terminal and Port of Portland facilities.

Front-Main Two-Way Conversion Study,

Missoula, Montana

Feasibility study for the conversion of a one-way couplet to two-way operations. The study looked at impacts to downtown businesses; residential areas; vehicle, bike and pedestrian traffic; streetscape aesthetics; safety; parking; public transit and air quality.

OLIVER KUEHNE (CONTINUED)

Marion Transitway Improvements, Tampa, Florida

Design study exploring improvements to bus operations, aesthetics, and passenger amenities.

Plaistow Commuter Rail, Plaistow, New Hampshire

Concept plan for a new commuter rail station, layover area, station related parking, and adjacent TOD.

124th Avenue NE, Bellevue, Washington

Roadway with attractive urban design, innovative stormwater management, and context sensitive landscape. Currently a 2-lane backroad without curb and gutter or sidewalks, 124th Avenue will morph into an urban thoroughfare with bicycle and pedestrian amenities while providing continued truck access to the remaining industrial uses.

NE 15th/16th Street Multimodal Corridor, Bellevue, Washington

Multimodal corridor with attractive streetscape through the BelRed area, which is evolving from an industrial district into a transit-oriented mixed-use neighborhood. Key features include context sensitive roadway design, integration of the planned light rail facilities, regional bike paths, natural drainage features, and three fish-bearing streams.

City Hall & Transit Center Site Study, Clearwater, Florida

Siting study for a new city hall, transit center, and surrounding TOD. The study looked at combining all program components on one city block adjacent to the planned light rail station, as well as developing city hall on a separate site 2 blocks away. The plan accommodates a bus transfer station near the light-rail stop.

Doraville Station Area & TOD Concept Plan, Doraville, Georgia

Concept plan for a proposed MARTA station and TOD as part of the revive285 top end project, intended to provide transportation alternatives to the congested I-285 freeway. The plan provides for a multi-layered transit center with underground light rail, at-grade bus service, and elevated commuter rail.

Stonecrest Transit-Oriented Development Concept Plan, Lithonia, Georgia

Concept plan for a TOD surrounding a planned commuter rail station near the existing Stonecrest Mall. The plan provides for a dense urban neighborhood organized by a network of walkable streets and public spaces and engages the existing mall to create walkable connections to and from the train station.

Windsor Center Transit-Oriented

Development Plan, Windsor, Connecticut

Concept plan for a new train station and adjacent TOD as part of a commuter rail implementation study. The plan included a shared rail/municipal parking structure, proposed multi-family residential, and proposed improvements to strengthen pedestrian connections.

Intermodal Transit Center, San Bernardino, California

Plan for a LEED Gold transit center. The project included coordination between OmniTrans bus and bus rapid transit operations, the MetroLink rail system, and the surrounding land uses.

Durham Region Long Term Transit Strategy, Ontario, Canada

Ontario, Canada

3D-modeling for a proposed light-rail stop as part of a larger long term transit strategy.

SR 924 Project Development & Environment Study, Miami-Dade County, Florida

3D visualization and animation supporting the design and development of an elevated roadway section, planned by the Miami-Dade Expressway Authority.

Livable Centers Study, Waller, Texas

Plan and implementation strategy to improve access while reducing the need for mobility by single-occupancy vehicles. The study helped identify possible transportation improvements - including a potential commuter rail station; identify the elements of the community's character that are prized by residents and improvement ideas for building upon them; identify opportunities for infill development or redevelopment of key parcels; and identify strategies to implement these improvements.

Energy Efficiency & Conservation Block Grant Program, Corpus Christi, Texas

Community-wide integrated sustainability master plan, developed in a week long multi-disciplinary charrette designed as a means of testing ideas of integrated community planning on 11 distinct nodes around the city. Elements considered in this planning effort ranged from nature to the physical environment to economics and culture.

Downtown-Natomas-Airport Light Rail Extension, Sacramento, California

Conceptual design alternatives for multiple stations along the planned light rail expansion between downtown Sacramento and the airport.

University Avenue Streetcar Plan,

Albuquerque, New Mexico

Study considering alternative routes for a proposed streetcar line and opportunities for transit-oriented development along a section of the proposed route.

US 19 Corridor Development Code & Design Standards, *Clearwater, Florida*

Standards to guide the development and redevelopment of sites along the 8.4-mile-long US 19 corridor consistent with the US 19 Redevelopment Plan (drafted by HDR in 2012; won two regional awards from the Tampa Bay Regional Planning Council in 2013). The standards are designed to promote more employment-intensive and transit-supportive development and establish walkable, mixed-use destinations at major cross streets that provide safe, attractive, and accessible settings for working, living, and shopping.

US 19 Corridor Redevelopment Plan,

Clearwater, Florida

Redevelopment plan for sites along the US 19 corridor to attract quality investment, leverage planned transit improvements, and create more sustainable, attractive, and competitive destinations.

Riverfront Crossings Form-Based

Development Standards, *Iowa City, Iowa*

Standards to help implement the Downtown and Riverfront Crossings Master Plan, drafted by HDR and adopted by the City in 2013. The Standards supplement the City's zoning ordinance and govern development south of downtown. The Standards are designed to promote the creation of economically vital, mixed-use, pedestrian-friendly districts. The approx. 310-acre plan area is divided into seven subdistricts, each with a distinct identity and a unique set of applicable standards. The City adopted the Standards in June 2014.

Happy Valley Style Design Standards and Guidelines, *Happy Valley, Oregon*

Aimed at improving the quality and character of mixed-use and commercial development in the city, the "Happy Valley Style" is an amalgam of historically relevant regional architectural styles. The goal was to achieve a unique and identifiable local character by providing a base line of design standards and guidelines, while allowing for sufficient flexibility to accommodate a range of building sizes and individual architectural expressions.

Downtown Master Plan, *Omaha, Nebraska*

Master plan aimed at improving Downtown Omaha's position as the region's dominant economic engine, an urban place with distinct

neighborhoods and districts, a multi-modal and walkable place, and a model of sustainable urbanism. The plan proposed improvements to the circulation system and identified key interventions. The plan won the Nebraska APA Planning Excellence Award for Best Practice in 2010.

South Omaha Development Project,

Omaha, Nebraska

The study area of nearly 9 square miles encompasses a variety of neighborhoods, main street and suburban commercial corridors, heavy industry, and the Henry Doorly Zoo, the state's number one tourist attraction. Based on community input and market analysis, the project resulted in policy recommendations, program strategies, and physical projects to promote neighborhood stabilization, job creation, business development, mobility improvements, community enhancements, and district marketing.

