

St. Mary's Dreaming Our Future

Congregation Presentation



St. Mary's
Episcopal Church



SALT | Agnew::Beck | DOWL

April 14, 2024



Introductions: St Mary's Team



St. Mary's
Episcopal Church

Long-Range Coordinating Committee:

Rev Michael Burke

Rector & Executive Contact

Duane Heyman

Co-Chair

Sarah Stanley

Co-Chair

Albert Alvarez

Committee Member

Maggie McKay

Committee Member



Introductions: Consultant Team



SALT

Hannah Toomey
SALT Project Manager

Michael Fredericks
SALT Principal / Facilitator
Project Prime



Thea Agnew Bemben
A::B Owner & Advising Principal

Shanna Zuspan
A::B Owner & Project Manager



LaQuita Chmielowski, PE
DOWL Land Use Planning Manager

Agenda Today (45 minutes)

Dreaming Our Future: Long Range Planning Updates (30 min.)

Project Updates

Conceptual Master Plan & Cost Estimates Updates

Campus Beautification & Improvement

Market Study Review

Request for Letter of Interest & Next Steps

Comments, Questions & Answers (15 min. + committee)



Project Updates



Overall Planning is **ON TRACK!**

Total Planning Budget: \$158,160

Trinity Grant: \$150,000

**Final Report To Trinity: August
1st, 2024**



**TRINITY
CHURCH
WALL
STREET**

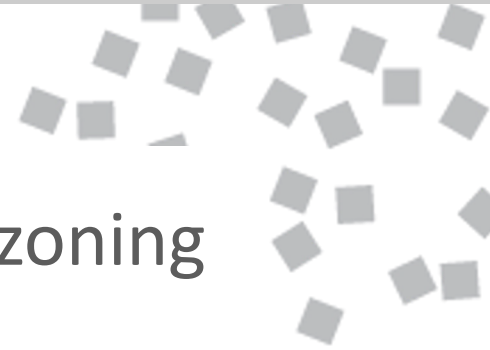
Potential Development



This potential project will take 3 to 5 years to complete

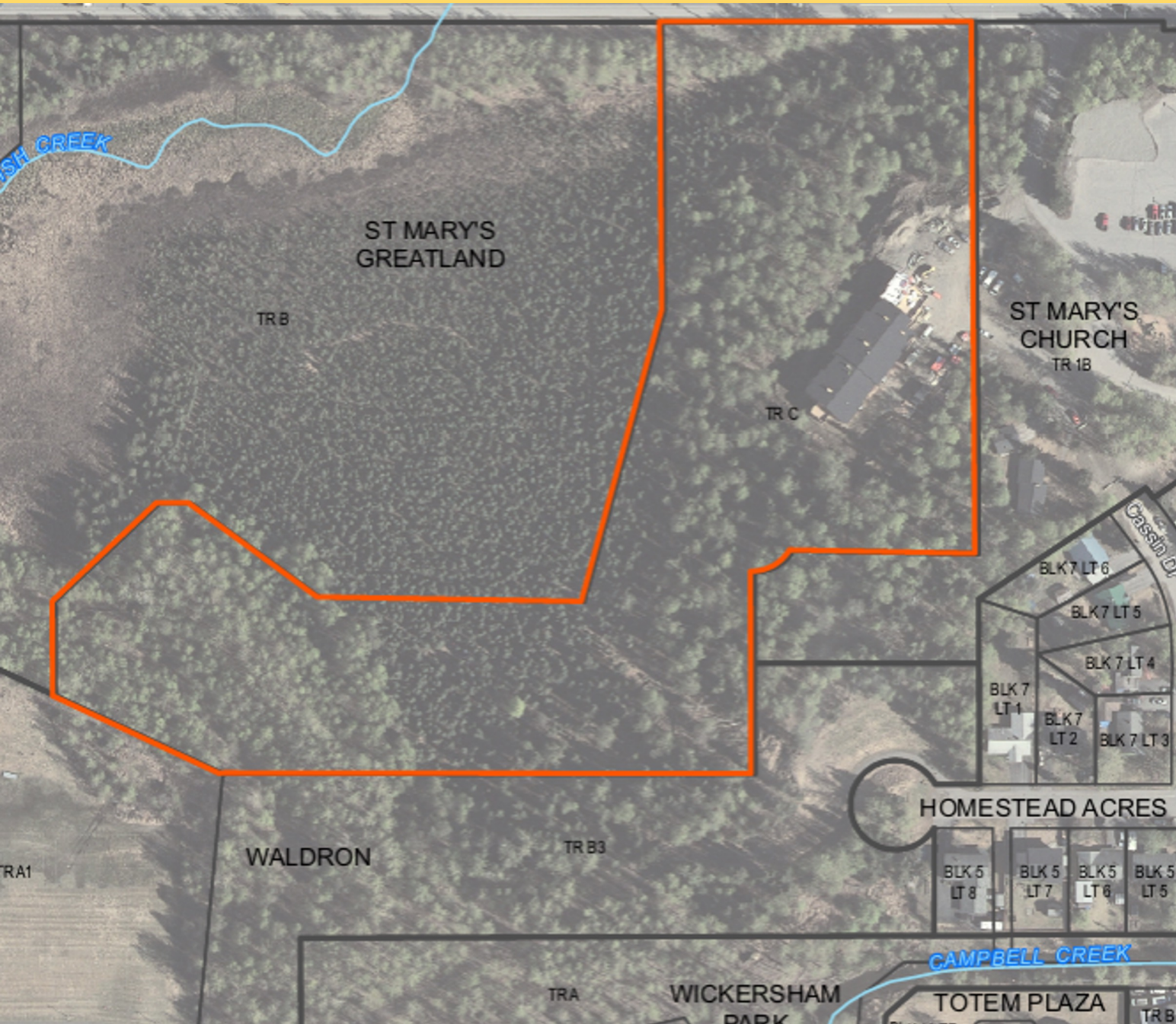
- Revenue would begin once development is completed
- Will make a significant contribution to St. Mary's finances in the long run
- Next phases will require additional grants

