

LAND USE/SEPA DECISION APPEAL FORM

It is not required that this form be used to file an appeal. However, whether you use the form or not, please make sure that your appeal includes all the information/responses requested in this form. An appeal, along with any required filing fee, must be received by the Office of Hearing Examiner, not later than 5:00 p.m. on the last day of the appeal period or it cannot be considered. Delivery of appeals filed by any form of USPS mail service may be delayed by several days. Allow extra time if mailing an appeal.

APPELLANT INFORMATION (Person or group making appeal)

1. Appellant:

If several individuals are appealing together, list the additional names and addresses on a separate sheet and identify a representative in #2 below. If an organization is appealing, indicate group's name and mailing address here and identify a representative in #2 below.

Name Friends of Madison Park- Added Appellants on Attached Page
Address 4111 E. Madison, #2, PO Box 48, Seattle, WA 98112

Phone: Work: [redacted] Home: [redacted]

Fax: [redacted] Email Address: president@friendsofmadisonpark.com

In what format do you wish to receive documents from the Office of Hearing Examiner?

Check One: [] U.S. Mail [] Fax [X] Email Attachment

2. Authorized Representative:

Name of representative if different from the appellant indicated above. Groups and organizations must designate one person as their representative/contact person.

Name Octavia Chambliss
Address [redacted]

Phone: Work: [redacted] Home: [redacted]

Fax: [redacted] Email Address: president@friendsofmadisonpark.com

In what format do you wish to receive documents from the Office of Hearing Examiner?

Check One: [] U.S. Mail [] Fax [X] Email Attachment

DECISION BEING APPEALED

1. Decision appealed (Indicate MUP #, Interpretation #, etc.): FEIS of the One Seattle Plan

2. Property address of decision being appealed: Madison Park Neighborhood

3. Elements of decision being appealed. Check one or more as appropriate:

- X Adequacy of conditions
Design Review and Departure
Conditional Use
EIS not required
Major Institution Master Plan
X Other (specify: Insufficient Notice of the Issuance of the Draft EIS and of the Comment Period on the EIS)
Variance
X Adequacy of EIS
Interpretation (See SMC 23.88.020)
Short Plat
Rezone

APPEAL INFORMATION

Answer each question as completely and specifically as you can. Attach separate sheets if needed and refer to questions by number.

1. What is your interest in this decision? (State how you are affected by it)
Members of Friends of Madison Park live in and own property in the Madison Park neighborhood that is being upzoned or that is adjacent to and/or near property that is being upzoned by the One Seattle Plan. Those members will suffer land use, traffic, stormwater, tree, view and other impacts if the legislation is adopted as is. Members of the group also use the beaches in our neighborhood and swim in the lake at those locations that will be adversely impacted by the proposed upzone.

2. What are your objections to the decision? (List and describe what you believe to be the errors, omissions, or other problems with this decision.)
 1. The One Seattle Plan's FEIS and the City have failed to adequately disclose and assess the fact there is a lack of stormwater infrastructure in Madison Park and the fact that this neighborhood is built on lake bottom clay from the time the Ship Canal was built in the early 1900's. This lack of stormwater infrastructure leads to sewage drainage into Lake Washington. Several times in 2024, Madison Park beach was closed because of high sewage bacterial count. The damage to salmon and public health concerns mandate that a more thorough study of the environmental impact in this specific neighborhood be required.
See additional objections to adoption of the FEIS on the attached page. Type text here

3. What relief do you want? (Specify what you want the Examiner to do: reverse the decision, modify conditions, etc.)
Appellants request that the Hearing Examiner remand the FEIS to the City with instructions to prepare a Supplemental EIS to adequately address the environmental impacts upzoning will cause with increased pollutants, added traffic concerns loss of tree canopy, and lack of stormwater infrastructure and present a reasonable range of alternative to mitigate these impacts in the Madison Park neighborhood.

Signature Octavia Chambliss

Date February 10, 2025

Deliver or mail appeal and appeal fee to:

MAILING ADDRESS: **City of Seattle**
Office of Hearing Examiner
P.O. Box 94729
Seattle, WA 98124-4729

PHYSICAL ADDRESS:	SEATTLE MUNICIPAL TOWER 700 5 th Avenue, Suite 4000 40 th Floor Seattle, WA 98104
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Note: Appeal fees may also be paid by credit or debit card over the phone (Visa or MasterCard only).