Arapahoe Urban Center Form-Based Code,

Centennial, Colorado

Form-based code to guide the redevelopment in the Arapahoe Urban Center, a first step towards implementing the City's plans for compact, pedestrian-oriented, mixed-use development along I-25 and the RTD Light Rail line.

City Center Building Design Guidelines,

Caldwell, Idaho

Streetscape and building design guidelines for the City Center district. A set of form-based design guidelines intended to support the City's vision of a vibrant mixed-use and pedestrian-oriented City Center around that creek with a "turn of the century" character. The project culminated in proposed changes to the City's Zoning Ordinance.

Playland Park Master Plan, *Council Bluffs, Iowa*

Redevelopment plan for a 40-acre property, straddling a levee along the Missouri River. The Missouri River Pedestrian Bridge lands on the site, linking the regional trail system on both sides of the river and providing pedestrian access to Downtown Omaha. Land west of the levee will be developed into a regional park. Land east of the levee (approximately 23 acres) will be transformed into a walkable urban neighborhood with a range of residential and commercial uses on an interconnected street network organized around the two civic spaces.

Interim Community Design Program,

Tehachapi, California

The Interim Community Design Program (ICDP) document was initiated to address Tehachapi's rapid growth that has resulted in disconnected housing tracts, viewed widely

OLIVER KUEHNE (CONTINUED)

as incompatible with the town's small-town character. The ICDP addressed circulation, land use, and the design of public spaces, and was adopted in 2007 as the foundation for revisions to the General Plan and Zoning Ordinance.

Gulfport SmartCode, Gulfport, Mississippi

A comprehensive planning and zoning effort to guide redevelopment in the heavily damaged Gulf Coast town as part of a post-Katrina recovery effort. A week-long charrette was aimed at calibrating the SmartCode, a transect and form-based development code intended to provide an alternative to conventional use-based zoning codes. The SmartCode was adopted by city council in February 2007 and won the Form-Based Codes Institute's Driehaus Award.

Damascus TSP/Highway 212 Corridor Plan,

Damascus, Oregon

Transportation System Plan and a corridor plan for Highway 212 aimed at providing necessary connectivity and roadway capacity to accommodate anticipated future traffic while retaining much of the community's character while.

Bellevue University Master Plan, Bellevue,

Nebraska

The master plan identifies the locations and configurations of proposed student housing and future academic buildings, clarifies and improves vehicular and bike/ped circulation through campus, and proposes enhancements to existing structures and open spaces to create more attractive spaces, achieve a more inviting outward presentation.

University of Nebraska Sub-Area Plan,

Kearney, Nebraska

Plan for a 110-acre parcel adjacent to the existing campus, separated by Highway 30, the major east-west thoroughfare through town. This new South Campus is envisioned as a pedestrian and bike friendly University Village that seamlessly ties into the existing campus and provides student and staff housing, a child development center, recreational and athletic facilities for university and community use, and supporting retail and services.

WSU Campus Development Plan, Pullman,

Washington

Planning tool to facilitate the future growth of Washington State University's Pullman campus. Conceived as a living GIS-based web application, the Plan provides leadership and staff with an interactive decision-making tool. Future construction activity is graphically displayed on a temporal basis, allowing users to understand the sequence of projects, their required components, and critical links with other projects.

WSU College of Engineering and Architecture Master Plan, Pullman, Washington

Washington State University is in the process of moving the College of Engineering and Architecture from its current location to the planned research district in the center of campus. The conceptual master plan design-tested the projected space needs over the next 20 years.

Livermore VA Medical Center Realignment and Closure, San Joaquin County, California

Master plan for a new 52-acre VA campus consisting of a 120-bed Community Living Center and a 150,000 sf Community Based Outpatient Clinic.

March LifeCare Campus Specific Plan,

Riverside County, California

The plan provides for the development of an integrated, state-of-the-art healthcare campus. The campus encompasses approximately 200 acres, located on a former air force base. The Specific Plan was approved by the Joint Powers Authority in 2009.

Washington State Public Health Lab Master Plan, Shoreline, Washington

A planning and programming effort for the 20-year projected expansion of the existing facility. The plan proposes a site expansion from the existing 7.6-acre site to approximately 12.6 acres.

Florida Regional Medical Center CON, North

Palm County, Florida

Conceptual site plan for the certificate-of-need submittal for a planned community teaching and research hospital. In the initial phase, an 80-bed medical center with a single bed tower is envisioned. At final buildout, the medical center will have a capacity of approx. 200 beds.

Industrial Park Master Plan, Fruitland, Idaho

Concept plan for the development of two sites identified by the city as future employment centers to provide "shovel ready" development sites for growth over the next 30 years. The plan provides an illustrative vision and includes elements to promote pedestrian and bicycle access and connectivity.

28th Avenue South Site Development Study,

SeaTac, Washington

Study to evaluate the existing conditions and the property's potential for third party development of a 40-acre parcel owned by the Port of Seattle and intended for future business development.

Oso Bluff Concept Plan, Corpus Christi, Texas

Concept plan for a 40-acre waterfront property developed as a family-oriented neighborhood

with a range of housing options, shoreline access for all residents, and a compact and walkable mixed-use neighborhood center providing residents with daily services and destination retail and entertainment.

Downtown Addition Specific Plan, King City, California

Specific Plan for a new 110-acre neighborhood adjacent to downtown. Characteristics include a network of walkable streets; a mix of uses; a range of diverse housing types; and a range of parks, greens, and civic facilities. The Downtown Addition is based on the existing urban pattern and architectural heritage of King City. The Specific Plan includes a form-based development code and was unanimously approved by City Council and adopted in 2011.

East Area 1 Specific Plan, Santa Paula, California

Master plan and a form-based development code for a 500-acre walkable community that includes 1,500 dwelling units with a range of housing options, retail, office and light-industrial, schools and athletic facilities, and a network of parks, trails and open space. Over 220 acres are dedicated as public open space or agricultural preserve. The plan was approved by City Council and by a commanding majority of voters in 2008.

Ashland South - A Sustainable Mixed-Use Community, Ashland, Oregon

Concept plan for a sustainable mixed-use community - a contemporary version of the company town that includes an eco-industrial component providing jobs for many of its residents. In addition, the plan includes a variety of housing types, an elementary school, neighborhood retail and services, and parks and open space. The community is arranged in a highly interconnected pattern of blocks and streets that encourages walking and bicycling.

