



# Saint Anne's Episcopal Church

Space Needs Assessment Committee

Phase 1 Final Report

23-April-2007

# Committee Members

- Lea Hutchins – Chairwoman
- Diane Dudderar
- Chris Garrod
- Larry Hutchins
- Sandy Lind
- Ted Nutter
- Barney Reynolds
- Patty Smith



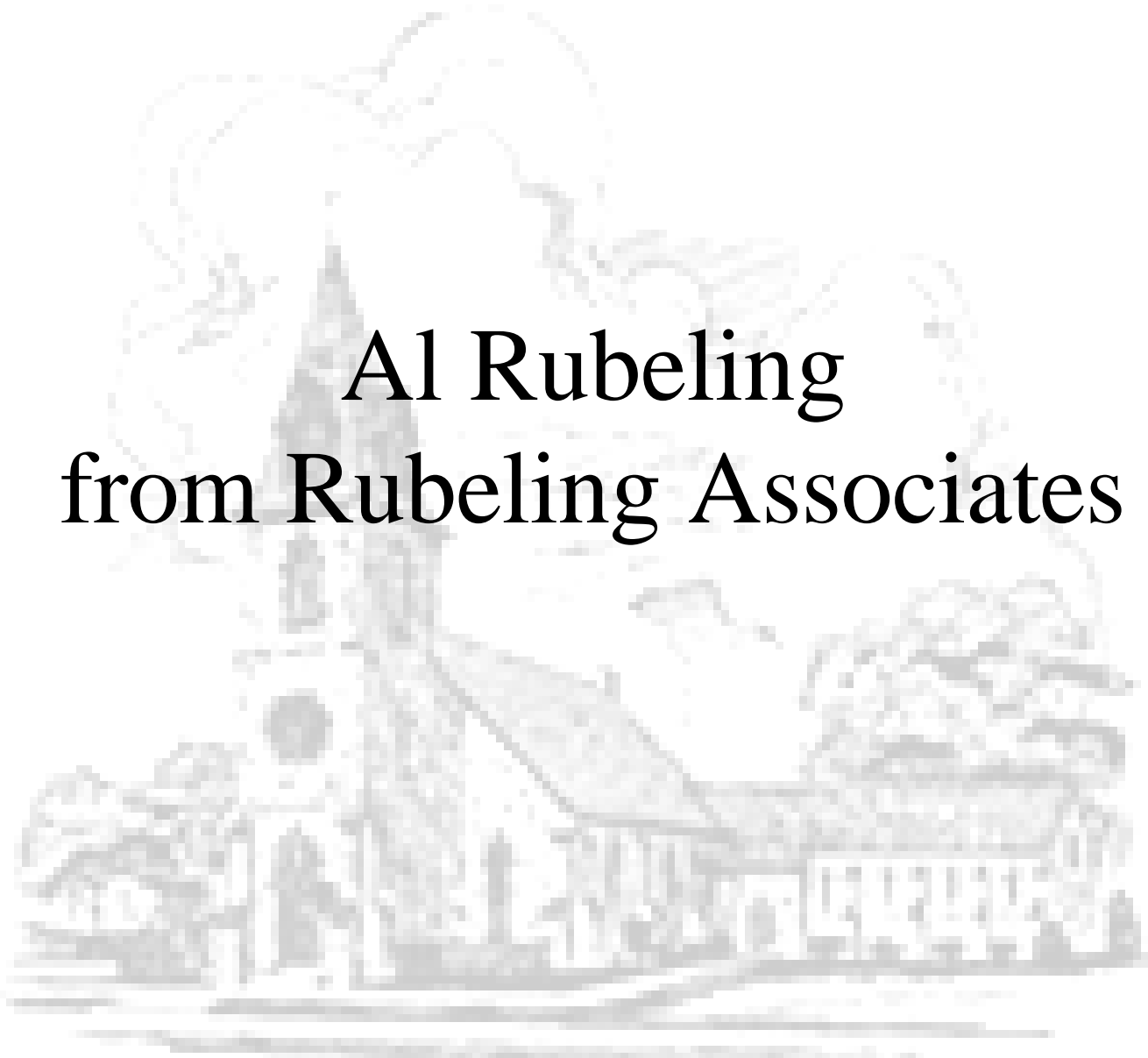
# Team Charter



- Determine if we “fit” on existing properties
  - Old Saint Anne’s
  - Town Church
    - Including Rectory/admin offices
- Cost not included in analysis

# Decision Process

- Used process from John Tampa
- Received information from Ministry groups
  - Questionnaire
- Researched and selected architectural firm to utilize “Master Planning” tools.
- Rubeling & Associates was chosen.



