

THE HEARING EXAMINER OF THE CITY OF SEATTLE

MAGNOLIA COMMUNITY COUNCIL,	)	
MIKE APPEL, M. JEANNE COULSON,	)	
EDWARD R. COULSON, DEBBIE	)	Hearing Examiner File: MUP 21-016
MULLINS, JONATHAN E. MULLINS, and	)	and MUP 21-017
JANIS TRAVEN,	)	
	)	Department Reference: 3028072-LU
Petitioners,	)	
	)	MCC SUPPLEMENTAL WITNESS AND
v.	)	EXHIBIT LIST
	)	
CITY OF SEATTLE,	)	
	)	
Respondent.	)	
_____	)	

Magnolia Community Council ("MCC") submits its supplemental witness and exhibit list for the above-captioned appeal.

I. WITNESS LIST

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

1. Michael Nanney is the former managing director of Pacific Northwest Communities, Inc (PNC) and VP, Forest City Military Communities Northwest. Mr. Nanney may testify about the management of the Admiral's House property for the US Navy and PNC, including landscape maintenance, public view issues, the need for and negotiation of the view corridor and landscape maintenance covenant, and the sale of the Admiral's House property to Oceanstar. MCC expects Mr. Nanney's direct testimony may take 45 minutes.

2. Elizabeth Campbell is a Magnolia resident, a friend and co-worker of Ursula Judkins, and a long-time community volunteer in matters regarding Ursula Judkins Viewpoint. Ms. Campbell may testify about her work with Ursula Judkins, the community involvement with Ursula Judkins Viewpoint, including its naming, her preparation of an Ursula Judkins documentary, the formation and work of the Friends of Ursula Judkins Viewpoint, and the community efforts to improve and protect Ursula Judkins Viewpoint. MCC anticipates Ms. Campbell's direct testimony may take 45 minutes.

3. Stuart Niven, PanorArbor, LLC, is a certified arborist who may provide testimony regarding the revegetation and mitigation planting proposed by Oceanstar. MCC anticipates Mr. Niven's direct testimony may take 30 minutes.

MCC reserves the right to call any witness identified by any other party, to call additional rebuttal witnesses, to call additional witnesses to the extent that it is allowed by the City of Seattle Hearing Examiner Rules, and to call substitute witnesses if any of the witnesses identified above become unavailable.

## II. EXHIBIT LIST

MCC identifies the following exhibits it may use at the hearing in this matter.

30. Landmark Preservation Board Report, September 1, 2010.

31. Nanney email exchange starting May 23, 2011.

32. Christopher Williams' email to Gene Mullins, August 1, 2008.

33. Ursula Judkins Documentary 2013:

<https://www.youtube.com/watch?v=YxHoCYqa4pw>

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

DATED this 23rd day of August, 2021.

/s/

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Edward R. Coulson  
Authorized Representative for Appellants  
Magnolia Community Council and Others  
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## DECLARATION OF SERVICE

I declare under penalty of perjury under the laws of the State of Washington that on this date,  
I sent true and correct copies of the MCC SUPPLEMENTAL WITNESS AND EXHIBIT LIST and  
MCC EXHIBITS 30 through 33 to each person listed below, in the manner indicated.

City of Seattle Office of Hearing Examiner  
P.O. Box 94729  
Seattle, WA 98124  
Method of Service: U.S. First Class Mail, postage prepaid

Margaret M. Boyle  
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Authorized Representative of Friends of the Last 6,000  
Method of Service: E-mail

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SIGNED this 23rd day of July, 2021, in Seattle, Washington.

/s/

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Edward R. Coulson

Authorized Representative for Appellants

MAGNOLIA COMMUNITY COUNCIL

AND OTHERS

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