Zhangjiang High Tech Park Master Plan, Shanghai, China

Recommendations for a planned 600-acre sustainable high-tech park, including a wide range of revisions to the existing master plan to improve sustainability on a number of levels. Proposed solutions included innovations in transit, energy and water conservation, generation and reuse, and place-specific urban design. The development patterns would use land and natural resources efficiently and provide for a walkable environment.

Ten Mile Area Plan, Meridian, Idaho

The City initiated the Plan in anticipation of the future construction of a new interchange at Ten Mile Road and I-84 and to take advantage of the unique opportunity to clearly define

the manner in which the 2,800 acre area will develop in the future. The plan was adopted by City Council and awarded the 2007 Grow Smart award for policy and planning by Idaho Smart Growth.

Midtown District Plan, Anchorage, Alaska

A plan for the Midtown District, a patchwork of residential, retail and office areas, that would provide for future growth in the area while improving infrastructure and circulation, balancing land uses, and creating a unique identity distinct from downtown.

Wastewater Treatment Facility Reuse Plan, Lincoln, California

Redevelopment plan for an abandoned municipal wastewater treatment facility. A creek bisects the site, and a portion of the site is located in an airport flyover zone limiting development. The plan allows for a range of housing types arranged in a walkable neighborhood pattern, while protecting the creek and maximizing its potential as a community amenity. The need for marketability to developers and investors was balanced with the needs of the broader community.

Delano Block H Master Plan, Delano, California

Development schemes for "Block H", a city-owned vacant 16-acre site adjacent to Downtown Delano and wedged between the I-99 and a railroad line. The plan's goal was to help reconnect the site to the downtown, improve access to and from the freeway, while allowing for a high-quality mixed-use development.

Community Complex Master Plan, Springerville, Arizona

8-acre master plan for a community complex to include town administration, police, fire, and parks and recreation facilities.

Village of Taos Ski Valley Master Plan, Taos Ski Valley, New Mexico

Master plan for the village, including development standards that will help the village guide future growth toward more sustainable development patterns.

2020 Comprehensive Plan Update, Redmond, Oregon

Updates to the City's Comprehensive Plan through two public workshops aimed at researching community preferences on a number of development related issues, such as place making, community character, circulation, development patterns, and growth areas.

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North-Central Sector Plan, *Rio Rancho,* *New Mexico*

Concept plans for an area of about 12,000 acres in the geographic center of town. The goal was to ensure future growth will be planned properly and sustainably. The project area was scheduled to include a new city center, a number of new schools, including an extension of the University of New Mexico, industrial areas, and walkable, connected, and sustainable neighborhoods.

ATTACHMENT D



Amalia Leighton Cody, P.E., AICP

Infrastructure Lead



Amalia Leighton Cody is a civil engineer and planner who brings significant experience in designing roadway and park projects. Amalia has partnered with municipal agencies and their stakeholders to manage transportation and parks projects that emphasize mobility, social equity, and community enhancement. Clients who have worked with Amalia value her emphasis on implementation including maintenance and operations. Her project management experience encompasses leading complex teams with specialty subconsultants such as landscape architects, bicycle and pedestrian planners, health and walking specialists, ecologist, scientists, social equity stakeholders, and urban designers. Her projects often include roadway and intersection design, stormwater management (typically low impact development and green infrastructure facilities), ADA requirements, traffic calming, and utility infrastructure relocation. Amalia has also taken the lead for documenting environmental impacts of water resources and public utility impacts and has worked on various public and private projects that required SEPA review that resulted in an Environmental Impact Statement (EIS).

Selected Project Experience

- **Seattle 2035 Comprehensive Plan Environmental Impact Statement**, Seattle, WA
Amalia was the lead author for the utility section of the 2035 EIS. Coordinating with Seattle Department of Planning and Development (now Office of Planning and Community Development), Seattle Public Utilities and Seattle City Light, the impact of each proposed growth alternative was evaluated considering current Seattle Municipal Code requirements and existing conditions.
- **Seattle Pedestrian Master Plan Update**, Seattle, WA
Amalia was the Project Manager for the Seattle Pedestrian Master Plan Update and led the best practices analysis for the pedestrian toolkit and the prioritization strategy for implementation. Following presentations to Seattle Pedestrian Advisory Board, the best practices informed the Objectives and the Priority Investment Network recommendations outlined in the proposed plan.
- **Seattle Climate Adaptation Plan - Transportation and Parks Sectors**, Seattle, WA
As part of the project, led by Seattle Office of Sustainability and Environment, Amalia was the Project Manager and interviewed City of Seattle Parks and Department of Transportation staff to identify opportunities for the City of Seattle to improve climate preparedness. Recommended actions included material changes, process changes, staff changes, and program changes to address anticipated increases in precipitation and temperature rise. Amalia worked closely with Climate Impacts Group at the University of Washington to outline the timeline needed to implement these recommendations.
- **SDOT Neighborhood Street Fund Projects**, Seattle, WA
Amalia led a team of planners, engineers, and landscape architects to develop preliminary design and cost estimates for 25 neighborhood projects in the Ballard, Lake Union, North, Northeast and Northwest districts in Seattle. Amalia worked closely with Seattle Department of Transportation (SDOT) staff to identify non-motorized improvements for approximately 5 miles of corridor improvements and 37 crossing improvements. Preliminary drainage assessments and construction impacts were considered in both the design and the costs. The final deliverable was reviewed by a community advisory board that selected four of the projects for final design and construction in 2018.

Professional Highlights

- Years of Experience: 17
- Toole Design Group: 2017-Present
- MIG |SvR: 2002-2017

Education/Certification

- Bachelor of Science, Civil Engineering, University of Washington, 2002
- Professional Engineer: WA, CA
- American Institute of Certified Planners

Specialized Training

- PSMJ Project Management Boot Camp 2007 Environmental Law and Regulation, University of Washington Continuing Education, 2007
- SEPA Environmental Analysis Integration with Non-Project Actions, Certificate of Completion, Northwest Environmental Training Center

Appointments/Affiliations

- Member, Seattle Planning Commission, 2006 - 2017, Chair 2014-2016
- Member, American Planning Association
- Member, Institute of Transportation Engineers
- Member, Urban Land Institute
- Mentor, Aviation High School, 2012-2014
- Bridge Program Trainer, Seattle Works, Public Boards and Commissions, 2007-2015
- Volunteer, WA APA Ten Big Ideas Initiative, 2014

ATTACHMENT E

WORK EXPERIENCE

Director and Partner | ECONorthwest | 2014 to present

- Partner and Owner of ECONorthwest, a 50-plus person economics and finance management consulting firm serving to private industry, foundations, and government.
- Responsible to starting and leading ECONorthwest's new Seattle Office – representative tasks include human resource lead, strategic marketing, and office operations.
- Directs urban systems practice area, generating work that supports multiple staff, directing multiple projects, managing staff assignments, and contributing to professional development of staff.
- Trusted advisor to many senior staff and elected decision makers with a strong brand in land use and policy analyses.
- Advises on public and private real estate decisions for private and public entities.

