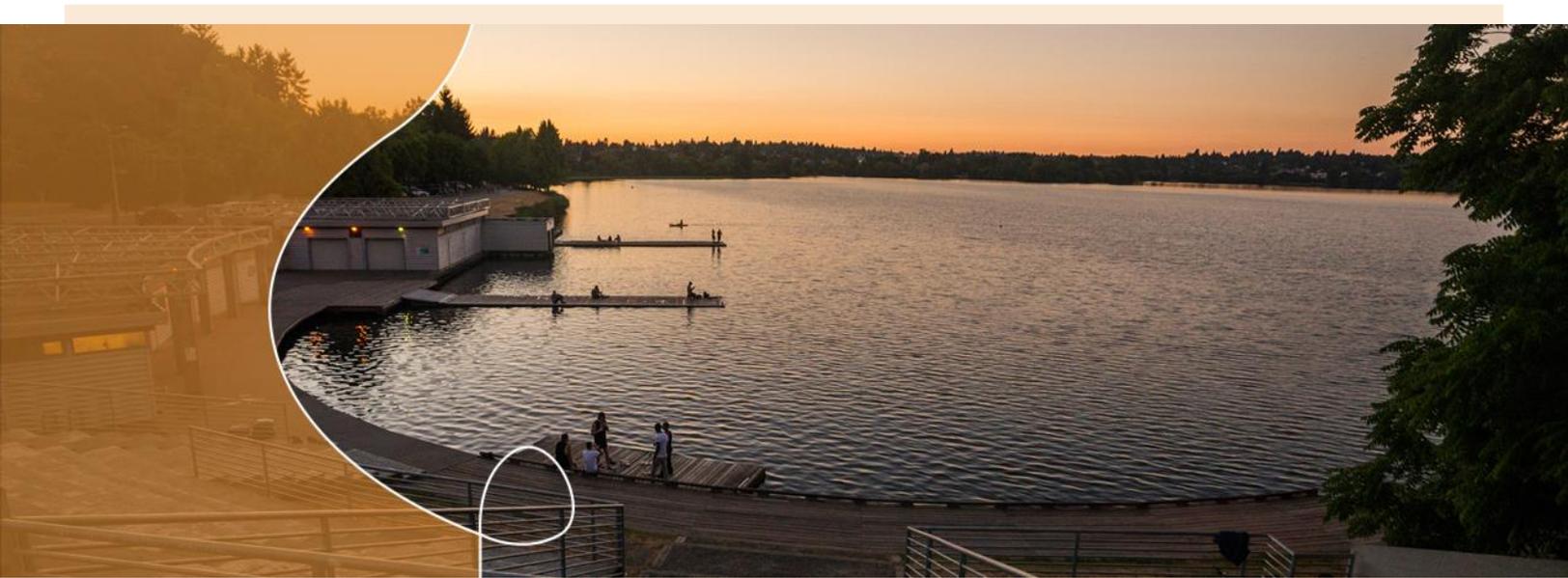
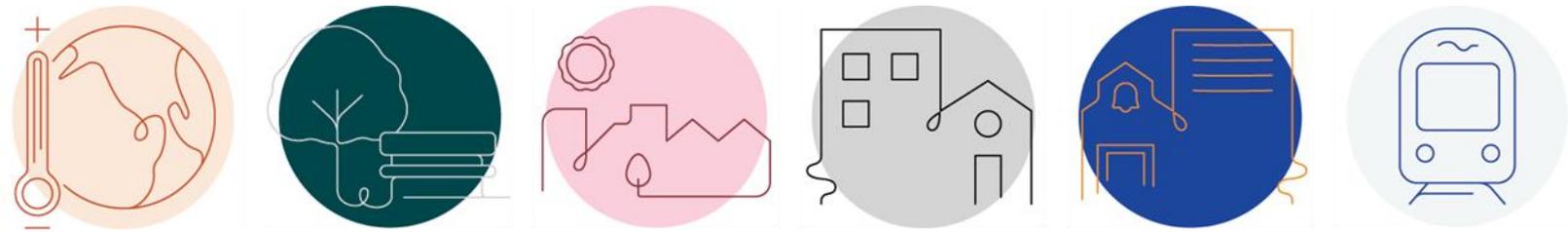


4 RESPONSES TO COMMENTS



Source: City of Seattle, 2023.

This chapter provides responses to comments on the Draft Environmental Impact Statement (EIS). It includes the following:

- List of Commenters
- Written Comments and Responses
 - Response to Common Comment Themes
 - Comment and Responses Matrix

The marked comment letters are included in [Appendix K](#).

4.1 List of Commenters

Approximately 504 written comment letters were received during the comment period March 7, 2024 to May 6, 2024. [Exhibit 4.1-1](#) lists the tribal, agency, interest group, businesses, and property specific commenters. Last names and agency names are listed.

Exhibit 4.1-1. List of Commenters: Tribes, Agencies, Interest Groups and Businesses, Property Specific

Number	Name	Agency
Tribes		
1	Spiry, Martin, Moses	The Snoqualmie Tribe
Agencies		
2	Representative Pollet	Representative Gerry Pollet 46 th District 1
3	Representative Pollet	Representative Gerry Pollet 46 th District 2
4	Hollingsworth	District 3 Seattle City Council
5	Daffern, Goldberg	Seattle Planning Commission
6	McCoy	Department of Commerce
Interest Groups and Businesses		
7	Cooke	Blue Rooster Building East LLC
8	Healey	Vulcan Real Estate
9	McCullough	McCullough Hill PLLC
10	Connell	Holland Partner Group
11	Gunter	Alexandria Real Estate Equities
12	Sanderson, Lee, Pham, Merriweather	Crescent Collaborative
13	Martin	Futurewise
14	Duvall	NAIOP Washington State
15	Boyd	Bellwether Housing
16	Bertolet	Sightline

Number	Name	Agency
17	Woo	Historic Seattle
18	Martin, Simpson	Complete Communities Coalition
19	Morris 1	Birds Connect Seattle
20	Morris 2	Birds Connect Seattle
21	McCoy	House Our Neighbors
22	Chávez	Black Home Initiative (BHI) Network
23	Johnson	Friends of Ravenna-Cowen
24	Stewart	Ballard Alliance
25	Lazerwitz	Roosevelt Neighborhood Association
26	Gurkewitz, Williams	Thornton Creek Alliance
27	McAlear 1	Laurelhurst Community Club Council
28	McAlear 2	Laurelhurst Community Club Council
29	McAlear 3	Laurelhurst Community Club Council
30	McAlear 4	Laurelhurst Community Club Council
31	McAlear 5	Laurelhurst Community Club Council
32	McAlear 6	Laurelhurst Community Club Council
33	McAlear 7	Laurelhurst Community Club Council
34	McAlear 8	Laurelhurst Community Club Council
35	McAlear 9	Laurelhurst Community Club Council
36	McAlear 10	Laurelhurst Community Club Council
37	McAlear 11	Laurelhurst Community Club Council
38	McAlear 12	Laurelhurst Community Club Council
39	McAlear 13	Laurelhurst Community Club Council
40	McAlear 14	Laurelhurst Community Club Council
41	McAlear 15	Laurelhurst Community Club Council
42	McAlear 16	Laurelhurst Community Club Council
43	McAlear 17	Laurelhurst Community Club Council
44	McAlear 18	Laurelhurst Community Club Council
Property Specific		
45	Aggerholm	Grousemont Associates, QA Canal LLC
46	Baumgartner	
47a	Boyd 1	Bellwether Housing
47b	Boyd 2	Bellwether Housing
48	Clawson	West Roy LLC
49	Clawson	Nicola Wealth

Number	Name	Agency
50	Clawson	Alteutian Spray Fisheries
51	Clawson	Lee Johnson
52	Clawson	70 th & Greenwood Ave LLC 1
53	Clawson	70 th & Greenwood Ave LLC 2
54	Cramer	Individual
55	Dunn	Dunn & Hobbes, LLC
56	Fiorito	Fiorito Family
57	Gunter	Alexandria Real Estate Equities, Inc. 1
58	Gunter	Alexandria Real Estate Equities, Inc. 2
59	Chhan and Enslow	Individual
60	Harel	Era Living
61	Heglund	MRH Properties LLC
62	Keck	Schnitzer West
63	Kramer	Individual
64	Lai	DCL UW LLC 1
65	Lai	DCL UW LLC 2
66	Lehmann, Gillespie, Soules, Liebman	Lander Street Owners
67	Marasco	Security Properties
68	Maxwell	Bayview Walker LLC/Prologis LP
69	McCutcheon	IPB Properties Inc.
70	McCullough	Graham Street Realty
71	Morrison	McCullough Hill PLLC
72	Norman	Individual
73	Rohlfing	Individual
74	Roos	Hillis Clark Martin & Peterson Law Offices
75	Selig	J. Selig Real Estate LLC
76	Snow	Snow & Company Inc
77	Tobar	CIM Group
78	Warner	Balboa Retail Partners
79	Wood	SBPS LLC
80	Worthington	Lock Vista Apartments LLC
81	Smith	Urban Visions 1
82	Smith	Urban Visions 2

Source: City of Seattle, 2024.

The following table lists individual commenters in alphabetical order by last name. First names are shown where there are multiple people with a common last name.

Exhibit 4.1-2. Individual Comment Letters Received

Number	Last Nam	Number	Last Nam	Number	Last Nam
83	Achanta	114	Berkley, Scott 2	145	Cantrell
84	Akalaitis 1	115	Berliner	146	Carre
85	Akalaitis 2	116	Best	147	Carter
86	Alexander	117	Bhagwandin, Eva 1	148	Catena
87	Alfieri	118	Bhagwandin, Eva 2	149	Cave
88	Alspach	119	Bhagwandin, Khai	150	Chadsey
89	Amadon 1	120	Bhagwandin, Samuel	151	Chadsey
90	Amadon 2	121	Bickel	152	Charbonneau
91	Amadon 3	122	Bicknell	153	Chavez
92	Amadon 4	123	Bledsoe 1	154	Chernyshev
93	Anderson	124	Bledsoe 2	155	Church
94	Avron	125	BlueSpruce	156	Clabough
95	Barcklow	126	Blumenthal	157	Clark, Lisa 1
96	Barker	127	Bonjukian	158	Clark, Lisa 2
97	Barrett	128	Booze	159	Clark, Dave
98	Bartanen	129	Bos	160	Clifton
99	Barton	130	Brady	161	Close 1
100	Baskin 1	131	Brandt	162	Close 2
101	Baskin 2	132	Brod	163	Cohen-Lewe
102	Baskin 3	133	Broderick	164	Cohen
103	Bassage	134	Brooking	165	Colledge
104	Bastian	135	Broska	166	Cramer
105	Beauregard	136	Bruan-Kelly 1	167	Crocker 1
106	Beauregard	137	Bruan-Kelly 2	168	Crocker 2
107	Beffa	138	Brunton	169	Crockett
108	Bendich, Arnold	139	Burrill	170	Cunningham Adams
109	Bendich, Judith	140	Bushue	171	Cushman-Macey
110	Berg	141	Byrd	172	Dack
111	Berkley, Brennen 1	142	C, Nancy	173	Dahl
112	Berkley, Brennen 2	143	Candiotti	174	Daniel
113	Berkley, Scott 1	144	Cannon	175	Daniels



Number	Last Nam
176	Danner
177	Davis Deborah
178	Davis Courtney
179	Devi
180	Diaz
181	Dickerson
182	Dolan 1
183	Doran 2
184	Downward
185	Du Mas, et al.
186	Duggan
187	Dunn
188	Durslag 1
189	Durslag 2
190	Dwyer
191	Edlund
192	Eldridge
193	Eliason
194	Ellison
195	Engstrom
196	Estrada
197	Exit
198	Fahrenbruch
199	Faste
200	Fayyad
201	Faz
202	Fellows
203	Fernandes
204	Fertal
205	Field
206	Filipovic
207	Foltz
208	Ford
209	Franco
210	Freidberg

Number	Last Nam
211	Friedmann
212	Fristoe
213	Gadeken
214	Gaul
215	Ghiorso
216	Gillenwater 1
217	Gillenwater 2
218	Gillenwater 3
219	Gillenwater 4
220	Gingerich
221	Gloger
222	Godfrey 1
223	Godfrey 2
224	Godon
225	Grant, Andrew
226	Grant, Suzanne
227	Graves
228	Green
229	Griffin 1
230	Griffin 2
231	Griffin 3
232	Griffin 4
233	Griffin 5
234	Griffin 6
235	Griffith, Jonah
236	Griffith, Katy
237	Gross
238	Gwinn
239	Hagerty
240	Haines
241	Hammarlund 1
242	Hammarlund 2
243	Hance
244	Hannah
245	Harper

Number	Last Nam
246	Havkins
247	Hedlund
248	Heerwagen
249	Hill
250	Hiltbrunner
251	Holland
252	Horn
253	Howe
254	Hranac
255	Hutchins
256	Irwin
257	Itano
258	Janzen
259	Jarvis
260	Jaureguy
261	Jeannette
262	Jeniker
263	Jerome
264	Johnson, Carla
265	Johnson, Iskra 1
266	Johnson, Iskra 2
267	Johnston
268	Jones Judi
269	Jones Mary
270	Joseph
271	K R
272	Kaldowski
273	Keefe
274	Keller, Sophia
275	Keller, Kathryn
276	Kelly, Peter
277	Kelly, Shana
278	Kerkof
279	Kidder
280	Kimball

Number	Last Nam
281	King
282	Kirchoff
283	Kirk
284	Kirschner
285	Kitchen
286	Klein
287	Knoblet
288	Kordick
289	Kramer
290	Kuczmariski
291	Lafferty
292	Lange
293	Langhans 1
294	Langhans 2
295	Lappas
296	Lavigne
297	Law
298	Lazerwitz 1
299	Lazerwitz 2
300	Lazerwitz 3
301	Lebegue
302	Leconte
303	Lee
304	Leonard
305	Leshner
306	LeVine
307	Lewis, Sarah
308	Lewis, Christine
309	Lim
310	Limberg
311	Lin
312	Little
313	Loder
314	Loeber
315	Lorey 1

Number	Last Nam
316	Lorey 2
317	Lowhim 1
318	Lowhim 2
319	Ludman
320	Lukose
321	Lund
322	Luxem
323	Lyriss
324	Martin
325	Mashayekh
326	Maslan
327	Mattione
328	Mauel
329	McCormick
330	McCue
331	McDonald
332	McEwuen
333	McKiernan
334	Michalski
335	Miller, Anne
336	Miller, Bonnie
337	Miller, Cameron Sidney
338	Miller-Dowell Amy
339	Mireia
340	Moehring 1
341	Moehring 2
342	Morgan 1
343	Morgan 2
344	Morgan 3
345	Morrow
346	Muir 1
347	Muir 2
348	Muller
349	Neylan
350	Nicol

Number	Last Nam
351	Nims
352	Niven
353	Niznik
354	Nordstrom
355	O, Pennie
356	O'Steen
357	Obray
358	Okamoto
359	Olson
360	Olwell
361	Ortega
362	Ortiz
363	Ostrer
364	Overgaard
365	Oxman
366	Pan
367	Paul
368	Pearson
369	Pedroso
370	Pelland
371	Pellkofer
372	Penrose
373	Peterson
374	Pifer
375	Pike 1
376	Pike 2
377	Pike 3
378	Placido
379	Pope 1
380	Pope 2
381	Price
382	Quarre
383	Radmanovic
384	Rai Trapero
385	Ramsdell

Number	Last Nam
386	Rava
387	Ravell Padial
388	Ravell Mireia
389	Reuben
390	Riley
391	Robb
392	Roberts
393	Robinson
394	Rock
395	Roda
396	Root
397	Roraback
398	Rose
399	Rosentreter
400	Rubenkönig
401	Ruha
402	Russell
403	Saakian
404	Saliba
405	Sanborn
406	Sanchez
407	Sanders
408	Sanford
409	Sargent
410	Saxton
411	Scanlon
412	Scarlett 1
413	Scarlett 2
414	Scarlett 3
415	Scarlett 4
416	Scarlett 5
417	Schiefer, Estelle
418	Schiefer
419	Scholes
420	Schubert

Number	Last Nam
421	Scott
422	Scully
423	Shen
424	Shettler 1
425	Shettler 2
426	Shettler 3
427	Siegelbaum
428	Siegfriedt 1
429	Siegfriedt 2
430	Sims 1
431	Sims 2
432	Skantze
433	Smith
434	Speers
435	Stephensen
436	Stevens
437	Stiffler
438	Stockwell
439	Strock
440	Stutman
441	Sundquist
442	Surdyke
443	Swing
444	Talen 1
445	Talen 2
446	Taylor, Patrick
447	Taylor Sarah
448	Tenhoff-Barton
449	Thiessen
450	Thomas, Robin
451	Thomas, Toby
452	Toms
453	Toohey
454	Travis
455	Trecha

Number	Last Nam
456	Tully
457	Ullmann
458	Urban
459	Valett
460	Van Bronkhorst
461	Villasana
462	Vitz-Wong
463	VonVeh
464	Wada
465	Wade
466	Wagner 1
467	Wanger 2
468	Waldman
469	Wall
470	Ward, Galen
471	Ward, Sarah
472	Warsinske 1
473	Warsinske 2
474	Wartman
475	Weatherford
476	Webster 1
477	Webster 2
478	Weinstein, Paul
479	Weinstein Colleen
480	Weissman, Jeff
481	Weissman, Maggie
482	Weissman
483	Westgard
484	Wheeler 1
485	Wheeler 2
486	Williams, Bonnie 1
487	Williams, Bonnie 2
488	Williams, Charles
489	Williams, Pamela
490	Williams, Tony

Number	Last Nam
491	Wilmot
492	Wineman
493	Winkle
494	Wollett
495	Woo

Number	Last Nam
496	Wu
497	Young
498	Zemke 1
499	Zemke 2
500	Zemke 3

Number	Last Nam
501	Zemke 4
502	Zemke 5
503	Zubia
504	Zuluaga

Source: City of Seattle, 2024.

4.2 Written Comments & Responses

4.2.1 Response to Common Comment Themes

This section provides responses to comment themes in comments including comments regarding affordable housing, tree canopy, capacity for growth, and economic analysis. These responses are referenced in the Comments and Responses Matrix in [Section 4.2.1](#).

Documents Referenced

Throughout this Chapter references are made to the following documents:

One Seattle Plan: The One Seattle Plan refers to the City’s update to its Comprehensive Plan and implementing zoning and development regulations.

One Seattle Plan Comprehensive Plan Update, Draft 2024 (“Draft Plan”): This plan was issued for public comment on March 5, 2024.

One Seattle Plan Comprehensive Plan Update, Mayor’s Proposed 2025 (“Proposed Plan”): This plan was issued on January 6, 2025 for consideration by City Council.

Draft EIS: The Draft EIS was issued in March 7, 2024 and evaluated proposals to accomplish the periodic update of the Comprehensive Plan. It reviewed Alternative 1 No Action and action alternatives 2 through 5. Specific references to the Draft EIS are made when necessary to identify the EIS document as it was presented on March 7, 2024.

Final EIS: Many of the responses to comments direct the reader to sections of the Final EIS since the Final EIS contains the Draft EIS together with clarifications and corrections as well as an evaluation of the Preferred Alternative. The Final EIS was issued in January 30, 2025 and evaluates a Preferred Alternative that is in the range of Draft EIS Alternatives. The Preferred Alternative includes the growth strategy in the **Mayor’s Proposed One Seattle Plan** but for the purposes of this Final EIS studies a growth level of 120,000 dwelling units whereas the Plan cites 80,000 dwelling units for consistency with regional growth targets.

EIS: The term EIS by itself refers to both the Draft EIS and Final EIS.

4.2.1.1 Affordable Housing Evaluation

Letters 4 and 5 and similar

Comment theme: Address definition of affordability. Ensure there is housing for each economic segment of the population per HB 1220.

The EIS addresses the affordability of dwellings and potential to meet demand in [Section 3.8 Population, Housing, & Employment](#).

Regarding HB 1220 evaluations, an additional sub-section was added to [Section 3.8](#) in the in the Final EIS. It presents a comparison of residential land capacity by income level served compared to the city’s projected housing needs as detailed in King County Countywide Planning Policies. This analysis is provided for both Alternative 1, No Action, and the Preferred Alternative.

The Preferred Alternative addresses housing production barriers and actions such as zoning reform, upzones, modifications of development standards, incentives for the production of stacked flats, amendments to ADU regulations, legislation regarding congregate housing, design review reform, and permit process improvements. See also EIS mitigation measures in [Section 3.8.3](#).

4.2.1.2 Tree Canopy Evaluation

Response to Comments that Appeared in Multiple Letters

Letter 83 & Similar

Comment Theme: What are the impacts of the One Seattle Plan on Seattle’s plants and animals? Questions about finding of no significant adverse impacts on plants and animals.

Response: The potential impacts of the alternatives on plants and animals are described and evaluated in [Section 3.3.3](#) of the Final EIS. The assessment of the potential for significant unavoidable adverse impacts on plants and animals is based on the definition of significant unavoidable adverse impacts, as described on [page 3.3-2](#) of the Final EIS. The key findings of the analyses of the potential impacts of the alternatives include the following:

- Under all of the alternatives, the potential for adverse effects on plants and animals would be avoided, minimized, documented, or mitigated through regulatory reviews and permitting processes that apply to individual projects.
- The action alternatives include new and amended policies to maintain and enhance tree canopy and to expand tree canopy throughout the community.

- Differences in the availability or distribution of habitats in the city limits would be unlikely to result in any appreciable impacts on populations of plants or animals in and near Seattle.
- Encouraging residential and commercial development within the urban environment of Seattle could indirectly benefit plants and animals by easing development pressure in less-developed areas outside the city. The focus of growth inside urban areas is consistent with VISION 2050 regional growth strategy for many considerations including environmental conservation.

Comment Theme: *What analysis shows that tree planting programs, coupled with increased hardscape, will compensate for lost urban forest?*

Response: Planting new trees to replace trees that are removed for development is a fundamental aspect of urban forest management. This approach—combined with regulations and incentives that encourage the retention of existing trees—has been used for decades by forest managers to maintain forest canopy in urban areas.

Comment Theme: *How would alternatives affect the 30% tree canopy goal?*

Response: Many factors beyond this proposal will influence canopy cover change over the next 13 years including property owner preferences, city investments, climate change, pests, tree diseases, invasive species, and forest restoration efforts. It would be overly speculative for this EIS to predict how each of the factors that are outside the change analyzed in this EIS may result in an increase or reduction in canopy cover. See Final EIS [Section 3.3.3](#) for a discussion of action alternative policies designed to maintain and enhance tree canopy. These policies would be expected to contribute to the City's goal of 30% tree canopy cover. Examples of policies in the Proposed Plan that would encourage progress toward the 30% goal include the following:

- Encourage the preservation and expansion of the tree canopy throughout the city... (Excerpt of policy LU 2.7)
- Monitor changes and trends in the amount, distribution, and condition of the urban forest and use this information to shape urban forestry management plans, decisions, and actions. (Policy CE 12.5)
- Preserve, restore, maintain, and enhance the urban forest across the city. (CE 12.2)
- Enhance and expand tree canopy and landscaping in the street right-of-way. (T 5.10)
- Expand tree canopy and greenspace, especially in communities that experience disproportionate impacts of extreme heat and smoke events. (CE 9.3)
- Maintain and expand cooperative agreements with ... public and private agencies to provide or expand access to open spaces they control and increase the tree canopy and green space they provide. (P 1.17)

Letter 95 & Similar

Comment Theme: *The Draft EIS does not respond to the need to keep as many existing 6" DSH and larger trees as possible during development for public health, climate resiliency, environmental equity or sustainable urban forestry.*

Response: Tree regulations do not require retention of 6" DSH trees and code changes regarding trees are not part of the proposals. See the evaluation of the Preferred Alternative in [Section 3.6.2](#) regarding Urban Form and Tree Canopy for the zoning standards for buildings that could improve chances at keeping tree canopy.

As discussed in EIS [Section 3.3.3](#), the action alternatives evaluated in the EIS include policies to maintain and enhance tree canopy, including encouraging the preservation and expansion of the tree canopy throughout the city for the aesthetic, health, and environmental benefits trees provide. In addition, action alternatives amend the Comprehensive Plan by adding climate resilience strategies that include reducing heat islands and increasing tree canopy.

Comment Theme: *The Draft EIS does not analyze the probable scale of impact of tree loss or give numbers but speculates without proof that “none of the alternatives would be expected to have significant unavoidable adverse impact on tree canopy cover.”*

Response: The alternatives evaluated in this EIS do not represent a specific action at a specific time and place. Instead, they are alternative approaches to achieving the goals and policies laid out in the One Seattle Plan, which will direct future growth in certain place types as shown on the Future Land Use Map. Given the programmatic, non-project nature of the One Seattle Plan, a quantitative analysis of the alternatives’ impacts on trees over the 20-year planning period would be speculative. Instead, as described in the discussion of Impacts Common to All Alternatives ([page 3.3-14](#)), the Final EIS evaluates each alternative’s potential to contribute to reductions in tree canopy cover, based on the amount of area available for conversion to higher-density uses and the amount of area redeveloped for housing. For the Final EIS, this analysis was expanded to include an evaluation of parcel acres developed with new housing units.

The assessment of the potential for significant unavoidable adverse impacts on tree canopy cover is based on the definition of significant unavoidable adverse impacts (“A substantially increased potential for tree canopy cover loss, compared to the No Action alternative”). As summarized in [Section 3.3.4](#) of the EIS, none of the action alternatives would be expected to have a substantially higher potential than the No Action alternative to contribute to loss of tree canopy cover for the following reasons:

- The City’s current tree protection regulations minimize the potential for development-related loss of tree canopy cover and require mitigation for tree canopy loss for trees 12 inches in DSH or greater, which is more mitigation than previous versions of the City’s tree regulations. Further, if development occurs and the City’s Tree Protection Ordinance does not require a replaced tree or fee in lieu of

replacement, the land use code may still require a tree to be planted based on the proposed development.

- The action alternatives include policies to maintain and enhance tree canopy.
- The potential for canopy loss due to factors other than development would be the same under all alternatives.

Comment Theme: *No time frame is given for any equivalent replacement of the loss of trees and urban forest ecosystem services, [nor maintenance to ensure survival].*

Response: The analyses in the EIS have been expanded to address the potential for temporal loss (i.e., time lag between the loss of functions provided by removed trees and the replacement those functions by planted trees) of the essential benefits provided by tree canopy cover.

Comment Theme: *Mitigation recommendations:*

- *Reduce tree loss by allowing the city to require alternative site designs on building placement on lots, building up, joined housing units, and larger setbacks for street trees.*
- *Require Tree Inventories and Landscape Plans be done before tree removal and building permits are issued.*
- *Consider dedicated tree planting and retention areas for trees as Portland does and Tacoma has proposed.*
- *Urge amendments to the current Tree Protection Ordinance to remove loopholes like the “basic Tree Protection Area,” which allows removal of almost all large trees.*

Response: The commenter’s suggestions for new policies or regulations are noted and forwarded to City decision makers. Code changes regarding trees are not part of the proposals.

The Preferred Alternative, similar to Draft EIS action alternatives, update policies regarding tree canopy. This includes an urban forest and tree canopy section of the Climate and Environment element, as well as policies in other elements to achieve a canopy coverage of 30%, to protect and expand tree canopy such as through public tree planting programs, planting trees in rights of way, and planting in areas subject to extreme heat. Also, policies address adaptive management to monitor and adapt approaches to tree canopy management. These concepts are similar to the mitigation measures in [Section 3.3.3](#) of the EIS.

Additionally, the Preferred Alternative’s proposed zoning supports consolidated open space in the Neighborhood Residential and Lowrise zones that could provide opportunities for plantings. See also, the example Neighborhood Residential Blocks in [Exhibit 3.6-100 through Exhibit 3.6-105](#). It has been updated in the Final EIS to annotate tree preservation and replacement opportunities.

Letter 500 (Friends of Seattle’s Urban Forest) & Similar

Comment Theme: *Questions about the effectiveness of the Tree Protection Ordinance in maintaining tree canopy, including questions about the availability of areas where replacement trees can be planted. Recommendations for modifying the requirements of the Tree Protection Ordinance.*

Response: This EIS evaluates the potential impacts of alternative approaches to achieving the goals and policies laid out in the One Seattle Plan. The action alternatives include new and amended policies to maintain and enhance tree canopy and to expand tree canopy throughout the community. Analyses in the EIS have been expanded to address the potential for temporal loss (i.e., the time lag between the loss of functions provided by removed trees and the replacement those functions by planted trees) of the essential benefits provided by tree canopy cover. Also please see the response to the question in Letter 83, above, about tree planting programs.

Comment Theme: *When will it be possible to reach the 30% citywide goal? Can the City exceed this goal?*

Response: Please see the response to the question in Letter 83, above, about impacts to tree canopy coverage and 30% tree canopy goal.

Comment Theme: *What is the projected loss in canopy volume over the next 20 years as big conifer trees and others are removed?*

Response: Given the programmatic, non-project nature of the One Seattle Plan, a quantitative analysis of the alternatives’ impacts on trees over the 20-year planning period would be speculative. Instead, as described in the discussion of Impacts Common to All Alternatives in, the Final EIS (in [Section 3.3.2](#)) evaluates each alternative’s potential to contribute to reductions in tree canopy cover, based on the amount of area available for conversion to higher-density uses and the amount of area redeveloped for housing. For the Final EIS, this analysis includes an evaluation of parcel acres developed with new housing units.

Comment Theme: *Can coniferous tree canopy volume removed for development be replaced in a reasonable amount of time?*

Response: The analyses in the Final EIS have been expanded to address the potential for temporal loss (i.e., time lag between the loss of functions provided by removed trees and the replacement those functions by planted trees) of the essential benefits provided by tree canopy cover.

Comment Theme: *What is the projected increase in stormwater runoff? What costs are associated with on-site and alternative city water management policies of stormwater and pollutant runoff as a result?*

Response: The potential effects of the alternatives on stormwater runoff and associated policies are evaluated in [Section 3.1.3](#). Potential effects relating to the management of the City’s and drainage systems are addressed in [Section 3.12.3](#).

4.2.1.3 Studied Growth & Revisions to Increase Capacity

This section addresses studied growth, changes to dimensional standards to increase capacity in centers, additional and/or expanded neighborhood centers, and parking minimums.

Comment Theme: *Plan for additional growth beyond the 120,000 housing units and 158,000 jobs studied under Alternative 5.*

Response: The growth target included in the Proposed Plan is 80,000 dwellings and 158,000 jobs. The Final EIS Preferred Alternative provides analysis of additional housing capacity up to 120,000 dwellings through the year 2044 in the event that the growth over the next 20 years exceeds the growth target in the Proposed Plan.

Comment Theme: *Consider changes to zoning and dimensional standards to increase capacity in centers (e.g., increased heights, remove restrictions on building lengths, revise upper-level floorplate limits and remove upper-level setbacks in regional and urban centers, remove upper-level setbacks).*

Response: The commenter’s suggestions for new zoning and dimensional standards are noted and forwarded to City decision makers. Please see the description of the alternatives and code proposals in [Section 2.4](#). Also see the proposed Phase 1 Legislation in [Appendix J](#).

Comment Theme: *Consider adding or expanding neighborhood centers.*

Response: The commenter’s suggestions are noted and forwarded to City decision makers. See the proposed neighborhood centers as part of the action alternatives including the Preferred Alternative.

Comment Theme: *Allow corner stores in more places—not just in centers.*

Response: The commenter’s suggestions are noted and forwarded to City decision makers. Alternative 3 identified the concept of flexibility in urban neighborhood areas for missing middle housing as well as corner stores and at-home businesses. See [Section 2.4.3](#).

Comment Theme: *Allow multifamily housing close to all of our major parks. Ensure green space and open space for housing; do not turn parks into housing.*

Response: With action alternatives, the City is adding capacity for new housing across the city including in mixed use centers and in low density residential areas with middle housing that could increase density near parks. See [Section 3.11 Public Services](#)

regarding demand for parks under each alternative. The 2024 Parks and Open Space (POS) Plan also identifies a long-term acquisition strategy for natural areas, and parks in a 5-minute walk in urban centers and areas outside urban centers with a 10-minute walk (see EIS [Exhibit 3.11-26](#)).

Comment Theme: *Eliminate parking minimums, citywide or in certain centers, to support more TOD development in Seattle.*

Response: The commenter’s suggestions for parking standards are noted and forwarded to City decision makers. The EIS addresses concepts for amended codes including reducing or eliminating residential parking minimums citywide. See [Section 1.4.9](#) and [Section 2.4](#). Parking and urban form are topics in [Section 3.6](#). While eliminating parking minimums may be pursued by the City, the Final EIS does not include an analysis of its effects in [Section 3.10 Transportation](#) because it is not a specific proposal of the Preferred Alternative nor must amendments to remove parking from development be analyzed under SEPA. See RCW 43.21c.450.

