

[As this document, the Appellants' Dec. 16, 2013 list of exhibits, was filed in paper form only, we are today (Jan. 2, 2013), adding it to the electronic record. No change is being made except to increase the font size.]

Documents Relied on by the Department of Planning and Development in Drafting the Determination of Nonsignificance

- 1-2 Email dated November 5, 2013, from William Mills to Dennis Saxman, copies to Geoffrey Wentlandt and Mike Podowski. Subject: W-13-008 Discovery Request
- 3-31 SEPA draft, Director's Report and Recommendation Micro-housing and Congregate Residences, October 1, 2013
- 32 Map prepared by Department of Planning and Development, titled "Micro-Housing or Congregate Residences, Urban Centers and Urban Villages, September, 2013." (1 page)
- 33-34 Micro-Housing Examples, single page of Micro-Housing projects in Capitol Hill, the International District, and the University District, folded together with single page of photographs of Exterior, Interior, Common Areas and Storage etc. for 1304 E. John, 315 10th Avenue, and 306 Summit Avenue East.
- 35-36 Single page document titled "Micro-housing Volumes & Expected Development Capacity"
- 37 Single page document titled " Different Cities' Strategies on Micro-Housing
- 38-39 Micro-Housing – Fire Safety Provisions in the Building Code
- 40 List of Relevant Definitions and Standards
- 41- 42 Seattle Office of Housing Director's Rule 01-2013
- 43 - 59 Department of Planning and Development's Brown Bag Lunch PowerPoint presentation to City Council on April 18, 2013
- 60 Micro-Housing Tracking list, dated October 2013
- 61 – 68 Document titled "Permits Issued for Micro-Units 2009-August 2013" per DPD "Research on Quantity of RPZ parking permits in existing micro-housing buildings"

- 69 – 75 Document titled “Streamlined Administrative Design Review (SDR), Program Review and Evaluation, Planning Land Use & Sustainability Committee Briefing, June 28, 2013”
- 76 – 87 PowerPoint Presentation for immediately preceding briefing
- 88 – 90 Demographic Data prepared by Calhoun Properties on their micro-housing tenants
- 91 Document titled “May 31, 2013, Micro-apartment Tour,” plus handwritten note “+ CD of 78 Photos.”
- CD of 78 Photos from May 31, 2013 Micro-apartment Tour (in inside front sleeve of Binder)
- 92 – 96 Document titled “Capacity Assumptions Comparisons”
- 97-107 Document titled “Zoned Development Capacity” with “Appendix,” footer calls it Development Capacity Primer v2.docx (11 pages)
- 108 – 114 Untitled document regarding Capacity Analysis
- 115 Document from Office of Housing listing 2013 Incomes and Rents (as published by HUD on 12/11/12) for Multi-Family Rental Housing
- 116 – 117 Document titled “Micro-apartment Tracking List 2006-2012.”
- 118 – 119 Document titled “Design Review Projects.”
- 120 – 121 Print-Out of Department of Planning & Development’s website on Micro-Housing, listing related resources and articles & media

(1) 122 – 148 Draft of Proposed Legislation (27 pages)

(2) 149 Document Titled Micro – Apartments Summary of Analysis by Dennis Saxman

(3) 150 – 156 Buildable Lands Report for King County as it Relates to Seattle’s Capacity for Growth

(4) 157 Page from Seattle Comprehensive Plan regarding its application of goals and policies

(5) 158 November 5, 2013 Email from Geoffrey Wentlandt to Dennis Saxman re providing discovery documents

(6) 159 – 161 Article Seattle Times “Boardinghouse boom raises concerns in Bellevue.”

(7) 162 – 165 Draft Director’s Rule _-2011 “Requirements for Boarding Houses having 8 or Fewer Bedrooms.”

(8) 165 – 169 Draft Director’s Rule _-2010 “Clarification of Requirements for R-3 Boarding Houses.”

