

BEFORE THE HEARING EXAMINER
CITY OF SEATTLE

In the Matter of the Appeal of)
TreePac Environmental Impact Review) Hearing Examiner File:
(TEIR) and Greenwood Exceptional) **W-21-007**
Trees (GET) of the November 15, 2021)
Determination of Non-Significance by Brennon) SEATTLE OFFICE OF PLANNING AND
Staley, Office of Planning and Community) COMMUNITY DEVELOPMENT'S
Development.) WITNESS AND EXHIBIT LIST

The Seattle Office of Planning and Community Development ("OPCD") submits the following witness and exhibit list.

I. WITNESS LIST

The City plans to call the following witnesses in this matter:

1. **Brennon Staley, OPCD.** Mr. Staley is a Strategic Advisor with OPCD and had the lead role in the preparation of the proposed legislation and associated environmental analysis/checklist at issue in this appeal. Mr. Staley is expected to testify regarding issues raised in this appeal related to the proposal and associated environmental review. Mr. Staley's testimony is expected to take approximately 60 minutes.
2. **Geoffrey Wentlandt, OPCD.** Mr. Wentlandt is the Land Use Policy Manager for OPCD that reviewed the environmental analysis/checklist that was prepared by Mr. Staley and issued the SEPA Determination of Non-Significance. Mr. Wentlandt's testimony is expected to take approximately 20 minutes.
3. **David Van Skike, Seattle Department of Construction and Inspections ("SDCI").** Mr. Van Skike is a Policy and Technical Lead in the Land Use Policy and Technical Team. Mr. Van Skike provided background to Mr. Staley on existing development practices and potential development outcomes from the proposed legislation. Mr. Van Skike is expected

1 to testify about his consultations with Mr. Staley as described above. Mr. Van Skike's
2 testimony is expected to take approximately 15 minutes.

3 4. **Megan Neuman, SDCI.** Ms. Neuman is the Land Use Policy and Technical Teams
4 manager in the Land Use Policy and Technical Team. Ms. Neuman also provided
5 background to Mr. Staley on existing development practices and potential development
6 outcomes from the proposed legislation. Ms. Neuman's testimony is expected to take
7 approximately 10 -15 minutes.

8 5. **Nicolas Welch, OPCD.** Mr. Welch is a Strategic Advisor with OPCD that is expected to
9 testify as to the GIS analysis that he produced in support of the legislative proposal at issue
10 in this appeal. Mr. Welch's testimony is expected to take approximately 10-15 minutes.

11 6. **Jennifer Pettyjohn, OPCD.** Ms. Pettyjohn is a Senior Planning and Development
12 Specialist with OPCD that provided permit data to Mr. Staley at his request to support the
13 proposed legislation and environmental analysis. Ms. Pettyjohn is expected to testify
14 regarding her role in providing the permit data to Mr. Staley and her testimony is expected
15 to take approximately 10-15 minutes.

16 7. **Jacqueline Faith Ramos, Seattle City Light.** Ms. Ramos is a Strategic Advisor in the
17 Utilities Business Unit. Ms. Ramos did not have any role or involvement in the preparation
18 or review of OPCDs DNS at issue in this appeal. Ms. Ramos was subpoenaed by the
19 Appellants and is expected to testify about a report that she prepared in 2016/2017 when
20 she worked at SDCI. The report was a gap analysis on land use tree protection codes and
21 code enforcement.

22 OPCD reserves the right to call any witness identified by any other party, to call additional
23 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.

18 II. EXHIBIT LIST

- 19 1. Proposal Summary of the Draft townhouse reform legislation
- 20 2. Draft townhouse reform legislation
- 21 3. SEPA Environmental Checklist
- 22 4. SEPA Determination of Non-Significance
- 23 5. Notice of SEPA Determination of Non-Significance

6. Townhouse Reform GIS Analysis Summary
7. List of Example Projects Achieving Higher Density Through Subdivision
8. Example Site Plan – 704 & 712 W Bertona Street
9. Example Site Plan – 5030 & 5036 Sand Point Place NE
10. Example Site Plan – 8322, 8236 & 8328 13th Ave NW
11. Example Site Plan – 1716 & 1718 27th Ave
12. Example Site Plan – 3236 & 3238 14th Ave NW
13. Example Site Plan – 3408 & 3412 34th Ave W
14. Notice of SEPA DNS posted in SEPA Register
15. Housing Choices Background Report – August 2019
16. Seattle Affordable Middle-Income Housing Advisory Council Policy Recommendations to Mayor Jenny A. Durkan – January 2020
17. Seattle’s Lowrise Multifamily Zones Summary – February 2020
18. Mailing List of Agencies that were mailed notice of SEPA DNS
19. SEPA Director’s Report – Tree Protection Update
20. SEPA Draft Ordinance – Tree Protection Update
21. All exhibits identified on Appellants’ exhibit list.
22. Rebuttal exhibits that address Applicants’ testimony or evidence.

The Department reserves the right to submit additional exhibits for purposes of rebuttal or impeachment and to submit additional exhibits to the extent allowed by the Hearing Examiner Rules.

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1 DATED this 17th day of February, 2022.

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3 Seattle City Attorney

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1 **CERTIFICATE OF SERVICE**

2 I certify that on this date, I electronically filed a copy of the foregoing document with the
3 Seattle Hearing Examiner using its e-filing system.

4 I also certify that on this date, a copy of the same document was sent via email to the
5 following parties:

6 TreePac Environmental Review
7 512 N. 82nd Street
8 Seattle, WA 98103
9 Richard Ellison, Chair & Vice President
Pro Se Appellant
treesandpeople@pacificwest.com

10 DATED this 17th day of February, 2022, at Seattle, Washington.

11 s/ Eric Nygren
12 ERIC NYGREN, Legal Assistant