As part of the Preferred Alternative and associated Phase 1 legislation the City is addressing parking reform per SB 6015 for residential development. See [Appendix J](#).

4.2.1.4 Economic or Market Analysis

Comment Theme: *Request for economic feasibility, cost-estimates, or market analysis.*

Response: SEPA does not require cost-benefit or economic analysis (WAC 197-11-448 and 450). Economic feasibility of development is affected by many factors, including unpredictable and frequently changing market conditions. The time horizon of the EIS is over 20 years, and factors that affect the short-term feasibility of development are likely to change over the study period.

4.2.2 Comment and Responses Matrix

Marked comment letters are included in [Appendix K](#). In the matrix below, comments are summarized and responses are provided for each comment. Comments that state preferences on alternatives or other matters are acknowledged with a response that the comment is noted and forwarded to City decision makers. Comments that address methods, analysis results, mitigation, or other matters are provided a response.

The remaining sections are organized to group comments as follows:

- Tribes
- Agencies
- Interest Groups and Businesses
- Property Specific
- Individuals

4.2.2.1 Tribes

Exhibit 4.2-1. Written Comments and Responses, 2024—Tribes

Number	Comment Summary	Response
1	Spiry, Martin, Moses	The Snoqualmie Tribe
1-1	The Study Area should be expanded to include waters and lands affected by City Utilities and city owned properties outside of City limits.	The Comprehensive Plan applies to the Seattle city limits and is intended to address Growth Management Act requirements for a periodic update. The City plans for its public facilities serving planned growth through the Capital Facilities Plan. Capital facilities outside the city limits are subject to Seattle system plans and the land use, critical areas, and additional development regulations of other local government agencies who likewise must address public facilities in their Comprehensive Plans. When the City adopts system plans for utilities, it would be subject to SEPA review unless exempt. The facilities must also meet state and federal requirements. The City’s Comprehensive Plan and other local government Comprehensive Plans attain consistency by following PSRC Multicounty Planning Policies and King County Countywide Planning Policies.
1-2	Lacks analysis of policies regarding tree canopy. Analyze effects of its interpretation of “equity” regarding tree canopy.	Please see EIS Section 3.3.2 (Impacts—Plants and Animals) for analyses of the potential for the alternatives to result in tree canopy loss that would contribute to adverse effects on disadvantaged populations.
1-3	General comment about the history of the City of Seattle.	Comments are noted. Please see edits to the Cultural Resources text to include the Snoqualmie Tribe’s clarifications to the context of Seattle’s history in Section 3.9.2 .

4.2.2.2 Agencies

Exhibit 4.2-2. Written Comments and Responses, 2024—Agencies

Number	Comment Summary	Response
2	Representative Pollet	Representative Gerry Pollet 46 th District
2-1	Request to partner to update the housing provisions to fully realize collective bold vision that encourages the development of dense and vibrant communities.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives, so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers
2-2	The Plan fails to provide any plan to meet needs for housing units for households at every economic/income level, or prevent displacement in identified areas. The plan does not increase the level of growth in housing units	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives, so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.

Number	Comment Summary	Response
	that is adequate. Increase number of neighborhood centers,	
2-3	Missing opportunity to develop a plan to attract and retain families with school age children, essential workers in healthcare, education, other public services, hospitality, etc. Several strategies listed including HALA program, tax increment financing, Multi Family Tax Exemption etc.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives, so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
2-4	The Plan fails to address new statutory requirements for consideration of climate change and environmental justice including backsliding on goal to have 30% tree canopy by 2037.	<p>Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives, so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.</p> <p>The EIS includes climate and equity metrics and each chapter addresses these metrics. The City completed a Climate Vulnerability Assessment (2023) per a grant. The City has developed a Draft Climate and Environment Element. Still, the City may do more to meet HB 1181 and has until 2029 to fully address requirements.</p> <p>The City adopted new tree canopy regulations in 2023 meant to further address tree retention and mitigation, and the Final EIS includes a review of developable land and tree canopy while providing Neighborhood Residential typologies that indicate how new units could be designed to avoid impacts to trees.</p>
2-5	The urban center at NE 130 th St should have additional planning with additional density along Roosevelt Way NE.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives, so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
2-6	The plan fails to reflect requirements of HB 1220 and ensure there is housing for each economic segment of the population. Another 11,570 units affordable for households earning 50-80% AMI should be in the Plan’s goals.	<p>Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives, so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers. See Draft Housing Appendix and Supplemental Tables, available at the project website:</p> <p>https://www.seattle.gov/opcd/one-seattle-plan.</p>
2-7	Tree preservation and other environmental elements are not adequately addressed. Required mitigation measures to achieve policies are not addressed or proposed. How will the City “encourage” protection, maintenance, and expansion of tree canopy? Many suggestions and questions such as; if increasing	<p>Comments are noted. Section 3.3.3 of the Final EIS describes how the existing tree ordinance (recently adopted in 2023 and upheld by the Washington Growth Management Hearings Board) encourages protection, maintenance, and expansion of tree canopy, and that the action alternatives include policies designed to maintain and enhance tree canopy in the city. The No Action and Preferred alternatives were evaluated in light of the 2023 tree protection code.</p> <p>The Final EIS illustrates how Neighborhood Residential code parameters, design choices, and parking can impact space for</p>

Number	Comment Summary	Response
	height and housing units near parks, address how increasing height and development FAR will impact natural habitat within park boundaries.	<p>trees in middle housing type developments (Exhibit 3.6-106). Several of these examples include adequate space for preserved trees while meeting housing goals. In addition, Neighborhood Residential developments will be required to include 20% shared open space, which must be at least 10' by 10', providing some space for preserving or planting small trees.</p> <p>Comments are noted on the development standard mitigation suggestions. Potential mitigation measures for tree canopy, noted in the Final EIS in Section 3.3.3, include requirements for tree planting with redevelopment in Neighborhood Residential zones, a focus on funding for trees, especially in public rights-of-way and parks, height incentive for providing ground floor open space, and promotion of narrower building footprints. Further tree canopy policies, regulations, and potential mitigation measures are included in the Plants & Animals chapter pages 3.3-31 through 3.3-36. The Preferred Alternative proposes updated policies to protect and enhance tree canopy. The Preferred Alternative also proposes development regulations that improve chances of increasing tree canopy per Section 4.2.1.2.</p> <p>Please also see revisions to Section 3.3.2 that describe the potential for new growth to be developed adjacent to parks and minimization of impacts due to location of streets, zoning based height limits, and tree retention regulations.</p>
3	Representative Pollet	Representative Gerry Pollet 46th District
3-1	Urge adoption of increased goal for housing units and meet requirements of HB 1220.	See response to Comment 2-6.
3-2	There are no meaningful discussion, new proposals or consideration in the Plan of appropriate policies to prevent displacement in identified areas with high displacement potential.	See response to Comment 2-3.
3-3	The Plan and EIS fails to address new statutory requirements for consideration of climate change and environmental justice, including backsliding on adopted goal to have 30% tree canopy by 2037.	See response to Comment 2-4.
4	Hollingsworth	District 3 Seattle City Council
4-1	Concern that the baseline and all alternatives plan for addition of 158,000 jobs suggest that varying number of people must live outside the city and commute in for work. For transportation; include analysis of each alternative the transportation impacts that are caused by imbalance between	The EIS analysis uses the PSRC regional travel demand model to estimate the travel patterns that would result from each land use alternative. The model includes the entire PSRC four-county region (King, Kitsap, Snohomish, and Pierce) and captures commute trip behavior beyond city limits. Therefore, the transportation analysis provided in the EIS reflects the travel behavior variations that would result from the jobs-housing balance assumed with each alternative.

Number	Comment Summary	Response
	projected new jobs vs. projected number of new housing units.	
4-2	Account for the changes to GHG emissions that result from imbalance between housing increases and job increases in each of the alternatives.	GHG emissions analysis of the county and region are addressed through VISION 2050 adopted by the Puget Sound Regional Council (PSRC). The City is planning for growth consistent with the regional growth strategy. The EIS analysis of GHG emissions for each alternative includes transportation emissions. The GHG analysis uses the vehicle miles traveled (VMT) data provided by the transportation analysis. As stated above in response to Comment 4-1, the transportation analysis provided in the EIS and used in the GHG analysis reflects the travel behavior variations that would result from the jobs-housing balance assumed with each alternative.
4-3	Analyze effects of habitat loss, aquatic environmental health, and tree canopy outside city limits.	<p>VISION 2050 and its SEIS provides an evaluation of regional growth and a unified growth strategy and multicounty planning policies to reduce impacts. Each jurisdiction is undergoing their own review of their respective Comprehensive Plans, and impacts of meeting their growth targets. Each community completes its own evaluation of growth and must protect critical areas. With requirements of HB 1181 jurisdictions in the four-county area with develop tree canopy evaluations by 2029.</p> <p>Even though the City was allocated 80,000 new units consistent with VISION 2050 and Countywide Planning Policies, the City considered growth up to 120,000 dwelling units to consider additional housing supply and affordability options in the city which could have the effect of a smaller growth in rural areas as noted on Final EIS page 3.1-22. The City is analyzing environmental impacts of various alternatives to implement the One Seattle Plan. The One Seattle Plan does not propose any land use changes outside the City of Seattle with the limited exception of identification of possible annexation areas. The EIS analyzes likely environmental impacts of the proposed alternatives within the city limits.</p>
4-4	Analyze how each alternatives changes the supply of housing suitable for households with children, and supply of housing for middle-income households.	Please see Section 4.2.1.1 regarding the Affordable Housing Evaluation under HB 1220. Please also see Section 3.8 of the EIS which addresses the affordability and variety of housing types under each alternative.
4-5	Ensure final EIS not preclude zoning changes in the Comprehensive Plan that would bring all or substantially all the multiple family structures built prior to 1957 to conforming status in the zone they reside in as of April 2024.	The Final EIS compares a range of growth alternatives to identify any adverse environmental impacts and associated mitigation strategies. None of the alternatives analyzed preclude bringing nonconforming structures into conforming status.
4-6	Ensure the final EIS does not preclude future changes to the Comp Plan that could be used to incentivize the construction of	The Final EIS compares a range of growth alternatives to identify any adverse environmental impacts and associated mitigation strategies. None of the alternatives precludes incentivizing

Number	Comment Summary	Response
	multifamily structures as alternatives to townhomes.	construction of multifamily structures as an alternative to town homes.
5	Daffern, Goldberg	Seattle Planning Commission
5-1	Highlight aspects that are appreciated including, inclusion of detailed historical context of housing, racial equity, historical harms, exploration around concept of displacement.	Comments noted regarding the Seattle Planning Commission’s appreciation for the historic context equity and displacement.
5-2	Overall recommendations including more detailed explanation for how the areas and place types are defined and selected, complete exploration of racial disparities, include Seattle’s emergency preparedness and response for earthquakes, Separate 130 th /145 th street station area, study Planning Commission’s recommendation.	<p>Place Types: Please see Section 4.2.1.1 regarding the Affordable Housing Evaluation under HB 1220. Please also see Section 3.8 of the EIS which addresses the affordability and variety of housing types under each alternative.</p> <p>Racial Disparity: The Final EIS considers Equity and Climate Change Performance Metrics, June 2022. The metrics address various aspects of overburdened communities, income, race, and other. The City’s Race and Social Equity Index is referenced in Transportation and Public Services evaluations. State Department of Health disparities incorporate similar socioeconomic and race information and are considered in Earth & Water Quality and Air Quality & GHG,</p> <p>Emergency Preparedness, Earthquakes: Regarding fire and emergency services see Final EIS Section 3.11. Building codes and Emergency Response Plans address seismic hazards, and are proposed to be included in Earth & Water Quality mitigation measures. See Final EIS Section 3.1.3.</p> <p>130th/145th Street Station Area Evaluation: The EIS addresses citywide and station area conditions and potential impacts. Separate subsections call out the impacts. No change is proposed in the Final EIS.</p> <p>Study Planning Commission Recommendations: Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives, so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.</p>
5-3	Air quality and GHG emission suggestions: study impacts of locating sensitive uses near additional high-volume traffic roadways beyond the freeways.	<p>Section 3.2 Air Quality discusses the exposure of air borne toxics along major roadways. Exhibit 3.2-6 shows a 1,000-foot buffer around roadways and highways with daily trips greater than 100,000 vehicles within the City of Seattle. Exhibit 3.2-9, Exhibit 3.2-11, Exhibit 3.2-13, Exhibit 3.2-15, and Exhibit 3.2-17 highlight the land uses within the 1,000-foot buffer under each of the Alternatives accompanied by discussion of residential units within affected areas.</p> <p>The EIS Air Quality & GHG evaluation references the Exhibit 3.1-12 Environmental Health Disparities in Section 3.1 Earth & Water Quality. It identifies the neighborhoods most affected by health disparities. The combination of the air borne toxics analysis with high volume roads and reference to the state index</p>

Number	Comment Summary	Response
5-4	<p>Land Use Patterns and Urban Form suggestions include more detail and context on negative land use impacts and consequences of those impacts, emphasize negative impacts resulting from urban growth are expected and only temporary, highlight both positive and negative equity impacts.</p>	<p>addresses the city as a whole. Therefore, no further study is required.</p> <p>As noted, the “negative” land use impacts of urban growth are expected and temporary, and thus, did not warrant additional analysis beyond disclosing the potential changes in the EIS. Many of these are also considered positive impacts (e.g., greater mixing of uses). Additional analysis for urban form impacts from allowances for middle housing are under Appendix G.2 Updating Seattle’s Neighborhood Residential zones.</p> <p>The comment to emphasize that no significant unavoidable adverse impacts to land use patterns, compatibility, or urban form are expected under any of the alternatives is noted. The comment to highlight the positive and negative equity impacts, as described in the Equity and Climate Vulnerability sections, is noted.</p> <p>Climate Resilience Opportunities are included in the Seattle Climate Vulnerability Assessment, July 2023, and the City has developed a Climate and Environment Element with policies addressing sea level rise. The City has also recently developed flood regulations updates addressing sea level rise. These are added as mitigation measures in Section 3.1.3.</p>
5-5	<p>Population, Housing, and Employment suggestions: provide additional employment analysis related to changing nature of work location post pandemic, study impacts of anti-displacement policies beyond MHA, study housing affordability and supply more deeply, add discussion of housing choice in areas of high opportunity.</p>	<p>Employment: The alternatives consider employment growth targets from VISION 2050 and Countywide Planning Policies. Action alternatives account for a redirection employment that are associated with changing nature of work and home; about 15% of new jobs in each action Alternative are assumed to be located in proportion to the location of new housing. (See for example Pages 2-2 to 2-4 and the tables identifying job assumptions for each alternative in Sections 2.4.2 to 2.4.5.) This assumption would account for the desire of many businesses such as local retail, eating places, and services, to locate near housing.</p> <p>Anti-displacement: MHA and MFTE are the two affordable housing policies in Seattle that are directly tied to new development activity. This is because the amount and location of new affordable housing generated through these programs is dependent on the amount and location of new multifamily housing development. Therefore, these are the only anti-displacement policies that are expected to be impacted by the alternatives. Section 3.8.3 identifies other anti-displacement measures that are included in all alternatives, as well as other potential mitigation measures that the city could pursue.</p> <p>Affordability and Supply: As described above, MHA and MFTE are the only programs for supporting affordable housing production that are expected to be impacted by the action alternatives. Therefore, the comparison of affordable housing supply impacts focuses on impacts to these programs. Section 3.8.3 identifies other affordable housing measures that are included in all alternatives, as well as other potential mitigation measures that the city could pursue.</p> <p>Housing Choices in High Opportunity Areas: See Response to Comment 5-2.</p>

Number	Comment Summary	Response
5-6	<p>Transportation suggestions include adding relationship between transportation analysis for Draft EIS and Seattle Transportation Plan, more information on significant unavoidable adverse impact to transit capacity, and accessible language should be used to present results of the impact analysis.</p>	<p>The EIS includes a summary of existing conditions for reference, but all impact analysis is based on analysis using the 2044 proposed land use alternatives.</p> <p>The commenter requests more information on whether the EIS mitigation measures are consistent with those proposed in the STP.</p> <p>Targeted transportation capacity improvements—see Appendix A Large Capital Project Summary Sheets of the STP which include potential multimodal improvements to N 130th Street, NE 145th Street, 15th Avenue NE, and Aurora Avenue N (note SDOT may choose not to pursue general purpose vehicle capacity increases).</p> <p>Bicycle, pedestrian, and freight connections: see Bicycle and E-Mobility Element, Pedestrian Element, and Freight and Urban Goods Movement Element in STP Part 2.</p> <p>Demand management using policies, programs, and investments aimed at shifting travel to modes other than single occupant vehicles – see Climate Action Key Move in STP Part 1.</p> <p>The commenter requests information on the potential magnitude of the transit capacity impact. This information is presented in Section 3.10.2 of the Final EIS with maximum passenger load factors (the ratio of passengers to crowd thresholds for bus or light rail) for each alternative. The Final EIS has been updated to include a more reader-friendly explanation of the analysis.</p>
6	McCoy	Department of Commerce
6-1	<p>Land use element suggestions: include population projections as required by GMA, and provide draft of all associated development regulations and zoning updates in order to be reviewed for consistency with GMA.</p>	<p>The comment is noted. The Proposed Plan includes information on the housing growth target and jobs growth target that were adopted by the Growth Management Planning Council for the City of Seattle in the Land Use Element. Estimates reported in the EIS use an assumed persons per household (pph) to convert Seattle’s housing growth target to population.</p>
6-2	<p>Housing element suggestions: include a policy on a variety of moderate density housing types, provide supporting documentation indicating sufficient land capacity for emergency housing and shelter, strategies identified in the “Actions to Address Barriers” do not appear to clearly address barriers to housing across all income levels, include a review of housing element policies that led to racially disparate impacts in the Housing Appendix.</p>	<p>Section 3.1 of the Final EIS provides an analysis of the potential impacts to Earth and Water Quality. Section 3.1.2 analyzes the potential impacts associated with each alternative and finds that there are no significant unavoidable adverse impacts.</p> <p>Section 3.3 of the Final EIS provides an analysis of the potential impacts to plants and animals, including tree canopy. Section 3.3.2 analyzes the potential impacts associated with each alternative and finds that there would be no significant, unavoidable adverse impacts on tree canopy.</p>
6-3	<p>Transportation element suggestions include adding a transition plan for transportation per Title II of the ADA, add detailed description of each demand management strategy, detailed</p>	<p>Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives, so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.</p>

Number	Comment Summary	Response
	discussion of how additional funds will be raised and how land use assumptions will be reassessed, expand discussion on compatible airport siting.	
6-4	Capital facilities element suggestions include adding an inventory of existing capital facilities, forecast of future needs, capacities of expanded or new capital facilities, and a policy or procedure to reassess directly in the capital facilities element.	Comment noted. See the Proposed Plan, Capital Facility Element. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives, so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
6-5	Utilities element suggestion include an inventory of existing utilities consisting of location, proposed location, and capacity of existing and proposed utilities.	Comment noted. See the Proposed Plan, Utilities Element. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives, so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.

4.2.2.3 Interest Groups/Businesses

Exhibit 4.2-3. Written Comments and Responses, 2024—Interest Group/Businesses

Number	Comment Summary	Response
7	Cooke	Blue Rooster Building East LLC
7-1	The Plan does not go far enough to address the current housing deficit and future demand. Reconsider the 20 year incremental planning horizon when strategizing for growth.	The 20-year planning period is based on the Growth Management Act requirements. RCW 36.70A.110. The City has examined alternatives that address the growth target assigned (Alternative 1, No Action) as well as growth beyond that (20,000-40,000 units in Alternatives 2 to 5 and the Preferred Alternative in this Final EIS).
7-2	Expand the Fremont Hub Urban Village Boundaries to incorporate underutilized or undeveloped properties. Support for Alternative 4 and 5.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives, so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
8	Healey	Vulcan Real Estate
8-1	The City can go even further to support steady housing and job growth over the next two decades.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives, so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
8-2	Provide further analysis of Sound Transit’s Plans and articulate the City’s preferred direction in order to maintain South Lake Union as a thriving jobs center.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives, so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.

Number	Comment Summary	Response
8-3	Identify a higher level of job growth to ensure a thriving economy.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives, so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers. All alternatives can meet employment growth targets. The plan is updated every 10 years and can be adjusted as needed if job growth changes.
8-4	Take a bolder, clearer approach to zoning changes in regional centers and urban centers, while recognizing the benefits of neighborhood centers.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives, so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
8-5	Identifies strategies to reduce costs and restore regulatory certainty including reforms in permitting processes and regulatory programs.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers. Please see Appendix C regarding infill exemptions that are meant to facilitate permitting of housing. The City may alternatively modify SEPA thresholds under WAC 197-11-800(1)(d).
9	McCullough	McCullough Hill PLLC
9-1	Set of 10 proposed text amendment to residential uses in existing buildings in II zones.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
10	Connell	Holland Partner Group
10-1	Support Draft EIS Alternative 5, which anticipates the largest increase in supply of housing, designates Ballard a regional center, and proposes to expand Uptown’s Regional Center boundaries as well as several other urban centers, but the final Plan and Final EIS should also include more information about the likely increases in density in the regional centers and urban centers. Additional growth potential should be identified for regional and urban centers, and make baseline changes (including building height, building lengths, Floorplates, and setbacks) ahead of any future subarea planning work.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives, so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers. Later in 2025, OPCD will begin studying potential increases in density in urban centers and regional centers. See also Section 4.2.1.3 regarding studied growth and changes to dimensional standards to increase capacity in centers.
10-2	Support the neighborhood center concept, but suggest a few adjustments including additional	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives, so no response is required. Desired policy changes

Number	Comment Summary	Response
	neighborhood centers, expand radius, and increase height limits.	related to the One Seattle Plan will be forwarded to decision makers. See also Section 4.2.1.3 regarding changes to dimensional standards to increase capacity in centers and additional and/or expanded neighborhood centers.
10-3	The Draft EIS anticipates 158,000 new jobs from 2024-2044 under all alternatives studied, but it does not articulate the strategies the City will employ to achieve this level of job growth. Articulate a plan for supporting job growth and commercial development if the City's planning efforts are to be truly competitive.	All alternatives can meet employment growth targets. The plan is updated every 10 years and can be adjusted as needed if job growth changes.
10-4	Eliminate parking minimums to support the development of a more transit-oriented city.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives, so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers. See also Section 4.2.1.3 regarding elimination of parking minimums.
11	Gunter	Alexandria Real Estate Equities
11-1	Prioritize and incentivize life sciences investment. Example suggestions for Final Plan and EIS included studying development standards to accommodate needs of life sciences industry such as allowances for additional rooftop mechanical equipment, electrical system redundancy and flexibility in energy code requirements.	Prioritization or incentivizing life sciences beyond what the Comprehensive Plan and current development regulations allow is a policy decision and outside the scope of the EIS. The comments are noted and forwarded to City decision makers. The EIS studies employment growth in the city. The Proposed Plan refers to life sciences in its Economic Development Element. The current and proposed plan allow for life sciences.
11-2	Include more detailed analysis of impacts under a range of different scenarios for employment and the economy, and articulate bold life sciences economic development strategy.	All alternatives can meet employment growth targets. The plan is updated every 10 years and can be adjusted as needed if job growth changes. See Response to Comment 11-1 too.
11-3	Support Life sciences by providing greater clarity in its approach to additional density in regional centers and urban centers.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives, so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
12	Sanderson, Lee, Pham, Merriweather	Crescent Collaborative
12-1	Replace the Draft Plan growth strategy with Alternative 5.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives, so no response is required. Desired policy changes

Number	Comment Summary	Response
		related to the One Seattle Plan will be forwarded to decision makers.
12-2	Build more family sized housing, and identify and mitigate current zoning regulations with discriminatory effects and racially disparate impacts.	The comments are noted and forwarded to City decision makers. The Proposed Plan and Final EIS considers a household size consistent with regional evaluations per response to Comment 6-1. The Alternatives consider different Place Types allowing for a range of housing of different sizes to accommodate different household sizes. The Alternatives consider different levels of housing units in the future that could address the different future populations in the city.
12-3	Add to and expand anti-displacement strategies in collaboration with impacted communities. Include stronger tools to ensure that growth is equitable such as increasing support for affordable housing, strengthening tenant protections, endorsing state-level rent stabilization laws, assisting homeowners involved in equitable housing development, promoting land banking, and more.	The comments are noted and forwarded to City decision makers. As part of HB 1220 requirements the City must provide capacity for housing at different income levels and housing types. The updated Housing Element and codes are to address removal of barriers to housing including ensuring anti-displacement measures. See the City's draft anti-displacement framework and appendix . This evaluation is updated with the Proposed Plan. See Section 4.2.1.1 Affordable Housing Evaluation .
13	Martin	Futurewise
13-1	Ensure adequate public services and facilities for Seattle's growth targets.	The City's current plans and code are still in place and address the horizon to the year 2035. There is not a gap in services or facilities standards. City regulations addressing services and facilities are in place such as those identified in Appendix C for infill development. Refer to Final EIS Section 3.11 regarding impacts to public services of the Preferred Alternative. See the City's One Seattle Capital Facilities Appendix and Utilities Appendix for discussion of future growth,
13-2	Adopt a goal-oriented approach for converting housing units to population and take steps to mitigate current zoning regulations with discriminatory effects and/or racially disparate impacts.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives, so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers. See Responses to Letter 12.
13-3	Quantify the relationship between zoning and racial demographics for current and proposed growth strategies.	The comments are noted and forwarded to City decision makers. The City has addressed HB 1220 requirements in its Draft Housing Element and Draft Housing Appendix. See also the response to Comment 12-3.
13-4	Plan for substantially more housing production in low-displacement risk areas to address racial disparities.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers. The City has developed an analysis of racially disparate impacts in its Draft Housing Element and Draft Housing Appendix. Equity

Number	Comment Summary	Response
		in relation to parks is addressed in the City’s PROS Plan and also described on EIS in Section 3.11 .
13-5	Increase the ability of all residents to live in the neighborhood of their choice by expanding missing middle affordable housing incentive program and ensure distribution of new neighborhood centers.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives, so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
13-6	Plan for centers near new light rail stations and regional centers in South Seattle and West Seattle.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives, so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
13-7	Support for Alternative 5.	The preference for Alternative 5 is noted. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
13-8	Prioritize carbon-neutral transportation modes.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives, so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
13-9	Revise the regulatory barrier analysis to follow Department of Commerce guidance by including review of specific barriers to a variety of household size for those affordability levels.	The comments are noted and forwarded to City decision makers. The City has addressed HB 1220 requirements in its Proposed Plan Housing Element and Housing Appendix. See Section 4.2.1.1 Affordable Housing Evaluation .
13-10	A list of housing related changes; summarize development capacity by projected housing need category for the Final EIS Preferred Alternative, increase FAR maximum, expand mandatory housing affordability program, add to and expand anti-displacement strategies in collaboration with impacted communities.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives, so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
14	Duvall	NAIOP Washington State
14-1	Support Alternative 5, including added development capacity in the “new place types,” and identified areas where the City could go farther to achieve the city’s goals: Regional Centers, Corridors, Neighborhoods, Citywide Bonuses, Mass Timber Bonus, and Housing	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives, so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers. Regarding options for non-industrial uses in the MIC, please see the Final EIS for the Seattle Industrial and Maritime Strategy September 2022.

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	in the MIC on Catalyst Sites and No MHA.	
14-2	Suggest flexible street level uses and interim MHA fee exemption for the downtown revitalization efforts.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives, so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
14-3	Identify level of economic growth necessary for a successful economy and plan for that. Concern that there lacks a specific economic development strategy.	See response to Comment 8-3.
14-4	Land use entitlements for development City-wider should be simplified and shortened.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives, so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
14-5	Decline any proposal to raise MHA fees in the short term, and any other types of impact fees, including transportation impact fees.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives, so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
15	Boyd	Bellwether Housing
15-1	Move forward with the completion and implementation of the Downtown Subarea Plan. Study and support plans for additional height and density allowances throughout Seattle. Alternative should be studied that creates a better balance between new jobs and new housing units in downtown.	<p>Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives, so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.</p> <p>Please also note that Seattle is considered a Core City under the PSRC VISION 2050 per Section 3.7 Relationship to Plans, Policies, & Regulations and Downtown serves as a regional jobs hub.</p>
16	Bertolet	Sightline
16-1	<p>Get the zoning details right for middle housing to ensure that its feasible to build and can provide family-size and accessible homes.</p> <p>Boost allowances for bigger apartment buildings throughout the city to create more homes more people can afford in places with access to opportunity and transportation options.</p> <p>Eliminate requirements for off-street parking citywide.</p> <p>See attached article.</p>	<p>Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives, so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.</p> <p>See also Response to Comment 7-1.</p>

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17 Woo		
17-1	Correction on the NRHP and WHR Listed Architectural Districts and Properties the Nuclear Reactor Building at UW was listed in the National Register but it was demolished by UW in 2016.	Per Historic Seattle’s comment the Final EIS is edited for clarity. See Section 3.9.1, Exhibit 3.9-13 .
17-2	More information about modifying demolition review process so that historic review occurs even if SEPA thresholds are increased.	In Section 3.9 Cultural Resources one example of a possible mitigation measure the City could implement is to modify the demolition review process to include historic reviews for properties that do not meet the review criteria, even if the SEPA thresholds were increased. Broadening the use of historic reviews might help to catch properties that have historical significance but that could be missed without such a review.
18 Martin, Simpson		
18-1	Concerns that the policies are too similar to the City’s current policies to create significant change. Recommend Final EIS designate a “preferred alternative” based on the OPCD Draft Plan and modified version of Alternative 5. The Final EIS should include a table that summarizes zoned land development capacity analysis and projected housing needs for the Preferred Alternative.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives, so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers. The City is required to identify the capacity to meet housing targets by affordability band in its Housing Element. See Section 4.2.1.1 Affordable Housing Evaluation .
18-2	Expand potential for growth in urban and regional centers by increasing the area they cover and the intensity of development allowed. List of specific regional growth centers and urban centers to include, expand, and study in Final EIS.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives, so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers. Overall growth by area and centers types are included in the Final EIS similar to the Draft EIS.
18-3	Support for neighborhood centers with a list of requests including a list of additional neighborhood centers to include, expand the radii to ¼ mile to support a small cluster of mixed-use development, increase FAR, height limits to 85 feet, and study potential adverse environmental impacts.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives, so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers. See also Section 4.2.1.3 regarding changes to dimensional standards to in centers and additional and/or expanded neighborhood centers.
18-4	Support for increased “Corridor” growth strategy by allowing midrise housing up to 85 feet in height, add the corridor place type to policies that reference the three	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives, so no response is required. Desired policy changes

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	centers, impose a maximum FAR no lower than 2.0 multifamily development, and allow mixed use residential development.	related to the One Seattle Plan will be forwarded to decision makers.
18-5	In regard to Urban Neighborhoods and middle housing, a list of suggested recommendations including but not limited to increasing allowed FAR for middle housing, create 0.2 FAR bonus for stacked flats, 0.1 FAR bonus for each MFTE, allow subdivision of lots into lots less than 1,000 square feet etc.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives, so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
18-6	In regard to Affordable Housing and Social Housing, a list of recommendations including but not limited to revising the proposed affordable housing bonus to ensure it is usable by broad range of developers, increase the propped lot coverage from 60-70%. Allow proposed affordable housing bonus to be used outside of frequent transit, etc.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives, so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
18-7	A list of recommendations to go beyond current equitable development and anti-displacement strategies and programs with specific tools and policies.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives, so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
18-8	Multifamily Housing mapping errors, if not corrected would likely result in a loss of existing zoned housing capacity and a reduction in the fifteen-minute walkable neighborhoods.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives, so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
18-9	Support for Goal TG1 and recommendation to prioritize proximity-based strategies over mobility-based ones, and a list of transportation recommendations.	The commenter requests a study of the environmental impacts of revising the City's parking requirement policies. See Section 4.2.1.3 Studied Growth & Revisions to Increase Capacity .
18-10	Additional specific climate goals that prioritize transportation mode shift toward active mobility options, and building de-carbonization.	The commenter encourages the City to set additional specific climate goals that will allow for progress to be accurately assessed on an ongoing basis. Section 3.2 Air Quality discusses current regulations and commitments including ongoing Building Tune-Ups to achieve energy and water efficiency, elimination of fossil fuels from water heating and space heating in new construction consistent with City of Seattle Building Energy Code,

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		<p>the tracking and reporting of energy performance pursuant to the City of Seattle Building Energy Code, and commitment to Seattle’s Transportation Electrification Blueprint. The City’s commitment to ongoing regulations would allow for ongoing assessment and continued progress toward emissions reduction goals.</p> <p>The commenter requests additional discussion of Alternative 1’s impact conclusion of no significant adverse impact. The commenter points out that Alternative 1 would result in increased VMT. However as shown in Exhibit 3.2-7, Alternative 1 would result in the lowest increase in VMT and least amount of VMT-related GHG emissions when compared to Alternatives 2 through 5. As discussed in Section 3.2 Air Quality, all five alternatives would result in lower GHG emissions on a per capita basis compared to existing conditions and alternatives would not prevent or deter statewide, regional, or local efforts to reduce GHG emissions. Therefore, the finding of no significant adverse impact for Alternative 1 is accurate. Further, the commenter notes that they agree with the statement that “while each alternative would generate GHG emissions from growth and development within the city, the benefit of channeling development to targeted areas that might otherwise occur in peripheral areas of the city or region could serve to offset these impacts.”</p>
19	Morris	Birds Connect Seattle 1
19-1	Identified potentially development threatened tree canopy in environmental justice priority areas. Estimate 207-217 acres of development threatened tree canopy on private priority.	Comment noted. This comment is beyond the scope of environmental review of the One Seattle Plan, so no response is necessary. See Letter 20. This comment submittal is a repeat of Exhibit A, which is attached to Letter 20.
20	Morris	Birds Connect Seattle 2
20-1	List of high-level summary of comments and recommendations to strengthen the draft focused on climate mitigation, adaptation, resilience, green jobs and sustainable economy, and tree canopy.	Comment noted. This comment is beyond the scope of environmental review of the One Seattle Plan, so no response is necessary; please see responses to specific comments below.
20-2	Recommendation to revise the climate and sustainability element to be the climate, biodiversity, and sustainability element with track change examples.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives, so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
20-3	Recommendation to increase ambition and specificity of goals and policies related to urban biodiversity by revising policies in the Land Use element,	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives, so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.

