

**EXHIBIT LIST
BEFORE THE HEARING EXAMINER
CITY OF SEATTLE**

<p>In the Matter of the Appeal of</p> <p>TreePAC Environment Impact Review</p> <p>From a Determination of Non-Significance by Brennon Staley, OPCD</p>	<p>Hearing Examiner File: W-21-007</p> <p>EXHIBIT LIST</p>
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Exhibit #	Offered By	Admitted?	Description
1	Department	Y	Proposal Summary of the draft townhouse reform legislation (Dept. Exhibit 1)
2	Department	Y	Draft townhouse reform legislation (Dept. Exhibit 2)
3	Department	Y	SEPA Environmental Checklist (Dept. Exhibit 3)
4	Department	Y	SEPA Determination of Non-Significance (Dept. Exhibit 4)
5	Department	Y	Notice of SEPA Determination of Non-Significance (Dept. Exhibit 5)
6	Department	Y	Townhouse Reform GIS Analysis Summary (Dept. Exhibit 6)
7	Department	Y	List of Example Projects Achieving Higher Density Through Subdivision (Dept. Exhibit 7)
8	Department	Y	Example Site Plan – 704 & 712 W Bertona St. (Dept. Exhibit 8)
9	Department	Y	5030 & 5036 Sand Point Place NE (Dept. Exhibit 9)
10	Department	Y	8322, 8236 & 8328 13 th Ave. NW (Dept. Exhibit 10)
11	Department	Y	Example Site Plan – 1716 & 1718 27 th Ave. (Dept. Exhibit 11)
12	Department	Y	Example Site Plan – 3236 & 3238 14 th Ave NW (Dept. Exhibit 12)

Examiner:	Susan Drummond
Assistant:	Angela Oberhansly
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13	Department	Y	Example Site Plan – 3408 & 3412 34 th Ave W (Dept. Exhibit 13)
14	Department	Y	Notice of SEPA DNS posted in SEPA Register (Dept. Exhibit 14)
15	Department	Y	Housing Choices Background Report – August 2019 (Dept. Exhibit 15)
16	Department	Y	Seattle Affordable Middle-Income Housing Advisory Council Policy Recommendations to Mayor Jenny A. Durkan – January 2020 (Dept. Exhibit 16)
17	Department	Y	Seattle’s Lowrise Multifamily Zones Summary – February 2020 (Dept. Exhibit 17)
18	Department	Y	Mailing List of Agencies that were mailed notice of SEPA DNS (Dept. Exhibit 18)
19	Appellant	Y	Expanded information on the OPCD's Core Document Exhibit #7. (Appellant Exhibit 20)
20			2016 Seattle Tree Canopy Assessment (Appellant Exhibit 1)
21	Appellant	Y	Exhibit - Seattle's LR MF Zones, Jan 2016 (Appellant Exhibit 2)
22	Appellant	Y	Exhibit - Seattle LR MF Zones, Feb 2020 (Appellant Exhibit 3)
23	Appellant	Y	“Lowsrise Multifamily Code Updates: Balancing Design and Density” (Appellant Exhibit 4)
24	Appellant	Y	Vehicle Access Easement Standards, SDCI Multifamily LR (Appellant Exhibit 5)
25	Appellant	Y	Seattle Ordinance 123495 dated December 20, 2010 (pages 1 -40) (Appellant Exhibit 6)
26	Appellant	Y	“Modeling Urban Impervious Surface Areas in Relation to Urban Heat Island Effect..” (Appellant Exhibit 7)
27	Appellant	Y	“Correlations of Stormwater Runoff and Quality” (Appellant Exhibit 8)
28	Appellant	Y	Annotated SEPA Checklist (Appellant Exhibit 9)
29	Appellant	Y	“The Benefits and Limits of Urban Tree Planting for Environmental and Human Health” (Appellant Exhibit 10)
30	Appellant	Y	Beacon Hill Anti-Displacement Survey (Appellant Exhibit 11)

