

St. Mary's Dreaming Our Future

Congregation Presentation



St. Mary's
Episcopal Church



SALT | Agnew::Beck | DOWL

January 2024



Dreaming Our Future

Introductions: St Mary's Team



Long-Range Coordinating Committee:

Rev Michael Burke
Rector & Executive Contact

Albert Alvarez
Committee Member

Duane Heyman
Co-Chair

Maggie McKay
Committee Member

Sarah Stanley
Co-Chair



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 Background, Context & Trinity Grant Opportunity

Campus Beautification & Improvement

Current Site Research & Project Economics

Request for Proposal

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




Project Background & Context



Tradition of periodic examination of values and goals



Project Organized into Three Phases - Started in 2020

- **Stories:** collective stories from the congregation to develop a vision of the future
 - **Choices:** review options and explore needs of the wider community
 - **Decisions:** implementation of the vision
- 

Trinity Grant opportunity - application approved by Vestry

**TRINITY
CHURCH
WALL
STREET**



Trinity Grants to explore use of excess land

Two grants:

\$50,000 in 2020

\$150,000 in August 2023



Key Goals

Our “Triple Bottom Line” for any project on unused land:

1. Financial return to support St. Mary’s ministries
2. Provide a needed community service
3. Show “proof of concept” to other churches with excess land that they can do it too

Original "Stories" goal: maximum in-person involvement



This is where we captured the story of St. Mary's in our own words. As we recall our collective and individual histories, we celebrate what has gone before, and look toward a future that arises out of our shared calling and values.

Then.....

Covid19



Switched to Video Interviews, followed by 5 Sunday Salons

Affirmed St. Mary's Core Values:

- Welcome and Community
- Worship and Celebrate
- Service and Ministry
- Rest and Nature
- Activism and Leadership



Land Use Online Survey - Over 100 participants



Two Key Results:

- Majority – Housing for underserved
- Strong minority – Beauty and integrity of campus

The beginning of the Decision phase

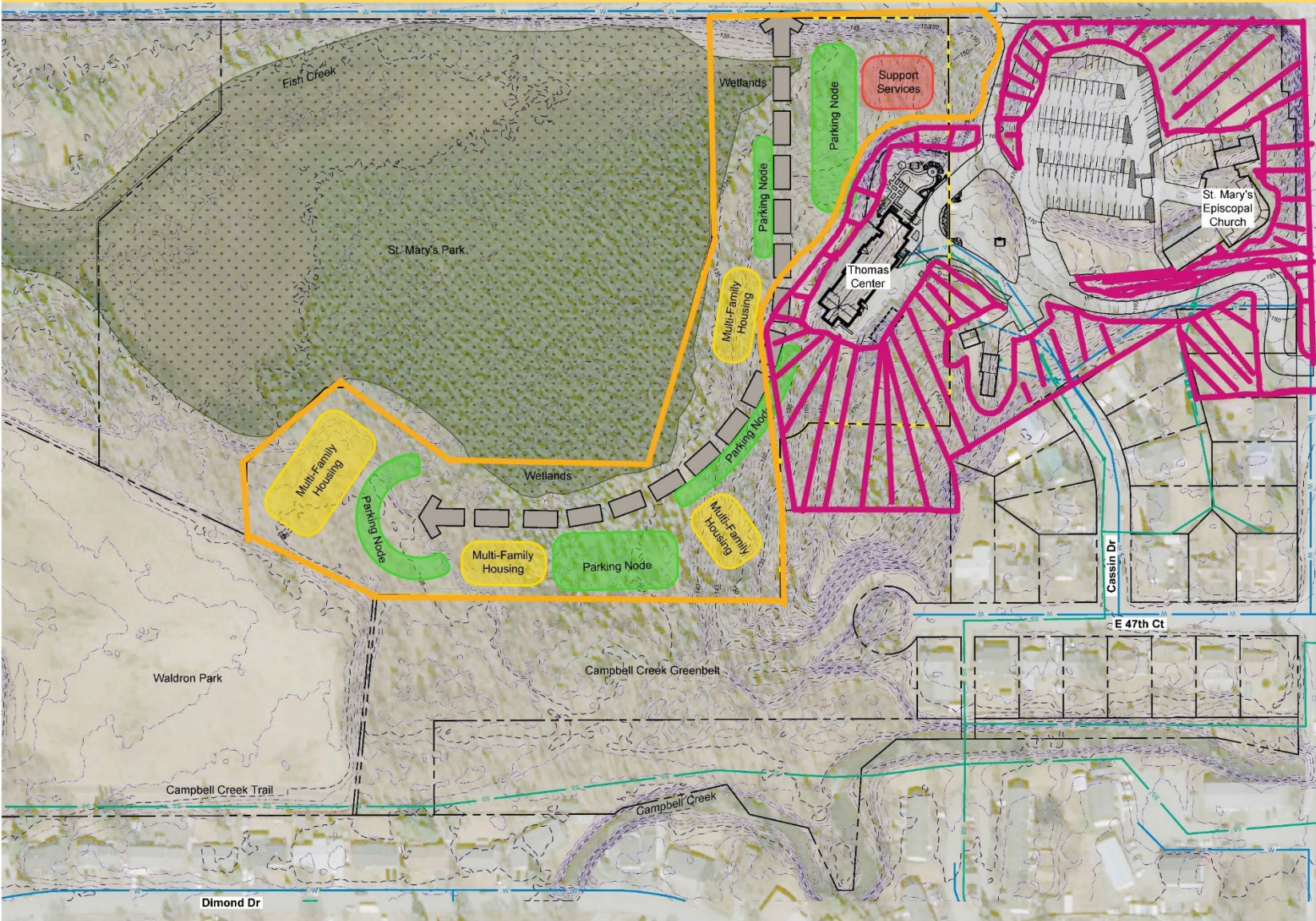
Now doing land homework – 9.5 unused of 19.5 acres total.

