

MEETING 7 Discussion Guide

Part 1. Results of small group discussion at Meeting 5 & 6			
List of Preliminary Consensus and Recommended Zones Per Homework 2 Tally	Zone Code	Should Billboards be allowed in this zone?	
		GROUP 1	GROUP 2
Residential Zones	R-1 thru R-5		
<i>Do not Allow</i>		Agree. <i>Question: what about future zoning? Should it depend on the percent of residential population in a zone expected/planned for long-term in a zone?</i>	Agree. <i>Question: should we be considering this based on current zoning or future expectations? Ultimate development expectations are relevant here.</i>
Downtown Zones			
<i>Allow in Warehouse Residential District</i>	WR	<i>Allow. 5 – keep existing, no additional 2—add more—receiving area</i>	<i>Consensus: allow billboards in this zone but with restrictions. Consider adjacent residential zoning. -- billboards shouldn't be visible to adjacent residents (apply also to C-1, C-2, PDB) Prefer to place any BB on walls, as opposed to free standing</i>
Commercial Zones			
<i>Allow in General Neighborhood Commercial District</i>	C-1	<i>No new billboards (100% agreement) CCO: Low priority to retain billboards in this area. Group prefers to remove from this area—question of credits for removal.</i>	Allow in all 3 areas but there should be consideration of adjacent residential development—ensure billboards are not visible to adjacent residents.
<i>Allow in General Community Commercial District</i>	C-2	<i>7 – allow BB in this zone CCO: make this a receiving area. General consensus: allow more.</i>	
<i>Allow in Planned Development Business District</i>	PDB	<i>100% agreement to allow billboards in this zone</i>	
Mixed Use Center Zones			
REVISIT at Mtg 7: Commercial Mixed Use District consensus to allow in homework. Commercial Mixed Use District	CCX (Table said NCX before—in error)	TBD	TBD
<i>Allow in Urban</i>	UCX	Additional billboards ok in this	6—allow

Center mixed use district		zone. 100% would allow with size and design limitations.	<i>1—do not allow</i> <i>Tacoma Mall area good location for new BB.</i> <i>If BB allowed in this zone, separation is key, as well as buffering from residential areas.</i> <i>Slight preference for “poster” size billboards</i>
Allow in Commercial Industrial Mixed Use	CIX	5 yes allow in this area, 1 no.	<i>6—allow</i> <i>1—do not allow</i> <i>Tacoma Mall area good location for new BB.</i> <i>If BB allowed in this zone, separation is key, as well as buffering from residential areas.</i> <i>Poster size maximum.</i>
Industrial Zones			
Allow in Light Industrial District	M-1	100% of the group would allow billboards in these zoning districts.	Allow with consideration for impacts on adjacent residential areas
Allow in Heavy Industrial District	M-2		Allow
Allow in Port Maritime & Industrial District	PMI		Allow
Shoreline Zones			
Do not allow in Shoreline zones	S1-17	No consensus on whether to allow or prohibit.	Agree that no new billboards should be allowed in shoreline zones
Overlay Zones			
Do not allow in View Sensitive Overlay District	VSD	Unanimous: do not allow	Unanimous: do not allow. Note: VSD outcome (no BB) should govern in the C-1 area along the shoreline (Old Town)
Do not allow in Historical Special Review Overlay District	HIST	Unanimous: do not allow	Agree: do not allow
Do not allow in Conservation Overlay District	CONS	Group divided. Discussion centered on keeping existing and not allowing new BB	Agree with homework consensus: do not allow.
Do not allow in S. Tacoma Groundwater Protection District	STGPD	Allow – defer to other zoning regs here	Allow – defer to underlying zoning
S. Tacoma Manufact./Indust. Center Overlay <i>no consensus in HWK#2</i>	ST-M/IC	Allow	<i>Defer to underlying zoning</i>

Part 2: Zones where there was no preliminary consensus (including notes from meeting 6 small group discussion)			
	Zones where there is <u>no preliminary consensus</u> per the homework	<i>Group 1</i>	<i>Group 2</i>
	Downtown Zones		
1	DCC – Downtown Commercial Core	<p>Allow: 6 It's a commercial zone</p> <p>Don't Allow: 1 Not appropriate for this density</p>	<p>Allow: 5 High intensity commercial urban core.</p> <p>Don't Allow: 2 Most intense pedestrian uses, so reduce visual clutter.</p> <p>Idea: if BB allowed here, should be "artistic" not "photos".</p>
2	DMU-Downtown Mixed Use District	<p>Allow: 6 Commercial(?)</p> <p>Don't Allow: 1 Meant to become more residential</p>	<p>Allow: 5 High intensity commercial urban core.</p> <p>Don't Allow: 2 Most intense pedestrian uses, so reduce visual clutter.</p> <p>Idea: if BB allowed here, should be "artistic" not "photos".</p>
3	DR-Downtown Residential	<p>Allow: 1</p> <p>Don't Allow: 6. It's residential.</p>	<p>Allow: 2</p> <p>Don't Allow: 5. It's residential.</p>
4	Commercial Zones- T Transitional District	<p>Allow: 4 -- require conditional use permit (2)</p> <p>Don't Allow: 1</p>	<p>Allow: 4</p> <p>Don't Allow: 3</p> <p>No consensus</p>
	Mixed Use Zones	<i>Allow or Don't Allow? Existing only or potential "receiving zone"? Why?</i>	
5	NCX-Neighborhood		

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	Zones where there is <u>no</u> preliminary consensus per the homework	<i>Group 1</i>	<i>Group 2</i>
	Commercial Mixed- Use District		
6	RCX-Residential Commercial Mixed-Use District		
7	NRX- Neighborhood Residential Mixed-Use District		
8	URX-Urban Residential Mixed Use District		
9	HMX-Hospital Medical Mixed Use District		

Part 3: Priority Zones

1	Top 5 zones for REMOVING existing billboards. (and what is the total existing BB count in these zones?)
2	Areas where additional billboards are most valuable to Billboard owners --- that are <i>also</i> zones identified by group as acceptable for billboards.