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20-4	Adding policies and recommended language changes to the Transportation Element, Economic Development Element, Climate and Environment Element, Parks and Open Space Element,	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives, so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
20-5	Expand conception and expectations of sustainable buildings and City operations to include wildlife safety through changes to the Land Use element, Parks and Open Space Element	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
20-6	Recommendations on the EIS include changes to the threshold of significant for plants and animals, additional information about rare and sensitive species and habitat types, projections of tree retention during development.	<p>20-6a (Threshold of Significance): In this Final EIS, the threshold revised the threshold of significance definition for plant and animal species to clarify that the evaluation is not considering only impacts that would affect the survival or recovery of entire species.</p> <p>20-6b (evaluate and mitigate for losses of plant and animal populations within city boundaries): The urban ecosystems in Seattle are dramatically different from what the landscape supported before the arrival of Euroamerican settlers. Given this reality—combined with the city’s current role in supporting human populations and economic activity—it is inevitable that urban habitats will support plant and animal communities that differ from those that characterized the pre-development landscape. The composition of those communities has been in flux for over a century and will likely continue to change. Managing habitats in the city to maintain wildlife populations in numbers comparable to past estimates is not feasible, nor is it consistent with the GMA goals of encouraging development in urban areas and reducing urban sprawl.</p> <p>Text is added to the EIS, acknowledging the presence of ESA-listed species in marine waters that receive stormwater runoff from the city. As discussed in Section 3.1.1, landcover across most of the city has been extensively modified for over a century by development, which has already resulted in long-term impacts to water quality in Elliott Bay. Redevelopment of areas associated with every alternative would be required to install permanent stormwater management systems to mitigate potential impacts from changes to the site runoff. These required stormwater management measures are designed to minimize pollution at the source; remove or reduce the amounts of pollutants in the stormwater before it enters the receiving water; or manage the rate at which stormwater flows into a receiving water, the separated storm conveyance system, or the combined sewer system. Furthermore, other recommended mitigation measures for water quality impacts include stand-alone considerations for reducing pollutants from roadways, which are not expected to be upgraded as part of the parcel redevelopments included in the alternatives.</p>

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		<p>20-6c (concern about tree retention during development, suggestion for alternative analysis approach): See Exhibit 3.6-100 through Exhibit 3.6-105 in the Final EIS for illustrations of how trees can be retained during redevelopment projects. The Final EIS includes additional illustrations that show how new units in Neighborhood Residential areas can be designed to avoid impacts. It is also important to note that the City’s 2023 tree ordinance updates provide strong incentives for prioritizing tree retention over tree replacement. Finally, the action alternatives including the Proposed Plan include policies that would implement a monitoring and adaptive management program to monitor changes and trends in the amount, distribution, and condition of the urban forest and use this information to shape urban forestry management plans, decisions, and actions.</p> <p>The analysis of potential impacts on tree canopy has been updated to incorporate consideration of developable lands, consistent with the approach used in Section 3.1 Earth & Water Quality.</p> <p>20-6d (concern about underestimate of development-related canopy loss): As was the case during the 5-year period that was evaluated in the 2021 tree canopy assessment, only a small proportion of developable/redevelopable lands will be developed in any given year or 5-year period. Any trees that cannot be retained on such lands will be replaced in accordance with the requirements of the city’s tree ordinance. As those trees grow, they will provide canopy cover that matches—and, in cases where replacement ratios exceed 1:1, exceed—the cover on parcels where development occurs.</p> <p>As stated on page 3.3-27 of the Final EIS, existing regulations, in combination with the policies in the One Seattle Plan, are expected to minimize the potential for tree canopy loss by (1) restricting tree removal on private parcels, (2) requiring tree replacement to compensate for unavoidable losses, (3) requiring tree planting in public rights-of-way, and (4) encouraging the preservation and expansion of the tree canopy throughout the city for the aesthetic, health, and environmental benefits trees provide. In addition, action alternatives amend the Comprehensive Plan by adding climate resilience strategies that include reducing heat islands and increasing tree canopy.</p>
21	McCoy	House Our Neighbors
21-1	Increase FAR for fourplexes and sixplexes and allow for more homes near transit by allowing midrise and mixed-use housing within a 5 minute walk of frequent buses.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
21-2	Expand neighborhood centers by increasing radius to ¼ mile and adding in all neighborhood centers studied in the Draft EIS, ensure	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision

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	density bonuses, increase height limits and green homes in Centers.	makers. See also Section 4.2.1.3 regarding changes to dimensional standards to increase capacity in centers and additional and/or expanded neighborhood centers.
22	Chávez	Black Home Initiative (BHI) Network
22-1	The Plan should be bolder to ensure equitable Seattle. Study density bonuses, development regulation flexibility, land incentives and technical assistance.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
22-2	Land use changes to reduce displacement pressures include add all neighborhood centers, increase neighborhood centers to be inclusive of a ¼ mile radius, midrise and mixed use housing within a 5 minute walk of frequent transit, increase height limits, eliminate parking mandates.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
22-3	In Final EIS, study city land banking and land disposition process. Disaggregate projects about the number of housing units per AMI group from the city-level to a neighborhood or district level scale for comparative analysis. Suggest OPCD revisit community groups to present the Final EIS and zoning changes for feedback.	Regarding housing by income level, please see Section 3.8 Population, Housing, & Employment part 3.8.2 that compares alternatives, as well as Section 4.2.1.1 Affordable Housing Evaluation .
23	Johnson	Friends of Ravenna-Cowen
23-1	Concern and recommendations around proposed changes to the Neighborhood Residential zone to create an impetus for redevelopment of historic homes within the RCN NHD.	<p>Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives, so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.</p> <p>Reference to the National Historic District (NHD) designation for Ravenna-Cowen is noted in Exhibit 3.9-11 of the Final EIS. The commenter quotes draft policies intended to promote historic and cultural resources; the City will identify implementation plans for the One Seattle Plan after it is approved in final form. This also includes implementing policies that allow for middle housing in areas where single family homes are allowed.</p>
23-2	Specific language changes to the Land Use and Housing elements around neighborhood centers, urban centers, and displacement.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives, so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
23-3	Ways the Draft EIS falls short to protect and enhance the natural	23-3a (statements in Draft EIS downplay the impacts of development on plants and animals):

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	environment, suggested changes to tree canopy, urban wildlife, mitigation, and access to public open spaces goals and policies.	<p>The analyses in the Final EIS acknowledge the potential for development and redevelopment projects to adversely affect plants and animals. See, for example, the discussions on pages 3.3-13 to 3.3-14 of the Final EIS. See also, responses to comment themes in Section 4.2.1.2 as well as additional analysis regarding tree canopy and vegetation, and clarifications of thresholds of significance on fish and wildlife in Section 3.3 of this Final EIS.</p> <p>23-3b (concern that the 2023 updates to the tree ordinance are not sufficiently protective of tree canopy):</p> <p>The 2023 tree ordinance updates provide strong incentives for prioritizing tree retention over tree replacement. In addition, the action alternatives include policies that would implement a monitoring and adaptive management program. Information gathered through regular monitoring would be used to assess the City’s progress toward meeting the canopy cover goal and to identify actions to improve trends, as needed.</p> <p>23-3c (concern about statements regarding potential benefits to plants and animals outside the city limits):</p> <p>Statements in Section 1.6.3 and Section 3.3 about potential beneficial impacts on tree canopy in areas outside the city have been revised for clarity. See Final EIS page 3.3-16 for more discussion of the reasoning behind the expectation that encouraging residential and commercial development within the urban environment of Seattle could indirectly benefit plants and animals in less-developed areas outside the city.</p>
24	Stewart	Ballard Alliance
24-1	Suggested changes and areas for further review specific to the Ballard neighborhood include expediting the subarea plan if Ballard is designated as a regional center and include the Ballard Alliance in this process. Preserve existing density along Market Street retail core, perform a cumulative transportation analysis, adjust the housing to jobs ratio for the Ballard Regional Center, more public safety, and increased green space investment.	<p>Request for additional transportation analysis: The Final EIS incorporates roadway capacity changes proposed in the Seattle Transportation Plan considering cumulative growth assumed under Alternative 1 and the Preferred Alternative. See Section 3.10 Transportation.</p> <p>Detailed evaluation of specific multimodal improvements would be conducted by SDOT through project development.</p>
25	Lazerwitz	Roosevelt Neighborhood Association
25-1	A series of questions about the implications of the Comp. Plan to the Roosevelt Neighborhood, impact of HB 1110 on current single-family zoning, definition of a	<p>Comment noted and will be forwarded to decision makers.</p> <p>Provisions of HB 1110 and their consideration in Seattle are explained in a Seattle Fact Sheet.⁹⁹</p>

⁹⁹ See: <https://www.seattle.gov/documents/departments/opcd/seattleplan/implementinghb1110.pdf>

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	major transit stop, and historic preservation designation.	
26	Gurkewitz, Williams	Thornton Creek Alliance
26-1	While the Plan and the SEPA Draft EIS evaluating the Plan are comprehensive, they fall short in several areas. Attached are our comments to help improve the Plan and Draft EIS and address those areas that require additional attention.	Please see responses to comments below.
26-2	Analyses of indirect and cumulative impacts are missing throughout the document. As a result, impacts are either underestimated or not identified making it impossible to fully compare alternatives.	<p>The non-project EIS provides analysis at a cumulative citywide scale as well as by area and by the 130th/145th Station Area. As noted in WAC 197-11-442 (and Final EIS page 2-16) the analysis of plans and policies is broader and less detailed than for project proposals.</p> <p>Additionally the EIS identifies the cumulative effects in the context of the region (e.g., air quality/GHG, transportation model) or with multiple impact sources (e.g., noise).</p> <p>The EIS covers direct and indirect impacts. WAC 197-11-060 (4)(d) indicates that: “Impacts include those effects resulting from growth caused by a proposal, as well as the likelihood that the present proposal will serve as a precedent for future actions. For example, adoption of a zoning ordinance will encourage or tend to cause particular types of projects...”</p> <p>Each alternative would direct growth differently and offer different mixes of place types (similar to zoning) that would indirectly result in new land use patterns and need for infrastructure evaluated for example in Sections 3.6 Land Use Patterns & Urban Form, 3.10 Transportation, 3.11 Public Services, 3.11 Public Services, and 3.12 Utilities.</p>
26-3	A concern there are missing mitigation measures. Do not believe that mitigation by development regulation alone is adequate protection in most instances. We have concerns, for instance, about the effectiveness of allowing developers to pay into City funds for affordable housing and replacing tree canopy, as opposed to requiring them to actually include affordable housing in multifamily buildings, or to retain mature trees on lots and plan around them.	<p>See WAC 197-11-158 and WAC 197-11-330 (1)(c) which reference a lead agency should consider regulations: “Consider mitigation measures which an agency or the applicant will implement as part of the proposal, <i>including any mitigation measures required by development regulations, comprehensive plans, or other existing environmental rules or laws.</i>” (italics added)</p> <p>The City will be required to show effectiveness in its housing approaches through: annual reports to the King County Affordable Housing Committee (Countywide Planning Policies) and five-year reports to the Department of Commerce (RCW 36.70A.130(9))</p> <p>The Proposed Plan includes draft policies to monitor effectiveness of housing (H 2.2) and tree canopy plans and actions (CE 12.5).</p>
26-4	Regionally set growth targets include 80,000 homes and 158,000 jobs over the next 20 years. Why	All alternatives test job growth consistent with regional targets in VISION 2050 and King County Countywide Planning Policies. The key changes in GMA laws and Countywide Planning Policies over

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	<p>does the Draft EIS evaluate alternatives with greater housing needs of 100,000 and 120,000 while employment projections remain the same? Need citation and explanation.</p>	<p>the last several years were to increase housing supply and affordability. Thus the alternatives vary housing growth levels: The alternatives are responding to VISION 2050 MPP-RGS-7 that suggests greater housing in Metropolitan Cities like Seattle. As Exhibit 3.7-8 describes, “The action alternatives increase housing growth above minimum growth targets to better balance jobs and housing and to provide for middle housing as well as focus growth around high-capacity transit, especially Alternatives 4 and 5. This is consistent with MPP-RGS-7 that suggests greater housing in Metropolitan Cities like Seattle and MPP-RGS-12 that shows a priority of growth around high-capacity transit.” Additionally, the EIS scoping report in Appendix A explains the differences in growth as relating to maintaining 80,000 new growth principally in existing designated centers, and then considering alternative allocations “encouraging housing choice in all neighborhoods while focusing additional growth in areas with low displacement risk.”</p>
<p>26-5</p>	<p>Where does the assumption that 15% of new jobs would be shifted to the location of new housing come from?</p>	<p>EIS Exhibit 1.1-1 notes that 15% of new jobs would be shifted based on the location of new housing under Alternatives 2-5. The distribution of housing varies by neighborhood centers, Neighborhood Residential zones, corridors, and all types of nodes and corridors 15% represents the portion of jobs added between 2010 and 2020 that were in the following sectors: food and beverage stores; health and personal care stores; gasoline stations; clothing stores; sporting goods, hobby, book, and music stores; general merchandise stores; miscellaneous store retailers; non-store retailers; real estate; rental and leasing services; and food service and drinking places. These sectors represent businesses that tend to locate based on residential patterns as compared to office buildings.</p>
<p>26-6</p>	<p>The Draft EIS assumes that replacing the existing canopy of older trees (particularly evergreens) with younger trees is equivalent. This is not true. The loss of function from tree removal and replacement has not been evaluated in the Draft EIS. Impacts from mature tree removal are underestimated. Loss of function from removal of mature trees would take decades to replace when planting seedlings or saplings to replace them.</p>	<p>The analyses in the EIS have been expanded to address the potential for temporal loss (i.e., time lag between the loss of functions provided by removed trees and the replacement those functions by planted trees) of the essential benefits provided by tree canopy cover.</p>
<p>26-7</p>	<p>While the Draft EIS cites numerous federal regulations, it is unclear how it will comply with them.</p> <ul style="list-style-type: none"> ▪ Clean Water Act – How does the current City’s Stormwater Municipal Permit address future development? Will discharge 	<p>The federal regulations identified in the EIS apply to individual projects, not to planning-level documents such as the One Seattle Plan.</p>

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	<p>limits as well as flow control need to be modified to accommodate growth?</p> <ul style="list-style-type: none"> ▪ Endangered Species Act – How will increased flow and pollutant load to surface water bodies from new development impact threatened and endangered aquatic species and their habitat? ▪ Migratory Bird Treaty Act and Bald and Golden Eagle Protection Act – How will the destruction of large trees, habitat for migratory birds - as part of proposed new development - impact birds protected under this act? How will trees and other wildlife habitat be protected for eagles and their prey species? 	
26-8	<p>Regulation as mitigation is inadequate. In the case of tree protection, often required mitigation measures for tree retention are ignored during planning – and permits are issued that allow removal of heritage trees. Limited enforcement currently. Unclear if with the proposed comp plan changes, the City be able to use SEPA authority.</p>	<p>See response to Comment 26-3 regarding use of regulations as mitigation including tree canopy regulations and ongoing monitoring.</p> <p>The City anticipates applying an infill exemption to residential uses per RCW 43.21c.229, but regulations will continue to apply.</p>
26-9	<p>The growth concept presented in the Draft Plan and evaluated in the Draft EIS prioritizes the built environment (housing, jobs, transportation) over the natural environment. Integrating best available science to protect critical areas (ECAs) does not prevent tree loss outside of ECAs. The highest tree loss across Seattle, as reported in the City’s 2021 Canopy Assessment, occurred in parks, natural areas, and Neighborhood Residential areas.</p>	<p>The City is required to consider best available science in critical area regulations, as well as to offer housing affordable at all income levels per GMA. The City needs to address both natural and built environment quality.</p> <p>The City has an urban forest management plan and a goal of 30% tree canopy, and the City intends to monitor its plan and action in the Proposed Plan (Policy CE 12.3).</p>
26-10	<p>Concerns and missing analysis to the earth and water quality.</p>	<ul style="list-style-type: none"> ▪ “It is unclear how this applies to Seattle because there are relatively few undeveloped areas outside of the City.” It is assumed the comment is referring to the following text passage: “As outlined in Vision 2050 (PSRC, 2020), focusing growth in previously developed urban areas [emphasis added] will result in less impact on regional [emphasis added] earth and

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		<p>water resources than focusing the same growth in previously undeveloped areas outside of cities [emphasis added] that add new impervious surfaces controlled under current standards.” The passage in Section 3.1.2 refers to undeveloped areas in our region. The passages further qualifies that the undeveloped areas referred to are generally those located outside of all cities. The passage is not referring to the specific land immediately outside of and adjacent to the City of Seattle boundary, as that land is also located in previously developed urban areas that include the incorporated cities of Shoreline, Lake Forest Park, Burien, Tukwila, and Renton.</p> <ul style="list-style-type: none"> ▪ “Missing is an analysis of cumulative impacts from 20 years of growth on earth and water resources from the development of regional cities along with Seattle.” Such an analysis is outside of the scope of this impact evaluation which is citywide and focused on the City’s land use plans and regulations and reviewing changes from current conditions to a future 20-year period of 2044. VISION 2050 provides a four county growth strategy, and supersedes VISION 2040. These plans were evaluated with an EIS and considered growth patterns that were more compact versus less compact and effects on the natural environment. ▪ “Section 1.6.1... water quality... must be evaluated for impacts regarding temperature, dissolved oxygen, sedimentation, bacterial loading (including fecal coliform), nutrients, and other factors that typically affect urban waters and human contact criteria therein.” The metrics (construction, vehicle use, increased hard surfaces, and development proximity to water resources) presented in Section 1.6.1 and later in Section 3.1 Earth & Water Quality are all sources and indicators of impacts from pollutants and temperature increases specific to the planned actions. ▪ The Comprehensive Plan Policies do not intend to maintain the status quo, but rather mitigate against the impacts identified as specific to the proposed actions. ▪ “Additional stormwater management in areas of the City that are already developed” is recommended in Section 3.1.3 Other Potential Mitigation Measures: Install updated stormwater controls on roadways, which are not likely to be upgraded as part of the parcel redevelopments included in the alternatives. Roadway retrofitting has been found to be the most immediate action to improving water quality in urban areas. ▪ The City will continue to comply with the requirements of the latest version of the Municipal Stormwater Permit. The City has determined that changes to the <i>Stormwater Code and Manual</i> are not necessary in response to the impacts identified in this analysis. ▪ Please see Section 3.3 Plants & Animals for discussion of tree canopy.
26-11	Comments regarding Air Quality & GHG evaluation.	As discussed in Section 3.2 (page 3.2-22), air quality and GHG modeling assumes the build out of each alternative in the year 2044. It is standard practice to assume the emission factors from build out year in this analysis to provide a reasonable estimate of

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		<p>future emissions resulting from build out of the Plan. The MOVES model covers a 31-year range of vehicle ages (MOVES4 Technical Guidance, 2023). It is assumed that current trends in fuel economy improvements governed by standards established by the National Highway Traffic and Safety Administration (NHTSA) would continue. In addition to continued improvements in fuel economy, Washington State requires that 100 percent of sales of passenger cars, light-duty trucks, and medium-duty vehicles be zero emission (i.e., electric) by the year 2035. Further, as discussed, increased density and access to transit would result in shorter trip lengths, lowering VMT (WSDOT 2013). All of these factors combined, it is not speculative to assume that increases in VMT would be outweighed by future fuel economy and fleet mix as NHTSA continues to regulate fuel economy and annual increases in zero emission vehicles increase.</p> <p>Cumulative/Indirect Impacts: Please see response to Comment 26-2. The Air quality & GHG analysis is cumulative and called out that way.</p> <p>Regarding heat islands it is discussed in Final EIS Section 3.3, 3.4, 3.6, 3.11, and 3.12, and mapped on Exhibit 3.11-52. Section 3.2 includes discussion of residential strategies to reduce the potential level of air toxics. Included in the discussion is the incorporation of denser tree canopy. See also Section 4.2.1.2 Tree Canopy Evaluation.</p> <p>Regarding improved air filtration, Final EIS Section 3.2 (page 3.2-50) includes discussion of enhanced air filtering and circulation systems that can be integrated into HVAC systems and ventilation systems.</p>
26-12	Set of questions and additions to improve Plants and Animals section 3.3.	<p>Threshold of significance: See response to Comment 20-6a.</p> <p>Impacts on individual species: See response to Comment 20-6b.</p> <p>Requests for more detailed analysis: Analyses in the EIS are consistent with SEPA requirements for programmatic, non-project reviews, per WAC 197-11-442.</p> <p>ESA-listed species: Comment noted. This comment is beyond the scope of environmental review of the One Seattle Plan so no response is necessary. Also see response to Comment 20-6b.</p>
26-13	Use same methodology as Seattle Maritime Lands Final EIS for Plants & Animals.	Analyses in the EIS are consistent with SEPA requirements for programmatic, non-project reviews, per WAC 197-11-442.
26-14	How is threshold for tree canopy cover loss measured? What about large versus new trees addressed?	See Response to Comment Theme #2 from Letter 95, Section 4.2.1.2 Tree Canopy Evaluation . Also see response to Comment 26-6.
26-15	Plants and Animals section is inconsistent with City SEPA policy SMC 25.05.675 N Plants and Animals. How will mitigating measures in that policy be met?	<p>The provisions in SMC 25.05.675 are for the purpose of reviewing project-specific proposals and potentially conditioning them if there are gaps in codes. See SMC 25.05.665(D).</p> <p>The Proposed Plan and associated development regulations are opportunities to amend policies and plans to reflect current conditions and needs.</p>

Number	Comment Summary	Response
26-16	Missing information on urban wildlife corridors such as riparian corridors like Thornton Creek. There are also parks and ravines. Show on Figure 3.3.-2. Evaluate analysis of degraded water on urban wildlife.	The EIS has been revised to include discussions of urban corridors and the impacts of degraded water quality on wildlife. See Section 3.3 Plants & Animals of this Final EIS.
26-17	Focus on plants and animals impacts in Seattle, not region or state. Address loss of tree canopy cover in relation to impervious area standards, and temporal loss.	Analyses in the EIS evaluate impacts on plants and animals in Seattle while also placing those impacts in a regional context. Analyses relating to impervious areas standards are addressed in Section 3.1, Geology and Water Quality. The analyses in the EIS have been expanded to address the potential for temporal loss (i.e., time lag between the loss of functions provided by removed trees and the replacement those functions by planted trees) of the essential benefits provided by tree canopy cover.
27	McAleer 1	Laurelhurst Community Club Council
27-1	Review of draft Growth Strategy policies; concern about building heights, and concerns around changing parklands to housing.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
27-2	Comments regarding Draft One Seattle Growth Strategy. Concern about aging in place with taxes. Ability of City to provide adequate infrastructure. Avoid piecemeal projects with exceptions. Aurora Avenue and other areas as an urban center. Limit height in neighborhood centers less than 5-6 stories. Do not change parks to housing.	<p>Aging in place: Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers. The action alternatives evaluate different growth levels and place types meant to increase supply and housing that is affordable to allow for greater options for a range of lifestyles. The King County Assessor offers senior or disabled exemptions and deferrals.</p> <p>Infrastructure: The One Seattle Plan provides a Capital Facilities Element and Utilities Element. The City also creates a Capital Improvement Program based on long range utility system plans. See Final EIS Sections 3.10 to 3.12 regarding transportation, public services, and utilities meant to identify current and expected demand for infrastructure.</p> <p>Avoid exceptions: Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers. The City must provide avenues for rezones, appeals, etc. per state planning laws. (RCW 36.70 and 36.70c)</p> <p>Aurora Avenue as Center: Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.</p>

Number	Comment Summary	Response
		<p>Neighborhood Centers and Height: The potential for impacts due to changes in urban form are addressed in EIS Section 3.6.</p> <p>Do not change parks to housing: Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.</p>
27-3	<p>Series of questions and edits to land use around urban design, built environment, off street parking, commercial zones, industrial zones, and historic preservation and cultural resources.</p> <ul style="list-style-type: none"> ▪ The infrastructure in the City was not built for all densities (e.g., width of streets, sewer). ▪ How will projects be considered “high quality” if SEPA and Design Review are not part of the regulatory process? ▪ Support protecting the public view corridors. ▪ Preserve historic and cultural resources. ▪ Promote daylighting streams. ▪ Regulations for abandoned landfills. 	<p>Infrastructure: See sections on Transportation, Public Services, and Utilities for analysis on planning for adequate infrastructure.</p> <p>Review Processes: City standards for zoning, design, utilities and more would apply to new development even where extra review is not part of the process. See Appendix C regarding infill exemptions.</p> <p>Public View Corridors: Public view corridors and views of designated Seattle Landmarks and other natural and human-made features are protected under City code; see EIS Section 3.6 Land Use Patterns & Urban Form. Public view corridors are protected under current Seattle zoning, shoreline, and environmental regulations and will continue to be protected. These are mapped and overlaid with the land use alternatives in Exhibit 3.6-83, Exhibit 3.6-92, Exhibit 3.6-107, Exhibit 3.6-109, and Exhibit 3.6-113.</p> <p>Preserve Cultural Resources: Comment noted. This comment is beyond the scope of environmental review of the One Seattle Plan so no response is necessary. regarding Laurelhurst Community Club’s comments on re-use, the City’s Indigenous history, education and outreach, and the value of historic preservation for Seattle’s livability. Many of the volunteers on the Landmarks board are experts in historic architecture with broad understanding and knowledge about the city’s historic resources. The Department of the Interior’s Standards are the guidelines used by the Seattle Landmark’s Board for granting Certificates of Approval after they review designs for any changes to designated Landmarks or for new construction in historic districts.</p> <p>Stream Restoration: See SMC 25.09.200(5). This is listed in reference to infill development in Appendix C.</p> <p>Abandoned Landfills: See 25.09.220. This is listed in reference to infill development in Appendix C.</p>
27-4	<p>Series of concerns, suggested edits and questions on the Transportation element related to sidewalks, reallocation of street space, building a green transportation system, and funding.</p>	<p>Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers. See also the Seattle Transportation Plan and its EIS regarding transportation options and priorities.</p>
27-5	<p>Series of concerns, suggested edits and questions about the Housing element related to equitable access</p>	<p>Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision</p>

Number	Comment Summary	Response
	to housing, housing security, quality, and homelessness.	makers. See also response to Comment 27-2 for related comments on aging in place, quality of development and application of standards.
27-6	Series of concerns, suggested edits and questions about the Climate and Environment element related to transportation, tree canopy, sea level rise and flooding,	<p>Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers. In each section of the EIS climate and equity considerations were addressed. Reference to the City’s existing climate mitigation and adaptation plans were also identified in appropriate topic areas.</p> <p>Regarding tree canopy see response to comments to Letter 26. For sea level rise and flooding, please see response to Comment 5-4.</p>
27-7	Series of concerns, suggested edits and questions about the Arts and Culture element around place keeping, public art, and youth education.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
27-8	Series of concerns, suggested edits and questions about the Parks and Open Space element around equitable provision of public space, operations and maintenance, and partnering with communities. Concern about SEPA and noise from activities from abutting parks and residential uses.	<p>Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.</p> <p>The comment addresses the Parks and Open Space Element of the Comprehensive Plan. The Final EIS addresses Parks and Open Space in Section 3.11.</p> <p>In response to Policy 1.19 to mitigate noise on public space, the commenter notes support but asks what SEPA process is used for pickleball courts that are noisy. Regarding noise and SEPA, see SMC Chapter 25.08 - Noise Control.</p>
27-9	Series of concerns, suggested edits and questions about the Community Involvement element around engaging residents equitably, and Indigenous engagement.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
28	McAleer 2	Laurelhurst Community Club Council
28-1-8	Same as Letter 27.	Please see responses to Letter 27.
29	McAleer 3	Laurelhurst Community Club Council
29-1	Similar content to 27-2. Concerns on how to finance increased infrastructure needs and public amenities to match demand with increase in new residents.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
29-2	Similar content to 27-2. Supports more regional and urban centers proposed at Northgate and 130 th	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes



Number	Comment Summary	Response
	and for future ones in West Seattle Junction and Rainier Valley. Suggest Aurora Ave be designated urban center with a Master Plan.	related to the One Seattle Plan will be forwarded to decision makers.
30	McAleeer 4	Laurelhurst Community Club Council
30-1	List of Land Use policies that LCC supports, does not support, and has questions about. Topics include development standards, parking, and public facilities.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers. See also Response to Comment 27-3.
31	McAleeer 5	Laurelhurst Community Club Council
31-1	List of Land Use policies that LCC supports, does not support, and has questions about. Topics include tree canopy, urban design, and built environment	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers. See also Response to Comment 27-3.
32	McAleeer 6	Laurelhurst Community Club Council
32-1	List of Land Use policies that LCC supports, does not support, and has questions about. Topics include historic preservation and cultural resources and environmentally critical areas.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers. See also response to Comment 27-3.
33	McAleeer 7	Laurelhurst Community Club Council
33-1	Similar content as 27-4.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers. See also the Seattle Transportation Plan and its EIS regarding transportation options and priorities.
34	McAleeer 8	Laurelhurst Community Club Council
34-1	Similar content to 27-4 and 5 about the Transportation and Housing Elements.	<p>Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.</p> <p>See also the Seattle Transportation Plan and its EIS regarding transportation options and priorities.</p> <p>See also response to Comment 27-2 for related comments on aging in place, quality of development and application of standards.</p>
35	McAleeer 9	Laurelhurst Community Club Council
35-1	Similar content to 27-5 about the Housing Element.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes

Number	Comment Summary	Response
		related to the One Seattle Plan will be forwarded to decision makers. See also response to Comment 27-2 for related comments on aging in place, quality of development and application of standards.
36	McAleeer 10	Laurelhurst Community Club Council
36-1	Similar content to 27-5 and 6 about the Housing and Climate and Environment element.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers. See also Responses to Comments 27-2 and 27-6.
37	McAleeer 11	Laurelhurst Community Club Council
37-1	Similar content to 27-6 about the Climate and Environment element.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers. See also Response to Comment 27-6.
38	McAleeer 12	Laurelhurst Community Club Council
38-1	Similar content to 27-7 regarding Arts and Culture.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
39	McAleeer 13	Laurelhurst Community Club Council
39-1	Similar content to 27-8 about the Parks and Open Space element.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers. See Response to Comment 27-8.
40	McAleeer 14	Laurelhurst Community Club Council
40-1	Similar content to 27-9 about the Community Involvement Element.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
41	McAleeer 15	Laurelhurst Community Club Council
41-1	Similar content to 27-2 about Growth Strategy.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
42	McAleeer 16	Laurelhurst Community Club Council
42-1	Similar content to 27-3 regarding Land Use.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes

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		related to the One Seattle Plan will be forwarded to decision makers.
43	McAleer 17	Laurelhurst Community Club Council
43-1	Similar content to 27-3 about Growth Strategy.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
44	McAleer 18	Laurelhurst Community Club Council
44-1	Where is the definition of affordability that is used in the Draft EIS? If the Plan says it implements HB 1011, and the definition of affordability in HB 1011 is clearly stated at less than 60% of AMI for renters and less than 80% of AMI for owner-occupied, why isn't this statewide definition in the Plan?	See page 3.8-15 , which identifies housing costs; less than 30% of their gross income for housing is affordable. The percent of area median income is based on the 2022 HUD Median Family Income on Final EIS page 3.8-12 . The state definitions of affordability used to allocate targets are found in the Growth Management Act (per HB 1220) in RCW 36.70A.030 and 070: moderate (at or below 120 percent AMI), low (at or below 80 percent AMI), very low (at or below 50 percent AMI), and extremely low-income (at or below 30 percent AMI) households. HB 1110 refers to GMA definitions.
44-2	In the Draft EIS Executive Summary, the objective for affordability is: "Increase the supply of housing to ease increasing housing prices cause by limited supply and create more opportunities for income restricted housing." Where is the evidence that this dependence on supply-side, trickle-down housing works? Do you agree that given the state definition of affordability in HB 1110, that no new for-profit housing will be affordable without subsidies? Where does the Draft EIS acknowledge this? Do you agree that given the state definition of affordability in HB 1110, no new market-rate townhouses are affordable to households with incomes less than 80% of AMI, without subsidies and income restrictions? Can duplexes, triplexes, fourplexes, sixplexes, stacked flats and courtyard apartments be developed in Urban Residential	See Section 4.2.1.1 regarding the affordable housing evaluation. Final EIS Section 3.8.2 also includes an analysis of projected affordable units by alternatives, including the affordability of new market housing supply (page 3.8-45) as well as estimated production of new affordable units through MHA and MFTE (Exhibit 3.8-43 , Exhibit 3.8-44 , Exhibit 3.8-45 , and Exhibit 3.8-49). As discussed on page 3.8-45 , market rate housing price escalation is caused by competition for a limited supply of homes. By allowing for increased housing production, the City can increase the housing supply and reduce the competition for available units. This is expected to reduce upward pressure on market rate housing rents and housing prices. ¹⁰⁰ HB 1110 provides a definition of "affordable housing" for the purpose of setting income limits for income-restricted housing units required for an increased density allowance enabled by that legislation. The term "affordable" refers to housing that costs less than 30% of the occupant's household income. This definition is in the Final EIS. It is likely that new market-rate townhomes would not be affordable to households with incomes below 80% AMI. The EIS draws on recent development trends in similar zones to develop assumptions about the most likely types of new housing development by zone under each alternative. The results are shown in Exhibit 3.8-41 . With regards to incentives in Neighborhood Residential zones, under HB 1110, Seattle must allow up to 6 units per lot (i.e., 2 bonus units) if at least 2 are affordable. The proposed Neighborhood Residential zones would

¹⁰⁰ See the MHA Final EIS Appendix I Housing Production and Cost: A Review of the Research Literatures available in an online archive: [AppI MHA FEIS 2017.pdf](#).

