

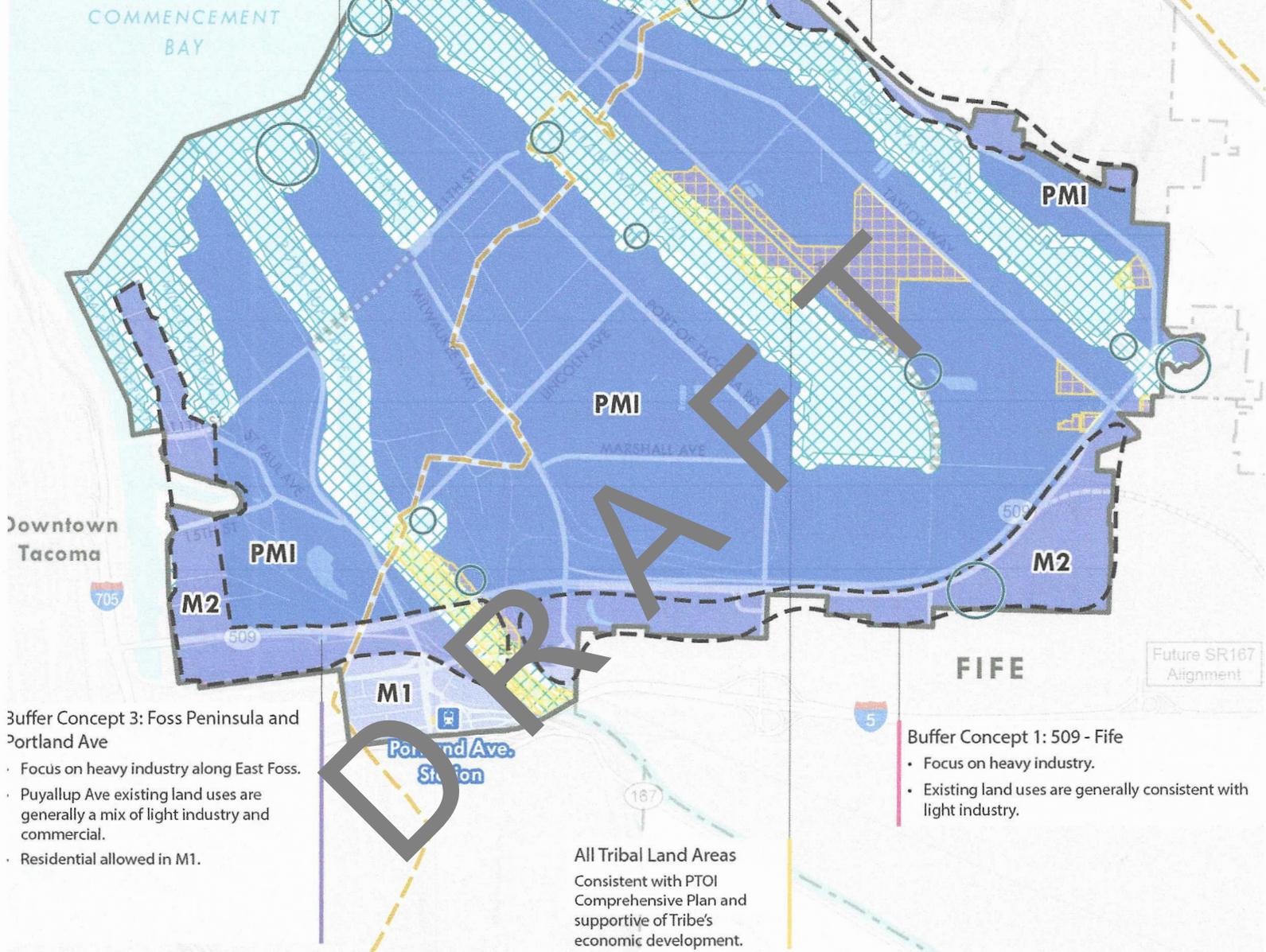
**Core Industrial Area**

- Prefer Port Container facilities, port/rail related uses, compatible industrial uses.
- Allow most use flexibility
- Assume more non-industrial use
- 95% of land zoned for core industrial uses
- Existing uses are mix of Port facilities, general industry, commercial uses, and transportation.

**Northeast Tacoma**

**Buffer Concept 2: NE Tacoma**

- Focus on heavy industry.
- Existing uses are a mix of lumber, recycling, rendering plant, marinas, and fuel production.
- Limited public access (access within core area not preferred).



**Buffer Concept 3: Foss Peninsula and Portland Ave**

- Focus on heavy industry along East Foss.
- Puyallup Ave existing land uses are generally a mix of light industry and commercial.
- Residential allowed in M1.

**Buffer Concept 1: 509 - Fife**

- Focus on heavy industry.
- Existing land uses are generally consistent with light industry.

All Tribal Land Areas  
Consistent with PTOI  
Comprehensive Plan and  
supportive of Tribe's  
economic development.

**ALTERNATIVE 1 (NO ACTION)**

		<b>Existing MIC Zoning Districts</b>

