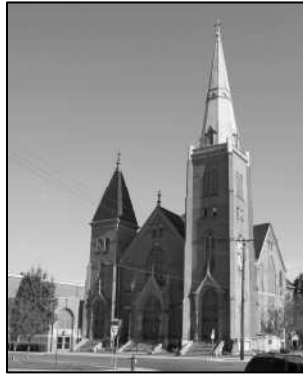


Report on Five Permanent Facility Options for Northeast Community Lutheran Church

This page describes five options that can meet the “Permanent Facility Program and Criteria.” The descriptions below explain the steps that might be taken in each case to meet the criteria. There is a comparison chart for the five options on pages 2 and 3.

A. 13th Avenue (NECL temporary site)

The older portion of the facility could be rehabilitated, and the entire building could be re-roofed and upgraded. In the sanctuary, the balcony may be dramatically altered or removed. The back 25 feet of the sanctuary could be combined with the current narthex to create a large new lobby/gathering space. The wall between the sanctuary and gathering area may have glass doors and walls so that the gathering area can be used for overflow. A house or easement on the east side of Monroe could be purchased to provide direct access to the big parking lot next to the Minneapolis Public School district headquarters.



B. Lowry Avenue (former St. Paul's)



Four homes west and north of the building could be acquired and moved or demolished. The land would be used for a parking lot and a large new addition that would include a gathering space, fellowship hall, kitchen and other spaces. The current fellowship hall could be converted to classrooms. The sanctuary could be enlarged by renovating the current pastor’s office, narthex, stairway and Lowry entry. A new lobby/gathering space near the sanctuary could provide overflow space for large worship services, weddings and funerals. New heating and air conditioning could be added.

C. Holland Elementary School – 1500 6th Street NE

Built in 1968, this school is currently closed. The building is much bigger than the church needs, so the building (and cost) could be shared with community and nonprofit groups or a charter school. The building is in good shape with air conditioning, fire sprinklers and an elevator. There could be a new entry, landscaping and parking lot improvements. A 2-story space in the school could be remodeled into a sanctuary that might include elements from current churches like stained glass windows. Some of the current classrooms may be divided into smaller Sunday School rooms. Ample land is available so that a new sanctuary could be built adjoining the school in the future.



D. Building Reuse: The Alamo, 1517-19 Central Avenue NE

The older section of this building was built in 1902 as a boatworks. It now has an antique store and some commercial uses. Like Holland School, this plan assumes that the building would be shared since it is about twice as big as NECL needs. The west half of the building would be remodeled to provide a sanctuary, gathering space, classrooms, offices, and fellowship hall. One house to the north could be purchased and moved or demolished to provide an outdoor green space and a play area. Parking is available both in front and in back of the building, along with the possibility of adjoining shared parking on Sunday mornings.



E. New Building. A new building to meet the criteria requires at least an acre of cleared land. The Facility Planning Team knows of no suitable parcels for sale in the target area at this time, but the option is included to provide a comparison in case a suitable parcel becomes available at a reasonable cost.

Comparison Chart: Five Facility Options for Northeast Community Lutheran Church

<i>SF = Square Feet</i>	A. 13th Avenue	B. Lowry Avenue	C. Holland School	D. Building Reuse	E. New Building
Description <i>Criteria: 21,000 SF total</i>	Former Emanuel at 697 13 th Ave. NE	Former St. Paul's at 724 Lowry Ave. NE.	1500 6 th Street NE 2.84 acre site	Example is "Alamo" 1517 Central Av. NE.	New church building on cleared land
Current Building SF	27,260	8,200	51,864 SF	44,000 +	0
New construction SF	0	12,800	0	0	21,000
SF to be used by NECL	26,060+ or -	21,000	16,500 + 18,000 shared	22,000-25,000 SF	
SF avail. for partners	1,200+	0	16,500 + 18,000 shared	24,000 SF	
Open space & parking SF	3,577	12,000	90,000 SF	35,681 + 5,265	32,900

How space can fit the Program and Criteria:

