

CASCADIA
EMPLOYMENT BASED PLANNED
COMMUNITY
DEVELOPMENT AGREEMENT

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CASCADIA
EMPLOYMENT BASED PLANNED COMMUNITY
DEVELOPMENT AGREEMENT

This Development Agreement is entered into by and between the COUNTY OF PIERCE, a political subdivision of the state of Washington (hereinafter "Pierce County"), and CASCADIA DEVELOPMENT CORPORATION, a Washington corporation (hereinafter "Cascadia").

RECITALS

A. To strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the legislature of the state of Washington enacted RCW 36.70B.170 through 36.70B.210 (the "Development Agreement Statute"), which authorizes a local government to enter into a development agreement with the owner of real property regarding the development of such property and establishing certain development rights.

B. Pierce County has adopted Planned Unit Development provisions in its development regulations (Pierce County Code (PCC) Section 18A.75.080 attached as Exhibit "N") which include the requirement for a Development Agreement consistent with the Development Agreement statute. This Development Agreement has been processed, considered and executed in accordance with those County and state requirements.

C. Cascadia owns certain real property consisting of approximately 4,719 acres located in the County Urban Growth Area, as diagrammed in Exhibit "A" [Map] and more particularly described in Exhibit "A-1" [Legal Description] (the "Project Site").

D. Cascadia intends to develop an Employment Based Planned Community ("EBPC") by providing a range of employment, residential and recreational opportunities that would respond to identified and evolving market conditions and the feasible capacity of planned infrastructure systems to support them (hereinafter referred to as the "Project"). Cascadia will strive to achieve a mix of five key elements: jobs, housing community support facilities, recreational opportunities and environmental resource protection.

E. Pierce County has determined that the Project is a development for which this Agreement is appropriate, and desires to enter into this Agreement. This Agreement will, among other things, eliminate uncertainty in long-term planning, provide for the orderly development of the Project on a comprehensive basis consistent with the County's current Comprehensive Plan, mitigate significant environmental impacts, provide for all services appropriate for development of the Project, encourage an employment base with diversity of jobs, improve Pierce County's jobs-housing balance, ensure effective utilization of resources within the County at the lowest possible economic cost to its citizens and otherwise achieve the goals and purposes for which the Development Agreement Statute was enacted.

F. In exchange for the benefits to Pierce County described in the preceding recital, together with other public benefits that could result from the development of the Project, Cascadia will receive by this Agreement assurance that it may proceed with the Project in accordance with Applicable Law, and therefore desires to enter into this Agreement.

G. Cascadia has applied for land use approvals relating to the development of the Project, in accordance with PCC Section 18A.75.080, Planned Unit Development. This includes a Planned Unit Development with a classification of Employment Based Planned Community.

H. PCC Section 18A.75.080.N. requires that a proposed Project Development Agreement be prepared and submitted as part of the PUD approval process, and Section 18A.75.080.P. specifies Development Agreement approval procedures.

I. Concurrent with the approval of this Agreement, the Pierce County Hearing Examiner, after a duly noticed public hearing, made appropriate findings required by PCC Section 18A.75.080.O, including that execution of this Agreement furthers the public health, safety and general welfare, and that the provisions of this Agreement are consistent with the Comprehensive Plan.

J. Applications for subsequent land use approvals, entitlements, and permits necessary or desirable for the development of the Project will be made by Cascadia. The Subsequent Approvals are defined in section 6.1.4. The Subsequent Approvals shall be subject to review and approval consistent with Applicable Law by the governmental entities with specific jurisdiction.

K. Cascadia is approved at a programmatic level for a 4,719 acre PUD while Phase I is approved at a project level. As such Section 1 of this Agreement applies to the PUD and Sections 2 through 6 apply to Phase I only. Sections 2 through 6 may apply to subsequent phases after further environmental review and Hearing Examiner approval.

AGREEMENT

NOW, THEREFORE, in consideration of the promises, covenants, and provisions set forth in this Agreement, the parties agree as follows:

1. DESCRIPTION OF PROJECT

PCC Section 18.A.75.080.N. identifies the required elements of a Project Development Agreement. This section is intended to provide those elements.

1.1 Overall Conceptual Plan

The Cascadia EBPC proposes a mix of land uses intended to provide for a range of employment, residential and recreational opportunities. The proposed Overall Conceptual Plan (Exhibit "B") is intended to respond to the site's unique natural setting and orientation for views.

