

Survey Results from 75 Surveys

GMEC and PHB Project to build Affordable Housing and GMEC Facilities

#1 Does the potential Development Project with PHB fit with the values of GMEC? *Rate on this scale: 1 means it doesn't fit at all and 9 means it is a very good fit.*

1	2	3	4	5	6	7	8	9
4	0	0	5	4	1	8	17	39

#2 Who would we want for neighbors? From what you have learned, do you think that we could find the right mix of renters to have for neighbors? *Rate on this scale. 1 means this will never work and 9 means you are very confident that we can figure out how to find the right mix.*

1	2	3	4	5	6	7	8	9
2	0	2	3	4	4	15	13	33

#3 What is the future of the Parish Hall. *Rate on this scale: 1 means that the preservation of the current Parish Hall is vital to God's mission to the world and you believe we can find the money to renovate or at least do needed maintaining and 9 means you are excited about the possibilities that exist in building new facilities to further our mission to the community.*

1	2	3	4	5	6	7	8	9
7	0	1	2	3	3	9	11	41

#4 What is your bottom line on parking? *Rate on this scale. 1 means that you feel that parking is a critical factor and since we may not be able to replace all of our parking we should not proceed with the PHB Project. 9 means you are willing to be flexible and help to seek a solution to parking so we should therefore proceed with the PHB Project.*

1	2	3	4	5	6	7	8	9
4	2	2	2	6	4	8	13	36

#5 The final question asks if you can commit to this project. *Rate on this scale: 1 means you think we should not proceed with the PHB Project and you are prepared to enthusiastically participate in a capital campaign to renovate the current space. 9 means you are very excited and want to commit to going forward with the PHB Project.*

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GMEC Facilities

1	2	3	4	5	6	7	8	9
4	1	0	2	5	1	5	14	44

Survey Comments

1. Does the potential development project with PHB fit with the values of GMEC?

It is a good use of resources we have. It is helping the poor.

I worry about the ability to maintain the character of Grace's physical character and identity. But, the church buildings are really just tools to best carry out the church's mission.

I agree with the mission statement

Sounds like a pretty good match to me.

Housing the homeless/those unable to afford market rental rates.

Matches our purpose.

Move forward in good faith.

This contributes to our mission.

Thank you for the courage of exploration. We are in an inhumane housing crisis.

During this meeting, we read Home Forward's mission statement alongside Grace's and they seemingly are, if not nearly synonymous, highly compatible.

Absolutely!

In general, yes. But, there are many details that will affect this answer.

Yes, it fits. There may be other ways to serve our mission.

We need to think about parking as a priority. It is needed for Grace Art Camp, WOG Bazaar, PHAME families.

I don't believe that in order to do God's work we need to do this project. I am for renovation, not a 75' high rise. There are many things we can do for God. Don't say those who do not agree are not doing anything! I would love to have a more diverse church, more races, more incomes.

Project very in-line with our statement of purpose.

There are other areas we could be working on other than destroying the church grounds. I.e. using the houses for homeless while they were useable.

This is as stable and low risk a partner as we could find and their mission aligns with ours.

We must remember that our current facilities won't support any expansion of service and mission. We could do much more.

This is good. It seems like the right thing for Grace to do.

Survey Comments

A good preliminary idea. I would like to see less apartments on 16th Ave. Maybe only 70 or 80 units total on Halsey and 16th Ave. Only 1/2 on 16th.

The ideas being presented will assist the plan.

Let's talk further.

I believe we are the stewards of our church not the city. If we need to do a capital campaign for maintenance that's OK. We have done it before and can do it again.

The burdening of the neighborhood with 100+ cars is not responsible. We can care for homeless in other ways. As a church, not as a landlord.

Some values will be met, but, membership will not grow. Can NOT support current option.

Value statement calls for radical action but in a real world with property to keep. While this is an exciting project, there are risks as to the long term survival of Grace. (Unfortunate Bishop's prayer to be "risk-takers". Will current leadership be here in 10 years? Then, who are the risk takers?) *Current membership.

I appreciate the Vestry taking this one in this engagement style.

I think it fits with mission of Grace.

It would be great to be able to provide housing to those who need it.

Will they support GI?

2. Who do we want for neighbors?

I don't understand how we have a voice in the selection of renters.

Need assurances regarding protection of our soft preferences.

That is a difficult question w/o knowing who exactly the renters would be. I am open to listening to this plan.

I like the idea of stepping in and helping immigrants and refugees.

Renters with handicaps, elderly, parishioners with limited incomes.

We need a voice - for safety.

Christ calls us to be open to our brothers and sisters. We could be them and they us.

We see in Christ there is no distinction for who "qualifies" as a neighbor - I am confident that if this is God's purpose for GMEC, we will serve and love those who are placed into our community.

Difficult to know since it depends on negotiations with the City.

Having had experience with LCH buildings it will make our campus culture different, and that's OK. We can do it.

Survey Comments

We could get it right or wrong.