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	<p>areas given lack of economies of scale?</p>	<p>also allow additional height (up to 4 stories), floor area (FAR of 1.8), and density (up to 1 unit per 400 square feet of lot area) on sites within a quarter-mile of frequent transit where at least half the units are affordable to further incentivize affordable housing. City analysis projects 8-10% of Neighborhood Residential-zoned lots are potentially redevelopable with middle housing over the next 20 years. For-profit and non-profit developers have built middle housing types, especially townhouse-style duplexes, triplexes, and other multiplexes in Seattle and nearby cities. Middle housing is primarily intended to supply home ownership opportunities, though both rental and ownership types have been built. See Exhibit 3.6-100 through Exhibit 3.6-105 for illustrations of potential Neighborhood Residential block redevelopment over the next 20 years.</p>
44-3	<p>What is the environmental impact of continuing to lose 1.7% of our tree canopy every five years, when 70% of our tree canopy and most of the loss is in formerly single-family neighborhoods?</p> <p>Where does the Plan acknowledge that planting new trees takes 20-30 years to provide tree canopy, to shade houses, or to combat heat islands?</p>	<p>The source of the estimated rate of future tree canopy loss is not clear. If that estimate was derived from the 2022 City of Seattle Tree Canopy Assessment, please note that the City updated its regulations after that study was completed, implementing stronger requirements for tree retention and tree replacement. See also Section 4.2.1.2 regarding tree canopy.</p> <p>Analyses in the EIS have been expanded to address the potential for temporal loss (i.e., time lag between the loss of functions provided by removed trees and the replacement those functions by planted trees) of the essential benefits provided by tree canopy cover.</p>
44-4	<p>Where does the Plan acknowledge that supply-side trickle-down housing takes 30-40 years to age into natural affordability?</p>	<p>Comment noted. Comments on the plan are outside the scope of the environmental analysis for the One Seattle Plan and alternatives, so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers. See also Response to Comment 44-2.</p>
44-5	<p>Specifically, how many low-income affordable rentals will be built under Alternative 5? Will this be half of all new housing units, as called for by the Governor and the Department of Commerce? If not, what zoning and policies could mitigate the extreme lack of affordable rentals in Seattle?</p>	<p>The EIS evaluates Alternative 5 and the Preferred Alternative as adding 120,000 dwelling units.</p> <p>The City's Housing Element is meant to address housing targets in the Countywide Planning Policies. The targets are based on a state and regional method recognizing housing needs across all income levels. Projected housing types and affordability are considered relative to adopted housing targets by income level for each alternative.</p>
44-6	<p>Several years ago, the City redefined "family-sized housing" as 2 bedrooms, rather than 3 bedrooms.</p> <p>How has that change contributed to the lack of family-sized rental housing being built, and what would be the effect of restoring the definition of family size to the common understanding of 3 bedrooms?</p>	<p>Seattle does not regulate the number of bedrooms in new housing development through zoning, with the exception of family-sized unit requirements in LR1 zones. These requirements are not proposed to change under the action alternatives. However, incentives such as MFTE and MHA do reference number of bedrooms when setting affordability requirements. These requirements are also not proposed to change under the action alternatives. This EIS does not analyze the impacts of past City actions with regards to family-sized housing definition, or potential impacts of future actions not related to the action alternatives.</p>

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44-7	What zoning tools are available, including MHA, to require more family-sized 3-bedroom rental housing at all income levels?	See also Response to Comment 44-6.
44-8	Where does the housing plan acknowledge the needs of seniors and people with disabilities for accessible housing without stairs?	<p>Comment noted. Suggestions for policy changes or on plan elements are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.</p> <p>Under the Preferred Alternative’s proposed Neighborhood Residential zoning, stacked flats will have a floor area ratio (FAR) bonus and density bonus—beyond other middle housing types—when located on lots at least 6,000 square feet within ¼ mile of transit (see “Stacked flat bonus” on Updating Seattle’s Neighborhood Residential zoning’s page 8). Stacked flats are housing units where the entire living space of an individual unit is contained on one floor and stacked on top of other units. Although such buildings will still include stairs to reach the upper story units, the ground floors can be ADA-accessible, and the upper story units can accommodate less stair use than a townhouse or a multistory single-family house.</p> <p>Additionally, the City could explore updating the elevator regulations in the Seattle building code to significantly reduce the cost of elevators. Such changes would make it more viable for developers to add elevators to small projects—increasing their accessibility—that are three to four stories tall, instead of such projects being walk-up buildings.</p> <p>The City continues to partner with land trusts and non-profit housing developers to encourage desired development.</p>
44-9	What is the effect of lacking 11,000 blocks of sidewalks on our vision of a 15-minute city?	<p>Exhibit 3.10-12 and Exhibit 3.10-13 in the Final EIS show existing pedestrian facilities and sidewalk connectivity, including the lack of sidewalks north of North 85th Street as noted by the commenter. See the Active Transportation subsection in Impacts Common to All Alternatives in Section 3.10.2. Exhibit 3.10-32 and Exhibit 3.10-33 in the Final EIS summarize the population and employment within low, medium, and high sidewalk connectivity census tracts for each alternative as well as existing conditions. A more detailed inventory of sidewalks and their condition may be found in the Pedestrian Element of the Seattle Transportation Plan, along with prioritization criteria that will guide the City’s investments in pedestrian infrastructure.</p>
44-10	Master plans are needed to be certain that all income levels and abilities are met and a master fund portion goes to sidewalks and amenities for all types of priced housing.	<p>Comment noted. Suggestions for policy changes or on plan elements are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.</p>

4.2.2.4 Property Specific

Exhibit 4.2-4. Written Comments and Responses, 2024—Property Specific

Number	Comment Summary	Response
45	Aggerholm	Grousemont Associates, QA Canal LLC
45-1	Support any additional density in area just off the Ballard Bridge between SU to make development more achievable. Own several properties including on 13 th Avenue West.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
46	Baumgartner	
46-1	Request NC2-55 zoning for church owned property at 133 rd and 1 st Ave NE (Lots 3, 4, and 5 of block 65, in the H.E. Orr Park Division No. 6) so the church can redevelop as mixed use with possible supportive housing.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
47a	Boyd	Bellwether Housing 1
47a-1	Bellwether Housing owns and operates the Kingway Apartments, an existing affordable housing community located at 5952 Martin Luther King, Jr. Way S. Property is within walking distance of a future light rail station but is currently split zoned Midrise and NC-2 with a 55' height limits. Encourage OPCD to consider heights and densities commensurate with NC zoning on the entire site, with height limits up to 125'. Also encourage the City to look at similar sites citywide as part of Comprehensive Plan implementation to ensure they are not split zoned.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
47b	Boyd	Bellwether Housing 2
47b-1	Bellwether Housing is working with North Seattle College to develop the underutilized southwest corner of campus as affordable housing. Request the City study an expansion of the Northgate Regional Center and include the area underlying the North Seattle College MIMP into the One Seattle Preferred Action.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.

Number	Comment Summary	Response
48	Clawson	West Roy LLC
48-1	Support Alternative 5. West Roy LLC owns property at 14 West Roy in the Uptown neighborhood, currently used for warehousing and retail purposes. Request the Final EIS study expansion of the Uptown Urban Center further to the north and an increase in minimum urban center height limits generally from 85 and 125 feet.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
49	Clawson	Nicola Wealth
49-1	Support Alternative 5. Nicola Wealth owns property at 155 NE 100th Street and 9725 3rd Avenue NE. Request the Final EIS and Northgate Regional Center Subarea Plan study 240 feet in height feet in height on the property as it is a key opportunity to maximize housing unit delivery.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
50	Clawson	Aleutian Spray Fisheries
50-1	Aleutian Spray Fisheries owns property at 2157 N Northlake Way zoned Urban Industrial with a height limit of 45' (Industrial and Maritime Strategy allow a limited amount of workforce residential development in the zone). Aleutian feels strongly that more workforce housing is needed in Seattle. Request the Final EIS study a height limit of 65' for residential uses in the UI/U-45 zone on Aleutian's sloped property between Waterway 19 and the Sunnyside Avenue N Boat Ramp.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
51	Clawson	Lee Johnson
51-1	Support Alternative 5. Lee Johnson owns several properties in Northeast Seattle, generally in Roosevelt, Lake City, and north of Wedgewood. Request the Final EIS: <ul style="list-style-type: none"> ▪ Protect Lake City Way as a commercial corridor, study C1-75 zoning for all mentioned properties. ▪ Study more housing in Downtown with more 	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.

Number	Comment Summary	Response
	<p>commercial uses/jobs in the neighborhoods (to support job/housing balance).</p> <ul style="list-style-type: none"> ▪ Analyze growth directed towards commercial corridors outside centers and villages (e.g., Lake City, 15th Avenue NE, and Roosevelt). ▪ Consider rezoning much larger and deeper swaths along corridors to commercial zones to eliminate the awkward and sometimes impactful transitions that occur when C zones and NR zones directly abut each other and to support more commercial development. ▪ Ensure the City utilizes its own general rezoning principles stated in SMC Chapter 23.34, which state that generally physical buffers (such as streets and sometimes alleys) should serve as the zone boundary transition. ▪ Eliminate split zoned conditions as part of implementation. 	
51-2	<p>Connected Communities concept should focus on job creation in places where people already live (like NE Seattle), to reduce commute times and reduce greenhouse gas emissions. Consider adding more jobs/commercial zoning to the corridor areas (including listed properties and add a Growth Strategy that discusses commercial uses and commercial zones.</p> <p>Consider the creation of a new neighborhood center along the Lake City Way corridor between the Lake City Urban Center and the Roosevelt Urban Center.</p> <p>Specific edits to Policy LU 1.3.</p>	<p>Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.</p>
52	Clawson	70 th & Greenwood Ave LLC 1
52-1	Email directing attention to Letter 53.	See Response to Comment 53.
53	Clawson	70 th & Greenwood Ave LLC 2
53-1	70th & Greenwood Ave LLC owns four contiguous parcels at 7010	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and

Number	Comment Summary	Response
	Palatine Avenue North and 7009 Greenwood Avenue North in Phinney Ridge. Support for Phinney Ridge’s continued evolution as a complete and walkable neighborhood. Support the continued inclusion of Policies GS 5.1 in future versions of the Plan Update and EIS. Request the parcels be included within a Phinney Ridge Neighborhood Center similar to that depicted in the image from page 20 of the Draft Plan Update.	alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
54	Cramer	Individual
54-1	Request to upzone 4709 9th Avenue NE (APN 0889000030) from LR1 to MR. Request to consider similar upzones and redesignation for surrounding neighborhood as it is just outside the University District Regional Center (or possibly inclusion in the center boundary).	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required.
	Daniel	Haller Lake United Methodist Church
	See Letter 174.	See Letter 174.
55	Dunn	Dunn & Hobbes, LLC
55-1	Support for Alternative 5. Owner/partner of four sites currently zoned NC-5 in the Central District neighborhood. Request to study additional height and density and revised setback requirements on small/shallow parcels zoned NC-55 to encourage development and create a workable MHA program. Suggested ideas for NC-55 sites that could be selectively applied to sites that directly abut residential zones and are less than 120 feet deep or 10,000 SF total (increase FAR so full 5 th story is possible, reduce/eliminate frequency of NC-zoned sites abutting Neighborhood Residential zones, elimination of upper-level setbacks when NC/NR transitions do occur to prioritize housing development).	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers. See also Section 4.2.1.3 regarding changes to zoning standards in centers.

Number	Comment Summary	Response
56	Fiorito	Fiorito Family
56-1	Owners of the properties that comprise nearly a full block bounded by NW 48th Street, NW 49th Street, 8th Ave NW, and 9th Ave NW in northeast Ballard. City removed the property from the BINMIC as part of the Industrial and Maritime Strategy but the block is still designated industrial on the FLUM. Request the Final EIS study this property and other isolated lands outside the BINIMC for the Ballard Regional Center designation with appropriate heights as adjacent to the 8th Ave NW frequent transit corridor.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
57	Gunter 1	Alexandria Real Estate Equities, Inc
57-1	Alexandria Real Estate Equities owns the Salvation Army property located at 1000 4 th Ave S. The property is within the Greater Duwamish MIC and zoned II 85-240. Request to remove from the MIC and incorporate into the Downtown Regional Center. The II 85-240 zone is more akin to a Downtown zone and is/will be supported by light rail (existing Union Station and possible future “CID South”).	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
58	Gunter 2	Alexandria Real Estate Equities, Inc
58-1-3	Same content as Letter 11.	See responses to Letter 11.
59	Chhan and Enslow	Individual
59-1	Own two properties in the First Hill/Capitol Hill Regional Center, both currently developed with single-family residences (one is currently used as an office). Support the Mayor’s vision for the One Seattle growth strategy overall but encourage the City to evaluate additional height and density inside the First Hill/Capitol Hill Regional Center (specifically near Roy Street should zone for heights of 95’, especially for mass timber buildings).	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.

Number	Comment Summary	Response
60	Harel	Era Living
60-1	<p>Owner of the Ida Culver House in Ravenna. Support Ravenna’s continued progress towards becoming a complete and walkable neighborhood and additional zoned capacity within the Ravenna neighborhood generally and specifically on both sides of the 65th Street commercial corridor. Encourage the City to include the Mayor’s proposed Ravenna neighborhood center in the final Plan, and that property within 1,000 feet of the 25th Avenue NE and NE 65th Avenue intersection support 8-story densities to support further enhancements to vibrant, mixed-use walkable neighborhood. Request the Final EIS study impacts of resolving split-zoning within the neighborhood in favor of the higher density zoning, including the Ida Culver House property (rezoning the whole parcel to NC).</p>	<p>Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers. It should be noted that in 2025 OPCD anticipates proposing legislation that will address split zone lots throughout the city.</p>
61	Heglund	MRH Properties LLC
61-1	<p>MRH Properties owns two parcels at 1103-1109 N 36th St in the Fremont Hub Urban Village. Properties are not within nor bordering an MIC. Support for creation of the Fremont Urban Center and request rezone for neighborhood commercial use (instead of Industrial Commercial) consistent with Fremont Urban Center, Policy LU 13.11, and expected growth needs.</p>	<p>Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.</p>
62	Keck	Schnitzer West
62-1	<p>Schnitzer West owns properties at 570 and 550 Mercer St in the Uptown Regional Center. Support for Alternative 5 but with heights of at least 125 feet for the properties to support residential development in this center-city neighborhood (and consistent with surrounding higher height limits).</p>	<p>Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.</p>

Number	Comment Summary	Response
63	Kramer	Individual
63-1	Own home at 8 th Ave and 130 th St. Did not support the nearby light rail station and does not support the proposed heights/densities near the station without clear mitigation strategies, particularly related to loss of tree canopy and parking from apartment buildings and those accessing light rail.	<p>Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.</p> <p>See also Section 4.2.1.2 regarding tree canopy.</p>
64	Lai 1	DCL Management LLC
64-1	DCL UW owns property located at 4552 University Way NE, on the corner of 47 th Street and “The Ave” in the heart of the U District. Support for Alternative 5. Request the Final EIS study mixed-use zoning (Seattel Mixed) of up to 240’ along University Way NE at least north of NE 46th Street to encourage mixed-use redevelopment of the property and surrounding North Ave properties.	<p>Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.</p>
65	Lai 2	DCL UW LLC
65-1	Same content as Letter 64.	See response to Comment 64.
66	Lehmann, Gillespie, Soules, Liebman	Lander Street Owners
66-1	Industrial property owners and business operators in the Greater Duwamish MIC that own over 25-acres around the expanded Lander Street light rail station (in the Industry and Innovation U/160 zone). Believe the Draft Plan should study policies to allow a “Lander Center” node TOD concept – potentially including residential (with workforce housing units), industrial, office, entertainment, hospitality, schools, hospitals, and training facilities – at the expanded Lander Street station (supported by Policies LU 13.3 and 13.27). Request the Final EIS study the “Lander Center” node or start a master planning process for the area. City should also evaluate the implementation of the II around light rail stations either as part of the “Lander Center” node concept	<p>Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers. No rezone or master planning of this area is proposed at this time.</p>

Number	Comment Summary	Response
	<p>or as part of the implementation of the Draft Plan. Request the II zone support the opportunity for new hospital and educational opportunities near light rail.</p>	
67	Marasco	Security Properties
67-1	<p>Support the Draft Plan and its neighborhood center goals. Request to resolve conflicts with the City’s Principal Pedestrian Street zoning and the goals outlined in the Plan and to study these changes in the Final EIS. Currently proposing a new mixed-use development in Wedgewood (in design review) and concerned restrictions in the existing zoning that have led the project to request five departures (especially related to the pedestrian zoning) will stymie the development process. Request the Final EIS study removal of Pedestrian-zone curb cut access restrictions so the project can move forward as of right.</p>	<p>Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.</p>
68	Maxwell	Bayview Walker LLC/Prologis LP
68-1	<p>Support for Alternative 5. Bayview Walker currently owns vacant property at 2300 26th Ave S within the future North Rainier Urban Center (Request to rezone the property from Commercial 2 to Seattle Mixed to leverage the property’s proximity to transit. Final EIS should study increased housing and jobs targets for the North Rainier Urban Center using the Seattle Mixed Zoning for our property and similarly situated properties north of S. Bayview Street within an approximate half-mile of light rail.</p>	<p>Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.</p>
69	McCutcheon	IPB Properties Inc.
69-1	<p>IPB Properties owns the half-block located at 2700 1st Avenue in Belltown and is in the process of obtaining a MUP for mixed residential and retail redevelopment. Current zoning limits the height of the project to</p>	<p>Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.</p>

Number	Comment Summary	Response
	145' which provides very little development capacity above the height at which "highrise" code requirements are triggered. Request to adjust heights and densities for residential projects in Belltown upward consistent with the City's rezoning actions throughout the rest of Downtown—suggested revisions to increase maximum height to 280', increase allowable average tower floorplate to 14,000 square feet, eliminate maximum lot coverage requirements, and increase non-residential FAR to 6.	
70	McCullough	Graham Street Realty
70-1	Graham Street Realty owns "Interbay Worklofts" at 1631 15 th Ave W. City took steps to support and promote makers spaces (like the Interbay Worklofts) in the UI zone—request a similar approach is warranted for certain properties in the II zone (e.g., adding a live-work component to the II zone for smaller-scale existing buildings).	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
71	Morrison	McCullough Hill PLLC
71-1	Coalition of property owners around Stone Way and N 35 th Street within the current Fremont Hub Urban Village. Properties are not within nor bordering an MIC. Support for creation of the Fremont Urban Center and rezone for neighborhood commercial use (instead of Industrial Commercial) consistent with Fremont Urban Center, Policy LU 13.11, and expected growth needs.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
72	Norman	Individual
72-1	Owns 3509-3513 Stone Way N within the current Fremont Hub Urban Village. Same content as Letter 71.	See Response to Comment 71.

Number	Comment Summary	Response
73	Rohlfing	Individual
73-1	Co-owner of property at 1102 North 34th Street in Fremont. Same content as Letter 71.	See Response to Comment 71.
74	Roos	Hillis Clark Martin & Peterson Law Offices
74-1	Congregation Beth Shalom owns five parcels at 6800 35th Avenue NE and 6830-6842 35th Avenue NE in Wedgwood which fall within a Frequent Transit Service Area. Request the Final Plan’s FLUM not proceed with the Draft Plan’s proposed downzone of 35th Avenue NE to the urban neighborhood designation. For the Congregation’s properties, the Congregation instead asks that that the FLUM use either the corridor designation or the neighborhood center designation as studied in the Draft EIS which better represent the current traits of the Congregation’s properties and the clear existing trends of the neighborhood. Request the Final EIS consider possibility of NC1-40(M) zoning on Congregation’s properties in the future to help enable prospective flexibility for the Congregation and City policymakers—Congregation is currently evaluating whether to request a rezone of its four NR-3 zoned properties into NC1-40(M) zoning, to better match the Congregation’s long-term needs and better align with the development pattern of its northerly neighbors.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
75	Selig	J. Selig Real Estate LLC
75-1	JSRE owns two properties located on Market Street in Ballard and is in strong support of the proposed Ballard Regional Center designation. Encourage the City to study and adopt zoning at the 15th & Market intersection supporting densities of 320+ feet (like the U-District TOD zoning). The One Seattle Plan and Final EIS should	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.

Number	Comment Summary	Response
	study the potential for heights and densities of up to 240 feet around the walkshed of the future Ballard light rail station, including 1145 NW Market, and up to 160 feet west of 24th Avenue along Market near the Nordic Museum. Final EIS should also study increased housing and jobs targets for the Ballard Regional Center so the City can fully analyze the benefits of TOD zoning, and encourage the City to expedite all subarea planning (and make this new Ballard Regional Center one of the first subarea plans to be completed).	
76	Snow	Snow & Company Inc
76-1	Snow & Company operate a boat repair business at 469 NW Bowdoin Pl, currently in an Industrial Land Use Classification and zoned MML U/65. City's shoreline policies can conflict with the intended function of both the underlying zoning and shoreline environment, resulting in the creation of nonconforming uses and precluding new industrial uses from locating in the zoning and shoreline environments designated to accommodate them. Recommend expanding one Industrial Zone policy to ensure viability of those businesses which rely on the shoreline (LU 13.2).	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
77	Tobar	CIM Group
77-1	Own One Convention Place and the Pine Street Garage. Urge City to pursue innovative land use strategies to foster a welcoming environment for employers, visitors, and residents, including implementation of a Downtown sign overlay. Support for Policy LU 4.11 with suggested revisions.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
78	Warner	Balboa Retail Partners
78-1	Balboa Retail Partners and BRFII Northgate owns property located at 830 NE Northgate Way which is	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required.

Number	Comment Summary	Response
	currently zoned Neighborhood Commercial 3 with a height limit of 55'. Support for Alternative 5 but request the Final EIS and Northgate Urban Center Subarea Plan study at least 85' heights on our property to address housing affordability and optimize larger sites like ours by removing unnecessary height constraints.	
79	Wood	SBPS LLC
79-1	SBPS owns 126,000 square feet at Sand Point and Princeton fronting Sand Point way NE between 47th and 50th Ave NE. Encourage the City to include neighborhood centers as a preferred alternative in the Final EIS and include Sandpoint/Princeton as a neighborhood center in the Final EIS and Final Plan.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
80	Worthington	Lock Vista Apartments LLC
80-1	Lock Vista Apartments owns apartments 3025 NW Market St in the western edge of the future Ballard Regional Center. Support the Mayor's vision for One Seattle and policies that will facilitate greater residential density and commercial vitality in Ballard, including the Ballard Regional Center designation, and urge the City to complete the applicable subarea plan as quickly as possible. Request the Final EIS study impact of allowing greater residential density with buildings up to 125' in height along the westernmost Market Street corridor (supported by ST3's BLE Ballard station).	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
81	Smith 1	Urban Visions
81-1	Urban Visions owns the site known as the S development property at 1045 and 1022 6 th Ave S. The property is within the Greater Duwamish MIC and zoned II 85-240. Request to remove from the MIC and incorporate into the Downtown Regional Center. The II 85-240 zone is more akin to a	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives, so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.

Number	Comment Summary	Response
	<p>Downtown zone and is/will be supported by light rail (existing Union Station and possible future “CID South”). Current market conditions also indicated that office development may not be feasible in the area in the future but there is need for robust housing development (especially near regional transit).</p>	
82	Smith 2	Urban Visions
82-1	<p>Urban Visions is the development manager of properties at 318 5th Ave N and 516 Broad St in the Uptown neighborhood. Support for Alternative 5 but current zoning limits height of future development to 160’ which does not support the kind of residential development that could be achieved in this center-city neighborhood. Request to adjust heights and densities in Uptown—suggested revisions to increase tower heights to 200’ and podium heights to 85’, increase the tower floorplate gross floor area to 75% of site are, and provide additional FAR.</p>	<p>Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.</p>

4.2.2.5 Individuals

Individuals by Last Name (A – G)

Exhibit 4.2-5. Written Comments and Responses, 2024—Individuals (A – G)

Number	Comment Summary	Response
83 Achanta		
83-1	What is the Comp Plan’s impact on Seattle’s plants and animals?	See Section 4.2.1.2 regarding response on impact to plants and animals.
83-2	Concern for lost urban forest. How will Seattle make progress toward its 30% tree canopy goal? How much public land is available?	See Section 4.2.1.2 regarding response on impacts to tree canopy coverage and 30% tree canopy goal.
84 Akalaitis 1		
84-1	Concern for tree canopy. Where Seattle has planned for planting and maintenance of new trees. Is there a map and plan?	See the description of the City’s recently amended tree code at the footnote ¹⁰¹ , including a list of other tree canopy programs, and the City’s urban forest management plan ¹⁰² .
85 Akalaitis 2		
85-1	Concern for tree canopy. How will Seattle plant enough trees to make up for development? How is this measured and monitored?	See Section 4.2.1.2 for Response to Letter 83 and Response to Letter 500 regarding the City’s Tree Protection Ordinance.
86 Alexander		
86-1	Concern for housing increase, and lack of recognition to existing Covenants that says you cannot build a structure to impede views of Puget Sound in Sea-Lawn Acres Add of Broadview.	The City is not responsible for enforcing or mapping preexisting private covenants, easements, or deed restriction; however, the City is aware that some preexisting private covenants, easements, CC&Rs, and other deed restrictions may prevent developing to the maximum density allowed by proposed zoning controls even if not included in the various maps, Comprehensive Plan, or development regulations.
87 Alfieri		
87-1	Similar language to Letter 83, impact on plants and animals.	See Section 4.2.1.2 for response to Comment 83 and similar regarding plants and animals.
87-2	Similar language as Letter 83 about tree canopy.	See Section 4.2.1.2 for response to Comment 83 and similar regarding tree canopy.
88 Alspach		
88-1	Support for Alternative 5. Study impacts of additional	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and

¹⁰¹ See: <https://buildingconnections.seattle.gov/2023/07/27/new-tree-protection-ordinance-goes-into-effect-on-july-30/#>.

¹⁰² See: <https://www.seattle.gov/documents/Departments/UrbanForestryCommission/2021/2021docs/UrbanForestManagementPlanFinal.pdf>.

Number	Comment Summary	Response
	neighborhood centers off of arterials, especially Green Lake neighborhood.	alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers. The Preferred Alternative includes 30 neighborhood centers. See also Section 4.2.1.3 .
89 Amadon 1		
89-1	Portion of Letter 92. Included sets of questions 1-6 including affordability, housing supply, middle housing rental supply, environmental impact of tree canopy loss. Same content as Letter 44.	See Responses to Comments 44-1 and 44-2 (also Comments 92-1 through 92-6 below).
90 Amadon 2		
90-1	Portion of Letter 92. Included sets of questions 7-14 including affordability, housing supply, middle housing rental supply, environmental impact of tree canopy loss. Same content as Letter 44.	See Responses to Comments 44-2 through 44-8 (also Comments 92-7 through 92-14 below).
91 Amadon 3		
91-1	Portion of Letter 92. Included sets of questions 15-19 including affordability, housing supply, middle housing rental supply, environmental impact of tree canopy loss. Same content as Letter 44.	See Responses to Comments 92-15 through 92-19 below and Letter 44-9 (also Comments 92-18 below).
92 Amadon 4		
92-1	Where is the definition of affordability that is used in the Draft EIS?	See Response to Comment 44-1.
92-2	If the Plan says it implements HB 1011, and the definition of affordability in HB 1011 is clearly stated at less than 60% of AMI for renters and less than 80% of AMI for owner-occupied, why isn't this statewide definition in the Plan?	See Response to Comment 44-1.
92-3	In the Draft EIS Executive Summary, the objective for affordability is: "Increase the supply of housing to ease increasing housing prices cause by limited supply and create more opportunities for income restricted housing." Where is the evidence	See Response to Comment 44-2.

Number	Comment Summary	Response
	that this dependence on supply-side, trickle-down housing works?	
92-4	If you exclude fanciful supply-side housing promises, what is the likelihood that this plan will result in affordable low-income housing provided by the market?	See Response to Comment 44-2.
92-5	Do you agree that given the state definition of affordability in HB 1110, that no new for-profit housing will be affordable without subsidies? Where does the Draft EIS acknowledge this?	See Response to Comment 44-2.
92-6	Do you agree that given the state definition of affordability in HB 1110, no new market-rate townhouses are affordable to households with incomes less than 80% of AMI, without subsidies and income restrictions?	See Response to Comment 44-2.
92-7	Can duplexes, triplexes, fourplexes, sixplexes, stacked flats and courtyard apartments be developed in Urban Residential areas given lack of economies of scale?	See Response to Comment 44-2.
92-8	What is the environmental impact of continuing to lose 1.7% of our tree canopy every five years, when 70% of our tree canopy and most of the loss is in formerly single-family neighborhoods?	See Response to Comment 44-3 and Section 4.2.1.2 regarding tree canopy.
92-9	Where does the Plan acknowledge that planting new trees takes 20-30 years to provide tree canopy, to shade houses, or to combat heat islands?	See Response to Comment 44-3 and Section 4.2.1.2 regarding tree canopy.
92-10	Where does the Plan acknowledge that supply-side trickle-down housing takes 30-40 years to age into natural affordability?	See Responses to Comment 44-2 and 44-4.
92-11	Specifically, how many low-income affordable rentals will be built under Alternative 5? Will this be half of all new housing units, as called for by the Governor and the Department of Commerce? If not, what zoning and policies could mitigate the extreme lack of affordable rentals in Seattle?	See Responses to Comments 44-2 and 44-5.

