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BEFORE THE HEARING EXAMINER
FOR THE CITY OF SEATTLE

In the Matter of the Appeals of
WALLINGFORD COMMUNITY
COUNCIL, ET AL.

Of Adequacy of FEIS Issued by the
Director, Office of Planning and
Community Development

Hearing Examiner File:
W-17-006 through
W-17-014

DECLARATION OF CHRISTINE M. TOBIN
PRESSER IN SUPPORT OF JUNCTION
NEIGHBORHOOD ORGANIZATION'S:

(I) (1) RESPONSE TO CITY'S MOTION TO
DISMISS CLAIMS; (2) CROSS MOTION FOR
SUMMARY JUDGMENT AS TO INADEQUATE
ALTERNATIVES AND INAPPLICABILITY OF
PHASED REVIEW; AND (3) MOTION FOR
SUMMARY JUDGMENT AS TO FAILURE OF
MHA EIS TO DESCRIBE INCONSISTENCY WITH
COMPREHENSIVE PLAN; **AND**

(II) MOTION FOR SUMMARY JUDGMENT AS TO
CITY'S FAILURE TO PROVIDE ADEQUATE
NOTICE OF DETERMINATION OF
SIGNIFICANCE RELATING TO MHA EIS

CHRISTINE M. TOBIN-PRESSER declares as follows:

1. I am a resident of the West Seattle Junction Urban Village (the "Junction Urban
Village") and am a member of the Junction Neighborhood Organization ("JuNO") Land Use

COPY

1 Committee. I have personal knowledge of the facts set forth herein and I am competent to testify to
2 the same. I make this declaration in support of the following pleadings filed by the Junctino
3 Neighborhood Organization (“JuNO”): (I) (1) Response to City’s Motion to Dismiss; Cross Motion
4 Motion for Summary Judgment as to MHA FEIS’ Failure to Consider Reasonable Alternatives and its
5 Improper Attempts to Utilize Phased Review; and (2) Motion for Summary Judgment as to MHA EIS’
6 Failure to Describe Inconsistencies with Comprehensive Plan or Proposed Amendments and (II)
7 Motion for Summary Judgment as to City’s Failure to Provide Adequate Notice of Determination of
8 Significance Relating to MHA EIS. Capitalized terms herein have the meanings identified in the
9 Motions unless otherwise indicated.

10 2. I first learned of the City’s plan to rezone all single-family properties within the
11 Junction Urban Village from an article published on the West Seattle Blog on October 20, 2016.

12 3. Attached hereto as Exhibit A is a true copy of a document entitled City of Seattle
13 Comprehensive Plan Reader’s Guide printed from the City of Seattle website.

14 4. Attached hereto as Exhibit B is a true copy of a portion of City of Seattle Ordinance
15 No. 119506 and Council Bill No. printed from [https://www.seattle.gov/neighborhoods/programs-and-](https://www.seattle.gov/neighborhoods/programs-and-services/neighborhood-planning)
16 [services/neighborhood-planning](https://www.seattle.gov/neighborhoods/programs-and-services/neighborhood-planning).

17 5. Attached hereto as Exhibit C is a true copy of a document printed from the City of
18 Seattle’s website
19 <https://www.seattle.gov/Documents/Departments/HALA/HALA%20Grand%20Bargain.pdf> (the
20 “Grand Bargain”).

21 6. Below are links to information relating to the affiliations and/or employment of the
22 signatories to the Grand Bargain:
23

