



APPLICATION ACCEPTED: October 24, 2005
PLANNING COMMISSION: February 7, 2007
BOARD OF SUPERVISORS: February 26, 2007
@ 3:30 pm

County of Fairfax, Virginia

January 23, 2007

STAFF REPORT ADDENDUM I

RZ 2005-SP-033

SPRINGFIELD DISTRICT

APPLICANT: Centerpointe Church at Fair Oaks
(formerly known as Fairfax Assembly of God)

PRESENT ZONING: C-3, R-1 and HC

PROPOSED ZONING: C-3 and HC

PARCEL(S): R-1: 46-3 ((1)) 45 – 48 and 50
R-1 & C-3: 46-3 ((1)) 49
and a portion of the prescriptive right-of-way for Legato Road to be vacated/abandoned

ACREAGE: R-1: 2.07 acres
C-3: 1.86 acres (portion of Parcel 49)
prescriptive ROW: 8,958 square feet
TOTAL: 4.13 acres

FAR: Church Option: 0.48 (at final build out)
Office Option: 1.0

OPEN SPACE: Church Option: 42%
Office Option: 38%

PLAN MAP: Fairfax Center Area; Institutional Use at 0.50 FAR at the Intermediate Level; Office use at 1.0 FAR at the Overlay Level

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Department of Planning and Zoning

Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703 324-1290
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www.fairfaxcounty.gov/dpz/

PROPOSAL:

Rezone 4.13 acres from the R-1 and C-3 Districts to allow the expansion of an existing church in phases (with nursery school) or the development of an office/non-residential building (with other C-3 uses allowed, including a church)

WAIVERS & MODIFICATIONS REQUESTED:

Modification of loading space requirement for office option only, to allow tandem spaces

Modification of transitional screening and barrier requirements on the western and southern property boundaries, in favor of that shown on the GDP

STAFF RECOMMENDATIONS:

Staff recommends denial of RZ 2005-SP-033 as submitted. However, if it is the intent of the Board of Supervisors to approve RZ 2005-SP-033, staff recommends that such approval be subject to proffers consistent with those contained in Attachment 1.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290 TTY 711 (Virginia Relay Center).



PROPOSAL

The applicant proposes to rezone the application property from the R-1 and C-3 Districts to the C-3 District to allow one of two options. Option 1 would permit the expansion of an existing church, previously approved on a portion of the application property under SP 84-P-010. The rezoning is necessary to allow the church to expand to the maximum FAR of 0.5, requested at Phase 3. The applicant has added a request for a nursery school as part of the church option. Option 2 would allow the development of office and other C-3 uses at a 1.0 FAR. This option includes an option to use half of the proposed office building for a church. Option 2 is referred to in this report as the office option, for ease of identification. The Highway Corridor Overlay District on the site will remain unchanged.

Development of the Church option is proposed in three phases. The following chart illustrates the basics of the three phases of the Church option as well as the Office option.

	Church Option			Office Option
	Phase 1	Phase 2	Phase 3	
GFA	39,000 sq ft	60,500 sq ft	85,000 sq ft	180,000 sq ft
FAR	0.22	0.34	0.48	1.0
# seats	400	400	800	NA
# parking spaces	166 (1 per 2.41 seats)	151 (1 per 2.65 seats)	385 (1 per 2.08 seats)	468
% open space	42%	43%	42%	38%

BACKGROUND

A staff report published on November 14, 2006, recommended denial based on the following issues:

- At a late date in the application review, the applicant inserted additional uses into the proffers for the church option (child care center, nursery school and private schools) without providing any details (number of students, operational details, hours, traffic generation). While child care centers and nursery schools are often co-located with churches, staff did not have sufficient time or sufficient details to evaluate these proposed additional uses.
- Staff had issues with the proposed proffers (such as unacceptable language in the Fairfax Center Road Fund proffer).
- Pertinent design details were missing from the office option, such as the provision of a specific building design and building materials, or alternatively, a commitment to a specific standard that is recognized in the industry. While the applicant had proffered to provide construction that is “similar to” Class A office space, they had not actually proffered to “provide” Class A office space (or another acceptable defined or industry recognized standard).