Phone: (206) 684-0521

Fax: (206) 684-0536

www.seattle.gov/examiner

Additional Appellants Identified:

1. The Friends of Madison Park is filing this Appeal in conjunction with the following neighbors who are members of the One Seattle Plan Committee in Madison Park. Marie Bolster, Anne Woodford, Trevor Cox, Christine Ryu, Kellie Iranon and Brendan Levy. Hundreds of additional neighbors have submitted letters to the Seattle City Council, asking for reconsideration of the upzone scale in our community- enumerating the EIS concerns that are expressed below.

Additional responses to Question #2 regarding Objections to the FEIS and the One Seattle Plan on the Appeals Form:

2. **Insufficient Notice of the to the Issuance of the Draft EIS and the Comment Period of the draft EIS. Insufficient Notice to the Issuance of the FEIS and the Comment Period to the FEIS:**

The release of the FEIS failed to provide sufficient notice to involve the public in the SEPA process and not commensurate with the type and scope of the FEIS and the One Seattle Plan. No notice of the draft EIS was sent to neighborhood organizations or the residences to allow for feedback from the public. Notice was only posted on the OPCD website and their Facebook page for an April 11 session and a deadline of early May for comments. And again, there was insufficient notice of the release of the FEIS- only through their website and with minimal notice to the public with an inadequate period for appeal to the FEIS to allow for sufficient responses. This inadequate notice fails to comply with SEPA requirements in WAC 197-11-560, violating state and local laws and our members' constitutional rights to Due Process.

3. The One Seattle Plan will cause significant adverse impact on Lake Washington and our beaches and the City and the FEIS has failed to adequately study the impact in our unique setting- that Madison Park is the sole Neighborhood Center with upzoning to NC55 that is along Lake Washington, on lake bottom and without any stormwater infrastructure in place to prevent sewage and excess stormwater impacting our beaches and shoreline. The Lake Washington Shoreline and body of

water are part of Environmentally Critical Area and mandates added research on the increased density to that shoreline and water.

4. The One Seattle Plan will cause significant impact on our business area and the FEIS fails to adequately identify and analyze the impacts of being a Neighborhood Center of NC55 to the small retail businesses in our neighborhood and did not address mitigation to curb displacement of these small businesses with this increased density designation.
5. The One Seattle Plan will cause significant impact on our transit and the FEIS provides no adequate study of the limited access to Madison Park- with only one road in and out of our neighborhood. Madison Park is on a peninsula that ends at Lake Washington, with a single bus route, at the bottom of a steep hill that limits access by biking or walking. With 67% of the neighborhood multi-family living units, there is already restricted parking available, and no rapid transit system is being considered to ease the necessity of having cars in Madison Park.
6. The One Seattle Plan will cause significant impact to the tree canopy in our neighborhood. The footprint of LR 2 and LR3 multi-family residences reduces the permeable surface for each lot from 35% to 20% and with little room for significant trees to grow. Already Madison Park has experienced significant reduction of tree canopy as newer larger multi-family homes and larger single residences sacrifice established trees for no replacement or only small trees that will take decades to grow- if even possible in the narrow footprints. The FEIS glosses over these issues and provides no mitigation solutions to control developer's ability to reduce the tree canopy and only gives other than generic promises for new trees.
7. The One Seattle Plan will cause significant impact to our specific community yet at no point in the 1300 pages of the FEIS is Madison Park and its unique location addressed. Madison Park is part of Zone 5, which includes Capitol Hill, First Hill and the Madison-Miller corridor- none of which are on lake front/ECA land needing to address water pollution, environmental consequences of increased density and lack of infrastructure and limited transit options available. All of these other neighborhoods are drive-through and not with limited access in-and-out of the community.

8. The One Seattle Plan will cause significant impact to the historic nature of our neighborhood and yet FEIS does not adequately consider the aesthetic impacts (height/bulk/scale/view) of the One Seattle Plan in an historic business area such as Madison Park. Madison Park is not even mentioned in the historic summary provided, although its history as an indigenous hunting area and early development is significant.

9. The One Seattle Plan will cause significant impact to an already thriving neighborhood of Madison Park and the City and the FEIS fails to study or recognize that Madison Park already exists as a Neighborhood Center with a NC40 designation- with all amenities that meet the Goal of the Plan to be a walkable community with a mixed use of retail and residential use- it is ½ mile from one end of Madison Park to the other; that this designation will allow already for growth but with the still needed study of the environmental impact on our ECA areas and the imperative to create a stormwater infrastructure that can manage even that growth.