



Parcels	Land Use	FAR	Gross Acreage	Quantity Proposed	% of Phase 1
E1, E2, F1, F2, G, H1, H2, I1, I2, J, K1, K2, L, L1, M1, M2, M3, M4, M5, N, N2, P2, 1, P2.2, P3.2, Q1, Q2, R1, T1, T2, U1, U2	Residential (Detached 1-10 D.U./ac.)		590.1		
P1, NC	Multi Family (Attached 10-25 D.U./ac)		19.4		
O	Parcel O Residential Area		215.2		
TOTAL RESIDENTIAL USES			824.7	2,586 d.u.	42.3%
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	
*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%
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		
	Puget Sound Energy Sub-station		1.3		
TOTAL PUBLIC FACILITIES USES			152.6		7.8%
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		
	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%

* 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.