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8 BEFORE THE HEARING EXAMINER  
9 FOR THE CITY OF REDMOND

10 In the Matter of the Appeal of

No. APL LAND-2018-00920

11 **Abby Road Homeowners Association, Neil**  
12 **Barnett, Manaji Sukuzi, John Stilin, and**  
13 **Sherry Stilin**

APPLICANT'S FINAL WITNESS AND  
EXHIBIT LIST

14 Of the July 26, 2018 Determination of Non-  
15 Significance (SEPA-2018-00640) for Emerald  
16 Heights Assisted/Independent Living (LAND-  
2018-00586/LAND-2018-00617) proposed at  
10901 – 176th Circle NE, Redmond.

17 In accordance with the Hearing Examiner's Scheduling Order dated November 19, 2018,  
18 Applicant submits the following final list of witnesses and exhibits that may be offered during  
19 the SEPA Appeal:  
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22 Applicant may call the following witnesses:

23 **1. Dean Kelly, Rice Fergus Miller Architects.** Mr. Kelly may offer both factual and  
24 expert testimony. His resume is attached. Mr. Kelly is the Project Architect Lead Designer. He  
25 may describe the proposal under review, the substantive and procedural history of the City's  
26 review of the proposal, the modifications made to the proposal over time that respond to City  
27

28 APPLICANT'S FINAL  
WITNESS AND EXHIBIT LIST-- Page 1 of 4

**MCCULLOUGH HILL LEARY, PS**

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1 requests and neighborhood interests, and the compliance of the proposal with applicable City  
2 regulations. He may respond to Appellants' claims relating to privacy impacts, light impacts,  
3 tree impacts, land use impacts, aesthetic impacts (including height, bulk and scale), landscaping,  
4 and compliance with applicable City regulations.

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6 **2. Moghan Lyon, Lyon Landscape Architects.** Mr. Lyon may offer both factual and  
7 expert testimony. His resume is attached. He may testify to the proposal's landscape design,  
8 both hardscape and softscape, including issues relating to the courtyards, lighting, landscape  
9 screening, and plant and tree selection. He may address how the proposal was modified to  
10 address Design Review Board concerns relating to landscaping issues. He may respond to  
11 Appellants' claims relating to privacy impacts, light impacts, tree impacts, aesthetic impacts and  
12 the proposal's landscape plan.

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14 **3. Robert Layton, American Forest Management.** Mr. Layton may offer both factual  
15 and expert testimony. His resume is attached. He may testify to the proposal's landscape plan  
16 and related arboreal issues. He may respond to Appellants' claims relating to trees and the  
17 proposal's landscape plan.

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19 **4. Bart Balko, Coughlin Porter Lundeen.** Mr. Balko may offer both factual and expert  
20 testimony. His resume is attached. He may testify to the proposal's compliance with applicable  
21 stormwater regulations. He may respond to any claims raised by Appellants relating to  
22 stormwater impacts.

23  
24 **5. Christina Hersum, ESA.** Ms. Hersum may offer both factual and expert testimony.  
25 Her resume is attached. She may respond to any claims raised by Appellants relating to wildlife  
26 impacts of the proposal.

1           **6. Michelle Brown, Heffron Transportation.** Ms. Heffron may offer both factual and  
2 expert testimony. Her resume is attached. She may testify to the transportation, safety, and  
3 parking impacts of the proposal. She may respond to Appellants' claims relating to  
4 transportation and parking impacts of the proposal.  
5

6           **7. Nell Lund, Watershed Company.** Ms. Lund may offer both factual and expert  
7 testimony. Her resume is attached. She may respond to any claims raised by Appellants relating  
8 to stream and wetlands impacts of the proposal.  
9

10           **8. Brian Haakenson, GLY.** Mr. Haakenson may offer both factual and expert  
11 testimony. His resume is attached. He may testify in response to Appellants' claims relating to  
12 construction impacts of the proposal.  
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14           **9. Amy Wallin, Emerald Heights.** Ms. Wallin may testify, to the extent the Hearing  
15 Examiner deems them to be relevant to the SEPA Appeal, to the issues associated with claims  
16 Appellants may assert with respect to affordable housing.  
17

18           All witnesses identified by Appellants and by Respondent City of Redmond.

19           Applicant reserves the right to call additional witnesses as necessary and to the extent  
20 approved by the Hearing Examiner, to respond to testimony offered by Appellants.  
21

22           Applicant may offer the following exhibits:

- 23           1. Wind and shadow study prepared by Rice Fergus Miller, dated November 15, 2018.
- 24           2. Resume of Moghan Lyon.
- 25           3. Resume of Bart Balko.
- 26           4. Resume of Christina Hersum.
- 27           5. Resume of Michelle Brown.

- 1 6. Resume of Nell Lund.
- 2 7. Resume of Brian Haakenson.
- 3 8. Resume of Robert Layton.
- 4 9. Resume of Dean Kelly.
- 5 10. Updated Power Point Presentation prepared by Rice Fergus Miller.
- 6 11. Design Review Board minutes dated 8/4/16, 10/20/16, 8/2/18, 8/16/18, and 9/6/18.
- 7 12. SEPA Checklist, Attachment B.
- 8 13. Letter to G. Richard Hill from Bob Layton dated December 28, 2018.
- 9 14. CPL Truck Routing Diagram.
- 10 15. CPL Draft Construction Parking Form.
- 11 16. CUP Plan Sheets regarding tree protection plans dated October 5, 2018.
- 12 17. Heffron Transportation Report dated July 13, 2017.
- 13 18. Heffron Transportation Report dated June 4, 2010.

14 All exhibits identified by Appellants and by City of Redmond.

15 Applicant reserves the right to offer additional exhibits as necessary and to the extent  
16 approved by the Hearing Examiner, to respond to Appellants' testimony.

17 Dated this 3rd day of January 2019.

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