

### October 17, 2016 Public Workshop Synopsis

There were 17 members of the public in attendance. Following a staff presentation, they were invited to review displays, enjoy refreshments, and talk with staff.

Steve Langdon presented a slideshow reviewing issues related to the corridor that will have some bearing on the area's comprehensive plan classification and will ultimately drive its zoning. For discussion purposes, the corridor was split into two parts, north and south of Hudson Street where the character, development, and uses are different. Questions and comments from those present focused on the following:

- Traffic backs up near the River Suites Building (1801 First Avenue), and a left turn onto Hudson is problematic. It appears the peak-period level of service may be low or failing at the First/Hudson intersection.
- What additional commercial uses and levels of use (example: small athletic facilities) are appropriate south of Hudson? Property owners want more flexibility. There are currently two car sales lots that are grandfathered, but this isn't seen as an appropriate use for this area. (Someone added that the two car businesses are gone.) There was a little response to a question about allowing personal services in the area.
- Is there the possibility of public access to the river across the dike? There should be public access to the riverbank. Staff indicated that the City has been asking for an easement with development permits for land the City would like to purchase. More water-dependent uses could be included but siltation is a problem.
- The builder of River Road condominiums bought more property north of the condos, but shoreline setbacks increased and the Army Corps of Engineers became more restrictive. The commenter felt this rendered his property "worthless."
- Newer regulations don't allow parking between buildings and the street; however, parking between apartments and the street better buffers the traffic impact. The City has been good to work with, but the density limit is "putting [the developer] out of business." The 25 dwelling-unit-per-acre cap doesn't work with assisted living and other higher density housing. Yet the median income is low, and people who can't afford to buy are dependent on rentals. *(Staff note: In the R-3 and R-4 residential zoning districts, the assisted living development density limit is 35 units per acre.)*
- The issue of homeless living in the area along the riverbank was raised. A church in the corridor is exploring the possibility of hosting a shelter. Staff stated that the City does not allow residential

uses in industrial zoning districts such as the area south of Hudson Street. At this time, City staff does not support allowing any residential uses in industrial districts. There is a moratorium on shelters in place, and the City will be revisiting the regulations using an ad hoc committee for outreach. The observation was made that the homeless are still living in this area even if a shelter isn't allowed. Discussion refocused on the issue of homelessness, shelters, and proximity to services.

In addition, several written comments were received either at the meeting or via e-mail, the latter from people who were unable to attend the meeting. (Where questions were asked, Steve Langdon has already provided replies to these commenters.)

- From what I can tell from the map legends, it appears that our property ...is colored for high density residential; is that correct? While our building is currently designed for office use, the ground floor is best suited for use as a restaurant-pub &/ or fast food or coffee outlet. Having frontage on both Third Avenue and River Road makes the lot particularly attractive for drive-thru service, welcoming motorists from busy Third Avenue to drive through onto sleepy River Road. Our triangle of property should be classified in such a way as to not preclude its use for food and drink and drive-thru services.
- Cowlitz Youth Outreach Center. Services provided to youth via Janus Youth Program and new outreach center on Washington Street. Services needed for program youth to include all basic needs including shower and laundry facilities.
- Potential traffic issues. Very difficult to turn to the north around 5:00 pm. Should we keep some riverfront property available for water dependent uses? Define "personal services." Please find a way to extend areas of public use of dike road. Many people use it throughout the day. (The above primarily applies to Port road north of Hudson.)
- We support the proposed designation of light industrial for the Third Avenue area. Our business is located in the Stanley Plaza building on Third Avenue, and our business focus is environmental and biological services including natural landscaping and mitigation design and construction. We store and utilize various sized equipment and materials used to support landscaping, forestry and mitigation. Our vehicles include trucks and trailers often hauling equipment, supplies, and landscape plants to and from the building. These types of services, activities and materials are consistent with a light industrial zoning.
- Keep Third Avenue Light Industrial!! We have limited Industrial spaces, don't deplete this limited resource.
- We have heard from various sources of a proposal to have a homeless support shelter, allowing overnight and full time residential-type accommodations in an industrial building located nearby within this zone. While we are sympathetic to the needs of the homeless, and support all efforts of the City and appropriate agencies and charities to find solutions to a burgeoning homeless population in Longview, we are concerned that allowing full-time residential and/or 24-hour residential-type activities would be incompatible with the light industrial uses of this zone. There is, above all other considerations, a safety issue with residential-type activities occurring in a zone with industry. Our equipment and vehicles are operated in a safe manner by seasoned and trained staff;

however, avoiding additional residential foot-traffic in the area puts an increased burden on staff when loading and unloading materials and equipment as well as travelling to and from the building. Safety must be the primary consideration. For this reason, we ask that the City continue with its planning process for the light industrial zone of Third Avenue and exclude all residential-type uses and activities not expressly related to light industry.

- I have spoken with most of the property owners on Third Avenue between Hudson and Tennant Way. Everyone I have spoken to including myself are 100% against a homeless shelter of any kind on our block. It doesn't seem an appropriate location in any way. We would all like to know when and where we need to be to voice our opposition to this if you could please let us know. As far as changing the current zoning I would also like to know when those meetings are as well. I intended on being at this last meeting but had to be at [the business owner's other store in a different city]. The last zoning update that put quite a few of us in a nonconforming position was very concerning. Had I known about the proposed changes then, I would have been involved in those meetings as well. If you could please let me know the upcoming meetings for this and the Love Overwhelming discussions it would be greatly appreciated. I have interests in property in both the marina district and south of Hudson. Is there any proposed draft for each at this point to discuss, or are we at the idea stages? If there is could I get those for review. I will review the current zoning for each and get back to you on any input I could come up with. I do feel the old zoning, prior to the 2006 change on Third Avenue south of Hudson was much more friendly and flexible for property owners to fill their buildings with tenants also generating revenue for the city. I do remember the marina district zoning was a bit restrictive for building owners as well because you had to be marine related if I remember correctly. Again I will have to review to provide further input.