- The office option was not fully developed. Under the proposal, up to 50% of the proposed floor area could have been church or other non-office uses (including most uses allowed in the C-3 District). Additionally, the proffers did not differentiate between allowed and constructed floor area, so, for example, a 20,000 square foot health club might have been considered in conformance with the proffers. The applicant had been requested to provide more details for this option, specifically for additional limitations on the mix of uses proposed for the office option, to allow staff to evaluate the impact those uses would have on surrounding land uses.
- The office option, in particular, had not provided traffic generation numbers that reflected the current requested mix of uses in the office option. Without these traffic generation numbers, staff could not assess the impact of the proposed development.

After publication of the staff report, the applicant requested a deferral to address these outstanding issues.

DISCUSSION

The applicant has submitted a revised GDP and revised proffers, now dated December 21, 2006, and December 15, 2006, respectively.

Church Option: Additional Uses

The applicant has removed the request for child care and private schools of special education under the church option. The remaining additional use, nursery school, has been more fully fleshed out, with a maximum number of students at any one time (99 students) and hours of operation (8:30 to 4:30 Monday - Friday) provided. With these additional details, staff believes that the request will not have a deleterious effect on the surrounding properties, and staff can therefore support the requested nursery school use.

Church Option: Design

Although not discussed in the original staff report, staff is concerned that the elevations of the church show a steeple that extends 78.75 feet above the roof of the church, more than doubling the height of the structure. Added to the 50 foot building height, the steeple will be 128.75 feet tall, comparable to the Centerpointe office building across the street. As an additional point of comparison, if the office option is developed, the building on the site would only be 90 feet in height. Staff believes that it would be preferable for the applicant to reduce the height of the steeple.

Proffer Issues

The applicant has revised the proffers to address the majority of staff's concerns, including appropriate language in the Fairfax Center Road Fund proffer.

Office Option: Design Details

The applicant has revised the design proffer to state that the proposed office building will be designed as "Class A office space," and has retained the previous commitment to return the design of the building to the Planning Commission for review and approval. While staff would prefer to see a final design, which might allow the inclusion of additional tree save, landscaping, or LID facilities, the revised proffer commitment is an acceptable compromise. The revised proffer allows flexibility which is necessary given that the office phase is a future plan with no specific developer or user at this time, and supports staff's interest in retaining office uses in the Fairfax Center Area.

Additionally, the applicant has revised the GDP to clarify the height of the parking deck, provided with both the office option and Phase 3 of the church option. As now shown, at the point where the largest amount of the garage is exposed, the distance from the ground to the top of the garage will be 45 feet.

Office Option: Mix of Uses

The applicant has revised the proffers to clarify the mix of uses that could be allowed under the office option. As the proffers are now written, the following would be allowed:

- a maximum of 180,000 square feet of gross floor area
- at least 50% of the constructed floor area in the building would be office uses; the remainder could be office, church, or other C-3 uses as further limited below
- no more than 15% of the constructed floor area in the building or 20,000 square feet (whichever is less) could be uses other than office or church, including the accessory uses normally allowed in an office building
- no more than one individual establishment of any type (*i.e.*, only one eating establishment would be allowed)
- particular uses are limited to the following maximum square footage: health club – 8,000 square feet; private school of special education – 10,000 square feet; eating establishment – 5,000 square feet; child care center of not more than 99 students – 6,000 square feet unless it is part of a church use and located within that area dedicated to such use

It is staff's opinion that the parameters set in place by this proffer are sufficient to ensure that the primary use of the property will be office (or an equal mix of office and

church in an office style building) which is in conformance with the recommendations of the Comprehensive Plan.

Office Option: Traffic Generation

While proffers revised as of December 15, 2006, limited the uses as described above, the applicant did not provide traffic generation numbers based on these limitations until January 8, 2007. This memo is included in Attachment 3. The memo provided includes traffic generation for the existing facility, the proposed church option (Phase 3 build-out, including child care), and three versions that could be allowed under the office option: 100% office; a mixed use version of office, church and “other” uses, and a mixed use version of office and “other” uses.

The traffic generation for the church with child care and for the 100% office option would be acceptable with the proposed improvements to the site.

