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BEFORE THE HEARING EXAMINER
CITY OF SEATTLE

In Re: Appeal by

HUGH SCHAFFER, SHW,

From a Rezone of Property at 7012 Roosevelt
Way NE.

Hearing Examiner File: CF-314447

APPLICANT AND PROPERTY
OWNER’S WITNESS AND EXHIBIT
LIST

COMES NOW the applicant, Hugh Shaffer, and the property owner, Isola Real Estate VII LLC, who intend to call the following witnesses and introduce the following exhibits, but reserve the right to not call one or more of these witnesses and not introduce one or more of these exhibits as they determine to be appropriate at the hearing. Given the public nature of this hearing, the Applicant and Property Owner also reserve the right to call other witnesses and introduce other exhibits as appropriate.

I. WITNESSES

1. Nate Allen. Mr. Allen is the representative of the property owner, Isola Real Estate VII LLC. He is expected to testify regarding the facts of this case, the need of the zoning change, and the impacts of the zone change on the project. Mr. Allen is expected to testify for approximately 30 minutes.

1 2. Sarah Hatfield. Ms. Hatfield is one of the project architects and a Principal at
2 Charge at S+H Works, LLC. She has approximately 20 years of experience as an architect in
3 Seattle and the greater Puget Sound area. She has extensive experience with the impact of
4 rezones. Ms. Hatfield received her B.S. from Western Kentucky University and her Master
5 of Architecture degree from the University of Washington, and is a licensed professional
6 architect in Washington, Oregon, Alaska, and Idaho. She is expected to testify regarding the
7 facts of this case, the proposed design of the development, the effects of the rezone on the
8 development, and the impacts of development on the area. Ms. Hatfield is expected to testify
9 for approximately 60 minutes.

10 3. H. Michael Xue. Mr. Xue has over 30 years of experience in the management
11 and coordination of geotechnical studies and construction monitoring. He has extensive
12 experience with residential and commercial development in the urban setting and in the
13 critical and geologic hazards areas. Mr. Xue received his B.S.C.E. from Hohai University in
14 China and his MSCE degree from the State University of New York at Buffalo. He is
15 expected to testify regarding the facts of this case, the proposed design of the development,
16 and the geotechnical effects of the proposed development. Mr. Xue is expected to testify for
17 approximately 30 minutes

18 4. Bob Layton. Mr. Layton is an ISA Certified Arborist # PN-2714A. He has
19 extensive experience serving as an arborist in the greater Seattle area. He has almost 30
20 years of experience with tree inventories for developed and undeveloped lots, preparing
21 arborists reports for a variety of land use and construction permits, identifying tree species,
22 preparing tree protection plans, and he has expertise with the City's tree protection code and
23 regulations. He is expected to testify regarding the facts of this case, the proposed design of
24 the development, and the effects of the development, including on the trees present at the
25

1 subject property and adjoining property. Mr. Layton is expected to testify for approximately
2 30 minutes

3 5. Matt Palmer. Mr. Palmer is a Traffic Lead Engineer at Kimley-Horn. He has
4 over 20 years of experience in broad transportation and traffic engineering operations. Mr.
5 Palmer received his B.S. in Civil Engineering from the University of Iowa and is a licensed
6 professional engineer in Washington. He is expected to testify regarding the facts of this
7 case, and the effects of the development, including the impacts on traffic and parking. Mr.
8 Palmer is expected to testify for approximately 30 minutes.

9 II. EXHIBITS

10 1. 2015-2035 City of Seattle Comprehensive Plan for Roosevelt (pages 382-
11 389) The entire Comprehensive Plan can be found at:

12 <https://www.seattle.gov/documents/Departments/OPCD/OngoingInitiatives/SeattlesCompre>
13 [hensivePlan/ComprehensivePlanCouncilAdopted2021.pdf](https://www.seattle.gov/documents/Departments/OPCD/OngoingInitiatives/SeattlesComprehensivePlan/ComprehensivePlanCouncilAdopted2021.pdf).

- 14 2. Zoning graphics prepared by Sarah Hatfield.
15 3. Curriculum Vitae of Sarah Hatfield.
16 4. Curriculum Vitae of H. Michael Xue.
17 5. Curriculum Vitae of Bob Layton.
18 6. Curriculum Vitae of Matt Palmer.

19 III. RESERVATION OF RIGHTS

20 By identifying a particular witness or exhibit, Applicant and Property Owner do not
21 concede, and specifically reserve the right to object, that the same or similar witnesses and
22 exhibits are not relevant to the issues at this hearing and should not be considered by the
23 Hearing Examiner or admitted. Applicant and Property Owner also reserve the right to
24 present additional witnesses and exhibits and to elicit additional testimony from the
25

1 witnesses listed herein to rebut, impeach, and respond to comments, testimony and exhibits
2 presented by other parties in this matter.

3 Applicant and Property Owner further reserve the right to introduce any exhibit
4 listed as an exhibit by another party in this matter, to introduce illustrative exhibits and to
5 utilize copies of code and other provisions of law. Withdrawal of a listed witness or exhibit
6 listed by another party will not preclude the Applicant and Property Owner from calling that
7 witness or utilizing that exhibit.

8 Respectfully submitted this 5th day of July, 2022.

9 HELSELL FETTERMAN LLP

10
11 By: s/ Brandon S. Gribben

12 Brandon S. Gribben, WSBA No. 47638

13 Samuel M. Jacobs, WSBA No. 8138

14 Attorneys for Applicant and Property Owner
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EXHIBIT 1

HUMAN DEVELOPMENT POLICIES

- RB-P32** Create strong partnerships between Seattle school district and the City of Seattle to support capital and programmatic improvements for schools in the Rainier Beach area.
- RB-P33** Integrate the concept of lifelong learning including education and job-related activities into the programs provided by the schools and by the neighborhood's entire educational system.
- RB-P34** Seek to attract a community college facility that serves the Rainier Beach community in order to offer local college-level studies and to establish connections to four-year colleges.
- RB-P35** Encourage parents and adults in the community to work with school administrators to improve schools in the Rainier Beach area.
- RB-P36** Seek to facilitate and improve the participation of parents and adults in the neighborhood schools by encouraging formation of active PTAs and by outreach to the non- and limited English-speaking population of Rainier Beach.
- RB-P37** Encourage a community grass-roots approach to involve religious organizations and other influential organizations in community education issues.
- RB-P38** Work with existing community organizations and/or create new community organizations to implement plan update recommendations.
- RB-P39** Use public relations strategies to highlight Rainier Beach's community identity as a thriving and interconnected community with diverse households and supported by strong social and cultural institutions and services.
- RB-P40** Improve public safety when implementing any project or program within the community.
- RB-P41** Build and sustain a positive relationship between Seattle Police and the diverse cultures in Rainier Beach.

