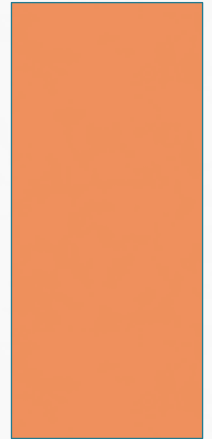


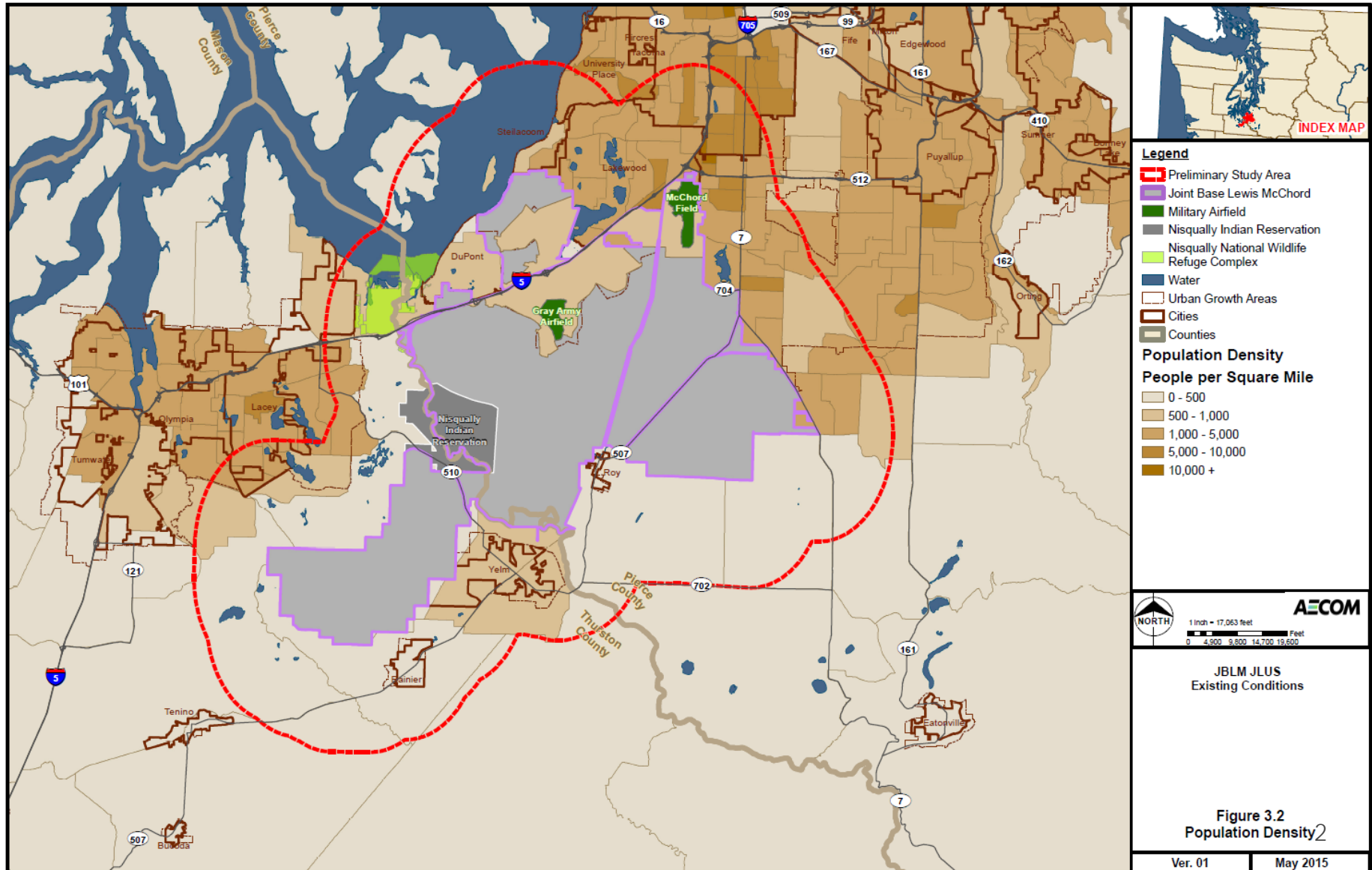


JBLM AIRPORT COMPATIBILITY OVERLAY DISTRICT

PLANNING COMMISSION
SEPT. 19, 2018



JBLM JOINT LAND USE STUDY



OVERVIEW

Proposal:

