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7 **BEFORE THE HEARING EXAMINER**  
8 **FOR CITY OF REDMOND**

9 In the Matter of the Appeal of )

NO. SEPA-2015-01939

10 **Irina Berger** )

**Berger SEPA Appeal**

11 )  
12 of the January 29, 2016 Determination of )  
13 Non-Significance for the )  
14 Redmond City Center project at )  
16135 NE 85th Street )

CITY OF REDMOND TECHNICAL  
COMMITTEE'S WITNESS AND  
EXHIBIT LIST

15 Pursuant to the Hearing Examiner's March 14, 2016 Order Setting Hearing and Pre-  
16 Hearing Document Exchange Schedule, the City of Redmond Technical Committee hereby  
17 submits the following Witness and Exhibit List:

18 **I. WITNESSES**

19 The City of Redmond Technical Committee intends to call the following witnesses at the  
20 hearing in this matter:

21 1. Gary Lee, Senior Planner, City of Redmond, 15670 NE 85th Street, P.O. Box  
22 97010, Mail Stop 2SPL, Redmond, WA 98073-9710, 425-556-2418, glee@redmond.gov. Mr.  
23 Lee is the planner assigned to the Redmond City Center project. Mr. Lee can testify regarding  
24 any and all aspects of the project and the SEPA review conducted by the City. Specifically, Mr.  
25 Lee will testify that the project meets the height requirements in the TSQ zoning district and  
26 meets the vision for building heights, scale, and density for the Downtown Urban Center

discussed in the City's Comprehensive Plan. Mr. Lee will also testify regarding the City's tree preservation regulations and how they have been applied to the site. Mr. Lee will testify that he reviewed the applicant's environmental checklist and determined that the project would have no probable significant adverse environmental impacts and that he recommended that the Technical Committee issue a Determination of Non-Significance for the proposal and that the Technical Committee adopted that recommendation. Mr. Lee can also testify regarding any other aspect of the project or the environmental review.

2. Min Luo, Senior Engineer, City of Redmond, 15670 NE 85th Street, P.O. Box 97010, Mail Stop 2SPL, Redmond, WA 98073-9710, 425-556-2881, mluo@redmond.gov. Ms. Luo is a transportation engineer who will testify as an expert witness for the City of Redmond's Technical Committee. Ms. Luo's credentials are set forth in her resume, attached to this Witness and Exhibit list and incorporated herein by this reference as if set forth in full. Ms. Luo reviewed the required Traffic Technical Report and Transportation Impact Analysis Memorandum prepared for the project and can testify concerning that review and her conclusions that the traffic impacts of the proposal have been adequately analyzed. Ms. Luo can also testify concerning her conversations with Mr. Lee regarding the lack of probable significant adverse traffic impacts as the result of the proposal.

The City of Redmond Technical Committee reserves the right to call any witness listed on the witness lists submitted by the Appellant, Irina Berger, or the Applicant, Cosmos Development Company. The Technical Committee also reserves the right to call additional witnesses in response to any witness or exhibit submitted by the other parties.

## II. EXHIBITS

The City of Redmond Technical Committee intends to present the following exhibits at the hearing in this matter:

Ex. No.	Date	Description
1	4/4/16	City Staff Report on Redmond City Center Project

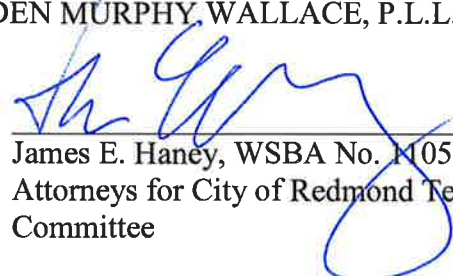
1	Ex. No.	Date	Description
2	2	Undated	Vicinity Map
3	3	12/16/15	Site Plan Entitlement Application for Redmond City Center Project
4	4	12/15/15	Site Plan (Sheet A1.01), prepared by Jackson   Main Architecture
5	5	12/15/15	Revised Transportation Technical Report for Redmond City Center
6			prepared by heffron transportation, inc.
7	6	12/15/15	Memorandum from Michelle Brown, Senior Transportation
8			Engineer, and Marni C. Heffron, P.E., P.T.O.E, to Min Luo, City
9			of Redmond, re: Response to Transportation Comments
10	7	12/31/15	Environmental Checklist
11	8	1/6/16	Notice of Application
12	9	5/20/15	Letter from Katerina Prochaska of Jackson   Main Architects
13			to Gary Lee re: Request for Tree Exception, with attachments
14	10	1/29/16	Determination of Non-Significance and Certificate of Public
15			Notice
16	11	2/11/16	Appeal Form Received from Irina Berger
17	12	2/18/16	Letter from Robert G. Odle, Redmond Director of Planning and
18			Community Development to Katerina Prochaska, Jackson   Main
19			Architects, re: Approval of Tree Exception Request
20	13	2/18/16	Transmittal Letter and Notice of Decision, Redmond City
21			Center project
22	14.	Undated	Resume of Min Luo

23       The City of Redmond Technical Committee reserves the right to introduce any exhibit  
24 listed on the exhibit lists submitted by the Appellant, Irina Berger, or the Applicant, Cosmos  
25 Development Company. The Technical Committee also reserves the right to submit additional  
26 exhibits in response to any witness or exhibit submitted by the other parties.