Roosevelt

LAND USE GOALS

- R-LUG1** Maintain the physical character of historically lower-density areas of the urban village by encouraging housing choices such as cottages, townhouses, and low-rise apartments. Provide appropriate transitions from these areas to more dense uses.
- R-LUG2** Promote the growth of the Roosevelt Urban Village in a manner that concentrates residential and business uses in the commercial core and near the light rail station, with less dense residential, mixed-use, and commercial development along the commercial arterials that extend from the core.

R-LUG3 Promote the design of private development and public facilities that protects and enhances public views and vistas.

LAND USE POLICIES

R-LUP1 Support a zoning strategy that consolidates similar zoning into whole blocks in and near the urban core and light rail station, to result in more compatible development.

R-LUP2 Support the infill development of commercial-zoned properties that are vacant or underutilized.

R-LUP3 Promote the development of new multifamily dwellings, in properly zoned areas, that will buffer neighborhood residential areas from the commercial core, freeway, and commercial corridors.

TRANSPORTATION GOALS

R-TG1 Accommodate anticipated increases in transit, truck, and automobile traffic on arterials.

R-TG2 Balance the use of arterials for the movement of people and goods with parking needs.

R-TG3 Minimize cut-through traffic on non-arterial streets.

R-TG4 Respect the Olmsted legacy of Ravenna Boulevard as an element of the city's transportation and open space systems.

R-TG5 Ensure that Roosevelt continues to be well integrated into the regional transportation infrastructure.

TRANSPORTATION POLICIES

R-TP1 Acknowledge that the existing built street environment must accommodate foreseeable traffic increases and provide interface with the light rail station.

R-TP2 Promote sidewalk design on principal and minor arterials to encourage pedestrian use and improve pedestrian safety.

PARKING GOALS

R-TG6 Promote the preservation of on-street parking for residents and their guests on minor arterials without bus routes and local access streets.

R-TG7 Promote the efficient use of on-street parking on principal and minor arterials.

PARKING POLICIES

- R-TP3** Promote the equitable distribution of parking on commercial and residential access streets to provide a safe flow of traffic relative to traffic volume and optimize the amount of on-street parking.
- R-TP4** Prioritize parking in commercial areas for business customers.

SAFETY GOAL

- R-TG8** Street design and traffic control on principal and minor arterials should provide for pedestrian safety and promote a healthy walking environment.

SAFETY POLICIES

- R-TP5** Design traffic signals, crosswalks, and sidewalks to improve pedestrian safety and encourage walking.
- R-TP6** Promote site planning that reduces conflicts between pedestrians and vehicles.

LIGHT RAIL GOAL

- R-TG9** Promote and support the integration of the Sound Transit Light Rail Station into the transportation network of the Roosevelt Urban Village.

