



Background for Physical Space Master Plan Recommendation

One of the five strategic outcomes our congregation endorsed in 2012, following an 18-month process of discernment, is to create a home designed to function better as it supports our community, a place to live our mission and vision. A home that celebrates our history while providing room and flexibility for growth—a space better suited for us today, and tomorrow. The Physical Space Implementation Team (PSIT) was chartered to guide this process and implement steps toward achieving this outcome. PSIT developed the following vision statement to guide the project:

We envision a physical space that is respectful of the land, full of natural light and fresh air. Our space will be environmentally responsible and sustainable with low-maintenance buildings and grounds. Our physical space must be flexible and expandable, and accessible to all who come. We want to be respectful neighbors to those around us. We see a simple design that peacefully reflects our legacy and the Northwest and is compatible with the existing sanctuary.

Following a 2015 Feasibility Study, which explored whether the church's current properties and structures could accommodate UUC into the future, the congregation overwhelmingly voted to remain at 6556 35th Ave NE, renovate and expand our buildings. This vote directed PSIT to undertake a Master Plan study to develop design concepts and cost estimates.

From January to May 2016, PSIT worked with Hacker, our architectural partners, and many UUC groups to develop a Phase I plan. Concurrently, the Capital Campaign Team worked to get an initial estimate of UUC's fundraising capabilities.

In May 2016, PSIT met with the Capital Campaign Team (CCT) to compare their work on behalf of the congregation. At that time, CCT realized there was a \$10 million–\$15 million gap between what CCT predicted our congregation could raise and the cost of the Master Plan that PSIT had developed for our future campus. After reporting back to the congregation, both teams went back to work to bridge the gap and come up with a solution that the entire congregation could embrace.

On December 4 and 18, 2016, PSIT and CCT shared the results of their combined efforts with the congregation. CCT announced several generous commitments totaling \$11.2 million toward a Capital Campaign goal of \$15 million. PSIT and Hacker presented a new building vision that deeply renovates, upgrades and moderately expands current structures, and that can be completed, we believe, within a budget of \$15 million.

We believe this concept satisfies most of what our studies revealed we would need to fulfill our mission and vision. The project also would catch UUC up on millions of dollars of deferred maintenance and bring our site up to current building codes. If approved, the new UUC campus would be filled with natural light, low maintenance, and provide flexible and accessible spaces. While environmentally responsible and forward thinking, the campus would reflect the legacy of UUC.

Approval of the ballot will charge PSIT to move into the design/development phase with Hacker and commit the congregation to a capital campaign with a goal of raising \$15 million in pledges payable over 5 years (by December 2021).