- Develop an Airport Compatibility Overlay Zone corresponding with JBLM Accident Potential Zone II

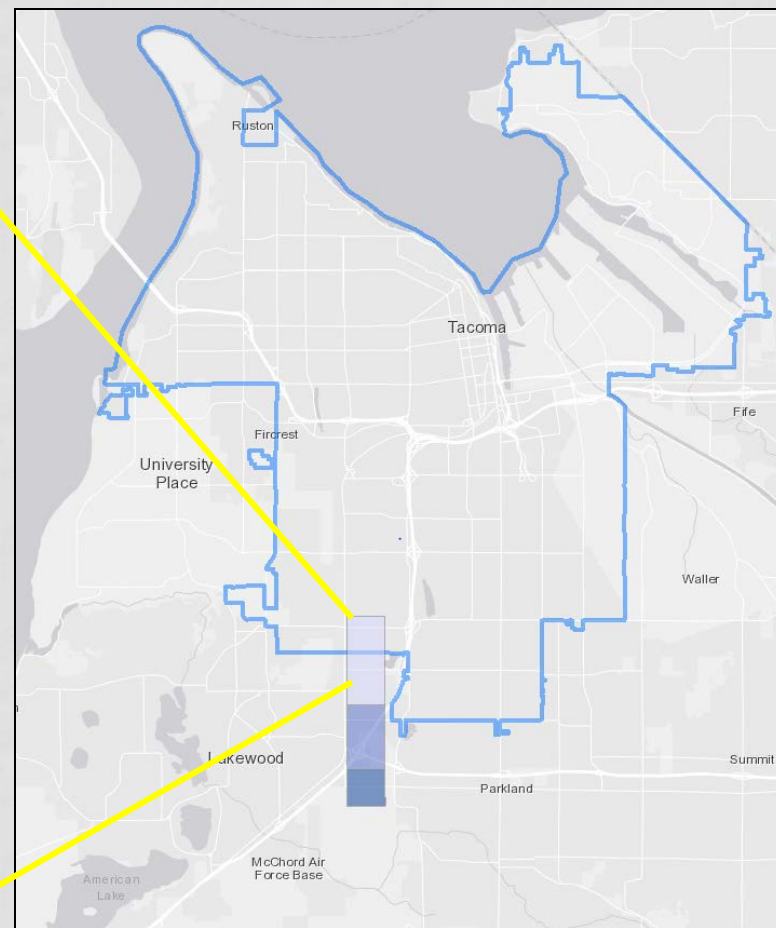
Prior actions:

- Approved project scope & timeline

Requested action:

1. Authorize release for public comment
2. Set Public Hearing date for November 7, 2018
3. Initiate broad outreach effort

AREA OF APPLICABILITY



INTENT

- Reduce crash risk
- Reduce risk should one occur
- Increase awareness
- Recognize existing uses
- *Implement JLUS and U.S. Air Force recommendations, Comp Plan*

