

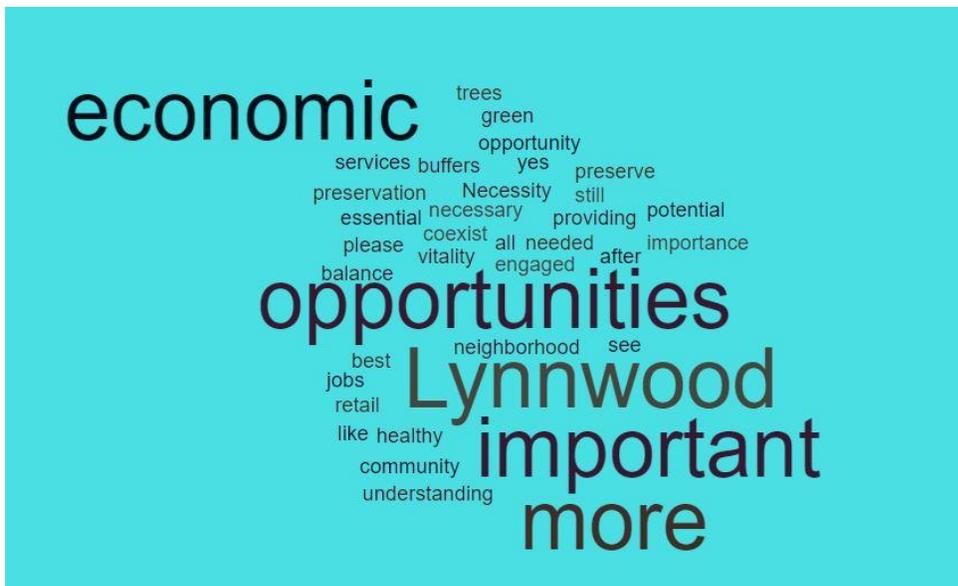
South Lynnwood
Co-Design Committee Meeting #6: Light Industrial and Heavy Commercial lands in South Lynnwood
January 27, 2021

Chat Icebreaker & Presentation

At the beginning of the meeting, participants were asked to write down 2-3 words to describe how they feel about Industrial and Heavy Commercial Land Use. A word cloud based on these responses shows:



After a presentation by consultant team member from ECONorthwest characterizing Industrial and Heavy Commercial Lands in South Lynnwood, the activity was repeated, and the resultant word cloud is as follows:



Breakout Room Discussion Highlights

The meeting broke into 3 smaller groups to tackle the following discussion questions.

What industrial or heavy commercial businesses do you know or value in the neighborhood?

- Big E is closing; will be sad to see it go. Miss Larsen's bakery. Liked that these places were light industrial/businesses and also gathering and eating establishments, too.
- Familiar with auto repair shops, mechanics, transmission repair, knives manufacturing, pasta manufacturing, roofing, warehouse/distribution in the neighborhood.
- The businesses here are essential to how our neighborhood feels.
- The businesses tend to feel a little under the radar; not causing a lot of conflict. But also there may not be enough awareness of what these businesses are and how they contribute to the neighborhood.
- These zones support many jobs, and the community at large needs to have more awareness of that added value.
- Staff for these businesses work close by, and that balance is desirable.
- Community members raised concern and diverted Sound Transit alignment from wiping out existing light industrial areas.
- Industrial land is valuable.
- There could be more partnerships: finding training for local people to get local jobs.
- We learned a lot about the extent and the nature of our light industrial lands during the presentation.
- Didn't realize *all* of the City's Light Industrial lands are in South Lynnwood – feel more protective of that land use knowing this.
- The jobs are valuable.
- Can we balance these lands with green space, ambiance, human-scale?
- Liked the idea of frontage being storefront, retail, or family-owned shops, with light industrial uses behind.
- Current buffering is pretty good.
- Would like to see more green in the buffers; more trees, maybe gardens. This could be decent space for collaboration and innovation as long as maintenance responsibilities are clear.
- Would like to see design requirements for frontage.
- Would like to see more fencing and screening for aesthetics and for security.
- Parking and traffic considerations are important. Could we have more on-street parking to slow down cars that go too fast and provide more needed parking for businesses?

How do the Industrial Land Uses contribute to the neighborhood? Are there other examples in other neighborhoods you like?

