

Grace Memorial Episcopal Church: Stewardship for the Next 100 Years

Overview of Parish Conversation on Sunday, 12/02/18

I. Greeting and a Reminder of our Principles of Conversation

- Be transparent in decision-making
- Treat each other with dignity and respect
- Listen without interruption
- Obtain and respect outside expertise
- Operate from a place of grace and love and in the spirit of Jesus
- Be generous in thought
- Openly express concerns to the group
- Consider all options; evaluate each
- Honor the perspectives of children and youth

II. The Stages of our Process

Step 1 – Initial Inquiry Completed	Step 2 – Concept Development, currently under way	Step 3 – Request for Proposal/Partners	Step 4 – Design and Construction
Vestry decides that developing a concept has merit in light of parish guidance, needs and possibilities	Concept development (addressing capital needs, access, sacred spaces)	Solicit partners, issue Request for Proposal based on desired outcomes. Regardless, Vestry and Grace retain development control	Proceed if Vestry decides advancing is in best interest of Grace Stewardship and of the Dioceses

Though we are now more than a year into our preliminary exploration of development, there are still lots of steps ahead of us. We are now in a “concept development” phase, which involves an assessment of infrastructure needs and upgrades, our guiding values, exploring who our partners might be, how to honor our sacred spaces, and all this in light of present and possible financial resources. The next phase would be to formally solicit partners in development. How soon we might step into this next phase and how long it might take is uncertain – it will depend on what opportunities arise and could be imminent or take years. We will update you as we know more. Grace, through its vestry, will continue to control how things go, and we will continue to seek your guidance at critical junctures.

III. Our North Star Statement

Below is the working draft of our “North Star” statement, developed by the Vestry with parish guidance in November (and shared by Fr. Martin shared with explanatory comments in our Grace Notes newsletter Friday, November 16). The document is meant to guide our exploration of campus development. See below for a reminder of Grace Memorial’s broader statement of purpose.

Grace Memorial will further God’s mission in the world by creating vibrant ministry and community spaces as well as affordable living spaces. In meeting the above goal, we will create a fiscally sustainable space that:

- *Expresses love of God and love of neighbor*
- *Values tradition and celebrates beauty*
- *Promotes ecological stewardship*
- *Honors the dignity of every human being*
- *Extends our commitment to creativity and the arts*
- *Welcomes and fosters community*

IV. Concept & Space Planning with Brian Carleton of Carleton Hart Architecture (<http://www.carletonhart.com/firm>)

Late this summer, the Campus Development Committee, with vestry's backing, applied for a grant from the diocese to be used to hire an architectural firm to conduct a "conceptual site plan." A "conceptual plan" will not result in a set of detailed drawings to be used by a contractor to construct a particular building. It is more preliminary work designed to illustrate how our space needs and mission (along with the needs and missions of our partners) might be met in a development project and to roughly estimate the cost of such a project. It is a precursor to selecting a developer and architect for a specific project. So, while it helps us imagine in a particular direction, it does not close off alternative ways of pursuing our aims.

We received the grant in October and commissioned the Carleton-Hart firm to work with us. At this very preliminary stage, we have asked Brian Carleton and his team to entertain the possibility of developing the block with the exception of the sanctuary church building. We know that this possibility is hard for some of our members, given the deep and meaningful attachment some feel for the parish hall and the chapel. We will know better once cost estimates are available, but our hunch so far is that the finances will suggest that's the way we would need to go. If we do end up proceeding down the development path, we are committed to finding ways in the new space to honor these existing sacred spaces—*e.g.*, by saving components from them and re-purposing them in the new space. (For more detail on the services C-H are offering us, see our Grace Campus Development webpage under "Information and Updates.")

Carleton-Hart is an accomplished architectural firm and one whose work has focused on community-based and people-oriented projects. They have been engaged in community development and affordable housing projects for 25 years and have worked with a number of faith communities (Christian, Jewish and Muslim) to masterplan and/or build new facilities. This is their first opportunity to combine their work on affordable housing work with a faith community's mission, and Brian Carleton said that they're really looking forward to it. Brian and his project manager, Ariel, have met with the development committee twice and have patiently listened to us as we and our proposed partners have talked about our mission, our space needs, and our aspirations. It's not always been easy to see how our combined space needs can be met, but excitement has been growing as we begin to see the possibility of some powerful synergy in weaving our missions more tightly together.

V. Grace Memorial and its Partners

Representatives for each spoke about how a development project might help them their needs and realize their mission more fully. Their remarks are not captured here, but the mission of each organization is listed.

Grace Memorial Church: Fr. Martin and Curt Germundson (Treasurer and director of QUAD Inc.)

Mission: Grace Memorial Episcopal Church, following in the way of Jesus, seeks to effect transformational change in individuals, in our Portland neighborhoods, and in other communities near and far. To do this we will engage our spiritual, human and financial resources in creative partnerships with people and organizations to further God's work in the world.

Grace Institute: Ashley Smith (Director)

Mission: Grace Institute nurtures the human spirit through the arts, fostering intercultural appreciation and understanding in an open and inclusive community.

Vision: Believing that people are inherently creative and that the arts have the capacity to transform individuals and communities, the Institute seeks to create opportunities involving the leadership and collaboration of people from all backgrounds, ages, and abilities.