Land uses within the plan will be linked by a system of streets, trails and alleés (open space/trail corridors), and anchored by retail centers designed to serve each phase of development. Targeted employment uses will be hospitality, research and development and light manufacturing, with an emphasis on high technology and biomedical technology industries. A range of housing types and densities will be included to provide for flexible responses to changing market needs and desires, and to facilitate a wide range of pricing choices. In-home offices (non-manufacturing and non-distribution) will be allowed outright in the covenants, and supporting telecommunications infrastructure will enable Project residents the choice of working at home. Development standards and design guidelines will ensure a cohesive pattern of development, while allowing for innovative design and creation of distinct neighborhood identities.

The Cascaçia EBPC will consist of residential, employment, open space, recreational and community land uses developed over at least a 20-year period on the 4,719-acre Project Site. Development of the EBPC will occur in three major phases with multiple divisions. As currently planned, residential uses will total 6,437 dwelling units and the project will include approximately 3.9 million square feet of employment-related facilities. The Overall Conceptual Plan and specifically the amount, pattern and density of proposed development within individual parcels represent a blueprint for future development based on the applicant's current understanding of market conditions. The Plan is not intended to fix precise building patterns, areas of use by square footage, exact residential densities or final locations of open space and trail corridors. The Plan is intended to be flexible, forming the broad concept against which each specific application for development will be measured. Actual amounts, pattern and densities of development within each parcel may vary in response to market conditions as long as they are consistent with the overall EBPC concept and the provisions of this Development Agreement.

1.2 Phase I Conceptual Plan

The Phase I Conceptual Plan (Exhibit "C"), illustrates the layout of proposed land uses. As contemplated in the EBPC Plan, Phase I of the Project would occupy approximately 1,690 acres in the central and northeastern portions of the site. Phase I is proposed to contain: 1,719 dwelling units; 323 acres of employment uses including a 204-acre 18-hole golf course and 250-room conference hotel/golf complex; 11 acres of parks, 34 acres of school facilities, and 449 acres of other open space. Buildout of Phase I was estimated in the Environmental Impact Statement ("EIS") to occur in 2003. Proposed Phase I land use types, densities, areas, and other data are summarized in the Phase I Land Use Table (Exhibit "D").

1.2.1 Location and Density of Residential Development

A range of residential types and densities are proposed in Phase I of the Project, including: 510 "golf residential" dwelling units ("du") ranging from 1.6 to 7.5 du per gross acre; 811 single-family dwelling units ranging from 1 to 6.3 du per gross acre; and, 288 multifamily dwelling units at approximately 7.9 du per gross acre. The largest residential lots will occur within the "estate lots" residential area located on Parcel P. The "golf villas" (Parcel O) overlooking the golf course and the multifamily housing (Parcel L) associated with the

neighborhood center will be the most dense residential development in Phase I. As proposed, gross residential density within Phase I will average 2.05 du/ac. Densities in Phases II and III will be higher to achieve the minimum average residential density of four dwelling units per acre for the overall project as required by PCC Section 18A.75.080.H.1.a. Actual amounts and densities of development within each parcel could vary somewhat in response to market conditions, however, the Phase I maximum unit count will not exceed 1,719. Phase I could be developed at higher densities than currently depicted in Exhibits "C" and "D", thereby consuming less land area. Initial development in Phase I will occur in the residential plats on parcels J, K1, K2, N, and P.

For purposes of this Agreement gross density is dwelling units divided by total acreage (of the Phase, project or subdivision). Net density is dwelling units divided by total acreage minus acreage not part of residential lot area.

1.2.2 Location and Type of Employment

Phase I employment opportunities will be focused within the proposed 80-acre business park, located in Parcel T. The business park will accommodate a variety of possible users that could include light industrial, office, warehouse/distribution and other commercial goods/services enterprises. Phase I will contain an estimated 754,000 square feet of business park uses. Employment will also be provided in the approximately 60,000 square feet of retail space in the 7.2-acre neighborhood center located in Parcel R and in the project's residential marketing center (0.5 acre in Parcel K3). Convenience retail and service businesses will develop in the neighborhood center as the residential population reaches levels that will support such uses. The marketing center may feature business support facilities for community residents who choose to establish offices in their homes or engage in telecommuting from the Project. Other employment opportunities will be available at the schools, hotel/golf complex, and equestrian center. A minimum of 10 percent of the total gross acreage of the Project shall be developed in employment uses as required by PCC Section 18A.75.080.H.2.a. For the total 4,719-acre Project site, this is equivalent to 472 acres which will be provided when Phases I, II and III are fully developed. For Phase I, 50 percent of the school acreage (9 acres), and 100 percent of the employment acreage associated with the hotel/golf complex (16 acres), business park (80 acres), and neighborhood center (7 acres), will satisfy the employment acreage requirement for Phase I.

