



Connecting Hearts, Renewing Lives

St. Andrew Presbyterian Church
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St. Andrew Presbyterian Church Long-Term Land Retention Statement of Priorities January 2020

Introduction: St. Andrew currently has 185 parking spots and, to avoid repeating our experience of being landlocked at 1300 Melrose Avenue, we wish to plan decades ahead and preserve a land base that would allow at least 350 parking spots (a comfortable number of spots for when the Sanctuary is at maximum capacity). At the same time, the church has \$4.5 million of debt to repay, with land sales a big part of doing so. Land available for sale includes the Triangle fronting Camp Cardinal and Outlot A west of our church.

Co-existing Priorities: Future parking expansion ideas are shown in the attached exhibits (Options B, C, E, F, G1 and G2). There are several future parking locations and all may be needed at some point well into the future. Yet there also are ministries and missions in the here and now that could use the land. We neither wish to limit these current day uses nor injure the land's future use as parking.

Balancing Uses: To achieve this balance between desired present uses and anticipated future parking needs, we, the Session of St. Andrew Presbyterian Church adopt a rule that no permanent structures (i.e. that one could envision as permanent—with a 25-plus year useful life) shall be built upon any of the future parking locations (per the attached exhibits). Other than this restriction, we encourage the frequent, intensive use of any and all such locations, with non-permanent structures allowed, with the mutual clearly stated understanding that growth—decades from now—may compel transition of a number of these locations into paved parking, resulting in a relocation of one or more affected ministries.

Physical Alteration Approval Requirement: **Should any ministry wish to make a change in the use of any of the future parking locations that creates physical alternation, such as erecting a temporary structure or altering the lay of the land**

in some material manner, that change shall require prior Session approval. This approval shall not be unreasonably withheld—the process is mainly a check and balance to avoid erection of permanent structures on future parking land.

Likewise, any parking expansion shall require prior Session approval, with any affected ministry represented at the Session for the discussion.

In weighing any of these situations, Session shall continue to value and respect both the energy and devotion of the ministries and also the long-term need to preserve the land for future parking, and shall at all times seek to reach a decision that prudently and fairly considers all relevant factors.

Changes to the Attached Future Parking Locations: Session may, in the future, amend this Statement of Priorities and/or the attachment—including adding or removing future parking locations from preservation—subject to prior consideration and input from the Building and Grounds Team, or its future equivalent.

The purpose of St. Andrew Presbyterian Church is to be the body of Christ, living in Christ's Love, and serving as Christ served. This purpose shall shine through in our future considerations of these matters.

-- Approved by the St. Andrew Session, January 2020