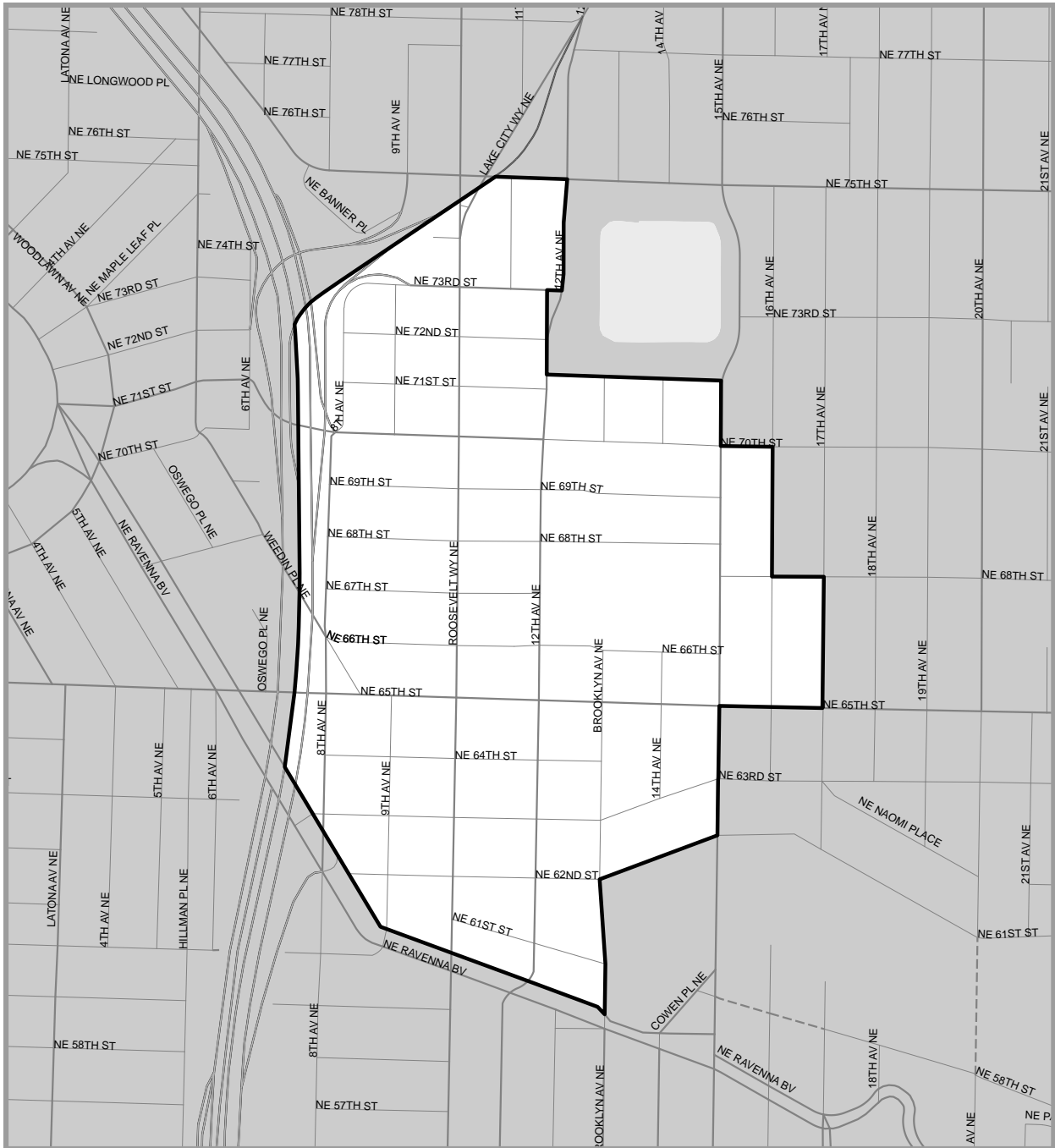
LIGHT RAIL POLICIES

- R-TP7** Promote a surface transit routing scheme that provides convenient, effective, and frequent access to the light rail station.
- R-TP8** Promote elements in the design of the light rail station that provide functional loading and unloading for vehicles, including surface transit.
- R-TP9** Promote improvements of pedestrian and bicycle facilities to ensure safe and convenient access to the light rail station.
- R-TP10** Protect on-street parking for residents and neighborhood commercial patrons from light rail users who commute to the station by automobile.

HOUSING GOALS

- R-HG1** Protect and maintain the architectural heritage of Roosevelt's Craftsman, bungalow, and Tudor-style housing while embracing growth of well-designed buildings of an appropriate scale.
- R-HG2** Create housing types that can provide housing opportunities for a wide range of residents and households with varying incomes and housing needs.

ROOSEVELT Residential Urban Village



0 0.04 0.09 0.17 0.26 0.34 Miles

— CENTER / VILLAGE BOUNDARY

R-HG3 Accommodate most of the expected residential growth by encouraging larger development in and around the Roosevelt Urban Village’s light rail station and commercial core.

HOUSING POLICIES

R-HP1 Promote the preservation and maintenance of existing neighborhood residential homes in single-family zones and control impacts to homes on the edge of the neighborhood residential zones.

R-HP2 Encourage an appropriate fit of scale and architectural character in all new developments.

R-HP3 Encourage extended families and families with children to reside in Roosevelt.

R-HP4 Encourage housing options for people with disabilities, senior citizens, and those with low or moderate-income levels.

R-HP5 Create housing opportunities that allow Roosevelt residents to stay in the neighborhood through various life stages.

R-HP6 Encourage mixed-use and larger multifamily structures in and immediately surrounding the transit and commercial core to accommodate increased density in our neighborhood.

CAPITAL FACILITIES GOALS

R-CFG1 As growth in the neighborhood occurs and density increases, provide public open spaces and indoor and outdoor community gathering places for neighborhood enjoyment.

R-CFP2 Provide safe, well-maintained parks and open spaces with a variety of facilities that will promote positive activity.

CAPITAL FACILITIES POLICIES

R-CFP1 Protect the value of Roosevelt’s public spaces by controlling shadow impacts from surrounding development, enhancing and maintaining the landscape and facilities, and preserving public views from these spaces of the Olympic Mountains and Mount Rainier, the Downtown Seattle skyline, and other City landmarks.

R-CFP2 Promote increased use of existing public open spaces.

R-CFG3 Provide open space to support higher-density residential development in appropriately zoned areas, including public plazas and other urban amenities in the commercial core and at the light rail station.

- R-CFP4** Consider redevelopment of underused or decommissioned properties or facilities as a way to increase the amount of parks and recreation facilities and open space in the neighborhood.
- R-CFP5** Promote the design and programming of existing open spaces and facilities for alternative activities and shared uses.
- R-CFP6** Provide trails and corridors that connect existing and new parks and open spaces, to create an open space network.

UTILITIES GOALS

- R-UG1** Maintain and enhance access for Roosevelt residents and businesses to the broadest range of utility systems available within Seattle.
- R-UG2** Help achieve overall City goals to reduce the use of energy and the production of nonrecyclable waste and to increase the reuse of stormwater and the recycling of solid waste.
- R-UG3** Reduce the visual impact of utilities in the Roosevelt neighborhood.

UTILITIES POLICIES

- R-UP1** Promote Roosevelt as a neighborhood of high technology connectivity.
- R-UP2** Strive to ensure that all residents and businesses have equal access to public and private utilities and programs that reduce cost and waste.
- R-UP3** Encourage the participation by all Roosevelt residents and businesses in voluntary programs for yard waste reduction and recycling, rainwater collection and reuse, solar connection to the City's electrical grid, and other such programs as may be sponsored by the City, private utilities, or other public organizations.
- R-UP4** Promote the use of sustainable building products and energy/water-conserving fixtures in all new construction.
- R-UP5** Encourage the screening of above-ground utility facilities, such as electrical substations, with either landscaping or artistic treatments.

ECONOMIC DEVELOPMENT GOALS

- R-EDG1** Promote the health of the Roosevelt neighborhood commercial core and foster a strong, vibrant, pedestrian-oriented neighborhood business district.
- R-EDG2** Take advantage of the location of the light rail station by promoting mixed-use development that includes both businesses and multifamily housing near the station to serve the diverse population of the Roosevelt neighborhood.

R-EDG4 Recognize that Roosevelt’s cultural resources, including schools, institutions, traditions, historic resources, and creative people, are important contributors to our neighborhood economy, as well as to the city.

ECONOMIC DEVELOPMENT POLICIES

R-EDP1 Support retention and growth of existing businesses, industries, and small firms within the Roosevelt Urban Village, and actively seek to attract new businesses appropriate to the neighborhood context and infrastructure.

R-EDP2 Promote opportunities for business development related to users of the Roosevelt light rail station.

R-EDP3 Encourage development of live-work arrangements within traditional commercial and office spaces, as a way to encourage small business owners to live in the neighborhood.

R-EDP4 Strengthen ties with schools, institutions, arts and cultural entities, nonprofits, and other organizations and recognize their contributions of economic diversity, living wage jobs, and economic activity to the neighborhood.

HUMAN DEVELOPMENT GOALS

R-HDG1 Make Roosevelt a neighborhood that supports a variety of lifestyles and families of all sizes, where all can be involved in community and neighborhood life.

R-HDG2 Create an environment for sustainable living, accessible health care, education, and housing within the Roosevelt community.

HUMAN DEVELOPMENT POLICIES

R-HDP1 Create opportunities that build connections through community service and volunteering.

