

SOUTH SOUND MILITARY & COMMUNITIES PARTNERSHIP

Executive
Leadership Team



Steering
Committee



SOUTH SOUND MILITARY & COMMUNITIES PARTNERSHIP

The South Sound Military & Communities Partnership works to address issues that affect military and civilian communities around JBLM and to foster outcomes that are mutually beneficial for the South Puget Sound region.

Working
Group Chairs



JBLM McChord Field

North Clear Zone

SOUTH SOUND MILITARY & COMMUNITIES PARTNERSHIP

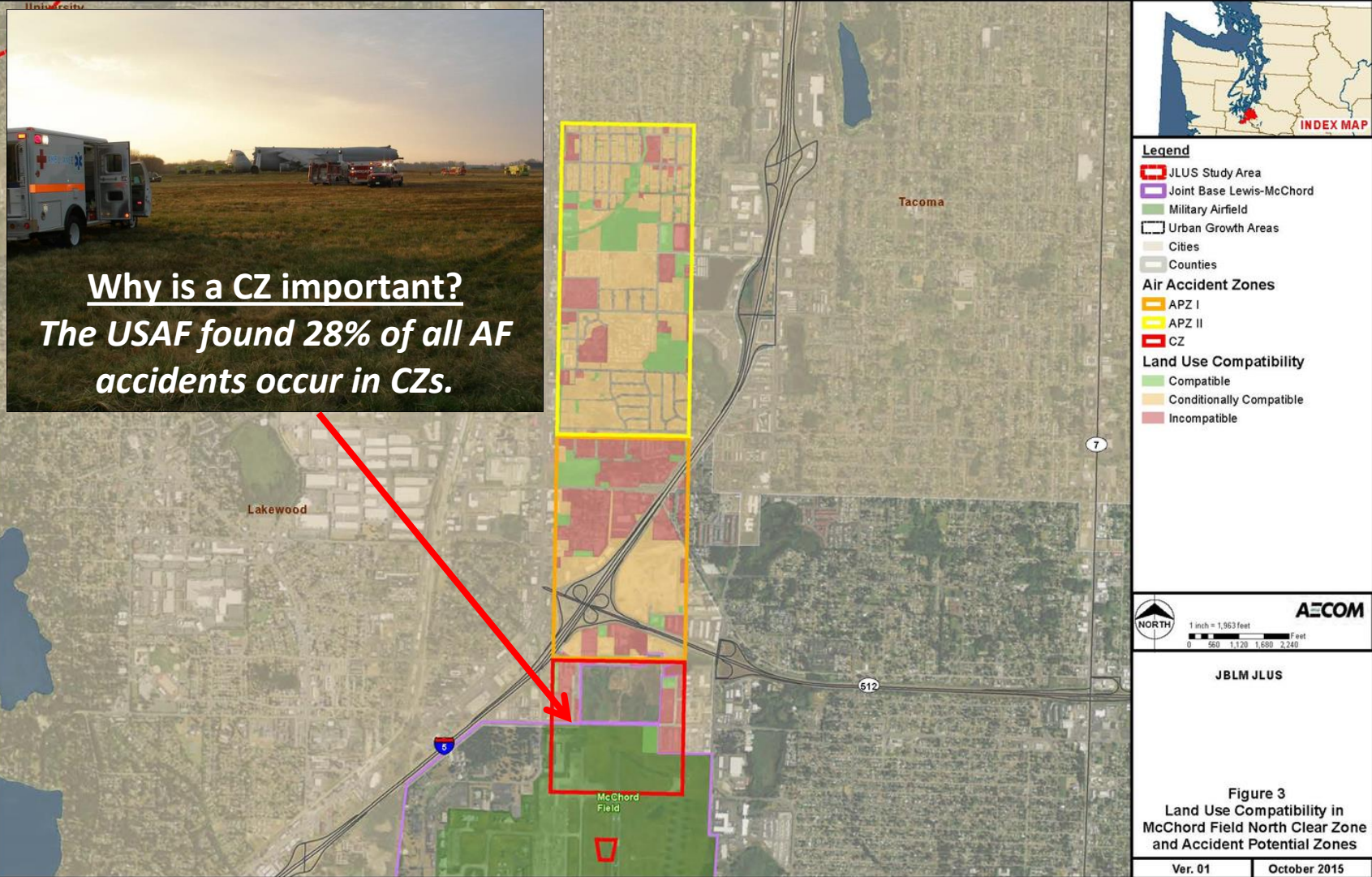
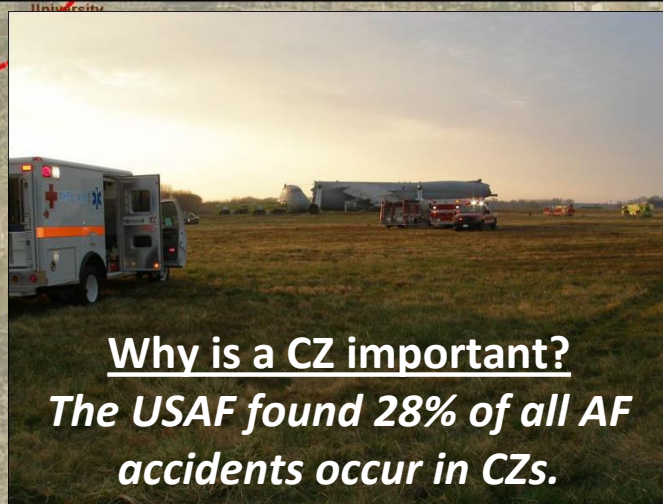
Encroachment within the North Clear Zone (NCZ) contributed to JBLM receiving point deductions in the 2005 BRAC evaluation process. Civilian activity within NCZ property presents a public safety issue for military operations and civilians alike.