1.2.3 Open Space and Recreational Facilities

A total of 664 acres of park and open space area (including the golf course and equestrian center, but not including potential neighborhood parks and tot lots within residential areas) or 39 percent of the Phase I area will be provided. Areas retained in natural open space will include steep slopes (greater than 40 percent), delineated wetlands and their buffers, the Canyon Falls Creek canyon, the heron rookery site located in the northern portion of the site, and Orting Lake. In addition, arterial landscape buffers, approximately 120 feet wide on each side of arterial rights-of-way, and *allées* (open space corridors approximately 100 to 150 feet wide and linking development areas) will provide linear open space areas throughout the site within which trails and/or other recreational or public use facilities will be located. Perimeter buffer areas at

least 100 feet in width will be established adjacent to all contiguous property not owned or controlled by Cascadia. Phase I shall include a neighborhood park approximately 11 acres in size located in its northern portion that will provide picnicking, playground activities, outdoor field sports, walking and other passive recreation opportunities. The proposed school site/park (Parcel S) will provide joint use playgrounds and athletic fields to maximize cost sharing and usefulness of these recreational facilities.

Trails will be provided in Phase I to accommodate three permanent trail functional types: pedestrian, equestrian, and bicycle as shown in Exhibit "E" [Trails and Open Space Map]. Trails will be developed as single-use or multi-purpose facilities and will occur primarily within allées and arterial landscape buffers. Standard bicycle routes may be developed either in the right-of-way or as part of the trail system within the adjacent landscape buffers. Mountain bike use will occur primarily on existing or relocated unpaved trails along the perimeter of the property but could use interior trails and open space areas depending upon input from the Cascadia homeowners association and trail organizations. Equestrian trails will be soft-surfaced trails occurring within selected allées and buffer areas to connect the equestrian center and estate residential lots within Parcel P with the perimeter trail system. Existing on-site trails will be retained and integrated into the community trail system, as economically feasible. Cascadia will develop trails to Pierce County standards at least in places where it intends on requesting credits against the County's Regional Park Impact Fee, and may develop all trails to Pierce County standards.

A community center, owned and operated by the homeowners association for the exclusive use of Cascadia residents and guests (and potentially serving as a sales center during the development period), will be part of the Phase I core area adjacent to Parcels R and S. It will include community facilities and recreational elements, to be determined, such as a swimming pool, meeting rooms, tot lots, public gardens, "pea patch" gardening areas, etc.. Additional recreational facilities such as tot lots, pea patches and informal play fields may also be provided within separate residential plats. Alternatively, this facility may be developed as a part of or adjacent to the Marketing Center at Parcel K3.

1.3 Public Facilities and Infrastructure

1.3.1 Sewer Facilities

The Cascadia Master Sewer Plan commits that the Cascadia EBPC will be served by a public sewer system. The City of Orting has agreed to provide sewage treatment for Cascadia, subject to its review of legal, technical, and feasibility issues, and subject to D.O.E. approval of an amendment of the City's comprehensive sewer plan. Sewage will flow through the on-site collection system to a single collection point at the southwest corner of the Project site (within the Phase II area) where it will be directed into a force main that will cross the Carbon River and connect into the Orting Wastewater Treatment Plant (Orting WWTP) site. A shoreline substantial development permit may be required for such a crossing. The Cascadia Master Sewer Plan proposes that as much of the site as possible be served by gravity sewers routed to this single

collection point. Capacity upgrades to the Orting WWTP will be required to serve the Cascadia EBPC. The on-site sewage collection system will either be turned over to the City of Orting to own and operate, or a separate Cascadia sewer district will be established to own and operate the on-site system and to contract with the City of Orting for wastewater treatment services.

In order to provide for the possible need for sewer service in advance of the Orting WWTP being available, an interim sewer treatment program has been developed for Phase I that could employ one or more of the following measures:

- Proposed individual septic tanks and drainfields for each lot in Parcel P (112 single-family lots). Individual drainfields will be designed and constructed to serve as permanent facilities;
- Community drainfields to serve the initial plats (295 lots); and
- An on-site WWTP to serve development in Phase I, up to a level of 1,200 equivalent residential units..