How much control do we have over maintaining housing as low income?

I don't believe we should have renters or this building. I do believe we should work on affordable housing and in steps on renovating. At the Spirit in Vancouver they build their own buildings with the help of other churches. It should be renovated with everyone's help. Call it a barn raising.

Hopeful - this, I think, will be known as you go forward.

While I'm for housing the homeless, I think we could damage the Church if we get too many low income people living on our grounds.

We need to make sure everyone is safe.

Need to have an income from the development.

Some families low income. Some elderly low income.

The plan of so-called affordable housing really doesn't work. The renters are stuck. If they get a better job then out they have to go.

N/A

Right mix will work out.

Unless Housing Bureau demands no or few or no restrictions on renters. However, elderly housing is my preference. How will youth and seriously mentally ill mix? (An open question, not rhetorical).

An SRD would not be what fits the neighborhood. But housing for families and those in (?) would work. Something like what Reach CDC does would be an ideal mix of (?) and program.

I think it is possible. I just have concerns about how much the city would be able to follow through with our wishes, while keeping up with demands.

I think it is definitely possible, but I am sure we will find challenges too.

Whether potential tenants would be interested in Art Camp/Grace Institute is dubious.

3. What is the future of the Parish Hall. Capital campaign to refurbish or new facilities?

I am comfortable with either decision.

The Parish Hall is out of date and not an interesting building. Build a well thought out and lovely building and grounds.

Not only will a new building save us money, it will allow us to help people.

Survey Comments

Save the chapel windows and Cross. The rest is just space and we need the things this project can provide.

Incorporate Chapel into new space.

That expense! Thanks for your research.

Try and keep some parts of historical value and things done. Close to heart.

Move forward!

If the air rights only net us 3-4 million that doesn't seem like enough money to build a new parish hall and to finish the rest of our spaces.

Renovation or rebuilding of hall seems to be the most effective/efficient path forward.

I know we wouldn't be able to finance all the needed maintenance items. We have failed previously. But I am torn between the 2 alternatives. I would prefer a combination of less construction and some maintenance.

Love ADA compliance throughout! And a new kitchen!

Set up an advisory council that members could feed into several people to tell or refer to people in charge of decision making.

Please clarify the role of Home Forward if any.

Rebuild of the Parish Hall is a need and a good concept with this proposal. Need to negotiate some parking.

I think we are being called to think big - even though it is scary. Parking is huge. What about a couple of floors of above ground parking?

The Parish Hall has historical architectural value and is worth preserving.

I am not in favor of demolishing and detaching the Parish Hall.

I believe it should be renovated, but do not believe in this way. We could call it a barn raising with everyone raising money and helping. Holy Spirit out in Battleground build their whole building this way with the help of even people in Portland including friends of ours. Then later, they built an education building. We could do it in phases. I loved the original renovation that Paul and I had talked about several years ago with a welcoming center. I do not believe we should have an affordable housing building on this site unless it is just where the houses are. I put a number 1 on it. Please also refer to my letter to the Vestry that was sent a while back to _____. Hopefully, everyone saw that. Also my sons are builders. I am sure since they grew up at Grace, they would help some.

Poor question. Expendable, but courtyard must remain in current proportions. Have we explored all options - including leasing property? What is expendable?

The Hall is the gathering center for our programs and for the social interaction that helps knit us together as a group.

Survey Comments

I think it would be better to build a new one than renovate the old one. I just have concerns about keeping our spaces during construction.

We will need some parking.

We need to update this place.

4. What is your bottom line on parking?

Parking is a critical issue in the Sullivan's Gulch Neighborhood. Holladay Park Plaza has managed to provide 2 levels of underground parking in it's new building. One structure for employees and 1 for residents. I think that we should go all out and the entire neighborhood will be more willing to support us if we do, besides the convenience for the church and the future tenants.

Retention of at least some parking availability is very important with strong preference for some remaining on site. More needs to be arranged within reasonably close proximity.

Parking is huge - most of our community and others that use Grace drive. I would like to see parking for for all people. The neighborhood has a huge problem already. I believe that Grace will lose many people.

I am in my 20's and perfectly able to walk a couple blocks to Grace.

Parking is important, but not primary.

Pursue alternatives. Evaluate trade-offs. Important consideration for Church validation.

As Mariann said, change is good. As the world moves away from cars, we won't need parking as much.

We have time to find solutions. this will involve compromise and adaption.

We should consult more broadly (neighborhood, parish, city) to determine what our options are. What the cost is.

Provide lots of handicapped parking.

Keep some parking.

I am open to walking - rain or wind - to church.

Seek a solution, but do as much as possible to preserve on site parking.

Parking is critical to the neighborhood. It must be addressed - but I don't think we can't do it very differently.

Parking is critical for keeping Grace Art Camp.

Parking is a critical factor and should be in the mix. GMEC will lose many members without parking, because they come from distances.

Proceed, but note that we do need parking.