Wetlands, Zoning, Costs, Partnerships, Return on Investment

(Following page)

- Land currently used is in red/pink stripes
- 9.5 acres of excess land is on the other side of the Thomas Center in yellow (to the West)
- Most excess land is not visible from main campus

TUDOR ROAD

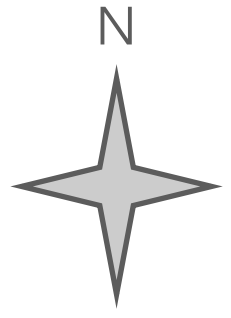


- Campus Improvement Team Area
- Potential Future Development Sites

- Legend**
- Project Boundary
 - Property Lines
 - Existing Contour - 1' Interval
 - Existing Sanitary Line
 - Existing Water Line
 - Existing Wetland
 - Future Roadway Concept
 - Support Services
 - Multi-Family Housing
 - Parking Nodes



04/06/2023
 2015 Business Park Blvd, Suite 4000
 Anchorage, Alaska 99503
 907-562-2000
 Project No. 1132.63355.01
 Contact: LaQuita Chmielowski, PE



Campus Improvement for Beauty and Integrity of the Campus

(Thanks to Committee &
Leigh Ann Belloli PLA, ASLA)



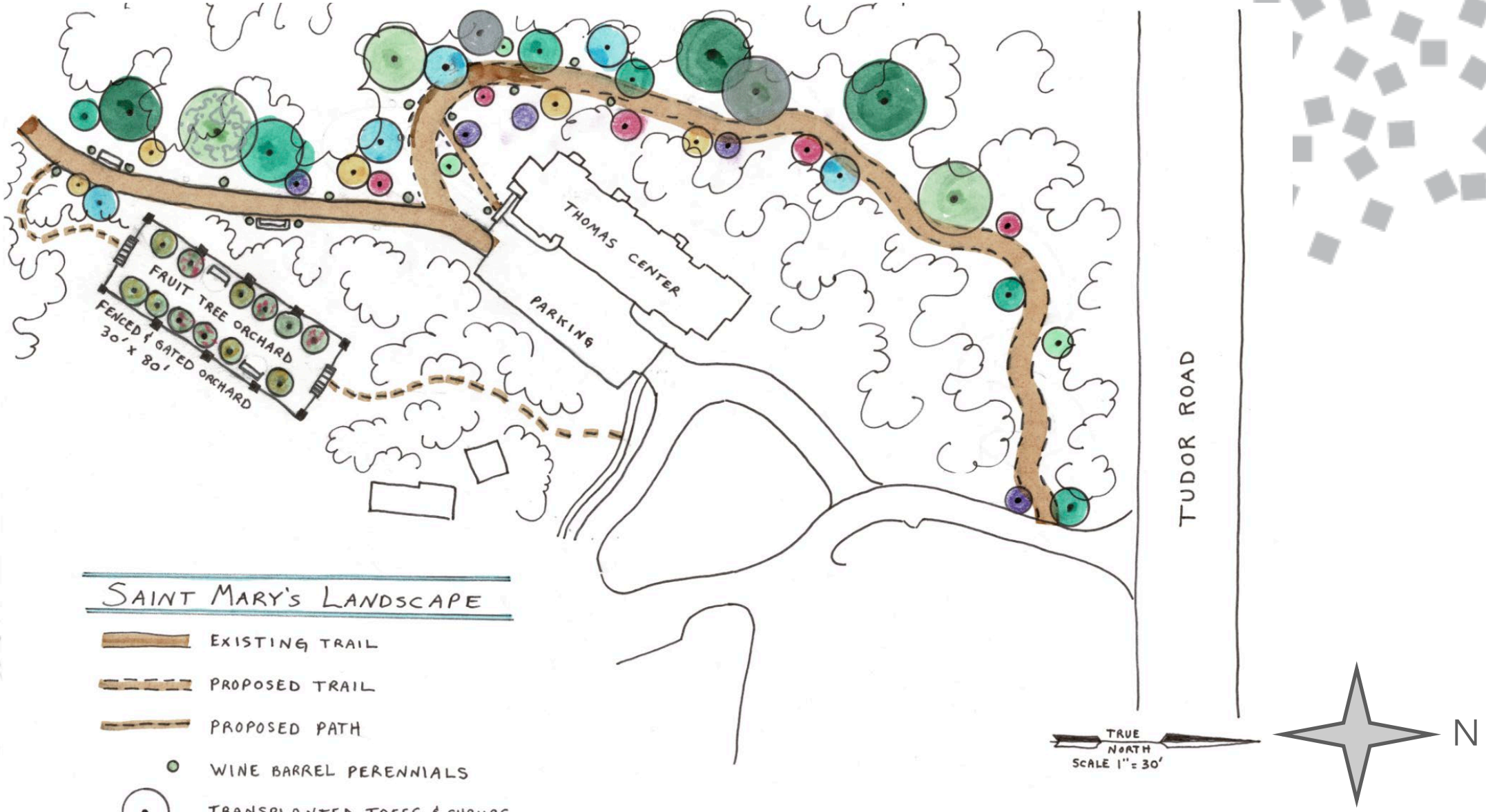
Many Campus Improvement Plan Considerations

MANY DIFFERENT PLAN ELEMENTS:

- Biodiversity and Natural Beauty (incorporating many native plants)
- Education
- Fire Protection
- Soil Amendment and Micro-Scale Site Smoothing
- Nursery and Protection
- Resting and Gathering Places
- Pathways
- Maintenance Plan



Site Plan of Improvements around the Thomas Center



Improvements for engagement, enjoyment & appreciation

ENHANCE ENGAGEMENT WITH & APPRECIATION OF THE LAND

- To develop a coordinated planting and reforestation plan, including:
 - **Increase the use and enjoyment** of the land by parishioners, Thomas Center residents, Playschool families, children, youth groups, and neighbors.
 - **Site improvements** such as benches, trails, play equipment, and the establishment of orchards, gardens, “fruit forests,” and edible fruit-bearing trees

Anticipate potential future developments

PLAN FOR THE POSSIBILITY OF FUTURE DEVELOPMENT:

