



# JBLM Airport Compatibility Overlay District

City of Tacoma | Planning and Development Services

**Public Hearing**

**6/4/19**

**ITEM #24**





# OVERVIEW



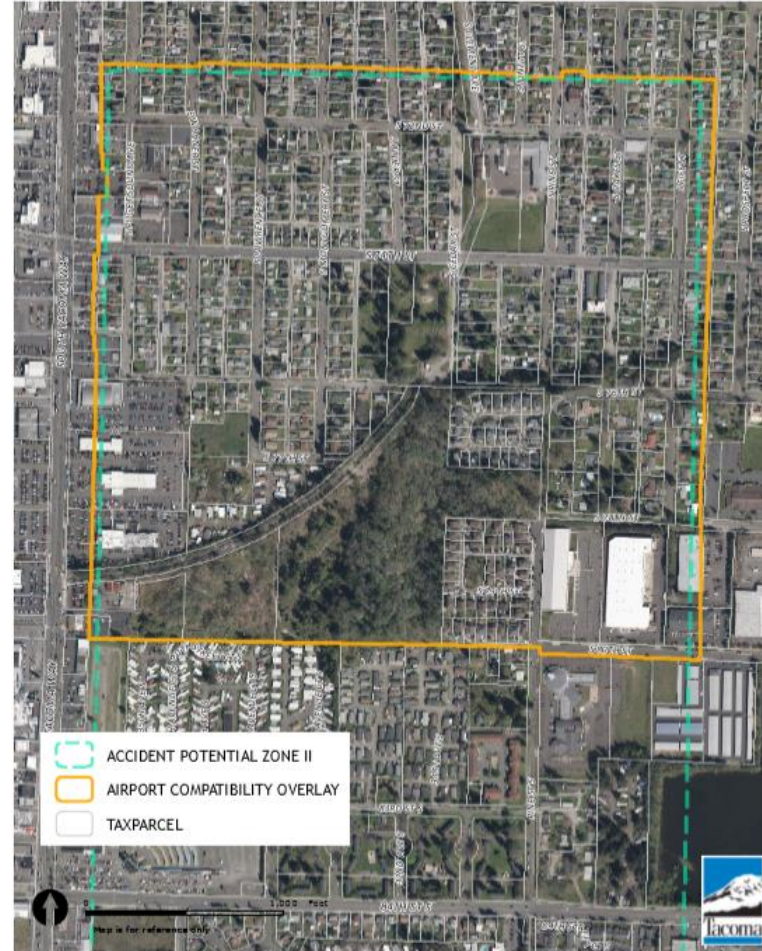
## **Proposal:**

- Enact an Airport Compatibility Overlay District corresponding with JBLM Accident Potential Zone II
  - Limitation of dense development
  - Limitations of hazardous industrial/commercial activities which are incompatible with the flight path