Number	Comment Summary	Response
92-12	Several years ago, the City redefined "family-sized housing" as 2 bedrooms, rather than 3 bedrooms. How has that change contributed to the lack of family-sized rental housing being built, and what would be the effect of restoring the definition of family size to the common understanding of 3 bedrooms?	See Response to Comment 44-6.
92-13	What zoning tools are available, including MHA, to require more family-sized 3-bedroom rental housing at all income levels?	See Response to Comment 44-7.
92-14	Where does the housing plan acknowledge the needs of seniors and people with disabilities for accessible housing without stairs?	See Response to Comment 44-8.
92-15	Shouldn't courtyard apartments be an option, especially where "protected" tree occupy the center of a parcel? How can they be incentivized.	Comment noted. The proposed revisions to the Neighborhood Residential zone allows all middle housing types provided for in HB 1110, including courtyard apartments.]
92-16	Instead of insensitively promoting residential units with the first floor raised up, shouldn't the City be promoting Universal Design in all new construction, so that seniors and people with disabilities can find suitable homes in our future city?	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers. See Response to Comment 44-8.
92-17	Since we no longer have single-family neighborhoods, should every developer be required to build sidewalks on their property, not just in multi-family or urban villages, as now?	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
92-18	What is the effect of lacking 11,000 blocks of sidewalks on our vision of a 15-minute city?	See Response to Comment 44-9.
92-19	Where does the Draft EIS acknowledge that City policy about anti-eviction ordinances, and the continuation and/or extensions for the school year for families with children and slowness in the courts threatens all rental housing remaining solvent in City of Seattle?	See Section 3.8.3 Mitigation Measures under Tenant Protections for current policies. The action alternatives do not propose changes to anti-eviction policies, and therefore the EIS does not analyze impacts of such policies on rental housing development. However, the Proposed Plan describes measures to prevent displacement in the Housing Element including stabilizing communities, increasing community ownership, and redressing past discrimination and exclusion, particularly for Black and Indigenous communities.

Number	Comment Summary	Response
93 Anderson		
93-1	Similar content to Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for response to Comment 83 and similar regarding plants, animals, and tree canopy.
94 Avron		
94-1	Advocate for bolder alternatives, all five alternatives fail to meet the moment to address the housing crisis.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers. See Section 4.2.1.1 regarding the affordable housing evaluation and Section 4.2.1.3 regarding studied growth.
95 Barcklow		
95-1	Concern around impact of tree loss and specific recommendations to mitigate.	See Section 4.2.1.2 regarding response on impacts of tree loss—including retaining existing 6” DSH and larger trees, probable scale of impact of tree loss, and time frame for mitigation—as well as discussion of proposed additional mitigation recommendations.
96 Barker		
96-1	Similar content as Letter 44 and 89-92. Seventeen sets of questions including affordability, housing supply, middle housing rental supply, environmental impact of tree canopy loss. Where is the definition of affordability? The HB 1110 definition should be used. What is the likelihood that this plan will result in affordable low-income housing provided by the market? Need for programs or zoning incentives for urban residential neighborhoods? How many low-income affordable rentals will be built under Alternative 5?	See Responses to Comments 92-1 through 92-17.
97 Barrett		
97-1	Same content as Letter 95 regarding tree canopy.	See Section 4.2.1.2 for Response to Comment 95 and similar regarding tree canopy.
98 Bartanen		
98-1	Must include conservation of urban and non-urban species and strong tree protections.	See Section 4.2.1.2 regarding tree canopy.
99 Barton		
99-1	Similar content as Letter 95 regarding tree canopy.	See Section 4.2.1.2 for Response to Comment 95 and similar regarding tree canopy.

Number	Comment Summary	Response
100 Baskin 1		
100-1	Questions and concerns around tree canopy.	See Section 4.2.1.2 regarding tree canopy.
101 Baskin 2		
101-1	Concerns and recommendations regarding tree canopy, some overlap with Letter 95.	Analyses in Section 3.3 of the EIS identify the environmental benefits of trees and evaluate the potential impacts of the alternatives on tree canopy. As demonstrated in those analyses, the goals of increasing housing and increasing tree canopy are not mutually exclusive. See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy. Suggestions for policy changes are noted and are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
102 Baskin 3		
102-1	Concerns around loss of tree due to impact from development.	See Section 4.2.1.2 regarding tree canopy.
103 Bassage		
103-1	Support for Alternative 5 and the Corridors concept and recommend it be applied on Rainier Avenue S. Own property at 4822 S Holly Street currently zoned NR3— request rezoning to LR3 or higher (as part of extending multifamily zoning along Rainer Ave).	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
104 Bastian, Elizabeth		
104-1	Support for Alternative 6, and disappointment in current Draft Plan as it will worsen the many crises. Plan should allow for high-rise apartments.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
105 Beaugard		
105-1	List of concerns around the increase in small apartments and townhouses, and decrease of single family homes.	The Preferred Alternative supports a variety of housing types (including middle housing consistent with HB 1110) that will support housing affordable to all economic segments of the population in Seattle. See also Section 4.2.1.2 regarding tree canopy. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
106 Beaugard		
106-1	Ban or severely restrict AirBnBs and VRBOs.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and

Number	Comment Summary	Response
		alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
107	Beffa	
107-1	Similar content to Letter 83 regarding tree canopy. Three references to policies and questions around impact of the Plan on plants and animals, public land availability and how many trees will need to be planted to make up for trees removed by development.	See also Section 4.2.1.2 for Response to Letter 83 and similar regarding plants, animals, and tree canopy.
108	Bendich, Arnold	
108-1	Same content as Letter 95 regarding tree canopy.	See Section 4.2.1.2 for Response to Letter 95 and similar regarding tree canopy.
109	Bendich, Judith	
109-1	Need for housing for all economic segments. Skepticism of OPCD’s proposals and projects, and request for new evidenced-based information in compliance with state law. Need to preserve historic resources and mitigation	This is a non-project EIS that analyzes the proposal and alternatives broadly across the study area consistent with WAC 197-11-442 , including impacts to housing and historic resources. See Section 3.9 Cultural Resources of this EIS. See also Section 4.2.1.1 regarding the affordable housing evaluation.
109-2	The need to preserve tree canopy and recommendation on how to reach 47% tree canopy.	See Section 4.2.1.2 regarding tree canopy.
110	Berg	
110-1	Same content as Letter 95 regarding tree canopy.	See Section 4.2.1.2 for Response to Letter 95 and similar regarding tree canopy.
111	Berkley, Brennen 1	
111-1	Bolder options than alternative 5 suggest. Increase housing projections beyond 120,000.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. The Preferred Alternative considers 120,000 housing units. See Section 4.2.1.3 regarding studied growth. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
112	Berkley, Brennen 2	
112-1	Proposed EIS does not address existing harms or mitigation strategies caused by cars, such as hundreds of deaths and injuries. Explore more aggressive options for making streets safer such as pedestrian only streets, traffic	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. The potential safety impacts of the alternatives are described in Section 3.10.2 Impacts of the Final EIS; the programs and strategies the City may use to improve safety are described in Section 3.10.3 Mitigation Measures of the Final EIS.

Number	Comment Summary	Response
	calming, narrowing or removing car lanes, speed cameras.	
113	Berkley, Scott 1	
113-1	Request to study 6 unit stacked flats in all neighborhoods, 4 story 12 unit apartments in all neighborhoods on lots of at least 4,000 sf, 40 story high rise mixed use apartment in all areas within 0.5 miles of light rail/ rapid transit.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. See also Section 4.2.1.3 regarding changes to zoning standards in centers, including near transit. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
114	Berkley, Scott 2	
114-1	List of recommended changes including but not limited to expand all urban centers and regional centers, expand radius of neighborhood centers, increase FAR, etc.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. See Section 4.2.1.3 regarding changes to zoning standards in centers and additional and/or expanded neighborhood centers. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
115	Berliner	
115-1	Same content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for response to Comment 83 and similar regarding plants, animals, and tree canopy.
116	Best	
116-1	Similar content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for response to Comment 83 and similar regarding plants, animals, and tree canopy.
117	Bhagwandin, Eva 1	
117-1	Same content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for response to Comment 83 and similar regarding plants, animals, and tree canopy.
118	Bhagwandin, Eva 2	
118-1	Same content as Letter 95 regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
119	Bhagwandin, Khai	
119-1	Same content as Letter 95 regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
120	Bhagwandin, Samuel	
120-1	Same content as Letter 95 regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
121	Bickel	
121-1	Same content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for response to Comment 83 and similar regarding plants, animals, and tree canopy.

Number	Comment Summary	Response
122 Bicknell		
122-1	Pass legislation that encourages more trees. Developers cut down mature trees that could remain if a building were redesigned.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers
123 Bledsoe 1		
123-1	Study impact of the 5 options on the plants and animals. Series of questions, concerns and recommendations on tree canopy.	See Section 3.3 Plants & Animals and Section 4.2.1.2 for response to Letter 500.
124 Bledsoe 2		
124-1	Similar content to Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for response to Comment 83 and similar regarding plants, animals, and tree canopy.
125 BlueSpruce		
125-1	Support for Alternative 2 as it would have the least impact on tree canopy. Includes similar content Letter 83 regarding plants, animals, and tree canopy.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers. See Section 4.2.1.2 for response to Comment 83 and similar regarding plants, animals, and tree canopy.
126 Blumenthal		
126-1	Same content as Letter 95 regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
127 Bonjukian		
127-1	Allow more housing in Seattle. Increase neighborhood centers, allow multifamily housing close to all major parks, Urban centers should be allowed to build fully mid-rise buildings of up to 8 stories.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers. See Section 4.2.1.3 regarding studied growth, changes to zoning standards in centers, additional and/or expanded neighborhood centers, capacity near parks, and parking minimums.
127-2	Request to follow the guidance of Department of Commerce’s Middle Housing Model Ordinance.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers. The Preferred Alternative includes zoning revisions that are consistent with state guidance to support increased housing typologies affordable to all economic segments of the population.
128 Booze		
128-1	Seattle needs a bold housing plan to create a vibrant livable 15	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and

Number	Comment Summary	Response
	minute city with abundant housing. Includes six recommendations to achieve this goal.	alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers. See Section 4.2.1.3 regarding studied growth, changes to zoning standards in centers, additional and/or expanded neighborhood centers, corner stores, and parking minimums.
129	Bos	
129-1	Similar content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for response to Comment 83 and similar regarding plants, animals, and tree canopy.
130	Brady	
130-1	Same content as Letter 95 regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
131	Brandt	
131-1	Similar content as Letter 83 regarding tree canopy.	See Section 4.2.1.2 for response to Comment 83 and similar regarding tree canopy.
132	Brod	
132-1	Comments on disconnect between housing unit need identified in the Draft Plan Housing Appendix and units studied in the Draft EIS. Developers need flexibility to build a wide variety of housing types to meet the needs of all types of households.	Comments noted. The One Seattle Plan identifies 80,000 housing units in relation to regionally adopted housing targets; however, the Preferred Alternative studies growth of 120,000 housing units. See also Section 4.2.1.3 regarding changes to zoning standards in centers. Please also see the Housing Element and Housing Appendix in the Proposed Plan.
132-2	Request for Final EIS to study more neighborhood centers, to increase the boundary/walkshed to at least 0.25 walkshed, and the potential for more housing capacity within 0.25-mile and 0.5-mile walksheds. Request Final EIS include more analysis on which alternative would lead to creation of the most family-sized (2+ bedroom units) and to the most displacement of low and middle income households (less than 30% and 50% AMI, respectively). Request Final EIS included more analysis on the impacts of proposed height limits in Neighborhood Residential and Urban Neighborhoods to unit production, unit size, and feasibility for developers to take advantage of MHA and MFTE.	<p>Neighborhood Centers: Comments noted and forwarded to City decision makers. See Section 4.2.1.3 regarding additional and/or expanded neighborhood centers.</p> <p>Family-sized units: Exhibit 3.8-41 shows projected net new housing units by housing type and size. While there is no way to predict the number of bedrooms in future housing supply, larger attached and detached housing (>1,200 sq. ft.) are the formats most likely to include 2+ bedrooms.</p> <p>Displacement: Exhibit 3.8-48 shows projected housing units lost to demolition by affordability level. While data about the income level and tenure of households occupying these units, housing affordable to low- and middle-income households are more likely to be occupied by low- and middle-income households than are more expensive units.</p> <p>Height limits: The EIS considers height limits when determining the capacity of each parcel for new housing development as well as the likelihood that parcels would be redeveloped under each alternative. Exhibit 3.8-41 summarizes findings in terms of housing unit production by housing type. Exhibit 3.8-49 projects the number of new affordable housing units produced by MHA and MFTE associated with each alternative.</p>

Number	Comment Summary	Response
132-3	Seen overwhelmingly positive impacts of change and growth in own neighborhood (Roosevelt/Ravenna) and would like to see these kinds of changes spread across the city, which requires adding more housing capacity.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
133	Broderick	
133-1	Similar content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for response to Comment 83 and similar regarding plants, animals, and tree canopy.
134	Brooking	
134-1	Similar content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for response to Comment 83 and similar regarding plants, animals, and tree canopy.
135	Broska	
135-1	Alternative 5 should be modified with higher growth targets to accommodate for the housing crisis. Study granting tax breaks and fee deferrals to housing projects that include affordable units to help increase housing.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers. See Section 4.2.1.3 regarding studied growth.
136	Bruan-Kelly 1	
136-1	Same content as Letter 95 regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
137	Bruan-Kelly 2	
137-1	Concern around mass building of homes with little attention paid to the environment, specifically trees.	Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers. See also Section 4.2.1.2 for responses to comments on trees.
138	Brunton	
138-1	Same content as Letter 95 regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
139	Burrill	
139-1	Similar content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for response to Comment 83 and similar regarding plants, animals, and tree canopy.
140	Bushue	
140-1	Same content as Letter 95 regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.

Number	Comment Summary	Response
141 Byrd		
141-1	Same content as Letter 95 regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
142 C, Nancy		
142-1	Concern that the Comp Plan does not seem to consider nature, value of trees, and especially mature trees.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers. See also Section 4.2.1.2 regarding tree canopy.
143 Candiotti		
143-1	Support Alternative 2 or 4. Similar content as Letter 83 regarding plants, animals, and tree canopy.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers. See Section 4.2.1.2 for response to Comment 83 and similar regarding plants, animals, and tree canopy.
144 Cannon		
144-1	Same content as Letter 95 regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
145 Cantrell		
145-1	Need more housing, and increase “urban villages.” Alternative 5 is the minimum we should be considering and welcome an even bolder plan.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers. See Section 4.2.1.3 regarding studied growth.
146 Carre		
146-1	Do not support rezone of 130 th Station. Against urban villages and lukewarm to the idea of neighborhood anchors.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required.
147 Carter		
147-1	Same content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for response to Comment 83 and similar regarding plants, animals, and tree canopy.
148 Catena		
148-1	Same content as Letter 95 regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
149 Cave		
149-1	Same content as Letter 95 regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.

Number	Comment Summary	Response
150 Chadsey		
150-1	Similar content as Letter 95 regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
151 Chadsey		
151-1	Similar content as Letter 95 regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
152 Charbonneau		
152-1	The Seattle plan is extremely wordy, full of vague details, maps are not detailed enough, and extremely hard to digest. Follow the state bill and abandon the comprehensive plan.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
153 Chavez		
153-1	Same content as Letter 95 regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
154 Chernyshev		
154-1	The City did not listen to the overwhelming majority's call for an Alternative 6 vision, which would lower the cost of housing.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers. See Section 4.2.1.3 regarding studied growth.
155 Church		
155-1	Same content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for response to Comment 83 and similar regarding plants, animals, and tree canopy.
156 Clabough		
156-1	We are missing middle zoning; we need more middle housing. I encourage more mixed commercial and residential.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives, so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers. The Preferred Alternative includes expanded opportunities for a variety of housing typologies (including middle housing) as well as mixed use development.
157 Clark, Lisa 1		
157-1	Same content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for response to Comment 83 and similar regarding plants, animals, and tree canopy.
158 Clark, Lisa 2		
158-1	Same content as Letter 95, regarding tree canopy	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.

Number	Comment Summary	Response
159 Clark, Dave		
159-1	Concern around lack of detailed mathematical and technical analysis concerning the impacts of adding 100,000 new housing units to the City with precious and limited natural landscape. There should be a better analysis regarding impacts on landscape and trees as an amendment.	Please see Section 4.2.1.2 for responses to comments in Letters 83 and 95, concerning the process for identifying significant adverse impacts. Also see Section 4.2.1.2 for responses to comments in Letter 500 and similar, concerning implementation of and the effectiveness of the City’s Tree Protection Ordinance. Analyses in the EIS are consistent with SEPA requirements for programmatic, non-project reviews, per WAC 197-11-442.
160 Clifton		
160-1	Same content as Letter 95, regarding tree canopy	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
161 Close 1		
161-1	Six sets of study recommendations including impacts of higher floor area ratios, how and where to place social housing, eliminate parking minimums, etc.	See Section 4.2.1.3 regarding studied growth, changes to zoning standards in centers, and parking minimums. See also Section 4.2.1.2 regarding tree canopy.
162 Close 2		
162-1	Study impacts of density and/or height bonus for middle housing projects with 2-6 units in residential areas that preserve additional green space in their yards beyond minimums required.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers. Section 3.6.3 includes “incentives for ground floor open space” as a potential mitigation measure.
163 Cohen-Lewe, Ashley		
163-1	Same content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for response to Comment 83 and similar regarding plants, animals, and tree canopy.
164 Cohen, Lori		
164-1	Acknowledge the historical and natural resources in the draft comprehensive plan and Draft EIS.	See EIS Section 3.9 for an evaluation of impacts to cultural and historic resources including mitigation.
164-2	Concern on the Roosevelt Urban Center zone being inconsistent with Land Use Policy 2.9. Specific land use policy additions suggested to recognize and plan for the role and character of different neighborhoods.	Comment noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
164-3	Concern on displacement in zone RCN NHD.	The potential for demolition and replacement of existing housing under each alternative is analyzed in the EIS.

Number	Comment Summary	Response
		Comments regarding policies to protect historic housing are noted. Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers. See also Section 4.2.1.1 regarding the affordable housing evaluation.
164-4	Same content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for response to Comment 83 and similar regarding plants, animals, and tree canopy.
165	Colledge	
165-1	Similar content as Letter 95, regarding tree canopy	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
166	Cramer	
166-1	Support for higher density in the Roosevelt South MR Zone. This location is the perfect transition zone candidate for MR (6 story apartment building) zoning and it is close to existing tall infrastructure, a freeway, Light rail station and other transit lines.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers. See response to Comment 54-1.
167	Crocker	
167-1	Concern about the success of the 30% tree canopy goal. How have you been able to calculate the recovery of lost tree canopy? How much public land space do you have for increasing tree canopy, and who will take care of all the new trees?	See Section 4.2.1.2 for responses regarding tree canopy and the effectiveness of the City’s Tree Protection Ordinance.
168	Crocker	
168-1	Same content as Letter 95, regarding tree canopy	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
169	Crockett	
169-1	Concerns around tree canopy, and support for Alternative 2 as it allows for population and job growth with the least negative impact on tree canopy and biodiversity. Support for Birds Connect Seattle message and attached email from Friends of Seattle’s Urban Forest.	Comments noted and forwarded to City decision makers. See responses to Comments 20-1 through 20-6 from Birds Connect Seattle. See Section 4.2.1.2 for responses to comments from Friends of Seattle’s Urban Forest. Please note that the City of Seattle continues to have a goal of achieving 30% tree canopy cover by 2037.

Number	Comment Summary	Response
170 Cunningham Adams		
170-1	Study the impact of higher FARs for middle housing, how and where to place social housing projects in every neighborhood, eliminating parking minimums citywide, and allowing bolder height and density bonuses within ¼-mile of transit.	See Section 4.2.1.3 regarding changes to zoning standards and parking minimums and Section 4.2.1.1 regarding the affordable housing evaluation.
171 Cushman-Macey		
171-1	Disappointment that over 60% of people wanted Alternative 5 or more. Terrible shame that you are listening to wealthy minority instead of the experts and the public.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
172 Dack		
172-1	Similar content as Letter 83, regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for response to Comment 83 and similar regarding plants, animals, and tree canopy.
173 Dahl		
173-1	Support for the Housing Abundance Map, and request to build more housing and more affordable housing. Current plans falls short of housing needs.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. See also Section 4.2.1.2 regarding studied growth and additional and/or expanded neighborhood centers. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
174 Daniel		
174-1	Widespread support for more dense housing near 133 rd and 1 st Ave area and especially support for the Haller Lake United Methodist Church property. Request that the Draft EIS be revised to include NC2-55 zoning for the church property, Lots 3, 4 and 5, of blocks 65, in the HE Orr Park Division No. 6 so that a development might be considered that includes both commercial and residential components.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
175 Daniels		
175-1	Advocating for more housing, as the current plan is lacking, and a list of reasons to address common criticisms including displacement,	Comments noted and forwarded to City decision makers. See also Section 4.2.1.3 regarding studied growth and additional and/or expanded neighborhood centers.

Number	Comment Summary	Response
	character of the neighborhood, traffic, and benefits.	
176	Danner	
176-1	Adoption of an effective Urban Freight Management Plan should be called out as mitigation for transportation impacts which the EIS predicts will be significant under all five alternatives.	The Seattle Transportation Plan includes a Freight and Urban Goods Movement Element. The Freight and Urban Goods Element provides information specific to the planning, design, construction, maintenance, and operation of the transportation network. The STP and the Freight and Urban Goods Movement Element builds on and supersedes the 2016 Freight Master Plan (FMP). All transportation modes, vehicle types, and facilities used in goods movement are considered in the Freight Element, with a focus on truck transport and portions of the transportation network used to access maritime, manufacturing, and industrial centers (MICs) and connections to the regional freight system.
177	Davis Deborah	
177-1	Similar content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
178	Davis Courtney	
178-1	Similar content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
179	Devi	
179-1	Similar content as Letter 83, regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for response to Comment 83 and similar regarding plants, animals, and tree canopy.
180	Diaz	
180-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
181	Dickerson	
181-1	Concern for tree canopy. What is the plan for encouraging the growth of large trees, is there a plan to build the tree canopy in Seattle?	See Section 4.2.1.2 for responses regarding tree canopy.
182	Dolan	
182-1	Similar content to Letter 95, regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
183	Doran	
183-1	Similar content as Letter 83, regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for response to Comment 83 and similar regarding plants, animals, and tree canopy.

Number	Comment Summary	Response
184 Downward		
184-1	Three suggestions on the climate and sustainability element regarding language, tree canopy and adding a fish and wildlife conservation policy.	Comment noted. This comment is beyond the scope of environmental review of the One Seattle Plan so no response is necessary. and forwarded to City decision makers. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
185 Du Mas, Haisten, Siegert, Talbot, Jessup, Costello, Ji, and Chen		
185-1	Owners of 415, 421, 425 and 431 16th Avenue E. Request an upzone to better match adjoining blocks, and additional EIS analysis and text revision to the Code and the Plan that would provide continued flexibility.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
185-2	Requested policy changes and related implementing regulations.	Suggestions for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
185-3	Final EIS should study the addition to the easterly block of 16 th Avenue E between E Republican Street and E Harrison Street, to the adjoining urban center. Suggested revisions to the Final EIS to more clearly acknowledge residential neighborhoods directly adjacent to centers.	The subject block is included in the Capitol Urban Center in the Proposed Plan and is analyzed in the EIS as part of the Preferred Alternative.
186 Duggan		
186-1	Support the combined plan but it does not go far enough, advocate for more homes. Would like to see more smaller-scale commercial accessible from neighborhoods and near transit centers, as well as more childcare and locations for child care in the neighborhoods.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
187 Dunn		
187-1	Support for Alternative 5 and additional height and density studied in small parcels zoned NC-55 to encourage development and create workable Mandatory Housing Affordability program. List of negative impacts of MHA formula including but not limited to diminished existing value of sites and made any new units that	See response to Comment 55-1.

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	could developed under MHA more expensive. Suggested multi-part revisions to NC-55 sites.	
188	Durslag 1	
188-1	Setback requirements for multifamily development on arterials do not allow adequate space for both pedestrian access and substantial tree canopy to mitigate noise, air and particulate pollution, and heat island effects.	See also Section 4.2.1.2 regarding tree canopy. Space for tree canopy is largely determined by the Seattle Right-of-Way Improvements Manual, which determines the minimum right-of-way and landscape strip (for street trees) widths. In addition, LR zones would continue to require a Green Factor score of .60 or higher, which is achieved through plantings and landscape features. A private developer may choose to bolster tree canopy by planting trees in the setback on private property. The Preferred Alternative does propose slightly increasing the setback requirements in LR zones. Currently, rowhouses and apartments in LR zones must be setback a minimum of 5 feet. The proposed zoning would require an average front setback of 7 feet and minimum of 5 feet for all housing types. The 2 additional average feet may be used to accommodate plantings, especially if clustered to provide ample space for tree roots away from buildings' foundations.
188-2	What is the supporting data and research behind the Draft EIS assertion that "No significant unavoidable adverse impacts to air quality and greenhouse gas emissions are anticipated."	See Final EIS Section 3.2.2 regarding air quality and GHG impacts and Section 3.2.3 regarding mitigation.
188-3	How much of Seattle's development under each of the alternatives is in areas currently without sidewalk? What data and research do you have regarding the walkability for areas currently without sidewalks, and the number of miles of sidewalk needed in order to meet a minimum standard of walkability?	See Response to Comment 44-9.
188-4	What plans does the City have to add parks in areas with heavy concentration of apartment buildings? What land does the City intend to buy for this purpose? How many acres would this need to encompass? How many trees would need to be planted in these parks to mitigate tree loss on other parcels?	See Section 4.2.1.2 regarding tree canopy and Section 4.2.1.3 regarding housing and provision of parks and open space.
188-5	When no parking is provided for private automobiles in order to encourage use of public transportation, grocery stores	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision

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	<p>must be within walkable distance from population centers. What is the number of supermarkets that will be required to support increased density in each zone? What location, within a range, will these supermarkets need to be in, and what is the availability of land or structures for them? What incentives will the city need to provide in order to lure supermarkets back into the city in an amount sufficient to meet the development need, and for developers to put aside ground-level units for supermarkets?</p>	<p>makers. Grocery stores are permitted within neighborhood centers, urban centers, regional centers and in commercially zoned Urban Residential areas.</p>
188-6	<p>What is the anticipated family size of Seattle's population in the next 20 years? To what extent will family size differ by income, ethnicity, race, or other family background? To what extent will the standard of two bedrooms as the criterion for a family-sized unit meet the need of Seattle's families? To what extent will two bedrooms as family size provide equity?</p>	<p>Population, race and ethnicity, and household size are discussed in Final EIS Section 3.8 (e.g., see Final EIS Exhibit 3.8-6 for households by tenure and size and Final EIS Exhibit 3.8-41 for projected net new housing units by type and alternative). See also response to Comment 44-6.</p>
188-7	<p>How will Seattle's anticipated transportation pattern, using the bus and rail system that is available only in major corridors, enable parents to get children to and from daycare and still get to their employment on time, considering that multiple parents will not work on direct bus lines? How will this transportation and overall land use allow daycares to afford rent in sufficient areas of the city to meet the need?</p>	<p>The Final EIS describes the future assumptions for the transit network which will include Link light rail service extensions, new Metro RapidRide service, and local Metro bus routes. Metro regularly adjusts its service to adjust to evolving demand and would continue to do so. In addition, Metro offers an on-demand transit option (Metro Flex) in areas of the City that are not served by nearby fixed-route service.</p> <p>Final EIS Section 3.8 also considers employment by alternative, including job growth in neighborhood centers and corridors which have the potential to provide more neighborhood-serving businesses and services (including child care facilities) in areas of the city that currently have few options. In addition, child care centers are currently allowed in numerous zones throughout the city, including residential, mixed use, and commercial zones.</p>
188-8	<p>To what extent will Seattle's future housing be stair-free and suitable for seniors?</p>	<p>See response to Comment 44-8.</p>
188-9	<p>Similar set of questions and concerns as Letter 83, Letter 95, and Letter 500 regarding impacts to plants, animals, and tree canopy, as well as the effectiveness of the City's Tree Protection Ordinance. Concern about impacts, including</p>	<p>See Section 4.2.1.2 for responses to comments in Letter 83, Letter 95, and Letter 500 (and similar letters) regarding plants, animals, and tree canopy. The potential impacts of the alternatives (including varying degrees of development and redevelopment projects that would be expected to occur) on</p>

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	heat island effects, of development on plants and animals within the Seattle city limits.	plants and animals are described and evaluated in Section 3.3.2 of the EIS. Those analyses also address heat island effects.
188-10	What is the projected increase in stormwater runoff and what costs are associated with on-site and alternative city water management policies of stormwater and pollutant runoff as a result?	See Final EIS Section 3.12.2 regarding impacts to utilities, including stormwater, under each of the alternatives.
189	Durslag 2	
189-1	Recommendations for revisions to the text of the Draft Plan.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
190	Dwyer	
190-1	Support Alternative 5. Study impacts of expanded high-rise zoning in urban and residential neighborhoods.	Comments noted and forwarded to City decisions makers. See also Section 4.2.1.3 regarding changes to zoning standards in centers.
191	Edlund	
191-1	Support for either Alternative 2 or 4. Similar content as Letter 83, regarding tree canopy, with additional questions about specific statements.	Comments noted and forwarded to City decisions makers. See Section 4.2.1.2 for response to Comment 83 and similar regarding tree canopy.
192	Eldridge	
192-1	Variation of Letter 83 regarding plants, animals, and tree canopy with additional questions around tree canopy.	See Section 4.2.1.2 for response to Comment 83 and similar regarding tree canopy. Also see Section 4.2.1.2 for responses to comments in Letter 500 and similar regarding concerns about the effectiveness of City’s Tree Protection Ordinance.
193	Eliason	
193-1	The plan does not do enough to redress the harm and poor outcomes stemming from Seattle’s racist and classist land use regulations.	Each section of the Final EIS impacts analysis includes a discussion of equity and climate related impacts including inequities related to race/ethnicity and household income. For example, the Final EIS acknowledges that housing policy and zoning laws have a history of causing harm to Black, Indigenous, and People of Color in Seattle—EIS Section 3.6.2 evaluates land use patterns proposed under each alternative and potential resulting compatibility conflicts for their likelihood to intensify or lessen these historical inequities. See also Response to Comment 92-19 addressing housing policies and redressing past discrimination and exclusion.

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193-2	The plan does not do enough to address broad housing affordability crises in the city. Only Alternative 5 maximizes the number of affordable homes.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers. See Section 4.2.1.1 regarding the affordable housing evaluation.
193-3	The plan does not center climate adaptation in the middle of a worsening climate crisis	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers. EIS Sections 3.2.2 and 3.5.2 consider air quality and noise impacts, respectively, including exposure to air and noise pollution. See Response to Comment 5-3 regarding high-volume traffic roadways beyond freeways.
193-4	The plan is not coordinated with the Seattle transportation plan and levy, nor commits to a transformative turnaround in any timeline that matters.	See Response to Comment 5-6.
194	Ellison	
194-1	Variation of the content in Letter 95, regarding tree canopy with additional questions and concern.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
195	Engstrom	
195-1	A course or information on how to navigate all the documents and how they all connect with others would be helpful.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. The city continuously looks for opportunities to increase transparency in its documents and their relationship to proposed actions.
195-2	Concern for retention of trees and eliminating heritage trees through the new tree policy. Questions about how this plan affects trees in School Districts when making changes on school property.	See the City’s summary of changes of the new ordinance in July 2023: All heritage trees designated by the City’s heritage tree program (now called Tier 1 trees) must be retained unless hazardous, and new development in Neighborhood Residential zones require trees be planted along the sidewalk in the right of way. ¹⁰³ Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.
196	Estrada	
196-1	Same content as Letter 95, regarding tree canopy	See Section 4.2.1.2 for Response to Letter 95 and similar regarding tree canopy.

¹⁰³ See: <https://buildingconnections.seattle.gov/2023/07/27/new-tree-protection-ordinance-goes-into-effect-on-july-30/#>.

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197 Exit		
197-1	Same content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for Response to Letter 83 and similar regarding plants, animals, and tree canopy.
198 Fahrenbruch		
198-1	Similar content as Letter 95, regarding tree canopy	See Section 4.2.1.2 for Response to Letter 95 and similar regarding tree canopy.
199 Faste		
199-1	Same content as Letter 95, regarding tree canopy	See Section 4.2.1.2 for Response to Letter 95 and similar regarding tree canopy.
200 Fayyad		
200-1	Same content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for Response to Letter 83 and similar regarding plants, animals, and tree canopy.
201 Faz		
201-1	Study Alternative 6 that residents demanded in 2022 scoping. We cannot continue with the status quo of low housing stock, decreasing housing affordability, and minimal varieties of housing. Ensure bulking of regulations such as FAR, lot coverage, parking minimums be lifted on every residential lot in the city.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers. See Section 4.2.1.3 regarding studied growth, changes to zoning standards in centers, and neighborhood centers.
202 Fellows		
202-1	This update implements HB 1110 through the proposed action, therefore the impacts of implementing HB 1110 should be documented as an action rather than included in the No Action alternative.	The No Action Alternative does not include implementation of HB 1110. The action alternatives include revisions to the Comprehensive Plan to implement changes required by HB 1110, including promoting more middle housing.
203 Fernandes		
203-1	Questions regarding tree canopy such as what the impact of the Plan is on non-human life, how to ensure existing forests are not destroyed, provide a map of public land where you plan to reforest.	See Section 4.2.1.2 for responses regarding tree canopy and implementation of the City's Tree Protection Ordinance.
204 Fertal		
204-1	Same content as Letter 95, regarding tree canopy	See Section 4.2.1.2 for Response to Letter 95 and similar regarding tree canopy.