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31	Appellant	Y	YIM 1 and YIM 2” Clarify Washington Regulatory Takings (Appellant Exhibit 12)
32	Appellant	Y	(OPCD 2018 Community Planning Prioritization (p 1-4, 28-31) (Appellant Exhibit 13)
33	Appellant	Y	Seattle Hearing Examiner decision DNS from W-16-004 (Appellant Exhibit 14)
34	Appellant	Y	Lot Coverage Assessment TEIR Alternatives to OPCD notice (Appellant Exhibit 15)
35	Appellant	Y	Street Trees Only Alternatives to on-site canopy (Appellant Exhibit 15A)
36	Appellant	Y	25.05.926 - Lead agency for governmental proposals and SMC 25.05.670 Cumulative effects policy (Appellant 16)
37	Appellant	Y	Market Rate Housing Needs and Supply Analysis, BERK 2021(Appellant 17)
38	Appellant	Y	OPCD Housing Choice Public Engagement Summary, January 2020 (Appellant Exhibit 18)
39	Appellant	Y	LR1 zone case study: 2213NW 63rd St., Seattle, WA (Appellant Exhibit 19A)
40	Appellant	Y	Townhouses:2045 NW 63rd St., Seattle, WA (Appellant Exhibit 19B)
41	Appellant	Y	Before /After Images of City Core Document Examples (Appellant Exhibit 21A-D)
42	Appellant	Y	Eleven (11) examples at Greenwood and Phinney neighborhood (Appellant Exhibit 22)
43	Appellant	Y	Core document trees removed within LR-zoned (2019) (Appellant Exhibit 23)
44	Appellant	Y	City of Seattle, Proposal Summary Townhouse Reforms, Nov 2021 (Appellant Exhibits 24)
45	Appellant	Y	Nicolas Welch conversation with OPCD staff about trees (Appellant Exhibit 25)
46	Appellant	Y	June Establishment of Seattle’s Urban Forestry Commission (Appellant Exhibit 26)
47	Appellant	Y	Beacon Hill neighborhood stats (Appellant Exhibit 27)
48	Appellant	Y	Clean Heat (Appellant Exhibit 28)
49	Appellant	Y	Beacon Hill Survey Results (Appellant Exhibits 29)
50	Appellant	Y	Maria Batayola Profile CV (Appellant Exhibit 30)

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51	Appellant	Y	Martin Kaplan, Architect Profile CV (Appellant Exhibit 31)
78	Appellant	Y	David Moehring, Architect Profile CV (Appellant Exhibit 32)
79	Appellant	Y	William Lider, Engineer CV (Appellant Exhibit 33)
80	Appellant	Y	Michael Oxman Profile CV (Appellant Exhibit 34)
81	Appellant	Y	Brian Derdowski Profile CV (Appellant Exhibit 35)
82	Appellant	Y	Kathleen Wolf Profile CV (Appellant Exhibit 36)
83	Appellant	Y	The Urban Trees and Human Health: A Scoping Review (Appellant Exhibit 37)
84	Appellant	Y	The Urban Forest and Ecosystem Services (Appellant Exhibit 38)
85	Appellant	Y	Equity.UF (Appellant Exhibit 39)
86	Appellant	Y	Green Blocks Article (Appellant Exhibit 40)
87	Appellant	Y	Declaration of Tina Cohen, retired arborist (Appellant Exhibit 41)
88	Appellant	Y	Declaration of Robert and Mary Jean Gilman, Seattle residents (Appellant Exhibit 42)
89	Appellant	Y	Declarations of Penny Griffen, Whittier trees (Appellant Exhibit 43)
90	Appellant	Y	Declaration of David Moehring, 6407 Carleton (Appellant Exhibit 44)
91	Appellant	Y	Declaration of Suzanne Grant, 2813 4th Ave W (Appellant Exhibit 45)
92	Appellant	Y	Declaration of Woodrow Wheeler, wildlife biology (Appellant Exhibit 46)
93	Appellant	Y	Woodrow Wheeler Profile CV (Appellant Exhibit 47)
94	Appellant	Y	Declaration of Marina Lamps Alvarez (Appellant Exhibit 48)
95	Appellant	Y	Moehring Declaration – Seattle LR zoning maps (Appellant Exhibit 49)
96	Appellant	Y	SMC 25.05.340 - Determination of non-significance (DNS) (Appellant Exhibit 50)
97	Appellant	Y	Richard Ellison Profile CV (Appellant Exhibit 51)
98	Appellant	Y	Department Responses to Interrogatories 1 to 10 (with ‘COS’ number) (Appellant Exhibit 52)
99	Appellant	Y	Notes SEPA Analysis Townhouse Reform Legislat. (Appellant Exhibit 53)

