

**NOTES ON THE MEETING OF THE SITE SELECTION AND BUILDING PROGRAM COMMITTEE OF THE CONGREGATIONAL CHURCH OF AUSTIN (UCC)  
ON THURSDAY, JUNE 24, 1999 AT 7:00 p.m. AT THE CONGREGATIONAL CHURCH OF AUSTIN (UCC), AUSTIN, TEXAS.**

Present: Jamie Adams, Jean Appel, Matt Blackstock, Sharon Brown, Paul Deisler (Chair Pro Tem), Yoshi Kaneda, ex officio (part time).

Call to Order. Paul Deisler called the meeting to order; a prayer for help in dispelling confusion was offered by Jamie Adams.

Review of Notes of Last Meeting. The notes (not minutes) of the last meeting were reviewed; no changes were offered.

Reports on Actions Since the Last Meeting:

o Meeting with The Board of Trustees: All action items agreed at the last meeting have been completed. Major ones are: the Board approved for payment of the Invoice from the architects (\$6,300); they approved the proposed budget for this Committee of \$18,900; they assumed responsibility for applying for the site purchase loan and for meeting with UCC representatives to discuss matters relating to borrowing. They need information from us and others to help fill in the loan application. Paul Deisler also reviewed with the Board the preliminary figures giving an idea of the funding needed up to the time construction would commence.

o Meeting with the Architects: Dave Ashton and Paul Deisler met with the architects. An additional Phase 1 case was presented by them in which the Fellowship Hall is built first, the Sanctuary later. They presented the material Paul had requested of them by FAX, the breakdown of building costs needed to fill out page 13 of the site loan application for two cases, the \$1.2 million and the \$1.0 million cases. These were given by Paul Deisler to George Lemley at the aforementioned Board of Trustees meeting.

o Meeting with the Realtors: Paul Deisler, Matt Blackstock and Vic Appel met with the realtors (Kucera Company) and were given much information on land costs and other costs relating to land acquisition (notes on this meeting have been sent by mail to members of this Committee). Several sites were discussed. Arrangements were made to visit possible sites. The realtor, Jim Sprinkle, pointed out the need for us to consider already-used sites (brownfield sites) such as former shopping strip sites; we expressed firm interest in such sites. He also pointed out that "cheap" sites would probably require substantial, costly development before use and could incur other "soft" costs (e.g., more difficult permitting); they could thus not be so "cheap".

o **Meeting with the Relocation Oversight Committee.** Matters already reported to the Board of Trustees regarding the funding requirements for site acquisition and related matters were reported by Paul Deisler. The need for clarification of the UCC guidance on loan acquisition and how it affects the timing of this and other committees' activities were discussed. Members of the Relocation Oversight Committee were asked to examine the written, UCC guidelines and send questions they think need to be answered to George Lemley to help prepare for forthcoming discussions with UCC representatives on the loan application procedures and other related points.

Maintaining contact with the realtor. It was agreed that Matt Blackstock, Paul Deisler and Vic Appel will be the contact team.

**ACTION:** All contact team members: if any of them receive information on a possible site from the realtor, that one will contact other members and arrange to meet with the realtor for an inspection of the site for as many of the contact team to participate in as possible while responding promptly to the realtor. If only one can participate without loss of time, that one should make the inspection.

Paul Deisler is making and keeping individual sheets characterizing each site inspected, giving each a number, to be kept in a file together with plot maps or other information so that this valuable information does not become lost.

**ACTION:** All contact team members: notes on inspections made by any contact team members should be given promptly to Paul Deisler who will number them, prepare a sheet on each, make them available to all members of the Committee and keep them on file.

The arrangement with the realtor is exclusive. Sites which come to anyone's attention from any source should be referred to our realtor.