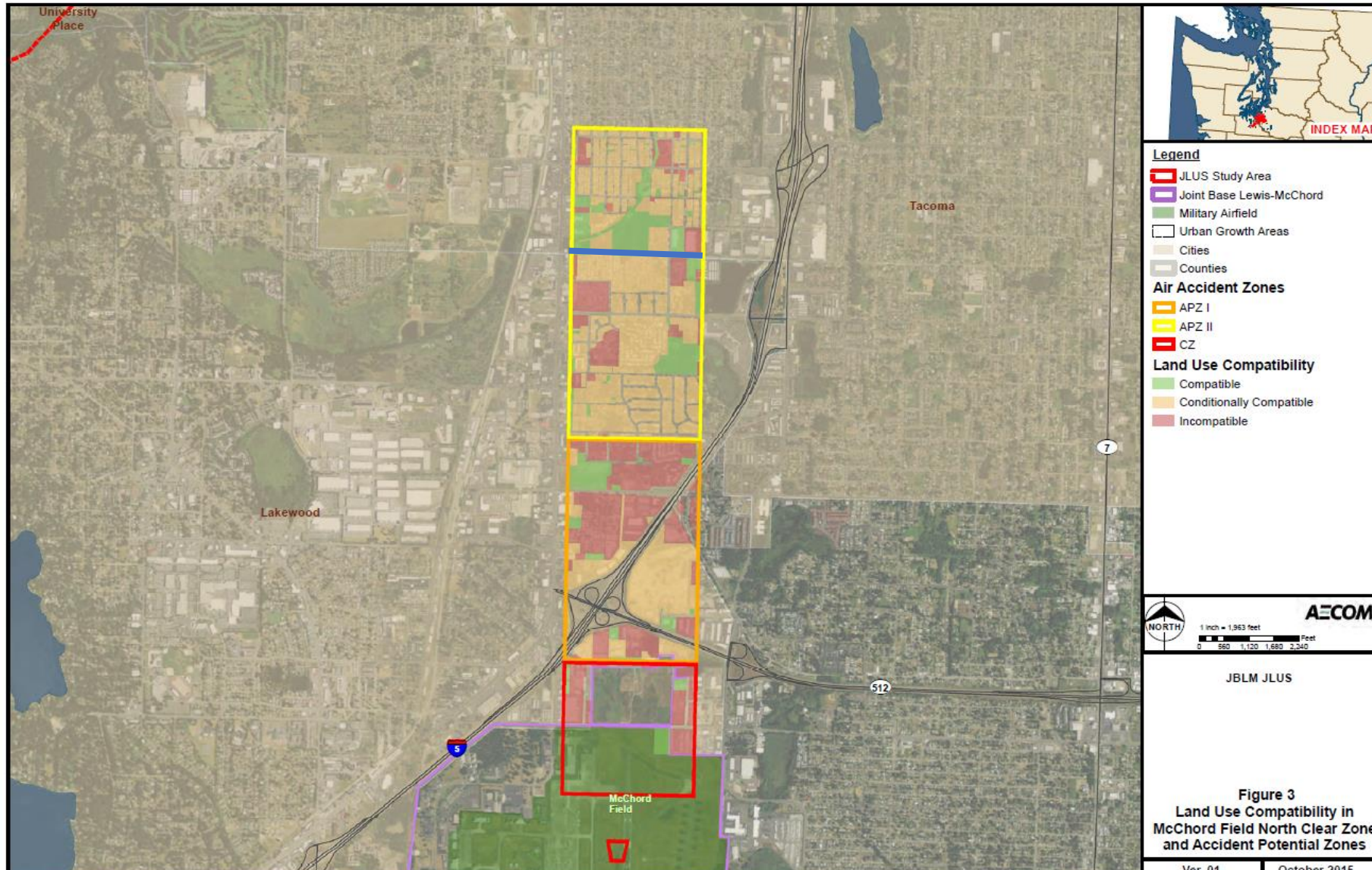
## *Prior actions:*

- Planning Commission process -January 16, 2019
- Infrastructure, Planning and Sustainability– February 27, 2019
  - Recommendation to clarify intent regarding limitation of expansion of public assembly uses

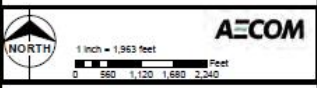
# Proposed JBLM Airport Compatibility Overlay District



# ●●● JBLM: Land Use compatibility



- Legend**
- JLUS Study Area
  - Joint Base Lewis-McChord
  - Military Airfield
  - Urban Growth Areas
  - Cities
  - Counties
- Air Accident Zones**
- APZ I
  - APZ II
  - CZ
- Land Use Compatibility**
- Compatible
  - Conditionally Compatible
  - Incompatible



JBLM JLUS

**Figure 3**  
Land Use Compatibility in  
McChord Field North Clear Zone  
and Accident Potential Zones

Ver. 01 October 2015

# Background and Intent



- Implement JLUS, U.S. Air Force, Comp Plan policies
- Reduce the scale of damage should a crash occur
- Recognize existing uses and preserve the character of the neighborhood
- Increase awareness of airport compatibility issues



# JBLM ACOD – Proposed Revisions



- Prohibit uses associated with denser gatherings (*50 people per acre*)
- Limit size of neighborhood commercial (7,000 SF)
  - *Retail, Restaurant, Office*
- Major land use actions must be consistent with ACOD intent (CUPs, Upzoning, Comp Plan)
- Prohibits hazardous industrial features