After connection to the Orting WWTP, the community drainfields would be removed from service and the on-site treatment plant, if constructed, would be operated on a seasonal basis to generate sufficient recycled water to meet the average irrigation needs of the Phase I golf course. Alternatively, recycled water for irrigation could be provided by the Orting WWTP. Cascadia's ultimate sewer service provider (City of Orting or Cascadia Sewer District) would assume responsibility for operation and maintenance of the interim community drainfields and on-site WWTP.

1.3.2 Stormwater Facilities

Stormwater facilities will conform to the Cascadia Master Drainage Plan, which calls for a system of regional infiltration facilities, detention ponds and a master system of overflow/bypass pipes and channels. The system will meet or exceed existing Pierce County design storm and facility sizing requirements. Stormwater detention facilities will be located upstream of wetlands to control discharges to them and resulting surface fluctuations. They will also reduce flow rates in the master conveyance system. Regional infiltration facilities will be located around the margins of the site where the outwash geologic formation is exposed. They will infiltrate stormwater runoff from developed areas of the site into the regional aquifer. The master conveyance system will consist of a series of large pipes and channels designed to convey runoff from developed areas to the regional recharge facilities. The system will include overflows from wetlands and closed depressions to prevent flooding during major storm events, and bypasses to convey excess runoff around major wetlands. Emergency overflows will convey any extreme storm flows exceeding the design capacity of the system safely to the Puyallup River and Canyonfalls Creek valley. Wet ponds constructed in association with the infiltration and detention facilities will provide water quality treatment

1.3.3 Domestic Water Facilities

Domestic water supply will be provided by Tacoma Public Utilities. Tacoma has issued a letter of water availability for the Project (Exhibit "F"). All water system facilities will be designed in accordance with Tacoma Public Utilities standards and specifications. Required reservoir storage will be phased, with initial supply from the existing Prairie Ridge reservoir located adjacent to the site. Fire flow will be provided to meet Pierce County and Tacoma criteria. Either the Orting WWTP or the on-site WWTP will produce Class "A" treated effluent for use as a golf irrigation source. On an interim basis, water from the Tacoma Public Utilities system could be used for golf course irrigation.

1.3.4 Schools

The majority of the Phase I area is within the boundaries of the Sumner School District and a limited area in the eastern portion of Phase I is within Orting School District. The Sumner School District has agreed to provide an elementary school in Phase I on a site to be dedicated to the District by Cascadia (Parcel S). This school will be the "Millennium School," one of two schools authorized by Sumner's recent bond issue, scheduled to open in 2000. It will accommodate a portion of the District's projected growth in addition to the elementary school students generated by the Project. An agreement between the Orting and Sumner School Districts will allow Orting's students within Phase I to attend Millennium School. The Overall Conceptual Plan shows additional school sites.

1.3.5 Fire Protection

The project site is within Pierce County Fire District #24, which is served under contract by the Bonney Lake Fire Department ("BLFD/#24"). BLFD/#24 currently serves approximately 22,000 residents. Cascadia will dedicate a site or sites for a fire station(s) and will cooperate with BLFD/#24 in evaluating the specific location of a fire station site and the timing of station construction, in relation to the specific development stages of the project. In addition, Cascadia will fund costs for the Project's fire protection and emergency medical service that exceed the Fire District's financing capacity.

1.3.6 Other Public Facilities and Infrastructure

Phase I will obtain electrical service from Puget Sound Energy, telephone service from Century Telephone and cable television service from TCI Cablevision.

1.4 Transportation Systems

Primary vehicular access to and from the Phase I area will be from the north via the existing 198th Avenue E. Access to and from SR-410 will initially use the existing South Prairie Rd/200th Ct./199th Avenue/104th Street/192nd Avenue/Rhodes Lake Road route to connect to 198th Avenue E. At a later point in Phase I, a more direct route connecting 198th Avenue and 199th Avenue will be developed. Phase I will include approximately 4.5 miles of on-site

arterial/feeder roadways to accommodate internal project access and circulation needs. The main internal roadway in Phase I, with the suggested name of "Cascadia Parkway," will begin a loop road system to be completed in later phases of development. All new roadways will be constructed to the proposed road development standards described in 4.1.1. below.

