



November 1, 2017

TO: Noise Review Board  
Barry Manning, Bureau of Planning and Sustainability

Dear Barry and Members of the Noise Review Board,

The Hosford Abernethy Neighborhood District (HAND) exists along a complex interface between residential, commercial, and industrial land uses. We have long experience with disputes involving noise, which inform the following testimony.

1. The HAND Board completely supports the proposed grouping of the Commercial Residential (CR) zone with other Residential zones for the purposes of determining how much noise can be emitted from a property. As you know, most properties zoned CR were formerly zoned Residential (Non-Conforming), so this change restores the rules in place before the Comprehensive Plan process normalized the zoning of these properties. The proposed change will restore protections to residential properties surrounding CR zoned properties from the burden of additional noise.
2. Unfortunately, the CR zone can only be applied to small commercial properties that are surrounded by single family housing, meaning the protection we support above will not be extended to higher density housing. We therefore ask that noise emitted from other low-intensity commercial zones, such as CM1 and CM2, also be grouped with residential when the receiver is in a residential zone.

A simple way to address this would be to update 18.10.010 Land Use Zones, Figure 1 and change "Categories of Source -> Residential" to "Residential, CR, CM1, and CM2"; and "Categories of Source -> Commercial" to "Commercial (except CR, CM1, and CM2)".

3. We would like to find a way to deal with emitters and receivers who are on the same parcel, providing some degree of protection to people living in an apartment above a noisy commercial property. This could perhaps be accomplished by adding a note that for properties in a Mixed Use zone, the residential portion of the building will be treated as being in a residential zone, and the commercial portion of the building should be deemed being in a commercial zone. If that were done, the existing rules and standards would provide a much better level of protection than is the case today.
4. Finally, some of our residents have expressed concern about the elimination of the buffer overlay zones and the possible reduction of industrial setbacks adjacent to residential properties. We are unsure of the most effective solution, but we ask that you be sensitive to the noise and vibration impacts of industrial uses on their neighbors.



To the members of the Noise Review Board: Even if some of this falls outside of your purview, we would ask that you endorse these proposals, which would provide protection from the negative impacts of noise to a much wider range of residents than is currently the case.

Thank you,

Chris Eykamp  
Vice-Chair Hosford-Abernethy Neighborhood District

Susan E Pearce  
Chair Hosford-Abernethy Neighborhood District