SSMCP STUDY OF THE MCCHORD NCZ

The purpose of the North Clear Zone project is to develop a strategy and plan of action to resolve existing land use encroachments in the North Clear Zone of McChord Airfield, JBLM

MCCHORD NORTH CLEAR ZONE



OBJECTIVES

SSMCP has identified **five main objectives** for the North Clear Zone Project:

1. Ensure public and air safety
2. Preserve JBLM “Mission Assurance”; prepare for BRAC 2019
3. Maintain full airfield operational capacity and capability
4. Implement the 2015 JBLM Joint Land Use Study
5. Bring use of the NCZ into Federal Aviation Administration and Department of Defense regulatory compliance

RECOMMENDED STRATEGY

Voluntary purchase of properties and relocation of businesses

- Phased priorities for 0–5 years, 5–10 years, and 10+ years

Changes to Lakewood city code and processes

- Limited permitted land uses that are more consistent with federal guidelines
- Stricter non-conforming use standards
- Limitations on public infrastructure
- Conditions on business licenses to enforce existing employee density standards

Amortization study

- Depending on findings, non-conforming uses could be phased out over the long-term

Habitat preservation and restoration

- Agreement with environmental organizations (e.g. Forterra) to form and manage a habitat area, including funding support for voluntary property acquisition and business relocation

WHAT DOES THIS MEAN FOR ME?