1.5 Financing of Public Services and Infrastructure

Public services and infrastructure shall be financed by a combination of public and private funds, including latecomer agreements and fair share payments as described in the Infrastructure and Public Facilities and Services Plan. Exhibit "M".

1.6 Phasing

1.6.1 Build Out Plan

The Project consists of residential, employment, open space, recreational and community land uses developed over an approximately 20-year period on the 4,719-acre site. Development will occur in three major phases with multiple divisions as depicted in the Overall Conceptual Plan (see Section 1.2 above). The amount, pattern and density of proposed development within individual parcels on the Project Site represent a blueprint for future development that is intended to be flexible, forming the basic concept against which each specific application for development will be considered.

1.6.2 Phase I

Phase I is planned to occupy approximately 1,690 gross acres in the central and northeastern portions of the site. Phase I is proposed to contain 1,719 dwelling units; 80 acres of business park uses; an 18-hole golf course, a 250-room conference hotel and golf academy complex; 11 acres of parks, 34 acres of school facilities and 449 acres of other open space. Estimated Phase I employment at buildout is 2,394 employees.

1.6.3 Phase II

Phase II is planned to occupy approximately 1,742 gross acres in the central, northwestern and western portions of the site. Phase II is proposed to contain 3,217 dwelling units; 301 acres of business park uses; 74 acres of parks, 119 acres of school facilities and 504 acres of other open space. Estimated Phase II employment at buildout is 6,945 employees.

1.6.4 Phase III

Phase III, located on approximately 1,287 acres in the southern portion of the site, is intended to be developed as a continuation of the EBPC, with flexibility to respond to changes in land use concepts, markets and trends that may occur during the next 20 years. As currently contemplated, Phase III will include approximately 1,500 dwelling units. Phase III as proposed will also include two or three activity centers that could contain uses such as golf clubhouses,

convenience retail and/or community centers, in a pattern similar to that proposed in earlier phases. Given the conceptual nature of the Phase III plan, the specific layout of land uses and roadways is not known at this time.

1.7 Affordable Housing

The Cascadia Phase I Conceptual Plan identifies mechanisms to assure affordable housing for a broad range of income levels in the Cascadia Employment Based Planned Community by providing a range of lot sizes (35,000 sq. ft. lots to 5,000 sq. ft. lots) and allowable densities (one du/acre to 8 du/acre) favorable site development conditions, proximity to utilities and services and suitable infrastructure and amenities. In addition, The Cascadia EBPC Affordable Housing Plan has been incorporated in this Development Agreement as Exhibit "G."

1.8 Non-Residential Development

The acreage and range of uses authorized for nonresidential development in all phases of the Project are as follows:

Business Park:	381 acres
Other Employment:	57 acres
Schools:	152 acres
Parks:	85 acres (not including neighborhood parks in residential areas)
Golf Course:	204 acres (only Phase I course included)
Arterial Streets & Utilities:	68 acres (Phase I and II only)
Other Open Space:	1,186 acres

Additional nonresidential development may be authorized within the 954 undesignated acres in Phase III after subsequent environmental and land use review.

1.9 Minimum and Maximum Number of Residential Units

The minimum average residential density is four dwelling units per acre for the overall Project. The minimum number of residential units will be fixed by the Examiner for each Phase. The maximum number of residential units for the overall Project is 6,500.

1.10 Mitigation Measures, Development Conditions, And Other Requirements Under Chapter 43.21C RCW

The mitigation measures imposed under the authority of SEPA and made conditions of PUD approval in the Examiner's decision are set forth more fully in Exhibit "H" [Conditions of Approval].

2. GENERAL OBLIGATIONS

2.1 Obligations of County

In consideration of Cascadia entering into this Agreement, Pierce County agrees that it shall comply with the Project Approval (as defined in 6.1.3) and Subsequent Approvals (as defined in 6.1.4), and shall consider for approval and cooperate with processing and reviewing all applications for the Subsequent Approvals as provided in this Agreement.

2.2 Obligations of Cascadia

In consideration of Pierce County entering into this Agreement, Cascadia agrees that it shall comply with the Project Approval and Subsequent Approvals, including, without limitation, those conditions relating to the provision of traffic, sanitary sewer, water, stormwater and other infrastructure for the Project Site.