R-HDP2 Promote respect and appreciation for diversity in the Roosevelt neighborhood and compassion for those in the neighborhood who are disadvantaged.

R-HDP3 Promote public safety through active community involvement and good urban design.

R-HDP4 Foster a family-friendly environment and activities that promote cross-generational participation and that increase youths’ attachment to the community.

R-HDP5 Support programs that provide assistance to disadvantaged individuals and families.

ENVIRONMENT GOALS

- R-EG1** Maintain a healthy natural environment as the Roosevelt neighborhood accommodates growth.
- R-EG2** Maintain and enhance the legacy of environmental stewardship in the Roosevelt neighborhood.

ENVIRONMENT POLICIES

- R-EP1** Protect and enhance the urban forest on public and private property to reduce storm runoff, absorb air pollutants, reduce noise, stabilize soil, and provide habitat.
- R-EP2** Discourage the use of chemical products on lawns and gardens and for household use and discourage impervious ground surfaces to help protect the quality of Seattle's water bodies.
- R-EP2** Maintain and enhance environmental quality through the use of natural systems to reduce pollution and greenhouse gases in the air and to clean and control stormwater runoff.
- R-EP3** Promote conservation of resources and energy, and use of sustainable building products, through education, design review, and community action.
- R-EP4** Strive to protect and retain exceptional trees and groups of trees that enhance Roosevelt's historical, cultural, environmental, and aesthetic character.
- R-EP5** Promote the use of environmentally friendly modes of transportation and other ways of reducing greenhouse gases, such as alternative heating systems and reduced use of gasoline-powered devices.
- R-EP6** Promote site planning and building design that reduce energy use through natural lighting, natural ventilation, and solar orientation.
- R-EP7** Promote street and other outdoor lighting fixtures that reduce light pollution, such as through the use of hoods and downward orientation.

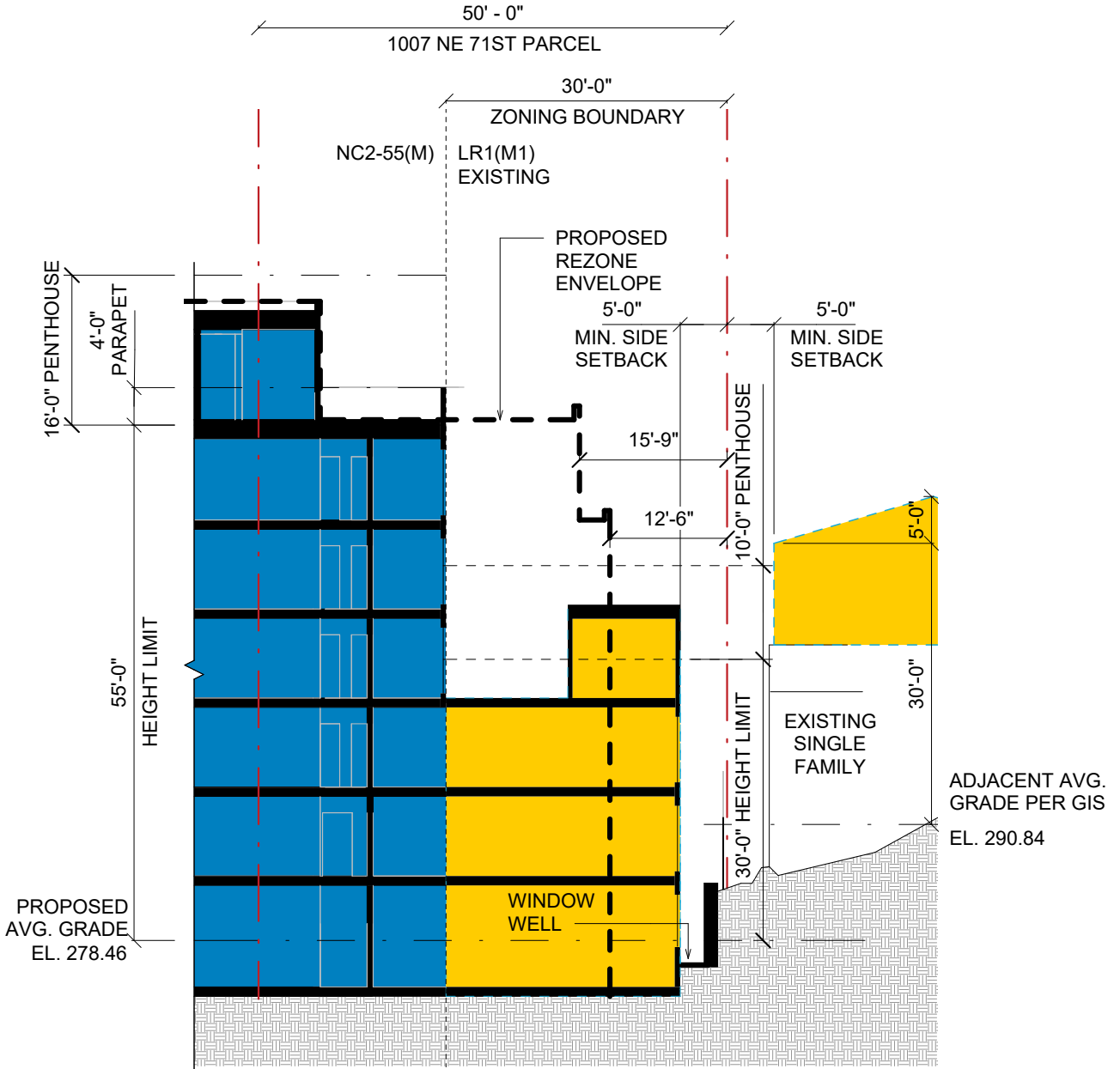
South Lake Union

NEIGHBORHOOD CHARACTER GOALS

- SLU-G1** A vital and eclectic neighborhood where people both live and work, where use of transit, walking, and bicycling is encouraged, and where there are a range of housing choices, diverse businesses, arts, a lively and inviting street life, and amenities to support and attract residents, employees, and visitors.