Conceptual Master Plan is **COMPLETE!**



- Completed by DOWL, developed with elevations and zoning information
- Municipal zoning discussion should facilitate our approval
- 90 units maximum → **90 Anchorage families!**
- Utilities are available to the site

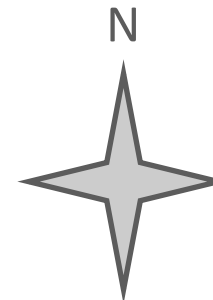
TUDOR ROAD



LAKE OTIS PKWY

2190 East Tudor Road

Tract C, St. Mary's
Greatland Subdivision



Tudor Road



Lake Otis Pkwy

Conceptual Level Infrastructure Cost Estimates COMPLETE

- Earthwork: \$4.1M
- Utilities: \$2.2M
 - **Subtotal:** \$6.3M (includes a 25% contingency)
- Wetland Mitigation: \$100K
- Civil and Landscape Design: \$100K

Total Infrastructure: \$6.5M

Land Appraisal **IN PROGRESS**

Professional land appraisal has been contracted:

- Available late May
- Black-Smith, Bethard & Carlson

Site Enhancement Committee

We have started
implementation of
beautification in areas
not considered for
development



Anchorage needs an estimated **6,600**
housing units
over the next 10 years.

4,600

of these are existing units
that need replacement or renovation
due to housing condition.

2,000

new units are needed,
due to population growth
and severe overcrowding.