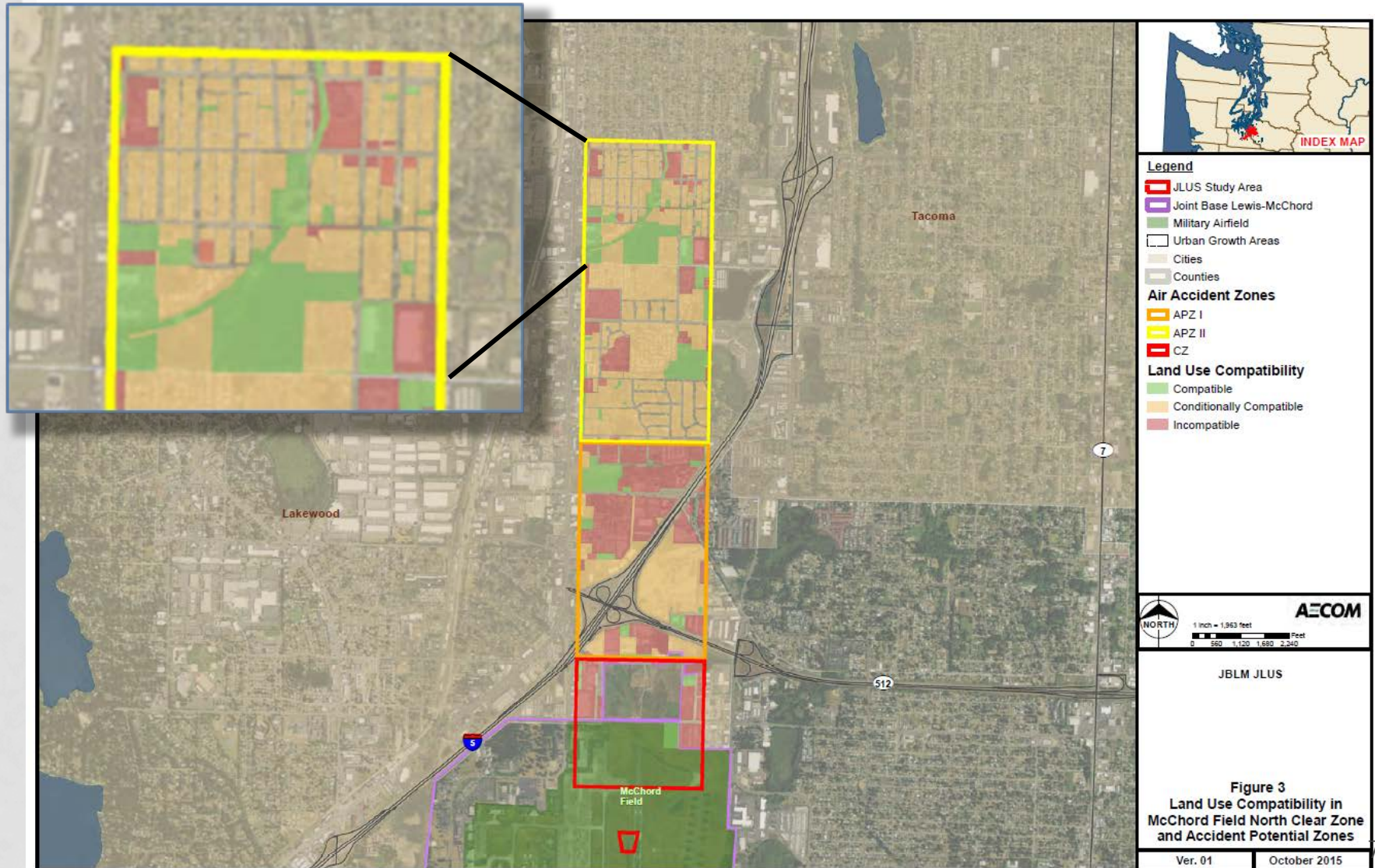
Joint Base Lewis-McChord: Accident Potential Zone II Proposed Airport Compatibility Overlay District



