

Core Industrial Area

- At least 80% of land area zoned for core industrial uses.
- Increase limits on non industrial use in Core Area
- Transition areas accommodate greater mix of light industry and compatible commercial uses

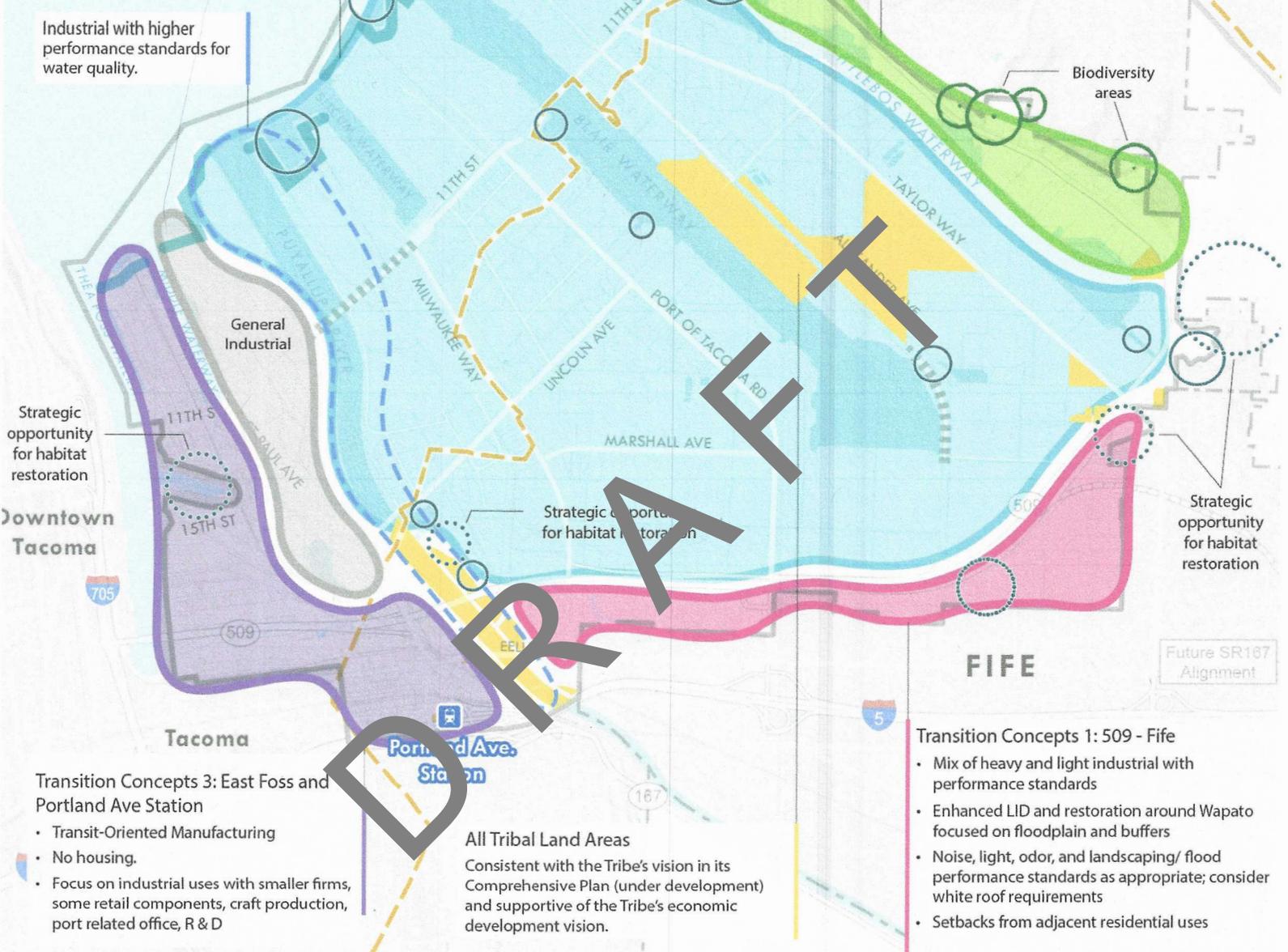
COMMENCEMENT BAY

Industrial with higher performance standards for water quality.

Northeast Tacoma

Transition Concepts 2: NE Tacoma

- Focus on light industrial and compatible commercial uses
- Expand shoreline and habitat restoration; intermittent larger habitat sites to support salmon migration
- Shared use trail for Marine View Dr and more public access
- Enhanced performance standards to avoid and minimize impacts on adjacent residential



Strategic opportunity for habitat restoration

General Industrial

Strategic opportunity for habitat restoration

Biodiversity areas

Strategic opportunity for habitat restoration

Transition Concepts 3: East Foss and Portland Ave Station

- Transit-Oriented Manufacturing
- No housing.
- Focus on industrial uses with smaller firms, some retail components, craft production, port related office, R & D

All Tribal Land Areas
Consistent with the Tribe's vision in its Comprehensive Plan (under development) and supportive of the Tribe's economic development vision.

Transition Concepts 1: 509 - Fife

- Mix of heavy and light industrial with performance standards
- Enhanced LID and restoration around Wapato focused on floodplain and buffers
- Noise, light, odor, and landscaping/ flood performance standards as appropriate; consider white roof requirements
- Setbacks from adjacent residential uses

ALTERNATIVE 2 (ACTION)

Manufacturing Industrial Center	Industrial/ Commercial Buffer	Current/In Design Habitat Restoration Area
City Limits	Core Industrial Area	Strategic Opportunity for Habitat Restoration
Parcel Outlines	Private/ Closed Road	Peninsula Edge Strategic Habitat Opportunity
Puyallup Tribe Survey Boundary	Future Light Rail Station	Biodiversity Area
Tribal Land Area		



UNINCORPORATED PIERCE COUNTY