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BEFORE THE HEARING EXAMINER
FOR THE CITY OF SEATTLE

In the Matter of the Appeals of)	Hearing Examiner File:
)	W-17-006 through
WALLINGFORD COMMUNITY)	W-17-014
COUNCIL, ET AL.)	
)	FRIENDS OF RAVENNA-COWEN (W-17-008)
Of Adequacy of FEIS Issued by the)	PRELIMINARY WITNESS AND EXHIBIT LIST
Director, Office of Planning and)	UPDATED
<u>Community Development .</u>)	

TO: Respondent City of Seattle and to its Seattle Office of Planning and Community Development (hereafter referred to as OPCD) and its Attorneys, and to all Appellants' attorneys and Authorized Representatives listed on the attached certificate of Service

Pursuant to the Second Prehearing Order, Appellant Friends of Ravenna-Cowen's submits its Supplemental Preliminary Witness and Exhibit List. These lists are still in progress. During this week and in the prior week from the date of this Updated Preliminary Witness and Exhibit List, the Respondent provided thousands of pages of documents in zip files, some of which are germane to Appellants' discovery requests, but Appellant's Authorized Representative has not had adequate time to fully review them. The Respondent first answered the Appellant's First Interrogatories (served December 29, 2017) on April 10, 2018. Appellant has not been able to fully review and digest the discovery recently received. Accordingly, the Appellant does not know whether any of the individuals listed below will actually be called to testify as witnesses at the hearing or whether any of the exhibits listed below will actually be necessary at the hearing

1 the hearing, including, but not limited to, City of Seattle employees and contractors, The
2 Appellant may also schedule depositions based on the information received. Accordingly, given
3 the truncated time to hearing, the Appellant's witnesses and exhibit list may not be available until
4 the cut-off date for the final witness list and final exhibit list.

5 Additionally, the Appellant reserves the right (a) to call any witness identified by any
6 party, (b) to use any of the documents identified by any other party, (c) to call substitute
7 witnesses if any identified witness becomes unavailable, (d) to call rebuttal witnesses, (e) to call
8 additional witnesses as allowed by Seattle Hearing Examiner Rules, (f) to call City of Seattle
9 employees and contractors identified in Appellants' discovery requests to the Respondent,(g) to
10 introduce additional exhibits during cross-examination or rebuttal, and (h) to supplement this
11 preliminary witness and document list as new or more information becomes available.

12 Time period for each witness's testimony per Hearing Examiner's Order. The approximate time
13 periods for each witness's direct testimony (in parentheses at the end of each witness summary)
14 does not include time to authenticate documents, argument about the admissibility of documents
15 if the Respondent will not stipulate to admission of the document(s), nor time for cross
16 examination and re-direct testimony.

18 APPELLANT FRIENDS OF RAVENNA-COWEN'S UPDATED PRELIMINARY WITNESS
19 LIST

20 Preliminary Expert Witness List:

- 21 1. Kern Ewing, Ph.D. Professor Ewing holds the position of Rachel A. Woods Professor at the
22 School of Environmental and Forest Sciences, College of the Environment, University of
23 Washington. His primary teaching duties include restoration ecology, restoration in North
24 American ecosystems, ecological engineering, and restoration design. He currently teaches and
25

1 trains students in ecological and engineering principles in a restoration curriculum. Professor
2 Ewing participates in restoration projects with university-community partnerships. Among these
3 are Union Bay Natural Area, Yesler Swamp, Ravenna Park, and Washington Department of
4 Transportation SR 520 mitigation. Professor Ewing has also conducted extensive field research.
5 (1.5 hours)

6 2. Larry E. Johnson, AIA, LEED AP. Mr. Johnson may be called as a rebuttal witness, not in
7 the Appellant's case in chief. Mr. Johnson is a licensed architect who formed the Johnson
8 Partnership in 1979. Mr. Johnson has fostered a continuing interest in state and regional history,
9 focusing on architectural and maritime heritage. He has consulted on historic evaluation and
10 preservation projects ranging from local to national significance. He has practical experience
11 both recommending and implementing the Secretary of the Interior's Standards for Historic
12 Preservation. Mr. Johnson exceeds the Secretary of the Interior's Professional Qualification
13 Standards for both Historic Architecture and Architectural History. He holds a master's degree in
14 Architecture from the University of Washington with an emphasis on architectural history and
15 historic preservation. He has spent more than thirty years in the field of preservation. Mr.
16 Johnson's partnership is located in the current Roosevelt Village, and he resides in Seattle's
17 Ravenna neighborhood, knows its history and its buildings.