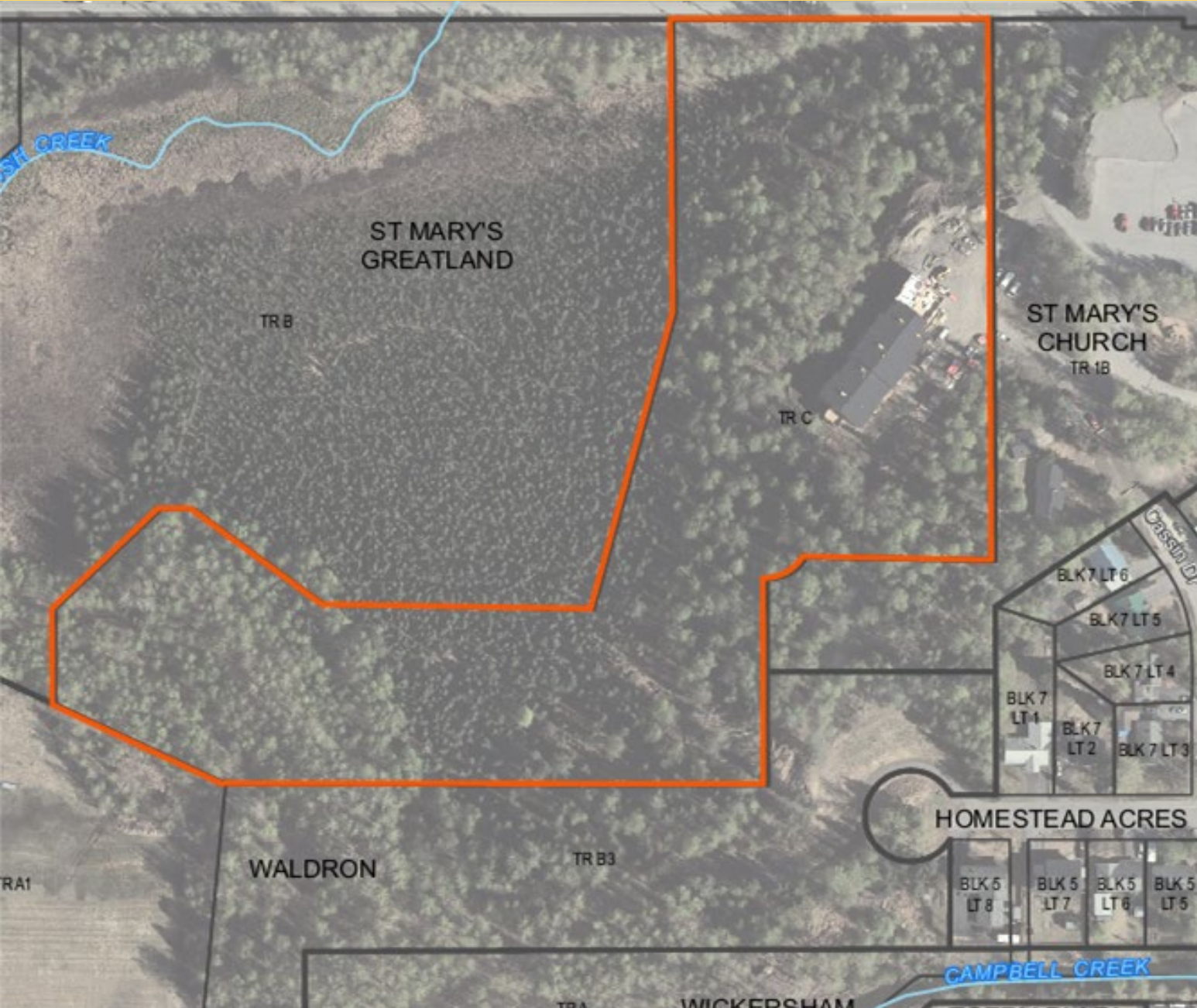
- To identify the areas that are most likely sites of access roads, potential building sites, and utility corridors, such that the use of **other areas of the campus can be integrated with any future development and maximized in terms of engagement with, and enjoyment of the natural beauty** of the campus and its flora and fauna.
- It is recognized that some short-term planned improvements might be later impacted by future land-use decisions, but that should not delay or needlessly impede work on the enhancement, use, and appreciation of the natural landscape of the campus today.

Current Work:

**Potential housing for the
underserved**



TUDOR ROAD



LAKE OTIS



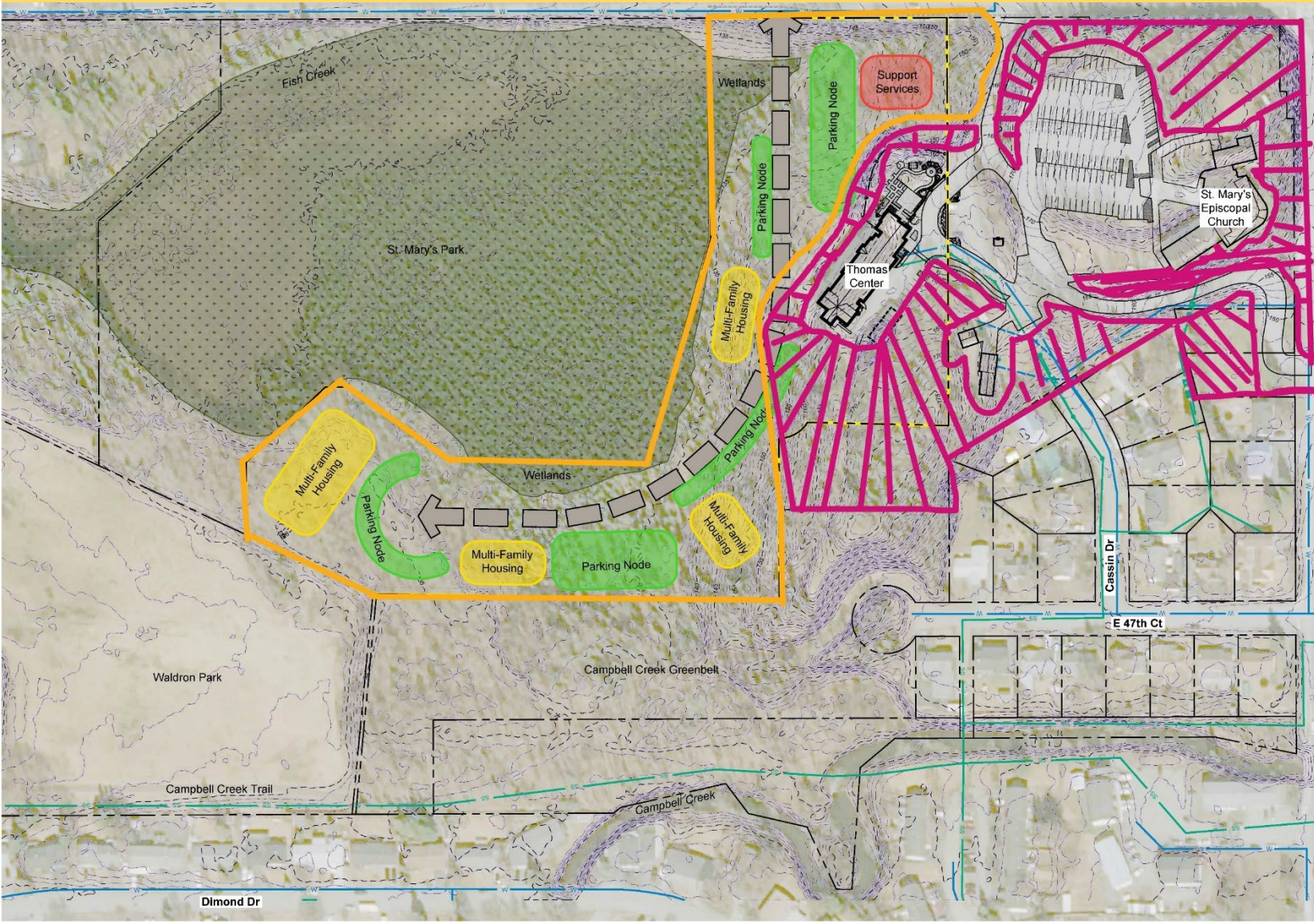
2190 East Tudor Road

Tract C, St. Mary's
Greatland Subdivision



Dreaming Our Future

TUDOR ROAD



- Campus Improvement Team Area
- Potential Future Development Sites

Legend

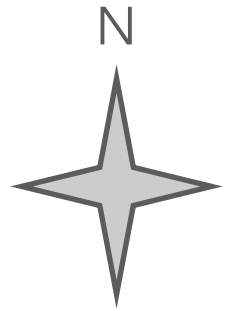
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04/06/2023



2015 Business Park Blvd, Suite 4000
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907-562-2000
Project No. 1132.63355.01
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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