Timing of voluntary purchases and relocation

- Guided by phased priorities
- Dependent upon available funding sources

Certain properties are not planned for purchase or business relocation

- Located on edge of NCZ
- Lack of buildings/uses that generate safety risks

Retention of businesses in the Lakewood area is a high priority

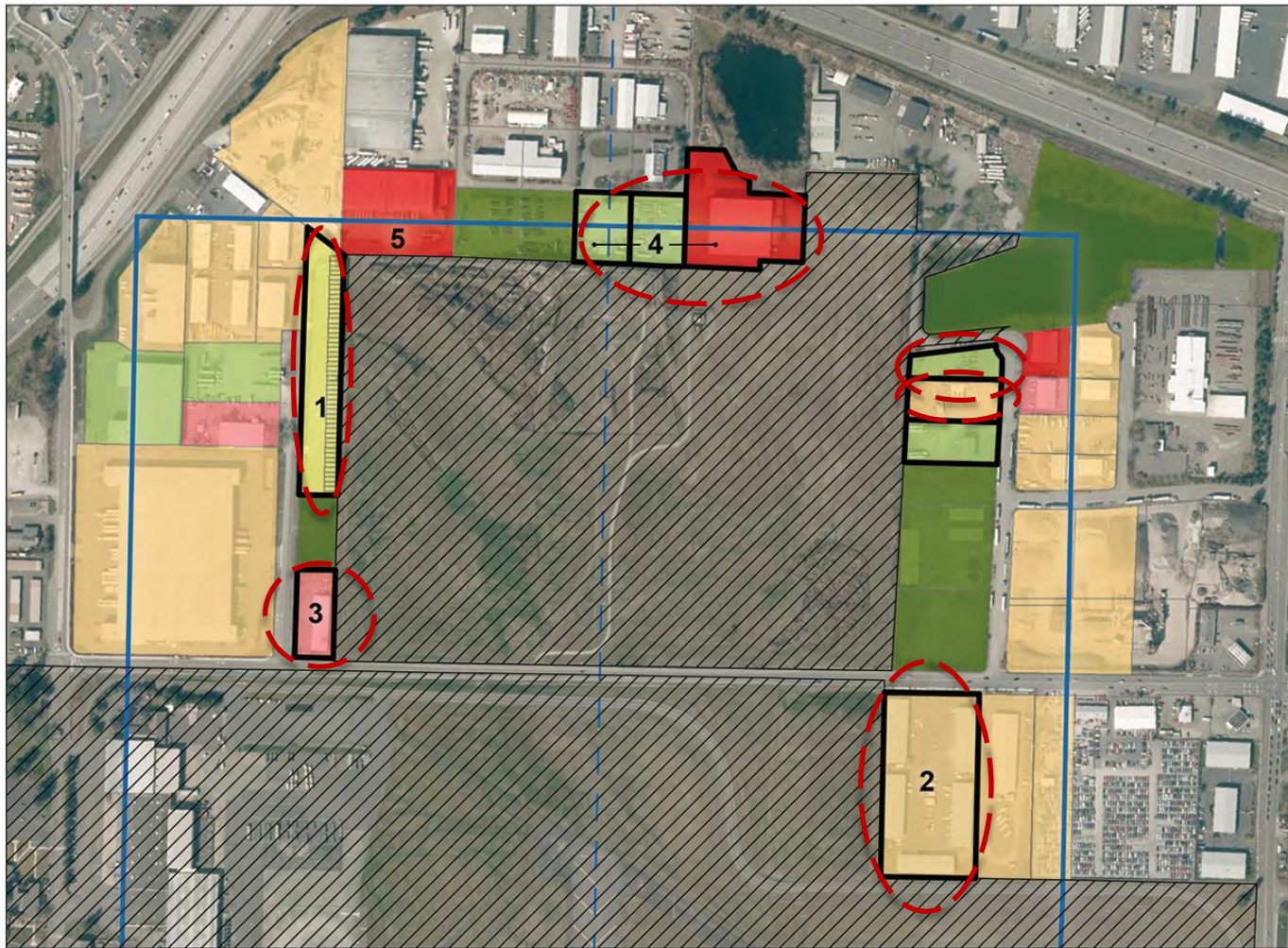
Business relocation assistance

- Defined by funding requirements (i.e. local, state, federal)
- Tailored to individual business needs

Eminent domain is not preferred

- If necessary, only used in long-term (Phase 3)

DRAFT Phase 1 Purchase Priorities & Employment Density - McChord North Clear Zone (NCZ)

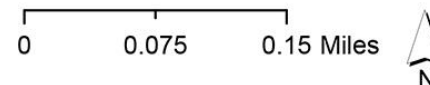


Legend

- Phase 1 Priority Purchases
- # JBLM Top 5 Priority Purchases
- Clear Zone
- Flight Path Centerline
- JBLM Boundary
- Parcels

Employment Density

- High: >20 employees/acre
- Moderate: 10-20 employees/acre
- Low: <10 employees/acre
- Low and Partly Owned by SSMCP Member
- None Currently: Vacant or Parking Lot/Yard
- None: Owned by SSMCP Member



Phase 1 Purchase Priorities

The NCZ Project Team identified Draft Phase 1 Purchase Priorities based on employment density and JBLM's current top five priority properties for acquisition. JBLM's priorities are related to proximity to the flight centerline.

