# PRESENTATIONS and HANDOUTS

Meeting on September 19, 2018

<table>
<thead>
<tr>
<th>Materials</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>(PowerPoint Slides, for Discussion Item D-1)</td>
<td></td>
</tr>
<tr>
<td>2. JBLM Airport Compatibility Overlay District</td>
<td>15 – 30</td>
</tr>
<tr>
<td>(PowerPoint Slides, for Discussion Item D-2)</td>
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<tr>
<td>3. Future Land Use Map (FLUM) Implementation</td>
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<tr>
<td>(Presentation Link: <a href="https://spark.adobe.com/page/0UpRFR577g7Yo/">https://spark.adobe.com/page/0UpRFR577g7Yo/</a>)</td>
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Historic Preservation Code Updates

Planning Commission
September 19, 2018
ITEM #
OVERVIEW

• Updates to 1.42, 13.06 and 13.07
• Historic Preservation Program overview

Issues

• Historic Demolition Review
• Nomination Process
• Conditional Use Permits
BACKGROUND

- Historic Preservation in Tacoma consists of the following activities:
  - **Identification** – survey and recognition of historic resources
  - **Management** – mechanisms for protecting historic resources
  - **Incentives and benefits** – tools to assist property owners and encourage preservation of historically significant resources
  - **Education and Advocacy** – tools to build awareness and promotion of policies to encourage preservation
Historic Preservation is regulated by several code and policy sections:

- TMC 1.42 – Powers, duties and composition of the Landmarks Commission
- 8.35 – Prevention of “Demolition by Neglect”
- TMC 13.05 – Historic design review and permitting
- TMC 13.06 – Historic preservation and zoning/land use
- TMC 13.07 – Designation of historic landmarks and districts
- TMC 13.12 – Environmental and cultural resources
Historic Preservation Plan Comprehensive Plan Element

Policy: HP-21 Provide effective demolition review procedures
Action HP-21A: Consider expanding a demolition review and consideration period to non-designated properties that may be historically significant.

Current Regulations

• Subarea “Cultural Resource Management Plan” (TMC 13.12.570) – currently Downtown and Mall Subareas
• Demolition review of City Landmarks (TMC 13.07 and 13.06)
• Currently little/no review for impacts to historic resources in many areas of City
Objective

• Amend the existing regulations (Subarea Cultural Resources Review) for clarity and usability
• Eliminate “gap” in review of demolition permits (beneath SEPA threshold, not in subarea or historically designated areas)

Proposed

• Citywide – demolition involving over 4,000 cumulative square feet, single family residential projects exempt
• Demolition review in all National Register Historic Districts
• Demolition review within Mixed Use Centers
• When demolition involves a potentially significant building, referred to LPC
HISTORIC NOMINATIONS

Issues
• Conflict in language regarding designation of interior spaces ("features" vs. "spaces")
• Designation of interior spaces limited to "public buildings"

Proposed
• Align language that refers to interior spaces
• Remove limitation of designation of interior spaces to public buildings
HISTORIC NOMINATIONS

Issues
• Individual buildings that are already on the National Register should be easier to designate locally.
• City Council review: Existing code language is confusing regarding Council authority over nominations

Proposed
• Change nomination criteria to include National Register as an eligibility criterion and remove administrative barriers
• Change City Council review language to accurately reflect process
Historic Preservation Plan Comprehensive Plan Element

Policy HP-23 Provide incentives to protect historic resources from demolition.

Incentives and benefits for preserving historic properties should attract investment in historic properties.

Goal: A Coordinated System of Incentives and Benefits Stimulates Preservation and Conservation in Tacoma. Incentives should support appropriate rehabilitation and continued use of historic resources. In addition, some incentives should encourage owners to seek local designation of eligible historic resources and conservation areas.

Policy HP-31 Offer incentives and benefits to cover a wide range of conditions.