Manager/Director | BERK Consulting | 2005 to 2014

- Directs local government practice area, generating work that supports multiple staff, directing multiple projects, managing staff assignments, and contributing to professional development of staff.
- Develops and maintains strong client relations and a high level of trust. Trusted advisor to many senior staff and elected decision makers with a strong brand in land use and fiscal analyses.
- Leads development of project approaches, frameworks, and analytic methodologies. Responsible for project execution and quality.
- Actively cultivates existing relationships and develops relationships with new colleagues in new organizations.
- Leads marketing and procurement efforts for local government practice area, including teaming arrangements, proposal design and execution, and interview approach.

Project Manager | University of Chicago, Department of Medicine | 2000 to 2003

- Investigated an evaluation of a 6-year initiative designed to reduce health disparities and improve the quality of care in federally funded community health center
- Investigated patient preferences regarding the aggressiveness of diabetes care.

Research Associate | Institute for Systems Biology and U. Washington | 1997 to 2000

- Collaborated on several projects investigating prostate cancer, rheumatoid arthritis, and diabetes.
- Designed, implemented, and revised experimental strategies for recognizing disease predisposition; analyzed and manipulated results to identify emergent trends in complex diseases; coordinated multifaceted human genomic studies; managed and guided laboratory personnel; and attended biomedical conferences and seminars.

EDUCATION AND REGISTRATIONS

- Master of Urban and Regional Planning, Portland State University (2005)
- B.S. Biology, University of Puget Sound (1997)
- Certificate in Commercial Real Estate Development, University of Washington Extension (2008)
- American Institute of Certified Planners (2013)

CIVIC ENGAGEMENT

- Commissioner, Planning Commission, City of Seattle. Term expired 2015.

- Co-Chair, Advisory Committee on Affordable Housing Incentives, City of Seattle. 2013-2014.

REPRESENTATIVE TEACHING AND PRESENTATIONS

Teaching

- Instructor, Certificate in Commercial Real Estate Development. University of Washington Extension (2017 to current)

Land Use Planning and Local Government Services

- Presenter, Washington APA Conference. Issaquah Case Study – Creating a bold vision and planning for implementation. 2013
- Presenter, Public Financial Leadership Academy, University of Washington. *Strategies for Fiscal Sustainability*. 2013.
- Presenter, Planning Association of Washington. A Strategic Planning Approach to Comprehensive Planning. 2013
- Moderator, National Working Waterfronts and Waterways Symposium National Conference. *Using Regional Economic Tools to Grow Waterfront Industries*. 2012

SELECTED PROJECT EXPERIENCE

Affordable Housing

- **Tax Implications of Multifamily Housing – Seattle, WA (2019-Ongoing).** Providing an analysis of the tax effects of multifamily housing development in the State of Washington.
- **Housing and Socioeconomic Impacts of Accessory Dwelling Units—Seattle, WA (2018-Ongoing).** As part of an Environmental Impact Study of ADUs commissioned by the City, analyzed how different policy choices would affect development outcomes in single-family neighborhoods, including impacts on affordability and displacement.
- **Issaquah Inclusionary Zoning Support—Issaquah, WA (2018–Ongoing).** Supporting the city in its review of its incentive zoning and contemplation of an inclusionary zoning program.
- **Economic Effects of Economic Eviction Ordinance—Seattle, WA (2018).** Developed an economic policy brief for the Washington State Multifamily Association on the unintended consequences of proposed economic eviction legislation in Seattle.
- **Affordable Housing Action Plan—City of Bellevue, WA (2017).** Supported the City of Bellevue on the development of an affordable housing strategy and actionable solutions for the next ten years. The brief included potential changes in zoning, housing flexibility, permitting and entitlement measures, and proposed limited financial incentives for market rate housing. In addition, it proposed several actions aimed at increasing the capacity and partnerships for producing subsidized housing, and modeled different affordable housing incentive programs.
- **Mercer Island Town Center—Mercer Island, WA (2016).** Worked with the City to educate policymakers on how incentive zoning programs function, including development product types and construction costs, base and incentive zoning, public benefit valuation, incentive zone valuation, market dynamics, and implementation mechanisms..
- **Housing Affordability Effects of HomeAway in Seattle—Seattle, WA (2016).** Conducted an economic impact study for HomeAway measuring the housing price impacts from of short-term rentals in the city. The report was used to support the appropriate regulation of short-term rentals.

- **ULI Terwilliger Center Inclusionary Zoning Evaluation—National (2016).** Conducted a study of the development incentives that local governments often provide to offset negative impacts on development that result from inclusionary requirements. The evaluation tested the potential impacts of different incentives on development feasibility across building types and market conditions. This document serves as a guide to understanding the impacts of public policies on development feasibility.
- **Impacts of Affordable Housing Policies—Seattle, WA (2015).** In response to the Mayor’s 30-person committee charged with evaluating potential housing strategies and recommendations, ECONorthwest assessed the impacts of the potential housing strategies and recommendations for Seattle Downtown Association.
- **Sammamish Housing Policy Brief—Sammamish, WA (2015).** Wrote a white paper on the policy rationale for spatially-compact town centers in suburban communities, and discuss the fiscal and housing impacts of that type of urban development in similar communities.