Survey Comments

Seems we should have some parking devoted to Parish use. I would also anticipate response to comments on permitting project that (illegible) planning will receive an issue.

Onsite bike locker (-:

This is going to be the trickiest part. Elderly and disabled folks can't walk blocks to church. We need to make sure we have both adequate ADA parking and a generous pick-up and drop-off area. I'm totally in support of this project, but I think this will be the sticking point for a lot of people.

Is it possible that we could partner with US Bank and use their underground parking?

Transportation needs are evolving and less parking can force solutions and changing patterns.

Need some parking.

Mostly because it was members of my family that gave us the parking lot. As I grow older I appreciate that even more.

Parking is an important consideration. I think our community can be creative, but I do think we need to take this issue seriously in negotiations.

I think the parking we would cause through resident car ownership in the neighborhood is unethical and irresponsible. The expectation that we would use public parking seems fool-hardy to me resulting in fewer people attending Grace and incredibly difficult for a great many.

Like to keep a small parking lot and switching to a 7 story building.

This congregation and church building must be our #1 priority. This project may help tenants, art institute, PHAME & whoever gets the money to do it (Walsh?), but not Grace Community. There are so many things we can do to help the poor - such as lower the cost of art camp.

I think parking is a problem with this project. We need adequate parking to have a lot of parishioners attend church. Walking from Lloyd Center is not the answer... (the rest of this comment is not legible).

Flexible to me means that we should maintain a minimum of 4-5 spaces on site. In a structure = eliminate surface parking, add garden space @NW corner(?)

I believe we need to preserve a larger # of handicapped/accessible parking for our older parishioners. My sense is that approximately 30 spaces makes sense.

I think we can work through it, but we need spaces for disabled and places to load materials.

We will need some parking and we will need to be proactive about offering transportation options to the Parish. I like the idea of working with surrounding business that may have parking available on Sundays.

Bigger Art Studios in exchange for close parking is totally worth it.

5. Can you commit to this project?

Survey Comments

Though we don't have enough info to "commit to the project" it does make sense to pursue more serious conversations with the city.

Yes, lets explore what can be accomplished with this project.

Just maintaining current structures, particularly the houses really doesn't maximize the potential of the property. My only reservation is with the scale. Would much prefer building at a lower height. (2-3 stories with construction compatible with neighborhood, keeping some parking is important and visibility of Church to public. Recognizing cutting back may not be a viable option. Proceed, but with caution.

I would support, but would like to hear more about the overall plans.

I believe that Grace will make the right choice and I trust their decision 100%.

Go for it!!

I think this project will support the GMEC purpose in a very important way.

Please add an Advisory Council component as Carolyn recommended.

Continue investigation.

I could if I am needed to.

God makes all things new.

Thanks!

"Going Forward" means going forward to good faith negotiations - that needs to be clear to everyone.

The devil will be in the details.

As long as we have cutting out points along the way.

Hopefully, partnering with the City would pay for most or all of the Parish wants/needs.

Seems we need to refine cost associated with development. Say 50 parking spaces with what we may or may not be able to do on Parish Hall re-build or other items on Grace wish list.

Yes! Doing nothing I believe would lead to the slow death of this church community because growth/change is necessary for life. And if we want to fulfill our mission we must embrace movement forward. I seriously doubt that we could raise the needed money to take care of our maintenance needs without moving forward with this.

I think providing services for the community is a good idea.

I believe we need to find partners to continue our stewardship of Grace Parish. This is as good an opportunity as we are likely to get. I happen to think God-given.

We should proceed with the planning phase.

Survey Comments

Go! The time is now and we have a thoughtful, knowledgeable committed group working on this effort. I have a high degree of confidence in our community's ability to transform our space and both expand and deepen our engagement in the community and our mission.

Absolutely not this project. We are rushed, we don't know what we are committing to, and there are many who are very concerned - unfortunately many are leaving. Another project, on an appropriate and ethical scale is something I would support.

No to the current proposal, I would like to see a phased project.

I am lukewarm about this project. Concerned about complying with original covenant to... (illegible). Also, a year of not having Parish hall.

This would be rated a 1 also. We must think outside this box with other options. I don't believe this should be the only one as the parish has not had time to even think about options. There are some very good ideas afloat and it would be a good compassionate listening time. I am willing to commit to hammering and painting and doing what I can to make this happen or thinking of ideas to raise money. In the past at Grace, we would always say, and Jay McMurren taught this to us, that if there is a specific need and we give that to the parish, they always respond.

My recommendation - Go ahead with caution and trust in congregation. Grace's lack of response to my advice regarding the street vacation shakes my confidence in "mission". Also, "oblique" framing of issues is unfortunate. Have you explored putting some property on the market? How about mix of tenants, property, contract details, and alternative development scenarios.

This fits our mission and the long term health of the Church. It is worth it to try to see what can work...(cut off)

I think it is cool. Just as a college student away from Portland, I won't be able to help.