Sites Inspected So Far: Three open ("greenfield") sites have so far been inspected (characterization sheets attached). Paul Deisler reviewed information the architects have provided on impervious coverage associated with the master plan facility, including parking, driveways and sidewalks; two cases were provided (attached): the architects' recommended one and the minimum parking the City of Austin will permit. These two constraints along with price and the site selection criteria (for example, location, visibility, security, etc...) constitute the major considerations for site selection.

Of the three sites, #3 meets most of the criteria except that the constraints imposed by parking requirements and impervious coverage limitations would seriously hamper our

ability to expand to the full, current, master plan facility. Compromises will clearly have to be made between desire and feasibility.

Matt Blackstock and Paul Deisler reported on a brownfield (previously built on) site seen by Matt and, separately (and briefly), by Paul. The site was brought to Dave Ashton's attention by another realtor and was therefore referred to our realtor. The site is located behind the loading docks at the north end of the Capital Plaza shopping center, on Reinli, about 300 yards west of the United Christian Church which is at the corner of Reinli and Cameron Road. The site is 100% paved, 2.73 acres, with 279 parking spaces, and contains a 16,000 ft<sup>2</sup> building now used as a warehouse. The building is single-storied, approximately 25 ft high, with no windows, and is in the form of a rectangular parallelepiped. Visibility is very poor, even if converted to a church; accessibility is poor; the location is exceptionally ugly and unsuitable. At a cost of \$1.1 million and requiring extensive alterations to make at all church-like (nothing can be done about the surroundings), the Committee concluded it should not be further pursued.

Preparation of Cost Figures to be Transmitted to the Capital Funds Committee: After reviewing the above, the costs associated with the sites and their acquisition as well as other costs consequent to the project before construction (and its costs) would begin, the Committee reviewed and discussed figures Paul Deisler had prepared for transmission to the Capital Campaign Committee for their use in preparing their campaign plans. With one change, the Committee approved of the costs.

**ACTION:** Paul Deisler will finalize the figures and transmit them to the co-Chairs of the Capital Campaign Committee.

Architect's Professional Services Agreement. The agreement was sent to Committee members before the meeting. Paul Deisler indicated that his reading of it showed it to be, to him, a fair contract with necessary "outs" for both parties. Since the possible legal interpretation of the language is not an area of expertise of the Committee members, they concluded that the lawyer's review, which Dave Ashton has undertaken to obtain, should be in hand before the Committee is ready to recommend signature to the Board of Trustees. Paul pointed out that, as things stand, we need not rush for approval immediately but would have to do so in due time.

**ACTION:** Committee members are to read the contract and send their questions to Paul Deisler in Dave Ashton's absence for collection and ultimate transmission to the lawyer.

**ACTION:** Dave Ashton is to provide the Committee with the lawyer's opinion.

Forward Planning and Strategy. At present, until more sites have been investigated with the realtor, the next matter to be taken up is inspection of additional sites, including greenfield sites and brownfield sites within our inner or outer preferred areas, including the area from Ben White to the River. Other farther-out sites (e.g., near or on 290 East or in other as yet "not-preferred" areas). Costs and what can be done at such sites need to be presented to the Congregation at some time so they can base any ultimate decision soundly -- or even conclude that such sites are of actual interest to the Congregation. Paul Deisler said that he will be out of town the last three days of the week of June 28; consequently, he asked Matt Blackstock to contact the realtor about inspecting more sites as above.

**ACTION:** Matt Blackstock is to contact the realtor and arrange for inspections of more sites as soon as possible.

New Business: (1) Paul Deisler gave to members present his list of questions on loan application and receipt procedures which he has forwarded to George Lemley for the forthcoming discussions with UCC representatives.