Transit-Oriented Development Real Estate, Planning, and Economics

- **Bellevue East Main Zoning Analysis—Bellevue, WA (2018–Ongoing).** Analyzing zoning, development feasibility, and potential for an incentive-based or mandatory affordable housing program in the East Main area of Bellevue. East Main is getting a new light rail station in 2023.
- **DASH—YMCA Development Options—Bellevue, WA (2018).** Provided advice about how to best take advantage of various TOD/zoning incentives in the area in order to co-locate a YMCA/affordable housing development in or near the Bel-Red Corridor in Bellevue.
- **Sound Transit West Seattle to Ballard LRT Alternatives Development—Seattle, WA (2017–Ongoing).** As part of a large interdisciplinary team, analyzed real estate conditions, development potential and transit-oriented development opportunities in station areas for the West Seattle & Ballard Link Extensions project. This project is the first phase: Alternatives Development. Draft and Final EIS will be completed in subsequent phases.
- **King County TOD Strategic Plan—King County, WA (2017–Ongoing).** Working with King County and King County Metro to develop a strategic plan guiding its TOD investments. As part of this project, ECONorthwest has created a framework and geospatial tool to guide County investments in support of equitable real estate development around high capacity transit nodes.
- **Business Impacts of Streetcar and Fixed-Route Transit – City of Seattle, WA (2017).** Evaluated the short and long-term impacts of rail and transit improvements on business productivity and dynamism. The project specifically evaluated how transit improvements incrementally impact retail and other business through changes in mobility, regulation, and infrastructure.
- **Regional Urban Center Market Study—PSRC, WA (2017).** For the Puget Sound Regional Council, conducted an economic and market study to better understand the economic competitiveness of all the urban places in the central Puget Sound region. Study examined the impact of accessibility and transit service on the economic competitiveness of urban places.
- **Mixed-Use Development Feasibility—Issaquah, WA (2017).** Performed a market analysis and development feasibility assessments for vertical mixed used developments in support of the city’s future regional growth center to be served by high-capacity rail transit as part of ST3.
- **Yakima Transportation Plan—Yakima, WA (2016).** Provided land use, funding, and transportation policy support for transportation plan update.
- **Idaho Statewide Public Transportation Plan (2016).** Conducted a financial analysis based on the existing and future transit systems and needs to identify capital and operating funding needs.

- **BRT Corridor Development Feasibility—Mill Creek, WA (2016).** Performed a market analysis and development feasibility assessments for a variety of development prototypes along a corridor served by SWIFT.
- **Economic and Land Use Impacts of the Central City Line—Spokane Transit Authority, WA (2015).** Conducted a market analysis for development in downtown Spokane and quantified the anticipated economic development impacts of a proposed bus rapid transit through downtown Spokane on development.
- **Seattle Equitable TOD Strategy—City of Seattle, WA (2013).** Prepared a peer city analysis of approaches and tools to catalyze transit-oriented development. Provided a comprehensive opportunity assessment to several TOD sites highlighting development readiness. Project resulted in the hiring of a dedicated TOD Manager at the city of Seattle.
- **Community Renewal Plan – City of Olympia, WA (2013).** Conducted a market analysis for the feasibility development for different uses in five different subareas within the city and analyzed the development feasibility and fiscal impacts of different development concepts within Downtown Olympia.
- **Transit Service Allocation Modeling and Alternatives Analysis—Seattle, WA.** For the City of Seattle Department of Transportation, led an analysis examining the equity of regional transit service allocation.
- **Economic Forces Shaping Transportation Needs—Kitsap County, WA.** For the Kitsap County Multimodal Plan, developed a demographic, land use, and economic assessment to guide a long-term transportation planning in Kitsap County.
- **Transportation Benefit District Formation—City of Woodland, WA.** For the City of Woodland’s Transportation Benefit District Formation Study, evaluated different TBD boundary and revenue options to inform a discussion around potential TBD boundary and revenue configurations and key policy choices the City.
- **Market Analysis for Transit Plan—WVTC, WA (2009).** Provided market and land use planning for the Wenatchee Valley Transportation Council’s North Wenatchee Avenue Transportation Master Plan. Developed a market and economic assessment to guide a long-term transportation plan in the City of Wenatchee.

Economic Impact Studies

- **Seattle Employee Head Tax—Seattle, WA (2018).** Prepared a white paper and analysis on the economic and employment effects of the City of Seattle’s proposed employee hours tax, “Seattle head tax.”
- **Salish Lodge Expansion Fiscal Impacts—Snoqualmie, WA (2018).** Determined the fiscal impacts to the City of Snoqualmie for expanding the Salish Lodge at Snoqualmie Falls.
- **Clover Island Fiscal Impacts Analysis—Kennewick, WA (2018).** For the Port of Kennewick, conducted fiscal impacts analysis of properties unlocked by an ongoing shoreline restoration project on Clover Island.
- **Covington Strategic Finance—Covington, WA (2017–2019).** Supporting the City in the creation of a strategic financial plan.
- **SDOT Center City Connector Streetcar Study—Seattle, WA (2017).** Estimated the local economic impacts (including retail effects) from adding a new streetcar link (Center City Connector or C3) through downtown that would connect the two existing streetcars.
- **Key Arena Improvement Tax Impacts—Seattle, WA (2017).** Supported Oak View Group in estimating the tax impact of an improved Key Arena.

- **Seattle Legacy Business Study—Seattle, WA (2017).** Conducted a study of legacy businesses that provided a base of facts about trends and challenges, and outlined policy response options for the city council to consider.
- **Tehaleh Police Impacts—Pierce County, WA (2017).** Estimated police service costs needed to support Tehaleh master planned community.
- **Chambers Bay Resort Development Support—Pierce County, WA (2017).** Supporting Chambers Bay Resort with a fiscal impact analysis as part of their negotiations with Pierce County and other affected jurisdictions.
- **Issaquah Parking Analysis—Issaquah, WA (2017).** Assisting the City in understanding the impacts on development regarding different parking/mobility strategies.
- **Economic Impacts of Lander Street Crossing—Seattle, WA (2016).** Supported the City of Seattle in the preparation of a Fixing America’s Surface Transportation (FAST) application award by conducting an economic impacts and job impacts assessment of the project. \$45 million dollars was subsequently awarded.
- **Pines Road Underpass BCA and Economic Impacts (2016).** Prepared benefit cost analysis (BCA) and economic impacts for Pines Road underpass FAST application.
- **Burke-Gilman Trail EIS—Seattle, WA (2015).** Evaluated the economic impacts of different trail alternatives, specifically examining impacts on local commerce and businesses.
- **Point Wells EIS—Shoreline, WA (2015).** Provided economic and fiscal impact analysis of the Point Wells development for Snohomish County and the City of Shoreline.
- **Microsoft Fiscal and Economic Impacts—Various, WA (2014).** Conducted an economic and fiscal impact study for Microsoft, measuring the associated impacts from the construction and operation of their Quincy Data Center. Report was used to support legislative changes for favorable tax treatments.
- **South Lake Union Public Private Investment Study—Seattle, WA (2012).** For the Office of Economic Development, prepared and substantive examination on how public investments in regulatory change and infrastructure heralded in the redevelopment of the South Lake Union neighborhood over time. The study identified key public actions and analyzed the fiscal payback of infrastructure investments made by the City of Seattle.
- **Washington State Convention Center Community and Economic Impacts—Seattle, WA (2014).** Developed a job and tax impact model for that estimates how spending attributable to convention visitors drives economic growth in region and state
- **Stadium Place Community and Economic Benefits—Seattle, WA (2012).** For Daniels Real Estate, prepared a report summarizing the community and economic development impacts of Stadium Place. The report addressed how the project would help address social and economic issues in the neighborhood.

