

St. Mary's Dreaming Our Future Vestry Presentation, September 2024



St. Mary's
Episcopal Church



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



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

Overall Planning is **ON TRACK!, ON BUDGET** (first grant: \$50,000)

Total Planning Budget: \$158,160

Second Trinity Grant: \$150,000

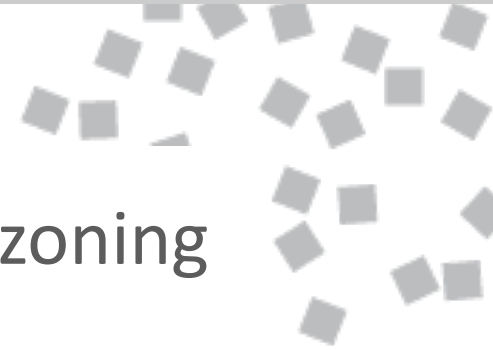


**Final Report To Trinity: August
1st, 2024**



**TRINITY
CHURCH
WALL
STREET**

Conceptual Master Plan: **COMPLETE!**
www.dreamingourfuture.com/nextsteps



- Completed by DOWL, developed with elevations and zoning information
- Municipal zoning discussion should facilitate our approval
- 90 units maximum → **90 Anchorage families!**
- Utilities are available to the site

Potential Development: Community Housing

Open to proposals that bring affordable or supportive housing to our community.



This potential project could take 3 to 5 years to complete

- Community housing is challenging, from a financial feasibility perspective
- Ground lease revenue would begin once development is completed
- Will make a significant contribution to St. Mary's finances in the long run
- Next phases will require additional grants to negotiate with a potential developer/operator

Tudor Road



Lake Otis Pkwy

Anchorage needs an estimated **9,600**
housing units
over the next 10 years.
St. Mary's 90 units can help

4,600

of these are existing units
that need replacement or renovation
due to housing condition.

230

New units are needed
due to expected
population growth

4,770

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

DOWL Conceptual Level Cost Estimates: Up to \$30 --\$40 myn

- Earthwork: \$4.1M
- Utilities: \$2.2M
- Wetland Mitigation: \$100K
- Civil and Landscape Design: \$100K
- Total Infrastructure: \$6.5M
- Total potential project costs including construction of buildings could be in range of \$30 myn -- \$40 myn





