

October 4, 1999

To: Members, Site Selection and Building Program Committee (SS&BPC).
From: Dave Ashton and Paul Deisler, Co-Chairs, SS&BPC
Subject: Announcement of a meeting of the SS&BPC on Thursday, October 14, 1999 at 7:30 pm at the Church.

The next meeting of the SS&BPC is scheduled for **Thursday, October 14, 1999 at 7:30 pm at the Church.**

The purpose of the meeting will be to make preparations for a much-needed, major presentation to the Congregation so the Congregation can make informed decisions about the next steps needed to advance the work of this Committee. The major need now is for the Congregation to focus our efforts on a specific area of their choice within Austin so that actual site selections, subject to the further approval by the Congregation at a later meeting, can be accomplished within that area.

By this meeting date, the information we now have on price, coverage, quality and the selection criteria in general in various areas of Austin, the feedback from the recent cottage meetings, and the feedback from the Coordinating Council Meeting scheduled for October 11, 1999 will all be available to us for our consideration in preparing a presentation. It will be proposed, specifically, to the Coordinating Council on October 11, that the presentation should take place toward the end of this month in two parts: a very substantive meeting to discuss all the Committee findings and recommendations with the Congregation followed by a briefer meeting a week later, when time for reflection will have been had, to select the preferred area.

If this can be accomplished, we will then be able to have our realtor proceed with the search for specific, definitive building sites within the chosen area.

This SS&BPC meeting will also be a good time for members to bring out any further information they may have on sites and areas. Also, Vic Appel has separately volunteered to do two things: (1) to look more specifically into the possible availability of State-owned lands and what it might take to acquire some and (2) to bring from a source known to him demographic information on Austin; anything along these lines that can be reported to the SS&BPC will be very useful.

We urge all who can to attend this forthcoming meeting of the SS&BPC.

cc: John Moore

I. SITE SELECTION FACTORS

8/15/1999

LOCATION, SECURITY, ACCESSIBILITY, VISIBILITY, AESTHETICS & TOTAL COST = SITE SIZE X PRICE

TOTAL COST

- (1) PRICE PER ACRE: HIGH IN "CENTRAL" AUSTIN
- (2) NUMBER OF ACRES: DEPENDS ON BUILDING SIZE AND ASSOCIATED CITY RESTRICTIONS
- (3) MAJOR UNCERTAINTY: AMOUNT OF LOAN? + PLEDGES??

SITE SIZE: FACTORS ARE:

- (1) AREA COVERED BY WORKING MASTER PLAN (ULTIMATE FACILITY) &
- (2) CITY RESTRICTIONS:
 - (1) ALLOWED IMPERVIOUS COVER (<20%, 35%, & UP)
 - (2) REQUIRED PARKING SPACES (BY REQUIRED FORMULA)

II. BUILDING PROGRAM "WORKING" MASTER PLAN CASES

17,000 SQ. FT. OF TOTAL BUILDING FOR ULTIMATE MEMBERSHIP OF 300 (CURRENT: CA 10,000 SQ. FT., NOT ALL USABLE, CA 126 MEMBERS) -- COST: CA \$2.4 MILLION, TO BE BUILT AS FULLY USABLE, EXPANDABLE PHASES (\$0.9 - 1.2 MILLION VERSIONS); EXPANSION LATER, WHEN GROW.

CASE I: MINIMUM CITY ALLOWED IMPERVIOUS COVERAGE: 129 PARKING SPACES, 1.57 ACRES

CASE II: ARCHITECTS' RECOMMENDED CASE: 204 PARKING SPACES, 2.26 ACRES

IF ONLY THE 35% IMPERVIOUS COVERAGE IS ALLOWED, TOTAL ACRES NEEDED ARE:

CASE I: 4.49

CASE II: 6.46

III. AREA OF SITE SEARCH ALL OF AUSTIN NOW BEING SCREENED

IV. PROBLEMS CONNECTED WITH THE ACTUAL PURCHASE

TIMING DIFFICULTIES CONNECTED WITH THE UCC LOAN PROCEDURE

SELLER MAY HAVE TO WAIT UP TO THREE YEARS FOR ALL OF THE PAYMENT. PUTS PURCHASER AT DISADVANTAGE.

**DRAFT TIME-LINE FOR LONG TERM PLANING
CONGREGATIONAL CHURCH OF AUSTIN, UCC**

1999			
1	2	3	4
		Long Term Planning	Approve Long Term Plan
		Install Parish Educator	Nomination: Pastor Search Committee Centennial Celebration Committee
		Specify Area Search	Start Capital Campaign
2000			
1	2	3	4
Install Pastor Search Comm Cent. Celb. Comm	Pastor Profile Ready		Pastor Selected
		1 st Cut in PE Funding	
Select New Site	Loan Approved	Buy New Land	
2001			
1	2	3	4
New Pastor Start	New Pastor Install Yosh Retires		
		2 nd Cut in PE Funding	
Centennial Celebration through April 15			
		Reactivate Sale	
2002			
1	2	3	4
		3 rd Cut in PE Funding	
Start Facility Design	Facility Permitting		Start Building

LIST OF TOPICS FOR THE SITE SELECTION AND BUILDING PROGRAM
COMMITTEE MEETING OF THURSDAY, OCTOBER 14, 1999, AT 7:30 p.m.,
AT THE CONGREGATIONAL CHURCH OF AUSTIN.

1. CALL TO ORDER

2. REPORT ON THE RESULTS OF THE COORDINATING COUNCIL MEETING OF MONDAY, OCTOBER 11, 1999 (PAUL DEISLER REPORTING).

3. ACTIONS PURSUANT TO ITEM 2 PLUS GARY ROBERTS' VISIT.

4. OLD BUSINESS
 - o MISCELLANEOUS PENDING REPORTS (SEE MEMO TO COMMITTEE OF OCTOBER 4, 1999).

 - o OTHER ITEMS

5. NEW BUSINESS

6. NEXT MEETING

7. ADJOURNMENT

*See report sheet on Oct 11/99
Treasury and
Bapt. Security Funds
Matters*

REPORT ON PROPERTY *NEXT* TO #1, CORNER OF STEARNS AND HIGHWAY 71

ADVANTAGES: Easily accessible via MoPac and S. Lamar. Michael says owner of property behind it is willing to sell extra acreage (for mitigation? Extra parking?)

DISADVANTAGES: 1) One-way traffic on that part of South Lamar; 2)high speed of Lamar traffic; 3) small size of lot unless owner of lot behind it comes through

REPORT ON PROPERTY #4, WILLIAM CANNON DRIVE EAST OF BRODIE LANE

ADVANTAGES: 1) Easy accessibility via MoPac and Loop 1; 2) Prices better than farther north. Quick inspection of intersection there looks good. William Cannon Drive going west looks interesting all along.