

## EXHIBIT "I"

### PHASE I USE DESCRIPTION, TABLE AND MAP

#### CLASSIFICATIONS

Cascadia EBPC Phase I will be regulated through application of the following five (5) classifications and two (2) overlays to the approximate 1,689.8 acres of land identified as Phase I.

##### **1. Residential**

The primary purpose of the Residential Classification is to provide areas for residential development of various types and at various densities. This classification also allows for civic, utilities and resource land uses at intensities similar to Pierce County's Moderate Density Single Family Zoning Classification. In addition, neighborhood level commercial land uses are allowed in areas designated Neighborhood Commercial Overlay.

##### **2. Multifamily**

The primary purpose of the Multifamily Classification is to provide areas for residential development of attached and multifamily residential development at densities in excess of six units per acre. This classification also allows for civic, utilities and resource land uses at intensities similar to Pierce County's High Density Residential District Zoning Classification.

##### **3. Employment**

The primary purpose of the Employment Classification is to provide areas for development of "jobs producing" land uses. Most office, commercial and industrial land uses are allowed outright, while a few require approval of an Administrative Use Permit. Many civic, utilities and resource land uses are allowed to locate in these areas as well.

Within this classification for Parcel T, as shown on the Phase I Classification Map, uses shall be limited to those allowed within Pierce County's Employment Center Zoning Classification.

##### **4. Park**

The primary purpose of the Park Classification is to provide areas for active and passive recreation opportunities. In addition to allowing traditional recreational type development, some civic, utilities and resource land uses are also allowed to locate in these areas.

**5. Open Space**

The primary purpose of the Open Space Classification is to provide areas where no meaningful development will be allowed. However, the least intense civic, utilities and resource land uses are allowed to locate in these areas, and recreational type land uses can locate in these areas with the approval of an Administrative Use Permit.

**6. Environmental Overlay**

The primary purpose of the Environmental Overlay is to prohibit most types of meaningful development. The overlay applies to areas classified as steep slope, wetland or wetland buffer, or wildlife or wildlife area buffer.

**7. Neighborhood Commercial Overlay**

The primary purpose of the Neighborhood Commercial Overlay is to provide the opportunity for neo-traditional development within residential neighborhoods of the Cascadia EBPC.

The locations of these classifications are shown on the Phase I Classification Map which follows. Allowable uses for each classification are defined in the Phase I Use Table which also follows.

## EXHIBIT "I"

### PHASE I USE TABLE

CLASSIFICATION	RESIDENTIAL	MULTI-FAMILY	EMPLOYMENT	PARK	OPEN SPACE
<b>LAND USE</b>					
Single Family – Detached	P				
Single Family – Attached (limited to no more than six units per structure)	A	P			
Fraternity or Sorority House/Dormitory	C	A	A <sup>4</sup>		
Group Home	C	A			
Mobile Home					
Mobile Home Park					
Multi – Family Housing		P			
Nursing Homes	C	A	A <sup>4</sup>		
Senior Housing	C	A			
Administrative Government Services			P <sup>4</sup>		
Day Care Centers	A	P	P		
Community & Cultural Services			P <sup>4</sup>	A	
Community Centers					P <sup>5</sup>
Educational Facilities	P	P	P	A	A <sup>5</sup>
Health Services			P		
Postal Services			P		
Recreation, Non-Profit	P	P	P	P	P <sup>5</sup>

#### NOTES

Refer to Section 4.2 for specific Development Standards  
 Definition of Uses and Levels pursuant to 18A.25 210 – 280 PCC, except Golf & Related Uses (Exhibit N)  
 Unlisted uses are allowed pursuant to Section 3.5

P Permitted use.  
 A Administrative Use Permit required.  
 C Conditional Use Permit required.  
 Blank Use is not allowed.

1. Limited to underground conveyance systems only.
2. Limited to seasonal storm ponds and underground conveyance systems only.
3. Facilities in which the primary amusement or recreation activity takes place outdoors on a lot or combination of lots up to 3 acres in size, along with accessory facilities, e.g., parking lots, landscaped areas, restrooms, maintenance buildings, concession stands, equipment rental stands, etc. Typical uses include: batting cages, driving ranges, mini-golf, climbing walls, swimming pools/matras, etc.
4. Use not allowed within Parcel T.
5. Use not allowed in areas designated as Environmental Overlay (EO) as described below except as provided for in 4.1.2.B(3) and 4.3.1 of this agreement.