18
19 2. Lawrence Kreisman. Mr. Kreisman is an architectural historian, author, preservation
20 consultant, and from 1997 – 2017 was the Program Director for Historic Seattle. Mr. Kreisman
21 is knowledgeable about the development and importance of historic preservation in Seattle,
22 housing and structures within Seattle such as Craftsman and bungalow homes, including those in
23 the Ravenna neighborhood. See for example, his book *Made to Last: Historic Preservation in*
24 *Seattle and King County* (1999). (1.5 – 2.0 hours)

1 3. Lorne McConachie, FAIA. Mr. McConachie has been a principal of Bassetti Architects
2 since 1991. He has expertise in planning and design and the importance of meaningful
3 community involvement with the public. (1.5 hours)

4 4. Woodrow (Woody) Wheeler. Since 2009, Mr. Wheeler has been the owner and operator of
5 Conservation Catalyst, which conducts tours, makes educational presentations, teaches classes,
6 and provides land conservation consulting services in birding and natural history. He has
7 worked for the Nature Conservancy (1988 – 1989), Audubon Washington (Director of Audubon
8 Centers, Washington, 1999 - 2004), and the Seattle Parks Foundation (Program Director, 2005 –
9 2009). Mr. Wheeler has expertise in the flora and fauna of Ravenna and Cowen Parks and the
10 contiguous area. (.75 to 1.0 hours)

11 5. Eugenia Woo. Ms. Woo will be testifying for Appellant SCALE. From 2009 to present, Ms.
12 Woo has been the Director of Preservation Services at Historic Seattle where her duties include
13 providing technical assistance, developing and implementing preservation advocacy policies and
14 initiative, developing programs and managing projects, and engaging in community outreach and
15 coordination of advocacy with community groups, individuals and local government. Ms. Woo
16 submitted a letter on behalf of Historic Seattle during the MHA draft EIS process. (1.5 -2.0
17 hours)
18

19 Preliminary Lay Witness List:

20 1. Jim O'Halloran. Mr. O'Halloran resides in the Roosevelt neighborhood and was the former
21 chair of the Roosevelt Neighborhood Association. With others Mr. O'Halloran worked on the
22 Roosevelt Neighborhood Plan and Roosevelt Neighborhood Design Guidelines and would
23 provide an overview of the community process and involvement. (.75 hours)
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- 1 2. Marilyn Spotswood. Ms. Spotswood is the President of the Board of Friends of Ravenna-
2 Cowen. She will provide an overview of the organization's purpose and activities. (.75 hours)
- 3 3. John Stewart. Mr. Stewart is a member of the Friends of Ravenna-Cowen board and has
4 taken photos of Ravenna Park and the Ravenna neighborhood. (.5 hours)
- 5 4. Barbara Warren. Ms. Warren is now retired and previously worked on housing issues. She
6 has worked as a volunteer with the Roosevelt Neighborhood Association, and most recently
7 served on a working group of the RNA's Land Use Committee to bring 245 units of affordable
8 housing to the site of the Roosevelt light rail station. (.5 hours)
- 9 5. Ann McGowan. Ms. McGowan resides in the Ravenna neighborhood and will testify about
10 her personal experience re the proposed Roosevelt Urban Village expansion. (.333 hours)
- 11 6. Other possible lay witnesses have not yet been identified but may include displaced business
12 owners and employees and residents of the Roosevelt Urban Village proposed up-zone area.

