

BEFORE THE HEARING EXAMINER
CITY OF SEATTLE

In the Matter of the Appeal of

SMART GROWTH SEATTLE
from a determination of non-significance
by the Director, Department of Planning and
Development

HEARING EXAMINER FILE NO.:
W-14-001

SMART GROWTH SEATTLE'S WITNESS
LIST AND EXHIBIT LIST

Smart Growth Seattle provides this Witness List and Exhibit List.

WITNESSES

Smart Growth Seattle identifies the following potential witnesses:

1. Roger Valdez, Executive Director, Smart Growth Seattle. Substantively, Mr. Valdez may provide testimony regarding topics including the results and environmental impacts of the proposed Lowrise Multi-Family Zoning Code amendments such as the loss of existing development capacity in the Lowrise zones, and the greater pressure to more densely develop the City of Seattle's single family zoned lands, the increased pressure to more intensely develop lands in adjoining cities, the erroneous determination of DPD Staff that the Lowrise amendments will have only a minor impact on housing affordability when, the reduction in development potential will result in a significant impact on housing affordability, the erroneous determination of DPD Staff that the Lowrise amendments will simply bring the City back to what they thought they adopted in 2010 when the 2010 amendments were actually thoroughly vetted and analyzed by industry and the community, and the DPD Staff failure to analyze the cumulative impact of

the Lowrise amendments, in light of all of the above, and when combined with the pending microhousing amendments, and other issues. The basis of his testimony will be the City's file materials, personal knowledge, and exhibits to be presented at the hearing.

2. David Neiman, Neiman Taber Architects. Substantively, Mr. Neiman may provide testimony regarding topics including the results and environmental impacts of the proposed Lowrise Multi-Family Zoning Code amendments on development capacity in the Lowrise zone, including impacts on parking, bulk, scale, and energy use. The basis of his testimony will be the City's file materials, personal knowledge, and exhibits to be presented at the hearing.

3. Edward Koltonowski, President and Traffic Consultant, Gibson Traffic Consultants, Inc. Substantively, Mr. Koltonowski may provide testimony regarding topics including the results and environmental impacts of the proposed Lowrise Multi-Family Zoning Code amendments such as the local and regional impacts to the transportation network and parking associated with the Lowrise amendments. The basis of his testimony will be the City's file materials, personal knowledge, and exhibits to be presented at the hearing.

4. Dustin Van Wyck, Broker, Windermere. Substantively, Mr. Van Wyck may provide testimony regarding topics including the results and environmental impacts of the proposed Lowrise Multi-Family Zoning Code amendments on development capacity in the Lowrise zone, including analysis of the city-wide impacts of the amendments.

5. City Witnesses. Smart Growth Seattle anticipates that the City may call the following witnesses to defend the issuance of its SEPA determination. If the City does not call these witnesses, then Smart Growth Seattle reserves the right to do so: William Mills, Geoff Wentlandt, or others.

6. It is also expected that the undersigned counsel may provide a presentation regarding various issues.

7. Smart Growth Seattle reserves the right to call additional or different witnesses.

EXHIBITS

Smart Growth Seattle may submit the following items as exhibits at the hearing.

1. Resumes for all witnesses.
2. Market studies regarding supply, demand, and housing affordability.
3. Press coverage regarding market studies and supply, demand, and housing affordability.
4. Presentation made by Mike Scott, Dupre+Scott for City Council PLUS Committee regarding market studies and supply, demand, and housing affordability.
5. City population growth and forecast statistics, for example, from PSRC.
6. Reports provided to City of Seattle regarding developable lands and development and zoned capacity.
7. Regional population growth and forecast statistics from PSRC or others, including other jurisdictions.
8. Architectural diagrams demonstrating the differences between a potential project that can result from current LR development codes, and a potential project that would result from amended LR development codes, demonstrating changes in items including FAR, parking, building height, bulk and scale, and energy usage, and extrapolating those changes across all Lowrise-zoned lands.
9. Article by Roger Valdez, published in August 2014 edition of Master Builder (Master Builders Association magazine).
10. Spreadsheet demonstrating loss of thousands of potential housing units City-wide, due to application of proposed Lowrise amendments.
11. Metro transit information, including transit cuts affecting service to LR-zoned lands.
12. Parking statistics related to LR-zoned lands.
13. Regional transportation analysis assuming thousands of extra-jurisdictional rather than intra-jurisdictional trips entering and exiting Seattle each workday.

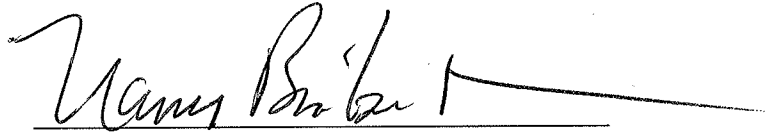
14. Traffic exhibit showing trips added onto the Seattle road system assuming lost Seattle units now are built outside of the City, adding suburban commuters to city roads for downtown jobs, shopping and recreation.

15. Smart Growth Seattle reserves the right to use additional exhibits at the hearing, in support of the issues raised in its appeal letter, and to rely on any exhibits submitted by the City.

16. To the extent the City's entire file related to SEPA review for the Lowrise amendments is not provided by the City, Smart Growth also reserves the right to ask that said file be made an exhibit in this matter.

DATED this 9th day of September, 2014.

CAIRNCROSS & HEMPELMANN, P.S.

A handwritten signature in black ink, appearing to read "Nancy Bainbridge Rogers", with a long horizontal line extending to the right.

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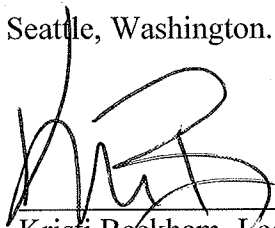
Attorneys for Appellants Smart Growth Seattle and
Roger Valdez

Certificate of Service

I, Kristi Beckham, certify under penalty of perjury of the laws of the State of Washington that on September 9, 2014, I caused a copy of the document to which this is attached to be served on the following individual(s) via email:

Geoffrey Wentlandt
Department of Planning and Development
PO Box 34019
Seattle, WA 98124-4019
Email: geoffrey.wentlandt@seattle.gov

DATED this 9th day of September, 2014, at Seattle, Washington.



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