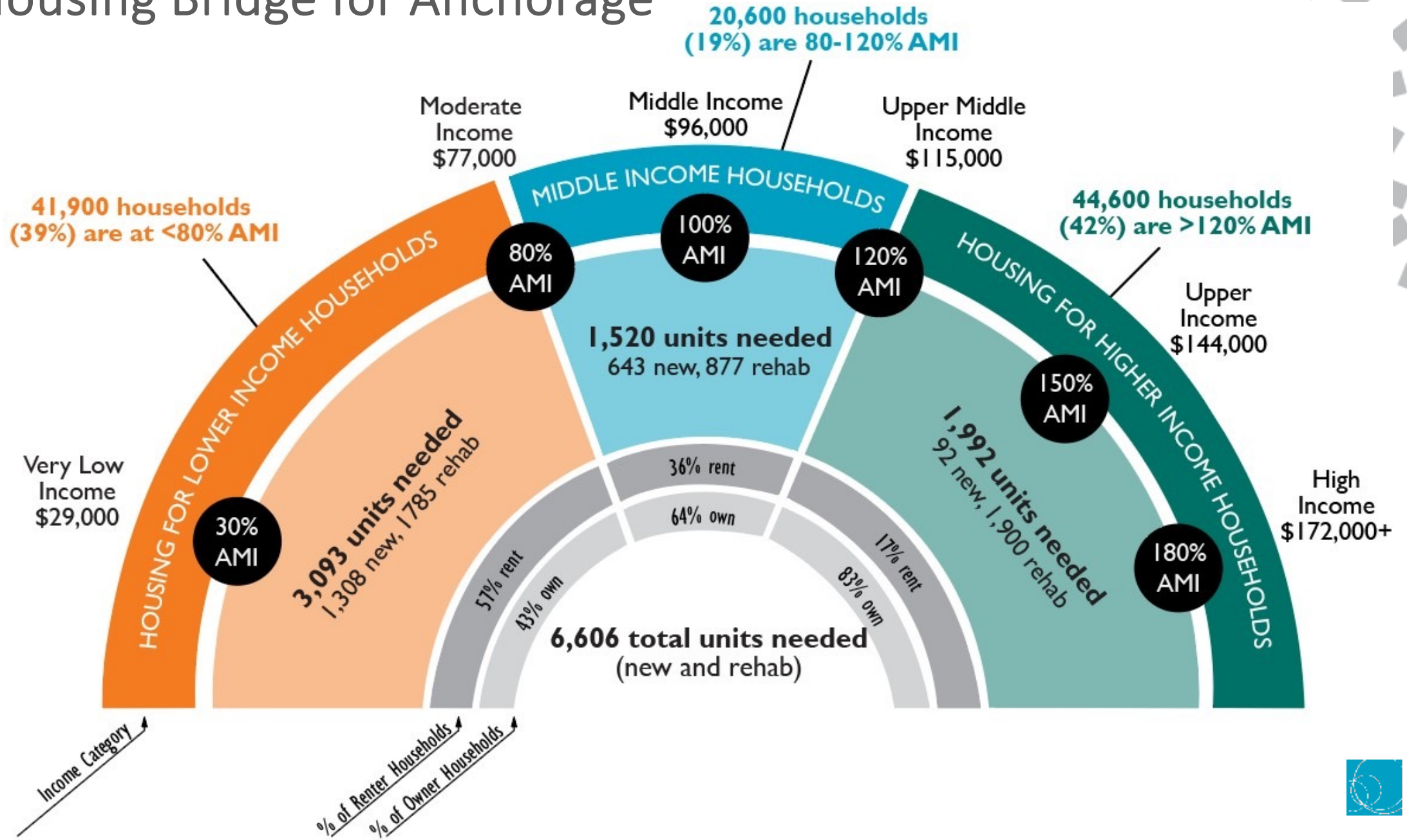


**HOUSING
ALASKANS**
A PUBLIC PRIVATE PARTNERSHIP



**AGNEW
& BECK**

Housing Bridge for Anchorage



Anchorage Residential Market study is COMPLETE!



Take away: We know Anchorage needs more housing at all income levels, especially affordable housing

Next Steps



The Decisions Phase

- Continuing our land homework – land appraisal & zoning
- Define financial goals
- Explore grants and funding sources; economic feasibility overall
- Stay connected to potential developer/operator partners
- Continue conversations with the municipality and community council



Economic Feasibility

- Vestry has authorized discussion with **Anchorage Affordable Housing and Land Trust**
- Sufficient federal, state, or municipality funds will take several years to secure
- Potential developer/operators with sufficient capacity have also been identified and interviewed

Financial Goals

Next steps: Consider St. Mary's financial goals for the long run

- Clearly define our financial goals that will make all this effort worthwhile in the long run
 - ~ \$100,000 - \$150,000 per year?
- Any contracted amount should include an escalator for inflation

Project Team Next Steps

Prepare a **Request for Letter of Interest** rather than a Request for Proposal.

- Less formal
- Wider net
- More potential partners
- Generate better feedback

Communication Next Steps

- Vestry update Monday Evening, April 8th ✓
- Congregational Update: 11:30am, Sunday, April 14th ✓
- Campbell Park Community Council Intro: Tuesday, May 16th
- Thomas Center Update: April 18, 2024
- Congregational Update: Summer 2024

The final choices will be yours



With your input our Vestry makes decisions. Which proposals, if any, might work for us?

We bring our vision of the possible into the present. We may choose a building project or stay the course with our current flourishing ministries.

Thank you!



Questions?