AIR FORCE LAND USE COMPATIBILITY GUIDANCE

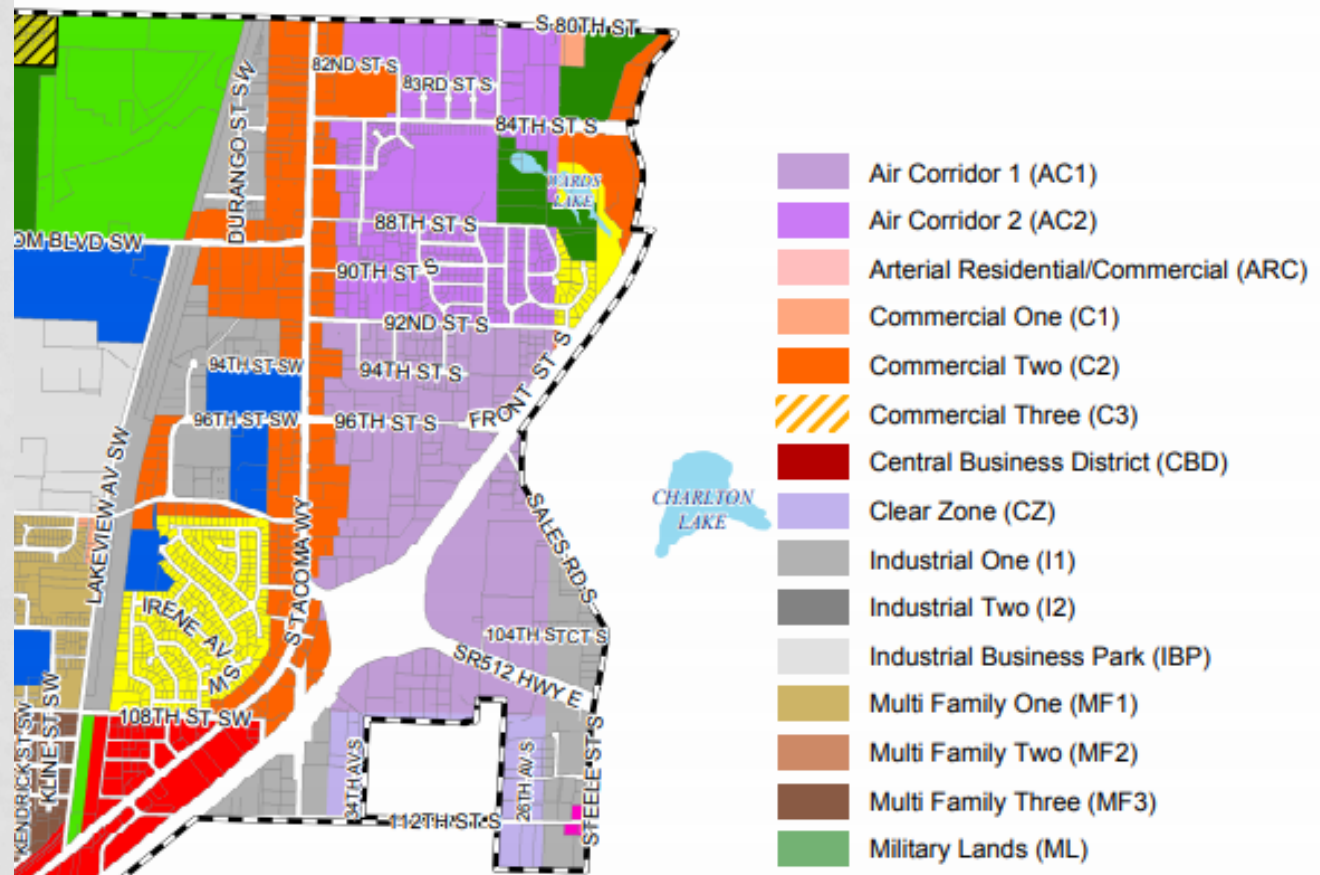
| Clear Zone | APZ I | APZ II |
|--|--|--|
| Highest risk | Moderate risk | Lower risk |
| Compatible: Vacant land, agriculture | Compatible: Very low concentration of people | Compatible: Low concentration of people |
| <p><i>Development should be prohibited</i></p> <p><i>Public purchase of existing</i></p> | <ul style="list-style-type: none"> • Manufacturing • Warehouses • Utilities • Transportation • Trade (some) • Warehouses • Open space (low densities) | <ul style="list-style-type: none"> • APZ I uses • Single-family (2 dwellings/acre) • Some additional trade/services <p>(moderate densities)</p> |

