

## **DRAFT Summary of Comments**

### **South Park and Georgetown Supplemental Public Engagement**

### **Industrial and Maritime Strategy**

### **Draft Environmental Impact Statement (Draft EIS)**

The summary of comments below are from notes taken by OPCD staff at public engagement events in South Park and Georgetown between March 29 and April 9, 2022. The list of engagement events can be found in Attachment 1. This summary of comments is provided for multiple purposes. It can be used as a tool for South Park and Georgetown stakeholders to develop more individual comments for submission to OPCD as comments for the record on the Draft EIS by April 15<sup>th</sup>. Additionally, OPCD will consider this comment summary as part of the formal Draft EIS comment record. Third, the comments and ideas that aren't directly applicable to the Draft EIS will be shared with other City staff and can be used to communicate community member suggestions and preferences for other City programs and efforts.

These notes are organized to indicate questions and comments that would be directly relevant to the Industrial and Maritime Strategy Draft EIS (in plain text) and those that are related to other City programs or services (*in italics*). The notes are also organized with a section summarizing general themes that that were frequently recurring during multiple meetings or interactions.

This comment summary is based on interactions at meetings and does not include written comments already submitted to OPCD by residents, which will stand on their own in the record.

### **General Themes / Frequently Occurring Comments**

#### **Enforcement of environmental regulations is confusing and ineffective.**

Many residents of Georgetown and South Park do not believe the system of enforcement of environmental regulations for industrial businesses is working. The complaint system for potential violations of air quality, water quality and noise standards seem difficult to access and is not responsive. Not having one single place to call to lodge a complaint is problematic. Residents communicated that they have not received timely responses to complaints, and they believe that polluters are not being held accountable.

#### **There should be an assurance by the City that the mitigation measures identified in the EIS will actually occur.**

Many commenters expressed skepticism that the mitigation measures that are identified in the EIS will occur. Though, some of the mitigation measure could address some neighborhood priorities and interests. Residents pointed out that EIS mitigation measures are not required to be implemented. Some community members suggested that the City should make a commitment or binding action that would require some of the mitigation measures to be completed, should the industrial and maritime strategy land use and zoning changes be adopted.

***Displacement is a concern especially among South Park community members.***

*Some South Park community members expressed that displacement of residential communities and small businesses due to increasing rents and real estate costs is a big problem. Commenters described how some longstanding community members have had to move away to more affordable locations outside of Seattle. Potential displacement of culturally cohesive community groups was a concern. Some comments on this topic were received in Vietnamese via a translator.* In response to displacement pressure, commenters were interested in whether any of the housing included under alternatives in the Draft EIS would be dedicated as affordable housing, and suggested that some or all of the new housing that might be allowed should be dedicated affordable housing.

**Many community members believe public engagement processes (including the current process on the Industrial and Maritime Strategy) are inaccessible to them and residents voices aren't heard enough.**

Some community members expressed a distrust of City and government efforts to listen to their comments. Some community members recounted instances of past City and government actions that did not take into account their needs or wishes. Community members expressed that the comment period on this Draft EIS isn't long enough, and that engagement would not really empower and reach community members.

**Georgetown community members would like to see Georgetown grow into a more cohesive mixed-use neighborhood.**

Many Georgetown residents expressed an interest in a future where the residential areas of Georgetown are more physically connected. They desire to see Georgetown grow into a full-service urban neighborhood, with a variety of urban amenities, public spaces and services. Specific features mentioned as desired include a grocery store and a community center. Many commenters expressed some degree of support for the proposed land use change to make the Airport-Corson-Bailey triangle a mixed use zone.