1 DATED this 4th day of April, 2016.

2 OGDEN MURPHY WALLACE, P.L.L.C.

3  
4 By



James E. Haney, WSBA No. 11058  
Attorneys for City of Redmond Technical  
Committee

## **Min Luo, P.E., PTOE, PTP**

Senior Engineer, Transportation | City of Redmond

Ph: 425.556.2881 | Email: [mluo@redmond.gov](mailto:mluo@redmond.gov) | [Redmond.gov](http://Redmond.gov)

MS: 2SPL | 15670 NE 85<sup>th</sup> St | Redmond, WA 98052

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### **Summary:**

- Over 20 years of solid professional experience in identifying traffic and transportation engineering problems and recommending solutions for public and private sectors.
- Highly specializes in the areas of private development review, traffic impact studies, concurrency management and tests, arterial/corridor studies, intersection and roundabout capacity analysis, alternative evaluation, safety studies, parking studies, and travel demand modeling by applying the engineering programs such as SYNCHRO/SimTraffic, VISSIM, CORSIM, HCS, TRAFFIX, Transyt-7F VISUM, EMME, Arcview GIS, and aaSidra.
- Successfully managed concurrency monitor systems for the Cities of Sammamish, Covington, Lynnwood, Gig Harbor, Mount Vernon, and Poulsbo, WA. Utilize the concurrency monitor system to help the cities review private developments for compliance with the Cities' codes and ordinances, identify development impacts, and propose mitigation plans to address key issues.

### **Registration/Certification:**

- Registered Professional Engineer(P.E.) in Civil Engineering, WA, January 2008, No. 44248
- Certified Professional Traffic Operations Engineer (PTOE), Transportation Professional Certification Board, November 2008, No. 2452
- Certified Professional Transportation Planner (PTP), Transportation Professional Certification Board, May 2012, No. 370

### **Professional Affiliations:**

- Institute of Transportation Engineers (ITE), 2007 - Present
- American Public Works Association (APWA), 2014 - Present

### **Education:**

- Master of Engineering (M.Eng) in Transportation Engineering, University of Idaho, ID, May 2006
- Master of Public Administration (MPA), University of New Haven, CT, July 2001
- Bachelor of Science in Civil Engineering (B.S.C.E.), Chongqing Jiaotong University, China, July 1990

**Training:** Principles of Project Management; Risk Management & Contract Guide

## **Professional Experience:**

### **Senior Transportation Engineer, City of Redmond, WA**

**September 2015 –Present**

- Performs transportation plan review for a variety of private development applications including Pre-Apps, PREP, and Coordinated Civil Review (CCR). Reviews project plans for traffic and other related impacts, constructability and long-term maintenance.
- Actively participates at Pre-Application, PREP, and Coordinated Civil Review meetings. Provides applicants with clear understanding of code and process requirements.
- For assigned projects, reviews and comments on submittals for PREP, Tech Committee agenda and CCRs, writes timely comments for PREP matrix, Add-info, approval conditions and civil plan review that require minor edits.
- Project Lead for CCR process and single-family residences requiring frontage improvements, handling projects with limited supervision. Familiar with Project Lead Guidelines.
- Determines fees for plan review and construction inspection, as well as transportation impact fees. Evaluates construction costs for performance assurance.

### **Senior Transportation Engineer, David Evans and Associates, Inc.**

**April 2006 – August 2015**

- Developed and managed traffic concurrency management system, monitor citywide roadway systems and intersections for six cities, and recommended alternatives to improve any deficient roadways and intersections.
- Conducted traffic impact studies and concurrency review for development projects involving a wide variety of land uses such as residential, commercial, mixed-use, jail, town centers, community centers, and schools. Identified significant traffic impacts and develop solutions to minimize impacts.
- Performed arterials/corridors and intersections/roundabouts Level of Service (LOS) analysis, evaluated different design alternatives, addressed capacity issues, key bottlenecks, queuing, and potential safety problems, and recommended mitigation plans to resolve issues and improve safety. Performed other traffic studies such as safety analysis, parking studies, and traffic calming.

### **Graduate Research Assistant, University of Idaho, ID**

**May 2004 – March 2006**

- Collected traffic data and existing signal timing plans in the field; developed signal timing for a coordinated system; conducted signal timing optimization and evaluated signal timing plans.

### **Guangxi Provincial Department of Transportation (GXDOT), China**

**July 1990- May 2004**

#### *Transportation Engineer/ Senior Transportation Engineer/Project Manager*

*1997-2000 and 2001 - 2004*

- Reviewed highway project feasibility studies and transportation plans to ensure compliance with design standards and guidelines. Presented review findings and recommendations to upper management for approval. Assisted with preparation of request for proposals and bid packages, monitored contract procurement process, and negotiated and executed bids and proposals with consultants and contractors.
- Managed scope, budget, and schedule for infrastructure projects in the GXDOT's Transportation Capital Improvement Program, organized internal and external project meetings.
- Reviewed the work of contracted engineering firms and in-house engineering consultants.