JBLM CLEAR ZONE & APZ'S: LAND USE COMPATIBILITY



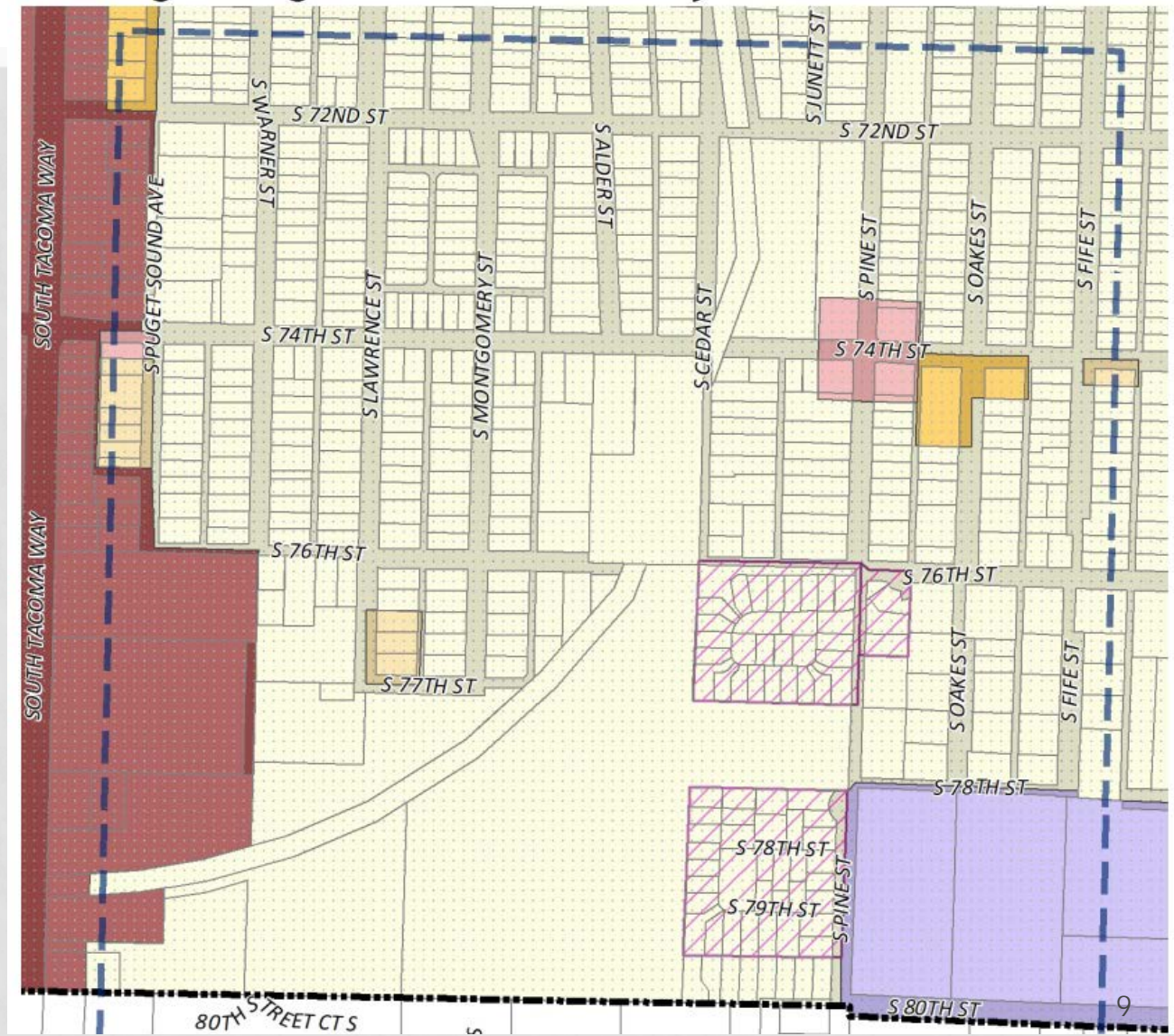
LAKEWOOD'S AIR CORRIDOR ZONES

Lakewood is updating the existing Air Corridor zones in 2019



EXISTING ZONING

Zoning already prevents many incompatible uses



PROPOSED LAND USES CHANGES

| | Land Uses |
|--------------------|---|
| Residential | EXISTING: Permitted – no increase in # of dwellings NEW: <ul style="list-style-type: none">• One house per existing parcel• New parcels limited to single-family (2 dwellings/acre)• No ADU's, group housing |