**The area considered as the Georgetown neighborhood should be larger than what was shown on the City-provided map.**

Georgetown commenters noted that the map brought to the meeting indicating the Georgetown area did not fully cover the area residents consider to be Georgetown. They suggested the following as other areas that should be considered as Georgetown: commercially-zoned areas along 4<sup>th</sup> Ave. in the vicinity of Lucille St.; areas of commercial activity along Michigan St. to the west; and existing residential homes in the industrial zones outside of Georgetown's two residential areas. Commenters also suggested that bigger, deeper buffer areas should be present between the heavy industrial areas (Maritime, Manufacturing and Logistics zones) and the residential areas of Georgetown.

**Increase coordination between the City and King County.**

South Park community members noted that the sliver of land in King County jurisdiction has an impact on the neighborhood. The interplay between the City's land use proposal and this land should be considered carefully.

## Direct Community Member Comments Related to the Draft EIS

The following comments are transcribed notes recording the direct statements of community members during one of the meetings.

- How is King County engaged in this planning effort? Unincorporated parts of King County are in South Park and include a mix of residential and industrial uses. This area is on the western edge of South Park adjacent to the Duwamish River.
- Include King County land in EIS and I&M Strategy.
- How are displacement issues that affect both residents and businesses addressed in this plan?
- How will industrial pollution that contaminates the Duwamish River addressed.
- What does 'affordable housing' mean in terms of the Urban Industrial zone?
- The Alternatives do not address need to increase enforcement.
- The DEIS needs to address cumulative impacts from multiple businesses that pollute.
- Users of light rail in industrial areas will be exposed to industrial pollution at transit stations.
- There is no guarantee of mitigation.
- The City should encourage conversion from polluting uses to cleaner uses such as retail etc.
- Apply lighting, sidewalks, and other streetscape improvements on streets in all zones.
- Life expectancy is lower in Georgetown and South Park. What will this plan change going forward to improve this?
- How do we ensure Urban Industrial uses match Urban Industrial vision?
- In the Georgetown area studied for removal from the MIC, how will this affect mixed use projects that already exist?
- What will the parking requirements be in new mixed-use areas?
- Consider expanding the UI area in the alternatives adjacent to Georgetown to the north.
- Is it possible to add more areas where housing will be allowed?
- In considering these changes, it would be good to have a demographic profile of makers and industrial workers.
- Will housing in UI be affordable?
- Some of the zoning patterns in the alternatives are based on old zoning that doesn't really reflect what the current uses are.
- Georgetown needs bigger, deeper buffers between the residential areas and the blue MML zones.
- You have to look at the rules for the Airport flight pattern when setting new height limits. Allowable heights might be limited by those regulations.
- Is there a possibility for a quiet zone hours? That would be a good feature.
- There is already a mix of uses occurring in the Georgetown triangular area. The historic structures probably won't change. So there might not be that many major changes if the area were rezoned to mixed-use.
- Laws to prevent industrial pollution are poorly enforced. How will the City address enforcement? This should also be identified as a mitigation action.
- How will the proposal impact grandfathered houses on industrial land? The City should look for ways to provide flexibility to these homeowners.

## **Direct Community Member Comments on Other City Programs and Services**

The following comments are transcribed notes recording the direct statements of community members during one of the meetings.

- *The City needs to stop Ace Galvanizing from burning waste.*
- *Please provide a list of Departments and agencies with enforcement responsibility by issue.*
- *Pollution from trucks used internally on industrial sites such as at Interstate Trucking are not subject to emissions control.*
- *Seattle is too dirty with homeless encampments, and it needs to be cleaned up*
- *People are having to move south out of the City because costs are too high*
- *8<sup>th</sup> Avenue South and East Marginal Way is in severe disrepair and needs immediate improvement.*
- *Are there pollution enforcement measures beyond fines? Fines don't help the neighborhood.*
- *A common walk route for children in South Park is the walk from Concord Elementary to the South Park Library after school. Sometimes it doesn't feel safe.*

**Attachment 1:** Community engagement events list

**Attachment 2:** South Park Draft EIS alternatives maps

**Attachment 3:** Georgetown Draft EIS alternatives maps