Market Analyses and Land Use Planning

- **Spokane Railyards Brownfields—Spokane, WA (2018).** Conducted a market analysis for the City of Spokane, regarding its Northeast Brownfields site, “the YARD.”
- **College Place Market Analysis—College Place, WA (2018).** Conducted a real estate market analysis and to assess development potential. Identified the highest and best use of the site and evaluated the site’s competitive advantages versus other similar sites.
- **Port Townsend Gateway Subarea Plan—Port Townsend, WA (2017).** Creating an updated subarea plan for the Gateway study area, including updated development standards. The 238-acre study area was previously envisioned as an employment hub that provides for living-wage

jobs, housing and multi-use work districts. This vision was first articulated in the 1993 Gateway Development Plan.

- **City of Kennewick Park and Recreation Impact Fee (2017).** Assisting the City in developing a park impact fee analysis, review, and recommendation of a consolidation of parks zones and to develop a 6-year comprehensive parks and recreation plan.
- **Richland Columbia Point South Development Concepts—Richland, WA (2017).** Evaluating possible development concepts on a large parcel of vacant, City-owned land in Richland—with Port of Benton, Confederated Tribes of the Umatilla Indian Reservation, and City of Richland.
- **Mt. Vernon Subarea Plan—Mt. Vernon, WA (2017)**
Provided market and development perspectives to inform the development of a subarea plan in Mt. Vernon.
- **Port Gamble S'Klallam Reservation Master Plan—Port Gamble, WA (2017).** Evaluated the competitiveness of a variety of commercial uses to support the creation of a master plan for the Tribe's Business Park.
- **UW Campus Master Plan Housing Analysis—Seattle, WA (2017).** Assessed housing impacts of UW Campus Master Plan.
- **City of Burien Downtown Mobility Study—Burien, WA (2016).** Performed a comprehensive study to support development of regulations, programs, and capital improvements for a potential Downtown Mobility District.
- **Yakima Basin Integrated Plan Implementation—Washington (2016).** Supported the YBIP Implementation process by helping proponents develop and communicate economic arguments in support of the plan.
- **City of Edmonds Hwy 99 Subarea Plan—Edmonds, WA (2016).** Assessed market conditions and redevelopment potential along the Highway 99 corridor in Edmonds.
- **The Yard Industrial and Brownfield Redevelopment Strategy—Spokane, WA (2016).** Assessed market orientation for business in the YARD 500-acre industrial area where transportation of heavy goods for the purposes of warehousing and/or production would be a strong competitive advantage.
- **Skagit Council of Governments Housing Inventory and Transportation Analysis (2016).** Worked with the SCOG in developing comprehensive countywide housing inventory and residential development and demographic trends.
- **Central Kitsap Community Campus Redevelopment—Kitsap County, WA (2016).**
Assisted Kitsap County in the redevelopment of the 12-acre, county-owned Central Kitsap Community Campus. Evaluated current market and site conditions and developed a number of redevelopment and design concepts addressing site design, infrastructure improvements, and phasing of development.
- **Industrial Zoned Lands Analysis—Kennewick, WA (2016).** Conducted an industrial lands study for the City of Kennewick to inform the City's economic development planning and the potential for a possible urban growth area expansion under the Growth Management Act.
- **West Richland Comprehensive Plan—West Richland, WA (2015–2017).** Assisted the city in developing a 10-year update to its comprehensive plan.
- **Wenatchee Economic Feasibility Study and Subarea Plan—Wenatchee, WA (2015).**
Conducted an economic analysis and land strategy analysis to support the City's waterfront redevelopment efforts.
- **Aberdeen Gateway Center Planning & Feasibility Study—Aberdeen, WA (2015).**
Performed a planning and feasibility study for the Gateway Center project.

- **Mill Creek Corridor Market Analysis and Fiscal Impact Study—Mill Creek, WA (2015).** Provided financial analysis to determine market demand for various land uses, accounting for the existing land uses and economic trends.
- **Garfield Station School Impact Fee Analysis—Tacoma, WA (2015).** Conducted an analysis assessing the number of children likely to occupy a large mixed-use apartment project in Tacoma to be used to potentially reduce the school impact fee for the project.
- **Tarragon Development Impact Fee Analysis – Bothell, WA. (2017).** Conducted and development and impact fee review for the project.
- **Ballard Market Analysis—Ballard, WA (2015).** Provided land development and market analysis services to the Ballard Chamber of Commerce.
- **Rural Lands Study—Clark County, WA (2012).** Examined land use policies and practices, zoning, rural market economics, and tools to preserve rural lands such as parcel sizes, conservation tools – transfer redevelopment rights, clustering, agricultural protection district, and current use taxation.
- **Assessment and Funding Strategy— Port of Douglas County, WA (2014).** Assessed economic development opportunities for a large area of vacant land along the Columbia River. Created an implementation plan for the coordinated development of infrastructure to support the development of the area in line with the economic development vision for the region.

Economic Development and Feasibility Analyses

- **Business and Corporate State Tax Survey – Seattle, WA (2019).** For the Seattle Chamber of Commerce, surveyed state taxes to compare state credits, deductions and exemptions for industrial and manufacturing businesses in order to better understand the business competitiveness of the existing commercial tax policy in the State of Washington
- **Maritime Alliance Economic Development Support—Seattle, WA (2017–Ongoing).** Supported the Maritime Alliance in economic data and analysis.
- **DSA Ground Floor Retail Strategy—Seattle, WA (2018).** Worked with DSA as they refine their retail strategy and developed a synthesis of best practices for ground floor redevelopment.
- **Big Sky Economic Development Data Refresh—Billings, MT (2018).** Updated a spreadsheet of economic data for Big Sky Economic Development.
- **Gridiron Affordable Analysis—King County, WA (2018).** Assessed and audited the King County analysis for affordability requirements in a proposed condominium development for a private developer.

Infrastructure Funding and Financing

- **Joint Transportation Council Transit Funding Analysis – Seattle, WA (2019-Ongoing).** Providing analysis of current transit fleet and facilities to assess replacement and expansion needs, and provide recommendations for potential revenue sources to address future capital and planning needs.
- **Port Hudson Financial Review—Port Townsend, WA (2018).** Reviewed a proposed lease of Port Hudson by the NW Maritime Center.
- **Seattle Time Tax Burden Analysis—Seattle, WA (2017–Ongoing).** Conducting a tax burden analysis of the differentials of municipal tax burdens.
- **Puyallup TDR/LCLIP Program—Puyallup, WA (2018).** Working with the city of Puyallup on a Transfer of Development Rights and Tax Increment Finance analysis.
- **King County Regional E-911 Strategic Plan (2017).** Supported the King County E-911 Strategic plan process with finance and funding services.