EXHIBIT 2

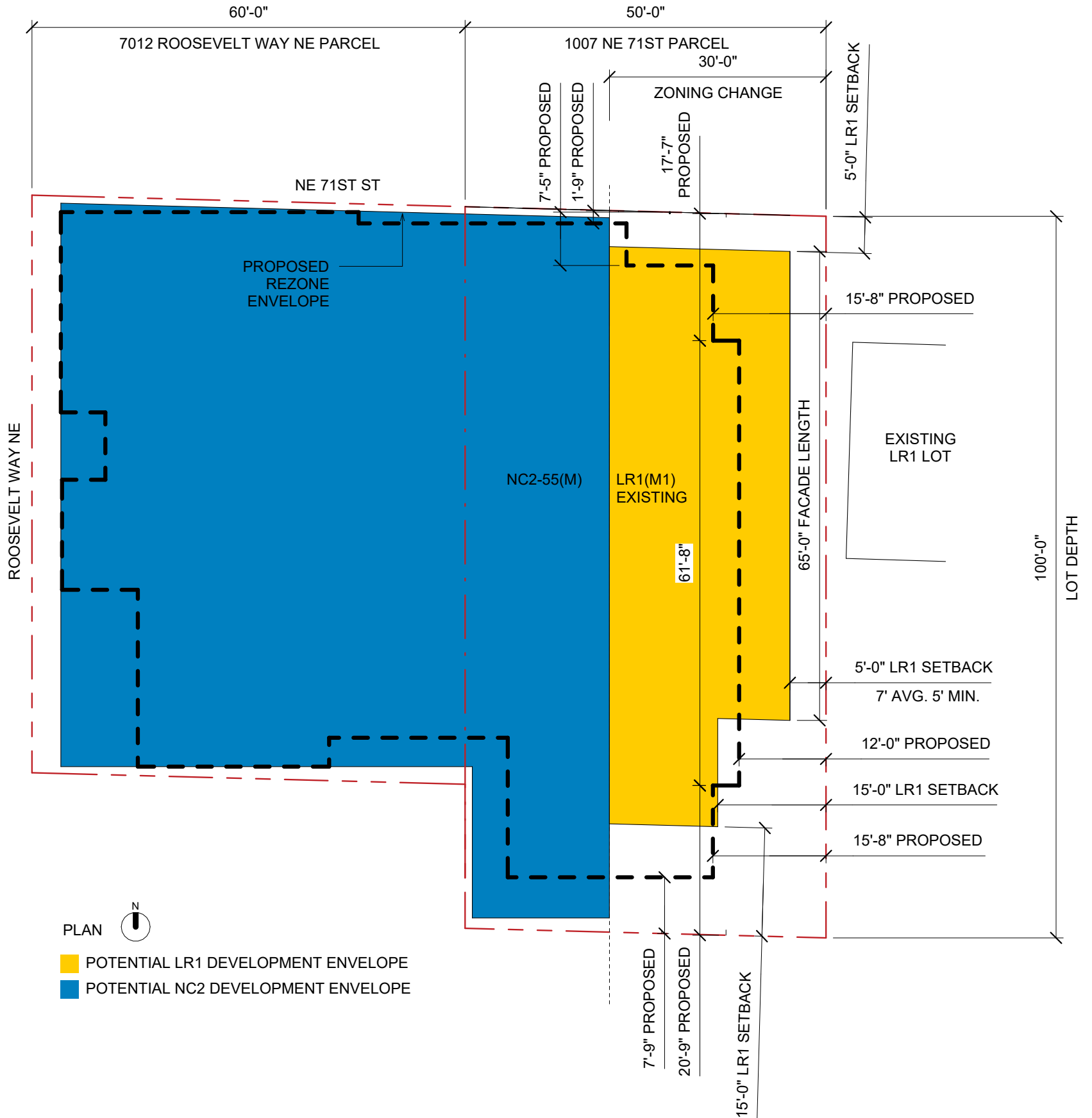
1. ALLOWABLE NC2/LR1 APARTMENT BUILDING (COMBINED PARCELS)