**Al Rubeling  
from Rubeling Associates**

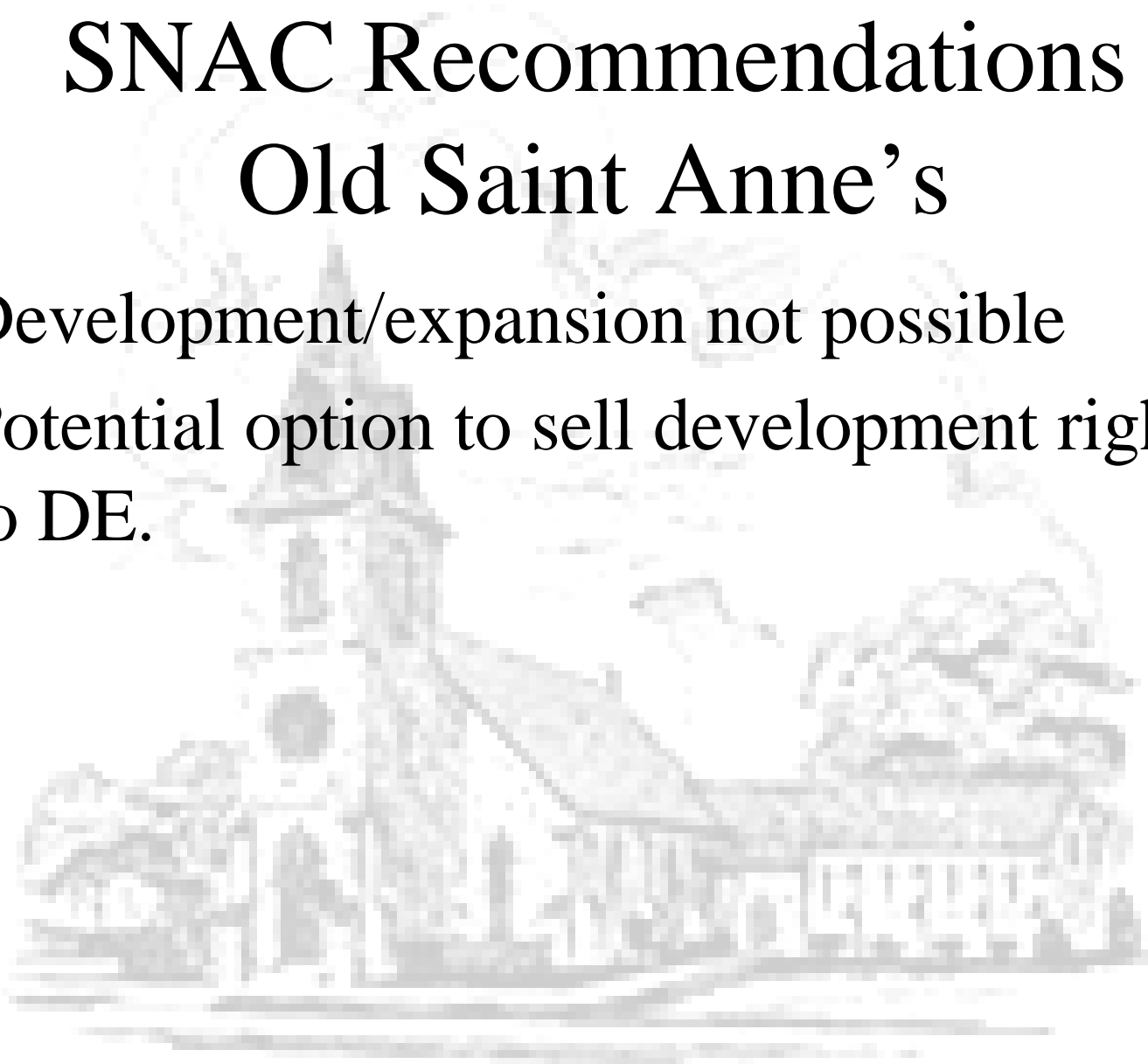
**Thanks A!**



# SNAC Recommendations

## Old Saint Anne's

- Development/expansion not possible
- Potential option to sell development rights to DE.



