

Reference #: HX-L-17-7

Create Date: Nov 27, 2017 2:07 PM
Submit Date: Nov 27, 2017 2:34 PM
Status: Pending Acceptance
Type: Land Use Appeal
Contact Method: Email Attachment

Appeal Details

Address:
Decision Elements: Adequacy of EIS and conditions;

Interest: The members of the Beacon Hill Council of Seattle reside, own property and/or own/operate businesses in Beacon Hill. Our mission is to advocate for a "welcoming, diverse and healthy" Beacon Hill neighborhood. With that comes the serious responsibility to solicit inclusive community voices to reflect the will of our neighbors in what we advocate. Our interests in this issue are threefold, namely 1) continuing implementation of our neighborhood plan that calls for advocating for mixed market rate and low income/affordable housing towards retaining our neighbors who are being displaced due to rising cost of housing and rentals, 2) resolution of our environmental and health impact concerns due to vehicular and aircraft air and noise pollution, and 3) preservation of our neighborhood character. See attached file for continuation of interest of decision

Objections: The City of Seattle Office of Planning and Community Development's decision that the MHA FEIS is adequate was made in error and was made in violation of the State Environmental Policy Act (SEPA), RCW 43.21C, Title 25 of the Municipal Code (Environmental Protection and Historic Preservation, "SEPA Rules") for the following reasons: 1. The FEIS does not provide an adequate study of the impacts to each of the neighborhoods in the study area, including the proposed expansion of the North Beacon Hill Urban Village. All of the alternatives will cause known direct, indirect, and cumulative impacts that are unique to the Beacon Hill neighborhood, but that are not disclosed or analyzed in the FEIS. The FEIS does not and cannot adequately describe the existing environment for each element of the environment in each of the neighborhoods that are affected by the proposal and it does not adequately discuss reasonable mitigation measures that would significantly mitigate impacts for each element of the environment that are unique to each neighborhood. The FEIS instead provides a non-specific summary of the existing environment, impacts, and mitigation for a generic urban village. The City could provide a village-by-village study if it prepared an EIS for each village or, at least, more than one EIS to cover batches of individual villages. This is not a situation where the City is moving from a programmatic EIS to a site specific EIS and the impacts will be addressed in the latter. These impacts will never be disclosed and analyzed if they are not disclosed and analyzed now. The City's approach illustrates its lack of any targeted, neighborhood specific planning or collaboration throughout the entire HALA/MHA process. 2. The proposal that is the subject of environmental review has not been properly defined. Appendix F, which provides a summary of changes to the land use code that are being proposed, contains a vague and unclear description of some of the changes. For example, that section states that several policies in individual urban villages contained in the Neighborhood Plan policies section of the Comprehensive Plan conflict with elements of the proposed action. Amendments to these policies will be made to remove the potential inconsistencies. The FEIS does not identify which policies conflict with the proposal, nor does it reveal what the amendments would be. That section also provides a vague and ambiguous description of the new and modified development standards that are proposed. The FEIS fails to describe how the North Beacon Hill Neighborhood Plan Update adopted as Ordinance 123852 will be implemented given the changes proposed. See attached file for continuation of objections

Desired Relief: Appellant requests that the Hearing Examiner remand the FEIS to the City with instructions to prepare Supplemental EIS(s) as necessary to adequately address the environmental impacts and mitigation for the four alternatives, including an assessment of the impacts and potential mitigations that are associated with each individual neighborhood that is impacted by the proposal.

Contacts

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Uploaded Material

1. **BHCSMHAHearingExaminerNotice Final (2).docx**
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