

**Reference #:** HX-L-25-7

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### Appeal Details

**Address:**  
**Decision Elements:** SEPA;

**Interest:** I am a resident of Madrona and live in an area designated for LR3 upzoning in Seattle's One Seattle Plan. Much of Madrona is in Environmentally Critical Areas (ECAs) with steep slopes, slide areas, and past landslides (including where I live on Madrona Drive). For this reason alone, significant portions of Madrona should be excluded from the plan entirely. Other areas of the city were excluded due to their steep slopes, and Seattle's One Seattle Plan specifically states that "the intent is to allow development outside ECAs." According to Seattle Municipal Code 25.09: "Our Environmentally Critical Areas (ECA) Code governs areas of Seattle that provide critical environmental functions. For example, wetlands protect water quality and provide fish and wildlife habitat. Our ECA code also addresses areas that represent particular challenges for development due to geologic or other natural conditions. The goal of our ECA regulations, (Seattle Municipal Code (SMC) chapter 25.09) is to effectively protect these areas and to protect public safety, while allowing reasonable development in our growing city." As such, ECAs, such as designated in Madrona, are not reasonable areas for significant development in the Madrona neighborhood or elsewhere in the city for the reasons stated in SMC chapter 25.09

**Objections:** Summary: The FEIS exhibit 3.1-2 shows Madrona's critical land areas and 3.1-7 shows Madrona's creek watersheds. FEIS pages 3.1-33 to 3.1-34 states that city ordinance (SMC 25.09) restricts "the types of activities that may be included as part of development in critical areas." As much of Madrona is in Environmentally Critical Areas (ECAs) with steep slopes, slide areas, and past landslides, significant portions of Madrona should be excluded from the plan entirely. Other areas of the city were excluded due to their steep slopes, and Seattle's One Seattle Plan specifically states that "the intent is to allow development outside ECAs." Additional detail: In developing the One Seattle plan, the city was rightly concerned about upzoning in Environmentally Critical Areas, and its One Seattle Plan Zoning Update FAQ states: "Staff conducted field work and analysis of information about transit stop locations, parks, Environmentally Critical Areas, topography, noise and pollution generators, and other factors to determine where different zones should be applied. Multiple areas with steep slopes were removed from the proposal entirely such as along 24th Ave East in North Capitol Hill and along NW Market Street between Ballard and Fremont." There is no difference between the areas removed from the One Seattle Plan proposal entirely because of steep slopes and the proposed rezoning areas in Madrona including Madrona Drive, Grand Avenue, and 36th and 37th Avenues (which include ECA known and potential slide areas, known slide events, and steep slopes). In addition, ECA steep slopes exist in many other areas of Madrona, including in the proposed rezoning areas, for 38th, 35th, 32nd, and 31st Avenues. As such, ECAs, such as designated in Madrona neighborhood, are not reasonable areas for significant development for the reasons stated in SMC chapter 25.09, and therefore, should be excluded from the One Seattle Plan (following the same logic applied to other ECAs).

**Desired Relief:** I request that the Hearing Examiner return the FEIS to the City with instructions to prepare a Supplemental EIS to specifically address the impact—current, future, and cumulative—of significant (LR1 and LR3) development on vast areas of Environmentally Critical Areas in Madrona (known and potential slide areas, known slide events, steep slopes, and creek watershed areas). Considering further examination of ECAs in Madrona and following the same logic applied to other similar areas of the city excluded from the plan, I further request the ECAs of Madrona be excluded from the One Seattle Plan. This includes Madrona Drive, 36th Avenue, 37th Avenue, and Grand Avenue and the many other areas of Madrona, such as 38th, 35th, 32nd, and 31st Avenues.

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### Uploaded Material

No documents available.

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