Sanctuary <i>Criteria: 3,800 SF</i> <i>Adaptable for various worship styles, beautiful, stained glass.</i>	Current sanctuary is 5,730 SF. New back wall would reduce space to 3,828 SF. Retain stained glass.	Current is 2,250 SF + balcony. Enlarge into narthex, back room, pastor office to 2,870 SF + balcony.	Build 3,800 SF sanctuary into an existing 2-story space, with stained glass, etc. Might have skylights.	Build sanctuary in center portion of older building. Stained glass on north side. Might have skylights.	Can fit criteria exactly.
Gathering Space <i>Criteria: 2,500 SF narthex lobby adjoining sanctuary for coffee and overflow seating.</i>	Current is 418 SF. Combine with back 25' of sanctuary to create 2,200 SF lobby gathering and overflow space	Current is 81 SF. Build new lobby/gathering space in the addition, adjoining the current sanctuary.	Build gathering space in current classroom or media center space. Portion or all 2-story ceiling height.	Current space can be adapted.	Can fit exactly.
Fellowship/recreation <i>Criteria: 5,000 SF fellowship hall that can be used for gym-type activities.</i>	Current is 3,526 SF including annex. Adequate size. Fits criteria except for gym-type use.	Current is 1,872 SF, but is likely to be converted to other uses. New fellowship hall in addition.	Adapt current gym and/or multipurpose room. Exceeds criteria. Gym can be shared with partner.	Current space can be adapted. Size adequate but ceiling height may not fit gym-type use.	Can fit exactly.
Kitchen <i>Criteria: 600 SF, well-equipped & located.</i>	Current is 448 SF plus storeroom, plus smaller serving kitchen. Would be upgraded.	Current is 375 SF plus store rooms. Likely to be moved to new fellowship space.	Current kitchen would be enlarged or moved.	Current space can be adapted.	Can fit exactly.
Offices <i>Criteria: 1,100 SF reception area, offices, work stations.</i>	Currently 1,482 SF office spaces including other organizations. Offices not contiguous.	Current 440 SF plus room used by Mercy Seat. New offices in remodeling or addition.	Existing more than adequate. Several conference-type rooms.	Current space can be adapted.	Can fit exactly.
Prayer/Meditation Room <i>Criteria: Inspiring room.</i>	Current chapel is 1,034 SF. Can be adapted.	Can be provided in remodeling or addition.	Current space can be adapted.	Current space can be adapted.	Can fit exactly.
Education and program <i>Criteria: 12 flexible rooms with 3,750 SF.</i>	11 rooms, 3 dividable for total of 14 rooms with 4,560 SF total.	Provided in remodeled basement and/or new addition.	Current building has 19 large classrooms. Some might be divided.	Current space can be adapted.	Can fit exactly.

Other Considerations based on the Program and Criteria:

	A. 13th Avenue	B. Lowry Avenue	C. Holland School	D. Building Reuse	E. New Building
Location: <i>Criteria: Visible, easily identified, in target area, responsive to population in area.</i>	Located in center of target area. Visible. Across from Logan Park. Area primarily residential.	Located at north edge of target area. Visible on Lowry. Area primarily residential.	Close to center of target area. Low traffic residential area near Washington & University Avenues.	Close to center of target area. High visibility on Central Ave. Industrial area with residential area to the north.	Unknown
Parking spaces on site	0 (possible 10-12 owned spaces nearby.)	20 to 30.	About 150.	30-40 in front. Potential for more in back.	About 50-60.
Convenient on-street or shared parking spaces available.	On street on Monroe & 13 th plus park lot and 100++ in school lot.	On-street on Quincy and Lowry.	Not needed because of parking lot.	Sunday 70-100 shared spaces at businesses to the immediate south.	Unknown
Energy/Operating costs	Somewhat higher	Median to lower	Somewhat higher	Somewhat higher	Potential for lowest.
Total Estimated Cost	\$2,750,000	\$3,500,000	\$3,100,000 (half)	\$3,550,000 (half)	\$5,070,000
Estimated cost after sale of unneeded property	\$1,485,000	\$1,785,000	\$835,000	\$1,285,000	\$2,805,000

Summary

Advantages of the option	Size close to criteria. Close to park, arts area, and new condos. Historic. Visible steeple. Center of target area.	High traffic street. Mostly brand new building. Appealing scale, intimacy of sanctuary. Lower operating cost. Historic.	Parking, flexibility, accommodates future growth. Gym. Quiet streets. Open space. Shared building. Near center of area.	High visibility on high traffic street. Interest in historic building reuse. Create new space in old building. Parking and access.	New building tailored exactly to needs and desires. Highest potential energy efficiency.
Drawbacks to this option	Operating costs somewhat higher. Parking less than ideal. Identity next to Elim and close to other churches.	Parking better than 13 th but not ideal. Lowry is a fast street. Not central in target area.	Potential problems with shared use. Doesn't look like church. Low visibility. Not historic.	Mostly industrial area. Not pedestrian friendly or easy to access from west side of Central.	Not historic. Difficult.
Considerations/concerns	Easy to phase rehab as funds are available.	Possible difficulty in property acquisition. Could be difficult timeline. Lowry expansion.	Need joint user with compatibility and financial strength.	Need joint user with compatibility and financial strength.	No suitable site for sale at this time.
How option serves the mission of NECL	In area with poverty and new housing. Can provide shared and designated space for community groups.	Highest rates of poverty, other social concerns. Only one other church nearby. Shared space for community groups.	Shared use to carry out mission. Can provide shared and designated space for community groups.	Shared use to carry out mission. Can provide shared and designated space for community groups.	Can provide shared space for community groups.