# SNAC Recommendations

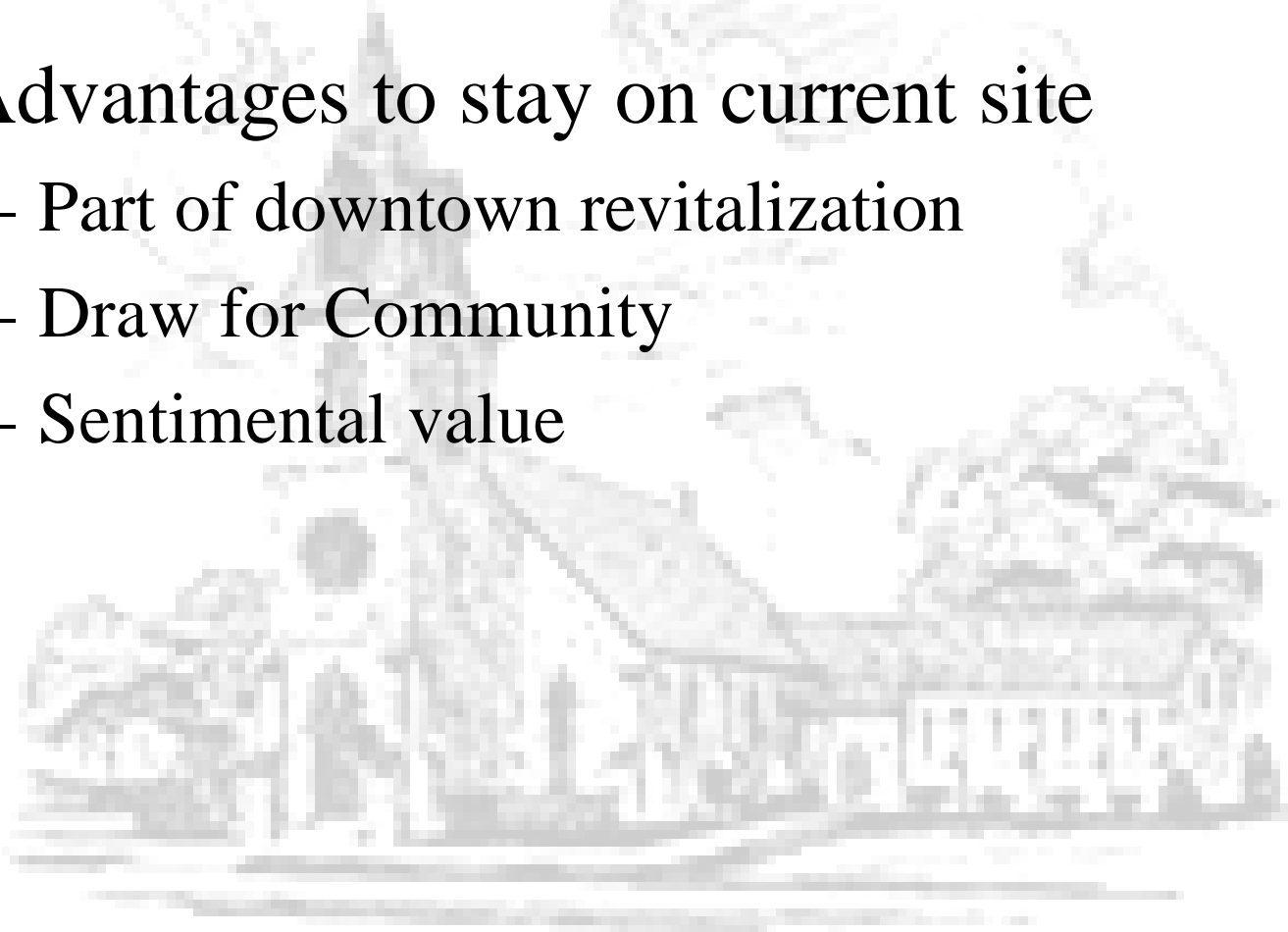
## Town Church

- We do not fit “as is”
  - No parking
  - No future expansion
- Options to remain on current site:
  - Purchase adjoining properties
  - Potential zoning changes (R-2 to C-1)
  - Potential height/coverage/parking variances
  - Raze all buildings

# SNAC Recommendations

## Town Church (cont.)

- Advantages to stay on current site
  - Part of downtown revitalization
  - Draw for Community
  - Sentimental value



