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BEFORE THE HEARING EXAMINER  
CITY OF SEATTLE

In the Matter of the Appeal of	)	Hearing Examiner Files:
	)	W-13-005
AVALONBAY COMMUNITIES, INC and	)	W-13-006
THE RICHMARK COMPANY	)	
	)	CITY'S WITNESS AND EXHIBIT LIST
From a Determination of Nonsignificance	)	
Issued by the Director, Department of Planning	)	
and Development.	)	
_____	)	

The City submits this preliminary witness and exhibit list according to the Examiner's November 1, 2013 order setting the prehearing schedule and hearing dates.

**I. WITNESSES**

Dennis Meier will testify to the substance of the Pike-Pine legislation that the DNS was issued for, and to the environmental analysis supporting the DNS. Testimony is expected to be 1 to 2 hours.

William E. Partin will testify to economic considerations associated with developing sites within the area subject to the Pike-Pine legislation. Testimony is expected to be 1 to 2 hours.

Each witness may be qualified as an expert in their respective professional fields by the City. The City reserves the right to call any witness listed by the Appellants and to call additional witnesses in rebuttal to the Appellants' witness testimony.

1 **II. EXHIBITS**

- 2 1. List of individuals who commented on Pike/Pine legislation, Fall 2012 to July  
3 2013, July 26, 2013
- 4 2. Pike/Pine Development Activity, July 10, 2013
- 5 3. Pike Pine Redevelopment Potential, undated
- 6 4. Council Bill 117851, June 20, 2013
- 7 5. Staff Report, Proposal to amend the Pike/Pine Conservation Overlay District,  
8 June 20, 2013
- 9 6. Analysis and Decision of the Director of the Department of Planning and  
10 Development, SEPA Determination
- 11 7. Pike/Pine Conservation Overlay District Boundaries
- 12 8. Land Use Information Bulletin, June 20, 2013
- 13 9. Daily Journal of Commerce, Notice of Publication, June 20, 2013
- 14 10. Proposed changes to Pike/Pine Conservation Overlay District Zoning Incentives,  
15 June 18, 2013
- 16 11. Proposal to Establish a Transfer of Development Potential (TDP) Program in the  
17 Pike/Pine Neighborhood, June 16, 2013
- 18 12. Request to Extend Comment Period for Proposed Pike/Pine Overlay  
19 Amendments, June 5, 2013
- 20 13. Resume of William E. Partin

21 The City reserves the right to use any exhibits listed by the Appellants in their exhibit list  
22 and to introduce additional exhibits in rebuttal to Appellants' witness and exhibit list.

23 DATED this 8<sup>th</sup> day of November, 2013.

PETER S. HOLMES  
Seattle City Attorney

By: s/PATRICK DOWNS, WSBA #25276  
Assistant City Attorney  
Attorneys for the City of Seattle

1 **CERTIFICATE OF SERVICE**

2 I certify that on this date, I electronically filed a copy of the CITY'S WITNESS AND  
3 EXHIBIT LIST with the Seattle Hearing Examiner using its e-filing system.

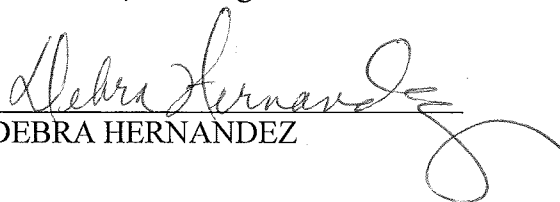
4 I also certify that on this date, a copy of the same document was sent to the following  
5 parties listed below in the manner indicated:

6 John C. McCullough (X) Legal Messenger  
Courtney Flora  
7 McCullough Hill Leary, P.S.  
701 - 5<sup>th</sup> Ave., Suite 6600  
8 Seattle, WA 98104-7006  
*Counsel for Appellant Avalonbay Communities, Inc.*

9 Ramona L. Monroe (X) Legal Messenger  
Stoel Rives, LLP  
10 600 University Street, Suite 3600  
Seattle, WA 98101-4109  
11 *Counsel for Appellant The Richmark Company*

12 the foregoing being the last known addresses of the above-named parties.

13 Dated this 8<sup>th</sup> day of November, 2013, at Seattle, Washington.

14   
15 DEBRA HERNANDEZ