**ACTION:** All members present were asked to send whatever questions they might have to George Lemley.

(2) Matt Blackstock presented a matter he and Vic Appel have been pursuing separately, the possibility of a type of "partnering" of this Church with the Hyde Park Christian Church. It would include building a building on the northwest corner of their property. They apparently already have the intention of constructing such a building for their own uses. Part of the proposal was that we could use that new building for our services, moving our congregation, in effect, to that location, and that other facilities might be shared, too. It was not clear how or whether we would share in the cost of such a new building, how our separate identity would be maintained if that is the intent, how such a move, if permanent, would fare in comparison with the criteria selected for site selection, nor how the new building might be designed to accommodate both their and our needs. Other problems raised were as to the City's role in permitting, in possibly having to add to parking, coverage limitations, and so forth, as well as the interest of that church in entering into such an arrangement.

Matt said he and Vic are scheduled to speak further to the pastor at Hyde Park Christian Church next week.

In discussing the matter further the question of the use of our architects' time in the evaluation of this proposal came up. It was pointed out that the current arrangement with the architects are to pursue our own building project and funds budgeted are for that purpose alone. The architects understand

that we may also be considering modifying an existing building to our uses, which would be another project superseding the present one and would incur its own architectural fees, etc... Any examinations of other proposals by our architects would constitute yet other projects with architects' fees to be paid for separately and in addition to fees for their current work for us. The Committee reached the following conclusions:

**CONCLUSIONS:** (1) To ensure project budget control and avoid confusion, all contacts with the architect should be through this Committee via Dave Ashton or, in his absence, Paul Deisler. Other contacts are to be made only if this Committee first is aware and/or approves them. (2) The concept of "partnering" with the Hyde Park Christian Church should be further developed by Vic Appel and Matt Blackstock; if serious interest is evinced by the Hyde park Christian Church, the matter should then be referred to the Dialog Committee for pursuit. This Committee can offer help if architectural design considerations arise. In any event, if the project is not of interest to Hyde Park Christian Church or if the Dialog Committee is not interested in pursuing the matter, it should not be referred back to this Committee since it is at present outside of the scope of work for this Committee.

**ACTION:** Matt Blackstock and Vic Appel are to pursue actions as outlined in Conclusion (2), above.

**NEXT MEETING:** No date was set; one will be set when enough new information on available sites or other needs warrant it.

#### Adjourn

There being no further business the meeting adjourned at 8:40 p.m.

NOTES ON THE JUNE 21, 1999 VISIT TO THREE SITES WITH THE REALTOR,  
JIM SPRINKLE, OF THE KUCERA COMPANY.

Vic Appel, Matt Blackstock and Paul Deisler visited three potential building sites with Jim Sprinkle and Jeff Henley (of Kucera), as follows (all plots have utilities):

#1 o Location: Switch Willo Road (deadends into the Switch Willo Stables; may go through eventually; parallel to Duval (northern segment), 1 block north of it, between 183 and MoPac. Blacktop paving; City plans to repave, install curbs.

North of Braker Lane: outside of northernmost, second tier of locationally preferred areas.

Not far from United Christian Church.

o Description: Rectangular, 2.9 acres, gently sloping to east and north, 2 wells on property. Part of a nursery; rest (to the east) to be developed into housing.

o Drainage and coverage: Owner developing off-site drainage via northeast corner -- no on-site retention pond needed; impervious coverage allowed probably 40-50% when drainage arrangements taken care of.

o Neighborhood: Individual homes, well-kept, ca. 12 years old. Some multiple dwellings. Three churches back up to Switch Willo Road, fronting on Duval. Very pleasant surroundings.

o Price: \$500,000 - \$600,000 (which is \$172,414/acre or \$3.96/ft<sup>2</sup> to \$206,897/acre or \$4.75/ft<sup>2</sup>); to be negotiated.

o Soil: Presumed rocky (needs testing); if so, slab foundation construction possible.

o Access: Good access to area along Duval which connects 183 and MoPac. Switch Willo Road now narrow but in good condition; easily found off of Duval, given simple directions: turn north onto Whispering Valley Road and Switch Willo is first left.

o Visibility: Secluded, family, suburban location, about 12 years old; need to have signs directing people to Church on corners of Duval and Whispering Valley.

o Other: On market; expect to sell quickly.

