

**Part 1. Results of small group discussion at Meeting 5, 6 & 7**  
*(Results from Meeting 7 italicized.)*

List of Preliminary Consensus and Recommended Zones Per Homework 2 Tally	Zone Code	Should Billboards be allowed in this zone?	
		<i>GROUP 1</i>	<i>GROUP 2</i>
<b>Residential Zones</b>	R-1 thru R-5		
<b>Do not Allow</b>		Agree. 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?	Agree. Question: should we be considering this based on current zoning or future expectations? Ultimate development expectations are relevant here.
<b>Downtown Zones</b>			
<b>Allow in</b> Warehouse Residential District	<b>WR</b>	Allow. 5 – keep existing, no additional 2—add more—receiving area	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
<b>Commercial Zones</b>			
<b>Allow in</b> General Neighborhood Commercial District	<b>C-1</b>	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.	Allow in all 3 areas but there should be consideration of adjacent residential development—ensure billboards are not visible to adjacent residents.
<b>Allow in</b> General Community Commercial District	<b>C-2</b>	7 – allow BB in this zone CCO: make this a receiving area. General consensus: allow more.	
<b>Allow in</b> Planned Development Business District	<b>PDB</b>	100% agreement to allow billboards in this zone	
<b>Mixed Use Center Zones</b>			
<b>Commercial Mixed Use District</b> <i>Allow in CCX</i>	<b>CCX</b>	<i>Consensus to allow— 7 –allow; 2 – do not allow</i>	<i>Consensus to allow (6-0). Some concern about size (one member prefers poster size), and desire that BB are not visible from adjacent residential areas</i>
<i>Allow in Urban</i>	<b>UCX</b>	Additional billboards ok in this	6—allow

Center mixed use district		zone. 100% would allow with size and design limitations.	1—do not allow Tacoma Mall area good location for new BB. If BB allowed in this zone, separation is key, as well as buffering from residential areas. Slight preference for “poster” size billboards
<b>Allow</b> in Commercial Industrial Mixed Use	<b>CIX</b>	5 yes allow in this area, 1 no.	6—allow 1—do not allow Tacoma Mall area good location for new BB. If BB allowed in this zone, separation is key, as well as buffering from residential areas. Poster size maximum.
<b>Industrial Zones</b>			
<b>Allow</b> 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
<b>Allow</b> in Heavy Industrial District	<b>M-2</b>		Allow
<b>Allow</b> in Port Maritime & Industrial District	<b>PMI</b>		Allow
<b>Shoreline Zones</b>			
<b>Do not allow</b> in Shoreline zones	<b>S1-17</b>	<del>No consensus on whether to allow or prohibit.</del> Discussed further: consensus reached, Do Not Allow.	Agree that no new billboards should be allowed in shoreline zones
<b>Overlay Zones</b>			
<b>Do not allow</b> in View Sensitive Overlay District	<b>VSD</b>	Unanimous: do not allow	Unanimous: do not allow new BB Note: VSD outcome (no BB) should govern in the C-1 area along the shoreline (Old Town)
<b>Do not allow</b> in Historical Special Review Overlay District	<b>HIST</b>	Unanimous: do not allow	Agree: do not allow new BB
<b>Do not allow</b> in Conservation Overlay District	<b>CONS</b>	Group divided. <i>Revote at Meeting 7: 4—allow; 5—do not allow: no consensus.</i> Discussion centered on keeping existing and not allowing new BB.	Agree with homework consensus: do not allow new BB
<b>Do not allow</b> in S. Tacoma Groundwater Protection District	<b>STGPD</b>	Allow – defer to other zoning regs here	Allow – defer to underlying zoning
<i>S. Tacoma Manufact./Indust.</i>	<b>ST-M/IC</b>	Allow	<i>Defer to underlying zoning</i>

Center Overlay <i>no consensus in HWK#2</i>			
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**Part 2: Zones where there was no preliminary consensus  
(results of discussion at Meetings 6 and 7)**