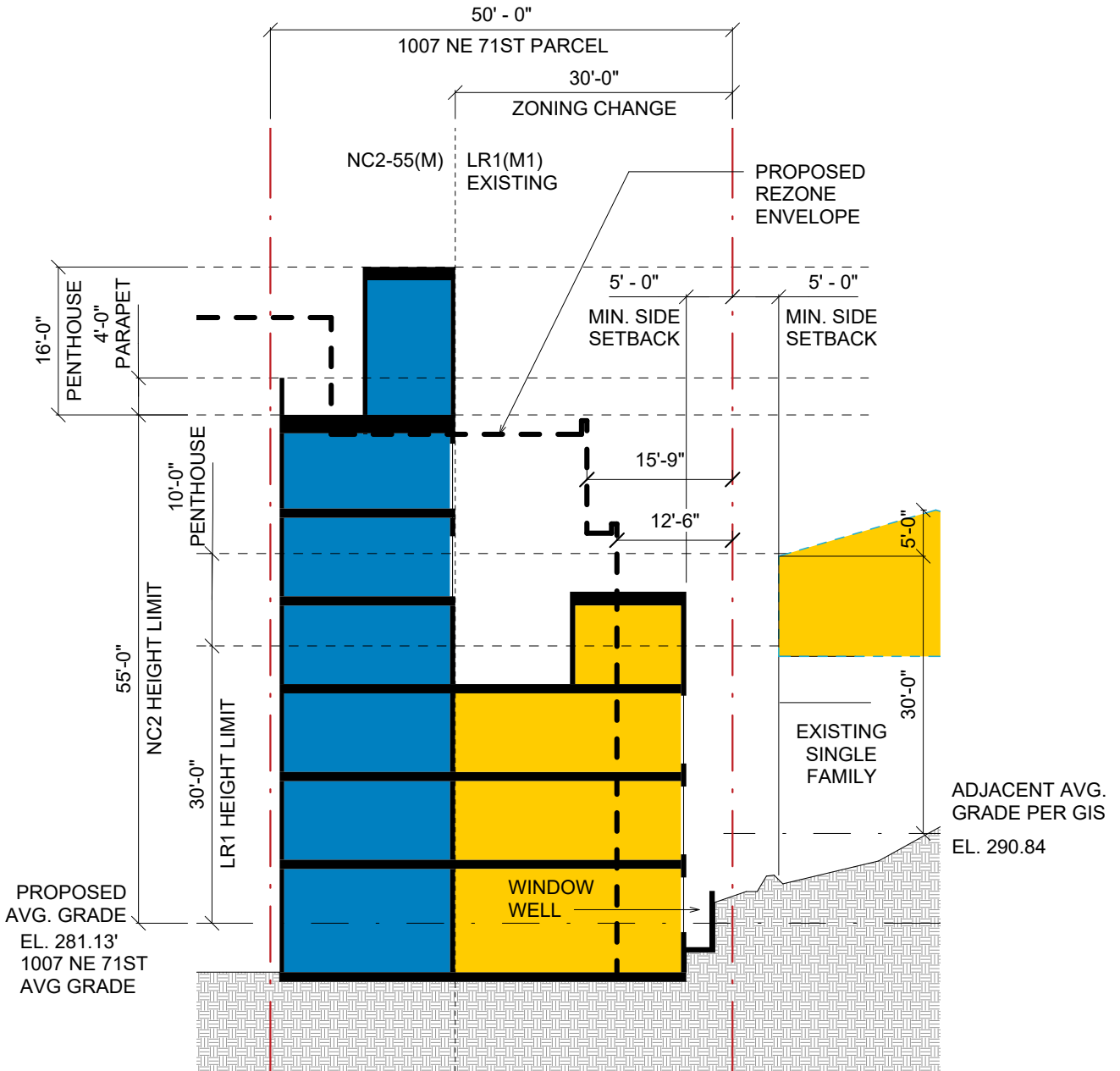
SECTION - LOOKING NORTH

- POTENTIAL LR1 DEVELOPMENT ENVELOPE
- POTENTIAL NC2 DEVELOPMENT ENVELOPE

2. ALLOWABLE NC2/LR1 APARTMENT BUILDING (COMBINED PARCELS)



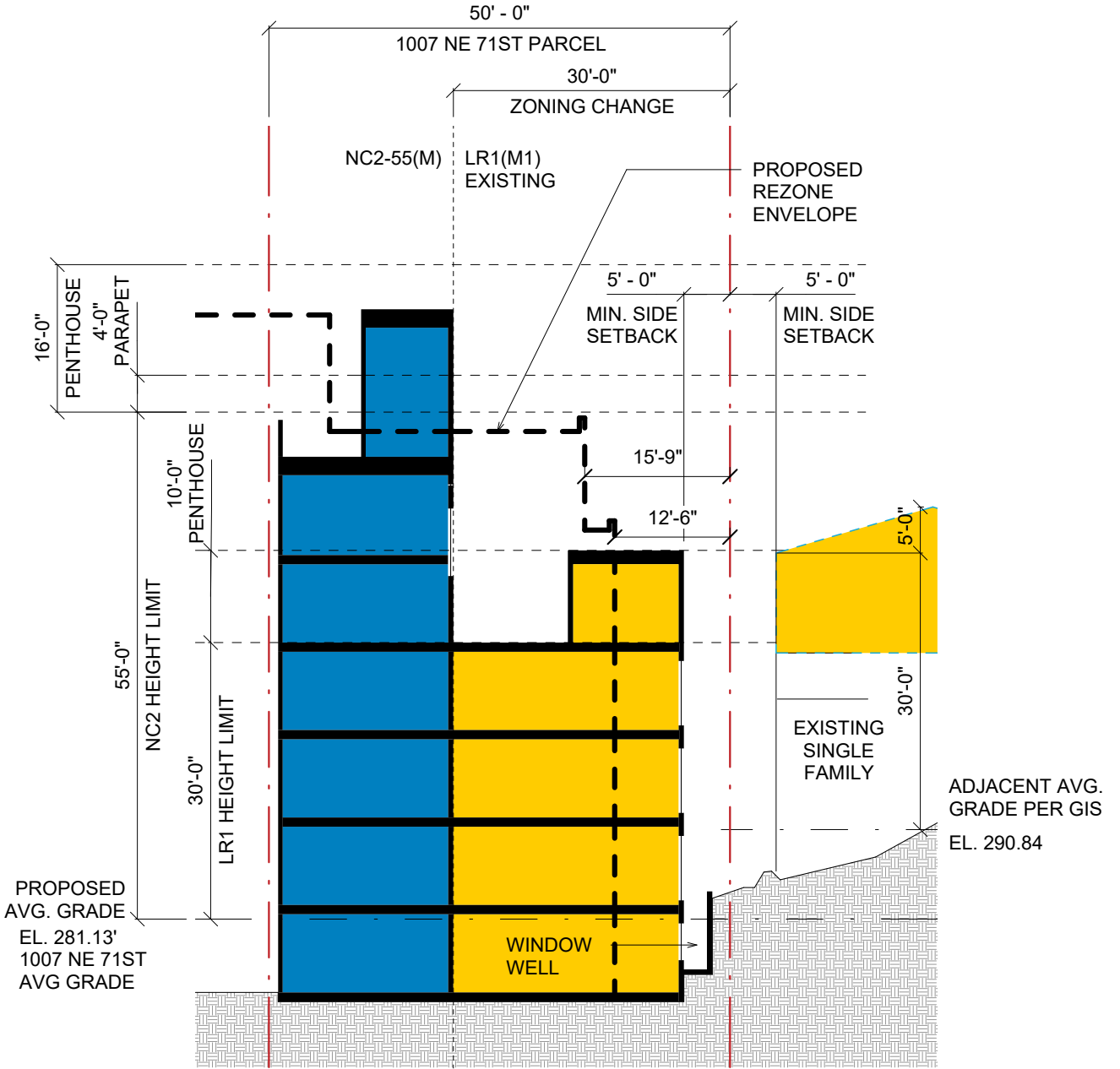
3a. ALLOWABLE NC2/LR1 APARTMENT BUILDING (SEPARATE PARCELS)