3. ALLOWED USES

Requests for development permits or approvals that implement and are consistent with Phase I as described in Section 1 above shall be processed and approved pursuant to Pierce County Development Regulations - Zoning (18A) (Exhibit "N") except as described within this Agreement. This includes 18A.05 (Introduction), 18A.15 (Definitions), 18A.25 (Zone Classifications and Use Tables), 18A.35 (Development Standards), 18A.75 (Use Permits), and 18A.85 (General Provisions). Land uses within all the Project development areas shall be either allowed outright, allowed only with approval of an Administrative Use Permit, allowed only with approval of a Conditional Use Permit or not allowed, as described in Exhibit "I" [Phase I Use Description, Table and Map].

3.1 Uses Allowed Outright

Uses that are allowed outright as defined in Exhibit "I" shall be processed by the County in the same manner as other uses allowed outright in other zones throughout the County except as noted in this agreement.

3.2 Administrative Uses

Uses that are allowed with the approval of an Administrative Use Permit as defined in the Exhibit "I" shall be processed by the County pursuant to Section 5.3 of this Agreement and in the same manner as other administrative uses in other zones throughout the County with the exception of SEPA, public notice as discussed below, and required findings..

3.3 Conditional Uses

Uses that are allowed with the approval of a Conditional Use Permit as defined in the Exhibit "I" shall be processed by the County pursuant to Section 5.4 of this Agreement and in the

same manner as other conditional uses in other zones throughout the County with the exception of SEPA, public notice as discussed below, and required findings.

3.4 Excluded Uses

Uses that are not allowed outright or through the approval of an Administrative Use Permit or a Conditional Use Permit are allowed only if a Major Amendment is approved pursuant to the process outlined in PCC Section 18A.75.080.P.4 and this agreement.

3.5 Unlisted Uses

Where there is a question regarding the inclusion of a particular proposed use within a particular use category or use type, Cascadia will make a determination. That determination will be forwarded in writing to the Director of the Department of Planning and Land Services who will have 14 days to notify Cascadia if he/she disagrees with Cascadia's determination. In cases of disagreement, the matter will be forwarded to the Hearing Examiner who will have the final authority. The Hearing Examiner will either decide the matter and notify parties in writing or schedule the matter for public hearing.

3.6 Exempted, Temporary and Accessory Uses

Exempted and Temporary uses are allowed pursuant to PCC 18A.25 unless otherwise provided by this agreement. Accessory Uses are allowed pursuant to PCC 18A.25.300.

3.7 In-Home Businesses

3.7.1 Applicability

In-Home Businesses are only permitted as an accessory use in conjunction with a residence.

3.7.2 Exemptions

Home-Based Day Care activities are exempt from these rules.

3.7.3 Performance Standards.

A. The activity is clearly incidental and secondary to the use of the property for residential purposes and shall not change the residential character of the dwelling or neighborhood;

B. External alteration inconsistent with the residential character of the structure is prohibited;

C. Use of hazardous materials or equipment must comply with the requirements of the Uniform Building and Fire Codes;

D. The activity does not create noticeable glare, noise, odor, vibration, smoke, dust, or heat at or beyond the property lines;

E. Use of electrical or mechanical equipment which creates visible or audible interference in radio or television receivers or fluctuations in line voltage at or beyond the property line is prohibited;

F. Manufacturing shall be limited to the small-scale assembly of already manufactured parts but does not preclude production of small, individually hand-crafted items, furniture, or other wood items as long as the activity meets the other standards of these rules;

G. Customers or clients are prohibited on the premises prior to 8:00 a.m. and after 5:00 p.m.;

H. Sales in connection with the activity are limited to merchandise handcrafted on site or items accessory to a service (i.e., hair care products for a beauty salon);

I. One non-freestanding business identification sign not exceeding two square feet in size is permitted; subject to review by Cascadia Home Owners Association and consistent with covenants, conditions and restrictions;

J. In addition to the single-family parking requirements, off-street parking associated with the activity may include one additional space;

3.7.4 Permitted Activities

Activities which comply with the following standards are permitted outright:

A. Two non-resident employees are permitted;

B. The activity is limited to 1,000 square feet or a size equivalent to 50 percent of total floor area of the living space within the residence, whichever is less;

C. One vehicle, up to 10,000 gross vehicle weight, is permitted in connection with the activity;

D. The activity shall be performed completely inside the residence, an accessory structure, or a combination of the two; and

E. There shall be no outside display or storage of materials, merchandise, or equipment.

3.8 Day-Care Facilities

Day-Care Facilities Development is allowed pursuant to PCC 18A.35.070

3.9 Accessory Dwelling Unit

Accessory Dwelling Unit Development is allowed pursuant to PCC 18A.35.080.C.