Zones where there is <u>no preliminary consensus</u> per homework 2	Group 1	Group 2
<b>Downtown Zones</b>		
<b>DCC – Downtown Commercial Core</b>	Allow: 6 It’s a commercial zone  Don’t Allow: 1 Not appropriate for this density	Allow: 5 High intensity commercial urban core.  Don’t Allow: 2 Most intense pedestrian uses, so reduce visual clutter.  Idea: if BB allowed here, should be “artistic” not “photos”.
<b>DMU-Downtown Mixed Use District</b>	Allow: 6 Commercial(?)  Don’t Allow: 1 Meant to become more residential	Allow: 5 High intensity commercial urban core.  Don’t Allow: 2 Most intense pedestrian uses, so reduce visual clutter.  Idea: if BB allowed here, should be “artistic” not “photos”.
<b>DR-Downtown Residential</b>	Allow: 1  Don’t Allow: 6. It’s residential.	Allow: 2  Don’t Allow: 5. It’s residential.
<b>Commercial Zones- T Transitional District</b>	Allow: 4 -- require conditional use permit (2) Don’t Allow: 1	No consensus  Allow: 4 Don’t Allow: 3
<b>Mixed Use Zones</b>		
<b>NCX-Neighborhood Commercial Mixed- Use District</b>	<i>No consensus. 4—Allow 5—Do not allow because of pedestrian oriented streets</i>	<i>No consensus.</i>
<b>RCX-Residential Commercial Mixed-Use District</b>	<i>9-0 vote to NOT allow BB</i>	<i>2 – Allow 4 –Do not allow</i>

**Part 2: Zones where there was no preliminary consensus  
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Zones where there is <u>no preliminary consensus</u> per homework 2	Group 1	Group 2
NRX- Neighborhood Residential Mixed-Use District	9-0 vote to NOT allow BB	6- 0 vote to NOT allow BB
URX-Urban Residential Mixed Use District	9-0 vote to NOT allow BB	6- 0 vote to NOT allow BB
HMX-Hospital Medical Mixed Use District	3 – allow 6—do not allow	1—allow 5—do not allow. There are no BB there now, do not start adding.

**Part 3: Priority Zones**

1	<b>Top 5 zones for REMOVING existing billboards (and what is the total existing BB count in these zones?)</b>	
	<p><b>Group 1:</b> 9-0 vote that these are districts where it should be a priority to <b>remove</b> BB:</p> <ul style="list-style-type: none"> <li>• R-2</li> <li>• R-4</li> <li>• Shoreline</li> <li>• Downtown Residential (DR)</li> <li>• C-1</li> <li>• RCX</li> <li>• (24 total BB in these zones)</li> </ul> <p>NCX zone and Conservation overlay were a priority for 4 members of the group.</p>	<p><b>Group 2:</b> No group consensus. Areas discussed as priorities for <b>removal</b> of BB:</p> <ul style="list-style-type: none"> <li>• All R zones</li> <li>• C-1 (more of the group would allow BB in this zone)</li> <li>• Anywhere residents can see BB from their homes.</li> <li>• Tyler Street in the Transition zone</li> <li>• 6<sup>th</sup> and Sprague</li> <li>• 56<sup>th</sup> &amp; Washington near the train track</li> </ul>
2	<b>Areas where additional billboards are most valuable to Billboard owners --- that are also zones identified by group as acceptable for billboards.</b>	
	<p><b>Group 1:</b> Consensus to ALLOW BB in these zones:</p> <ul style="list-style-type: none"> <li>• C-2</li> <li>• PDB</li> <li>• M-1</li> <li>• M-2</li> <li>• PMI</li> </ul> <p>CCO will come back with a statement at the next meeting about what areas are their priorities for adding new BB.</p>	<p><b>Group 2:</b> No consensus. Observed that what is important to BB owners, advertisers is eyeballs on the sign and businesses. High value locations identified in discussion include:</p> <ul style="list-style-type: none"> <li>• Tacoma Mall</li> <li>• 74<sup>th</sup> Street business districts</li> <li>• Anywhere close to I-5</li> <li>• Proctor District</li> <li>• TCC / James Center</li> <li>• Union / Center Street</li> <li>• Downtown</li> </ul>