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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  
  
STIPULATION STAYING APPEAL

**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, are engaged in settlement discussions related to this appeal. Although not a party to this appeal, the Pike/Pine Urban Neighborhood Council (“PPUNC”) is also an active participant in these settlement discussions. The goal of the discussions is to develop revised Pike/Pine Overlay regulations to present to City Council for consideration. The parties and PPUNC are working expeditiously and in good faith, but it is difficult to predict how long this process will take.

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1 In light of the ongoing settlement discussions, the parties have agreed that this appeal  
2 should be stayed until such time as the appeal can be dismissed, or until it appears that settlement  
3 cannot be achieved and this appeal should proceed.

4 **II. ORDER**

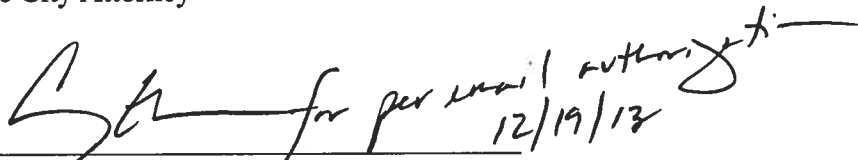
5 This matter having come before the Hearing Examiner on the parties' stipulation, it is  
6 ORDERED that this matter shall be stayed until the parties notify the Hearing Examiner that  
7 settlement discussions have ceased. If the parties determine a settlement will not occur they  
8 shall, when notifying the Hearing Examiner of that result, present a revised stipulated hearing  
9 schedule.  
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12 DATED this 19<sup>th</sup> day of December, 2013.

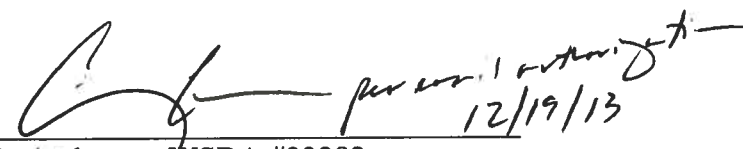
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16 Anne J. Watanabe  
Seattle Deputy Hearing Examiner

17 Stipulation agreed to by:

18 PETER S. HOLMES  
19 Seattle City Attorney

20  
21 By  for per email authorization  
12/19/13  
22 Patrick Downs, WSBA #25276  
Assistant City Attorney

23  
24 STOEL RIVES LLP

25  
26 By  per email authorization  
12/19/13  
27 Erin L. Anderson, WSBA #23282  
28 Ramona L. Monroe, WSBA #23752

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1 Attorneys for The Richmark Company

2 MCCULLOUGH HILL LEARY, PS

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By 

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Courtney Flora, WSBA #29847

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Attorneys for Appellant AvalonBay Communities

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