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205 Field		
205-1	Same content as Letter 95, regarding tree canopy	See Section 4.2.1.2 for Response to Letter 95 and similar regarding tree canopy.
206 Filipovic		
206-1	Similar content as Letter 83, regarding tree canopy, with additional questions on specifics of increasing trees using city owned property, how many trees must be planted in those areas to replace those that are lost in the private sector.	See Section 4.2.1.2 for Response to Letter 83 and similar regarding tree canopy.
207 Foltz		
207-1	Proposed alternative does not address future housing needs. The current alternative falls well short of the need for affordable housing. Request 4 analysis of increasing new homes, expands neighborhood center designation, permits small apartments and quadplexes in formerly single family only neighborhoods.	<p>Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers.</p> <p>See Section 4.2.1.3 regarding changes to zoning standards in centers and additional and/or expanded neighborhood centers and Section 4.2.1.1 regarding the affordable housing evaluation.</p>
208 Ford		
208-1	Support for Alternative 5. Suggest studying impacts of additional neighborhood centers in urban neighborhoods, as well as greater height and density bonuses within a half mile of transit.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers. See Section 4.2.1.3 regarding changes to zoning standards in centers and additional and/or expanded neighborhood centers.
209 Franco		
209-1	Same content as Letter 95, regarding tree canopy	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
210 Freidberg		
210-1	Similar content as Letter 95, regarding tree canopy	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
211 Friedmann		
211-1	List of 4 proposed changes; include the Seward Park Neighborhood Center as studied Draft EIS Alternative 5, implement Corridor designation in the streets surrounding Seward park, raise FAR and eliminate parking mandates.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers. See Section 4.2.1.3 regarding changes to zoning standards in centers, additional and/or expanded neighborhood centers, and parking minimums.

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212 Fristoe		
212-1	Same content as Letter 95, regarding tree canopy	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
213 Gadeken		
213-1	The city should enact Alternative 6 or improve the Plan by allowing bigger buildings, add more neighborhood centers, zone for fourplexes and sixplexes, embrace transit-oriented development, remove parking requirements, flexibility to increase corner stores.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers. See Section 4.2.1.3 regarding changes to zoning standards in centers, additional and/or expanded neighborhood centers, and parking minimums.
214 Gaul		
214-1	Expanded version of letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for response to Comment 83 and similar regarding plants, animals, and tree canopy.
215 Ghiorso		
215-1	Similar content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for response to Comment 83 and similar regarding plants, animals, and tree canopy.
216 Gillenwater 1		
216-1	The City did not listen to the overwhelming majority’s call for an Alternative 6 vision. To create a more affordable city, the Plan should allow much more housing to be built away from noisy, polluted arterials. Think the Plan should expand the upzone walk shed around high frequency transit to at least ½-mile in Ballard in particular.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers. See Section 4.2.1.3 regarding studied growth.
217 Gillenwater 2		
217-1	The City did not listen to the overwhelming majority’s call for an Alternative 6 vision. Instead the current plan will worsen congestion and pollution by forcing more people into long commutes. Apply Vision Zero best practices in North Seattle in particular on roadways like Aurora Ave.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers. See Section 4.2.1.3 regarding studied growth and Final EIS Sections 3.2 and 3.10 regarding air quality, GHG emissions, and transportation impacts.
218 Gillenwater 3		
218-1	The City did not listen to the overwhelming majority’s call for an Alternative 6 vision. To create a more equitable sustainable city,	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision

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	the Plan should allow for corner stores in many more places. Look into zoning and other changes to the Shilshole marina area in Ballard to allow a more vibrant and walkable mixed use area given its access to Golden Gardens.	makers. See Section 4.2.1.3 regarding studied growth and capacity near parks.
219 Gillenwater 4		
219-1	Challenge flawed analysis presented in the summarized impact of the five alternatives with respect to greenhouse gas emissions (Draft EIS Exhibit 1.6-30). Acknowledge the flaws and apply a proper impact analysis methodology that Alternative 5 would be highly likely to result in greater overall avoided GHG emissions.	Regional GHG analysis is available through the VISION 2050 SEIS ¹⁰⁴ and the King County GHG analysis conducted in 2022 and recently under HB 1181. Please note the central Puget Sound including Seattle are not required to respond to HB 1181 until 2029. The EIS does compare the alternatives relative to the City’s plans in Section 3.2 Air Quality & GHG Emissions . By planning for growth consistent with the VISION 2050 Regional Growth Strategy the City is fitting into the regional evaluation. Planning for growth in the city especially in areas associated with existing and planned transit helps provide a growth pattern that can reduce GHG emissions particularly on a per capita basis as recognized in RCW 36.70A.070 and HB 1181.
220 Gingerich		
220-1	Same content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for response to Comment 83 and similar regarding plants, animals, and tree canopy.
221 Gloger		
221-1	Suggest Alternative 2 be further examined and modified. Concern about loss of trees in Seattle, with a list of expanded questions similar to Letter 95 and Letter 83.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers. The impacts of the Preferred Alternative on plants and animals are evaluated in Section 3.3.2 of the Final EIS. See also Section 4.2.1.2 for responses to comments in Letter 500 and similar, concerning implementation of and the effectiveness of the City’s Tree Protection Ordinance.
222 Godfrey 1		
222-1	More study is needed if our most vulnerable endangered wildlife, the Southern Resident Killer Whales were excluded. Concern and questions regarding tree canopy.	See Response to Comment 20-6 regarding fish and wildlife and tree retention.

¹⁰⁴ See VISION 2050 SEIS at <https://www.psrc.org/planning-2050/vision-2050/environmental-review> and PSRC Air Quality Analysis <https://www.psrc.org/media/1803> updated every six years. See also Puget Sound Regional Emissions Analysis Project, King County, 2022 <https://kingcounty.gov/en/dept/executive/governance-leadership/climate-office/focus-areas/greenhouse-gas-emissions>. Commerce funded 11 county GHG analysis including for King County. Results will inform the County and all cities including Seattle: <https://www.commerce.wa.gov/growth-management/climate-planning/>.

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223 Godfrey 2		
223-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for Response to Letter 95 and similar regarding tree canopy.
224 Godon		
224-1	The plan needs to much further in allowing more housing options in more of the city. We need the Plan to align with state law and allow sixplexes throughout the city and middle housing in many more areas.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers. See Section 4.2.1.3 regarding studied growth and Section 4.2.1.1 regarding the affordable housing evaluation.
225 Grant, Andrew		
225-1	List of 30 general comments and requests for further analysis and information including extending and revising various center boundaries. Questions about content in Chapter 1. Study the elimination of all parking requirements in the Final EIS.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers. See Section 4.2.1.3 regarding parking minimums.
225-2	Provide an Alternative in the Final EIS that can address 50% the current need for income restricted housing (housing available to those at 80% AMI or below) in a pattern consistent with Alternative 5.	See Section 4.2.1.1 regarding the affordable housing evaluation
225-3	Comments and requests for further analysis and information including extending/revising various center boundaries and specific questions about content in Chapter 1.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers. See Section 4.2.1.1 regarding the affordable housing evaluation. See Section 4.2.1.2 regarding plants, animals, and tree canopy. See Section 4.2.1.3 regarding studied growth, changes to zoning standards in centers, additional and/or expanded neighborhood centers, capacity near parks, and parking minimums.
225-4	Suggested revisions to Chapter 2 and studied alternatives.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers. See Section 4.2.1.3 regarding studied growth, Final EIS Chapter 2 for a description of the Preferred Alternative, and Final EIS Chapter 3 for an evaluation of the Preferred Alternative.

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225-5	Requests for additional analysis in Section 3.1 Earth & Water Quality. Request for specific mitigation strategies for areas that will see a significant sea level rise by 2100 and to increase density in areas with a low burden level in Exhibit 3.1-12.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers. See Final EIS Section 3.1.3 for mitigation strategies which includes reference to the Climate Element a new chapter of the City’s Plan. Area 7 has the greatest exposure to sea level rise per Exhibit 3.1-11 and has the lowest residential growth of the studied alternatives. See Exhibit 1.4-9 .
225-6	Requests for additional analysis and clarifications in Section 3.2 Air Quality & GHG Emissions.	In the Final EIS the following is addressed: <ul style="list-style-type: none"> ▪ Dwelling units within 200 meters of high travelled roads the Preferred Alternative is evaluated similar to other alternatives, see Exhibit 3.2-18. A description of existing and potential mitigation measures to address air quality and sensitive uses including housing is included in Section 3.2.3. ▪ Exhibit 3.2-5, Total Citywide Road Transportation Emissions GHG (MTCO_{2e}) by Alternative: GHG per capita numbers are added below each alternative. ▪ Exhibit 3.2-7, Road Transportation Pollutant Emissions: Criteria pollutants are presented consistent with professional practice, but emissions comparing alternatives including the Preferred Alternative are provided.
225-7	Requests for additional analysis in Section 3.3 Plants & Animals. Why are tree management units by zone type and not by subarea? Please provide additional information that makes it clear that 6PPD-quinone originates from tires.	Information in Exhibit 3.3-1 and related discussions comes from the City’s 2022 Tree Canopy Analysis. That analysis divided the city into management units based on land uses. Given that the alternatives under consideration in this EIS concern land uses, that approach is appropriate for this analysis. The discussion of contaminants in stormwater runoff has been revised to acknowledge the source of 6PPD-quinone.
225-8	Requests for additional analysis in Section 3.4 Energy & Natural Resources. Request to provide a comparative building EUI for single-family homes based on existing energy data, clarify how the Transportation Plan factors into VMT and fuel usage numbers, and noted error in Exhibit 3.4-9 title.	The Exhibit 3.4-9 caption is revised to “Net Annual Transportation Fuel Usage—Alternative 3-5 (Trillion Btu)” in the Final EIS. There is no EUI for single family homes based on existing energy data available at this time. Regarding VMT and fuel usage, as density around transit increases, VMT and fuel usage is likely to go down. See Section 3.2 Air Quality and GHG Emissions for list of mitigation measures to reduce VMT including investments in multimodal transportation facilities.
225-9	Request to provide information that acknowledges the impact that a lack of air conditioning and need for passive cooling strategies (i.e., open windows) has on noise pollution in neighborhoods along arterials	A shown on Exhibit 3.5-15 , Exhibit 3.5-16 , Exhibit 3.5-17 , Exhibit 3.5-18 , and Exhibit 3.5-19 modeled traffic noise levels would not exceed 65 dBA CNEL (which is the exterior noise level that can be attenuated to the recommended interior noise level of 45 dBA for residential uses) and the increases in traffic noise from existing conditions to buildout of each of the alternatives would be below the threshold of 1.5 dBA. Passive cooling and ventilation strategies requiring leaving windows open may result in slightly increased interior noise levels. However, it is not

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225-10	Suggested revisions and requests for additional analysis in Section 3.6 Land Use Patterns & Urban Form, including a request to clearly differentiate between the updated plan and the previous one to address historical inequities and suggested changes to dimensional standards to create additional capacity.	<p>possible to determine exterior-to-interior noise attenuation provided by open windows as several factors such as size of window opening, number of windows open, tilt of windows, architectural features, and distance to roadway need to be considered.</p> <p>Comments noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers. See Section 4.2.1.3 regarding studied growth, changes to zoning standards in centers, additional and/or expanded neighborhood centers, capacity near parks, and parking minimums.</p> <p>Zoning under the Preferred Alternative will remove barriers to housing development in all neighborhoods, diverging from the exclusionary zoning of the past. See also Responses to Comment 92-19, 225-12, and Section 3.8.3 regarding measures to address disparate impacts of past policies and regulations.</p> <p>The Preferred Alternative’s zoning proposals include several of these suggestions, including lot coverage of 50% in Neighborhood Residential zones. A potential mitigation measure addresses point access blocks (see Section 3.6.3), which are more feasible with relaxed side setback rules and result in a unified street incrementally over time.</p> <p>The shadows analysis identifies loss of solar access to public spaces during wintertime, when sunlight is most beneficial for heat and human enjoyment, as well as changes in solar access to existing trees. The Final EIS analysis does not emphasize summertime shadow impacts as adverse, since these shadows may help mitigate urban heat; the considerations shadows addressing urban heat is added under Exhibit 3.6-76. It includes a potential mitigation measure for future street tree species to be selected for hardiness in shady conditions.</p> <p>Final EIS Exhibit 3.6-78’s footnote notes that Exhibit 2.1-1 in Chapter 2 cross-walks the existing place types (which remain in Alternative 1) with proposed place type names under Alternatives 2-5.</p> <p>The Preferred Alternative includes changes to the Midrise zone at 85 feet. See Appendix J, Proposed Legislation. Center standards are planned for Phase 2 legislation.</p> <p>In EIS Exhibit 3.6-93, the future AU/acre is estimated to be lower at NE 130th as compared to 15th and 145th because Alternative 2 includes higher intensity residential zones in the 15th and 145th area than at the 130th station area. In Alternative 5, even when more intense zoning is applied and over a larger area in the 130th area, I-5 and steep slopes reduce the developable area within the urban center boundary, many parcels are not considered redevelopable, and larger areas have existing lower density residential than the 145th area, together resulting in a lower AU/acre despite a larger increase in housing supply. The Preferred Alternative would rezone single-family properties in</p>

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		<p>the 130th Street station area to multifamily or commercial zones, just like Alternative 5.</p> <p>PSRC calls for regionally designated Urban Growth Centers to plan for at least 45 AU/acre and Metro Growth Centers for 85 AU/acre. Note that AU/acre measures gross density over large areas that include public rights-of-way, parks, natural landforms and waterways, and other encumbrances that reduce developable land; it is not net density of a single project. The King County Countywide Planning Policies have higher AU/acre limits of 60-120 depending on center type. These are referenced in Section 3.6 Land Use Patterns & Urban Form under the Preferred Alternative. These intensity parameters are largely dependent on market forces. Eventually densities beyond the 20-year planning timeframe studied may be higher and closer to the ranges mentioned.</p>
225-11	<p>Suggested revisions and requests for additional analysis in Section 3.7 Relationship to Plans, Policies, & Regulations. Please confirm and provide one alternative that achieves the County’s goals for housing targets by affordability for all affordability bands at and below 80% AMI. Please provide and study a regional center located in the South End, as requested by a number of members of the South End Community.</p>	<p>Comments noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to decision makers. The action alternatives would create a new housing element to meet new GMA requirements and address additional housing types and affordability levels. See Section 4.2.1.1 regarding the affordable housing evaluation.</p> <p>See Section 4.2.1.3 regarding additional and/or expanded neighborhood centers.</p>
225-12	<p>Suggested revisions and requests for additional analysis in Section 3.8 Housing. Request for a map of zoning changes intended to increase density and racial diversity in study areas with a higher percentage of “White, Non-Hispanic” residents than the Seattle average and in areas at low risk of displacement. How do the total projected new income-restricted units for each alternative compared to the current deficiencies identified in the EDI Community Indicators Report? For Alternative 5, identify strategies to reduce the ratio of net new units to units demolished to a number lower than Alternative 3 or increase the number of allowed housing units.</p>	<p>#106: Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers.</p> <p>#107: The non-Project EIS evaluates place types for each alternative, appropriate to a 20-Year Comprehensive Plan. The City has developed draft zoning that draws from the future land use concepts in the One Seattle Plan and the EIS Alternatives. See Appendix J.</p> <p>#108: The One Seattle Plan outlines the monitoring and accountability framework for the Plan, which will include tracking indicators that tell us whether we are making progress on equity outcomes envisioned by the Plan. Please see page 12 in the Proposed Plan’s introduction for more on this and how monitoring will build on the City’s recent reporting on equitable development indicators and housing needs. Data from the from the indicators report and other parts of the Equitable Development Monitoring Program helped to inform new and expanded policies in the Plan that advance racial equity.</p> <p>#109: Regarding strategies to reduce units demolished per net new unit, this is determined by the location and nature of rezones. Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One</p>

Number	Comment Summary	Response
225-13	Suggested revisions and requests for additional analysis in Section 3.10 Transportation.	Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers.
225-14	Suggested revisions and requests for additional analysis in Section 3.11 Public Services. Request Final EIS addresses the City’s capacity to deal with extreme weather events, including but not limited to a major earthquake event. Suggest Exhibit 3.11-1 show only the number of sworn officers from 2017 to 2022 or revise later exhibits to provide data all the way back to 2012. Revise projected students based on the expected number of family size	<p>Comments noted and forwarded to City decisions makers.</p> <p>Earthquake and Emergency Servies: Regarding fire and emergency services see Final EIS Section 3.11. Building codes and Emergency Response Plans address seismic hazards, and are proposed to be included in Earth & Water Quality mitigation measures. See Final EIS Section 3.1.3.</p> <p>Police: Exhibit 3.11-14 is updated with crime statistics to the year 2023.</p> <p>Schools: See Final EIS pages 3.11-60 and 3.11-61. The estimates of students is conservatively high given the recent fluctuations in enrollment. The City updates its comprehensive plan every 10 years and coordinates regularly with the district, and the school</p>

Number	Comment Summary	Response
	units to be created through all studied alternatives.	district projects student cohorts more frequently and plans can be adaptively managed.
225-15	Suggested references to review and include in Final EIS analysis as well as request to fix a broken link to the Market Rate Housing Needs and Supply Analysis.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. The City has fixed the broken link to the Market Rate Housing Needs and Supply Analysis.
225-16	Request to provide missing appendices or information. Add a draft future zoning land use table to Appendix G. Request to provide the missing information for both the Pedestrian Master Plan as well as the Bicycle Master Plan in Appendix H.	Appendices for the Draft and Final EIS were posted online at https://www.seattle.gov/opcd/one-seattle-plan/project-documents . Appendix G provides detailed tables for existing land use conditions as well as proposed updates to Seattle’s Neighborhood Residential zones. Future land use and zoning are discussed under Section 3.6 . The Pedestrian Master Plan and Bicycle Master Plan are available online at https://www.seattle.gov/transportation/document-library/citywide-plans/modal-plans .
226 Grant, Suzanne		
226-1	Support for Alternative 2 since it has the lowest potential for development-related impacts to vegetation including loss of tree canopy cover. Series of questions regarding tree canopy such as acreage available for planting trees, projected increase in stormwater runoff, etc.	<p>Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See Section 4.2.1.2 for responses to comments in Letter 95 and similar, concerning the potential impacts of the alternatives on tree canopy, including the temporal loss of the essential benefits provided by tree canopy cover. Also see Section 4.2.1.2 for responses to comments in Letter 500 and similar, concerning implementation of and the effectiveness of the City’s Tree Protection Ordinance. Recommendations for revisions to the text of the One Seattle Plan have been forwarded to City decision makers.</p> <p>See Section 4.2.1.2. Calculation of the projected increase in stormwater runoff and associated management costs are beyond the scope of this study and will depend on specific future development.</p>
227 Graves		
227-1	Concerns and misleading statements in the Plan about adverse impacts on the environment, water quality, noise, air quality and GHG emissions, plants, and animals.	<p>The finding of “No significant adverse impact” to water resources is based on code compliance of future development associated with the Plan Alternatives and the mitigation measures included in the Plan. Cumulative avoidance of more egregious impacts to water resources in the region is presented as a consideration, not a mitigation measure.</p> <p>See Section 4.2.1.2 for responses to comment themes on the Tree Canopy Evaluation.</p>
228 Green		
228-1	Disappointment with the Plan because it lacks vision of the future and awareness of the current state	Comments noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes

Number	Comment Summary	Response
	and future realities of housing in Seattle.	related to the One Seattle Plan will be forwarded to the decision makers.
229	Griffin 1	
229-1	Study industrial areas such as SoDo and InterBay for possibility of transforming these areas into mixed use walkable neighborhoods.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See also the City's Industrial and Maritime Strategy adopted in 2023.
230	Griffin 2	
230-1	Suggest creative ways to increase density and greenery simultaneously. As well as study developer incentives.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers.
231	Griffin 3	
231-1	Study taller buildings in neighborhood centers, urban centers and regional centers and options for unlimited building height in those areas. As well as significantly expanding neighborhood centers and study more than the 42 outlined in Alternative 5.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See Section 4.2.1.3 regarding changes to zoning standards in centers and additional and/or expanded neighborhood centers.
232	Griffin 4	
232-1	Study bolder options to build more housing, such as 5 story apartment buildings city-wide, plan for 200,000 new homes, and 80 neighborhood centers.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. The Preferred Alternative studies growth of 120,000 housing units and includes 30 neighborhood centers. See Section 4.2.1.3 regarding studied growth and additional and/or expanded neighborhood centers.
233	Griffin 5	
233-1	Study zoning for offices, housing, and retail throughout the city.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers.
234	Griffin 6	
234-1	Study Duwamish River to make it the crown jewel of the City, what would it take to restore native wetland along the entire river with walking trails for the public?	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers.

Number	Comment Summary	Response
235	Griffith, Jonah	
235-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
236	Griffith, Katy	
236-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
237	Gross	
237-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
238	Gwinn	
238-1	Same content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for response to Comment 83 and similar regarding plants, animals, and tree canopy.

Individuals by Last Name (H – P)

Exhibit 4.2-6. Written Comments and Responses, 2024—Individuals (H – P)

Number	Comment Summary	Response
239	Hagerty	
239-1	Support for Alternative 5 and suggest studying the impacts and opportunities to parking minimums, additional neighborhood centers, expanded high-rise zoning, social housing, etc.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See Section 4.2.1.3 regarding changes to zoning standards in centers, additional and/or expanded neighborhood centers, and parking minimums.
240	Haines	
240-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
241	Hammarlund 1	
241-1	The City owns 40 feet of right-of-way on Roosevelt Way from 3 rd to Aurora Ave, sidewalk connectivity could be increased by adding bike lanes and pedestrian lanes on the shoulders of this roadway with ditches replaced by covered culverts.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers.
242	Hammarlund 2	
242-1	Support for Alternative 5 because it encourages the development of additional low-income housing and	Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives

Number	Comment Summary	Response
	lowers the carbon footprint of residents. Support for Haller Lake United Methodist Church subdivision, and revision of Draft EIS to include NC-55 zoning for the church property.	so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers.
243	Hance	
243-1	Concern for loss of tree canopy. Appalled at the many houses being built in Seattle without leaving any room for trees.	See Section 4.2.1.2 regarding tree canopy.
244	Hannah	
244-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
245	Harper	
245-1	Same content as Letter 226, regarding tree canopy concerns and questions.	See Response to Comment 226-1.
246	Havkins	
246-1	Has the Thornton Creek Watershed been considered in these growth plans? It is very close to 130th and 145 th street.	EIS Section 3.1 considers impacts of development on Thornton Creek, including in the 130 th /145 th Station Area.
246-2	Range of concerns and questions from safety, landscape and parks maintenance. Such as are there adequate safeguards for bike storage for commuters? How will trails be kept safe from homeless encampments.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers.
247	Hedlund	
247-1	The city did not listen to the overwhelming majority's call for an Alternative 6, which would enable the creation of more walkable neighborhoods. The plan should add many more neighborhood centers.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See Section 4.2.1.3 regarding changes to zoning standards in centers and additional and/or expanded neighborhood centers.
248	Heerwagen	
248-1	Study the impacts of additional neighborhood centers off of arterials. Supports Alternative 5.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision

Number	Comment Summary	Response
		makers. See Section 4.2.1.3 regarding additional and/or expanded neighborhood centers.
249	Hill	
249-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
250	Hiltbrunner	
250-1	Is there broadband capacity to accommodate equitable internet access for all residents, but also ensure 150/150 broadband speeds for all, per the RCW 43.330.536 state-level goal definitions?	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers.
251	Holland	
251-1	Rework the Comp Plan to expand housing capacity across the city and not just in isolated pockets and along car-choked arterials.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers.
252	Horn	
252-1	Require developers to retain big trees as much as possible. Require designs to incorporate existing trees.	See Section 4.2.1.2 for responses to comment themes on the Tree Canopy Evaluation.
253	Howe	
253-1	Consider Alternative 2 and 4. Same content as Letter 83, regarding plants, animals, and tree canopy.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See also Section 4.2.1.2 for response to Comment 83 and similar regarding plants, animals, and tree canopy.
254	Hranac	
254-1	Similar content as Letter 83 regarding plants, animals, and tree canopy with additional personal locational context and impact.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See Section 4.2.1.2 for response to Comment 83 and similar regarding plants, animals, and tree canopy.
255	Hutchins	
255-1	Benefits of building a denser city outweigh the temporary impacts during development. Advocate for taller buildings in growth areas, zoning for mass timber, zoning for more than townhomes, reward	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See also Section 4.2.1.3 regarding studied growth, changes to zoning standards in centers, additional and/or

Number	Comment Summary	Response
	extra units, do not count ADUs when counting density, resist urge to expand MHA, remove parking mandates, etc.	expanded neighborhood centers, capacity near parks, and parking minimums.
256	Irwin	
256-1	Support Alternative 2, best choice for giving growth while keeping climate impact considerations a high priority.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers.
257	Itano	
257-1	The plan is written with too much legalese; I cannot understand if the Plan protects our trees. Concern that beloved trees are being replaced by 60 plus apartment buildings that have no parking.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See Section 4.2.1.2 for response regarding tree canopy.
258	Janzen	
258-1	List of questions and concern for tree canopy loss including but not limited to estimation of potential canopy acreage loss, feasibility to reach citywide goal, and suggested recommendations to mitigate tree canopy loss.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See Section 4.2.1.2 for responses regarding tree canopy.
259	Jarvis	
259-1	Support all of Haller Lake from the line of Meridian to I-5 to be upzoned like Shoreline.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers.
260	Jaureguy	
260-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for Response to Letter 95 and similar regarding tree canopy.
261	Jeannette	
261-1	Support Alternative 5, we need more housing for Seattle’s future. However, what is proposed might not even go far enough, if the proposal only meets today’s needs then we will still have a problem in the future.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See also Section 4.2.1.3 regarding studied growth.

Number	Comment Summary	Response
262 Jeniker		
262-1	Same content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for response to Comment 83 and similar regarding plants, animals, and tree canopy.
263 Jerome		
263-1	Amend the Comp Plan to increase housing. Something closer to the previous “housing abundance map” would be a great start.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. See also Section 4.2.1.3 regarding studied growth and additional and/or expanded neighborhood centers.
264 Johnson, Carla		
264-1	Same content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for response to Comment 83 and similar regarding plants, animals, and tree canopy.
265 Johnson, Iskra 1		
265-1	What provisions are in Draft Plan to help reach the 30% tree canopy goal by 2037.	See Section 4.2.1.2 for response to Comment 83 and similar regarding tree canopy.
266 Johnson, Iskra 2		
266-1	According to King County’s Urban Growth Capacity Report, King County already has capacity for 400,000 more housing units. Why is this data being disregarded in estimates?	Seattle’s housing affordability crisis is due in large part to an undersupply of housing compared to demand. The action alternatives proposed in the EIS are each designed to support a different growth strategy for supporting and encouraging increased housing production and increased housing choice in Seattle.
266-2	Given current tree code, what calculations has the EIS done to predict the future of tree canopy under the Draft Plan’s additional density. Questions about the effect of the Plan on plants, animals, stream, and watershed health.	See Section 4.2.1.2 for responses to comments in Letter 95 and similar, concerning the analysis methodology for the evaluations of the alternatives in this programmatic, non-project EIS. Also see the response to Comment 2-7 concerning the feasibility of retaining trees on lots undergoing development or redevelopment. See Section 4.2.1.2 for Responses to Letter 500 and similar, concerning implementation of and the effectiveness of the City’s Tree Protection Ordinance. The impacts of the alternatives on plants and animals (terrestrial and aquatic species), as well as impacts related to heat islands, are described and evaluated in Section 3.3.2 of the EIS.
266-3	Questions and concerns about city’s sewer capacity to handle storm overflow in the new climate of extreme rainfall with added density and hardscaping.	Final EIS Section 3.12 discusses impacts to utilities under each of the alternatives. This includes an analysis of impacts to wastewater and stormwater services, including potential impacts from climate change on utility infrastructure. Impacts of the alternatives relating to stormwater and flooding are described and evaluated in Section 3.1.2 of the EIS.
266-4	Concerns around mitigating damages from loss of stormwater	Measures for mitigating for impacts of the alternatives relating to stormwater management are discussed in Section 3.1.3 of the EIS.

Number	Comment Summary	Response
	management functions provided by trees.	
266-5	Has the Draft EIS verified the assumptions that 100,000 new units of housing will trickle down to create greater affordability? Additional questions around affordability and gentrification.	See response to Comment 44-2. See also Section 4.2.1.1 regarding the affordable housing evaluation.
267	Johnston	
267-1	Same content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for response to Comment 83 and similar regarding plants, animals, and tree canopy.
268	Jones, Judi	
268-1	Same content as Letter 95 regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
269	Jones, Mary	
269-1	Same content as Letter 95 regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
270	Joseph	
270-1	Similar content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for response to Comment 83 and similar regarding plants, animals, and tree canopy.
271	K R	
271-1	Questions around housing, request to provide evidence for supply-side trickle-down theory. Request to include definition of “affordability,” require developments to build sidewalks, implement impact fees or commensurate public benefit compensation for investors in NC Commercial zone properties.	Housing supply and affordability: See response to Comment 44-2. Definition of “affordability”: See response to Comment 44-1. See also Section 4.2.1.1 regarding the affordable housing evaluation. Public benefit: The alternatives do not include any changes to city policies regarding impact fees or commensurate public benefits.
271-2	Against the upzone of residential blocks between 85 th and 80 th near Greenwood Ave.	Comment noted. This comment is beyond the scope of environmental review of the One Seattle Plan so no response is necessary. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers.
272	Kaldowski	
272-1	The City did not listen to the overwhelming call for an Alternative 6 vision, which would encourage social housing in all neighborhoods. The plan should add many more neighborhood centers.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See Section 4.2.1.3 regarding studied growth and additional and/or expanded neighborhood centers.

Number	Comment Summary	Response
273 Keefe		
273-1	The Comp Plan poorly documents that plants and animals will not be affected by planned building scenarios. Preservation of urban forest lands and parks must be a high priority. New plantings will not compensate for those removed for development, since it takes years for new trees to equal the sequestering ability of mature trees.	See Section 4.2.1.2 for response to Comment 83 and similar regarding plants, animals, and tree canopy.
274 Keller, Sophia		
274-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
275 Keller, Kathryn		
275-1	Concerns on growth in the Central Area.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers.
275-2	Section 3.1 Earth & Water needs to have more information about the specific land slide prone areas and water and flood threats with the building we have already in those places.	The EIS includes a summary of existing conditions for reference, but all EIS impact analysis is conducted by evaluating the proposed land use alternatives. Evaluation of existing threats to earth and water resources is outside of the scope of this programmatic EIS, which focuses on how the proposed land use alternatives might change things in the future as compared to the no action alternative. Also, note that current development in and around critical areas (like landslide and flood prone areas) must comply with City codes that require specific protections to avoid or minimize impacts to those areas.
275-3	Section 3.6 Land Use should reflect more anti-displacement measures.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. Residential and commercial displacement are discussed comprehensively in Final EIS Section 3.8 Population, Housing, & Employment .
275-4	Saving trees elsewhere or any other grand scheme is not a reason for Seattle to take action that contradicts the basic concurrency factors we have decided matter for a healthy life.	See Section 4.2.1.2 regarding tree canopy.
276 Kelly, Peter		
276-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.