SECTION - LOOKING NORTH

- POTENTIAL LR1 DEVELOPMENT ENVELOPE
- POTENTIAL NC2 DEVELOPMENT ENVELOPE

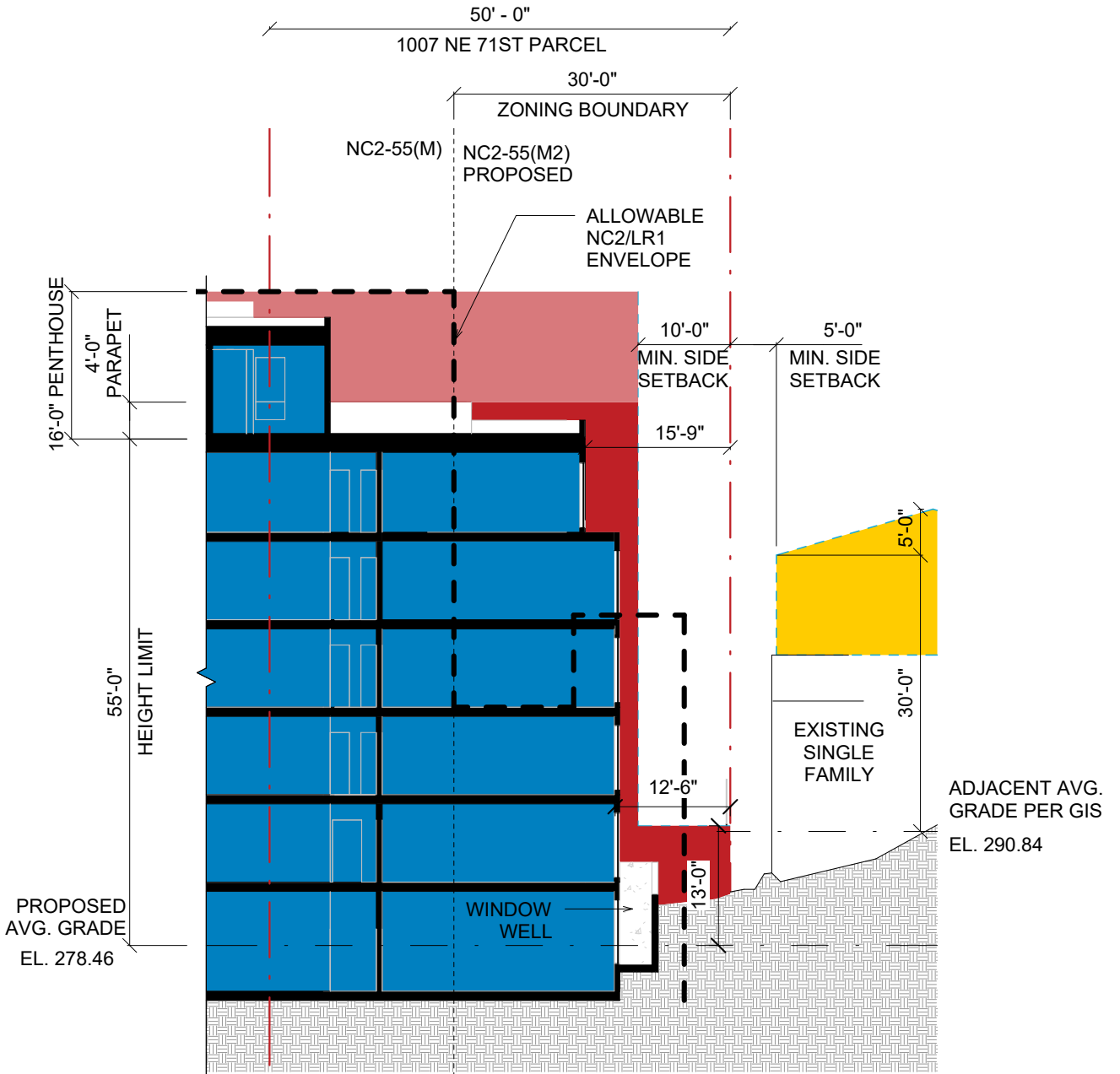
3b. ALLOWABLE NC2/LR1 APARTMENT BUILDING (SEPARATE PARCELS)



SECTION - LOOKING NORTH

- POTENTIAL LR1 DEVELOPMENT ENVELOPE
- POTENTIAL NC2 DEVELOPMENT ENVELOPE

4. ALLOWABLE NC2 APARTMENT BUILDING (COMBINED PARCELS)



SECTION - LOOKING NORTH

- POTENTIAL NC2-55 BUILDING ENVELOPE
- POTENTIAL NC2-55 PENTHOUSE ENVELOPE
- POTENTIAL LR1 DEVELOPMENT ENVELOPE
- PROPOSED NC2 DEVELOPMENT ENVELOPE

EXHIBIT 3



Sarah Hatfield, AIA

1122 E Pike St #1337 | Seattle, WA 98122 |
206.579.8665 | sarah@s-hw.com

- EXPERIENCE:
- S+H Works, LLC (dba SHW) 2009-present
CO-OWNER / PRINCIPAL-IN-CHARGE Seattle, WA
- Establish the firm's direction, mission, and core values
 - Oversee the daily operations to promote achievement of firm's objectives
 - Develop and monitor quality control and operating protocols for design and documentation
 - Direct and monitor project team members, productivity, and professional development
 - Initiate, direct, and develop project designs and plans for all phases of multiple projects while monitoring drawing set production
 - Coordinate design solutions considering materials, engineering constraints and codes
- Driscoll Architects, PS 2003-2010
PROJECT MANAGER Seattle, WA
- Manage several projects simultaneously, including staff supervision, quality control and scheduling
 - Coordinate with consultants, clients, contractors and city officials
 - Prepare permit and construction documents
- EDUCATION:
- Master of Architecture 2008
University of Washington - Seattle, WA
- Bachelor of Science 2002
Western Kentucky University - Bowling Green, KY
- PROFESSIONAL:
- REGISTRATION: Washington License #10209
Oregon License #ARI-12644
Alaska License #123053
Idaho License #AR-987204
- CERTIFICATION: NCARB certified
- VOLUNTEERING: Manufactured Housing Community Preservation, Board of Directors (Vice President)
UW Architecture Department Professional Advisory Council (Member)

EXHIBIT 4

Michael Xue has over 30 years of experience in the management and coordination of geotechnical studies and construction monitoring. He has extensive experience with residential and commercial development in the urban setting and in the critical and geologic hazards areas. His expertise included geologic hazard evaluation and mitigation, slope stability analysis, soil liquefaction and seismic evaluation, shallow and deep foundations, retaining walls design and earth retaining systems, excavation support and shoring systems, pavement design, drainage facilities, and soil improvements.

RELEVANT PROJECT EXPERIENCE

1. 829 NE 67th Street, Seattle, WA

Client: Barcelo Homes

This project involves temporary excavation and shoring for below-grade parking basement.

2. 1020 NE 63rd Street, Seattle, WA

Client: Intracorp

This project involves temporary excavation and shoring for below-grade parking basement.

3. 5260 University Way NE, Seattle, WA

Client: OneLin Investment Inc.

This project involves temporary excavations and shoring.

4. 9413 & 9415 Roosevelt Way NE, Seattle, WA

Client: Roosevelt Homes LLC

This project involves steep slope ECA, pin pile foundations and soldier pile shoring.

