



JBLM Airport Compatibility Overlay District

City of Tacoma | Planning and Development Services

Study Session

6/4/19

ITEM #1





OVERVIEW



Proposal:

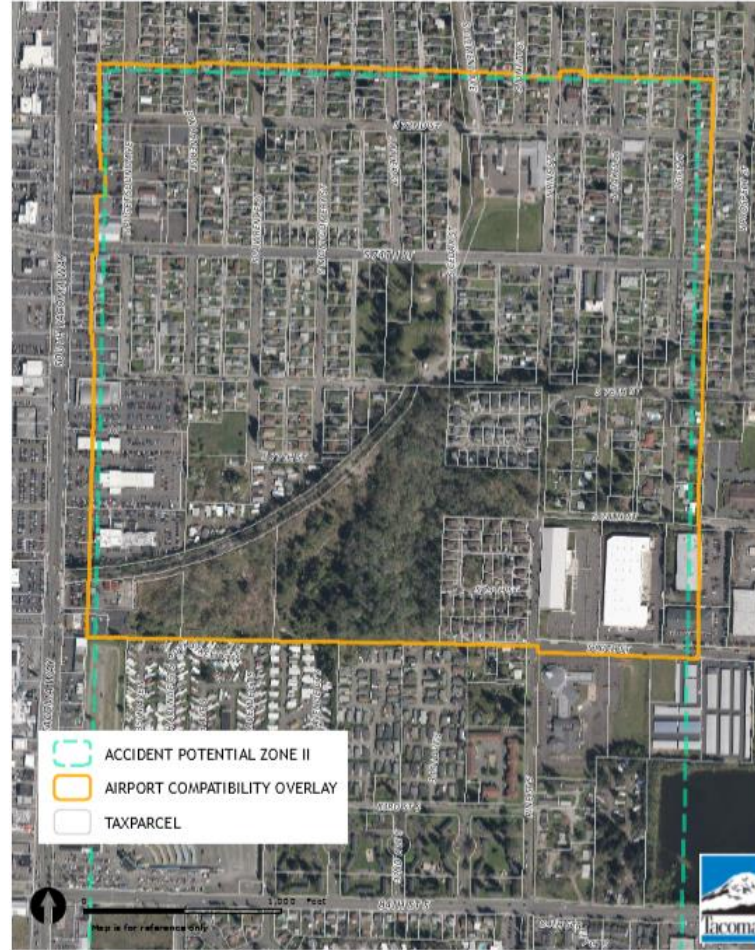
- Enact an Airport Compatibility Overlay District corresponding with JBLM Accident Potential Zone II
 - Limitation of dense development
 - Limitations of hazardous industrial/commercial activities which are incompatible with the flight path

Prior actions:

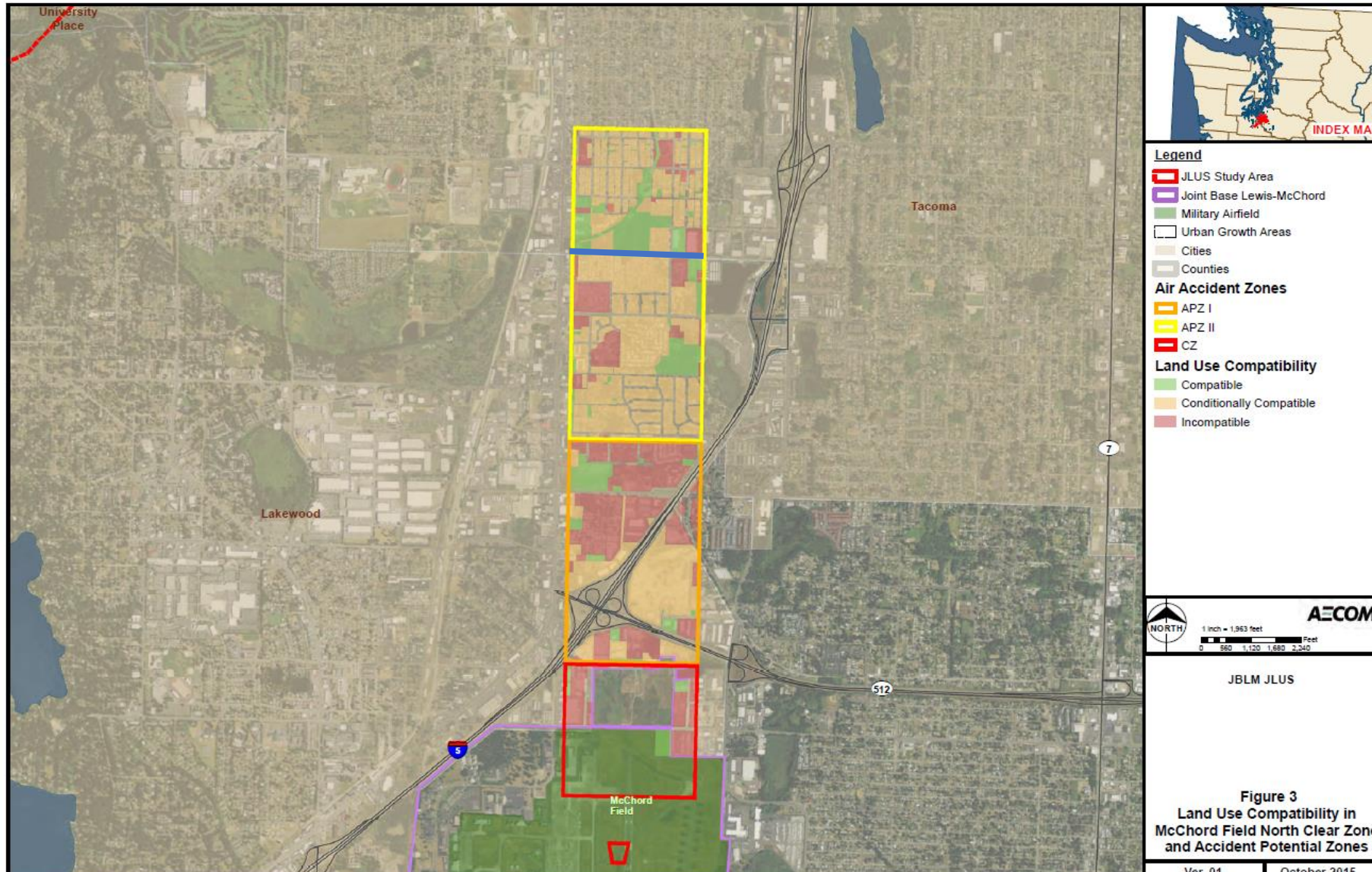
- Planning Commission process –January 16, 2019
- Infrastructure, Planning and Sustainability– February 27, 2019
 - Recommendation to clarify intent regarding limitation of expansion of public assembly uses



City Overlay



●●● JBLM: Land Use compatibility



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



●●● Risk – Infrequent/High Consequence



ZONE	1968-1985		1968-1995	
	Accidents	% of Total	Accidents	% of Total
On-Runway	197	27.1	209	24.9
Clear Zone	210	28.8	230	27.4
APZ I	57	7.8	85	10.1
APZ II	36	5.0	47	5.7
Other (Within 10 nautical miles)	228	31.3	267	31.9
Total	728	100.0	838	100.0

Average Impact Areas for Approach and Departure Accidents

Overall Average Impact Area	5.06 acres
Fighter, Trainer, and Misc. Aircraft	2.73 acres
Heavy Bomber and Tanker Aircraft	8.73 acres

●●● Background and Intent



AICUZ-JLUS input for APZ II

Under 50 people per acre

- Residential density at or less than 2 units/ acre
- Prohibit public assembly uses
- Limit hazardous industrial uses
- Limit scale of commercial/ industrial uses

Public Input

Maintain the integrity of the neighborhood

- *Area almost entirely built out*
- *Currently overall density is under 50 person per acre threshold*
- *Neighborhood-serving commercial uses should be allowed*

JBLM ACOD – Proposed Revisions



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



●●● JBLM ACOD – Proposed Revisions



Proposed prohibited uses

- Airports
- Public/Private Assembly Facilities
- Carnivals
- Commercial
Recreational/Entertainment
- Correctional/Detention Facilities
- Day Care Centers (more than 12 children)
- Group Housing over 6 residents
- Heliports
- Hospitals
- Hotels/Motels
- Heavy Industry
- Non-Passive
Parks/Recreational
- 2/3/Multi-Family
Development
- Public Assembly
- Religious Assembly
- Schools
- Theaters



Nonconforming Uses



- May operate and maintain
- Some minor expansions allowed
- Expansions not related to increase in public assembly capacity would be allowed
- May rebuild (within 18 months)
- ***IPS further strengthens limits of expansions***





SUMMARY



Proposal:

- Enact an Airport Compatibility Overlay District corresponding with JBLM Accident Potential Zone II
 - JBLM Airport Compatibility Overlay District
 - Prohibit uses associated with denser gatherings
 - Limit size of neighborhood commercial (7,000 SF)
 - Major land use actions must be consistent,
 - Prohibits hazardous industrial features

Next Steps:

- Public hearing June 4, 2019
- First Reading June 18, 2019
- Second Reading June 25, 2019



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