Staff is concerned, however, about the proposed traffic generation under the two mixed use versions of the office option. These would allow up to 20,000 square feet of other uses, such as health clubs and eating establishments, which generate considerably more traffic than offices. The applicant’s traffic generation memo (Attachment 3) estimates the following weekday traffic:

		AM Peak Trips			PM Peak Trips			Average Daily Trips
		IN	OUT	<i>total</i>	IN	OUT	<i>total</i>	
1	Phase 3 Church (w/ child care)	72	64	136	63	65	128	1,174
2	100% Office	264	36	300	48	232	280	2,098
3	Office and other	276	69	345	178	335	513	3,337
4	Office, church and other	234	97	331	115	231	346	2,765

Based on these numbers, the following concerns have not been addressed.

- *Accuracy of traffic generation assumptions:* The attached memo shows “bank” listed twice and an incorrect “deli” use for the potential eating establishment in the “office and other” category. Additionally, the applicant has not fully justified the 15% trip reduction assumed for the mixed use versions.
- *Accuracy of conclusions:* Staff does not agree with the applicant’s conclusion that the mixed use options have “nearly equal to fewer numbers of peak directional trips” than the 100% office option. (See lines 2 and 3 in the chart above.) For example, 335 is not less than 232.
- *Additional analysis of road improvements needed:* Based on the estimated trip generation provided by the applicant, additional analysis is needed of the left turn lane into the site from Legato Road (east).

- *Additional analysis of road network needed:* Based on the estimated trip generation provided by the applicant, additional analysis is needed of the section of Fair Lakes Parkway from Legato Road (east) to Monument Drive. This section of road regularly fails under current conditions, and would be further impacted by the traffic from this site.

Without the further analysis requested, staff cannot find that the additional traffic generated by this development will be acceptable. Therefore, staff cannot recommend approval of the office with mixed uses at this time.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant proposes two options for development, a church (to be constructed in phases) or an office use. The church option, as now proposed, could include a nursery school, and the applicant has provided sufficient details to satisfy staff that the additional use will not be detrimental to the surrounding area. As currently proposed, staff does not object to the approval of the church option.

The office option, as discussed in this report, has now been more fully developed. The applicant has provided sufficient proffer commitments to ensure staff that the proposed mix of uses will be substantially in conformance with the recommendations of the Comprehensive Plan, and will provide the high quality development expected in the Fairfax Center Area.

As noted, however, staff's review of the recently provided traffic generation numbers indicate the need for further analysis of both the left turn lane into the site from Legato Road (east), and of a section of Fair Lakes Parkway. Without this analysis, staff cannot say if the proposed use will negatively impact traffic in the area. Therefore, staff cannot support the office option with mixed uses at this time.

Since the application must be addressed as a whole (both church and all versions of the office option) staff cannot, at this time, support the application.

Recommendations

Staff recommends denial of RZ 2005-SP-033 as submitted. However, if it is the intent of the Board of Supervisors to approve RZ 2005-SP-033, staff recommends that the Board approve the application subject to proffers consistent with those contained in Attachment 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

ATTACHMENTS

1. Draft Proffers
2. Affidavit
3. Trip Generation Analysis (provided by applicant)
4. Land Use Analysis Addendum
5. Transportation Analysis Addendum

PROFFER STATEMENT

August 5, 2006
Revised September 27, 2006
Revised October 30, 2006
Revised November 13, 2006
Revised December 7, 2006
Revised December 15, 2006

Pursuant to Section 15.2-2303-A of the Code of Virginia, 1950, as amended, and Section 18-204 of the Zoning Ordinance of the County of Fairfax (1978, as amended) ("Ordinance"), subject to the Board of Supervisors' approval of the requested Rezoning Application ("Rezoning"), the applicant and owner, for itself and its successors and assigns ("Applicant" or "Owner") hereby proffers the following conditions ("Proffers"). The property that is the subject of these Proffers is identified on the Fairfax County Tax Maps as 46-3((1))-45, 46, 47, 48, 49 & 50 (the "Property") and, to the extent of the Applicant's interest, the area depicted on the GDP (as defined below) as "Prescriptive Easement Area included in this Application to be Abandoned".

