

Parking Lot Pros and Cons, September 1, 2017

This document is a summary of the pros and cons compiled by BOT members Laurie Clement, Reggie Craig, Morgan Gresham, Linda Paul, Sabine von Aulock, Paul Burnore, and Buildings and Grounds committee chair, Howard Taylor. For more information, review the latest InfoNet announcements and the updated FAQs.

The Question: Shall UU St. Pete enter into an agreement with WJA in which:

- WJA would buy UU St. Pete’s Parcel 1 for \$240,000
- WJA would oversee and pay an estimated \$180,000 to pave, light, landscape and meet environmental compliance for UU St. Pete’s Parcels 2 and 3.
- UU St. Pete would have 35 parking spaces, 15 of which would be shared with WJA Monday-Friday during work hours (8:00am-5:00pm).
- WJA would make special arrangements to accommodate UU St. Pete’s need for special-event parking during regular work hours.

We have a responsibility to provide a safe, accessible parking lot.

Pros	Cons
UU St. Pete continues to own parcels 2 and 3, currently appraised at \$450,000	Selling parcel 1 limits our ability to develop the remaining parcels 2 and 3
UU St. Pete will retain the current number of spaces (35) and the full cost of paving, lighting, and drainage for parcels 2 and 3 will be borne by WJA (approximately \$180,000)	The value of the property may increase and we might get more money by waiting to sell.
If we decline the WJA offer for \$240,000 cash and parking lot construction, we’ll have to decide on other options for our parking lot.	The money we would make by selling may have a negative impact on pledging as members think we have plenty of money.
Our attorney has advised us that the liability for inaction is significant. Providing this safe environment (lit, barrier-free) would reduce our liability.	We have no control over what WJA builds.
UUSP has a history of sharing our parking lot, thereby supporting the larger community.	We will have to share our parking lot.
The money from the sale gives us the potential to achieve needed improvements to our buildings and grounds and/or add to our endowment fund.	There is no pressure at this time to meet the city’s ordinance.
The church would not have to draw from the endowment or begin a capital campaign to cover the improvement of our parking lot.	The City does not require paving for complying with City code, but a perimeter hedge, shade trees along the sides, wheel stops, and handicapped spaces.
The most environmentally responsible drainage on parcels 2 & 3 are permeable pavers, which WJA will provide for free.	
Infill development (filling in gaps on a street's frontage with shops, offices, and residences) attracts more people, increases safety and vitality, and reduces urban sprawl and need for police, transportation and water /sewer.	Infill development reduces the opportunity to establish and maintain a natural landscape with its benefits for air and water quality, wildlife habitat, and personal rejuvenation.