

## Bayside Operational Characteristics

October 6, 2014

Bayside Covenant Church (Bayside) proposes to develop a portion of Parcel 49 for the long-term operation of a church campus (Blue Oaks Campus).

**Bayside Blue Oaks Campus.** Bayside purchased Parcel 49 with the intent to construct its Blue Oaks Campus. The Blue Oaks Campus at Parcel 49 will be in addition to the thriving main Bayside campus in Granite Bay. Approximately 35% of Bayside's attendees, currently attending services in Granite Bay, live north of Interstate 80 and will be served by the future church on Parcel 49.

In the short term, until the campus on NCRSP Parcel 49 is available, Bayside will use the space at 10000 Alantown Drive (Alantown/Blue Oaks Boulevard) in Roseville as the Blue Oaks Campus.

**Bayside Campus.** The Bayside campus will consist of three buildings (130,000 sf) arranged around a central plaza in the center of the Parcel 49 project. The plaza will provide a space for casual seating and social interaction before and after events.

The church buildings are arranged to face north, away from the adjacent neighborhood. The rear elevations of the church buildings (Pads S and T) are approximately 225 feet from existing residential uses south of the site. The proposed commercial and retail uses north of the church and Topgolf east of the church are within a short walking distance for attendees before and after church events.

An office building (Pad R) is located adjacent to the church campus which could be used of offices associated with Bayside or other office users.

**Uses.** The following are the conceptual uses in Buildings S, T and U. The final mix and arrangement of uses within the buildings will be determined in the MPP Stage 2 entitlement for the Bayside campus. No school facilities are proposed.

	Bayside Church Components		
	Building S	Building T	Building U
Function	Children's Activity/Classrooms	Assembly	Youth Activity/Classrooms
Building Size	50,000 sf	60,000 sf	20,000 sf
Stories	One story	One story	Two stories
Uses	<ul style="list-style-type: none"><li>▪ Lobby/reception area</li><li>▪ 25 activity rooms/classrooms ranging in size from 500 to 2,000 square feet each</li><li>▪ Indoor play and recreation areas</li></ul>	<ul style="list-style-type: none"><li>▪ Total seating of 2,800 including fixed seating for 2,000 and flexible seating for 800.</li><li>▪ Stage/platform</li><li>▪ Café/coffee area, tables</li><li>▪ Storage areas for electronic</li></ul>	<ul style="list-style-type: none"><li>▪ Lobby/reception area</li><li>▪ 20 activity rooms/classrooms ranging in size from 500 to 2,000 square feet each</li><li>▪ Indoor play and recreation</li></ul>

<ul style="list-style-type: none"> <li>▪ Storage areas for equipment and supplies</li> <li>▪ Video control room</li> <li>▪ Storage rooms for video equipment, supplies.</li> <li>▪ Small kitchen</li> <li>▪ Restrooms</li> </ul>	<ul style="list-style-type: none"> <li>▪ equipment</li> <li>▪ Crying room for babies</li> <li>▪ Video control room</li> <li>▪ Green room/pastor prep room</li> <li>▪ Usher room</li> <li>▪ Reception area/entry</li> <li>▪ Vestibule</li> <li>▪ Small kitchen</li> <li>▪ Restrooms</li> </ul>	<ul style="list-style-type: none"> <li>▪ areas</li> <li>▪ Storage areas for equipment and supplies</li> <li>▪ Video control room</li> <li>▪ Storage rooms for video equipment, supplies.</li> <li>▪ Small kitchen</li> <li>▪ Restrooms</li> </ul>
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**Events and Services.** Proposed assembly uses will consist of church services on Saturday evenings and Sundays. On a typical weekend, one or two services will be held on Saturday evening and two to four services will be held Sundays. Additional services may be added, based on demand, on Saturday and Sundays. Special services will be held on holidays (Christmas, Easter, etc.) and special events (funerals, conferences, summer events). The most intense use of the space will occur on Sunday mornings.

Typically, the activity rooms/classrooms will be utilized during the times services are being held. The activity rooms/classrooms are designed for children (infants, toddlers, grades 1-4, 5-6, 7-12, etc.) for worship events geared to young people. Typically, adults (parents) and older children attend services and younger children attend events in the classrooms.

During weekdays (Monday – Friday), uses will include small group meetings, social events, classes, and children’s activities.

**Access.** Access to the Bayside Campus will be from Washington Boulevard via Roads A and B on Parcel 49. During services and large-scale events, Bayside members will be encouraged to access the site via Road A and exit the site on Road B.

**Parking.** The Bayside campus includes 1,499 parking spaces. Bayside members will be encouraged to utilize the parking spaces located along the south end of the site beneath the powerlines. The average vehicle occupancy for Bayside attendees is approximately 2.05 occupants per vehicle (Fehr & Peers Associates, March 2014). The site plan features a pedestrian pathway extending from the church easterly to the parking area. The pedestrian pathway will provide a pathway for Bayside visitors to access the church. Motorized carts will be used on-site to assist visitor who may need assistance walking from the parking lot to the church.

**Timing.** Parcels S, T and U are planned in the third and final phase of buildout of Parcel 49.

**Subsequent Entitlements.** Development of the church uses would be subject to subsequent MPP Stages 2 and 3 approvals.