

Minutes October 8, 2014
Building Committee

Attending: Dean Vang, Sr. Warden Claverie, Mary Withington, Gordon Boyd, Mark Parobeck. Absent, Jr. Warden Miller, G. Delbridge.

Guests: Jack Waite and Shannon Brown, architects

The architects presented and led a discussion, showing a bubble array of the relative sizes of the potential uses of the New Parish House. S. Brown reported on conversation with Realtor Amy Sutton as to rents and demand for office and residential space. Approximate rental rates were reviewed, ranging from annualized per square foot rates of \$18-\$25 for commercial to \$36 to \$60 for residential. Capital costs for residential space would be commensurately higher, with requirements for kitchen, plumbing and other features to be included.

Options for parking were discussed. Parallel parking along the west boundary, perpendicular parking along the south boundary behind the NPH, underground (too expensive). Consensus seemed found that an approach must be made to the Brause organization to allow cooperative parking on their present surface lot, with a long term arrangement that would transfer to the planned garage structure. S. Brown reported that the City Planning Department would encourage shared parking (shared by Mr. Brause), but that Mr. Brause is reluctant to re-open an already-approved plan to public input.

The ability to develop the building for multiple uses was discussed. Commercial office and market rate residential space could be incorporated. Each would generate a parking requirement.

M. Claverie suggested it would be good to have conceptual drawings of the NPH by Christmas, so that the parish's plans could be exposed to the widest possible audience.

The committee agreed that the results of the Parish Meeting September 30 were generally positive. The parish seems supportive of the overall project, including the desirability of hosting outside, rent-paying uses, along with parish functions.

Expressions of interest have been received on the Church Representative position. The candidates will be requested to come to an interview beginning at 5:30 p.m. Wednesday October 22 in the Parish House.

Some progress is being made on the application to New York Landmarks Conservancy. Boyd and S. Brown will be exchanging text in the coming days.

Boyd reported some progress eliciting interest by nursery school and/or child care providers, and possible other community-oriented needs that could be met in the NPH. He is also scheduled to meet with the leaders of Handcrafting Justice in Astoria, Queens, on Friday to explore their line of goods and whether they would be a suitable supplier to the parish shop.

Adjourned about 8:20 pm.