I. GENERAL DEVELOPMENT PLAN

A. Substantial Conformance. Development of the Property shall be in substantial conformance with the General Development Plan entitled "Generalized Development Plan Centerpointe Church at Fair Oaks" prepared by William H. Gordon Associates, Inc. dated August 7, 2006, last revised December 21, 2006 ("GDP"), except as otherwise provided herein. Sheets 3, 4, 5 and 14 of the GDP present alternative principal uses and building programs for a (i) three phased church development (Sheets 3, 4 and 5)

(“Church Option”) and (ii) office (or office/church) development (Sheet 14) (“Office Option”). The Applicant may develop the Property consistent with the principal uses, building envelopes and parking layouts shown on Sheets 3, 4 and 5 or develop the Property with the principal uses, building envelopes and parking layouts shown on Sheet 14, or may develop the Property initially with one of the alternative uses and subsequently redevelop the Property with the other use, all without an amendment to the GDP, so long as the development is in substantial conformance with the GDP and the Proffers.

B. Minor Modifications. The Applicant reserves the right to alter building envelopes sizes, modify plazas and courtyards and adjust pedestrian and vehicular circulation and parking areas, provided that the total gross floor area for such uses do not exceed the amounts set forth on the GDP; the building heights as shown on the GDP are not exceeded; the minimum open space, level of amenities, and peripheral dimensions to lot lines are not reduced, as such elements are shown on the GDP; and to make other modifications as may be permitted pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, provided such modifications are otherwise in substantial conformance with the GDP.

C. Phasing. Build-out of the Property for the Church Option alternative may proceed in phases as shown on Sheets 3, 4 and 5 of the GDP.

II. PERMITTED USES

A. The principal use on the Property shall be either (i) Church Option as set forth on sheets 3, 4 and 5 of the GDP or (ii) Office Option as defined herein as shown on Sheet 14 of

GDP. If the Church Option as shown on Sheets 3, 4 and 5 is developed, the non principal uses that shall be permitted are limited to:

(i) nursery school with attendance limited to 99 students at any one time and hours of operation limited to 8:30 a.m. to 4:30 p.m., Monday through Friday to accommodate up to two sessions from 9:00 a.m. to 12:00 p.m. and 1:00 p.m. to 4:00 p.m.; and

(ii) telecommunications facilities provided such facilities are integrated into the church steeple, and are otherwise in substantial conformance with the GDP and Proffers.

B. If the Office Option shown on Sheet 14 is developed the permitted uses shall be all of the uses permitted in the C-3 District, except as limited below:

(i) a minimum of fifty percent (50%) of the gross floor area constructed shall be utilized for office purposes;

(ii) the remaining 50% of the constructed gross floor area may be office uses, church uses, with a maximum of 800 seats, or other C-3 uses (except as prohibited below). These other uses (including accessory uses and accessory service uses allowed by the Zoning Ordinance) shall not, in the aggregate exceed fifteen percent (15%) of the constructed gross floor area or twenty thousand (20,000) square feet of gross floor area, whichever is less. Additionally, (a) no more than one (1) individual establishment of any particular non church or non-office use shall be provided, (b) a health club use shall not exceed 8,000 square feet, (c) a private school of special education use shall not exceed 10,000 square feet, and

(d) an eating establishment use shall not exceed 5,000 square feet and such eating establishments shall only be located in the northern half of the building;

(iii) a child care center shall be permitted with attendance limited to 99 students at any one time and hours of operation limited to 7:00 a.m. to 7:00 p.m., Monday through Friday. In the event such child care center is not within space operated by a church, then such child care center shall not exceed 6,000 square feet and such square footage shall count against the cap of 15% of constructed gross floor area or 20,000 square feet, whichever is less, of non church and non office uses; and

(iv) the following uses shall be prohibited: private schools of general education, commercial swimming pools, tennis courts, funeral homes, and quasi public athletic fields and related facilities unless an amendment to these Proffers and GDP is obtained.

Under either the Church Option or Office Option, none of the permitted uses shall result in any additional free-standing buildings not shown on the GDP. Any Special Permit or Special Exception uses subsequently permitted shall be in substantial conformance with the GDP and Proffers, unless an amendment to these Proffers and GDP is obtained.