5. 6616 8th Avenue NE, Seattle, WA

Client: Limelite Development

This project involves excavations and temporary shoring.

6. 5247 University Way NE, Seattle, WA

Client: Minglian USA Investment Limited

This project involves temporary excavation and shoring for below-grade parking basement.

7. 4545 – 8th Ave NE, Seattle, WA

Client: IntraCorp

This project involves temporary excavations and shoring.

Years of Experience:

30

Education:

State University of New York at Buffalo – MSCE 1992
Hohai University, P.R. China – BSCE 1983

Registrations/Certifications:

Civil Engineer/Hawaii 1995; Washington/1998

Employment History:

PanGEO - 2005-present
CivilTech Corp. – 1997-2005
Geolabs Hawaii – 1992-1997
Nanjing Hydraulic Research institute, P.R. China – 1983 - 1990

Technical Expertise
1. Geotechnical field exploration and testing
2. Geologic hazards evaluation
3. Shallow and deep foundations
4. Slope stability analysis and landslide mitigation
5. Soil liquefaction analysis and seismic evaluation
6. Retaining design
7. Excavation and shoring system design
8. Pavement design
9. Drainage facility evaluation
10. Soil/ground improvement

EXHIBIT 5



LAYTON TREE CONSULTING, LLC

Formed in March of 2019, the Mission of Layton Tree Consulting (Bob Layton) is to provide professional, unbiased, common-sense solutions for the proper management, care and sustainability of trees. Trees provide us with enormous benefits that often go overlooked or taken for granted. Even today, with our increasing knowledge of how trees grow and function, much about them is still not fully understood. Layton Tree Consulting works to promote the proper care and protection of trees to preserve those benefits where practicable.

I first obtained my Arborist Certification from the International Society of Arboriculture in 2002 and my Tree Risk Assessor credential in 2007. I have performed numerous tree assessment projects for developers, municipalities, homeowner associations and homeowners over the last 15 plus years. I am familiar with tree ordinances and regulations throughout the Puget Sound Region. With over 20 years of experience as a forester in the Pacific Northwest, I specialize in condition assessments of our indigenous tree species.

My work generally includes tree and forest health condition assessments, tree risk assessment, and tree retention and protection planning for sites undergoing new or redevelopment.

Certifications

2002 - ISA Certified Arborist #PN-2714A
2007 – ISA Tree Risk Assessment Qualified
2018 – Registered Consulting Arborist #670

Education

A.A.S. Forest Recreation, 1988, Paul Smith College, New York

Work History

2012 – 2018 Senior Arborist/District Manager
American Forest Management, Inc – Kirkland, WA

It's all about trees.....

Project management, tree condition/risk assessment, tree protection plans, forest health assessments, urban forest management planning, peer review assignments, tree and landscape appraisal

2003 – 2012 Forester/Consulting Arborist
International Forestry Consultants, Inc – Kirkland, WA

Tree inventory, tree condition/risk assessment, tree protection plans, forest health assessments, forest inventory, timber appraisal, timber sale administration, tree and landscape appraisal

1995 – 2003 Forester
Resource Mapping and Management, Inc – Bellevue, WA

Forest management planning, timber type mapping, timber inventory, timber sale administration

1991 – 1995 Forester
T & L Forest Surveys, Inc – Woodinville, WA

Forest Inventory

1988 – 1990 Tree Service Worker – Fort Lauderdale, FL

Climber/Grounds man

Associations

American Society of Consulting Arborists

International Society of Arboriculture

Washington Farm Forestry Association

Washington Tree Farm Program – Certified Inspector

EXHIBIT 6

Matt Palmer, P.E.

Traffic Lead

Matt brings over 20 years of experience working on traffic and transportation engineering projects for commercial, residential, and mixed-use developments. Operating with a deep knowledge of Washington's transportation landscape, he has built strong working relationships with key players in local jurisdictions in every corner of the state. Working within WSDOT, Matt led a range of traffic projects, including an HOV analysis of the Puget Sound area and a wide variety of traffic studies. Matt has worked on all facets of a project from initial client contact, budgeting, scoping, and analysis to completion and presentation. He is a strong leader who can communicate effectively as a project manager and as a team member.

Professional Credentials

- B.S., Civil Engineering, University of Iowa
- P.E. in WA (#42322)
- Institute of Transportation Engineers (ITE), Member

Relevant Work Experience

*City of Oak Harbor, Transportation Element, Oak Harbor WA – Project Engineer**

Matt provided analysis of over 30 intersections for a 20-year horizon period to determine improvements needed for additional development. Matt used regional forecast demand modeling information provided by Fehr & Peers at the study intersections for the future year to create a Synchro network for level of service modeling. The level of service results utilized the HCS and Synchro methodologies and software as well as roundabout analysis using Sidra at the failing intersections to test alternative intersection designs.

*Mukilteo School District, Fairmount Kindergarten Center, Snohomish County, WA – Project Engineer**

Matt provided trip generation for the proposed elementary school based on ITE trip generation guidelines. Based on this trip generation and the distribution of the trips throughout the street network six Snohomish County arterials were analyzed either because they were listed as critical intersections, or they were impacted with 50 or more directional trips during various AM and PM peak-hours. The arterials included:

- AU #227 – Beverly Park Road, SR-525 to Airport Road
- AU #228 – Airport/128th Street SW, SR-99 to I-5 Southbound On/Off Ramps
- AU #229 – 4th Avenue W, 128th Street SW to 112th Street SW
- AU #230 – 112th Street SW, Everett City Limits to Everett City Limits
- AU #231 – Airport Road, Everett City Limits to 400 ft north of 103rd Street SW
- AU #234 – 112th Street SW, Beverly Park Road to Airport Road

Analysis was conducted by having travel times collected along the arterials to determine existing conditions. Signal timings were obtained from Snohomish County and a Synchro model was created to match the existing conditions.

Additional Project Experience

- Stetson Ridge Access Analysis, City of Poulsbo, WA – Project Engineer
- Vancouver Logistics, Clark County, WA – Project Engineer
- Highland Park Apartments, City of Bellevue, WA – Project Engineer
- Oak Harbor Apartments, City of Oak Harbor, WA – Project Engineer
- Mercy Angel Lake, City of SeaTac, WA – Project Engineer
- SeaTac Self Storage, City of SeaTac, WA – Project Engineer