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BEFORE THE HEARING EXAMINER
FOR THE CITY OF SEATTLE

In the Matter of the Appeals of
AVALON BAY COMMUNITIES, INC.
THE RICHMARK COMPANY
From a Determination of Nonsignificance issued
by the Director, Department of Planning and
Development.

Hearing Examiner File Nos.
W-13-005
W-13-006

STIPULATED PREHEARING SCHEDULE
AND HEARING DATES

I. STIPULATION

Appellants AvalonBay Communities and The Richmark Company and Respondent City
of Seattle, Department of Planning and Development, by and through their respective attorneys
of record, stipulate to the following:

- (1) If the City of Seattle produces all documents requested in Appellants' Public Disclosure Act requests by September 30, 2013, the parties will abide by the schedule as set forth in the proposed order below.
- (2) If the City of Seattle does not produce all documents requested in Appellants' Public Disclosure Act requests by September 30, 2013, the parties will confer and attempt to stipulate to an alternative prehearing and hearing schedule within 7

1 days of the date the City produces a complete response to Appellants' Public
2 Disclosure Act request.

3 **II. ORDER**

4 This matter having come before the Hearing Examiner on the parties' Stipulation to
5 prehearing schedule and hearing dates, it is ORDERED that the following prehearing schedule
6 and hearing dates shall be established:
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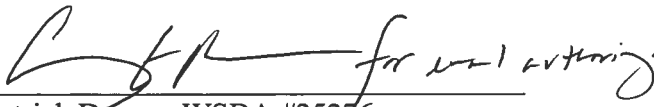
8	Production of Public Records Act Documents	September 30, 2013
9	Preliminary Witness and Exhibit Lists Due	October 4, 2013
10	Deadline for Discovery Requests	October 10, 2013
11	Deadline for Responses to Discovery Requests	October 31, 2013
12	Final Witness and Exhibit Lists Due	November 19, 2013
13	Deadline for Taking Depositions	November 26, 2013
14	City to File Dispositive Motions	December 9, 2013
15	Appellant's Response to Dispositive Motions	December 20, 2013
16	Reply to Dispositive Motions	December 31, 2013
17	Administrative Hearing Dates	January 21 and 22, 2014
18	Optional Deadline for Filing Post-Hearing Briefs	February 5, 2014

19 DATED this ____ day of August, 2013.
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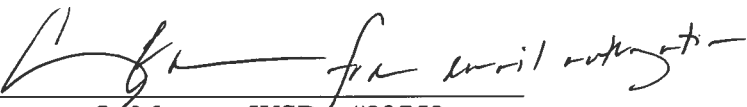
24 _____
25 Anne J. Watanabe
26 Seattle Deputy Hearing Examiner
27
28

1 Stipulation agreed to by:


2 PETER S. HOLMES
3 Seattle City Attorney

4 By  for email communication 8/8/13
5 Patrick Downs, WSBA #25276
6 Assistant City Attorney

7 STOEL RIVES LLP

8
9 By  for email communication 8/8/13
10 Ramona L. Monroe, WSBA #23752
11 Attorneys for The Richmark Company

12 MCCULLOUGH HILL LEARY, PS

13
14 By 
15 Jack McCullough, WSBA #12740
16 Courtney Flora, WSBA #29847
17 Attorneys for Appellant AvalonBay Communities