

Grace Commons Newsletter

January/February 2020

It has been a full, challenging, and good year for your development team. These past 365 days saw the creation and unveiling of conceptual plans for the Grace Commons site, the selection of a likely developer for our project (we are currently working towards a Memorandum of Understanding or MOU with Northwest Housing Alternatives), and the beginning of a search for a consultant to help in our fundraising.

You can follow our progress via the Grace Memorial website. (Surf on over to gracememorial.org, click on “learn” and then on “campus development information.” When prompted, enter the password “Go2Grace.”) And beginning right now, you can also follow our progress via this newsletter. We’ll be circulating this newsletter at least once every other month, and it will be posted to the website. This month, you’ll learn about:

- The guiding principles behind our work (principles that should look very familiar indeed to anyone who has been part of our community’s shared work so far);
- The joys and challenges of zoning.
- Our work towards the aforementioned MOU; and
- Our progress towards a capital campaign.

As always, your questions, concerns, and ideas are welcome and expected. Thank you, as always, for being part of this extraordinary project.

Guiding Principles and Shared Agreements

NHA (Northwest Housing alternatives) led an investigation of guiding principles and shared agreements for the project. The purpose of the effort was to provide a common language and a set of goals that the organizations could agree upon and support. The principles and agreements can be utilized to evaluate tough questions, determine project successes, and keep the organizations on the same value path to a successful completion of the project. The guiding principles and shared agreements agreed upon are attached.

Ownership Structure / Building Structure / Site Zoning

NHA has been presenting the overlapping impacts of ownership structures, building structures, and site zoning constraints on each other. Pro/Con lists were included along with a matrix of best case/worst case for cost and timelines. Next steps included further review of the current zoning constraints and opportunities with City contacts.

Legal Agreements

The Memorandum of Understanding (MOU) work has not begun in earnest pending discussion of the Ownership Structure / Building Structure / Site zoning goals determination and backup plans. Each avenue carries different risks and rewards and that framework is important to reflect the Organization's positions and goals in relation to the project.

Designs, Reports and Surveys

NHA has commissioned the completion of a physical Survey of the Property. The survey is needed for the Architect to complete the next stage of their site investigation and design work.

Schedule

NHA has recommended, through a preliminary review of Housing funding opportunities, that the best next time to request funding for Housing would be in January of 2021 when the state offers their funding in a Notice of Funding Availability. This timing is good for development and securing of capital through a capital campaign for Grace Church, Grace Institute and PHAME. NHA has explained that if the Housing is dependent on the construction of the Arts and Church spaces, all those funds must be available prior to seeking housing funding. If the buildings are separate, then the housing can apply for funding at the next opportunity.

Capital Campaign

The capital campaign committee has interviewed four different capital campaign consultants/consulting organizations over the last few months. We were looking specifically at depth of experience, fit with our team and excitement about the project. We now have quotes from our two finalists – one larger organization and one smaller. We have a few additional questions to ask about fee structures before we make a final decision, but should have someone on board by the end of January.



Grace Commons Guiding Principles

(This is a working document.)

We center our work and effort to develop Grace Commons on the concepts and associations to the meaning of “grace.” While as a project name “Grace Commons” follows the naming of the project sponsor, Grace Memorial Episcopal Church, it also conjures, implies and roots us in:

<ul style="list-style-type: none">• Welcoming• Inclusivity• Compassion• Continuity• Tradition• A focus of calm• Enveloping and safety	<ul style="list-style-type: none">• Creativity• Dignity• Innocence• Regeneration• Strength through trial• Respect• Balance	<ul style="list-style-type: none">• Wholeness• Bring graceful in movement• Justice• Patience• Freely given• Supportive• Generativity
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Guiding Principles – in no particular order

1. Dignity and Respect
 - For the people who live and work here, and who will use the space
 - Dignity of risk, allowing and supporting surprise and wonder
 - Universal accessibility, so that everyone can fully participate and be creative
2. Nature and the Environment
 - In the built environment and in the operations of the buildings
 - Energy efficiency to save natural resources
 - Connection to nature, inviting nature to the indoors
3. Integrated and Shared Space
 - Facilitating a sense of community, support, interdependence and acceptance
 - We are at our best, most vibrant, and most alive when all of our gifts are allowed to “sing together”
4. Creativity and Arts
 - Nurturing and celebrating the creative spirit and the whole person
 - Using the arts as a unifier of people
 - Having space that inspires and fosters creativity
 - Having space that allows for flexibility and multi-use

Shared Agreements

<ul style="list-style-type: none">• Trust• Transparency with timing• Open communications• Good listening• Go beyond comfort zones• Creativity• Show up, regularly, ready to engage• The dignity of risk	<ul style="list-style-type: none">• Challenge conventional wisdom and don't be offended if you are challenged• Respect for one another and each organization• Embrace the journey• Maintain appropriate confidence• Curiosity and openness• Patience
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In agreement:

- Grace Memorial Episcopal Church
- Grace Institute
- PHAME
- Carlton Hart Architecture
- Northwest Housing Alternatives
- Walsh Construction Company

Last Updated: December 9, 2019