

GRACE

GRACE MEMORIAL EPISCOPAL CHURCH

Parish Update on the Campus Master Plan

Dear Friends:

We are on the verge of the season of Epiphany, and we are excited to share the good news of what is happening in our community.

As you know, Grace Memorial has been considering how our parish campus will serve Grace and our wider community most effectively in the decades to come. Our parish hall and the two houses owned by Grace Memorial are heavily used by the church, Grace Institute, and community partners. Increasingly, these buildings are inadequate for our needs, and they are steadily deteriorating. New or extensively renovated facilities are desperately needed. Over more than 6 years, the Campus Master Plan Committee have been considering the best way to meet these needs.

Parish meetings were held in June 2011, April 2013 (Vestry), and May 2014, with a written update to the parish on July 25, 2016. The Campus Master Plan Committee has been meeting regularly and has been in discussion with the Vestry as they review possibilities. It is a challenging task, because one of Grace's most important and valuable resources is our campus – the land and our historic and beloved buildings. Looking forward 20-30 years is not only exciting and daunting, it is also imperative for the future of Grace.

There are immediate needs (accessibility, a new roof for the parish hall, heating, plumbing), long-term needs and desires (kitchen upgrade), and the inevitable financial constraints to consider. This means either raising a substantial sum of money internally or developing a partnership with an outside entity that is consistent with Grace's mission. We believe that we do not have the capacity to raise several million dollars for a major renovation project or new construction, so finding the right partner will be essential.

Grace Memorial has a valuable asset in its campus. The zoning for our property allows residential development up to 75 feet high, approximately the height of the block on the north side of Weidler Street. If we can partner with another organization to redevelop some part of the land in a way that supports our mission, we believe that we can obtain funds to secure a strong future for our parish activities, our ministries, and our community outreach.

Vestry is considering entering into a period of serious discernment with the City of Portland about the possibility of redeveloping our campus, and we want to hear your input and ideas, your worries and your dreams. To that end, we want to invite you to a parish-wide conversation at one of the following times: **Sunday, January 14, at 11:30 am; Wednesday, January 17, at 12Noon; Thursday, January 18, at 6pm; or Sunday, January 21, at 9am.** The content of all four meetings will be identical; we are holding multiple conversations to increase the likelihood that there will be a time when everyone can attend. We will also be recording and keeping the comments shared at each meeting.

Members of the committee and the Vestry will be on hand to describe the process to date and the options and questions we are considering. No decisions have yet been made about developing the campus and the direction that might take, but we sense that a decision-making window is approaching and so are eager for your input and feedback. Serving on the committee are Paddy Tillett, Martin Elfert, Becky Wong, Nancy Entrikin, Sharon Loomis-Malin, Stephen Weeks, Phillip Koop, and Ross Cornelius. Ross is a member of Trinity Cathedral, as well as an expert in development and construction. Our work has been informed by questions such as:

What does the best possible Christian stewardship of our property look like?
How do we maximize the ministry of our property?
How do we deepen the ways in which our property is a gift to our community?

It is critically important at this juncture to hear from members of Grace. Included in this letter is a worksheet with additional information. **We encourage you to bring it with you to the meeting on January 14.** We recognize that not all members may be able to attend, so please know we will provide a summary of that meeting to the parish and will continue to engage the parish in these conversations during the coming weeks and months.

We look forward to discerning together how best to ensure Grace's future as a parish for all people in the heart of the city.

In peace,

The Vestry and the Campus Master Plan Committee

January 14th Meeting Worksheet

Under the direction of Vestry, the Campus Master Plan Committee has identified the following goals:

- Provide Grace Memorial with at least 20,000 square feet of space in addition to the church proper (i.e., the same square footage as the current parish hall and the two houses combined)
- The restoration of the Chapel
- Be ADA accessible throughout
- Have flexible space for the parish and our community partners
- Be an example of ecological stewardship (we are attracted to LEED certification)
- Maintain access to parking (we are receptive to sharing parking provided that we can have parking access during our peak periods)
- Allow the church building to be visible from Weidler Street
- Maintain or recreate a sunlit courtyard
- Have an excellent industrial kitchen for Grace's feeding ministry
- Be built by socially responsible contractors
- Provide for the possibility of staff housing
- Generate revenue for the parish

What questions do you bring to the conversation?