| Commercial | <ul style="list-style-type: none">• Specific uses prohibited (e.g., eating/drinking)• Overall size limited |
| Industrial | <ul style="list-style-type: none">• Specific features prohibited (e.g., flammable items)• Overall size limited |
| Public Assembly | <ul style="list-style-type: none">• Prohibited |
| Wireless/utilities | <ul style="list-style-type: none">• Towers and overhead lines prohibited |

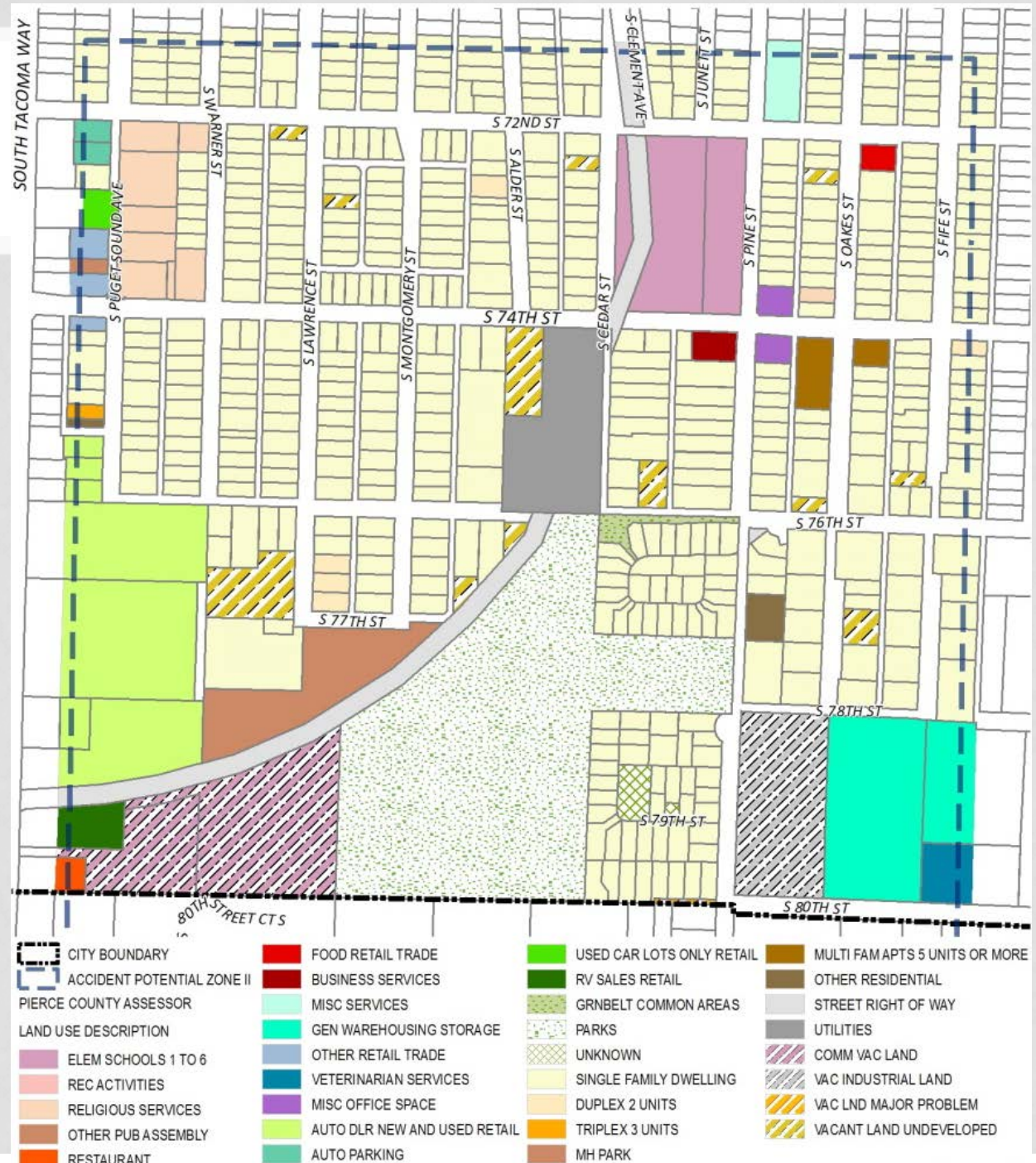
Prohibited uses become “non-conforming”