- Jobs!
- Local employers, family wages, local commutes.
- Might not add that many jobs to the neighborhood.
- Some concern that the land uses are problematic.
- Desire to see the jobs that are here benefitting the people who live here.

- It would be great if people could live and work in the neighborhood; if it would be possible to “walk to work” in South Lynnwood.
- Don’t want to protect light industrial if it’s at the expense of affordable housing. (Families in the area are more concerned about gentrification and losing affordable housing.)
- Want increased awareness of what is here.
- Would like to take advantage for proximity to schools and see more collaboration. There’s the potential for a pipeline between students and local vocations they can learn about and possibly shadow or apprentice in.
- Don’t see the local light industrial land uses as all that consumer-facing, and there’s not a lot of interaction with residents currently. Can their engagement with the community be enhanced beyond sponsorships and improved landscaping?
- It would be nice to have programs for façade improvements & upgrades.
- Like the idea of retail up front.
- Would more consumer-facing businesses attract unwanted traffic to the area?
- Maybe the quiet nature of the current businesses doesn’t fit with the increased connectivity, increased employment opportunities, increased access to social services we’d like to see here.
- We want to be prepared for capital investments that will be needed for aging buildings.
- Are vertical gardens a possibility for some of the facades or traditional gardens in empty lots or green spaces? Could this be a way to produce fresh vegetables for local food banks? Have seen examples of vertical gardens in England.
- City requirements seem to be preventing maintenance and tree care in some of the required green spaces. Can we look at those city codes?
- Like idea of pocket parks, gardens, planter boxes around these uses.
- Some current uses are really well fenced in and not noticeable from the street. That seems like a good model to keep going. Other uses became more visible when the trees came down near I-5, and would like buffers to be put back.
- Like idea of live/work spaces on industrial lots. There are examples in San Diego, in Europe of uses being stacked. (ie- San Diego ground floor gallery, 2nd floor artist loft, and 3rd & 4th floor residential).
 - How would you feel about 4-story tall buildings in South Lynnwood?
 - People felt 4 stories could be ok under the right circumstances. They would like to see taller buildings set back from the sidewalk a bit to allow green space, open space, allowances for space for kids to play. Don’t mind height, but want there to be space for humans.
 - Generally felt like increased height would be a good tradeoff if it preserved light industrial land use in South Lynnwood. Wouldn’t want to see light industrial to be chased away and replaced by only residential.
- Concerned about the loss of existing low-income housing that is not being replaced in South Lynnwood. If preserving light industrial lands gets in the way of replacing this housing, the housing should be a priority.
- Concern about auto shops using 211th for fast, reckless test drives.
- Concern about redevelopment encountering contaminated site conditions and requiring environmental clean-up.
- Concerns about some uses by adjacent businesses of streets (for parking cars part of an automotive business too close to the walkway, or for leaving piles of dirt on the street).

How do these uses contribute to the City as a whole?

- Concern that light industrial will go away without a plan to keep it.
- Mixed use is new reality.
- Preserve and accommodate light industrial uses for people who live here.
- The fact that this is the only light industrial in Lynnwood calls for more commitment, collaboration, and innovation for its preservation.
- Concern that the spread-out nature weakens the light industrial uses – would it be better if they were geographically more consolidated?
- Concerns that residential areas located geographically “in between” other uses are going to receive disproportionate pressure for density.
- Feel general lack of awareness about what is allowed in light industrial lands. Some uses aren't allowed, like fitness or education facilities. Would it be possible to allow more flexibility in these spaces, such as warehouses that can be re-used for more family and community-focused spaces like gyms, indoor soccer?

Do you have any additional concerns you'd like to address?

- Would like to see more avenues for collaboration between businesses and neighbors
- Some businesses have friendly relationships with neighbors but not others, where it seems like the only interactions have been related to complaints. Want to see more avenues for organic human connections so that other, more positive basis for relationships can be established.
- Some businesses/neighbors have an easy and symbiotic relationship already – where residents feel safer when the business is open later at night, and the resident will call the business owner if they see suspicious activity.
- Would be interested in something like a community open house or job fair to raise awareness of who the businesses are, what's in our neighborhood, and give the community a reason to talk to each other.
- Value the light industrial uses and mixed uses. Is there a way to combine uses?
- The light industrial provides valuable buffer between I-5 or Hwy 99 and residential areas.
- The PUD was able to build on a former hazardous waste site and clean up a riparian area in the process.