13 APPELLANT'S UPDATED PRELIMINARY EXHIBIT LIST

- 14 1. Respondent's Answers to Appellant Friends of Ravenna-Cowen's Request for Admissions and
15 the Exhibits thereto.
- 16 2. Respondent's Answers to Appellant's Interrogatories and Document Requests and all
17 documents provided by the Respondent in response.
- 18 3. MHA Final EIS, comments/letters to the Draft EIS, appendices and exhibits, and other
19 underlying documents, including but not limited to
20 [21 http://www.seattle.gov/Documents/Departments/HALA/Policy/MHA_FEIS/Compiled_MHA_F](http://www.seattle.gov/Documents/Departments/HALA/Policy/MHA_FEIS/Compiled_MHA_F)
22 [23 EIS_2017.pdf](http://www.seattle.gov/Documents/Departments/HALA/Policy/MHA_FEIS/Compiled_MHA_FEIS_2017.pdf);
24 [25 http://www.seattle.gov/dpd/LUIB/AttachmentProjectID8686Compiled_MHA_FEIS_Appendices](http://www.seattle.gov/dpd/LUIB/AttachmentProjectID8686Compiled_MHA_FEIS_Appendices)
[26 _2017.pdf](http://www.seattle.gov/dpd/LUIB/AttachmentProjectID8686Compiled_MHA_FEIS_Appendices_2017.pdf).

- 1 4. 2035 Comprehensive Plan and City Council, proposed amendments thereto, and amendments
2 adopted by the City Council.
- 3 5. City of Seattle maps showing proposed expansion, up-zoning and zoning to the Roosevelt
4 Urban Village.
- 5 6. Roosevelt Neighborhood Plan.
- 6 7. Roosevelt Design Guidelines.
- 7 8. 2015 cover letter from Mayor Edward B. Murray and the Seattle Department of Planning and
8 Development and attached analysis prepared by Steinbrueck Urban Strategies, Seattle 2035
9 Urban Village Study Final Report, August 2015,
10 http://www.seattle.gov/dpd/cs/groups/pan/@pan/documents/web_informational/p2357239.pdf.
- 11 9. Mayor Edward B. Murray's Recommended 2035 Comprehensive Plan (May 2016).
- 12 10. Compilation from King County Assessor Records and other sources of the homes within the
13 Respondent's proposed expansion of the Roosevelt Urban Village, alternatives 2, 3 and preferred
14 and the area south of NE 65th St. to NE 62nd St. between 15th Avenue NE and 20th Ave. NE.
- 15 11. Compilation of actual and permitted housing units within the current Roosevelt Urban
16 Village from City of Seattle Department of Construction & Inspections, "Land Use Information
17 Bulletin" <http://web6.seattle.gov/dpd/luib/>, from Seattle in Progress,
18 <http://www.seattleinprogress.com/>, and Seattle DCI Shaping Seattle Building sat
19 <http://www.seattle.gov/dpd/shapingseattle/map.aspx>.
- 20 12. City of Seattle Department of Construction & Inspections GIS,
21 [http://seattlecitygis.maps.arcgis.com/apps/webappviewer/index.html?id=f822b2c6498c4163b0cf](http://seattlecitygis.maps.arcgis.com/apps/webappviewer/index.html?id=f822b2c6498c4163b0cf908e2241e9c2)
22 [908e2241e9c2](http://seattlecitygis.maps.arcgis.com/apps/webappviewer/index.html?id=f822b2c6498c4163b0cf908e2241e9c2).

1 13. Photographs taken and to be taken by Woody Wheeler and John Stewart of the Ravenna
2 neighborhood east of 15th Avenue NE and south of NE 65th St. and Ravenna Park and Cowen
3 Park.

4 14. Photographs taken by John Stewart and Woody Wheeler of flora and fauna in and around
5 Ravenna Park and Cowen Park.

6 15. Urban Center/Village Growth Report through the 4th Quarter 2017 from Seattle Department
7 of Construction & Inspection Permit Data Warehouse Building Construction Permits (January 8,
8 2018).

9 16. Exhibit 1 to Friends of Ravenna-Cowen's Notice of Appeal.

10 17. Resume of Prof. Kern Ewing.

11 18. Resume of Mr. Larry Johnson.

12 19. Resume of Lawrence Kreisman.

13 20. Resume of Lorne McConachie.

14 21. Resume of Woody Wheeler.

15 22. Resume of Eugenia Woo

16 23. City of Seattle, Development Services Office, water and sewer maps,

17 http://gisrevprxy.seattle.gov/wab_ext/DSOResearch_Ext/.