EXISTING LAND USES

Uses currently in the neighborhood that would become non-conforming:

School, churches, day care, eating & drinking, commercial recreation

Vacant parcels must meet new use restrictions and standards



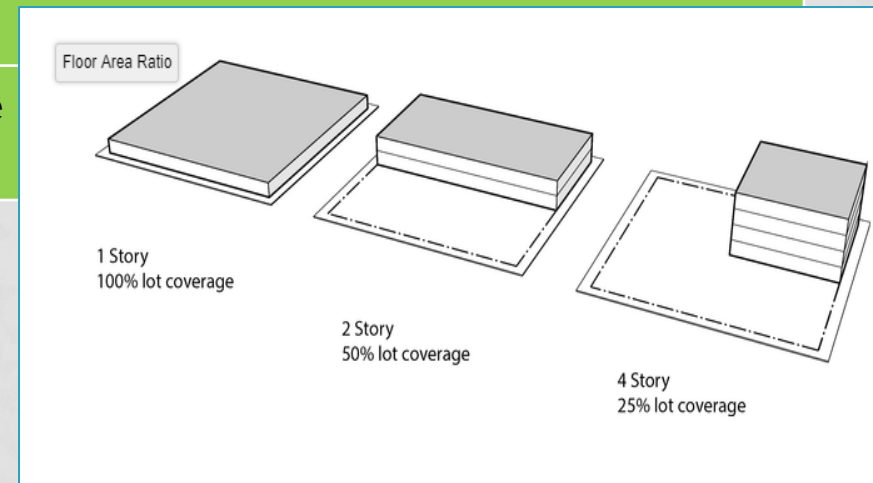
NON-CONFORMING USES

- May operate and maintain
- Some expansions allowed
- May rebuild (within 18 months)
- The Overlay would also prohibit increase in # of students / congregants



PROPOSED STANDARDS & NOTICE

| | Standards/restrictions |
|----------------------------|--|
| Restricted characteristics | Would interfere with airplanes (glare, smoke, height) Would increase risk in case of crash (volatile/flammable) |
| Floor Area Ratio | Commercial: 0.28 Office/personal services: 0.22 Industrial: 0.56 Warehouse: 2.0 |
| New development | Record Notice on title |



OTHER POLICY OPTIONS

- Downzones
- Modify proposed land use restrictions & standards
- Future JLUS implementation steps

OUTREACH STRATEGY

- Planning Commission process
- Notice within 1,000 feet, signs
- SEPA Checklist
- Meetings:
 - 09/21 JLUS Taskforce
 - 10/17 South Tacoma N.C.
 - 10/24 Community meeting
 - 11/07 P.C. Public Hearing
- Individual outreach to most affected

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