

# Tehaleh Phase 1 Land Use Table - Exhibit D

	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	<b>Residential (Detached 1-10 D.U./ac.)</b>		<b>586.1</b>		
	P1, NC	<b>Multi Family (Attached 10-25 D.U./ac)</b>		<b>19.4</b>		
	O	<b>Parcel O Residential Area</b>		<b>219.2</b>		
	<b>TOTAL RESIDENTIAL USES</b>				<b>824.7</b>	<b>2,586 d.u.</b>
EMPLOYMENT	NC	<b>Neighborhood Center</b>		<b>7.3</b>	<b>62,783 sf</b>	
	Post	<b>The Post / Visitor Center</b>		<b>1.4</b>	<b>3,217 sf</b>	
	RV	<b>Storage / RV Storage</b>		<b>4.0</b>	<b>10,000 sf</b>	
	V1	<b>Community Center (west)</b>	0.19	<b>35.0</b>	<b>290,000 sf</b>	
	V2	<b>Business Park</b> <i>(General Light Industrial, Business/Office, Support Services)</i>	0.18	<b>58.2</b>	<b>453,762 sf</b>	
	O	<b>Parcel O - Golf Resort</b>		<b>235.0</b>	<b>230,000</b>	
		<i>Hotel (250 Rooms)</i>	0.480	6.5	135,000	
		<i>Conference Center</i>	0.480	2.9	60,000	
		<i>Golf Clubhouse</i>	0.065	5.3	15,000	
		<i>Pro-Shop / Retail</i>	0.500	0.7	15,000	
	<i>Golf Academy</i>	0.250	0.5	5,000		
	<i>Golf Course / Open Space</i>		219.1			
<b>TOTAL EMPLOYMENT USES</b>				<b>340.9</b>	<b>1,049,762 sf</b>	<b>17.5%</b>
PUBLIC FACILITIES	S	<b>Elementary School</b>		<b>14.1</b>		
	D	<b>Middle School *</b>		<b>25.0</b>		
		<b>Fire Station</b>		<b>3.3</b>		
	R2, R3, P3.1	<b>WWTP *</b>		<b>45.0</b>		
		<b>Arterials (100 ft ROW)</b>		<b>53.4</b>		
		<b>Master Storm Drainage Facility</b>		<b>7.4</b>		
		<b>Water Storage Reservoirs</b>		<b>3.1</b>		
O	<b>Puget Sound Energy Sub-station</b>		<b>1.3</b>			
<b>TOTAL PUBLIC FACILITIES USES</b>				<b>152.6</b>		<b>7.8%</b>
OPEN SPACE / REC.		<b>Community Parks (Existing)</b>		<b>70.7</b>		
		<i>Sprouts Holler Park</i>		4.6		
		<i>Ponder Park</i>		3.3		
		<i>Sticks &amp; Stones</i>		1.4		
		<i>Overlook Park</i>		0.5		
		<i>Yonder Park</i>		4.2		
		<i>Knoll Park</i>		1.7		
		<i>Center Park</i>		2.0		
		<i>The Edge</i>		2.5		
		<i>North Forest Park</i>		29.7		
		<i>Meadow Park</i>		19.8		
		<i>Post Park</i>		1.0		
		<b>Additional Community Parks</b>		<b>10.1</b>		
		<i>Tehaleh Green</i>		2.5		
		<i>Evergreen Park</i>		2.6		
		<i>Rainier Vista Park</i>		5.0		
	<b>Trilogy Clubhouse</b>		<b>6.2</b>			
	<b>Open Space</b>		<b>447.4</b>			
O	<b>Parcel O Open Space</b>		<b>95.0</b>			
<b>TOTAL OPEN SPACE USES</b>				<b>629.4</b>		<b>32.3%</b>

PHASE 1 TOTALS W/O PARCEL O		<b>1,397.1</b>		
PARCEL O TOTALS		<b>550.5</b>		
<b>PHASE 1 TOTALS</b>		<b>1,947.6</b>		

\* Potentially convertible to other land uses if not used by public agency/utility and land use approved by Pierce County.

DU = dwelling units; sf = square footage.