

UU St. Pete Town Hall Notes  
1-8-17

Parking Lot Q&A

**Timeline to date**

- Consensus at Oct 9 Town Hall:
  - Board should collect facts, explain options & make a recommendation
- Reasons to make a decision soon:
  - Safety, liability risk, city requirement in 2017, budgeting, eyesore
- Actions taken:
  - Retained real estate attorney George Rahdert (highly discounted fee, payable at sale or when disengaged)
  - Property appraisal by McCormick, Seaman & Terrana with value at \$690,000 “highest and best”
  - Professional paving estimate of \$179,772 from WJCreate. Awaiting estimate from George F Young.
  - Meetings with Wannemacher Jensen Architects to gather facts
  - Secured 125+ additional parking spaces on neighboring lots for UUSP use during possible construction

**Options**

1. Surface lot ourselves now for safe and code compliant lot
  - a. Cost to UUSP of approximately \$180,000. Waiting on three estimates
  - b. Need bank loan or use Endowment
  - c. Retains UUSP ownership of parking in case of later sale of church.
2. Do nothing until City Code enforcement
  - a. Cost to UUSP still approximately \$180,000 but comes later
  - b. Liability risk remains until paving complete
  - c. Need bank loan or use Endowment
3. Put parking lot on open market and sell to highest bidder
  - a. Possible higher offer
  - b. 9-12 months estimated marketing time (McCormick, Seaman & Terrana)
  - c. 8-10 story building requires parking for tenants, UUSP parking not guaranteed
  - d. Set back and easement requirements may not allow tall building
  - e. Requires agent and brokerage fee
4. Sell property to next door neighbors Wannemacher Jensen
  - a. Safe parking for UUSP guaranteed in deed contract by owner/occupant
  - b. \$350,000 cash to UUSP

- c. Development of housing, shops, and parking that improve our neighborhood
- d. No brokerage fee, since no agent is involved

**Lisa and Jason from Wannemacher Jensen**

- Been UU St. Pete's neighbor for 18 years
- Working on Pier approach, James museum
- Energy efficient, sustainable, community involvement

Affordable housing options? To whom?

- Smaller units (micro-units) 500 square feet
- More units = more need for parking
- Built on the edge of the parking lot
- Same amount of space
- 30 parking reserved for church, (title restrictions)
  - 9:00-5:00 MF office use, church has them for weekends
- 1 per unit reserved for residential unit
- Paved parking

Outdoor property?

- Certain percentage of "green" parking

Longevity of parking agreement?

Need to take it slowly

Need to figure out who we are, what our values are

Title restriction rights to parking lot; WJ would take on the maintenance

Certain times of the week, certain times of year

How many parking spaces are required for church of this size? City code for parking?

Parking very likely grandfathered in

Plan to have lighting in new parking

Bridgepoint church bought Lyceum; expect to have 1000 members.

\$300,000 differential in estimate

We do not know the value of this church.

Full audit, full appraisal

## Notes from Town Hall Meeting 1/8/17 – flip chart by Lori Price

- What is meant by “Affordable Housing”? Limited to 500 square feet? “Micro units.” How many units is unknown at this time.
- Total Parking Spots – 30 for the church on Saturday and Sunday plus some for the residential use. We would share parking with the commercial use. No boats or RVs would be allowed.
- Current church activities will be retained, i.e. Friday Night Picnic
- Some of the parking lot will be paved, some will be permeable paving. Could be designed to be a flexible-use lot. Treating water runoff onsite would improve water quality for runoff.
- Parking would be ensured through a title restriction.
- Types of commercial uses allowed are restricted by zoning. Would want uses compatible with the church.
- Would the new development be compatible with Friday Night Picnic?
- Need congregational input on the direction/decision.
- Need to answer “What do WE want to do with our parking lot?”
- Sound like it’s a “done deal.”
- We need to slow down, discuss our visions for the future of the lot.
- Maintenance of the parking lot would be responsibility of Wannemacher-Jensen (WJ). The title could reflect that. UUSP would still need to have liability insurance for our use of the lot, akin to rental insurance.
- Do we know how many parking spaces are required for the church? We do not know, but we are grandfathered in as an existing use. Parking requirements for this area have decreased over the years. Would still be good to know what the actual requirements for parking for the church are.
- New parking lot would have lighting, be safer.
- Bridgepointe Church will possibly decrease available parking in the neighborhood when they are in service.
- Need more estimates for parking lot paving costs.
- Why the difference in appraised value vs WJ offer? Because WJ would build around the parking spaces for the church instead of pursuing the highest and best use.
- Paving estimates needs to include engineering and design, not just simple paving.
- Future increases in parking would still need to be addressed even if we retain the parking lot.
- Rev. Jack suggests long term planning for the church overall is not necessary in order to reach a decision on long term solution for parking lot.
- WJ plan would also include improvements to location of garbage bins and improvements to alleyway paving to allow a safer, smoother alleyway crossing from parking lot to church
- Current parking lot has liability due to roots, gravel, uneven surface, lack of lighting, etc.