**#2** o Location: Research Boulevard, near MoPac. Access from 183 access road.

o Description: "Panhandle" shaped: ca. square lot connected to access road by a concrete, paved road (panhandle) which is part of the plot. Sign can be placed on own property at the access road. **1.62 acres**, gently sloping to rear.

o Drainage and coverage: Fully developed buildable plot, **90 % coverage**. Drains toward rear into catch-basin which empties into a large underground drain going under adjacent homes.

o Neighborhood: Lot between it (square part) and access road to contain a drive-in bank: would not obstruct view of church, steeple. On rear and right side (facing lot from access road), homes (multiple dwellings); left side, Toyota dealership with car park nearest to site. Rear side has multiple dwellings as neighbors.

o Price: **\$475,000** (which is \$293,210/acre or \$6.73/ft<sup>2</sup>).

o Soil: Presumed rocky (needs testing); if so, slab foundation construction possible.

o Access: Good access along access road.

o Visibility: Visible from access road.

o Other: On market. Expect to sell quickly for commercial purposes (now planned to permit up to a 24,000 ft<sup>2</sup> building).

#3 o Location: On East Hill Drive (parallel to and immediately west of MoPac), south of Far West and North of Hart Lane.

o Description: Long, somewhat irregularly shaped lot, wider at south end than at north end. 1.927 acres, sloping toward rear property line (toward MoPac). Rear property line is at top of a steeply sloping cliff (old quarry). Construction would have to allow for slope. Some open-walled but covered parking could be placed under Sanctuary, because of slope of lot, to save pervious coverage; Sanctuary entrance would be at level of East Hill Drive. Alternatively, classrooms could be under Sanctuary and yet have windows, with ramp access possible to such classrooms along outside of building. Handicapped parking could be in front of church at East Hill Drive level.

o Drainage and coverage: Drainage is toward the rear, then toward Hart Lane, then over cliff. Allowed Coverage not yet known; possibly fairly high (well over 35%) since area is zoned for and contains condos and apartments.

o Neighborhood: Lot between this one and MoPac access road (below cliff) is under construction; relatively low buildings would not obstruct good view of church, steeple, from MoPac.

o Price: Approximately \$600,000 (which is \$206,897/acre or \$4.75/ft<sup>2</sup>); to be confirmed.

o Soil: Rocky (needs less testing).

o Access: Access from East Hill Drive.

o Visibility: Very visible from MoPac.

o Other: -----



- Telephone Record
- Meeting Record
- General Information

- Design File
- Construction File
- 

Project: Congregational Church  
of Austin

Project No.: 03-9841

Date: 6/15/99

By: BH

Time: \_\_\_\_\_

Location: \_\_\_\_\_

Spoken To: \_\_\_\_\_

Attendees: \_\_\_\_\_

DISCUSSION: Estimated Parking/Impervious Cover - RECOMMENDED

	<u>Spaces</u>
Religious Assembly - 2000 SF 1 per 2.5 seats @ 250 seats	100
Fellowship Hall - 5500 SF 1 per 150 SF (Includes Kitchen, Second Chapel, Restrooms, Storage, & Corridors)	37
Narthex - 2120 SF 1 per 70 SF (Includes Storage & Corridors)	31
Classroom - 6,085 SF 1 per 200 SF (Includes Multipurpose, Educ Office, Audio/Visual, Restrooms, Storage & Corridors)	31
Administration - 1000 SF 1 per 200 SF (Includes Conference, Pastor's Study, (2) Church Offices)	5
<u>204 spaces</u>	
204 spaces @ 400 SF (for parking space, drive, & sidewalk)	
= 81,600 SF = 1.87 acres	
<u>PLUS</u> Building Footprints (17,000 SF)	
= 81,600 SF + 17,000 SF = 98,600 SF = 2.26 acres	

Distribution:  Owner     Contractor     Consultant     Architect     File