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100	Appellant	Y	LR1 density analysis (Appellant Exhibit 54)
101	Appellant	Y	Townhouse Reforms Goal and Principles (Appellant Exhibit 55A)
102	Appellant	Y	Lowrise 1 Density Limit (Appellant Exhibit 55B)
103	Appellant	Y	Townhouse Reforms Next Steps (Appellant Exhibit 56A)
104	Appellant	Y	Check-in and Engagement (Appellant Exhibit 56B)
105	Appellant	Y	Project Schedule (Appellant Exhibit 56C)
106	Appellant	Y	Townhouse Data (Appellant Exhibit 57A)
107	Appellant	Y	Townhouse Data memo (Appellant Exhibit 57B)
108	Appellant	Y	Presentation to Executive Team (Appellant Exhibit 58A)
109	Appellant	Y	Letter to Mayor 10/13/2021 (Appellant Exhibit 58B)
110	Appellant	Y	Summary and Fiscal Note (Appellant Exhibit 59)
111	Appellant	Y	Attachment A 9/3/2019 Advisory Council (Appellant Exhibit 60)
112	Appellant	Y	LR1 Layouts Study (Appellant Exhibit 61)
113	Appellant	Y	City Townhouse Dwelling Count Calcs (Appellant Exhibit 63)
114	Appellant	Y	City Townhouse Value Calcs per Sq. Ft (Appellant Exhibit 64)
115	Appellant	Y	Seattle Street and property utility map in LR1 zone example (Appellant Exhibit 65)
116	Appellant	Y	Declaration of William Lider, Engineer (Appellant Exhibit 66)
117	Appellant	Y	King County Capacity Charge Residential Sewer Use (Appellant Exhibit 67)
118	Appellant	Y	Seattle i-Tree (Appellant Exhibit 68)
119	Appellant	Y	J. Faith Ramos Public Records List (1 of 3) (Appellant Exhibit 70)
120	Appellant	Y	Tree Protection per SMC Title 23 and SMC 25 (Appellant Exhibit 71)
121	Appellant	Y	Phase One Site Samples Low-rise Tree Protection (Appellant Exhibit 72)
122	Appellant	Y	Tree regulations products planting, protection (email cover) (Appellant Exhibit 72R)
123	Appellant	Y	Tree Research March 2017 (Appellant Exhibit 73)

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124	Appellant	Y	Notes from 2/15/2017 and Agenda for Final (email cover) (Appellant Exhibit 73R)
125	Appellant	Y	Shauna would like to review PPT to share (email cover) (Appellant Exhibit 73RR)
126	Appellant	Y	Slides only of Tree Research March 2017 (Appellant Exhibit 73S)
127	Appellant	Y	Final Report Tree Regulations Research Project (Appellant Exhibit 74)
128	Appellant	Y	2017 follow-up on 2009 Tree Audit (Appellant Exhibit 74R)
129	Appellant	Y	021517 Notes Final (Appellant Exhibit 75)
130	Appellant	Y	2013-2014 Tree Benefits Map (Appellant Exhibit 76)
131	Appellant	Y	New trees planted in 2014 by Council District (Appellant Exhibit 76R)
132	Appellant	Y	Seattle Times Article “Bills Would Allow Denser Housing in Single-Family Neighborhoods” and Map graphic, Heidi Groover, dated February 1 and 2, 2022 (Appellant Exhibit 77)
133	Appellant	Y	Compiled documents from public access SDCI Electronic Document Management System for City Exhibit No. 9. (Appellant Exhibit 78)
134	Appellant	Y	Images of 2300 W Emerson Street and 3015 30th Ave W (Appellant Exhibit 79)

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