3.10 Agricultural Uses and Animals Development

Agricultural Uses and Animals Development is allowed pursuant to PCC 18A.35.090

3.11 Nonconforming Development

Nonconforming Development is allowed pursuant to PCC 18A.35.130

3.12 Telecommunication Towers and Wireless Facilities

Telecommunication towers and wireless facilities are allowed within the Communication and Cellular Facilities land use category as provided in Exhibit "I". Development Standards within PCC 18A.35.140 shall apply, except C.3., D, E and F. Telecommunication towers shall be limited to 100' in the Residential Classification and co-located at only one residential location in Phase I.

4. DEVELOPMENT STANDARDS

4.1 Infrastructure

4.1.1 Roads and Non-Motorized Facilities

Development standards for roads must be flexible to meet changing market conditions and to deliver products necessary to make the community a success. Therefore, Cascadia and the County reserve the right to amend these road development standards during the development permit process (preliminary plat, commercial building permit, binding site plan, etc.).

A. Public Roads

All on-site and off-site public road improvements constructed by Cascadia or their successors or assigns shall comply with the 1992 Pierce County Road Standards (Ordinance 91-111S) with the following exceptions:

- 1) Cascadia, at their option, can utilize the design elements contained in the standard drawings prepared by the County Engineer and dated May 1, 1997.

2) Cascadia, at their option, can utilize the preapproved deviations contained in the May 1, 1997, Public Works and Utilities Transportation Services Policy and Procedure 97-1.

3) Approved Deviations

a) Trails

Cascadia proposes to develop a number of bicycle and pedestrian facilities in association with public roads. Portions of the Cascadia master trail/walkway system may substitute for required sidewalks or pedestrian paths in the right-of-way when construction of said trail/walkway system will result in redundant pedestrian facilities (the trail/walkway system must functionally replace the sidewalks or pedestrian paths and be built to County standards).

The master trail/walkway system can be located either within or adjacent to road right-of-way. If within ROW, the trails will be owned and maintained by Pierce County. If outside of ROW, the trail system will be owned and maintained by the Cascadia Homeowner's Association, or other legal entity, as approved by Pierce County.

If a portion of the master trail/walkway system functionally replaces required sidewalks or pedestrian paths, it shall be constructed to meet handicap accessibility requirements and that portion located outside of ROW will be located within an easement or other instrument to ensure that the trail/walkway will perpetually remain open to the public.

b) Standard Road Section

The Project standard road section shall include a thickened edge raised curb adjacent to the traveled way for all roads. Cascadia retains the right to utilize the curb, gutter and sidewalk or open ditch road sections where appropriate and approved during development permit processing. Design of these facilities shall conform to the 1992 County Road Standards (including addendums and standard drawings).

c) Landscaping in Public ROW

Street trees and other vegetation over 18 inches in height located within the County right-of-way for a local road within the boundaries of a plat shall be placed a minimum of 6 feet back from the gutter line when a curbed section is used and shall be placed a minimum of 6 feet back from the back of shoulder when no curb is used. Street trees and other vegetation over 18 inches in height located within the County right-of-way for an arterial or local road not within the boundaries of a plat shall be placed a minimum of 12 feet back from the

gutter line when a curbed section is used and shall be placed a minimum of 12 feet from the back of the shoulder when no curb is used. Street trees shall conform to the type and size outlined in PCC 18A.35.030 Landscaping Standards unless otherwise approved by Pierce County. Additionally, street trees used within County right-of-way shall not conflict with overhead utilities, traffic control devices, sight distance or visibility requirements, and root development shall not conflict with underground utilities, pavement, curbs, sidewalks, walkways, trails, or storm drainage facilities. Irrigation systems not specifically permitted or licensed by the County Engineer must be installed on private property.

A buffer is that area between the back of curb and near edge of sidewalk or walkway. The maximum width shall be 12 feet and the minimum width shall be 4 feet. The maximum height of vegetation, except for street trees, placed in a buffer shall be 18 inches above the top of curb provided no safety-related concern is created. Street trees conforming to the type and size outlined in PCC 18A.35.030 Landscaping Standards, are allowed within the buffer area on a local road within the boundary of a plat provided no safety or visibility related concern is created. Street trees are not allowed within the buffer area on an arterial road without the permission of the County Engineer. The County Engineer shall not allow placement of street trees within the buffer area if safety or visibility concerns exist. Storm drain percolation systems shall not be permitted under or within any buffer.

