



Eagle Brook Church FAQ

Building Size and Scale

Two years ago, EBC started a mobile site in the Wayzata Highschool. We've seen steady growth over those two years and because of our history, we anticipate growth to continue as we move from a mobile site to a permanent site. As stated, although we averaged attendance numbers around 1000 people on a weekend, we would expect this to grow to 3000 within a few years. It is for this reason, and future growth that the proposed Eagle Brook site is established at the current scale.

The welcome factor plays a huge role in having a good experience at church and is another reason we build our spaces to the size and scale we do. Our spaces create a first impression from the minute people drive into our parking lots, see our buildings, walk through our doors, find a cup of coffee and navigate their way to their seat. This first impression is something that happens whether it's a first-time attendee or someone who has been attending for many years.

Eagle Brook Church is a family focused church. We provide kids services (large and small group) on the weekends that are age appropriate from Birth – 5th grade. Our kids' spaces are bright and colorful, easy to navigate and fun. We want kids to love church and dedicate an entire part of our building to our kids' ministry.

Parking Lot

Eagle Brook church locations are typically significantly larger than your standard community church. Because of the attendance we typically see, we know a well thought out parking lot is vital to our success and the experience of the attendee and the community. We must create a high-quality experience from beginning to end; this includes the parking lot and traffic flow.

Of course, a large number of attendees, means that we have a higher volume of cars to move into and out of our site location. Eagle Brook has monitored these conditions for years and we know that an ideal site has more than ample parking stalls to accommodate our guests.

Larger number of stalls allows:

- Everyone to find a space without competing for the remaining spots
- Provides onsite queueing (an important factor as services end and attendees leave our site)
- Traffic can stack onsite, without blocking through traffic

Note: Although we do strive to reach an ideal 1.6 ratio (1 stall for every 1.6 adults in our auditorium) whenever possible, we feel confident that the current layout of 1.76 will provide the onsite parking that we need. With a facility this size we propose 850 parking stalls which exceeds the code by 2.26.

Lighting

We are also dedicated to working with the City of Corcoran on appropriate lighting within our parking lot so that it is not a disruption to the surrounding communities. We would be willing to comply within guidelines that establish light limits- however, we know that keeping some lights on for emergency and safety/security is a deterrent to crime – both on our site and in the community. We have met city requirements and are willing to decrease the pole height to 20 feet from the original 30 feet. We are also willing to work with the city on how and when our lights are illuminated.



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Traffic

A unique consideration of our development is that most of our traffic is generated during off peak hours, meaning the traffic is occurring on an opposite schedule from peak utilization. This provides an ideal scenario for the location, refraining from adding traffic during the highest use – this factor is unlikely to be present with any other development.

Traffic Study

We also know that traffic movement to the site is an important aspect. To this end we have participated in an independent traffic study driven by the city as part of the due diligence of our site application.

The traffic study:

- Factors numbers of a mature campus and not the count of the current reality
- Includes metrics that are based on fathered statistics on timing and flow of existing campuses and bases the data on real life experiences of individual behaviors
- Found, with a few improvements, Eagle Brook could function on the site without degrading the traffic experience

Note: Eagle Brook is willing to participate in paying for and implementing these improvements to the roadway infrastructure so that we can operate smoothly for our attendees and within the community. These improvements are not likely to occur until this land is developed and the residents will continue to wait for these future improvements until funding can be secured by another development (if not Eagle Brook).

Landscape / Screening

Eagle Brook Church is dedicated to working with the City of Corcoran to provide the appropriate amount of screening to the adjacent and neighboring communities. Being a good neighbor is a top priority for us and we are working tirelessly with our design team on landscaping considerations.

We have established setbacks of that are well beyond code requirements and allow for additional greenspace to provide space and screening (see proposed changes below):

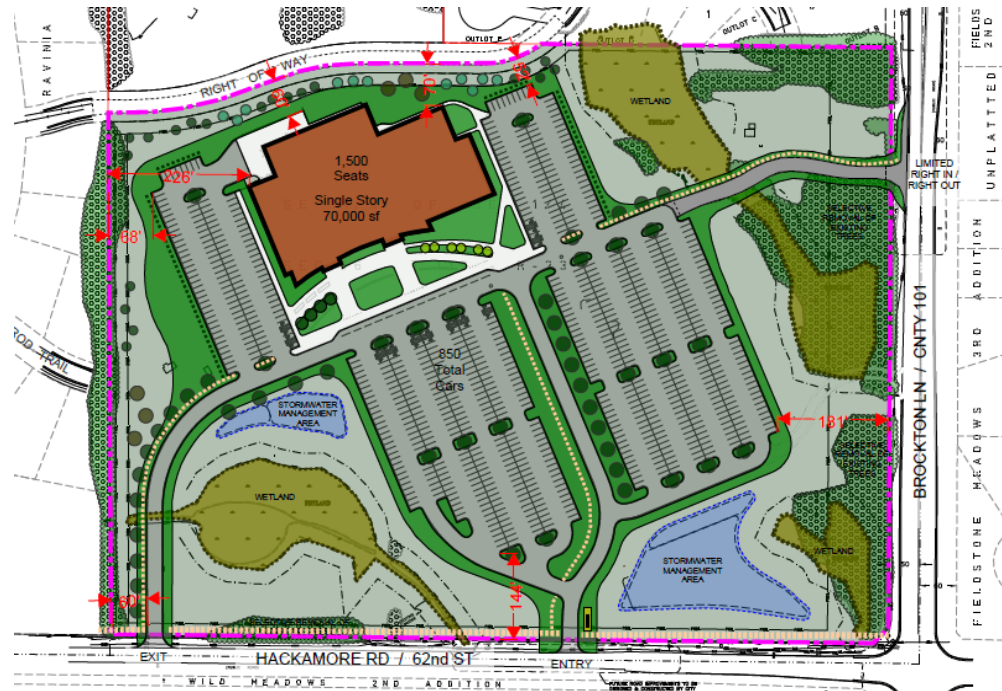
Location	City Requirement	Original Set Backs	Proposed Changes
West Parking Lot Set Back	10'	68'	119'
West Building Set Back	30'	226'	254'
North Building Set Back	20'	60' / 70'	103' / 74'
North Parking Lot Set Back	20'	52'	71'

- The EBC Church site (Block 1) will be 27 Acres. Including the wetlands, the green space after construction will be 16 acres. Approximately 60% of the church site will be green space.
- This does not include Outlot A, nor the dedicated right of way for a future street.
- We've worked to keep our building profile from towering above neighborhoods and have similar heights and sightlines of surrounding household rooftops



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Original Set Backs



Proposed Set Backs





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Neighborhood Connections

There will be no connections from the Eagle Brook site to surrounding communities. This will limit all vehicular and foot traffic, other than the trail connections as designed by the city of Corcoran.

Snow Plowing Plan

EBC understands that because of the large parking lot, a detailed snow plowing plan is needed. We are dedicated to working with the City of Corcoran in creating a plan that takes into consideration the current conditions of the site and city required screening.

Outlot A will not be developed by Eagle Brook Church. We are committed to NOT extending our parking lot nor building onto Outlot A. We are open to, per City of Corcoran approval, to build a trail on the southern end of Outlot A for the residents of the Ravinia neighborhoods.