III. TRANSPORTATION

A. Road Dedication. Prior to the first site plan approval for any development on the Property, or upon demand of Fairfax County (“County”), whichever occurs first, the Owner shall dedicate to the Board of Supervisors of the County (“Board”), at no cost and in fee simple, the right of way along the eastern frontage of Legato Road as shown on

Sheet 3 of the GDP. Prior to such first site plan approval, the Owner shall also reserve the area shown on Sheet 3 of the GDP as lying between the eastern right of way of Legato Road and the western of the two lines marked "sight distance" for a sight distance easement which the Owner shall grant the County upon demand, at no cost to the County. The 48" and 52" chestnut oak trees located within this area will not be removed by the Owner unless the County makes that request in the course of a site plan review for the Property. Prior to the first site plan approval, the Owner shall seek to have those portions of the prescriptive right-of-way easement on the eastern right of way of Legato Road as shown on Sheet 2 of the GDP abandoned and/or vacated by the County. Notwithstanding the submission for processing of any applications, plan or plats in furtherance of the development of the Property, the Applicant acknowledges that no such application, plan, or plat shall be approved by the County until or unless the vacation and/or abandonment of the prescriptive right-of-way proposed as part of the Property is approved by the Board of Supervisors and is final. In the event that such vacation and/or abandonment is not approved by the Board or in the event that the Board's approval is overturned by a court of competent jurisdiction, any development of the Property under the C-3 District shall require a Proffered Condition Amendment ("PCA"). The Applicant acknowledges that such PCA may result in loss of density. The Applicant hereby waives any right to claim or assert a taking or any other cause of action that otherwise may have arisen out of a Board decision to deny in whole or in part the right of way vacation and/or abandonment.

B. Fairfax Center Area Road Fund. In the event the Office Option shown on Sheet 14 of the GDP is developed on the Property, the Applicant shall contribute to the Fairfax Center Area Road Fund ("FCAR Fund"), in compliance with the procedural guidelines

adopted by the Board on November 22, 1982, as amended, subject to credit for all creditable expenses as determined by Fairfax County Department of Transportation (“FCDOT”).

C. Density Credit. Density credit shall be reserved for the Property as provided by Section 2-308 of the Zoning Ordinance for all dedications described herein and/or as shown on the GDP or as may reasonably be required by the County, Virginia Department of Transportation (“VDOT”) or others at the time of site/subdivision plan approvals.

IV. STORM WATER MANAGEMENT AND BEST MANAGEMENT PRACTICES

Storm water detention with Best Management Practices ("BMPs") and Low Impact Design (“LIDs”) shall be provided in the facilities as shown on Sheet 9 of the GDP, including, in the case of the Church Option, the vegetative swale or infiltration trench, or other locations determined to be appropriate by the Department of Public Works and Environmental Services (“DPWES”), all of which shall be subject to modification and approval by DPWES, so long as any such LIDs or modifications thereof are in substantial conformance with the GDP and Proffers. In the Church Option, the storm water detention and BMP facilities installed in Phase 1 shall be sized to accommodate all storm water detention and provide BMP requirements for all three phases of the church. Upon construction of the structured parking facility, the Applicant shall provide up to two (2) additional LID facilities consisting of filtergrass, rain gardens or similar facilities in locations approved by DPWES.

V. PARKING

A. Minimum Parking Spaces. The Property shall provide at a minimum the number of parking spaces as required by Article 11 of the Ordinance in effect as of the date hereof, and shall be consistent with the uses developed. Applicant reserves the right to

provide parking in excess of the minimum required per Ordinance as shown on the GDP, and may provide additional spaces beyond those shown on the GDP so long as (i) it does not decrease open space, (ii) is in substantial conformance with the GDP, (iii) is within the footprint shown for parking, and (iv) if provided in a parking structure, does not exceed the height for such structure, as shown on the GDP. A parking tabulation will be provided with each application for a Non RUP to demonstrate that the required parking is provided.

