

**Core Industrial Area**

- 75% of land area zoned for industrial uses.
- Most focus on Port-related uses, prioritizes Port expansion

**Northeast Tacoma**

**Transition Concepts 2: NE Tacoma**

- Light industrial, civic, educational and cultural uses, maritime services
- Public acquisition of hillside; daylight creeks to reconnect uplands with shoreline; and restore upland wetland areas.
- Shared use trail for Marine View Dr and more public access.
- Enhanced performance standards to avoid and minimize impacts on adjacent residential.

**COMMENCEMENT**

Industrial with higher performance standards for water quality and ways to increase natural function, salmon recovery, and decarbonization.

Light Industrial/Warehousing

Strategic opportunity for habitat restoration

**Downtown Tacoma**

**Transition Concepts 3: East Foss**  
 • Transit-Oriented Manufacturing  
 • Includes workforce housing, work/live

**Transition Concepts 3: Portland Ave Station**

- Transit-oriented Development
- Mixed-use commercial

**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.

**FIFE**

**Transition Concepts 1: 509 - Fife**

- Warehousing allowed.
- Light industrial: tailor zoning allowances to mimic what is allowed in comparable industrial zone in Fife.

**ALTERNATIVE 3 (ACTION)**




DRAFT

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Future SR167 Alignment