

**APPEAL RELATING TO MOUNT BAKER NEIGHBORHOOD
FEBRUARY 13, 2025**

APPELLANT INFORMATION

1. Appellant

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Authorized Representative

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DECISION BEING APPEALED

1. **Decision Appealed:** Final Environmental Impact Statement, released on January 30, 2025 (the “FEIS) for the One Seattle Plan (the “Plan”)
2. **Property Address:** Mount Baker Neighborhood and, in particular, 3704 S Ridgeway Place; 3707 S Ridgeway Place; 3310 S Dose Terrace; 2745 Mount Saint Helens Pl, S; 2830 Cascadia Ave. S; 3008 Mount Saint Helens Pl. S; and 2511 Cascadia Ave. S, and, in general, City of Seattle
3. **Elements of Decision Being Appealed:**
 - Adequacy of conditions
 - Adequacy of FEIS
 - Rezone
 - Other: Inadequate time to review FEIS given the major changes introduced after the draft EIS

APPEAL INFORMATION

1. Interest in decision (state how you are affected by it

We are residents of the Mount Baker neighborhood who will be adversely affected by damage to:

- A. The historic character of the neighborhood, which is recognized by its designation as both a National Historic Preservation District and on Washington Historic Register.
- B. Loss of tree canopy and green space
- C. Adverse effect on value of property
- D. Parking availability
- E. Traffic congestion on narrow residential streets

- F. City's disregard of deed covenants that limit construction to one single family home per lot and are intended to preserve the character of the neighborhood. This amounts to interference with contractual rights, a taking of property without compensation and an inducement to developers to violate such covenants resulting in unnecessary legal expenses for developers and property owners
- G. Construction of high density buildings on steep slopes and in other environmentally critical areas.
- H. Demolition of existing historic buildings and replacement with modern, undistinguished high density buildings
- I. Construction on archeologically significant areas.
- J. The Plan's uniform, one-size-fits-all upzoning that fails to take into account the unique character of individual neighborhoods and will result in the loss of variety of housing types and design. The Plan analyze impacts by means of 8 areas. Mount Baker is in Area 8. Area 8 encompasses Beacon Hill, Mount Baker Ridge, Rainier Valley, MLK Blvd, and neighborhoods from Seward Park to the south. It runs from I-90 to Renton and from I-5 to the Lake. An analysis of Area 8 as if it were a single uniform area of necessity overlooks the characteristics of obvious and distinctive sub-areas. For example, analysis of Rainier Avenue is not relevant to Beacon Hill or Mount Baker Ridge.
- K. The Plan's one-size-fits-all approach to upzoning effectively leaves planning to private developers. They will be able to build what they choose and where they choose without consideration of the values, goals and requirements of the Growth Management Act and without input by affected residents.

2. *Objections to decision*

- A. FEIS is based on the wrong number of additional units
The Plan provides for the development of 330,000 additional units (as set forth in Mayor Harrell's One Seattle Plan Comprehensive Plan Update, October 24). The FEIS based its analysis on 120,000 additional units. The difference in units is of such a magnitude that the FEIS deals with one proposal and the Plan with a substantially different proposal. The FEIS is not relevant to the Plan. Moreover, the FEIS fails to take into account the substantial number of new units constructed during the last several years (Plan, Appendix 2 – Housing, p A-130 , states, "As of mid-2022, Seattle had 385,706 housing units," Significant housing has been added since mid-2022. Omission of recent new construction is relevant in determining the number of new units required to meet projected future needs.

- B. The FEIS's failure to consider the impact of the Plan's noncompliance with the Growth Management Act ("GMA"). HB 1110 only amends the GMA, it does not overrule it.

The Plan focuses too narrowly on HB 1110 and ignores other provisions of GMA. Specifically, the FEIS does not adequately analyze the Plan's disregard of the following provisions of the GMA:

- The public's interest in the conservation and wise use of our lands, including protecting the environment and the health, safety, and high quality of life enjoyed by residents of this State
- Promotion of a variety of residential densities and housing types
- Preservation of existing housing stock
- Retention of open space and green space
- Protection and enhancement of the environment and the State's high quality of life
- Ensuring the vitality and character of established residential neighborhoods
- Preservation of historic features and neighborhoods
- Preservation of tree canopy and green space

- C. FEIS's failure to analyze the impact of the Plan's very narrow focus on and interest in high density development, when the very definition of "middle housing" requires buildings that are compatible in scale, form, and character with single-family houses.

- D. FEIS's failure to analyze the impact of the Plan's erroneous designation of ordinary bus routes, in particular the #14 bus route as "Major Transit Stops" and basing higher density LR3 zoning on the erroneous designation.

- E. The errors and failure of analysis leading to the impacts on appellants identified in the section above that stated appellants' interest in the decision.

3. *Relief Sought*

Require preparation of a new EIS that does not have the errors set forth in this Appeal

Signed: John M. Cary

Date: February 13, 2025

List of additional appellants

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