PRESENTATIONS and HANDOUTS

Regular Meeting on February 1, 2017

1. Airport Compatibility Overlay
   (PowerPoint Slides, for Discussion Item D-1)

2. Downtown Plan Integration
   (Adobe Spark Presentation, for Discussion Item D-2)
   https://spark.adobe.com/page/b6w1Zk9IrICBM/
City of Tacoma

Airport Compatibility Overlay in Accident Protection Zone II (APZ II)
Proposed Airport Compatibility Overlay

- Proposed amendment to the Comprehensive Plan, as part of the 2017-2018 Amendment
- Based on recommendations in the JBLM’s Joint Land Use Study (JLUS) of 2015
- Affects South Tacoma Neighborhood Area
- Requires coordination with jurisdictions adjacent to JBLM
Accident Protection Zone II
# Regional Status Update

<table>
<thead>
<tr>
<th>Jurisdictions</th>
<th>Consultation Process</th>
<th>Did Consultation Occur</th>
<th>Review JLUS Recommendations – Complete</th>
<th>Comp Plan Policies Current</th>
<th>Comp Plan Current – If No, what is schedule?</th>
<th>Land use designation changes required</th>
<th>Schedule</th>
<th>Development regulation changes required (Y/N)</th>
<th>Required Comp Plan Update Due Date</th>
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Precedents

- **Current**
  - City of Lakewood
  - City of Lacey

- **Best Recent Historical Precedent**
  - Island County
Planning Approach

- Strive for increased compatibility and safety in APZII within Tacoma through:
  - Restricting some uses (particularly ones that call for assembly or a significant number of people)
  - Increasing communication between Tacoma and JBLM
  - Consideration of limits on expansion
  - Consideration of limits on density
  - Provide clear information to businesses, property, and home owners
Potential Use Limitations

- Churches
- Schools
- Hotels, Bed and Breakfast Inns over a certain size
- Day Care
- Clinics and Hospitals
- Additional criteria for conditional uses
Expansion and Density Limitations

- Applicable to all major revisions, redevelopment, and new construction
- Should there be exemptions?
- Maximum density for all zoning and land uses?
Next Steps

- **Spring 2017**: Include the proposal in the Assessment Report for the 2017-2018 Amendment
- **Summer-Fall 2017**: Conduct technical analysis following the planning approach, with Commission’s reviews
- **Winter 2017**: Commission reviews staff’s recommendation
• Questions?
• Guidance?

Thank you.