

## Summary of Discussions with the Georgetown Community

July 2014 – November 2014

In mid-2014, Seattle Department of Planning and Development (DPD) staff began to meet with Georgetown neighborhood stakeholders to understand what people value in the neighborhood and what they envision for the future of the neighborhood and surrounding areas. Staff also began to undertake background research to support future discussions about Georgetown. Following is a summary of discussions to date.

- Staff attended meetings of the Georgetown Community Council Directors and the Georgetown Merchant's Association in July 2014 to begin a dialogue with the community about the proposed industrial lands policies and future land use / zoning.
- In addition, staff conversed with representatives from King County Airport, Seattle Design Center and the Manufacturing Industrial Council.
- Staff also talked individually with a handful of property owners, residents and business owners to begin to understand what people envision for the future of the community.
- On November 5<sup>th</sup>, more than sixty people joined 16 City staff to discuss two topics: 1) review proposed Comprehensive Plan industrial lands policy amendments, and 2) further understand what the community envisions for the future of the Georgetown neighborhood.

A summary of these initial conversations is provided below. We invite you to reach us by email or phone at any time for further discussion.

### **Georgetown Community Council – Director's meeting (July 7, 2014)**

*What we heard:*

- Strong interest in the GCCs participation in undertaking a more comprehensive land use study.
- Desire to spend time digging in to the details of zoning regulations and gain a better understanding of the different zones, and how to reconcile existing land uses with the appropriate zoning designation.
  - Need to review the industrial buffer zone and determine if it is working appropriately.
  - Need to consider the two main residential areas and how they are impacted by being separated by industrial zoning and uses. Also – challenges with existing residential uses scattered throughout the industrial zones.
  - Some uses are less compatible with the surrounding residential population, such as the scrap metal business.
  - Interest in allowing more commercial uses such as those found in commercially-zoned areas.
- Are there/can we consider new zoning tools that may support the unique concerns of the Georgetown community. Consider how existing or new zoning tools might address:
  - Higher impact uses and freight traffic
  - Lack of sidewalks and street trees
  - Inadequate screening of industrial use lighting and noise

- Ways to incentivize green industry – more compatible use to buffer between residential and heavier industry.
- Generally ways to minimize impacts from industrial uses on the people who live and work in Georgetown.

### **Georgetown Merchants Association (July 8, 2014)**

Aly Pennucci attended the GMA meeting to introduce herself and provide an introduction to the proposed industrial lands polices and future land use in Georgetown. This was a brief presentation and the audience did not have comments at that time.

### **Other Ideas and Issues from Conversations with the Community**

(this is a summarized list; we welcome additional commentary and look forward to ongoing discussions):

- Existing zoning does not match the reality on the ground – why not rezone properties to match what is happening today?
- The industrial buffer does not provide an adequate buffer between the impacts of industrial uses and residents.
- Concern that industrial uses are moving out and restricting zoning to industrial lands will limit opportunities in the future.
- Desire to allow live-work / artist lofts within the industrial areas.
- Should allow nonconforming uses to expand and improve –why limit an existing house in an industrial area from expanding?
- Need improved walking connections between neighborhood areas and across streets. Truck traffic, lack of sidewalks, lack of landscaping buffers, etc. make for unsafe conditions.
- Maintaining the historic character is important – both in the commercial and residential areas.
- LR zones are not working and are leading to removal of historic homes. There are a wide range of opinions about the existing LR zones and more recent development in these areas; similarly, a range of ideas about a need to expand or limit residential zoning.
- Many residents are concerned and affected by impacts (e.g. noise, light, aesthetics, etc.) of industrial businesses that are adjacent or within proximity to existing residential uses.
- Need to limit high-density uses in the flight paths.
- Concern that any unreinforced masonry policies will be too costly – leading to increased rents or character buildings being demolished.
- Interest in building community and strengthen relationships between different stakeholders in the community.
- Concerns about access to open space.
- Desire for more services in the neighborhood.
- Need to better connect the design center / design district to the neighborhood.

### **November 5<sup>th</sup> Community Meeting Feedback**

(This is an early summary. More feedback from the meeting is forthcoming.)

- Strong interest in exempting Georgetown from some of the proposed industrial lands policies. This would allow for a full discussion of land use and zoning for the neighborhood in the future.

- Concern about whether or not existing zoning is well-suited to existing activities or to the community's vision for the neighborhood.
- A desire to reconcile existing land uses with the zoning designation (i.e. having all single family homes zoned single family).
- Interest in detailed information about uses allowed in different zones and how regulations vary across the zoning designations.
- Need improved walking connections between neighborhood areas and across streets.
- Need street improvements for people, cars, trucks and bikes, including paving and sidewalks.
- Lack of landscaping and street trees.
- Need more community services, including retail, grocery, library, community center.
- Preserve the historic character of both retail and residential areas.
- Retain family-wage jobs.
- Preserve the vibrant Airport Way retail district.
- Maintain the important arts and culture aspects of the community.
- Allow existing uses to continue, and allow changes of existing uses and structures.
- A focus on the triangle of land bounded by Airport/Corson/Bailey as the area that could help integrate and unify the residential and retail areas.
- Commitment to environmental health and cleaning-up the Duwamish River; concern with air pollution and exposure.
- Lack of buffering provided by the Industrial Buffer (IB) zone between residential and industrial activities.
- Need to improve under-used or dilapidated lots and buildings.
- Support for the existing residential community, but mixed opinions about future new residential buildings.
- Continue planning for Georgetown, seeking a balance between industrial activities and the people who live, work and visit the Georgetown neighborhood.