- **Terrace LCLIP Support—Mountlake Terrace, WA (2017).** Performing tax-increment finance revenue forecasts and program implementation support.
- **Snoqualmie Mill Site Development Assistance—Snoqualmie, WA (2017).** Assisting the Snoqualmie Mill Ventures in estimating tax impacts and creating a framework to mitigate impacts and fund infrastructure.
- **Snoqualmie West Development Support—Snoqualmie, WA (2017).** Supported Snoqualmie West with a fiscal impact analysis.
- **Tukwila LCLIP—Tukwila, WA (2016).** Revised previous LCLIP tax increment financials to consider the potential addition of an NBA/NHL arena. Advise on timing and public-private agreements.
- **Idaho Statewide Public Transportation Plan—ID (2016).** Conducted a financial analysis based on the existing and future transit systems and needs to identify capital and operating funding needs.
- **University of Washington Mobility Framework—Seattle, WA (2015–2016).** Developed a financial model and business plan for UW mobility investments.
- **The YARD AWP—Spokane, WA (2015).** Prepared a project level funding strategy for projects identified in the Spokane Area-Wide-Plan.
- **Fiscal Impact of 49 Degrees North Expansion—Spokane, WA (2015).** Provided a fiscal impact analysis for Spokane related to the potential expansion of the 49 Degrees North Ski Area.
- **Funding Assessment North Wenatchee Avenue Transportation Master Plan—Wenatchee, WA (2009).** For the Wenatchee Valley Transportation Council, assessed regional population trends and the demand and supply for housing (single-family and multi-family), retail, and office uses that may locate within the North Wenatchee Avenue corridor.
- **Infrastructure Funding Strategy for Martin Way—Olympia, WA (2014).** Developed a strategy for making near- and long-term infrastructure improvements to support safety, access, and long-term development of the Martin Way corridor based on the local market conditions and development potential, transportation needs, stormwater issues, and input of residents and businesses.
- **Revitalization Financing (LRF) to the Department of Revenue—Renton, WA (2010).** Fiscal analyses and application preparation to demonstrate the fiscal benefits of future development within the revitalization areas that form the basis for local match revenues for the Local Revitalization Financing (LRF) program.
- **Local Revitalization Financing (LRF) Application Assistance—Puyallup, WA (2010).** Fiscal impact analyses and application preparation to demonstrate the fiscal benefits of future development within the revitalization areas that form the basis for local match revenues for the Local Revitalization Financing (LRF) program.
- **Local Infrastructure Financing Tool (LIFT) Application—Puyallup, WA (2007).** Worked with the City of Puyallup to develop the City’s application for a competitive award for State Local Infrastructure Financing Tool (LIFT) funding. For the application, an inventory of small businesses and low-income housing in the project area and an estimate of the impact of the project on small business and low-income housing.
- **Infrastructure Funding Forecasts and Strategies—Various, WA.** For the Cities of Issaquah, Yakima, Ferndale, and Counties/COGs of Chelan, SWCOG, WVTC, YVTC developed infrastructure funding forecasts and strategies to guide their future investments.
- **LCLIP Tax Increment Finance Assessments—Various, WA.** Performed LCLIP tax increment finance assessments for the following cities in Washington: Issaquah, Burien, Arlington, Kirkland, Tacoma, Seattle, and Mountlake Terrace.

Fiscal Planning for Governments

- **Seattle Public Utilities (SPU) Facility Master Planning (2016).** Assisted SPU in creating and evaluating alternative facility arrangements, which employed quantification and monetization of benefits in initial screenings alternatives.
- **University of Washington Mobility Framework, Seattle, WA (2015).** Developed a financial model and business plan for UW mobility investments.
- **Fiscal Impacts of the Rural Separator Zone—Pierce County, WA (2010).** Determined housing units, commercial building square feet, assessed value, and taxable retail sales by sub-geography in Pierce County for a baseline assessment of how County government costs and revenues are distributed. Conducted a buildable lands analysis as part of evaluating different development scenarios for the Rural Separator zone area.
- **Fiscal and Policy Analysis of Proposed Yesler Terrace Redevelopment—Seattle, WA (2009).** For the Seattle Housing Authority, prepared a report summarizing the fiscal and community development impacts of the Yesler Terrace redevelopment for Seattle Housing Authority.
- **Fiscal Impacts of Annexation—Various, WA.** Analyzed the fiscal impacts of annexation for the following cities in Washington: Burien, Enumclaw, and Covington.
- **Public Safety Service Delivery—Alternatives Analysis—Various, WA.** Performed an analysis of alternatives to public safety service delivery in Burien and Maple Valley, Washington.
- **Fiscal Impact Analyses—Various, WA.** For the Cities of Issaquah and Ferndale, Washington, conducted fiscal impact analyses.

Complex Committee Facilitation and Support

- **King County Sherriff, King County Sheriff's Blue Ribbon Commission on Police Accountability**
- **Washington State Long-Term Care Ombudsman, Adult Family Home Quality Assurance Panel**

ATTACHMENT F

Adam Domanski, Ph.D., Project Director

Ph.D. Economics, North Carolina State University
M.E. Economics, North Carolina State University
B.A. Economics, College of William and Mary

Dr. Adam Domanski is a Project Director at ECONorthwest who specializes in environmental and natural resource economics, natural resource damage assessment, applied econometrics, and nonmarket valuation. He has extensive experience valuing changes to public and environmental goods using quantitative methods and has applied these tools to evaluate impacts to housing, transportation, and environmental resources. Prior to joining ECONorthwest, Adam was an economist with NOAA's Office of Response and Restoration and was responsible for assessing ecological and human use injuries resulting from oil spills and chronic hazardous waste contamination. He also served as the Acting Deputy Director of NOAA's Marine Debris Program and represented the Agency at the 2017 G20 meetings in Germany. Adam is a member of the American Economic Association and the Association of Environmental and Resource Economists.