B. Non Required Parking Spaces. The parking spaces shown as proposed on the GDP that are in excess of the number of spaces required by the Ordinance may be provided at the option of Applicant, but shall not be required provided in no event, if the Church Option is developed or any church use is provided in the Office Option, shall the number of parking spaces be less than one space per three seats in the sanctuary.

VI. DESIGN

A. Design Concepts. The architectural guidelines for the Property with respect to building facades, building scale and massing, are set forth in Sheet 10 of the GDP for the Church Option (the "Design Concepts"). These Design Concepts are intended to be illustrative of the general quality and character of the development. Modifications to these elements as shown on the GDP shall not require an amendment to the Proffers or GDP and are permitted provided the changes are in substantial conformance with these Design Concepts. If the Church Option is developed, compatible colors and materials will be utilized throughout all three phases of development. The same or similar architectural treatments, materials and colors will be used on all sides of the church buildings; (ii) if the Office Option is developed, the Applicant shall demonstrate to

DPWES at building permit approval that such building will be a Class A office building, and the building elevations and materials shall be submitted to the Planning Commission for administrative review and approval prior to approval of any building permit by the County.

B. Garage Design. The height of all horizontal panels on the structured parking shall be sufficient to reasonably ensure that the potential glare from headlights of automobiles parked inside the parking garage is screened as shown on Sheet 7 of the GDP. Such panels shall include a decorative scoring panel and shall be a color and material compatible with the other buildings on site. The garage shall include green wall panels with a design and in a number and location substantially as shown on Sheet 7 of the GDP. Lighting internal to the parking garages shall be located to prevent glare. Lighting on the upper levels of the parking garages shall not include pole lights and shall consist of bollard and/or parapet wall mounted light fixtures. Where fixtures are mounted along the edge of the topmost deck of a parking garage, such fixtures shall not extend above the parapet wall of the garage.

C. Alternative Garage Structures. If the Property is developed under the Church Option (including the parking garage shown as part of Phase 3 on Sheet 5 of the GDP) and the Property is later developed under the Office Option, the parking garage for the Office Option may utilize the setbacks as shown for Phase 3 of the Church Option (i.e., the parking garage may remain as constructed with Phase 3). This shall not apply if the then existing garage is demolished and a new garage structure is constructed (in which case the larger setbacks shown for the garage in the Office Option on Sheet 14 shall be required).

D. Lighting. All outdoor lighting fixtures shall be in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance. Fixtures used to illuminate streets, parking areas and walkways shall be of low intensity design and shall utilize full cut-off fixtures which shall focus directly on the Property. The maximum height of any light fixtures shall be 14', measured from the ground to the highest point of the fixture.

VII. LANDSCAPING/STREETSCAPE/TREE SAVE

A. Landscaping and Streetscape. Site plans submitted for the respective phases of development shall include a landscape and streetscape plan for that phase of development as shown on Sheets 3, 4, 5 and 9 as to the Church Option and 14 and 16 as to the Office Option of the GDP at a minimum. The landscaping shown on Sheet 3 of the GDP shall be installed at the same time as the Phase 1 Church Option and the landscaping that is shown as to be preserved for Phases 2 and 3 on Sheet 3 of the GDP shall not be disturbed with future development. The Owner shall maintain such landscaping. The species and initial planting size of such landscaping is set forth on Sheets 3, 4 and 5 of the GDP as to the Church Option and Sheet 14 of the GDP as to the Office Option, subject to revision as may be required by Urban Forest Management ("UFM").

B. Parking Deck Landscaping. The Applicant shall provide planting areas and landscaping on the top level of any parking garage shown on the GDP in accordance with requirements of the Public Facilities Manual ("PFM").

