

LIFT Campaign

Annex Property Proposed Parking: Summary of Study and Conclusion

Purpose: Highlighted in our Pastor's vision in the LIFT campaign, he noted, "We need more seats in the 316 Center. We need more community space in the 316 Lobby. And yes...**we need more parking spaces.** If we are going to welcome 1,000 new believers, we must be prepared to receive them." Construction is well underway to provide more 316 seating and lobby space. The third accommodation goal is parking and although a project to convert the Annex property to a parking lot was approved at the business meeting last September, a commitment was made to the congregation that additional information would be gathered and analyzed by the Trustees before proceeding. Here is a summary of facts, analysis and conclusions:

"Green Building" - Existing Use

1. **Building Description** - 5355 square feet, \$758,400 tax value, built 1969, 30 existing parking spaces. Does not match other church structures.
2. **Limited use** – Average weekly total of 15 hours for ministry (200 people). Primary uses include Sunday School, Women's/Men's Bible study groups, Men's BSF, ESL, Celebrate Recovery and Dementia Support Group. All can be accommodated by relocation to other available church space. Many of the rooms are too small for classrooms and are just used for storage.
3. **Cost to maintain** – \$43,000 estimated annual cost, not including parking. Maintenance like replacement of the roof or HVAC will sharply increase cost.

Conversion to Parking – Proposed Use

1. **Increased Parking Spaces** – Addition of 31 new spaces in the lot, creating 61 total (more than double). Moving the large playground to the main campus and paving that space adds 19 more. **50 total new spaces.**
2. **Closest Option Available** - Prime location for access to main buildings on the church campus. Only the Circle and Dogwood Lots are closer. We now have 242 parking spaces within 300 feet (football field length) and 75% are publicly owned and subject to **loss**. Annex parking alone gains us 13% more close spaces.
3. **Handicap, Young Families and Visitor Parking** – Needs are high for close parking with 546 active members over the age of 80 and roughly 64 families with children under 5 years old. This doesn't account for visitors or prospects, who make up a significant portion of the 1600+ total weekly attendance.

4. **Reaches More People** - 50 new spaces (Annex & Playground) x 2 to 3 per car average = 100 to 150 more people per service x 2 services = 200 to 300 more people reached just on Sunday.
5. **Least Expensive Option Available** – Since we already own the land the cost for the 31 new spaces is \$6,600 each or \$4,125 each for all 61 Annex spaces. By comparison, for the Post Office lot, we paid \$19,634 each for 73 new spaces gained and \$10,617 a space for all 135 spaces. Of nearby properties currently available to us to purchase, the estimated cost per space would range from \$28K to \$41K and a parking deck would be \$30K+. These other options would cost 4 to 6 times more.
6. **Low Contract Cost** – Owning the land lowers the cost per space, but it is also lower due to a discounted pricing from the contractor (Ryse Construction – Ethan Young), who is a church member.
7. **Improved Appearance** - Design includes addition of planting areas, trees, shrubs, screening for the streets and adjoining apartments.
8. **Improved Safety** - Provides improved safety for children, young families and elderly by allowing them closer access to facilities without having to cross 5th Ave. Allows for the closure of the curb-cut entrance closest to and tight with the busy intersection of 5th Avenue and Buncombe St.
9. **Improved Efficiency** - It improves pickup of children from the weekday Academy program and helps with reducing traffic congestion during drop off and pick up. It also increases staff and visitor parking.
10. **Approval of the City** – We were able to negotiate concessions with the City so we did not have to meet normal requirements that would have reduce the number of new spaces to 20 and increased the cost.

Conclusion:

Based on evaluation of the Church's pressing need for additional parking spaces, available options to address the need, and a thorough analysis of the proposed action, the Trustees of the Church voted to move forward with demolition of the "Green Building" to construct a parking lot on the entire Annex property site. The action was affirmed by the LIFT Building Committee, Finance Committee, Properties Committee and will be presented to the Deacons April 19th and to the congregation at a Quarterly Business Meeting April 22, prior to demo and new construction beginning.

In short, it has been determined that our need for more parking spaces close to the sanctuary and 316 Center is greater than and has more value in fulfilling the Church's mission than the existing building. We are essentially trading a building that is minimally used in exchange for badly needed prime parking which will have high use and cost far less than other options.

Top 10 Frequently Asked Questions

1) Some said we would only gain 20 spaces at the Annex, so what changed?

Answer: Had the City held us to the standard requirements, we would have been limited to about 20 spaces, but we negotiated concessions to get 31.

2) Why would we demo a building valued at \$758K?

Answer: The Green Building is functional but has barely been used for years. Research indicates only 15 hours use per week and typically for small portions of the space. Cost to maintain it is about \$43K a year and few people are served. Use-wise, the value is low. The monetary value would only be realized if the property were sold, which we have no intention of doing. The value for close proximity parking is a higher and better use for our needs.

3) Have efforts and consideration been given to purchasing other property?

Answer: Basically, all properties within 2 blocks of the church have been considered, whether on the market or not. Contact has been made with several owners to determine a willingness to sell along with potential price. Only a few sites are currently available, and they are smaller, further from the church and cost to develop would be 5 times higher or more than the Annex.

4) Where will the current classes and other groups who meet in Annex go?

Answer: Alternative spaces are available and each group using the Annex has been contacted to be certain their needs are satisfactorily met. The Crosswalk has been under-utilized, especially in the upstairs classrooms. The Education Building has just been remodeled to accommodate more Sunday School classes, and we have space at the Dogwood Center.

5) If we are planning to grow as part of the LIFT Campaign, won't we need space for new Sunday School classes and Bible study groups?

Answer: Absolutely, but there are some trends toward small groups meeting in homes or at times other than Sunday morning. Nonetheless, we still have plenty of space available at the Crosswalk, Dogwood Center and new space on the third floor of the Education Building, should there be growth in Sunday School classes.

6) Why don't we build our own parking deck?

Answer: This would require City approval, which is not a given and could compete with their parking deck. Additionally, the cost is estimated at a minimum of \$30K for each space if we use land we already own. The cost is still 4-5 times higher for each space than utilizing the Annex lot.

7) The City's parking deck is barely used, so have efforts been made to secure it for parking or as an alternative to the Annex?

Answer: The City already allows us to use the Dogwood Lot on Sunday mornings, but they are actively trying to market it for development, and it could be sold at any time. They have financial obligations that limit what they can or are willing to do regarding fees for use of their parking deck. We have met several times with City leaders and are optimistic that some arrangement can be reached for us to utilize the parking deck going forward, likely at some cost. This would improve our parking situation in general but does not gain us the greatly needed spaces closer to the church.

8) What about use of the American Legion parking?

Answer: The Legion has a lot on 4th Ave. and a second on Washington St. Many church members who have a connection to the Legion already use the 4th Ave. lot, which has about 30 spaces. The Legion is willing to allow us use of both lots, but it may involve costs on our part to resurface the 4th Ave. lot. This is still being considered by both parties. Cost and distance will still be greater.

9) Have shuttles been considered for further away lots?

Answer: Yes. This is still a consideration, with further evaluation required. It will still not be as attractive of an option to our handicapped, families and visitors. Staff is making plans for a more comprehensive education of available parking.

10) When would demolition and construction begin and how long will it take?

Answer: The City has issued all the necessary permits required for the project. After the Quarterly Business Meeting is held, plans are to move forward with the exact timing to be determined by church staff and the contractor. It may start as early as the first of May and construction should take 2-3 months.