#### OVERLAYS

NCO Neighborhood Commercial Overlay: Must be designated through the preliminary platting process. Area must be no smaller than one (1) acre and not greater than three (3) acres in total size. Adequate buffering or screening will be determined by the Hearing Examiner during the platting process.  
 EO Environmental Overlay: Will apply to any area that is zoned Open Space and is also classified as a steep slope, wetland or wetland buffer, or wildlife area or wildlife area buffer.



CLASSIFICATION	RESIDENTIAL	MULTI-FAMILY	EMPLOYMENT	PARK	OPEN SPACE
<b>LAND USE</b>					
Religious Assembly	P1,A2	P	A <sup>4</sup>		
Public Safety Services	P1	P1	P		
Transportation	A1,2	A1,2,3	P	A1	A1 <sup>5</sup>
Utilities or Public Maintenance Facil.	A	A	P		
Communication & Cellular Facilities	A (Up to 100' high, Co-located at only 1 site)	P	P	C1	C1 <sup>5</sup>
Electrical Facilities	A	A	P		A <sup>1,5</sup>
Electrical Generation Facilities			P		
Natural Gas Facilities	A	A	P	A	A <sup>1,5</sup>
Organic Waste Processing Facilities			P		
Pipelines	P	P	P	p <sup>1</sup>	p <sup>1,5</sup>
Sewage Collection Facilities	P	P	P	p <sup>1</sup>	p <sup>1,5</sup>
Sewage Treatment Facilities	A	A	P	A	
Stormwater Facilities	P	P	P	p <sup>2</sup>	p <sup>2,5</sup>
Waste Disposal Facilities	A	A	P		
Waste Transfer Facilities	A	A	P		
Water Supply Facilities	P	P	P	p <sup>1</sup>	p <sup>1,5</sup>
Essential Public Facilities	A	A	A	A	
Administrative & Professional Offices	P1,A2 (NCO Req'd)		P		
Educational Services			P <sup>4</sup>		
Agricultural Sales	P1	P1	P		
Agricultural Services			P		
Animal Production, Boarding & Slaughtering			A		
Crop Production	P1	P1	P		P1 <sup>5</sup>

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<b>LAND USE</b>					
Fish Hatcheries & Aquaculture	P	P	P	P	P <sup>5</sup>
Forestry	P1	P1	P	P1	P1 <sup>5</sup>
Adult Business					
Amusement & Recreation			P <sup>4</sup>	A <sup>3</sup>	A <sup>3,5</sup>
Golf & Related Uses (Includes golf courses and any incidental use normally appurtenant to public, private or resort golf courses. Typical incidental uses include, but are not limited to club house, pro shop, driving range, restaurant, bar or lounge, maintenance facility, putting course, practice fairway, lodging, parking, storage, swimming and court games.)	P	P	P	P	P <sup>5</sup>
Billboards			P		
Building Materials & Garden Supplies			P <sup>4</sup>		
Bulk Fuel Dealers			P		
Business Services			P		
Buy-Back Recycling Center			P		
Commercial Centers			P <sup>4</sup>		
Eating & Drinking Establishments	P1-6 (NCO Req'd)		P		
Food Stores	P1-3 (NCO Req'd)		P		
Lodging			P <sup>4</sup>		
Mobile, Manufactured & Modular Home Sales			P		

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<b>LAND USE</b>					
Motor Vehicles & Related Equipment Sales, Rental, Repair & Service			P		
Personal Services	P1-2 (NCO Req'd)		P		
Storage			P		
Pet Sales & Services			P <sup>4</sup>		
Rental & Repair Services			P		
Sales of General Merchandise	P1-3 (NCO Req'd)		P <sup>4</sup>		
Wholesale Trade			P		
Basic Manufacturing			P		
Contractor Yards			P		
Food & Related Products			P		
Industrial Services & Repair			P		
Intermediate Manufacturing & Intermediate & Final Assembly			P		
Motion Picture, TV & Radio Production Studios			P		
Offsite Hazardous Waste Treatment & Storage Facilities			P		
Printing, Publishing & Related Industries			P		
Recycling Processor			P		
Salvage Yards & Vehicle Storage Facilities			P		
Warehousing, Distribution & Freight Movement			P		

