



## **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



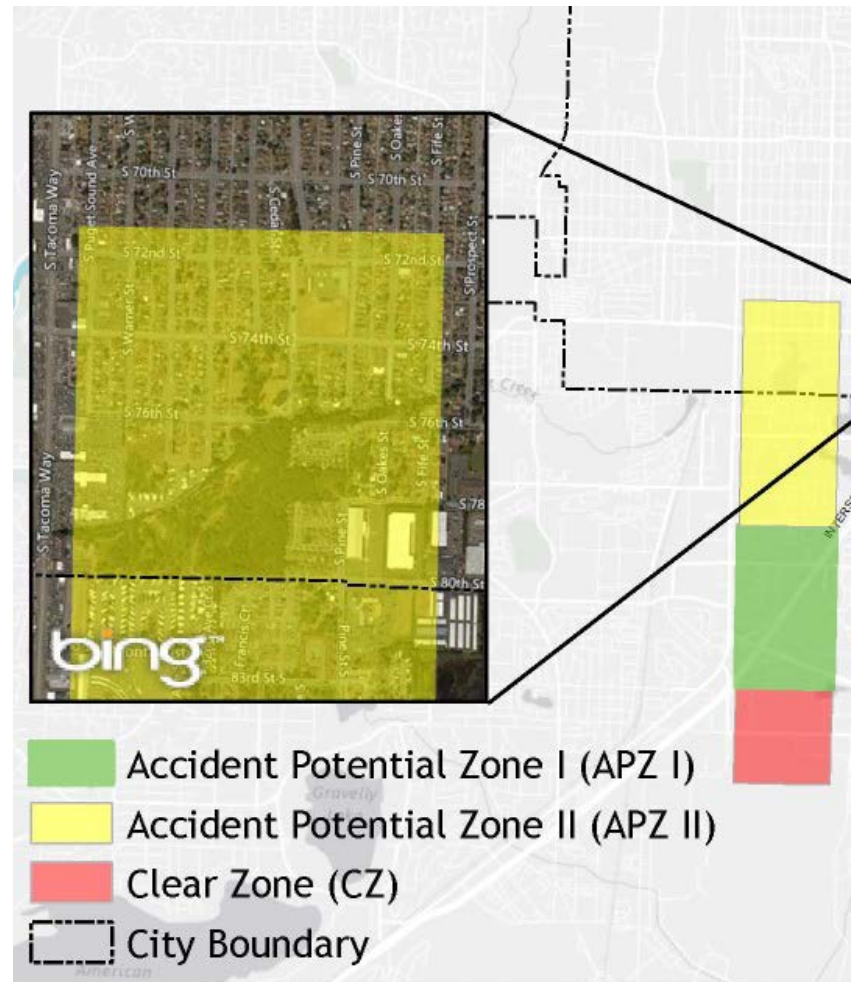
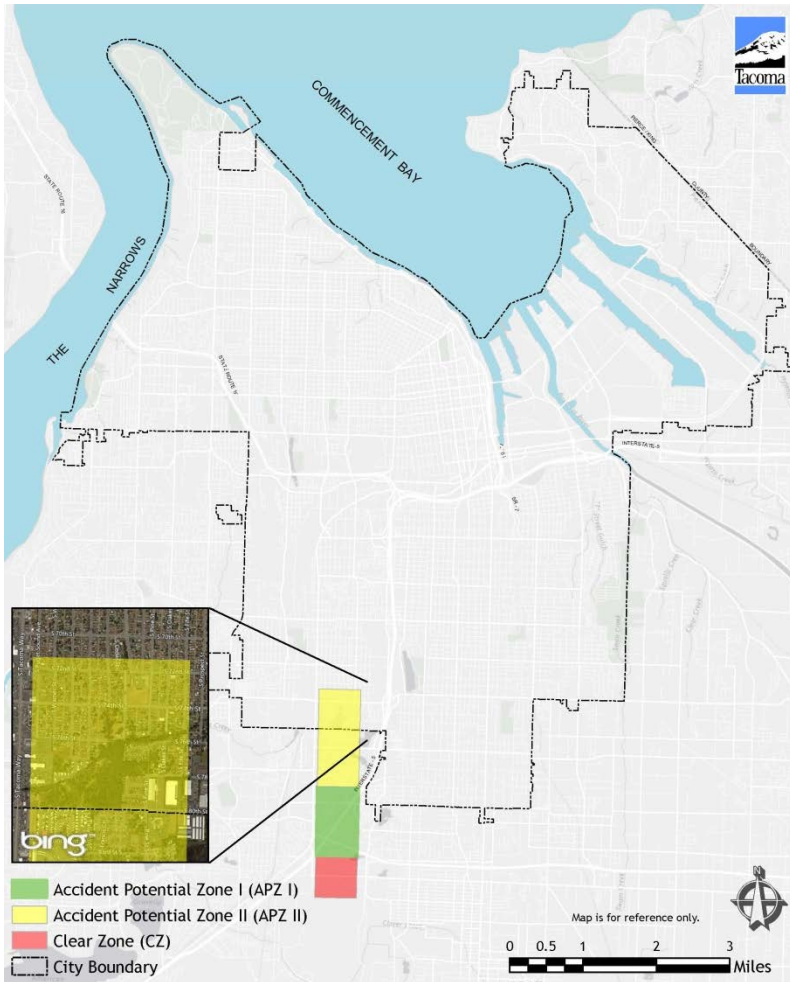
**AIRPORT COMPATIBILITY OVERLAY  
IN ACCIDENT PROTECTION ZONE II (APZ II)**

# 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





# 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.**