Policy HP-32 Promote financial incentives that stimulate investment in historic properties

Action HP-33C Extend the range of zoning incentives for historic resources and conservation areas.
HISTORIC CUP

Background
• Historic Conditional Use Permit established in 2007
• Allows for additional uses not otherwise permitted in base zoning for historic landmarks
• Successfully used once

Issues
• Some ambiguity in how conditional uses apply to parcel and historic buildings therein
• Limited use table

Proposed
• Clarify language at TMC 13.06.640.F
• Consider expanding eligible uses
<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>September 19</td>
<td>Planning Commission</td>
<td>Briefing</td>
</tr>
<tr>
<td>October 10</td>
<td>Landmarks Commission</td>
<td>Review draft code</td>
</tr>
<tr>
<td>November TBA</td>
<td>Landmarks Commission</td>
<td>Recommendation to Planning Commission</td>
</tr>
<tr>
<td>January 2019</td>
<td>Planning Commission</td>
<td>Code review, authorize release</td>
</tr>
<tr>
<td>March 2019</td>
<td>Planning Commission</td>
<td>Set hearing date</td>
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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, 2019
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
## AIR FORCE LAND USE COMPATIBILITY GUIDANCE

<table>
<thead>
<tr>
<th>Clear Zone</th>
<th>APZ I</th>
<th>APZ II</th>
</tr>
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<tbody>
<tr>
<td>Highest risk</td>
<td>Moderate risk</td>
<td>Lower risk</td>
</tr>
<tr>
<td>Compatible: Vacant land, agriculture</td>
<td>Compatible: Very low concentration of people</td>
<td>Compatible: Low concentration of people</td>
</tr>
<tr>
<td>Development should be prohibited</td>
<td>• Manufacturing</td>
<td>• APZI uses</td>
</tr>
<tr>
<td>Public purchase of existing</td>
<td>• Warehouses</td>
<td>• Single-family (2 dwellings/acre)</td>
</tr>
<tr>
<td></td>
<td>• Utilities</td>
<td>Some additional trade/services (moderate densities)</td>
</tr>
<tr>
<td></td>
<td>• Transportation</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Trade (some)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Warehouses</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Open space (low densities)</td>
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JBLM CLEAR ZONE & APZ’S: LAND USE COMPATIBILITY
Lakewood is updating the existing Air Corridor zones in 2019.
EXISTING ZONING

Zoning already prevents many incompatible uses
## PROPOSED LAND USES CHANGES

<table>
<thead>
<tr>
<th>Land Uses</th>
<th>Explanations</th>
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<tbody>
<tr>
<td>Residential</td>
<td><strong>EXISTING:</strong> Permitted – no increase in # of dwellings&lt;br&gt;<strong>NEW:</strong>&lt;br&gt;• One house per existing parcel&lt;br&gt;• New parcels limited to single-family (2 dwellings/acre)&lt;br&gt;• No ADU’s, group housing</td>
</tr>
<tr>
<td>Commercial</td>
<td>• Specific uses prohibited (e.g., eating/drinking)&lt;br&gt;• Overall size limited</td>
</tr>
<tr>
<td>Industrial</td>
<td>• Specific features prohibited (e.g., flammable items)&lt;br&gt;• Overall size limited</td>
</tr>
<tr>
<td>Public Assembly</td>
<td>• Prohibited</td>
</tr>
<tr>
<td>Wireless/utilities</td>
<td>• Towers and overhead lines prohibited</td>
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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

<table>
<thead>
<tr>
<th>Standards/restrictions</th>
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<tbody>
<tr>
<td><strong>Restricted characteristics</strong></td>
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<tr>
<td>Would interfere with airplanes (glare, smoke, height)</td>
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<tr>
<td>Would increase risk in case of crash</td>
</tr>
<tr>
<td>(volatile/flammable)</td>
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<tr>
<td><strong>Floor Area Ratio</strong></td>
</tr>
<tr>
<td>Commercial: 0.28</td>
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<tr>
<td>Office/personal services: 0.22</td>
</tr>
<tr>
<td>Industrial: 0.56</td>
</tr>
<tr>
<td>Warehouse: 2.0</td>
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<tr>
<td><strong>New development</strong></td>
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<tr>
<td>Record Notice on title</td>
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![Diagram showing different floor area ratios: 1 Story 100% lot coverage, 2 Story 50% lot coverage, 4 Story 25% lot coverage.](image)
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 J LUS 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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