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BEFORE THE HEARING EXAMINER  
FOR THE CITY OF SEATTLE

In Re: Appeal by

SEATTLE MOBILITY COALITION

from a Determination of Nonsignificance by the  
Seattle City Council Central Staff.

Hearing Examiner File:  
W-23-001

**APPELLANT’S WITNESS AND  
EXHIBIT LIST**

Appellant Seattle Mobility Coalition (“Appellant”) submits the following list of witnesses and exhibits in the above-referenced appeal (“Appeal”).

**I. WITNESS LIST**

The following are witnesses that Appellant may call in this matter:

1. Richard Weinman, Owner, Weinman Consulting LLC. Mr. Weinman may testify regarding the Determination of Nonsignificance (“DNS”) issued for the 2023 Amendments to the Seattle Comprehensive Plan Related to Transportation Impact Fees (“Proposal”) and the City of Seattle’s (“City’s”) procedural and substantive State Environmental Policy Act (“SEPA”) compliance relating to the Proposal. The estimated time of Mr. Weinman’s testimony is approximately 1.5 hour.



1 **Exhibit 4:** Meredith Holzemer Bio

2 **Exhibit 5:** Determination of Non-significance (DNS) for 2023 Amendments to the  
3 Seattle Comprehensive Plan Related to Transportation Impact Fees and the Adoption of  
4 Existing Environmental Documents, dated February 13, 2023  
5

6 **Exhibit 6:** Fehr & Peers' DRAFT Seattle Impact Fee Study, dated January 2023

7 **Exhibit 7:** SEPA Environmental Checklist, dated February 7, 2023

8 **Exhibit 8:** Draft Comprehensive Plan Amendments Legislation, dated February 2023

9 **Exhibit 9:** Draft Map of Proposed Projects, dated February 2023

10 **Exhibit 10:** Seattle Mobility Coalition DNS Comment Letter, dated February 27, 2023

11 **Exhibit 11:** Seattle for Everyone Transportation Impact Fees Comment Letter, dated  
12 March 16, 2023  
13

14 **Exhibit 12:** Excerpts from Draft Environmental Impact Statement for the Seattle  
15 Comprehensive Plan Update, dated May 4, 2015

16 **Exhibit 13:** Excerpts from Final Environmental Impact Statement for the Seattle  
17 Comprehensive Plan Update, dated May 5, 2016  
18

19 **Exhibit 14:** Order on Motion for Reconsideration in Hearing Examiner File W-18-013,  
20 dated October 24, 2019

21 **Exhibit 15:** Amended Findings and Decision of the Hearing Examiner for the City of  
22 Seattle in Hearing Examiner File W-18-013, dated October 24, 2019  
23

24 **Exhibit 16:** Impact Fee Housing Impacts, Analysis of Seattle Proposal for Transportation  
25 Impact Fees on Housing Production, August 11, 2021, ECONorthwest.  
26  
27  
28

1 **Exhibit 17:** Comparison of 2019-2020 TIF Base Rates in 74 Cities and 5 Counties in  
2 Western Washington, dated November 2019

3 **Exhibit 18:** Email thread between C. Hall and B. Staley re: Development Impact Fees,  
4 dated December 19, 2019

5 **Exhibit 19:** Email thread between B. Staley and B. LaBorde re: Impact Fee meeting with  
6 MO, dated December 19, 2019

7 **Exhibit 20:** Email thread between K. Freeman and C. Chow re: Impact fees –  
8 deliberative with attachment Impact Fee Review Estimate Model, dated March 13, 2020

9 **Exhibit 21:** Email from K. Freeman to P. Dawson re: Deliberative – Transportation  
10 Impact Fees, dated July 7, 2020

11 **Exhibit 22:** Email thread between K. Freeman, L. Herbold, A. Clardy, N. Aldrich, and C.  
12 Chow re: Impact Fees – Deliberative, dated July 10, 2020

13 **Exhibit 23:** Memorandum on Transportation Funding and Revenue Sources, dated  
14 August 19, 2022

15 **Exhibit 24:** Email thread between K. Freeman and A. Clardy re: Deliberative – RE:  
16 Transportation Benefit District Impact Fee Study – Consultant Contract, dated September  
17 8, 2022

18 **Exhibit 25:** Presentation – Deliberative Process: Impact Fees – Current Posture and  
19 Potential Future Council Action, dated September 21, 2022

20 **Exhibit 26:** Email thread between R. Dacany, B. Staley, J. Valencia, and J. Lewis re:  
21 Transportation Impact Fees – 6/2021 Rate Study – FOLLOW UP, dated October 26,  
22 2022

1 **Exhibit 27:** Requested E-Team Pipeline Briefing regarding Impact Fees, dated  
2 November 11, 2022

3 **Exhibit 28:** Email thread between M. Hubner, G. Wentlandt, R. Quirindongo, and J.  
4 Kelly re: Draft Impact Fee eTeam Briefing memo, dated November 15, 2022

5 **Exhibit 29:** Presentation – Impact Fees – E-Team Discussion, dated November 16, 2022

6 **Exhibit 30:** Email thread between B. Noble, D. Juarez, and C. Sachs re: Funding public  
7 infrastructure in Seattle, dated November 15, 2022

8 **Exhibit 31:** Email thread between B. Staley and C. Parker re: Impact Fees Discussion –  
9 Please Help!, dated November 15, 2022

10 **Exhibit 32:** Email thread between K. Freeman, N. Aldrich, and C. Chow re: Deliberative:  
11 Transportation Impact fees, dated December 2, 2022

12 **Exhibit 33:** Email from K. Freeman to L. Herbold, C. Chow, and N. Aldrich re:  
13 Deliberative – Transportation Impact Fee Rate study, dated January 11, 2023

14 **Exhibit 34:** Calendar Invitation and Email from K. Freeman to C. Chow, L. Whiston, Y.  
15 Ho, L. Anderson, E. Handy, and A. Pennucci re: Deliberative – Transpo Impact Fees and  
16 SEPA, dated January 20, 2023

17 **Exhibit 35:** Email thread between L. Whitson and C. Chow re: Deliberative –  
18 Transportation Impact Fee SEPA Work, dated January 31, 2023

19 **Exhibit 36:** Email thread between C. Chow, K. Freeman, and L. Whitson re: Deliberative  
20 – TIF SEPA Checklist, dated February 6, 2023

21 **Exhibit 37:** Draft SEPA Environmental Checklist (version Impact Fees 2023 – SEPA  
22 Checklist – Draft v.1a), dated February 2023

1 **Exhibit 38:** Draft SEPA Environmental Checklist (version Impact Fees 2023 – SEPA  
2 Checklist – Draft) with L. Whitson edits and comments, dated February 2023

3 **Exhibit 39:** Presentation – Transportation Impact Fees – 2023 Comprehensive Plan  
4 Amendments

5 **Exhibit 40:** Email thread between J. Kelly and C. Parker re: Impact Fees, dated February  
6 21, 2023

7 **Exhibit 41:** Email thread between G. Wentlandt, M. Podowski, G. Clowers, N.  
8 Torgelson, and C. Postlewait re: Transpo Impact Fees, dated February 21, 2023

9 **Exhibit 42:** Pages from Appendix A to the Accessory Dwelling Units Final  
10 Environmental Impact Statement, October 4, 2018.

11 Appellant reserves the right to offer exhibits listed by any other party. Appellant reserves  
12 the right to supplement this exhibit list. Appellant reserves the right to offer other exhibits in  
13 rebuttal.  
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15 DATED this 11th day of August 2023.

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17  
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