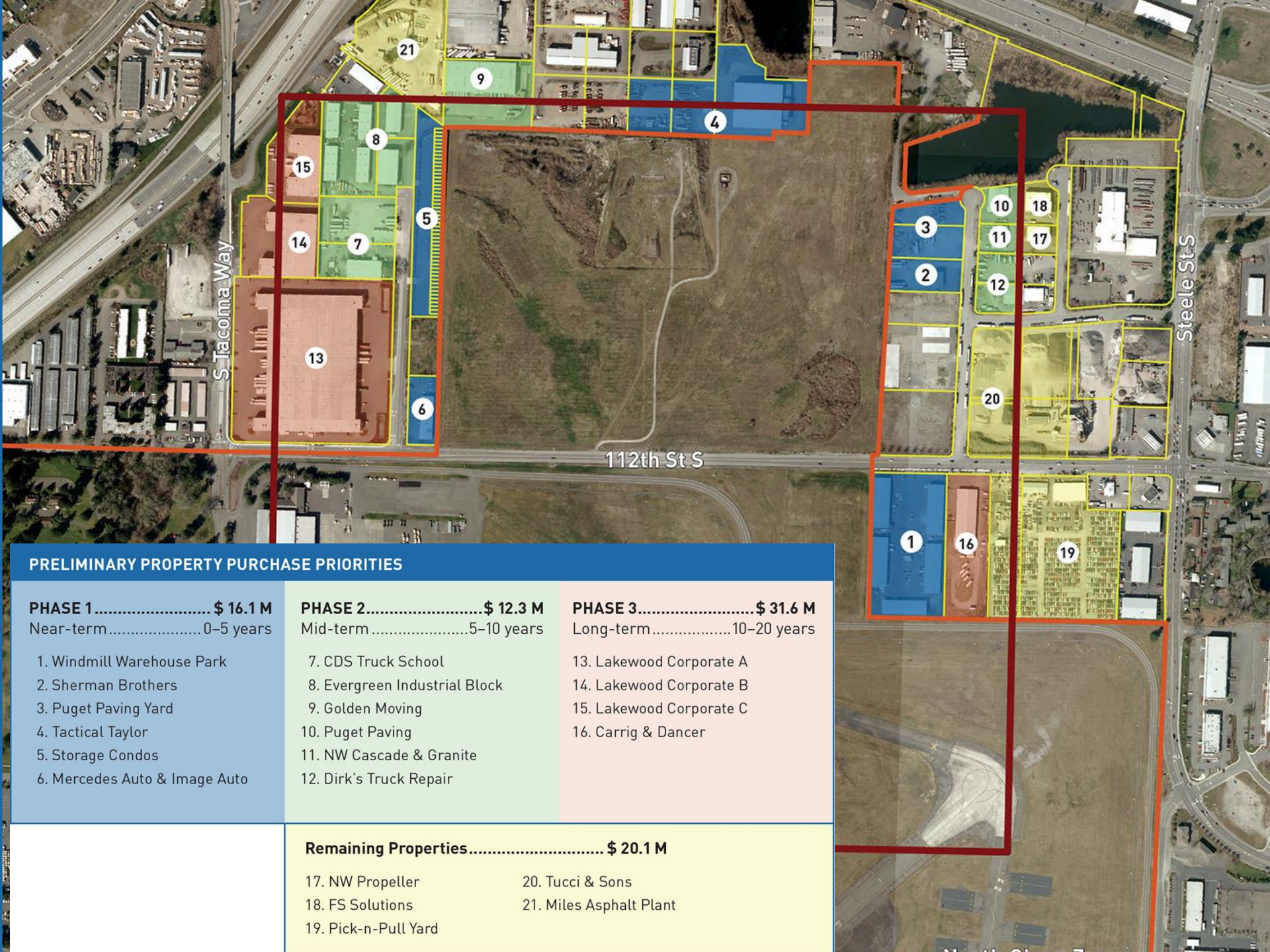
The total cost of the Draft Phase 1 Purchase Priorities shown on the map is \$16 million (compared to \$80 million for the full NCZ), based on appraisals by an independent firm on behalf of SSMCP in 2016.

Notes: JBLM's 4th priority property includes three parcels. JBLM's 5th priority property is not included in the Draft Phase 1 Purchase Priorities because the portion of the parcel in the NCZ contains no buildings.

Employment Density

Employment density is based on information collected via phone calls to businesses made by City of Lakewood staff in December 2016, on observations made during site visits, a review of Google aerial imagery, and on SSMCP ownership records, for parcels in or intersecting the NCZ.

Under Lakewood's zoning code, new land uses in the NCZ should have no more than 10 people per acre (LMC 18A.30.770).



S Tacoma Way

Steele St S

112th St S

PRELIMINARY PROPERTY PURCHASE PRIORITIES

PHASE 1 \$ 16.1 M

Near-term 0–5 years

1. Windmill Warehouse Park
2. Sherman Brothers
3. Puget Paving Yard
4. Tactical Taylor
5. Storage Condos
6. Mercedes Auto & Image Auto

PHASE 2 \$ 12.3 M

Mid-term 5–10 years

7. CDS Truck School
8. Evergreen Industrial Block
9. Golden Moving
10. Puget Paving
11. NW Cascade & Granite
12. Dirk's Truck Repair

PHASE 3 \$ 31.6 M

Long-term 10–20 years

13. Lakewood Corporate A
14. Lakewood Corporate B
15. Lakewood Corporate C
16. Carrig & Dancer

Remaining Properties \$ 20.1 M

- | | |
|----------------------|-------------------------|
| 17. NW Propeller | 20. Tucci & Sons |
| 18. FS Solutions | 21. Miles Asphalt Plant |
| 19. Pick-n-Pull Yard | |

NEXT STEPS

- We are available to meet with property and business owners over the next few months
- Finalize NCZ Action Plan & Implementation Program
- Coordinate JBLM Land Exchange Process
- Coordinate NCZ Implementation Agreement (MOA) for key stakeholder approval and signature
- **Return to Lakewood Council for decision briefing – 10 April**