Grand Bargain Signatory	Position	Information
Jack McCullough	Developer Lawyer	http://www.mhseattle.com/people/JMcCullough
Ryan Bayne	Vulcan lobbyist	https://web6.seattle.gov/ethics/lobbying/lobbyistEmployers.aspx
David Wertheimer,	Director, Bill and Melinda Gates Foundation	https://www.gatesfoundation.org/Get-Involved/Foundation-Cares/David-Wertheimer
Marty Koistra	Executive Director of the Housing Consortium	https://www.housingconsortium.org/who-we-are/staff-board/
Paul Lambros,	Executive Director, Plymouth Housing Group;	https://www.plymouthhousing.org/about-us/leadership/
Bill Rumpf,	President, Mercy Housing Northwest.	https://www.mercyhousing.org/executive-team-bill-rumpf
Faith Li Pettis	Co-Chair of HALA Advisory Committee	http://www.pacificallawgroup.com/faith-li-pettis-appointed-co-chair-of-new-housing-affordability-livability-advisory-committee/
Jon Scholes	President and CEO of the Downtown Seattle Association	https://downtownseattle.org/about/our-team/all-staff/

7. Attached hereto as Exhibit D is a true copy of a document printed from the City of Seattle's HALA informational website (address indicated on document) indicating the timeline of release of the Draft MHA Maps.

8. Attached hereto as Exhibit E is a true copy of an October 20, 2016 article from the West Seattle Blog. The article can also be seen at <http://westseattleblog.com/2016/10/zoning-changes-first-look-at-draft-maps-for-west-seattles-4-urban-villages-with-mandatory-housing-affordability/>.

9. Attached hereto as Exhibit F is a true copy of a transcript I obtained from the company GoTranscript by providing them a link to the video recording found at the following link: <https://youtu.be/j8B2fHII0s>. The video recording is part of an article on the West Seattle Blog relating to the City's presentation at a November 15, 2016 JuNO meeting that I attended. The article

1 can be found at: <http://westseattleblog.com/2016/11/hala-rezoning-what-tonights-junction-neighborhood-organization-meeting-heard-said-and-asked/>.

2
3 10. On February 11, 2017, at a neighborhood organized event regarding MHA, Jesseca
4 Brand advised me that the City would not consider any alternatives that did not include upzoning
5 every single-family parcel in every urban village to multi-family.

6 11. Attached hereto as Exhibit G is a true copy of a March 10, 2017 email from Jesseca
7 Brand.

8 12. Attached hereto as Exhibit H is a true copy of an email from JLUC to Samuel Assefa,
9 Director of the City's Office of Community Planning and Development ("OPCD") asking him to
10 confirm that Jesseca Brand's comments in January and February relating to the City's refusal to
11 consider alternatives that did not upzone all single-family in urban villages were accurate (indicated
12 by an asterisk on page 2) as well as Director Assefa's response in which he did not respond to the
13 request for confirmation (page 1).

14 13. Attached hereto as Exhibit I is a true copy of a portion of the City of Seattle's Seattle
15 2035 Comprehensive Plan.

16 14. Attached hereto as Exhibit J is a true copy of the Junction Urban Village Neighborhood
17 Plan that is part of the Seattle 2035 Comprehensive Plan.

18 15. Attached hereto as Exhibit K is a true copy of a portion of the City of Seattle's Seattle
19 2035 Comprehensive Plan.

20 16. Previously, the City's HALA informational website included a map like the one shown
21 in Exhibit L, purporting to reflect events that had taken place in various Council Districts throughout
22 the City of Seattle to which the City refers as "Meetups." Exhibit L is a true copy of a page of
23

1 Appendix B of the MHA Environmental Impact Statement (“EIS”) purporting to show a community
2 input summary.

3 17. Attached hereto as Exhibit M are true copies of pages from Appendix H of the EIS.

4 18. Attached hereto as Exhibit N is a true copy of a Public Records Request I made
5 seeking information with respect to all Meetups in District 1.

6 19. Attached hereto as Exhibit O is a true copy of a document I received in response to the
7 records request in Exhibit N purporting to reflect all of the Meetups.

8 20. Attached hereto as Exhibit P is a true copy of Public Records Request I made seeking
9 information with respect to a Meetup that had taken place on November 12, 2015 at the Seattle Senior
10 Center.

11 21. Attached hereto as Exhibit Q is a true copy of a powerpoint/slide deck document I
12 received in response to my request in Exhibit P for all materials made available to attendees of the
13 Meetup.