Proposed Concept Building 3

Proposed Concept Building 1

Proposed Concept Building 2

Art's Orchard
at St. Mary's

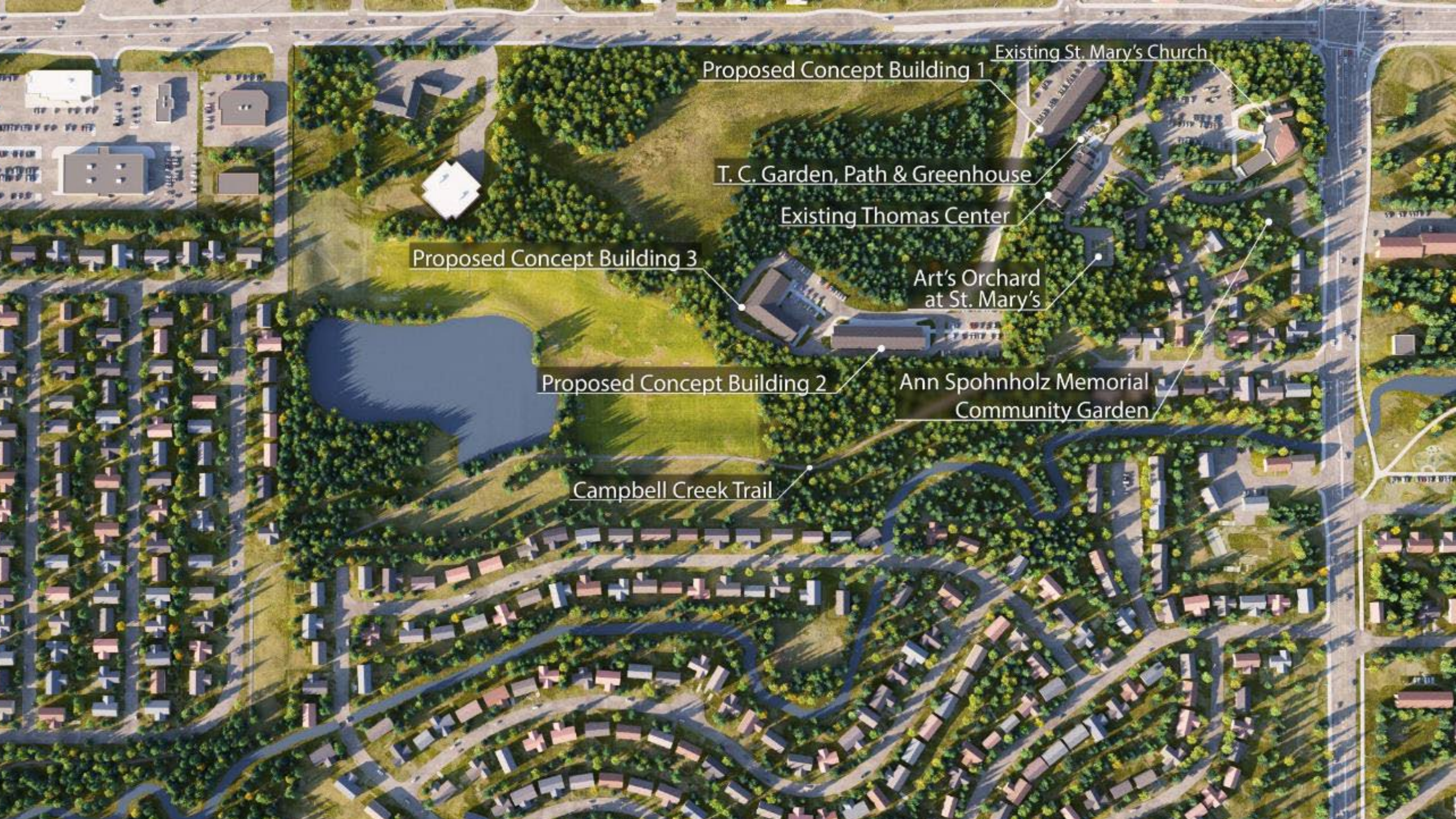
Campbell Creek Trailhead

Existing Thomas Center

T. C. Garden, Path & Greenhouse

Existing St. Mary's Church

Ann Spohnholz Memorial
Community Garden



Proposed Concept Building 1

Existing St. Mary's Church

T. C. Garden, Path & Greenhouse

Existing Thomas Center

Proposed Concept Building 3

Art's Orchard
at St. Mary's

Proposed Concept Building 2

Ann Spohnholz Memorial
Community Garden

Campbell Creek Trail

Request for Letters of Interest (RFOI) Potential Roles & Dates

Potential Partner Roles

- Pre-development Project Management
- Developer Project Manager
- Housing Operator
- Supportive Housing Services Provider
- Others not currently identified

Key Dates

- **Release Date:** Monday, September 16, 2024
- **Deadline for Submittal:** Tuesday, October 29, 2024
- **Pre-Submittal Zoom Meeting:** Thursday, September 30, 2024, 4:00-5:30
- **Site Walk Through:** Tuesday, October 8, 2024, 10:30-12:00

Request for Letters of Interest (RFLOI) St. Mary's Goals

St. Mary's Expectations & Hopes in the RFLOI

- **Community housing.** Any housing solution that brings affordable or supportive housing to our community.
- **Our involvement during development.** At St. Mary's, we would like to remain involved in guiding and informing the development and we invite partners into that decision-making process.
- **Our ongoing involvement.** Through the ground lease, we would like to reserve a role as an advisor to the project.
- **Financial outcome for St. Mary's.** We will prioritize eventual proposals offering mission-adjusted returns through participation in annual ground rent and/or ongoing cash flow.
- **A ground lease is preferred.**

Financial Goals

Next steps: Consider St. Mary's financial goals for the long run

- Clearly define our financial goals that will make all this effort worthwhile in the long run
 - ~ \$100,000 - \$150,000 per year?
- Any contracted amount should include an escalator for inflation

Notification List – any others?

- Affordable Housing and Land Trust, Jason Bockenstedt
 - Arete, Seth Anderson
 - Alaska Housing Finance Corporation
 - Beacon Development Group
 - Berkshire Hathaway
 - Bob Peterson
 - Bridge Housing
 - Cook Inlet Housing Authority
 - Debenham Properties
 - JL Properties
 - Hope Community Resources
 - Housing Alaskans
 - Hultquist Homes
 - J. Jay Brooks
 - Jewel Lake Housing
 - JR Wilcox
 - Mark Begich
 - NeighborWorks Alaska
 - Pacific West Communities
 - Peach Investments
 - Providence
 - Rasmuson Foundation
 - Ron Pollock
 - Spinell Homes
 - Steel LLC
 - Swell LLC
 - Two Hands Construction
 - Valley Residential Services
 - Volunteers of America
 - Weidner Apartment Homes
- 
- A decorative graphic consisting of numerous small, grey, semi-transparent squares scattered in a cluster on the right side of the slide, partially overlapping the text area.

Next steps leading to a decision

- Work with potential developer/operator partners who express an interest in working with us
- Continuing our land homework – land appraisal & zoning
- Define financial goals
- Explore grants and funding sources; economic feasibility
- Continue conversations with municipality and community council
- Continue conversations with our congregation



The final choices will be yours



- With congregational input our Vestry makes decisions.
- Which proposals, if any, might work for us?
- We may choose a building project or stay the course with our current flourishing ministries.

Thank you!



Questions?

