

## Comparison of Facility Options (References William Wilson Architect Site Diagrams - Options 1-6)

Building size < ----- 23,140 square feet for all options ----- >

Parking < -----120 spaces on site (36,000 sq. ft.) with street parking available ----- > <-- 170 spaces on site (51,000 sq. ft.), no street pk

Construction costs of all options are roughly equivalent. The market value of our current property is approximately equal to the cost of a 5- to 7-acre parcel of forested, undeveloped land.

	Existing site, existing building, plus expansion or addition (Options 1 & 2)		Existing site, new building (Options 3 & 4)		Larger site, new building (Options 5 & 6)	
	<i>Advantages</i>	<i>Challenges</i>	<i>Advantages</i>	<i>Challenges</i>	<i>Advantages</i>	<i>Challenges</i>
Structure		Current building moves with shifting soil; an addition would be engineered to not shift. Differential movement creates vulnerability to moisture damage at connection between old & new.	A new building would be engineered to be stable; there would be no "contact vulnerabilities"		A new building would be engineered to be stable; there would be no "contact vulnerabilities"	
		Discovery of asbestos, foundation problems, etc. may add unanticipated costs		Discovery of asbestos may increase demolition costs	No surprises in cost estimates due to existing materials	
		Characteristics of existing structure will increase long-term maintenance costs	Possible to design for lower long-term maintenance costs		Possible to design for lower long-term maintenance costs	
		Energy-efficiency technologies are costlier, more problematic, and less efficient to retrofit than to design for.	Solar power, bioswale stormwater treatment, operating efficiencies will be more cost-efficient to incorporate into building design.		Solar power, bioswale stormwater treatment, operating efficiencies will be more cost-efficient to incorporate into building design <u>and</u> siting.	

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Aesthetics	Existing church building has a uniquely beautiful design	Configuration of structural elements makes expansion difficult; once renovated, the current design will no longer be recognizable	Opportunity to create a uniquely beautiful building of an appropriate size.	Must demolish beautiful existing building	Allows existing building to be sold to a group for whom it is the right size, preserving its unique beauty.  Opportunity to create a uniquely beautiful building of an appropriate size.	
	Beautiful natural setting	To complete renovation & accommodate parking, most of the natural setting will be sacrificed	Beautiful natural setting	To complete renovation & accommodate parking, most of the natural setting will be sacrificed	UUCE can continue to have its building and parking nestled in a natural setting	
	Adjacent forested open space (located NE of current site) provides "borrowed landscape"	We have no control over how long we might enjoy the "borrowed landscape" since we do not own it	Adjacent forested open space (located at rear of current site) provides "borrowed landscape"	We have no control over how long we might enjoy the "borrowed landscape" since we do not own it	Decisions of adjacent property owners will not diminish quality of our natural setting	
Site considerations	Well situated within community		Well situated within community		5-acre and larger properties available nearby at a cost approximately equal to the market value of current UUCE property	Because of high demand finding the site right for will require proactive research, expert land use advice, excellent real estate counsel, and strong commitment
	Electricity, water, sewer, and phone lines are in place. Access driveway from street exists.		Electricity, water, sewer, and phone lines are connected at street. Driveway from street exists.			Electricity, water, sewer and phone lines from street may need to be installed adding cost.
		Traffic impact study will be required; second driveway, traffic signal at 40 <sup>th</sup> & Donald may be required		Traffic impact study will be required; second driveway, traffic signal at 40 <sup>th</sup> & Donald may be required	Traffic impact study requirements may be less costly to meet depending on shape of property and amount of road frontage.	Traffic impact study will be required; driveway(s) will probably need to be put in adding cost.
		Conditional Use Permit required; neighbor comment process		Conditional Use Permit required; neighbor comment process		Conditional Use Permit not be required (dependent on zoning of site), but neighbors may still oppose development

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Site considerations (cont'd.)		The placement of the current building on the site - as well as the shape, size and slope of the site - leave few siting options for an addition/expansion	With an open lot, the placement of a new building could be reconsidered	Shape, size and slope of current site limit options for placement of a new building and parking	Larger site optimizes placement options for new building and parking (as well as their relationship to natural setting, road frontage, sun, drainage, social patterns, etc.	
		Even with more than doubling the on-site parking spaces, must continue to rely on on-street parking		Even with more than doubling the on-site parking spaces, must continue to rely on on-street parking	Can accommodate all parking on site	
		Site topography and soil composition limit options for placement of structures and parking		Site topography and soil composition limit options for placement of structures and parking		Site with more level topography and/or stable soil composition will improve configuration of structures and parking
		Site is the minimum size required for our program needs, leaving no opportunity for future growth		Site is the minimum size required for our program desires, leaving very little opportunity for future growth	5- to 7-acre site is large enough to have a natural setting, some "wiggle room" in our design options, and future growth possibilities	
Congregational Life		Existing layout limits efficient structuring of space; prohibits combination of smaller functional spaces into infrequently needed large areas, resulting in large, one-purpose spaces.	Meeting rooms, classrooms, and social hall can be designed adjacent to one another, allowing for combination into infrequently needed large areas		Meeting rooms, classrooms, and social hall can be designed adjacent to one another, allowing for combination into infrequently needed large areas	
		Need to move offsite during construction; although construction could be phased, site is too small for church life to coexist with machinery, noise & dirt, construction trailer, and access constraints		Need to rent another building during construction; site is too small for church life to withstand congestion of machinery, construction trailer, noise & dirt, and access problems.	Can continue using existing building while constructing new one	