14 22. Attached hereto as Exhibit R is a true copy of Public Records Request I made seeking
15 information with respect to a District 1 Meetup that had taken place on December 2, 2016.

16 23. Attached hereto as Exhibit S is a true copy of an email string I received in response to
17 my records request in Exhibit R. The attachment to Ms. Stork’s email setting forth the hot topics to
18 the community is on the last page.

19 24. Attached hereto as Exhibit T is a true copy of the power point presentation I received in
20 response to my records request in Exhibit R.

21 25. Attached hereto as Exhibit U is a true copy of a transcript I obtained from GoTranscript
22 by providing the following video recording: https://youtu.be/YSo4u1Vn_cM. The recording came
23

1 from a West Seattle Blog article that can be found at the following:

2 <http://westseattleblog.com/2016/01/video-all-about-hala-dadus-adus-morgan-community-association/>.

3 26. Attached hereto as Exhibit V is a true copy of a transcript I obtained from GoTranscript
4 by providing the following video recording from the City's website:

5 http://video.seattle.gov:8080/podcasts/HALA/16_02_04-HALA-TelephoneTownHall.mp3.

6 27. Attached hereto as Exhibit W is a true copy of a page of Appendix B of the MHA EIS
7 purporting to show a community input summary and referring to the Telephone Town Hall, the
8 transcript of which is attached as Exhibit V.

9 28. Attached hereto as Exhibit X is a true copy of a transcript I obtained from GoTranscript
10 by providing them with the following video recording: <https://www.youtube.com/watch?v=8E6s->

11 [SOVh6c&feature=youtu.be](https://www.youtube.com/watch?v=8E6s-SOVh6c&feature=youtu.be). The recording is included in the West Seattle Blog article which can be
12 found at the following link:

13 29. Attached hereto as Exhibit Y is a true copy of a West Seattle Blog article published on
14 March 12, 2016 which can be found at <http://westseattleblog.com/category/gathering-of-neighbors/>.

15 30. Attached hereto as Exhibit Z is a true copy of a transcript I obtained from GoTranscript
16 by providing the video recording found in the article referred to in Exhibit Y.

17 31. Attached hereto as Exhibit AA is a true copy of the public records requests I did to
18 obtain the materials provided to attendees of the West Seattle Farmers Market Meetup referred to in
19 Exhibit O.

20 32. Attached hereto as Exhibits BB and CC are true copies of the only materials I received
21 in response to the records requests in Exhibit AA.

22 33. Attached hereto as Exhibit DD is true copies of the Determination of Significance and
23 Request for Comments on Scope of EIS printed from the Land Use Informational Bulletin Website

1 (address on Exhibit). The City further indicates the notice was published in the Seattle Daily Journal
2 of Commerce. See Exhibit II.

3 34. Attached hereto as Exhibit EE are the addresses of all of substantially all of the single-
4 family zoned parcels with in the Junction Urban Village.

5 35. Attached hereto as Exhibit FF is a true copy of the a document print from the City of
6 Seattle website (website address is on the document).

7 36. Attached hereto as Exhibit GG is a true copy of a page printed from the Seattle Daily
8 Journal of Commerce website.

9 37. Attached hereto as Exhibit HH is a true copy of a page printed from the Seattle Times
10 website.

11 38. Attached hereto as Exhibit II is a true copy of a page from the City's responses to
12 JuNO's First Interrogatories and Requests for Production Directed to the City of Seattle.

13 39. Attached hereto as Exhibit JJ are a true copy of a page printed from the City of Seattle
14 website (address on page) relating to the Rainier Valley Summer Parkways and a PDF of the poster
15 with respect to the same.

16 40. Attached hereto as Exhibit KK is a true copy of a page printed from the City of Seattle
17 website including information about the Ballard Summer Parkways event.

18 41. Attached hereto as Exhibit LL is a true copy of the Environmental Scoping Report
19 included within MHA EIS which can be found at Appendix D to the MHA EIS.