18 24. Letter from Historic Seattle dated June 27, 2016 to Councilmember Rob Johnson re 2035
19 Comprehensive Plan.

20 25. Letter from Historic Seattle dated October 30, 2015 re recommendations re 2035
21 Comprehensive Plan.

22 26. Memorandum from Central Staff dated September 6, 2016 to Councilmember Rob Johnson,
23 Chair, Councilmembers Mike O'Brien and Lisa Herbold, Members Planning, Land Use and
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1 Zoning Committee from Eric McConaghy and Lish Whitson, Central Staff re Amendments to
2 Seattle 2035.

3 27. Memorandum from Central Staff dated September 19, 2016 to Councilmember Rob Johnson,
4 Chair, Councilmembers Mike O'Brien and Lisa Herbold, Members Planning, Land Use and
5 Zoning Committee from Eric McConaghy and Lish Whitson, Central Staff re Amendments to
6 Seattle 2035.

7 28. Letter dated June 30, 2017 from Historic Seattle to Samuel Assefa, Director, Office of
8 Planning and Development.

9 29. Letter dated August 4, 2017 from Eugenia Woo of Historic Seattle, Comments on
10 Mandatory Housing Affordability, Draft Environmental Impact Statement.

11 30. Excerpts from *Made to Last, Historic Preservation in Seattle and King County*, Lawrence
12 Kreisman (1999).

13 31. Excerpts from *The Arts and Crafts Movement in the Pacific Northwest*, Lawrence Kreisman
14 (2007)

15 32. Articles written by Mr. Kreisman for the *Seattle Times*, including but not limited to

16 [https://www.seattletimes.com/pacific-nw-magazine/restore-vs-raze/;](https://www.seattletimes.com/pacific-nw-magazine/restore-vs-raze/)

17 [https://www.seattletimes.com/pacific-nw-magazine/saving-ourselves/;](https://www.seattletimes.com/pacific-nw-magazine/saving-ourselves/)

18 [https://www.seattletimes.com/pacific-nw-magazine/seattles-old-buildings-opportunities-not-](https://www.seattletimes.com/pacific-nw-magazine/seattles-old-buildings-opportunities-not-obstacles/)
19 [obstacles/.](https://www.seattletimes.com/pacific-nw-magazine/seattles-old-buildings-opportunities-not-obstacles/)

20
21 33. Excerpts from UWREN , University of Washington Restoration Ecology Network Capstone
22 Project (2015-2016), Clients: Ann Sevens, Friends of Ravenna, and Seattle Parks and Recreation.

23 34. Notice to Property Owners in the proposed Ravenna-Cowen North Historic District.
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1 35. Preliminary application of Ravenna-Cowen North Historic District to DAHP Registry and
2 National Registry of Historic Places, upon completion, the final application, and written
3 communications from DAHP re the application.

4 36. Seattle Department of Neighborhoods Historic Resource Survey and documents/articles
5 therein, [http://www.seattle.gov/neighborhoods/programs-and-services/historic-
7 preservation/historic-resources-survey#historicresourcesurveydatabase](http://www.seattle.gov/neighborhoods/programs-and-services/historic-
6 preservation/historic-resources-survey#historicresourcesurveydatabase).

8 37. The contents of the Washington State Department of Archaeology and Historic Preservation,
9 web site <https://dahp.wa.gov/>, and its WISAARD database,
10 <https://fortress.wa.gov/dahp/wisaardp3/>.

11 38. Seattle Sustainable Neighborhoods Assessment Projects, prepared for City of Seattle
12 Department of Planning and Development;
13 http://www.seattle.gov/dpd/cs/groups/pan/@pan/documents/web_informational/p2233679.pdf;
14 [https://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/SeattlesComprehens
16 ivePlan/SSNAPReport2014.pdf](https://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/SeattlesComprehens
15 ivePlan/SSNAPReport2014.pdf).

17 39. *An Urban Resource Inventory for Seattle: A Visual Inventory of Buildings & Urban Design*
18 *Resources for Seattle, Washington*, prepared for Historic Seattle and Preservation Authority by
19 Consultants Folke Nyberg and Victor Steinbrueck, commenced in 1975.

