

**Meeting 5 & 6: Small group exercises on Geography: Where should billboards be allowed? Where should they not be allowed? Why?**

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

| <b>Mixed Use District</b>                                  |                |  |   |
|--|----------------|--|---|
| Allow in Urban Center mixed use district                   | <b>UCX</b>     | Additional billboards ok in this zone.<br>100% would allow with size and design limitations. | 6—allow<br>1—do not allow<br><i>Tacoma Mall area good location for new BB.</i><br><i>If BB allowed in this zone, separation is key, as well as buffering from residential areas.</i>                                |
| Allow in Commercial Industrial Mixed Use                   | <b>CIX</b>     | 5 yes allow in this area, 1 no.  | 6—allow<br>1—do not allow<br><i>Tacoma Mall area good location for new BB.</i><br><i>If BB allowed in this zone, separation is key, as well as buffering from residential areas.</i><br><i>Poster size maximum.</i> |
| <b>Industrial Zones</b>                                    |                |  |   |
| Allow in Light Industrial District                         | <b>M-1</b>     | 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                         | <b>M-2</b>     |  | Allow   |
| Allow in Port Maritime & Industrial District               | <b>PMI</b>     |  | Allow   |
| <b>Shoreline Zones</b>                                     |                |  |   |
| Do not allow in Shoreline zones                            | <b>S1-17</b>   | No consensus on whether to allow or prohibit.  | Agree that no new billboards should be allowed in shoreline zones   |
| <b>Overlay Zones</b>                                       |                |  |   |
| Do not allow in View Sensitive Overlay District            | <b>VSD</b>     | Unanimous: do not allow  | Unanimous: do not allow.<br>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 | <b>HIST</b>    | Unanimous: do not allow  | Agree: do not allow   |
| Do not allow in Conservation Overlay District              | <b>CONS</b>    | Group divided.<br>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  | <b>STGPD</b>   | Allow – defer to other zoning regs here  | Allow – defer to underlying zoning  |
| S. Tacoma Manufact./Indust. Center Overlay                 | <b>ST-M/IC</b> | Allow  | Defer to underlying zoning  |

|                       |  |  |  |
|-----------------------|--|--|--|
| no consensus in HWK#2 |  |  |  |
|-----------------------|--|--|--|

|   | Zones where there is <u>no preliminary consensus</u> per the homework | Group 1   | Group 2   |
|---|---|---|---|
|   | <b>Downtown Zones</b>   |   |   |
| 1 | <b>DCC – Downtown Commercial Core</b>                                 | <p>Allow: 6<br/>It’s a commercial zone</p> <p>Don’t Allow: 1<br/>Not appropriate for this density</p> | <p>Allow: 5<br/>High intensity commercial urban core.</p> <p>Don’t Allow: 2<br/>Most intense pedestrian uses, so reduce visual clutter.</p> <p>Idea: if BB allowed here, should be “artistic” not “photos”.</p> |
| 2 | <b>DMU-Downtown Mixed Use District</b>                                | <p>Allow: 6<br/>Commercial(?)</p> <p>Don’t Allow: 1<br/>Meant to become more residential</p>          | <p>Allow: 5<br/>High intensity commercial urban core.</p> <p>Don’t Allow: 2<br/>Most intense pedestrian uses, so reduce visual clutter.</p> <p>Idea: if BB allowed here, should be “artistic” not “photos”.</p> |
| 3 | <b>DR-Downtown Residential</b>  | <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 | <b>Commercial Zones- T Transitional District</b>                      | <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>   |
|   | <b>Mixed Use Zones</b>  |   |   |
| 5 | <b>NCX-Neighborhood Commercial Mixed- Use District</b>                | <p>Allow:</p> <p>Don’t Allow:</p>   |   |

|          | <b>Zones where there is <u>no</u> preliminary consensus per the homework</b> | <i>Group 1</i>             | <i>Group 2</i> |
|----------|--|----------------------------|----------------|
| <b>6</b> | <b>RCX-Residential Commercial Mixed-Use District</b>                         | Allow:<br><br>Don't Allow: |                |
| <b>7</b> | <b>NRX- Neighborhood Residential Mixed-Use District</b>                      | Allow:<br><br>Don't Allow: |                |
| <b>8</b> | <b>URX-Urban Residential Mixed Use District</b>                              | Allow:<br><br>Don't Allow: |                |
| <b>9</b> | <b>HMX-Hospital Medical Mixed Use District</b>                               | Allow:<br><br>Don't Allow: |                |