20 42. Attached hereto as Exhibit MM is a true copy of the West Seattle Junction
21 Neighborhood Design Guidelines, adopted in 2001 and revised in 2013.

22 43. Attached hereto as Exhibit OO is a true copy of page 20 of the Seattle 2035
23 Comprehensive Plan.

1 44. Attached hereto as Exhibit PP are true copies of pages of the Seattle 2035
2 Comprehensive Plan.

3 45. Attached hereto as Exhibit QQ is a true copy of JuNO's application to amend
4 provisions of the Comprehensive Plan. The application included the signatures of 186 Junction Urban
5 Village area residents.

6 46. Attached hereto as Exhibit RR is a true copy of Seattle City Council Resolution 31762.

7 47. Attached hereto as Exhibit SS are pages of Appendix F of the DEIS.

8 48. Attached hereto as Exhibit TT is a true copy of a document printed from the City's
9 website (address on exhibit).

10 49. Attached hereto as Exhibit UU is a true copy of a document printed from the City's
11 website (address on exhibit).

12 50. Attached hereto as Exhibit VV is a true copy of a page of the MHA EIS.

13 51. Attached hereto as Exhibit WW is a true copy of Appendix F to the MHA EIS.

14 52. Attached hereto as Exhibit XX is the section comments submitted by JuNO in response
15 to the DEIS with respect to the DEIS Appendix B relating to Community Engagement. The dropbox
16 link on the second page is active and accessible each and every exhibit therein is a true copy of what it
17 purports to be as described in Exhibit XX or to the cover page of such exhibit in the dropbox.

18 53. Attached hereto as Exhibit YY are true copies of pages of the MHA EIS reflecting the
19 Impacted Area (page 1.2) and the MHA Objectives (Section 1.2 on page 1.3).

20 54. Attached hereto as Exhibit ZZ are true copies of pages of the MHA EIS setting forth
21 the Proposed Action.

22 55. Attached hereto as Exhibit AAA are true copies of pages of the MHA EIS reflecting
23 the proposed urban village expansion areas for Alternatives 2 and 3 and the Preferred Alternative.

1 56. Attached hereto as Exhibit BBB is a true copy of a public records request I submitted
2 with respect to comments submitted by attendees at the City's December 7, 2016 Open House at
3 Shelby's ice cream parlour.

4 57. As of December 7, 2016, the Shelby's Open House was the only City-scheduled event
5 for the Junction Urban Village community with respect to the Draft MHA Maps prior to what was
6 projected to be a February issuance of a draft environmental impact statement.

7 58. Attached hereto as Exhibit CCC are true copies of two written comments submitted at
8 the Shelby's location and/or the Youngstown location at which the City was required to expand the
9 Open House because of the overflow crowds. While the open house was attended by well over 150
10 individuals, the City lost all but 11 of the comments. On March 9, 2017, Jesseca Brand advised me
11 and several other members of JuNO that the City had lost all of the handed in comments aside from
12 the eleven that she provided. This is also reflected in Exhibit G hereto.

13 59. Councilmember Rob Johnson's office arranged for an MHA Workshop at the West
14 Seattle Senior Center on January 26, 2017. Attached hereto as Exhibit DDD are true copies of the
15 City's summary of the comments received as included on the City's website at
16 <http://www.seattle.gov/council/meet-the-council/rob-johnson/community-design-workshops>.

17 I have indicated with an asterisk some of the comments that provide suggestions for alternatives
18 within the Junction Urban Village.

19 60. Attached hereto as Exhibit EEE is a true copy of an email I received from Darby Perez-
20 Shannon, Legislative Assistant to Councilmember Lisa Herbold on March 15, 2018.

21 61. Attached hereto as Exhibit FFF is a true copy of the documents I received in response
22 to the public records request attached hereto as Exhibit BBB reflecting comments written on the flip
23 pads at the December 7, 2016 Shelby's open house.

