

Building Committee
Minutes November 5, 2014

Attending: Dean Vang, Sr. Warden Claverie, Mary Withington, Gordon Boyd, Mark Parobeck, Jr.
Warden Miller, G. Delbridge.
Guest: Shannon Brown, JGWA

Minutes of October 22, at which candidates for Church Rep were interviewed, were read and accepted for the record.

Partnerships

Boyd led a discussion of the status of potential partnerships, embodied in a Draft and Confidential memo indicating the status of each relationship with an outside group, and the approximate estimated space needed to accommodate their proposed requirements. The groups under discussion include human service organizations, a social financial firm (First Fairfield Associates), AA, and a local government unit. A shop and tea café are also included, and an art gallery can be also. Parish uses listed include offices, church school, music, great hall, chapel, sacristy and a young people's lounge. Commercial uses include offices and apartments leasable at market rates. Miller expressed support for the opportunity to rent space and produce income for the parish.

Parking

The principal constraint on building size and therefore mission is parking. Zoning regulations do not require parking as a condition of approval, but commercial considerations do. That is, it is unlikely Bethesda could rent office or residential space offering only parking "on the street." Brown affirmed these parameters. She displayed the plan for the Brause development, footprint of the parking garage-to-be, and discussion ensued on the sequencing of Mr. Brause's development. It is understood that he must develop the corner of Congress and Federal Street (Phase 3) before developing Federal and Washington (Phase 4). At such time as he develops Phase 3, he must construct his parking garage, in the middle of the block. It would be due south of Bethesda's altar wall to the south. Brause's plan also shows a path for vehicular access along his property's northern boundary, Bethesda's southern. Therefore, it will be set back somewhat from our boundary. Meanwhile, Brause's use of the Phase 4 site continues to be minimal; the lot has not even been paved and striped for parking. Brown displayed a layout for parking on-site, just 14 spaces, and still dependent on access through Brause's property. Any other approach would require a curb cut on Washington Street, not favored by City Planning, and an access path around the NPH.

Boyd reported that a meeting has been scheduled with Mr. Brause in his offices for 3:30 p.m. Tuesday November 18. Members of the committee will pre-meet and fine tune our presentation over lunch at noon Friday November 14 at the Golf and Polo club. The goal of the November 18 meeting, Boyd said, should be to make Mr. Brause love Bethesda's project as much as we do. His development requires no additional city approvals, so there is little leverage with the parish other than agreeing to a fair commercial cost for parking.

Undercroft

Brown distributed preliminary drawings of the layout of the basement and undercroft levels of the NPH and existing church. Choir, music office and library are included, along with sacristy, water closets, storage, and a passageway between the two buildings, below ground. Brown was asked about the possibility of including showers with the WCs, and laundry machines for indigent and homeless to use during daytime hours. M. Withington expressed support for the importance of this service. Given the

potential to accommodate human services offices above, the usefulness of this for the needy would be significant

Landmarks Application

With input from JGWA, the Landmarks application for a Condition Assessment is nearly complete. Boyd, Waite and Brown will visit the Landmarks office to personally deliver it on November 18, when in NYC for the Brause meeting. After discussion led by Claverie and Dean Vang, priorities for the restoration of the church, required for the application, are, in order: roof replacement and east wall moisture, electric upgrade, stained glass window protection and strengthening, exterior drainage around the church building, plumbing. The application includes a budget of \$15,000 for the condition assessment, of which the parish would provide \$5,000, and up to \$1 million for the restoration measures themselves.

Church Rep

The committee reviewed edits to the previously approved Job Description. On advice from Waite and Brown, the scope of the Rep's job was focused on monitoring and reporting back to the architects and/or Building Committee as work progresses. It was considered risky and not desirable to have the Church Rep interacting and communicating directly with contractors in a way that could induce change orders or misunderstanding, and add unforeseen cost to the projects. Boyd was directed to complete the changes, including deferring the start of involvement until construction drawings are under way, and communicate with the two individuals selected by the Vestry on BC's recommendation: Mark Anspach and Field Horne.

Next meeting was set for 7 p.m. Tuesday December 3.

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