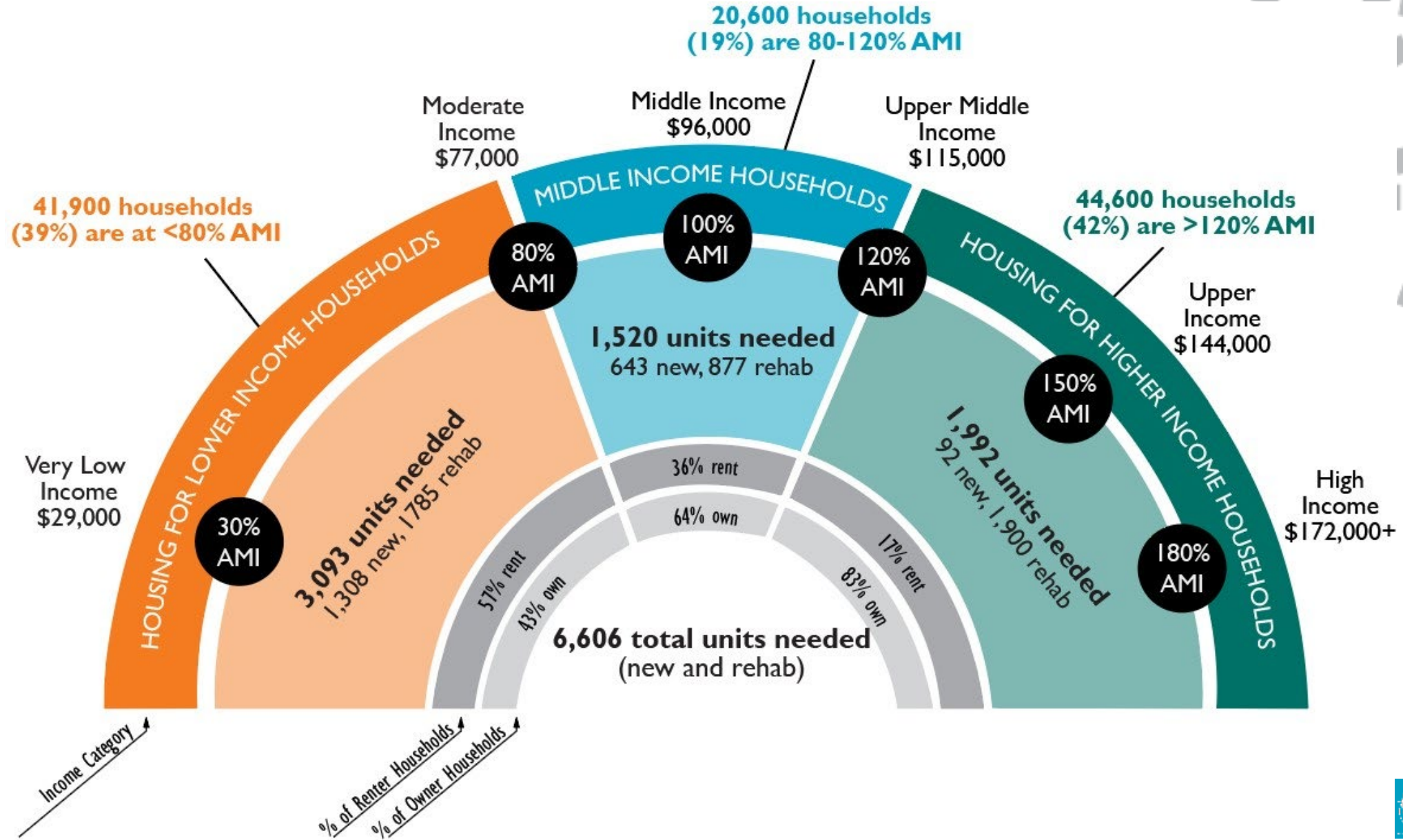
new units are needed, due to population growth and severe overcrowding.



**HOUSING
ALASKANS**
A PUBLIC PRIVATE PARTNERSHIP



Housing Bridge for Anchorage



Why we look at housing needs by income

Looking at housing needs by income categories is a way of understanding the types of housing that need to be built, and whether housing is likely to pencil out and be built in the current market, or whether policy change and investment are needed to spur development.

	Lower Income Households	Middle Income Households	Higher Income Households
% Area Median Income (AMI)	<80% AMI	80-120% AMI	>120% AMI
Household income	\$0-77,000 household income	\$77,000-115,000 household income	\$115,000+ household income
Affordable rent (30% of income or less)	\$0 to up to \$1,600	Up to \$1,600 to up to \$2,400	\$2,400+
Eligible for federal/state subsidy?	Yes	No	No
Requires public investment to be built in the current market	Yes	Yes	Sometimes



Request For Proposal & Next Steps




Decision Points

What Type of
Housing do you
prefer at St.
Mary's?

What Type of
Operations
Partner?

What Type of
Developer
Partner?

What are St. Mary's
Minimum Deal
Terms?



Next Steps

- The Trinity Grant report is due in August, and will include a draft “Request for Proposal” or RFP
- The decision point questions and our values will be the guiding points of the draft RFP
- Once the draft RFP has been circulated with the congregation/vestry and revised, it will be published in late 2024/early 2025 for potential developer/operators to respond

The final choice 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?