Number	Comment Summary	Response
277	Kelly, Shana	
277-1	Similar content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for response to Comment 83 and similar regarding plants, animals, and tree canopy.
278	Kerkof	
278-1	Similar content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for response to Comment 83 and similar regarding plants, animals, and tree canopy.
279	Kidder	
279-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
280	Kimball	
280-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
281	King	
281-1	Alternative 2 and 4 are less harmful than 3 and 5. Concern about cutting down big trees that help mitigate climate change, and concern for Seattle’s short and long range livability as climate change continues to impact our region.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See Section 4.2.1.2 regarding tree canopy.
282	Kirchoff	
282-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
283	Kirk	
283-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
284	Kirschner	
284-1	Concerns on disproportionate impacts from major freight routes, busy arterials, and sources of industrial pollution on BIPOC communities.	<p>The Final EIS acknowledges that housing policy and zoning laws have a history of causing harm to Black, Indigenous, and People of Color in Seattle—Final EIS Section 3.6.2 evaluates land use patterns proposed under each alternative and potential resulting compatibility conflicts for their likelihood to intensify or lessen these historical inequities.</p> <p>Final EIS Section 3.10 considers race and social justice in relation to access to comfortable/connected transportation facilities and transportation options.</p> <p>EIS Section 3.2.2 and Section 3.5.2 consider air quality and noise impacts, respectively, including exposure to air and noise pollution. See also Response to Comment 5-3.</p>

Number	Comment Summary	Response
285 Kitchen		
285-1	Support for original abundance map and support an Alternative 6. The plan should add many more neighborhood centers.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See Section 4.2.1.3 regarding studied growth and additional and/or expanded neighborhood centers.
286 Klein		
286-1	Support for Alternative 5. Suggest studying the impact of corner stores.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers.
287 Knoblet		
287-1	Concern for tree canopy, please consider all the critters that are displaced by cutting down trees.	See Section 4.2.1.2 regarding plants, animals, and tree canopy.
288 Kordick		
288-1	Similar content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for response to Comment 83 and similar regarding plants, animals, and tree canopy.
288-2	Do not support the neighborhood center planned for Roosevelt Ave NE and NE 90 th in Maple Leaf, as it will destroy a large section of an established neighborhood.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers.
289 Kramer		
289-1	Support for the Housing Abundance Map for the Comp Plan, we desperately need more housing.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See Section 4.2.1.3 regarding studied growth.
290 Kuczmariski		
290-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
291 Lafferty		
291-1	Similar content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for response to Comment 83 and similar regarding plants, animals, and tree canopy.

Number	Comment Summary	Response
292 Lange		
292-1	Same content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for response to Comment 83 and similar regarding plants, animals, and tree canopy.
293 Langhans 1		
293-1	Question around building DADU's on steep hills, how to build on narrow lots to maximize coverage and profits.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers.
293-2	Questions and concerns around issue of light pollution and impact of surrounding taller buildings on solar panels.	<p>Under all alternatives the City allows heights taller than existing structures throughout the city to achieve housing and other goals. Three-story buildings are already allowed in Neighborhood Residential zones, which could cast shadows on existing 1-2 story structures.</p> <p>The analysis acknowledges that shadows may fall on existing solar panels but that as a citywide analysis, it cannot address this impact at the project scale. The City zoning standards address structure height and adjacent solar access in various zones such as Downtown, Lowrise, and Seattle Mixed.</p> <p>Seattle Municipal Code requires lighting techniques to avoid light on neighboring properties and minimize impacts to the night sky (e.g., SMC 23.44.008.H), and projects that trigger SEPA analysis are required to consider light and glare impacts.</p> <p>Concerns about loss of green spaces and affordable family-sized units are noted. The EIS addresses the provision of public parks and open spaces in Section 3.11. The City POS addresses demand for parks in proximity to multifamily units. See Section 4.2.1.3.</p>
293-3	Concerns around safety issues of corner stores.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers.
293-4	Questions and suggestions about fence regulations and encouraging gardens and yards.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers.
293-5	Suggestion to wait until the results of the Pilot Program and its 35 projects to influence the Draft Plan.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. The City is required to update its Comprehensive Plan and development regulations to meet state deadlines under the GMA.

Number	Comment Summary	Response
294 Langhans 2		
294-1	Questions about how to increase housing units. Request for definition of affordability that is used in the Draft EIS. Question on whether the City's new zone maps will be revised independently of any outside influence of developers.	The term "affordable" refers to housing that costs less than 30% of the occupant's household income. This definition is in the EIS. The City is updating the zoning map consistent with changes needed to support growth targets. See also Response to Comment 44-1 and Section 4.2.1.1 .
294-2	How will the city encourage a variety of home configurations such as cottage housing?	The Preferred Alternative supports a variety of housing types (including cottage housing and other middle housing consistent with HB 1110) that will support housing affordable to all economic segments of the population in Seattle. See also Section 4.2.1.1 regarding the affordable housing evaluation.
294-3	Why the City is considering removal of design standards and reviews.	The City is revising its zoning regulations consistent with new state law. This includes HB 1110 which restricts design review and development standards for middle housing.
294-4	Why does the City fail to discuss and formalize the transition zones as permanent, impenetrable boundaries that surround the higher density zoning of the urban center, etc.?	Exhibit 3.6-9 through Exhibit 3.6-11 discuss regulations the City has in place to provide transitions between multifamily and commercial zones that abut Neighborhood Residential zones. Additionally, under the Preferred Alternative most Urban and neighborhood centers will use Lowrise zones as a transition between higher density zoning and Neighborhood Residential zones.
294-5	Why doesn't the City create general overlay zones to protect family neighborhoods, especially those that are established, already saturated with homes, and have their own distinct character and history? Suggested required steps for developers of new homes or major additions.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers.
294-6	Concerns and questions about strategies to create more housing units per lot, and impact to current residents of single-family homes.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. EIS Section 3.8 considers residential displacement impacts of the alternatives. Individual property owners will continue to make choices about sale and/or redevelopment of their properties.
295 Lappas		
295-1	Same content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for response to Comment 83 and similar regarding plants, animals, and tree canopy.

Number	Comment Summary	Response
296 Lavigne		
296-1	Support for Alternative 5. Study impacts of a range of things including higher growth targets, additional neighborhood centers in urban neighborhoods, including off of arterials, social housing in every neighborhood etc.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See Section 4.2.1.3 regarding studied growth and additional and/or expanded neighborhood centers.
297 Law		
297-1	Similar content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for response to Comment 83 and similar regarding plants, animals, and tree canopy.
298 Lazerwitz 1		
298-1	Increase housing capacity projects to match future demand, aim for 120,000 new units over the next 20 years. Increase the number of neighborhood centers to 50 and allow building 6+ stories near job centers, transit hubs, mixed-used nodes, schools, and parks. Allow for taller midrise housing in growth areas and raise FAR from 0.9 to 1.2 (or 1.5 near transit and in neighborhood centers). Affordability is a major concern to all of us. Create significant floor area, height, and density bonuses for affordable and social housing and include tax rebate program for developers as an alternative to MHA. Include the OPCD proposed anti-displacement strategies in the Comp Plan. Remove parking requirements for housing on Neighborhood Residential lots.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See also Section 4.2.1.3 regarding studied growth, changes to zoning standards in centers, additional and/or expanded neighborhood centers, and parking minimums and Section 4.2.1.1 regarding the affordable housing evaluation.
299 Lazerwitz 2		
299-1	Similar content as Letter 298 with support for Alternative 5 and reiteration of suggested revisions at the end of the letter.	See Response to Comment 298-1.
300 Lazerwitz 3		
300-1	Similar content as Letter 298 with support for Alternative 5 and reiteration of suggested revisions at the end of the letter. The City did not listen to the overwhelming	See Response to Comment 298-1.

Number	Comment Summary	Response
	majority call for an Alternative 6 vision. In Roosevelt, the Plan should include ideas that support HB1220 for affordable housing.	
301	Lebegue	
301-1	Summarize the Climate and Sustainability value and request that the City and the state close the chapter on Blue Angels at Seafair. PM2.5 particles, greenhouse gases, and jet noise is not good for us.	Comments noted and forwarded to City decisions makers. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers.
302	Leconte	
302-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
303	Lee	
303-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
304	Leonard	
304-1	Concerns about growth and its effect on trees and wildlife habitat.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See also Section 4.2.1.2 regarding tree canopy.
305	Leshner	
305-1	Similar content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for response to Comment 83 and similar regarding plants, animals, and tree canopy.
306	LeVine	
306-1	Alternative 2 will be the least destructive to Seattle’s exceptional tree canopy, our vegetation and the urban wildlife. Suggestions to mitigate measures to retain mature trees include but not limited to amending the tree protection ordinance to retain existing trees 6” DSH and larger, support building higher and building attached units to allow for tree retention and planting areas, remove basic tree protection area loophole.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See Section 4.2.1.2 regarding tree canopy, including responses to comments in Letter 500 and similar, concerning implementation of and the effectiveness of the City’s Tree Protection Ordinance.

Number	Comment Summary	Response
307	Lewis, Sarah	
307-1	Same content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for response to Comment 83 and similar regarding plants, animals, and tree canopy.
308	Lewis, Christine	
308-1	Keep Green Lake perimeter as it is. Development should occur along the arterials not neighborhood streets.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers.
309	Lim	
309-1	Disappointed that consideration is not currently being given to increase the FAR/coverage for smaller middle housing projects. We are behind and below the state and other municipalities adopted standards. Without these increases the units built will be smaller and disincentivize them from being built at all. Disagree on reduced zoning for South Seattle neighborhoods.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See Section 4.2.1.3 regarding changes to zoning standards in centers.
310	Limberg	
310-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for Response to Letter 95 and similar regarding tree canopy.
311	Lin	
311-1	Consider range of effects on; solar panels, light, parking, traffic, public safety, tree canopy, mobility for people with wheelchairs or strollers, parks (including dog parks), neighborhood character, small businesses, public art, trash and graffiti.	<p>Parking: While the City will continue to actively manage its on-street parking supply as well as consider whether changes to parking requirements are appropriate, parking is not a required element for SEPA documents and therefore is not explicitly studied in this EIS.</p> <p>Traffic: Section 3.10 provides an evaluation of the transportation effects of the alternatives. This includes the following metrics: mode share, vehicle miles traveled, vehicle hours traveled, average trip speed, corridor level of service, vehicle volume to capacity at a variety of screenlines, intersection level of service in the NE 130th/NE 145th Street Subarea, and performance on state facilities.</p> <p>Mobility for people with wheelchairs or strollers: Section 3.10 provides a summary of current conditions for people walking, biking, and rolling and an evaluation about how those conditions would change with each of the EIS alternatives. Because this is a programmatic EIS, the evaluation is done at a high level across the city. Detailed evaluation of effects to non-motorized facilities from specific developments would occur through the City’s project review process.</p>

Number	Comment Summary	Response
312 Little		
312-1	Support for Alternative 5. Haller Lake United Methodist Church is considering development of low income housing and would like to include retail space for a more accessible and appealing neighborhood.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers.
313 Loder		
313-1	Skeptical that there will be no overall effect on our area waterways, can our system really handle 200,000 more users? Moderate tree canopy loss is not acceptable.	The potential impacts of the alternatives on utilities, including wastewater infrastructure, are described and evaluated in Section 3.12 of the EIS; see Section 3.1 of the EIS for additional analysis relating to stormwater management. See also Section 4.2.1.2 regarding tree canopy.
313-2	Glad to see renter displacement acknowledged. How much empty/available land is there that could be added to the park system? There is no mitigation for the impact of more cars on our streets. How are we ensuring pedestrian safety?	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. The City updated its Parks LOS as part of a 2024 update to the POS Plan to make it more consistent with the City’s goals and approach to acquisition. The 2024 POS Plan Update proposes to change the LOS from an acres per 1,000 people standard to providing parks and park facilities within a 10-minute walk. See the POS Plan Update for measures to enhance the park system. The EIS provides an evaluation of the transportation effects of the alternatives (Section 3.10.2 Impacts) as well as mitigation for the impacts that are identified (Section 3.10.3 Mitigation Measures).
314 Loeber		
314-1	Similar content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for response to Comment 83 and similar regarding plants, animals, and tree canopy.
315 Lorey 1		
315-1	The City did not listen to the overwhelming majority’s call for an Alternative 6 vision, which would lower the cost of housing. Plan needs to address HB 1110, requirements, use Commerce’s model middle housing ordinance as a minimum standard, add back additional neighborhood centers, increase capacity in the grids between high traffic corridors (instead of along these corridors), and eliminate parking minimums citywide.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See Section 4.2.1.3 regarding studied growth, changes to zoning standards in centers, additional and/or expanded neighborhood centers, capacity near parks and other amenities, and parking minimums.

Number	Comment Summary	Response
316 Lorey 2		
316-1	Support bringing the Comp Plan back in line with the original map OPCD drafted. This proposal ensures we can meet our expected housing demand and prepare for unexpected future increases in housing demand.	Comments noted and forwarded to City decision makers. See Section 4.2.1.3 regarding studied growth.
317 Lowhim 1		
317-1	Increase the housing in Seattle.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers.
318 Lowhim 2		
318-1	Support a dense built up village on 17 th and Cherry.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers.
319 Ludman		
319-1	Support Alternative 2; include suggestions to mitigate tree canopy loss similar to Letter 306 as well as suggesting to require developers to submit a tree inventory.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See Section 4.2.1.2 regarding tree canopy, including responses to comments in Letter 500 and similar, concerning implementation of and the effectiveness of the City’s Tree Protection Ordinance.
320 Lukose		
320-1	Same content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for Response to Letter 83 and similar regarding plants, animals, and tree canopy.
321 Lund		
321-1	Similar content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for Response to Letter 83 and similar regarding plants, animals, and tree canopy.
322 Luxem		
322-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for Response to Letter 95 and similar regarding tree canopy.
323 Lyris		
323-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for Response to Letter 95 and similar regarding tree canopy.

Number	Comment Summary	Response
324 Martin		
324-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for Response to Letter 95 and similar regarding tree canopy.
325 Mashayekh		
325-1	Similar content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for Response to Letter 83 and similar regarding plants, animals, and tree canopy.
326 Maslan		
326-1	Similar content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for Response to Letter 95 and similar regarding tree canopy.
327 Mattione		
327-1	Similar content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for Response to Letter 83 and similar regarding plants, animals, and tree canopy.
328 Mauel		
328-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for Response to Letter 95 and similar regarding tree canopy.
329 McCormick		
329-1	Similar content as Letter 83 regarding plants, animals, and tree canopy with additional detailed questions.	See Section 4.2.1.2 for Response to Letter 83 and similar regarding plants, animals, and tree canopy. Analyses in Section 3.3.2 of the EIS describe and evaluate the potential impacts of the alternatives on plants and animals in the city, including species associated with mature forest habitat. Also see Section 4.2.1.2 for responses to comments in Letter 500 and similar, concerning implementation of and the effectiveness of the City’s Tree Protection Ordinance.
329-2	Same suggestions to mitigate tree canopy loss as Letter 306.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See Section 4.2.1.2 regarding tree canopy.
330 McCue		
330-1	Impact of higher growth targets should be studied as an Alternative 6. Alternative 5 is most preferable of current proposals, but more growth appears necessary to comply with state law.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See Section 4.2.1.3 regarding studied growth.
331 McDonald		
331-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for Response to Letter 95 and similar regarding tree canopy.

Number	Comment Summary	Response
332 McEwuen		
332-1	Support for Alternative 5 for addressing the city’s severe housing shortage, but much more can be done to encourage housing production. List of supported strategies including but not limited to maximize development capacity and remove or reduce zoning barriers in target growth areas, regional center in southeast Seattle, residential uses in manufacturing industrial centers, etc. Do not support additional impact fees or an increase in MHA fees.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See Section 4.2.1.3 regarding studied growth and Section 4.2.1.1 regarding the affordable housing evaluation.
333 McKiernan		
333-1	Similar content as Letter 83 regarding plants, animals, and tree canopy with the same additional detailed questions as Letter 329-1.	See Section 4.2.1.2 for Response to Letter 83 and similar regarding plants, animals, and tree canopy. Also see Section 4.2.1.2 for Responses to Letter 500 and similar, concerning implementation of and the effectiveness of the City’s Tree Protection Ordinance.
333-2	Same suggestions to mitigate tree canopy loss as Letter 306.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See Section 4.2.1.2 regarding tree canopy.
334 Michalski		
334-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for Response to Letter 95 and similar regarding tree canopy.
335 Miller, Anne		
335-1	Support Alternative 2, due to lowest potential for development related impacts to vegetation. Same suggestions to mitigate tree canopy loss as Letter 306.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See Section 4.2.1.2 regarding plants, animals, and tree canopy.
336 Miller, Bonnie		
337-1	Concerns and questions around natural urban environment, and loss of tree canopy.	See Section 4.2.1.2 for Responses to Letter 500 and similar, concerning implementation of and the effectiveness of the City’s Tree Protection Ordinance.
337 Miller, Cameron Sidney		
337-1	The city did not listen to overwhelming majority’s call for an Alternative 6 vision. Zoning and FAR regulations should be changed	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision

Number	Comment Summary	Response
	to not just allow but encourage stacked-flat, 6-plexes across the board, at minimum 8-12-plexes in most places.	makers. See Section 4.2.1.3 regarding studied growth and changes to zoning standards in centers.
338	Miller-Dowell Amy	
338-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for Response to Letter 95 and similar regarding tree canopy.
339	Mireia	
339-1	Same content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for Response to Letter 83 and similar regarding plants, animals, and tree canopy.
340	Moehring 1	
340-1	With the forthcoming light rail stops along Interbay between Smith Cove and Dravus/Nickerson, the Interbay Neighborhood Center designation is regrettably undersized and undervalued to its potential mixed use commercial and mid-rise residential given the 2040 transit capacity, proximity to City Center, and jobs.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers.
341	Moehring 2	
341-1	Support Alternative 2 and 4. Similar content as Letter 83, regarding tree canopy, and impact to plant and animals.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See Section 4.2.1.2 for Response to Letter 83 and similar regarding plants, animals, and tree canopy.
342	Morgan 1	
342-1	Concerns around sprawl. What measures does this plan anticipate to actually deter development in outlying areas of the region other than allowing it in the city?	State, regional, and local policies and objectives make clear that the long-term sustainability of rural and resource lands is dependent on accommodating development within the designated urban growth area (e.g., the GMA, VISION 2050, and King County CPPs). Each studied alternative encourages development in Seattle (an urban environment)—focused in designated centers and near transit stations—to reduce the inappropriate conversion of undeveloped land into sprawling, low-density development. The Preferred Alternative provides for more growth and could add capacity to meet additional state and regional objectives, including improved balance of jobs and housing, creating opportunities for middle housing, focusing more growth around transit investments, and contributing to a pattern of growth that supports regional climate goals.
342-2	Concerns around impact to plants and animals. Disagreement with	See Section 4.2.1.2 regarding plants, animals, and tree canopy.

Number	Comment Summary	Response
	stated impacts and mitigation measures to plants and animals, and concern for loss of tree canopy.	
342-3	Concern around land use patterns, inconsistencies in development scale and density by permitting 4 - story development and near full lot development in Neighborhood Residential zones. No buffer proposed between Neighborhood Residential zones in neighborhood centers where zoning allowing 7-story developments, particularly where large-scale development along frequent transit arterials is to be extended one-block into adjacent Neighborhood Residential zones	<p>Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers.</p> <p>New place types and/or expanded housing options in existing Neighborhood Residential zones proposed as part of the action alternatives would introduce localized land use and urban form impacts where newer development is of greater height and intensity than existing development. Over time, additional growth and development will occur in Seattle and a generalized increase in development intensity, height, bulk, and scale is expected under all alternatives—this gradual conversion of lower-intensity uses to higher-intensity development patterns is unavoidable but an expected characteristic of urban population and employment growth. Under the Preferred Alternative, Neighborhood Residential zones allow four-story buildings only if 50% of the units are affordable and the site is within a quarter-mile of frequent transit. Otherwise, three-story buildings are allowed.</p> <p>Also see Response to Comment 294-4 regarding transitions between multifamily and commercial zones that abut Neighborhood Residential zones.</p> <p>Overall, the new place types would create smoother and more varied transitions in intensity throughout the city (especially adjacent to urban center and village boundaries).</p>
342-4	The decision to establish neighborhood centers prior to localized analysis of pedestrian and transportation conditions will lead to unanticipated significant adverse transportation impacts.	Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. The STP EIS addresses the effect of different investments on land use alternatives similar to Alternative 5 which includes the concept of neighborhood centers. This Final EIS evaluates the Preferred Alternative and the potential transportation improvements associated with the Comprehensive Plan within the 20-year planning period within the 20-year planning period based on both the STP plan.
343	Morgan 2	
343-1	Same content as Letter 342-1 from points 1-3.	See Response to Comments 342-1 and 342-2.
344	Morgan 3	
344-1	Same content as Letter 342-2 from points 4-5.	See Response to Comments 342-3 and 342-4.
345	Morrow	
345-1	Same content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for response to Comment 83 and similar regarding plants, animals, and tree canopy.

Number	Comment Summary	Response
346 Muir 1		
346-1	Inaccurate statement regarding tree loss. Tree canopy loss on lots undergoing development should look at loss on all projects finished in 2016-2020.	See Response to Comment 20-6 and Section 4.2.1.2 . The City has evaluated the alternatives with regard to the recently amended 2023 Tree Code amendments.
347 Muir 2		
347-1	As tree canopy is currently measured, the area does not include analysis of tree canopy volume. Without taking both measurements of area and volume into consideration, we cannot calculate ecological loss when mature trees are removed.	Analyses in the EIS are consistent with SEPA requirements for programmatic, non-project reviews, per WAC 197-11-442. The analyses in the EIS have been expanded to address the potential for temporal loss (i.e., time lag between the loss of functions provided by removed trees and the replacement those functions by planted trees) of the essential benefits provided by tree canopy cover. Also see Section 4.2.1.2 for responses to comments in Letter 500 and similar, concerning implementation of and the effectiveness of the City's Tree Protection Ordinance.
348 Muller		
348-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
349 Neylan		
349-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
350 Nicol		
350-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for Response to Letter 95 and similar regarding tree canopy.
351 Nims		
351-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for Response to Letter 95 and similar regarding tree canopy.
352 Niven		
352-1	Support Alternative 2 and 4. Similar content as Letter 83, regarding tree canopy, and impact to plant and animals.	See Section 4.2.1.2 for Response to Letter 83 and similar regarding plants, animals, and tree canopy.
353 Niznik		
353-1	Concerns about the loss of trees and wildlife habitat, especially near the 130 th Street Station. Support Alternative 1 which will result in less destruction of neighborhoods and green space. Questions around the tree canopy and same suggestions to mitigate tree canopy loss as Letter 306.	Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See Section 4.2.1.2 regarding tree canopy.

Number	Comment Summary	Response
354 Nordstrom		
354-1	Update the Plan to be bolder around housing capacity and growth. Consider expanding urban centers near transit and adding additional neighborhood centers, allow corner stores in more places, and more types of middle housing in Neighborhood Residential zones. Give substantial bonuses in FAR, height, etc. for affordable housing provision.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See also Section 4.2.1.3 regarding studied growth, changes to zoning standards in centers, and corners stores and Section 4.2.1.1 regarding the affordable housing evaluation.
355 O, Pennie		
355-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for Response to Letter 95 and similar regarding tree canopy.
356 O'Steen		
356-1	Similar content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for Response to Letter 83 and similar regarding plants, animals, and tree canopy.
357 Obroy		
357-1	Same content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for Response to Letter 83 and similar regarding plants, animals, and tree canopy.
358 Okamoto		
358-1	Support Alternative 2, must sustain a healthy ecosystem that promotes well-being, resilience, clear air, tree canopy, and sustainability equitably across all neighborhoods.	Comments noted and forwarded to City decision makers. See also Section 4.2.1.2 tree canopy.
359 Olson		
359-1	Same content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for Response to Letter 83 and similar regarding plants, animals, and tree canopy.
360 Olwell		
360-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for Response to Letter 95 and similar regarding tree canopy.
361 Ortega		
361-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for Response to Letter 95 and similar regarding tree canopy.
362 Ortiz		
362-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for Response to Letter 95 and similar regarding tree canopy.

Number	Comment Summary	Response
363 Ostrer		
363-1	Same content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for Response to Letter 83 and similar regarding plants, animals, and tree canopy.
364 Overgaard		
364-1	Similar content as Letter 83, regarding tree canopy, and impact to plant and animals. Support for Alternative 2 or 4.	Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See Section 4.2.1.2 for Response to Letter 83 and similar regarding plants, animals, and tree canopy.
364-2	Reduce proposed expansion area of Upper Queen Anne by 50%. Do not think this street network will be able to support the added traffic and parking requirements that will be generated by the level of proposed development.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See also Section 4.2.1.3 .
365 Oxman		
365-1	Include the tree canopy goals of 30% working goal, and 40% aspirational goal to be accomplished by 2037. Add language that equity will only be achieved by allocating greater funding of maintenance in underserved locations.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See Section 4.2.1.2 for Response to Letter 83 and similar regarding plants, animals, and tree canopy.
366 Pan		
366-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
367 Paul		
367-1	Study impacts of floor area ratio bonuses that incentivize stacked flat development rather than attached or detached townhomes. Of the proposed options prefer Alternative 5 but prefer that City look at higher growth targets than Alternative 5.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See Section 4.2.1.3 regarding studied growth and changes to zoning standards in centers.
368 Pearson		
368-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
369 Pedroso		
369-1	Concern about the vagueness of the Draft EIS when it comes to our urban vegetation and wildlife.	See Section 4.2.1.2 regarding plants and animals.

Number	Comment Summary	Response
	Provide more information on impact to plants and animals.	
369-2	Hard time believing the Draft EIS actually stated that this would minimize development in rural areas. Please back up assertions.	See Response to Comment 342-1.
370	Pelland	
370-1	Recommend minimum changes to improve the Plan including support missing middle housing, include provisions for transit-oriented development, eliminate parking requirements.	<p>Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers.</p> <p>See also Section 4.2.1.3 regarding changes to zoning standards in centers and parking minimums and Section 4.2.1.1 regarding the affordable housing evaluation.</p>
371	Pellkofer	
371-1	Same content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for response to Comment 83 and similar regarding plants, animals, and tree canopy.
372	Penrose	
372-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for Response to Letter 95 and similar regarding tree canopy.
373	Peterson	
373-1	Concern on North 148 th Street station placement. Allow higher density apartment buildings in the neighborhood between North 130 th and North 135 th streets and suggested mitigation options. Additional concern on tree canopy loss. Suggestion to add green space, such as pocket parks.	<p>Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See Section 4.2.1.2 regarding tree canopy. See also Section 3.11 Public Services which includes an evaluation of parks including under the City’s recently amended Parks, Recreation, and Open Space Plan.</p>
374	Pifer	
374-1	Same content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for Response to Comment 83 and similar regarding plants, animals, and tree canopy.
375	Pike 1	
375-1	The City did not listen to the overwhelming majority’s call for an Alternative 6. The plan should eliminate parking minimums, convert underutilized golf courses into free public parks and affordable housing, and allow taller	<p>Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See also Section 4.2.1.3 regarding studied growth, changes to zoning standards in centers, capacity near parks, and parking minimums.</p>

Number	Comment Summary	Response
	and bigger buildings in more neighborhoods.	
376	Pike 2	
376-1	The plan should be more ambitious in upzoning to increase density. Revise to allow bigger buildings, restore all 42 originally proposed neighborhood centers, match or exceed the state floor area minimums and allow more density housing, etc.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. The Preferred Alternative studies growth of 120,000 housing units and includes 30 neighborhood centers. See also Section 4.2.1.3 regarding studied growth, changes to zoning standards in centers, additional and/or expanded neighborhood centers, corner stores, and parking minimums.
377	Pike 3	
377-1	Disappointed that Mayor’s office disregarded call for a much bolder growth strategy. Residents want to see bold change – more dense housing, more housing around transit corridors, more corner stores in neighborhoods. The plan does not accommodate the number of new residents projected to arrive.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. The Preferred Alternative studies growth of 120,000 housing units. See also Section 4.2.1.3 regarding studied growth and Section 4.2.1.1 regarding the affordable housing evaluation.
378	Placido	
378-1	Regarding the 130 th and 145 th Station area, support for Combined (Alternative 5) or Focused (Alternative 2). As a resident, we expect big, lasting changes that coincide and take advantage of the improvements happening on Aurora.	Comment noted. This comment is beyond the scope of environmental review of the One Seattle Plan so no response is necessary. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers.
379	Pope 1	
379-1	Increase greening our communities not depleting these resources. Concern that in your haste to develop, you are ignoring studies from the largest urban centers in the world that prioritize increasing green spaces as a way to enhance environmental and ecological benefits. Suggest clarity around specific tree canopy statements.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See Section 4.2.1.2 for responses to comments in Letter 83 and similar regarding concerns about the effectiveness of tree planting programs.
380	Pope 2	
380-1	Specify who is addressing (which departments or committees) day-to-day decisions regarding	See Section 4.2.1.2 for responses to comments in Letter 500 and similar regarding concerns about the effectiveness of City’s Tree Protection Ordinance. Also see Section 4.2.1.2 for responses to

Number	Comment Summary	Response
	preserving existing green spaces in all zones. Request specific studies that show planning programs can compensate for loss of larger trees; what oversight will be in place going forward to ensure scientist will lead the SDCI decisions in the approach to tree preservation.	comments in Letter 83 and similar regarding concerns about the effectiveness of tree planting programs. See also Section 3.11 for an evaluation of demand for parks under each alternative, and Section 4.2.1.3 regarding the City’s POS and providing parks in proximity to areas of growth. See also Response to Comment 188-1 regarding the City’s approach to street trees.
381	Price	
381-1	Similar content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.

Individuals by Last Name (Q – Z)

Exhibit 4.2-7. Written Comments and Responses, 2024—Individuals (Q – Z)

Number	Comment Summary	Response
382	Quarre	
382-1	Add policy regarding restoring ecological conditions.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers.
382-2	Be inclusive of neighbors as part of “community partners” who collaborate on Shoreline Street Ends.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers.
383	Radmanovic	
383-1	Concern by the proposal to rezone West Green Lake neighborhood to allow up to 3-6 story buildings. Please use C1-55 (M) zoned area along Aurora in West Green Lake for building affordable housing instead of rezoning.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers.
384	Rai Trapero	
384-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
385	Ramsdell	
385-1	Support managed growth to add housing in the 130 th Station Rezone. Support focused growth between I-5 and Aurora along 130 th that will enhance safe walking. Focus on	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers.



Number	Comment Summary	Response
	transportation corridors as noted in Alternative 4. Add high-rise apartments around neighborhood amenities for elderly.	
385-2	Support Alternative 5 level of growth if developers are required to maintain a maximum percentage of healthy, long-living trees.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See also Section 4.2.1.2 regarding tree canopy.
386	Rava	
386-1	Similar content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for response to Comment 83 and similar regarding plants, animals, and tree canopy.
387	Ravell, Padial	
387-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
388	Ravell, Mireia	
388-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
389	Reuben	
389-1	The Draft Plan does not plan for enough housing, keeping housing production below expected growth. Includes six recommendations similar to Letter 128 to embrace housing abundance.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See Section 4.2.1.3 regarding studied growth, changes to zoning standards in centers, additional and/or expanded neighborhood centers, corner stores, and parking minimums.
390	Riley	
390-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
391	Robb	
391-1	Similar content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for response to Comment 83 and similar regarding plants, animals, and tree canopy.
392	Roberts	
392-1	Own home located next to the E. Harrison Street End on Lake Washington. Concern on deteriorating conditions on Shoreline Street Ends. Proposed revision to draft Policy P 1.14 and to the glossary definition of Shoreline Street Ends.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers.

Number	Comment Summary	Response
393 Robinson		
393-1	Property and business owner at 12303 15 th Ave NE. Support for changing zoning in the 130 th 145 th Street Station Area, Alternative 2 and 5.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers.
394 Rock		
394-1	Bring back the planner proposed Abundance map that begins to meet the needs of our growing city instead of politically motivated opinions.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See Section 4.2.1.3 regarding studied growth.
395 Roda		
395-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
396 Root		
396-1	Concerns and questions around tree canopy; is there a concrete plan to ensure that trees will be planted in a timely fashion? Supported analysis of what the impacts of trees and wildlife are expected to be.	See Section 4.2.1.2 regarding plants, animals, and tree canopy.
397 Roraback		
397-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
398 Rose		
398-1	Support Alternative 2 or 4 for future housing plans as there is more possibility to maintain tree canopy. Maximize retention of existing trees 6" DSH and larger. What impacts will be on plants and animals in each alternative.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See Section 4.2.1.2 regarding tree canopy.
399 Rosentreter		
399-1	Support OPCD Abundance Map and reject current plan that significantly reduced the amount of planned housing.	Comments noted and forwarded to City decision makers. See Section 4.2.1.3 regarding studied growth.
400 Rubenkonig		
400-1	Same content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for response to Comment 83 and similar regarding plants, animals, and tree canopy.