20 40. Pending further review, all documents relating in any way to historic resources that the
21 Respondent provided in discovery, including, but not limited to, documents in folder
22 COS_Q001, documents provided in any other discovery, and documents provided in future
23 discovery.

24 41. All documents concerning the 1979 "windshield" survey referred to at the web site for the
25 Seattle Department of Neighborhoods, Historic Preservation,

1 [http://www.seattle.gov/neighborhoods/programs-and-services/historic-preservation/historic-](http://www.seattle.gov/neighborhoods/programs-and-services/historic-preservation/historic-resources-survey#historicresourcesurveydatabase)
2 [resources-survey#historicresourcesurveydatabase](http://www.seattle.gov/neighborhoods/programs-and-services/historic-preservation/historic-resources-survey#historicresourcesurveydatabase), believed to consist of indexes, maps, and
3 inventory by neighborhood and parcel, and all other documents related to the 1979 survey in the
4 possession or control of the City of Seattle.

5 42. November 14, 2015 letter to Diane Sugimura, Seattle Office of Planning and Development,
6 from the Ravenna Bryant Community Association together with petition signed by 126 residents
7 concerning expansion of the Roosevelt Urban Village east of 15th Avenue NE.

8 43. "Bugalow Tour Through the Ravenna Neighborhood", prepared by Lawrence Kreisman and
9 Larry E. Johnson.

10 44. Documents from the "windshield survey" at the Seattle Department of Neighborhoods
11 Historic Preservation.

12 45. April 3 letter from Lawrence Kreisman to Marilyn Spotswood.

13 46. Notice to Property Owners of in the proposed Ravenna-Cowen North Historic District.

14 47. "Keeping Our Character" by Lawrence Kreisman

15 48. "My Town" by Lawrence Kreisman

16 49. Forterra Report, [https://forterra.org/press-releases/urban-forest-benefits-quantified-in-new-](https://forterra.org/press-releases/urban-forest-benefits-quantified-in-new-report)
17 [report](https://forterra.org/press-releases/urban-forest-benefits-quantified-in-new-report).

18 50. *Look Up!, Birds and Other Natural Wonders Just Outside Your Window*, by Woody Wheeler

19 Dated: April 13, 2018

20 51. Bird Counts – not yet prepared by Woody Wheeler.

21 Respectfully Submitted By:

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24 _____
25 Judith E. Bendich, WSBA # 3754
Authorized Representative for Appellant
Friends of Ravenna-Cowen

UPDATED PRELIMINARY WITNESS AND EXHIBIT LIST - 10

FRIENDS OF RAVENNA-COWEN
JUDITH E. BENDICH, WSBA# 3754
AUTHORIZED REPRESENTATIVE,
1754 NE 62ND ST., SEATTLE, WA 98115
206-525-5914

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3 CERTIFICATE OF SERVICE

4 The undersigned certifies under penalty of perjury under the laws of the State of
5 Washington:

6 This Updated Preliminary Witness and Exhibit list was served on all the parties' attorneys
7 of record or on their authorized representatives of record at the email addresses listed below:

8
9 Beacon Hill Council mira.latoszek@gmail.com; Coalition for Affordability [newman@bnd-](mailto:newman@bnd-law.com)
10 law.com; Fremont NC toby@louplop.net; Friends of North Rainier masteinhoff@gmail.com;
11 PCD_MHAEIS MHAEIS@seattle.gov; Morgan Community Association djb124@earthlink.net;
12 Daniel B Mitchell Daniel.Mitchell@seattle.gov; Geoffrey Wentlandt
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15 dnj@vnf.com; Clara Park cpark@vnf.com; SUN booksgalore22@gmail.com; Wallingford CC
16 lee@lraaen.com; West Seattle Junction rkoehler@cool-studio.net; West Seattle Junction Gen
17 admin@wsjuno.org.

18 This document has been filed by E-file with the Seattle Hearing Examiner's Office, Ryan
19 Vancil, Deputy Hearing Examiner.

20 Dated: April 13, 2018 at Seattle, Washington.

21
22
23 By: _____
24 Judith E. Bendich, Declarant