- (9) 170 – 171 Construction Codes Advisory Board Minutes of October 6, 2011
- (10) 172 – 175 Seattle Times Article. April 14, 2013 “Financiers worry Seattle’s apartment boom is overdone.”
- (11) 176 – 179 June 25, 2013 Memorandum from Diane Sugimura re: STAFF DRAFT – Micro Dwelling Unit Preliminary Recommendations
- (12) 180 – 181 April 19, 2013 email from Matt Roewe to Seattle Planning Commission Members re impact of transitory community on neighborhood
- (13) 182 – 185 April 18, 2013 email from Bradley Khouri to Seattle Planning Commission Members explaining that microhousing was created as a way of getting around parking requirement for parking in lowrise zones
- (14) 186 July 1, 2012 Email from Diane Sugimura to Sally Clark re Monitoring; July 1, 2012 Email from Sally Clark to Diane Sugimura
- (15) 187 June 19, 2012 Email from Sally Clark to Richard Conlin expressing concern with impacts if overconcentrated in neighborhoods – check for other emails re the same issue August 2, 2012 Unintended consequences Sally Clark email
- (16) 188 August 2, 2012 and July 22, 2012 Emails between Sally Clark and Diane Sugimura re Creativity and Monitoring (1 page)
- (17) 189 August 20, 2012 Email from Michael Jenkins re number of people impacted
- (18) 190 January 11, 2012 Email from Diane Sugimura re creativity of developers.
- (19) 191 – 195 Request for Code Interpretation from Paul Haury on Behalf of Neighbors Encouraging Reasonable Development
- (20) 191 – 199 Request for Code Interpretation from Rick and Jennifer Woods and Harvard District Neighbors
- (21) 200 – 205 DPD Interpretation No. 13-002 Regarding the Use of the Property at 741 Harvard Avenue East
- (22) 206 – 212 Petition for Review of a Land Use Decision, 741 Harvard Avenue East, LLC v City of Seattle, Rick and Jennifer Woods and the Harvard District Neighbors, LLC
- (23) 213 – 215 Harvard District Neighbors’ Comments on Developer’s Resubmittal Project #3014511

- (24) 216 – 342 Miscellaneous Correction Notices, Code Modification or Alternate Requests, Request for Rezone, and Environmentally Critical Area Exemptions for Steep Slopes
- (25) 343- 345 Director’s Rule 7-83
- (26) 346 – 350 International Building Code 2003 – Commentary – Volume I Code Section 1208 Entry
- (27) 351 – 358 Definitions Chart prepared by Dennis Saxman, January 1, 2013
- (28) 359 June 22, 2010 Land Forum of Dwelling Units for Purposes of Land Use and Building Codes: Section 23.84A.008 and DR 7-83.
- (29) 360 – 361 Printout of Spreadsheet Comparing DPD’s Dwelling Unit and Micro Counts to Appellants’ Counts
- (30) 362 Xerox of Puget Sound Business Article: Interview with Jim Potter, September 19, 2013
- (31) 363 – 364 Drawings for Basement Renovation at 4229 7th Avenue NE, Seattle, WA 98105
- (32) 365 – 366 Printout of City of San Diego’s Development Services Department re Mini Forms/Public Nuisance Rental Properties
- (33) 367 – 369 Article from KBPS Public Broadcasting on San Diego City Council’s Votes to Restrict Mini Dorms
- (34) 371 – 376 July 29, 2013 Supplemental Analysis DPD Interpretation No, 13-002 (7 pages)
- (35) 377 – 380 4 Color Copies of Photos of 2371 Franklin Avenue East Project at Various Stages of Construction
- (36) 381 Copy of Partial Printout of DPD’s Earlier Microhousing Tracking List November 5, 2012
- (37) 382 December 30, 2011 Email from Rick Lupton to Randall Spaan, Tanya Elder, Jon Siu, Diane Sugimura
- (38) 383 Page from DPD Presentation Example 310 17th Avenue South
- (39) 384 Xerox of Photo of Calhoun Advertising on One of Their Buildings
- (40) 385 – 390 Director’s Rule 6-2012
- (41) 391 – 392 Seattle Municipal Code 23.45.512 Density Limits – Lowrise Zones
- (42) 393 – 395 Excerpts from FlameGuard CPVC Fire Sprinkler Products Installation Instructions
- (43) 396 Emails from January 10, 2012 and December 30, 2011 discussing Oversized Boarding Houses
- (44) 397 – 408 San Diego Ordinance Regarding the Regulation of Rooming Houses, April 23, 2008
- (45) 409 There never was and is not now a page 409

- (46) 410 – 411 May 17, 2013 Letter from Jon Siu to Gregory Hill
- (47) 412 – 414 Document titled Key Fire Safety Provisions for Micro-Housing in the 2009 Seattle Building Code
- (48) 415 -416 Document titled Code Provisions As Applied to 5—Story Micro-Housing
- (49) 417 – 423 Selected Pages From City of Seattle Comprehensive Plan Land Use, Urban Village, Utility, Housing and Transportation Elements: Housing Goals 4, 5, 11, 13, Land Use Goal 12, Housing Policy 20
- (50) 424 Microhousing Square Footage Analysis prepared by Dennis Saxman (1 Page)
- (51) 425 – 426 Spreadsheet listing actual rents for Five Microhousing Projects
- (52) 427 – 428 Spreadsheet with List of 59 Microhousing Projects per Appellants’ Research, prepared by Dennis Saxman
- (53) 429 Photo of Garbage Bins Spread Along Sidewalk Next to Microhousing Project
- (54) 39 Photos of Various Microhousing Projects (Inside Sleeve on Front Cover of Binder)
- (55) 430-431 Photos of Garbage Bins at 422 11th Avenue.
- (56) 432 CD containing Recording of Jon Siu, Rick Lupton and Mike Podowski at Meeting of City Neighborhood Council Neighborhood Planning Committee Meeting