Representative Projects

Economic Benefit and Impact Analysis

- **King County Wastewater Treatment Division Systemwide Comprehensive Plan – Washington (2019).** Working with an interdisciplinary team in a scenario planning process to help King County WTD develop a comprehensive plan for the next 50 years.
- **Benefit Cost Analysis of Shore Friendly Practices in Island County, Washington (2019).** For the Island County Department of Natural Resources, measured the public and private benefits and costs of various shoreline protection strategies.
- **Economic, Environmental, and Social Benefits of Recreational Trails in Washington State (2019).** For the Washington Recreation and Conservation Office, evaluating the economic benefits and impacts of non-motorized recreational trail use.
- **Economic Analysis of Commercial Fisheries in Oregon (2019).** For the Oregon Department of Fish and Wildlife, evaluating the economic impacts of Oregon's nearshore and offshore fisheries.
- **Economic Impacts of the Cascadia Seismic Event – Oregon (2019).** Developing an economic impact model to determine the impacts of the Cascadia M9.0 earthquake on the Portland regional economy for the Regional Disaster Preparedness Organization.
- **Mid-Barataria Sediment Diversion – Louisiana (2019).** For Louisiana's Coastal Protection and Restoration Authority, evaluating potential recreational impacts from a >\$1 billion restoration project designed to divert water from the Mississippi River to restore marshes south of New Orleans.

- **Peninsula Regional Transportation Plan Trails Impact Analysis – Washington (2018).** Providing socioeconomic and secondary input-output analysis for expansion of a trail system in the Washington Department of Transportation’s Peninsula Regional Transportation Plan.
- **Housing and Socioeconomic Impacts of Accessory Dwelling Units—Washington (2018).** As part of an Environmental Impact Study of ADUs commissioned by the City, analyzed how different policy choices would affect development outcomes in single-family neighborhoods, including impacts on affordability and displacement.
- **Economic Impacts of Marine Debris on Tourism-Dependent Communities—National Study (2017).** For NOAA’s Marine Debris Program, developed a multi-year study to combine existing recreational use data with an on-site intercept contingent behavior survey to measure regional impacts of marine debris on tourism.
- **Elwha River Dam Removal and Flood Plain Restoration Ecosystem Service Valuation Pilot Project—Olympic Peninsula, WA (2015).** For NOAA’s Office of Response and Restoration, administered a stated preference survey to measure public willingness to pay for enhanced ecological restoration efforts following the removal of two obsolete dams on the Elwha River.
- **Economic Benefits of Reductions in Marine Debris—Orange County, CA (2014).** For NOAA’s Marine Debris Program, combined onsite measurements of marine debris with a revealed preference survey to measure welfare changes to local recreational users from changes in marine debris on beaches.

Natural Resource Damage Assessments

- **Hanford – Washington (2019).** Providing support to the trustee council on injury thresholds, injury curves, and scaling.
- **Deepwater Horizon—Gulf of Mexico (2016).** Served as the human use Technical Working Group lead and coordinated NOAA’s lost recreational use assessment on behalf of all Federal and State co-Trustees. Provided technical support for post-settlement recreational use restoration planning.
- **Enbridge Line 6B—Kalamazoo River, MI (2015).** Developed ecological scaling and lost recreational use claims for a pipeline rupture that released over 840,000 gallons of crude oil into the Kalamazoo River.
- **Refugio Oil Spill—California (2015).** Evaluated lost recreational use, subtidal injury scaling, and restoration planning for a 2015 pipeline spill in southern California.
- **M/V VogeTrader—Barbers Point, HI (2014).** Worked with NOAA coral ecologists to scale restoration necessary to compensate for substantial injuries to coral habitat caused by a vessel grounding and subsequent removal activities.
- **Texas City Y Oil Spill—Galveston Bay, TX (2014).** Evaluated lost recreational use damages for a vessel collision that oiled beaches from Galveston to Padre Island.

Selected Publications

- English, E., R. von Haefen, J. Herriges, C. Leggett, Christopher, F. Lupi, K. McConnell, M. Welsh, A. Domanski, & N. Meade (2018). "Estimating the value of lost recreation days from the Deepwater Horizon oil spill," *Journal of Environmental Economics and Management*, Elsevier, 91 pp 26-45.
- von Haefen, R. and A. Domanski (2018). "Estimation and Welfare Analysis from Mixed Logit Models with Large Choice Sets." *Journal of Environmental Economics and Management*, 90 pp. 101-118.
- Leggett, C., N. Scherer, T. Haab, R. Bailey, J. Landrum, and A. Domanski (2018). "Assessing the Economic Benefits of Reductions in Marine Debris at Southern California Beaches: A Random Utility Travel Cost Model." *Marine Resource Economics*, 33(2) pp. 133-153.
- Wellman, E., A. Sutton-Grier, M. Imholt, A. Domanski. (2017). "Catching a wave? A Case Study on Incorporating Storm Protection Benefits into Habitat Equivalency Analysis." *Marine Policy*, 83 pp. 118-125.
- Tourangeau, R., E. English, K. McConnell, D. Chapman, I. Flores Cervantes, E. Horsch, N. Meade, A. Domanski, M. Welsh. (2017). "The Gulf Recreation Study: Assessing Lost Recreational Trips from the 2010 Gulf Oil Spill." *Journal of Survey Statistics and Methodology*, 5 (3) pp. 281-309.
- Horsch, E., M. Welsh, & J. Price. (2017). "Best Practices for Collecting Onsite Data to Assess Recreational Use Impacts from an Oil Spill." Domanski A., N. Meade, and J. Murray, editors. U.S. Dept. of Commerce, NOAA Technical Memorandum NOS OR&R 54. Silver Spring, MD: Assessment and Restoration Division, NOAA.

Selected Presentations

- "Ecosystem-Service Scaling Techniques to Evaluate the Benefits of Marine Debris Removal." Sixth International Marine Debris Conference, 2018.
- "Science and Economics: A New, Integrated Approach to NRDA." LSI Conference on Natural Resource Damages, 2018.
- "NOAA's Efforts to Combat Marine Debris." Panel discussion hosted by the U.S. House of Representatives Oceans Caucus, 2017.
- "Non-use Valuation Theory and Methods." GOMRI, 2017.
- "Deepwater Horizon Recreational Losses." Association of Environmental and Resource Economists Annual Conference, 2016.
- "Introduction to Habitat Equivalency Analysis." Texas Trustee Summit, 2016.
- "Claim Development Economics in NRDAR Cases." Louisiana Trustee Summit, 2016.
- "A Regional Evaluation of the Impact of Fish Consumption Advisories on Marine Recreational Fishing." *Camp Resources*, 2015.

- "Assessing Economic Benefits Associated with Reductions in Marine Debris at Southern California Beaches: A Random Utility Travel Cost Model." AERE Conference, 2015.