Core Values: *Respectful, Responsible, Resourceful, Receptive*

PHAME: Nancy Entrikin read a statement on behalf of Jenny Stadler (Director)

Mission: *PHAME empowers individuals with intellectual and developmental disabilities to lead full, creative lives through arts education and performance.*

Vision: *PHAME envisions a community that champions opportunities and possibilities for all.*

Core Values: *Self-Determination, Opportunity, Dignity of Risk, Excellence, Inclusion*

We are also in conversation with other possible partners: The Episcopal Diocese of Oregon (<https://www.diocese-oregon.org/>), QUAD Inc. (<https://www.quadinc.org/>) and Oregon Children's Theater (<https://www.octc.org/#index>).

VI. Questions and Comments:

- What level of scholarship support is made available to prospective Art Camp participants?
 - This question seemed tangential to issues of development, so the fully reply provided on behalf of GI is not summarized here. Some background on camp finances was provided and scholarship support was said to be rising gradually, currently to 5.9% of campers (1200).
- How would development be good for Grace, in particular?
 - In addition to addressing current repair needs, it was highlighted that Grace would have a new and larger parish hall, a new chapel, and all spaces would be made ADA accessible (vs. now when so many of our spaces are not fully accessible), thus allowing us to truly pursue our mission to all people.
- How would spaces be shared between partners?
 - In addition to each partner having some space exclusively reserved for its own needs, other spaces would be shared between partners to make the most efficient use of programming space—e.g., the new parish hall, like the present hall, would help serve the needs of multiple parties.
- Where will funding come from?
 - From a combination of sources, some of which would likely be: real estate equity, the sale to investors of Oregon tax credits which we would expect to receive, investment from the developer, investment from partners based on capital campaigns, state/city grants, etc.
- Would construction be phased in so that we could retain use of the current parish hall/chapel for as long as possible?
 - It's too early in the process to know if this would be feasible, but it's recognized to be desirable.
- What are the prospects and expectations for collateralization?
 - This is not yet defined, but one option would be a condominium association agreement between partners for different components of the project. Grace would retain ownership of the land.
- Could a parking experiment be conducted at some point to test the promise of off-site parking?
 - This might be helpful, but we'll need to think some more about when it would be most appropriate. For example, we are currently assuming that there will be some parking available on site, but we do not yet know how much parking that might be and thus how much might need to be handled off-site.

**Additional comments and questions were submitted on note cards. The comments on those cards are reproduced below and have been forwarded to the Development Committee.

Please contact Andrew Eshleman or Father Martin with any questions or to volunteer. Andrew can be reached at 503.201.0484, aseshleman@gmail.com. Father Martin can be reached at Grace at 503.287.0418 martine@grace-memorial.org.

Appendix: Comments from cards completed at the 12.2.18 Parish Conversation Meeting

(Some cards included names, which have been removed for this version posted on-line.)

Parishioner #1:

GMEC--currently is the only one with assets property, but likely no \$

PHAME and GI have no assets!

PHAME and GI are paying below market rental rates—new facility will likely be class A rental property. We (GMEC) should not be subsidizing them.

Children's Theater has no historical connection to Grace

GMEC does not have any asset management plan—just doing emergency repair/replacement existing facilities—demo by neglect!

Accessibility to existing facilities can be occur much more economically modifying existing structures than demolition—and a new building

Phasing of construction is not likely. These existing facilities will be removed 1 1/2-2 years requiring temporary facilities and relocating activities!

Three months of no parking experience!

Parking is vital to the existence of GMEC—loss will result in the parish perishing!

Loss of “memorials” by those who founded, nurtured, and grew at Grace. Destruction of these assets will impact future members leaving Grace (GMEC) or not leaving.

Using developer's \$ or city's \$ will result in GMEC [sic: “not”?] having control over property.

GMEC/GI/PHAME cannot maintain the existing structures/assets. It is unlikely there will be longterm viability for GMEC.

Parishioner #2:

Have you also talked about the needs of Grace Community Church or just PHAME and the Institute?

Are you considering the historical value and beauty of this place?

Do we share the space with them?

Will the chapel come down? What will this building look like?

What about parking? What is the parking plan?

Have you considered the white house purchase?

What exactly is the transition plan?

How will we keep our children safe and those in the building?

Parishioner #3

Affordable living spaces is not what I fell you are saying--it is more of a subsidized living space which means taking money from the public and not for us being good stewards of our church.

I would not be able to accept the total destruction of our parish hall. We need to be stewards of our facility, not destruction!

Have you addressed to the possibilities of remodeling the parish hall!!

Parishioner #4

How will Grace explain the potential demolition of the parish hall to older members or families who sponsored or contributed to the building of the parish hall in 1950? Will counseling be provided?

How will you identify historic elements that will be included in any demo?

Do you identify historic details that exist in the campus? (i.e., Fred Baker light fixtures, including the chapel)

Parishioner #5

It seems that people are forgetting that its actually exciting and that there is lots of available room when we build in the end. There's room for everything (almost).

Parishioner #6

Too much review—It took too much time in the first part—up to Robin.

Parishioner #7

Don't lower Grace Art camp tuition—raise it and use the additional revenue to offer more and larger scholarships. That is what private schools and private colleges do.

Parishioner #8

Deconstruction and sacred elements—Fred Baker lighting—pendant lights.

Parishioners #9

A penthouse office for the Bishop