A median is that raised area within the roadway separating opposite direction of vehicular traffic. The maximum width of any median shall be 16 feet from back of curb to back of curb. The maximum height of medians shall be 18 inches above the top of curb. The maximum height of vegetation placed in the median shall be 24 inches above the top of the curb. Irrigation systems and/or street trees located within the median are acceptable if the median is privately owned from back of curb to back of curb, in which case, the irrigation water meter must be located within the median. The minimum length for a median is 200 feet. Storm drain percolation systems shall not be permitted under or within any median.

d) Irrigation Systems in Public ROW

Private irrigation systems may be located in County right-of-way as long as a license and agreement (acceptable to the Public Works Department) is entered into with the entity that will be responsible for maintenance. The entity responsible for the irrigation systems will also have to own the property that abuts the right-of-way.

e) Design Speed

The Cascadia road system (and associated offsite road improvements) shall be designed in accordance with the following design speed table.

Geometric design features of a road facility should be consistent with the design speed appropriate for the facility. It should be noted, however, that the design speed does not necessarily represent the anticipated operating or posted speed.

The Design Speed for each road class is as follows:

<u>Arterials</u>	<u>Urban</u>	<u>Rural</u>
Major	45 mph	45 mph
Secondary	40 mph	45 mph
Collector	35 mph	40 mph
<u>Local Road</u>		
Feeder	30 mph	30 mph
Minor	25 mph	25 mph
<u>Cul-de-sac</u>		
Stem over 250 feet in length	25 mph	25 mph
250 feet or less in length	20 mph	20 mph

Further changes to the requirements of this ordinance must be approved by the County Engineer pursuant to the variance procedure contained therein.

It is likely that the County's Public Roads Standards may change during the development of Phase I. Cascadia, at their option, may adopt the newer version of the Public Road Standards. However, once the newer standards are adopted, all subsequent development proposals must comply with the newer standards.

Where improvements are made to State highways, Cascadia shall comply with the WSDOT, APWA Standard Specifications for Road, Bridge and Municipal Construction.

B. Private Roads

Cascadia may, at its discretion, develop local access roads serving each proposed development as private roads. For purposes of this paragraph, a local access road is defined as a road with an average daily traffic (ADT) of less than 1500. All on-site and off-site private road improvements constructed by Cascadia or their successors or assigns shall comply with the Pierce County Private Road and Emergency Vehicle Access Standards (Ordinance 91-120). Changes to the requirements of this ordinance must be approved through the variance procedure contained therein.

It is likely that the Private Road and Emergency Vehicle Access Standards may change during the development of Phase I. Cascadia, at their option, may adopt the newer version of the Private Road and Emergency Vehicle Access Standards. However, once the newer standards are adopted, all subsequent development proposals must comply with the newer standards.

C. Local Feeder Road Plan

A local feeder road plan shall be prepared and submitted for approval by the County with each residential preliminary plat and/or commercial binding site plan application. This plan shall demonstrate adequate provision has been made in the design of the preliminary plat or site plan to accommodate future needs for vehicular access to adjacent undeveloped parcels within the EBPC.

4.1.2 Stormwater Design and Construction Standards

A. General Requirements

Drainage plans and analysis shall comply with the 1997 Pierce County Stormwater Management and Site Development Manual ("SWM Manual"), Pierce County Title 18C - Development Regulations - Storm Drainage and Site Development, and Title 18E - Critical Areas, except as modified below.

B. Master Drainage Plan

Drainage plans shall be prepared in accordance with the Project Master Drainage Plan (MDP), dated January 1998, or subsequent updates, and the requirements of this section. Stormwater retention / detention facilities and water quality designs, as required in the MDP, shall be included in the final drainage plans for each applicable division.

Drainage facility locations are intended to be consistent with the Cascadia MDP. However, Cascadia reserves the right to revise and/or relocate facilities based on future detailed design studies. This may include increasing or decreasing the total number of facilities as well as altering their location. Revisions to the facility configuration shown in the Cascadia MDP will require the approval of Pierce County.

1) Project Site

The project site is defined as the boundary of the Cascadia Master Plan, Phases I, II and III, for stormwater management purposes.

2) Phasing