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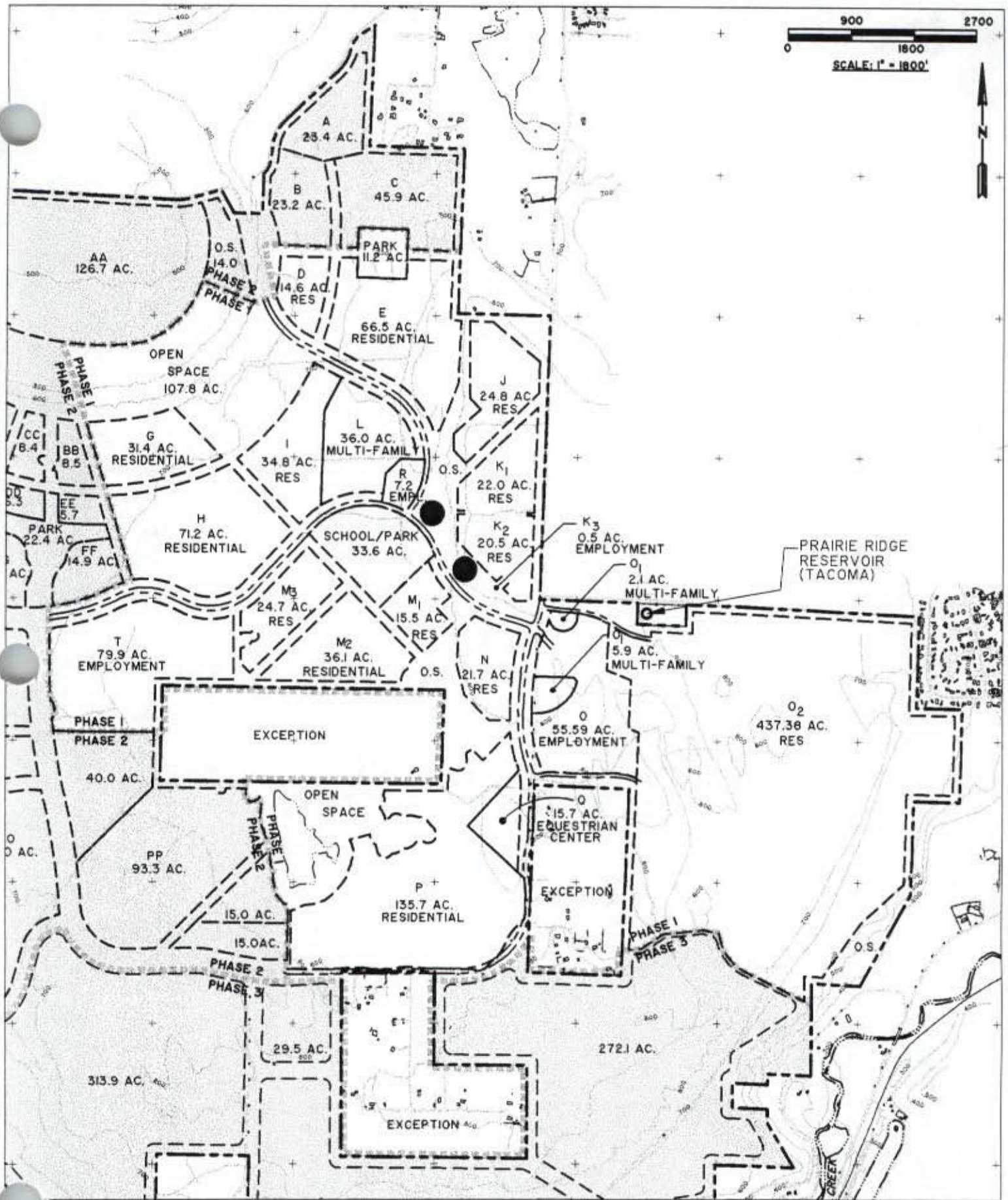
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**PHASE 1 LAND USE CLASSIFICATIONS**  
**CASCADIA**

● = POSSIBLE COMMUNITY CENTER LOCATION