Number	Comment Summary	Response
401 Ruha		
401-1	Comment on energy efficient construction, tree canopy cover, access to healthy food and pharmaceuticals.	<p>Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers.</p> <p>The Preferred Alternative includes the following concepts noted in the comment: energy efficient construction; ; walkable neighborhoods with residences and services and amenities in close proximity; neighborhood streets with smaller multifamily buildings, trees, and gardens; decreased hardscape and increased vegetation, especially drought tolerant and native/near-native plants; rain gardens; and walking and biking infrastructure improvements.</p> <p>The Final EIS discusses new housing and design to encourage social interaction on pages 3.6-113-115 and under the Equity & Climate Vulnerability Considerations sections under each Alternative. Community gardens are not explicitly mentioned in the urban form chapter, but Seattle’s policies (e.g., P-1.10, P 1.28) support community gardens, and the Final EIS includes a potential Parks mitigation measure to add community gardens, including on rooftops (page 3.11-80).</p> <p>Policies directly addressing tree canopy loss are on pages 3.3-24-35, regulations on page 3.3-27, and potential additional mitigation measures on pages 3.3-28-29, which emphasize trees on public rights-of-way and parks. See also Section 4.2.1.2 regarding tree canopy and Section 3.3 Plants & Animals.</p>
402 Russell		
402-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
403 Saakian		
403-1	Support the original abundance map, allowing for 10,000+ new dwelling units a year, 44+ neighborhood centers, and more.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See Section 4.2.1.3 .
404 Saliba		
404-1	Suggestion on potential RSL zone between Union and East Pine Streets.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers.
404-2	Request the Final EIS include an analysis of the trade-offs between the draft anti-displacement strategies and the quantifiable need to generate more housing, specifically the amount of	The EIS studies the Proposed Plan including the growth strategy that would see generally see RSL zoning rezoned to LR zoning as part of the Plan’s implementation. The analysis considers impacts from growth anticipated by the growth strategy over the next 20 years. Additionally, the Plan contains a broad range of anti-displacement policies including policies that promote affordable

Number	Comment Summary	Response
	additional housing that could be generated if all RSL-zoned land in Centers was rezoned to LR regardless of displacement risk, if all RSL-zoned land in Centers that is not a high-displacement risk was rezoned to LR, if all RSL-zoned land in Centers that is only low-displacement risk was rezoned to LR, and if none of the RSL-zoned land in Center was rezoned to LR (No Action; identify the number of homes that would likely be demolished or renovated to create luxury homes and still result in displacement in this case).	housing, increasing community ownership, protecting low income tenants from rent increases and eviction.
405	Sanborn	
405-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
406	Sanchez	
406-1	Support for corner stores in Neighborhood Residential areas. The average annual housing production rate is too low, this will impact renters, low-income people, and people of color. Allow midrise housing and mixed uses in residential areas.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See Section 4.2.1.3 regarding studied growth and changes to zoning standards.
406-2	Support for expanding urban centers, new urban center at 130 th , Ballard as new regional center, removing minimum parking requirements near transit, and allowing corner stores throughout Neighborhood Residential areas.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers.
407	Sanders	
407-1	Recommendations to improve the Comp Plan include; apartments allowed on all arterial with 10 minute or better bus service, apartments on all corner lots that are 50% larger than underlying zoning, improve FAR, etc.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See Section 4.2.1.3 regarding studied growth and changes to zoning standards.
408	Sanford	
408-1	Similar content as Letter 95 regarding tree canopy. Draft EIS does not address saving the 6 inch and larger diameter trees we have,	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.

Number	Comment Summary	Response
	too vague about the actual projected tree loss.	
409	Sargent	
409-1	Disappointed to see the Plan with the potential rezone around the 145 th street station removed. Want to see similar taller projects being built in Shoreline, on the Seattle side. Seattle desperately needs more housing, especially close to light rail and upzoning along these busier arterial and close to transportation makes great sense.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers.
410	Saxton	
410-1	Study impacts of citywide elimination of parking minimums, expanded high-rise zoning within half mile of all light rail stations, parks, grocery stores, and floor area ration bonuses. Prefer Alternative 5.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See Section 4.2.1.3 regarding changes to zoning standards, capacity near parks, and parking minimums.
411	Scanlon	
411-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
412	Scarlett 1	
412-1	Define what affordability at all levels means.	See Response to Comment 44-1.
413	Scarlett 2	
413-1	Questions about Resolution 31870 to study South Park for designation criteria as an urban village. Concern that this study was never completed, yet South Park will be upzoned.	<p>Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers.</p> <p>The One Seattle Plan reclassifies the South Park Urban Village as a neighborhood center. The South Park Neighborhood Center encompasses a smaller geography than the previous urban village boundaries. Zoning within the urban center includes a reclassification of RSL zones to LR1 zones and an increase in zoned development capacity that is consistent with a neighborhood center designation.</p>
414	Scarlett 3	
414-1	South Park does not fit the urban center guidelines. Why is South Park designated an urban center?	See Response to Comment 413-1.

Number	Comment Summary	Response
415 Scarlett 4		
415-1	Questions about South Park – why was residential small lot applied to 2500 sq ft lots in South Park while other areas of the city are 5,000 sq ft? Developers are adding much more lot coverage than is allowed, and we are losing trees fast.	See Response to Comment 413-1 and Section 4.2.1.2 regarding tree canopy.
416 Scarlett 5		
416-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
417 Schiefer, Estelle		
417-1	Explain in detail how you plan to maintain the current tree canopy while carrying out the comprehensive plan?	See Section 4.2.1.2 regarding tree canopy.
418 Schiefer, Hans		
418-1	How will the Comp. Plan increase tree canopy in frontline communities where people have more asthma and need cleaner air?	Section 3.2 Air Quality includes discussion of mitigation including increasing the density of tree canopy near high-volume roadways and industrial areas to block the line-of-sight to residential uses and improved air filtration in new sensitive development such as residences, schools, daycares, and hospitals. Combined, these strategies would improve indoor air. See also Section 4.2.1.2 regarding tree canopy.
419 Scholes		
419-1	Similar content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for response to Comment 83 and similar regarding plants, animals, and tree canopy.
420 Schubert		
420-1	Do not support the Green Lake rezoning. There is no infrastructure to support such a drastic increase in density. A sprawling corridor of multistory buildings will ruin the neighborhood.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers.
421 Scott		
421-1	Do not support proposal to develop District 4 as a neighborhood center (specifically intersection of NE 55 th St and 40 th Ave NE). Does not have sufficient business opportunities or public transit options to support high density living.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers.

Number	Comment Summary	Response
422 Scully		
422-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
423 Shen		
423-1	Clarify how you will stop continued loss of tree canopy due to in-fill development in residential neighborhoods. What studies have you made showing that planting young trees will compensate for removal of mature trees during development?	See Section 4.2.1.2 regarding tree canopy.
424 Shettler 1		
424-1	Is the City required to make progress toward the 30% tree canopy goal, or is it simply aspirational?	See Section 4.2.1.2 regarding tree canopy.
425 Shettler 2		
425-1	Same content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for response to Comment 83 and similar regarding plants, animals, and tree canopy.
426 Shettler 3		
426-1	Similar content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for response to Comment 83 and similar regarding plants, animals, and tree canopy.
427 Siegelbaum		
427-1	Similar content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for response to Comment 83 and similar regarding plants, animals, and tree canopy.
428 Siegfriedt 1		
428-1	Similar content as Letter 44 and 89-92. Seventeen sets of questions including affordability, housing supply, middle housing rental supply, environmental impact of tree canopy loss. Where is the definition of affordability? The HB 1110 definition should be used. What is the likelihood that this plan will result in affordable low-income housing provided by the market? Need for programs or zoning incentives for urban residential neighborhoods? How many low-income affordable	See Responses to Comments 92-1 through 92-18.

Number	Comment Summary	Response
	rentals will be built under Alternative 5?	
429	Siegfried 2	
429-1	How can the Plan recommend paying someone to move under the Tenant Relocation Assistance program as a mitigation, when it actually facilitates displacing someone? Questions regarding displacement, MHA unit production, and the “supply-side myth” that simply building more housing creates affordability defined in HB 1110.	See Section 3.8.2 regarding lack of supply, housing affordability, and economic displacement. See also Responses to Comment 44-2 and Section 4.2.1.1 . Note that the Preferred Alternative includes the Proposed Plan and references measures to protect low-income tenants from rent increases and eviction and preserve affordable housing.
429-2	Isn't it true that the last Comp Plan resulted in a loss of workforce or middle-income housing, since almost all market-rate rental apartments were built for high-income workers and older housing lost to demolition? Isn't it true that continuing on the present course, as this plan does, will exacerbate the hollowing out of our middle class because of the loss of low-income housing and family-size housing affordable to them?	See Responses to Comments 44-2, 44-6, and 44-7. Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers.
429-3	Isn't it true that since infill builders will never build rentals (not their business model) and no nonprofits can build at the scale of six units or less, that no affordable rental units are likely to be built in Urban Neighborhoods? And that seniors who live there now, being priced out by rising property taxes, will have no place in their own neighborhoods to downsize, unless stacked flats and courtyard buildings are incentivized or zoned for? What are the recommendations to allow seniors (of all races) to remain in their communities of support?	See Response to Comments 44-2 and 44-8.
429-4	The Housing Element clearly displaces trees from all new development. Where is the mitigation to prevent loss of tree canopy, by stronger enforcement	See Response to Comment 44-3 and Section 4.2.1.2 regarding tree canopy.

Number	Comment Summary	Response
	of permitting, by requiring developers to replace full-size trees with full-size trees, by determining some lots to be unbuildable? Where are your mitigations for the trees that will increase the tree canopy to 30%, rather than continuing on the present course and displacing our tree canopy?	
429-5	In the Housing Appendix, shouldn't trees be shown in the idealized drawings of housing?	Urban form diagrams in the One Seattle Comprehensive Plan Final EIS have been annotated to show how trees can be accommodated. See Section 3.6 Land Use Patterns & Urban Form, Exhibit 3.6-100 through Exhibit 3.6-105 .
429-6	If buildings (condos) are allowed to be four-story blocks in Urban Residential zones, doesn't that block the sun from 2-story craftsman homes that are or are likely to have solar panels? Is this economic loss being evaluated? Shouldn't four-story buildings be grouped with taller, not shorter buildings?	See Response to Comment 293-2 regarding impacts to existing solar panels.
430	Sims 1	
430-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for Response to Letter 95 and similar regarding tree canopy.
431	Sims 2	
431-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for Response to Letter 95 and similar regarding tree canopy.
432	Skantze	
432-1	Similar content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for Response to Letter 83 and similar regarding plants, animals, and tree canopy.
433	Smith	
433-1	Supports Alternative 5 and request to study the impacts of social housing in every neighborhood.	Comments noted and forwarded to City decision makers. See Section 4.2.1.3 regarding studied growth and Section 4.2.1.1 regarding the affordable housing evaluation
434	Speers	
434-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
435	Stephensen	
435-1	Support recommendations by The Urbanist. Allow for taller buildings, incentive middle housing and	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes

Number	Comment Summary	Response
	affordable housing, remove barriers for increased density, etc.	related to the One Seattle Plan will be forwarded to the decision makers. See also Section 4.2.1.3 regarding changes to zoning standards in centers additional and/or expanded neighborhood centers, corner stores, capacity near parks, and parking minimums.
436	Stevens	
436-1	Same content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for response to Comment 83 and similar regarding plants, animals, and tree canopy.
437	Stiffler	
437-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
438	Stockwell	
438-1	Encourage the city to plan for more types of housing, start building out housing supply. Modifications to the Plan including but not limited to; encourage transit-oriented development, increase the FAR, add back original neighborhood center, remove parking requirements.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See also Section 4.2.1.3 regarding changes to zoning standards in centers, additional and/or expanded neighborhood centers, corner stores, and parking minimums.
439	Strock	
439-1	Advocate for density	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers.
440	Stutman	
440-1	Support for Alternative 5 including development of a new Urban Center on 130 th Street. Plan is not ambitious enough; encourage more housing options. Suggested considerations include minimize or remove parking requirements and increase floor area ratios.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. See Section 4.2.1.3 regarding changes to zoning standards in centers and parking minimums.
440-2	Broader rezone in the 130 th street area; suggest extending upzones to more areas of the city.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers.
440-3	Consider Pastor Laura Baumgartner of the Haller Lake Methodist Church’s request to allow their lot to accommodate	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes

Number	Comment Summary	Response
	both residential and commercial development	related to the One Seattle Plan will be forwarded to the decision makers.
441	Sundquist	
441-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
442	Surdyke	
442-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
443	Swing	
443-1	Support Alternative 2. Variation to the recommendations in Letter 95 about tree canopy protection.	Comments noted and forwarded to City decision makers. See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
444	Talen 1	
444-1	Support adding more housing in all neighborhoods, planning for more growth, and developing the city in a more sustainable, equity way. The city did not listen to the overwhelming majority's call for an Alternative 6 vision. In Capitol Hill in particular, I think the Plan should allow high-rise apartments.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See also Section 4.2.1.3 regarding studied growth. Under the Preferred Alternative, a variety of housing is allowed in the First Hill/Capitol Hill Regional Center, including high-rise multifamily development in areas closest to Downtown.
445	Talen 2	
445-1	Study impacts of expanded high-rise zoning in Urban Neighborhoods within 1 mile of parks. Support for Alternative 5.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See Section 4.2.1.3 regarding changes to zoning standards in centers and capacity near parks.
446	Taylor, Patrick	
446-1	Same content as Letter 18, including concern the alternatives are not being ambitious enough for increased density and housing. Additionally, Seattle should prioritize proximity-based strategies over mobility-based ones. Additional comment on prioritizing transmutation mode shift towards active mobility options over automobile electrification.	See Responses to Comments 18-1 through 18-10.
447	Taylor Sarah	
447-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.

Number	Comment Summary	Response
448 Tenhoff-Barton		
448-1	Not enough protection for trees. What are the mitigation strategies for loss of trees?	See Section 4.2.1.2 regarding tree canopy.
448-2	Questions around what is considered affordable housing for middle class families, and how the plan provide for seniors.	See Response to Comment 44-1 regarding affordable housing definition and Response to Comment 44-8 regarding housing for seniors. See also Section 4.2.1.1 regarding the affordable housing evaluation.
449 Thiessen		
449-1	Study the impacts of higher floor area ratios for middle housing in all residential zones. Support Alternative 5 with higher growth targets.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See Section 4.2.1.3 regarding changes to zoning standards.
450 Thomas, Robin		
450-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for Response to Letter 95 and similar regarding tree canopy.
451 Thomas, Toby		
451-1	Same content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for Response to Letter 83 and similar regarding plants, animals, and tree canopy.
452 Toms		
452-1	Support for Alternative 5.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers.
453 Toohey		
453-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for Response to Letter 95 and similar regarding tree canopy.
454 Travis		
454-1	Study impacts of higher density in all residential zones, and impact on housing affordability. Supports Alternative 5.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See Section 4.2.1.3 regarding studied growth and changes to zoning standards.
455 Trecha		
455-1	Support for removing parking minimums from every residential zone in the city, and increased density in all neighborhoods.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers.

Number	Comment Summary	Response
		See also Section 4.2.1.3 regarding studied growth, changes to zoning standards in centers, and parking minimums.
456	Tully	
456-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
457	Ullmann	
457-1	Support for corner stores, small businesses and small apartment buildings in neighborhoods. Concern on lack of transit in the Maple Leaf neighborhood and the neighborhood’s neighborhood center designation. Recommendation to re-site Maple Leaf’s neighborhood center near Lake City Way and NE 80 th St, closer to Northgate, rather than NE 90 th St and Roosevelt Way, modify the circumference to a ¼-block on non-arterials, and limit density beyond a ¼-block on non-arterials.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers.
457-2	Request to reconsider requiring development to take part in the MHA program, analyze source/supply/demand/affordability over time, and encourage social housing. The Draft EIS executive summary’s section on Population, Housing & Employment states that all alternatives will increase income-restricted and affordable market-rate housing by increasing housing supply. Where does this assumption come from?	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See Response to Comment 44-2 and Section 4.2.1.1 regarding the affordable housing evaluation.
457-3	Site neighborhood centers near transit hubs, address transportation needs of older adults, and mandate parking in residential redevelopment—question the belief that most people do not need cars or off-street parking.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. The City coordinates with Metro regarding transit service in the city.
457-4	Support the city’s aspiration to achieve a 30% tree canopy, and note that coverage has shrunk in recent years. Believe more analysis of the effect of development on the tree canopy is needed for each proposed neighborhood center, and	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. Please see Section 4.2.1.2 for responses to comments in Letters 83 and 95, concerning the process for identifying significant

Number	Comment Summary	Response
	that the Draft EIS includes statements that either are irrelevant or not supported by facts. Request guaranteed protections for large trees, to evaluate projected canopy loss for each neighborhood center, to define the time needed for newly planted trees to achieve benefits of mature trees, and to remove irrelevant and unsupported assumptions.	adverse impacts. Analyses in the EIS are consistent with SEPA requirements for programmatic, non-project reviews, per WAC 197-11-442. The analyses in the EIS have been expanded to address the potential for temporal loss (i.e., time lag between the loss of functions provided by removed trees and the replacement those functions by planted trees) of the essential benefits provided by tree canopy cover. Analyses in the EIS are not based on the assumption that the City of Seattle can exercise control over planning decisions made by other jurisdictions. Statements about the potential for reducing development pressure in outlying areas are consistent with the GMA goals of encouraging development in urban areas and reducing urban sprawl.
458	Urban	
458-1	Support the Housing Abundance Map, we need an ambitious plan to handle the housing crisis and cost of living crisis that go with a lack of housing.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See also Section 4.2.1.3 regarding studied growth.
459	Valett	
459-1	Similar content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for Response to Letter 83 and similar regarding plants, animals, and tree canopy.
460	Van Bronkhorst	
460-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for Response to Letter 95 and similar regarding tree canopy.
461	Villasana	
461-1	Similar content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for Response to Letter 83 and similar regarding plants, animals, and tree canopy.
462	Vitz-Wong	
462-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for Response to Letter 95 and similar regarding tree canopy.
463	VonVeh	
463-1	Concern on increased density in single-family neighborhoods, including need for Comprehensive Plan to address services to support growth, impacts to tree canopy, and impacts from ferry related traffic in West Seattle.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See also Section 4.2.1.2 and Response to Letter 44 regarding tree canopy. See Section 3.10 Transportation regarding transit including ferries. Travel Times on corridors including those in West Seattle are addressed. The EIS uses a travel demand model accounting for existing and expected growth in the region.

Number	Comment Summary	Response
464 Wada		
464-1	Support recommendations that Birds Connect Seattle submitted. City leaders must be less focused on developers, and care more about the natural greenery.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See Responses to Comment 20-1 through 20-6 and Section 4.2.1.2 for Response to Letter 83 and similar regarding plants, animals, and tree canopy.
465 Wade		
465-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for Response to Letter 95 and similar regarding tree canopy.
466 Wagner 1		
466-1	Similar content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for Response to Letter 83 and similar regarding plants, animals, and tree canopy.
467 Wanger 2		
467-1	Resent Letter 466	See Response to Comment 466-1.
468 Waldman		
468-1	Concern for tree canopy- no more million-dollar developments with 2 dollar trees.	See Section 4.2.1.2 regarding tree canopy.
469 Wall		
469-1	<p>Why does the City use the 30% standard for considering cost-burden and what has the City done to adopt this in any official way? Concerns related to housing affordability and question the net growth in housing and jobs by alternative reported in the Housing Appendix.</p> <p>No Action meets the GMA/King County requirements to produce the 80,000 new housing units and the updated development capacity report estimates a capacity under existing zoning to almost double that number—what is the justification for selecting any alternative to reach 100,000 or more net new housing units? What new code requirements will need to be enacted to meet the housing needs of households between 0-50% AMI?</p> <p>Final EIS should include an estimate of the net new housing</p>	<p>Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See Section 4.2.1.1 regarding the affordable housing evaluation.</p>

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	<p>units that can now be created under HB1110 and the type of units (townhouses, flats, cottages) and occupancy status, i.e., rental, owner, congregate/shared housing. The estimates should recognize that nearly half of the parcels with NR-1 zoning are less than 5,000 SF.</p>	
<p>469-2</p>	<p>Does not agree with Draft EIS claim that existing regulations are adequate to mitigate all environmental impacts given the clearly observable impacts of a growing population on energy demand, water supply, surface water quality, tree canopy, air quality (more VMT and congestion) and public safety. How will the environmental impacts of becoming a city of one million people be tracked and addressed over the timeframe of this plan?</p> <p>Draft EIS does not address the socio-economic impacts of the Growth Strategy, including household costs, cost-of-living, and displacement risk. Final EIS should include an analysis of the public costs for infrastructure (parks, transportation, energy, drainage, wastewater, solid waste) to meet growth demands.</p>	<p>Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See Responses to Comments 132-2, 164-3 and 404-2 regarding displacement.</p> <p>Section 3.1 of the Draft and Final EIS provides an analysis of the potential impacts to earth and water quality. Section 3.1.2 analyzes the potential impacts associated with each alternative and finds that there are no significant unavoidable adverse impacts.</p> <p>Section 3.3 of the Draft and Final EIS provides an analysis of the potential impacts to plants and animals, including tree canopy. Section 3.3.2 analyzes the potential impacts associated with each alternative and finds that there would be no significant, unavoidable adverse impacts on tree canopy.</p> <p>Section 3.2 of the Draft and Final EIS provides an analysis of the potential impacts to air quality and greenhouse gas emissions. Section 3.2.2 analyzes the potential impacts associated with each alternative and finds that there are no significant adverse impacts.</p> <p>Section 3.4 of the Draft and Final EIS provides an analysis of potential impacts related to energy and natural resources. Section 3.4.2 analyzes each alternative for potential impacts and finds there are no significant adverse impacts.</p> <p>Section 3.11 of the Draft and Final EIS provides an analysis of potential impacts related to public safety. Section 3.11.2 analyzes each alternative for potential impacts and finds that for fire/emergency services, parks, schools, and solid waste there are no significant adverse impacts. For police, with investment in mitigation measures will provide adequate services for future population growth.</p> <p>SEPA does not require cost-benefit or economic analysis (WAC 197-11-448 and 450). See Section 4.2.1.4.</p>
<p>469-3</p>	<p>Area 1 is described as having significant drainage and wastewater deficits yet is targeted for the greatest percentage of new housing under two of the alternatives despite the upgrades to accommodate this growth being</p>	<p>The EIS acknowledges the potential conflict of adding additional population to Area 1 due to infrastructure constraints. However, there are broad areas within Area 1 that would have sufficient drainage and wastewater capacity to accommodate new households. Seattle City Light used the addition of 65,000 housing units by 2030 in its study on the impacts of electrification; it was not meant to indicate a targeted or planned growth. The growth assumptions of the alternatives go farther out then 2030 to 2044.</p>

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	<p>called 'cost prohibitive.' Please explain.</p> <p>In the section on electrical power, the Draft EIS says that City Light has plans to accommodate 65,000 additional housing units. How does that relate to the Growth Strategy that calls for between 80,000 and 100,000+ housing units? Do we really have affordable capacity to meet future electrical energy demand? Recent news coverage suggests we do not given climate change impacts.</p>	<p>The EIS acknowledges that upgrades to existing infrastructure will need to be made to support electrification. As noted under Section 3.11.3, Other Potential Mitigation Measures Seattle City Light regularly plans and adapts to changing growth patterns and are currently engaged in efforts to address electrical demand. For example, Seattle City Light has an Integrated Resource Plan (IRP) designed to prepare for future energy demands and sustainability and reliability.¹⁰⁵</p>
469-4	<p>Draft EIS suffers from the usual problems of these documents. It does not articulate the cumulative impacts of the growth strategy and assumes that each incremental change is not significant.</p>	<p>Regarding cumulative impacts, please see Response to Comment 26-2.</p>
470	Ward, Galen	
470-1	<p>Support adding family-sized apartment buildings throughout Seattle. Increase FAR and height for 4- and 6-plexes, building in neighborhood centers should be taller and boundaries should expand a quarter of a mile more, add back the original neighborhood centers.</p>	<p>Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See Section 4.2.1.3 regarding studied growth, changes to zoning standards in centers, and additional and/or expanded neighborhood centers. See also Responses to Comments 12-2, 44-6, and 132-2.</p>
471	Ward, Sarah	
471-1	<p>Same content as Letter 470.</p>	<p>See Response to Comment 470-1.</p>
472	Warsinske 1	
472-1	<p>Concern that increased density may lead to increased crime rates.</p>	<p>Comment noted. This comment is beyond the scope of environmental review of the One Seattle Plan so no response is necessary. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. Please also see Section 3.11 Public Services which addresses police services, including mitigation measures in Section 3.11.3.</p>
473	Warsinske 2	
473-1	<p>Concerns related to higher density, affordability, design, and tree canopy. Why are already crowded neighborhoods on the high density plans? Why aren't wealthier,</p>	<p>Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision</p>

¹⁰⁵ See: <https://powerlines.seattle.gov/2024/08/14/how-seattle-city-light-is-planning-for-increasing-energy-demands/>.

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	roomier neighborhoods being considered for urban centers/neighborhoods? Why are developers allowed to construct multiple houses on one lot with no concern regarding the negative effect on our neighborhoods? Architecturally these high density houses are a blight on any neighborhood.	makers. See Section 4.2.1.1 regarding the affordable housing evaluation and Section 4.2.1.2 regarding tree canopy.
474	Wartman	
474-1	Similar content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for Response to Letter 83 and similar regarding plants, animals, and tree canopy.
475	Weatherford	
475-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for Response to Letter 95 and similar regarding tree canopy.
476	Webster 1	
476-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for Response to Letter 95 and similar regarding tree canopy.
477	Webster 2	
477-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for Response to Letter 95 and similar regarding tree canopy.
478	Weinstein, Paul	
478-1	Similar content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for Response to Letter 83 and similar regarding plants, animals, and tree canopy.
479	Weinstein Colleen	
479-1	Similar content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for Response to Letter 83 and similar regarding plants, animals, and tree canopy.
480	Weissman, Jeff	
480-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for Response to Letter 95 and similar regarding tree canopy.
481	Weissman, Maggie 1	
481-1	Similar mitigation recommendations as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for Response to Letter 95 and similar regarding tree canopy.
482	Weissman, Maggie 2	
482-1	Similar mitigation recommendations as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for Response to Letter 95 and similar regarding tree canopy.

Number	Comment Summary	Response
483 Westgard		
483-1	Similar content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for Response to Letter 95 and similar regarding tree canopy.
484 Wheeler 1		
484-1	Protecting mature trees and remaining native plant landscape is key. Concern, questions, and disappointment with current practices around tree canopy, plants, and wildlife populations. There is no data or citation in the Draft EIS that concluded there will be no environmental impact to urban wildlife populations after adding 100,000 housing units.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See Section 4.2.1.2 regarding plants, animals, and tree canopy.
485 Wheeler 2		
485	Same content as Letter 484.	See Response to Comment 484-1.
486 Williams, Bonnie 1		
486-1	Preference for the No Action Alternative because HB 1110 is a required upzone and should be considered as an alternative.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers.
487 Williams, Bonnie 2		
487-1	Similar content as Letter 95, regarding tree canopy, air quality, and plants and animals. Concern about construction and transportation noise. Land use and urban design concerns about privacy, views, and heat islands. Housing mitigation in form of MHA fees to provide more housing is desired. Cultural resources, agree with additional funding for historic surveys and modifying demolition review process. Transportation considerations include safety and east-west connectivity, prioritize cars but	Plants, Animals, and Tree Canopy: See Section 4.2.1.2 for responses regarding plants, animals, and tree canopy. Air Quality: The commenter’s concerns regarding the loss of trees during wildfire are noted. Section 3.2 Air Quality , includes mitigation to increase tree canopies to shield residential uses from high-volume roadways and industrial uses. Energy: The commenter’s concerns regarding the cost to convert existing homes to electric are noted. Seattle City Light addresses several incentive programs for energy rebates, energy efficiency, and heating and cooling. ¹⁰⁶ Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. Noise: The commenter expresses concerns regarding construction noise. Section 3.5 Noise , includes measures to reduce construction-related noise including the installation of barriers to shield noise-sensitive uses, selecting haul routes to avoid noise sensitive areas, using mufflers, low-noise emission equipment, and ongoing monitoring of noise levels.

¹⁰⁶ See: <https://seattle.gov/city-light/residential-services/home-energy-solutions>.

Number	Comment Summary	Response
	<p>improve all modes, maintain Aurora as a priority.</p> <p>Public services priorities include police and fire. Parks are overcrowded. Housing needs green space. Don't make green streets permanent in Wallingford and Phinney.</p> <p>Require developer fees for utilities.</p>	<p>Land Use: Please see Section 3.6 which addresses urban form including but not limited to views and heat islands.</p> <p>Housing: See mitigation measures in Section 3.8 which describes MHA.</p> <p>Cultural Resources: Agreement with some potential mitigation measures in Section 3.9.3 is noted and forwarded to City decision makers.</p> <p>Transportation: Preferences for improvements and priorities are noted and forwarded to City decision makers. All modes are addressed in Section 3.10 including mitigation measures in Section 3.10.3.</p> <p>Public Services: See Section 3.11 for an evaluation of police, fire, and parks. See also a discussion of the City's parks plans in Section 4.2.1.3.</p> <p>Utilities: Service providers address requirements to extend services for new development consistent with City regulations and system plans. For a list of regulations and commitments, see Section 3.12.3.</p>
488	Williams, Charles	
488-1	Support Alternative 2, as it will preserve the most canopy cover and limit the removal of established trees. Saying that none of the action alternatives would have significant adverse impacts on tree canopy is not backed up by facts. The new tree protection ordinance increases potential for tree removal and loss.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See Section 4.2.1.2 regarding tree canopy.
489	Williams, Pamela	
489-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for Response to Letter 95 and similar regarding tree canopy.
490	Williams, Tony	
490-1	Same content as question 1 through 9 in Letters 44 and 89-92. Includes questions on affordability, housing supply, middle housing rental supply, and environmental impact of tree canopy loss.	See Responses to Comments 44-1 through 44-3.
491	Wilmot	
491-1	Same content as Letter 83 regarding plants, animals, and tree canopy.	See Section 4.2.1.2 for response to Comment 83 and similar regarding plants, animals, and tree canopy.
492	Wineman	
492-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.

Number	Comment Summary	Response
493 Winkle		
493-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
494 Wollett		
494-1	Support Alternative 2 because it allows for the most tree and plant habitat while pursuing reasonable growth and density.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See Section 4.2.1.2 regarding plants and tree canopy.
495 Woo		
495-1	Study the impacts of citywide elimination of parking minimums. Supports Alternative 5.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See Response to Comment 18-9 regarding parking.
496 Wu		
496-1	Questions and suggestions on GHG calculations and models of emission sources. Section 3.2.2 and Appendix D inquiry on accuracy of MOVES modeling framework. Suggestion to study impacts of FHF as an accumulative pollutant.	<p>The commenter erroneously claims that the greenhouse gas emissions analysis scales population data to derive the inputs of VMT data. VMT data was generated utilizing the Puget Sound Regional Council regional travel demand model, SoundCast. The model covers the four-county region of King, Kitsap, Snohomish, and Pierce counties. SoundCast is an activity-based model which estimates travel behavior across the region based on characteristics of individual persons and their households. The model produces detailed trip diaries for each simulated person in the region throughout an average weekday tracking the departure time, starting location, ending location, travel mode, and any other people sharing that trip. Non-default inputs for average speed distribution, source type populations, and road type distribution was taken from the 2017 Washington Comprehensive Emissions Inventory Technical Support Document. And do remain constant for all alternatives as speed limits and road conditions are not anticipated to differ between alternatives.</p> <p>Alternative 1 results in the lowest transportation-related GHG emissions because Alternative 1 is projected to result in the lowest VMT when compared to the other action alternatives which assume additional growth. Despite the increase in total VMT, the VMT per capita (per Seattle resident and employee) would be lower with the action alternatives than with Alternative 1, No Action.</p> <p>As discussed in EIS Section 3.2 Air Quality & GHG Emissions, climate change is a global issue and impacts from any singular development project or programmatic action, including the Comprehensive Plan update, would not have an individually discernible impact on global climate change. Thus, the EIS studied the impact of GHGs as a cumulative pollutant.</p>

Number	Comment Summary	Response
497	Young	
497-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for response to Comment 95 and similar regarding tree canopy.
498	Zemke 1	
498-1	Request to add 3 recent Seattle polls about the importance of trees and urban forest.	Comment noted. Suggestion for policy changes are outside the scope of the environmental analysis for the One Seattle Plan and alternatives so no response is required. Desired policy changes related to the One Seattle Plan will be forwarded to the decision makers. See also Section 4.2.1.2 regarding tree canopy.
499	Zemke 2	
499-1	Concern and questions about analysis of plants and animals and tree canopy.	See Section 4.2.1.2 regarding plants, animals, and tree canopy.
500	Zemke 3	
.	Series of questions recommendations about tree canopy and urban forest.	See Section 4.2.1.2 for Responses to Letter 500.
501	Zemke 4	
501-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for Response to Letter 95 and similar regarding tree canopy.
502	Zemke 5	
502-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for Response to Letter 95 and similar regarding tree canopy.
503	Zubia	
503-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for Response to Letter 95 and similar regarding tree canopy.
504	Zuluaga	
504-1	Same content as Letter 95, regarding tree canopy.	See Section 4.2.1.2 for Response to Letter 95 and similar regarding tree canopy.

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