

ESSENTIAL ELEMENTS OF THE BASIS OF AN AGREEMENT

The Neighborhood Planning Team representatives would support the request for the 60 foot Sanctuary if Redeemer would agree to negotiate the following in good faith and cease all future development on their site should they withdraw from the negotiations or fail to negotiate in good faith towards reasonable restrictions that are within the spirit of the following:

- Provisions limiting Redeemer from ever developing the Northern 60' of their tract or the Southern 3 acres (these two parcels, being referred to herein as the "Set Asides").
- Provisions limiting Redeemer from purchasing or leasing additional property in the immediate vicinity without prior neighborhood approval.
- Provisions requiring Redeemer to address shared detention needs for the Set Asides in their current site plan, with such detention consistent with the maximum density allowable on the Set Asides.
- Provisions on the current site plan for adequate shared parking South of the Northern 60' should the Northern 60' be developed to its maximum allowable density, up to height allowed in Base Zoning.
- Provisions preventing parking on the Northern 60' except as may be a part of the shared parking agreement.
- Provisions requiring Redeemer to provide and/or support traffic control and parking controls to protect the surrounding neighborhood.
- Provisions requiring Redeemer to divest of the Set Asides within a reasonable time period under reasonable conditions.
- Provisions setting forth the types of future development and uses allowable on the Set Asides, including: maximum and minimum building heights, shared parking, setbacks, density bonuses, affordable housing, mixed use, and design standards.