

Tehaleh Phase 1 - Land Use Summary

	Parcels	Land Use	FAR	Gross Acreage	Quantity Proposed	% of Phase I
RESIDENTIAL	E1, E2, F1, F2, G, H1, H2, I1, I2, I3, J, K1, K2, L, L1, M1, M2, M3, M4, M5, N, P2.1, P2.2, P3.2, Q1, Q2, R1, T1, T2, U1, U2	Residential (Detached 1-10 D.U./ac.)		586.1		
	P1, NC	Multi Family (Attached 10-25 D.U./ac)		19.4		
	O	Parcel O Residential Area		219.2		
	TOTAL RESIDENTIAL USES			824.7	2,586 d.u.	42.3%
EMPLOYMENT	NC	*Neighborhood Center		7.3	62,783 sf	
	Post	*The Post / Visitor Center		1.4	3,217 sf	
	RV	*Storage / RV Storage		4.0	10,000 sf	
	V1	*Community Center (west)	0.19	35.0	290,000 sf	
	V2	*Business Park (General Light Industrial, Business/Office, Support Services)	0.18	58.2	453,762 sf	
	O	*Parcel O - Golf Resort		235.0	230,000	
		Hotel (250 Rooms)	0.480	6.5	135,000	
		Conference Center	0.480	2.9	60,000	
		Golf Clubhouse	0.065	5.3	15,000	
		Pro-Shop / Retail	0.500	0.7	15,000	
	Golf Academy	0.250	0.5	5,000		
	Golf Course / Open Space		219.1			
TOTAL EMPLOYMENT USES			340.9	1,049,762 sf	17.5%	
PUBLIC FACILITIES	S	*Elementary School		14.1		
	D	*Middle School		25.0		
		*Fire Station		3.3		
	R2, R3, P3.1	WWTP		45.0		
		Arterials (100 ft ROW)		53.4		
		Master Storm Drainage Facility		7.4		
		Water Storage Reservoirs		3.1		
O	Puget Sound Energy Sub-station		1.3			
TOTAL PUBLIC FACILITIES USES			152.6		7.8%	
OPEN SPACE / REC.		Community Parks (Existing)		70.7		
		Sprouts Holler Park		4.6		
		Ponder Park		3.3		
		Sticks & Stones		1.4		
		Overlook Park		0.5		
		Yonder Park		4.2		
		Knoll Park		1.7		
		Center Park		2.0		
		The Edge		2.5		
		North Forest Park		29.7		
		Meadow Park		19.8		
		Post Park		1.0		
		Additional Community Parks		10.1		
		Tehaleh Green		2.5		
		Evergreen Park		2.6		
	Rainier Vista Park		5.0			
	Trilogy Clubhouse		6.2			
	Open Space		447.4			
O	Parcel O Open Space		95.0			
TOTAL OPEN SPACE USES			629.4		32.3%	
PHASE 1 TOTALS W/O PARCEL O				1,397.1		
PARCEL O TOTALS				550.5		
PHASE 1 TOTALS				1,947.6		100.0%

*Land uses that apply to the 10% employment center reservation (18A.75.080.H.2)

Note:

Acreages shown are based on the legal description for Tehaleh / Cascadia.

Final acreages are subject to land survey of legal description boundary by professional surveyors.