C. Tree Save Areas. The Owner shall submit a tree preservation plan and narrative consistent with the trees indicated on the GDP to be preserved to the extent practical as determined by UFM as part of the first and all subsequent site plan submissions for the

Property. The preservation plan and narrative shall be prepared by a professional with experience in the preparation of tree preservation plans and narratives, such as a certified arborist or certified landscape architect and reviewed and approved by UFM. The tree preservation plan and narrative shall include a condition analysis rating for the trees shown on the GDP to be preserved, which analysis shall be prepared using methods outlined in the latest edition of the *Guide for Plant Appraisal* published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survival of trees to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the preservation plan and narrative. All trees shown to be preserved on the GDP shall be protected by a tree protection fence. Tree protection fencing shall be four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart, and shall be erected around trees to be preserved. All tree protection fencing shall be installed prior to any clearing and grading activities. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist or certified landscape architect. Prior to the commencement of any clearing, grading or demolition activities, the UFM shall verify in writing that the tree protection fence has been properly installed. The Owner shall not disturb the areas protected by the limits of clearing and grading, except for utility crossing(s) permitted by DPWES as part of site plan approval. The Applicant shall have no obligation to replace the twin 24" oak trees in the southwest corner of the Property that have been marked for preservation if the same are impacted by development of the

adjacent parcels, provided the Owner shall not impact such trees by its development of the Property, as determined by UFM.

VIII. SITE AMENITIES

The Applicant shall provide the site amenities and active and passive recreation areas and plaza areas generally as depicted on Sheets 3, 4 and 5 of the GDP as to the Church Option and Sheet 14 of the GDP as to the Office Option. The general quality and character of such areas are set forth on Sheet 8 of the GDP as to the Church Option and Sheet 16 as to the Office Option. The exact elements that comprise such amenities shall be determined at time of site plan for the applicable phase/use. Additional site amenities may be provided at time of site plan provided they are of the quality of those set forth on Sheet 8, 14 or 16 of the GDP, as applicable. In the Office Option, the area designated on Sheet 14 of the GDP as "Activity/Recreation Area" shall have facilities appropriate for a child care center, if applicable, and, if there is no such child care center, shall have outdoor fitness facilities appropriate for office uses.

IX. TRANSPORTATION DEMAND MANAGEMENT

If the Office Option is developed, the Applicant shall implement and operate a Transportation Demand Management ("TDM") program for the development within the Property consisting of three (3) major components as follows:

- A. The designation of an employee Transportation Coordinator ("TC"). The Applicant shall appoint a TC from its management staff, or from the property owner's association for the Property prior to the issuance of the first Non RUP.
- B. The TC will be available to the FCDOT staff to work cooperatively to promote opportunities to enhance participation in TDM programs.

C. Commencing with the appointment of the TC, implementation of specific programs should be as follows:

(i) The Applicant, through the TC, shall promote ride sharing on an ongoing basis by displaying information on ride sharing in areas utilized by tenants and their employees, such as common areas and building lobbies. The TC shall: (a) maintain a tenant database that can be used by the TC and/or FCDOT to distribute transit/rideshare information and promote transit use and (b) coordinate with FCDOT to ensure appropriate, up-to-date materials are distributed for promotion of transit and ridesharing;

(ii) Guaranteed Ride Home. The Applicant shall encourage tenants of offices and other permitted uses and their employees to participate in the Washington Council of Government's "Guaranteed Ride Home" program and to provide financial incentives to their employees to travel other than by single occupancy vehicles.

(iii) The Applicant shall, as part of the execution of each lease, advise each tenant that both a private and a public TDM program exists and encourage them to participate and contact the TC or FCDOT for applicable participation opportunities.

(iv) Preferential Parking for Car and Vanpools. The Applicant shall reserve parking spaces convenient to parking garage entrance and exit points for car and vanpools based on the estimated number of car and

vanpools being utilized, and such spaces will be clearly identified as so reserved.

(v) The parking garage, under both the Church Option and Office Option, shall provide enclosed bicycle storage for at least 6 bikes in the location shown on Sheets 5 and 14, respectively of the GDP and the Office Option shall include shower facilities, which shall include at least one shower each for male and female employees, for use by all tenants of the office building. Bicycle racks for the Church Option and Office Option shall provide bike rack space for 18 bikes in the location as shown on Sheets 5 and 14, respectively of the GDP.

(vi) Tenants/Employer occupants in the Office Option shall be encouraged to offer employee benefit options including pre-tax/payroll subsidies for transit and van pool fares, flex time and alternative work schedule programs, live-near work incentives and telework programs.

CENTERPOINTE CHURCH AT FAIR OAKS

By: _____
Steven E. Brimmer
Its: President