**Meeting 7:**

|   |  |
|---|--|
| 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 also zones identified by group as acceptable for more billboards. |

Review impacts of Design Code on limiting of BB in otherwise acceptable zones. Work through acceptable zones and identify potential adjustments to code. **(by sign structures, not faces - )**

| Zone  | Primary Non-conf causes                     | Design Code Adjustments  |
|-------|---|--|
| WR    | 12 signs: buffer – HIST, dispersal          | Reduce HIST 500 ft buffer (250 ft effects only 1 sign, 150 ft effects 0)<br>Reduce 500 ft dispersal reqm't (250 ft effects only 2 signs) |
| C-2   | 52 signs: buffer to res and X dist          | Reduce residential and mixed used buffers (100 feet effects only 7 signs)  |
| PDB   | 0 signs:                                    |  |
| [CCX] | 7 signs: buffer to Res and X dist           | No buffer from X-Dist  |
| UCX   | 1 sign – size, height, setback              | Allow up to 576 sq and 3-4 faces in UCX and 35 ft high   |
| CIX   | 2 signs: buffer to X dist                   | No buffer from NCX, CCX, UCX frees both signs  |
| M-1   | 26 signs: dispersal                         | Reduce dispersal to 200 ft in C-2, Indust dists, and UCX, CCX, CIX frees most signs  |
| M-2   | 16 signs: dispersal                         | Reduce dispersal to 200 ft in C-2, Indust dists, and UCX, CCX, CIX frees most signs  |
| PMI   | 5 Signs: buffer – SHR<br>4 signs: dispersal | Reduce to 1988 (150 ft effects only 1 sign)<br>200 ft dispersal in Industrial (effects 0 signs)  |

|                    |  |   |
|--------------------|--|---|
| <b>DCC</b>         | <b>4 signs: dispersal and buffer to HIST</b> | <b>All signs in historic buffer and very close to HIST property</b> |
| <b>DMU</b>         | <b>3 signs: buffer to HIST (1)</b>           | <b>Two signs not affected</b>                                       |
| <b>T (group 1)</b> | <b>5 signs: buffer to Res, dispersal</b>     | <b>Would have to nearly eliminate buffers</b>                       |
| <b>[NCX]</b>       | <b>19 signs: buffer to Res and UCX</b>       | <b>Reduce residential and mixed use buffers</b>                     |

**These signs were evaluated for spacing requirements only. Design requirements are not effected by zoning. Allowing non-conforming signs for design features, height and size allows most signs if buffering and dispersal were adjusted**

| Item                 | Current Code   | 1997 Code | Comments |
|----------------------|--|-----------|----------|
| <b>Design</b>        | <ul style="list-style-type: none"> <li>• 2 faces per structure, max.</li> <li>• No offset or cantilevered construction of structure</li> </ul>                 |           |          |
| <b>Digital Signs</b> | Not allowed  |           |          |
| <b>Height</b>        | 35 ft.; 45 ft. in PMI zone<br>Not above a building   |           |          |
| <b>Size</b>          | 300 sq. ft. max. (no "Premier" or "Bulletin" sizes allowed)  |           |          |
| <b>Dispersal</b>     | 500 ft. minimum between billboard structures   |           |          |
| <b>Buffering</b>     | No billboard within 500 ft. of residential, mixed use, special use areas (Note: this requirement eliminates most billboards even in otherwise allowable zones) |           |          |
| <b>Set back</b>      | Minimum 10 feet from street frontage   |           |          |