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BEFORE THE HEARING EXAMINER
FOR THE CITY OF REDMOND

In the Matter of the Appeal of
RTC 74th Street Property LLC
Of the November 17, 2017 Approval of BLDG-2016-
09558 related to the Redmond Town Center
Apartments project in Redmond, WA.

CITY OF REDMOND WITNESS AND
EXHIBIT LIST

Pursuant to the Hearing Examiner’s December 19, 2017 Order Setting Hearing and Pre-
Hearing Document Exchange Schedule, the City of Redmond submits the following as its list of
witnesses and exhibits.

I. Witnesses

1. Sarah Pyle – City of Redmond, Senior Planner - Planning and Community Development.
General coordination of efforts related to the RTC Apartment impact fees.
2. Steve Fischer – City of Redmond, Manager – Development Review. Limited supervision
over general coordination of efforts related to the RTC Apartment impact fees as well as
knowledge of historical application of relevant issues.

- 1 3. Don Cairns – City of Redmond Transportation Planning and Engineering Manager.
2 Testimony related to both historical and current traffic requirements for development
3 activity in the City.
- 4 4. Min Luo – City of Redmond Senior Engineer, Transportation. Analysis of traffic studies
5 and application of fees stemming therefrom.
- 6 5. Carolyn Hope – City of Redmond Park Planning and Cultural Arts Manager. Analysis of
7 both historical and current park and open space requirements for development activity in
8 the City.

9 II. Exhibits

- 10 1. City of Redmond Transportation Master Plan dated May 2013, updated September 2017.
- 11 2. City of Redmond Transportation Impact Fee Technical Report, dated August 19th, 2014.
12 This document describes the basic concept behind transportation impact fees in Redmond
13 and provides a detailed review of the methodology used to calculate them.
- 14 3. Redmond Town Center Traffic Mitigation Agreement, dated March 1996.
- 15 4. Redmond Town Center Marriot Traffic Generation Memo, dated May 1, 2002.
- 16 5. Redmond Town Center Traffic Study by Entranco, dated April 7, 1995.
- 17 6. Redmond Town Center Master Plan and Design Guidelines, dated July 18, 1995.
- 18 7. Redmond Person Mile Calculator, undated. Table used to calculate person miles in
19 conjunction with traffic impacts.
- 20 8. Screenshot of 2017 Park Impact Fees Webpage taken from City of Redmond website on
21 January 24, 2018.
- 22 9. Park Impact Fees 2017 Informative PowerPoint presentation taken from City of Redmond
23 website on January 24, 2018.
- 24 10. Parks, Arts, Recreation, Culture and Conservation Plan, adopted June 2017.
- 25 11. Ordinance 1842 – Amending Code and Community Development Guide for Redmond
26 Town Center, dated July 17, 1995.

- 1 12. Ordinance 2888 – Updating Parks Impact Fees, dated June 20, 2017.
- 2 13. Ordinance 2865 – Update to Impact Fee Schedules, dated December 17, 2016.
- 3 14. Ordinance 1913 – Implementation of Impact Fees for Parks, Recreation and Open Space,
- 4 dated November 14, 1996.
- 5 15. Ordinance 1800 – Parks, recreation, Open Space Pro Plan 2000, dated September 5, 1994.
- 6 16. RTC Apartments SEPA Checklist, dated June 2, 2016.
- 7 17. RTC Apartments Final Phase II Traffic Study drafted by TENW, dated June 21, 2016..
- 8 18. Final Access Plan Analysis for Redmond Town Center, dated June 1987.
- 9 19. EIS Addendum – Proposed Master Plan and Development Guide Amendments, dated April
- 10 11, 1995.
- 11 20. EIS Addendum – Appendix C – Traffic Impact Analysis Report, dated April 1995.
- 12 21. EIS Addendum – Appendix A – Proposed Master Plan and Development Guide
- 13 Amendments, dated January 10, 1995.
- 14 22. Appendix C – Pro Rata Mitigation – Year 2010 Pro-rata Mitigation Table, dated April 6,
- 15 1995.
- 16 23. Impact Fee Invoice from City to RTC Apartments, dated November 15, 2017.
- 17 24. Chapter 7 – Transportation Facilities Plan – 18 year plan spanning 2013 through 2030.
- 18 25. Ordinance 1847 – Adoption of Comprehensive Plan, dated July 31, 1995.
- 19 26. City Council Special Meeting Minutes from June 26, 1995.
- 20 27. City Council Special Meeting Minutes from June 27, 1995.
- 21 28. Ordinance 1992 – Various Amendments Including Comprehensive Plan Amendment to
- 22 Add Square Footage to Redmond Town Center, dated July 30, 1998.
- 23 29. Map Showing Building Square Footage at Redmond Town Center, created by Min Luo on
- 24 or about January 24, 2018.
- 25 30. Park Impact Fee Worksheet – Eligible Projects Allocation List, undated.
- 26 31. Park Impact Fee Worksheet – Park Impact Fee Calculation 2017.

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2 The City reserves the right to use and/or admit in its case in chief any of the exhibits
3 disclosed by Appellant in its exhibit list now or as may be disclosed throughout the course of this
4 proceeding without repeating those items here now. Any supplemental document disclosure will
5 be accomplished in advance of the February 16, 2018 deadline outlined in the Hearing Examiner's
6 order. However, as an open-record hearing the City of Redmond further reserves the right to
7 disclose and/or introduce any exhibits in rebuttal as may become necessary.
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12 DATED this 24th day of January, 2018.

13 OGDEN MURPHY WALLACE, PLLC

14 By

15 _____
16 James E. Haney, WSBA #11058
Daniel P. Kenny, WSBA #44547
Attorneys for City of Redmond
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