

BEFORE THE HEARING EXAMINER
City of Seattle

In the Matter of the Appeal of	)	Hearing Examiner File:
	)	
SMART GROWTH SEATTLE	)	W-14-001
from a determination of non-significance	by)	
the Director, Department of Planning and	)	DPD LIST OF WITNESSES AND EXHIBITS
Development	)	
_____	))	

As requested by the Hearing Examiner in her Prehearing Order of July 16, 2014, the Department of Planning and Development (DPD) provides the following list of witnesses and exhibits to be offered at hearing.

The Department lists the following witnesses:

1. Geoffrey Wentlandt, Senior Urban Planner, DPD, will testify regarding all relevant aspects of the drafting and preparation of the SEPA analysis for the proposed Lowrise Multifamily Zoning Code Adjustments legislation, including the preparation of the environmental checklist, the Director's Report and Recommendation, and the draft legislation, and will further testify as to contents and relevance of all other written documentation consulted in the preparation of the SEPA analysis, including but not limited to the DPD analysis of effects on density in the Lowrise zones and housing affordability.
2. William Mills, Land Use Planner Supervisor, DPD, will testify regarding his review of the environmental documents prepared for the proposed legislation and the preparation of the environmental decision (SEPA DNS).
3. John Shaw, Senior Transportation Planner, DPD, will testify concerning the analysis of impacts to transportation and parking associated with the proposed Code amendments.
4. Martin Kaplan, AIA, a licensed architect in Seattle, may testify either in person or by declaration regarding the results and potential impacts of the proposed Code amendments on development capacity in the Lowrise zones, including but not limited to impacts on parking, bulk, scale, and energy usage.

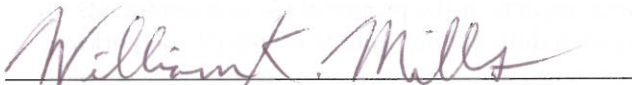
The Department lists the following exhibits:

1. SEPA Environmental Determination of Non-Significance (DNS) for the proposed Lowrise Multifamily Zoning Code Adjustments legislation, May 29, 2014.
2. City of Seattle Environmental (SEPA) Checklist - Land Use Code amendments for adjustment to Lowrise Multifamily zones, May 22, 2014.
3. City of Seattle Proposed Ordinance - Lowrise Multifamily Zoning Code Adjustments - SEPA Draft, May 8, 2014.

4. DPD Director's Report and Recommendation - Lowrise Multifamily Zoning Code Adjustments – May 22, 2014, and Appendices to Director's Report and Recommendation.
5. *Seattle's Lowrise Multifamily Zones Summary Chart*, customer handout prepared by DPD.
6. Excerpt (pages 43-48) from Dupre+Scott Apartment Advisors Apartment Vacancy Report, September, 2013.
7. SEPA Checklist excerpt (pages 1-26) for *the Multifamily Code Update – Amendments to update lowrise zones*, April 5, 2010.
8. SEPA threshold determination of non-significance published April 20, 2010 on Multifamily Code Update.
9. Capacity Assumptions Comparisons (3 pages) and Capacity, General assumptions for building types (7 pages). Both items from 2010 Multifamily Code update.
11. Seattle 2035 Development Capacity Report, August 2014.
12. Memorandum from Diane Sugimura, DPD Director, to Council President Sally Clark, October 30, 2013.
13. E-mail from S. Jin Lee, Nicholson Kovalchick Architects, to Geoff Wentlandt, March 5, 2014 concerning exterior stairs and breezeways.
14. Summary spreadsheet – Projects That Took Advantage of Incentive Zoning (IZ) Bonuses.
15. Article from *Seattle Weekly*, September 9, 2014, *Boomtown Brawls*, by Nina Shapiro.

DPD reserves the right to call additional witnesses and/or provide additional exhibits in rebuttal of the appellants' case, if necessary.

Entered this 16th day of September, 2014.



William K. Mills, Land Use Planner Supervisor
Department of Planning and Development

cc. Nancy Bainbridge Rogers, for appellant Smart Growth Seattle