# SNAC Recommendations

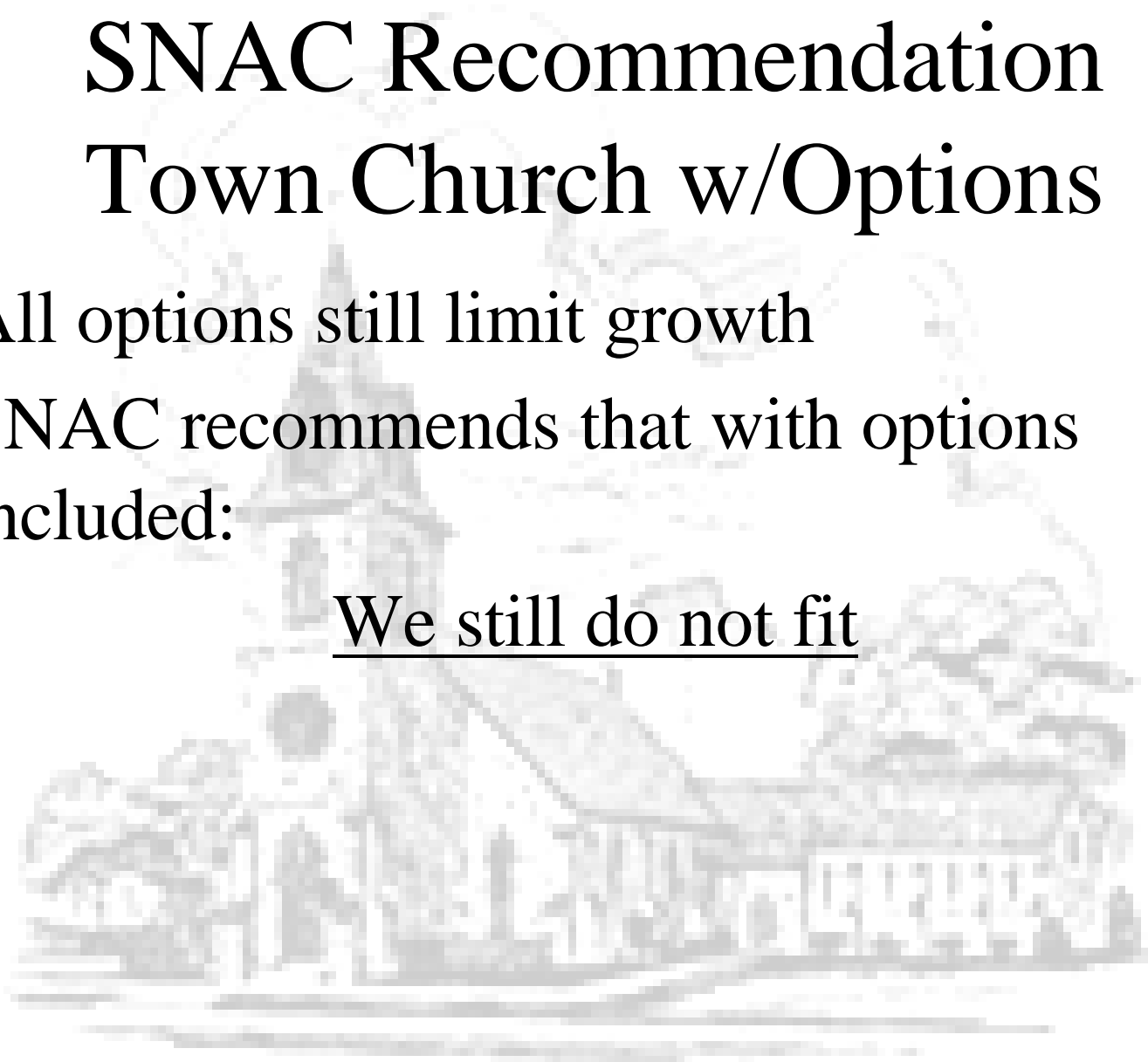
## Town Church (cont.)

- Disadvantages
  - Worship, education and fellowship hardship during construction
  - Major Building/Life Safety Code violations exist
  - Parking still an issue
  - Limited/no future expansion

# SNAC Recommendation Town Church w/Options

- All options still limit growth
- SNAC recommends that with options included:

We still do not fit



Questions?





Thanks!