

The Olympia Unitarian Universalist Congregation

OUUC BUILDING EXPANSION PHASE 1-A

Scope, Objectives and Initial Timeline

April 2011

Note: The information in this document is taken from an OUUC Action Plan on Building Expansion which is currently in draft form. The plan is expected to remain in draft for some time, awaiting more design work and better estimates of the cost of the work envisioned. Please consider the information herein as preliminary and subject to change.

Harmon Eaton

OUUC BUILDING EXPANSION PHASE 1-A

— SCOPE, OBJECTIVES AND INITIAL TIMELINE —

1. Scope.

a. The original plan for Phase 1 was designed to give us a relatively balanced facility capable of supporting at least 350 members. In church architecture, “balanced” means that the capacity of all major areas of the church, such as classrooms, social space, offices, parking, etc., are in proper proportion to the size of the sanctuary. The current building expansion plan envisions achieving that balance by completing the deferred portions of Phase 1 (now known as Phase 1-A) that we were initially unable to afford.

b. The two areas to be addressed within the church facility itself (totaling 1,926 SF) are the sanctuary and the main entrance. A site plan is attached (Appendix 1) showing the original church building, the improvements added in Phase 1, the improvements planned for Phase 1-A, and the future footprint of Phase 2. (Please disregard the plan shown for additional parking and stormwater treatment.)

c. Outside improvements will include the addition of 84 parking spaces, a new vehicular entryway from Division Street, and the revision of our stormwater treatment system. A tentative parking plan is attached (Appendix 2). We will also have to complete the street improvements along Division Street mandated by the City of Olympia. Yet to be decided is whether we will need to install a left turn lane for northbound traffic along Division Street and whether stormwater considerations will require that we reconfigure the driveway entrance to the Out of the Woods shelter (see Appendix 2). Other planning considerations include locating areas for a Memorial Garden and Columbarium, and also for a Labyrinth (see Appendix 3). We also will need to designate an area for the playground that will eventually be built as part of Phase 2.

d. The entire scope of Phase 1-A is covered by the Conditional Use Permit (CUP) issued by the City of Olympia in March 2009, which remains in force until 2014.

e. It is anticipated that we will again use MSGS Architects, the civil engineering firm of Patrick Harron Associates, Inc. and other firms which are already familiar with the project and proved to be entirely satisfactory during the work already completed.

2. Objectives.

a. Sanctuary.

(1) We will extend the present sanctuary to the south approximately 35 feet. As can be seen from the site plan at Appendix 1 that will result in the loss of several existing parking spaces, which will have to be added to the additional 84 approved in the CUP. We expect to retain the sanctuary’s existing exposed trusses, as lowering the ceiling using

gypsum wall board or a similar product will cause acoustic problems. How the extended portion will be supported is to be determined during the design phase, but efforts will be made to give a more finished look to the trusses and ceiling area. It should be understood that the sanctuary improvements are really an interim solution, because in Phase 2 the Phase 1-A sanctuary will partly become multi-use space and partly will house a new commercial kitchen, the A-V booth and a “cry room” for parents with small children.

(2) The lighting will be upgraded to commercial standards. It is anticipated, though not certain, that the main lighting fixtures will match those in the new area of The Commons. Special lighting will be installed at the south end of the sanctuary to enhance the pulpit and choir areas. It is planned that all lighting will be dimmable, as flexible as possible, and controllable at the A-V booth as well as at individual switches.

(3) The extended and improved sanctuary will incorporate changes to our existing audio-visual capability, bringing the A-V equipment and technicians out of the closet into which they are now squeezed. Other considerations include adding up-front large-screen displays and the backside equipment to support them, so that a person scheduled to give a presentation need only show up with a flash drive and they will find a simple plug-in solution to their graphics ready and waiting.

(4) The existing sanctuary floor is concrete, with glue-down carpet as the finish flooring material. The concrete work by the original contractor was reportedly not very satisfactory, which means some type of finish flooring will again have to be applied to cover it up. It is likely that whatever type we install it will have to be replaced when we are ready to move on to Phase 2, so permanent solutions like ceramic tile would not be good choices. New types of manufactured wood flooring would provide a “greener” solution, last longer and be easier to maintain than carpeting. Also, any repairs could probably be easily accomplished providing a small quantity of the flooring product was stored for future use. Additionally, wood floors are an excellent choice acoustically, an important consideration in a significantly lengthened sanctuary.

(5) It is not possible to consider a raked sanctuary at this time, which means that if those in the rear of the sanctuary are to be able to see what is going on up front the entire front area will have to be on a raised platform. Thus, we will want to create a platform that will accommodate the choir, the piano, the pulpit, and those who may be taking part in services or events. We need to consider providing room for everything from the Yule Play to the recognition of new members, and especially, given our Congregation’s love of music, for extra musicians. We will also want to consider how a grand piano that will habitually sit on a raised platform can be moved from the sanctuary to The Commons to support music events there.

(6) Many of our members have experienced discomfort from our south facing sanctuary windows on a sunny day. We need a new approach to light and sunshine from our southern exposure. The windows in the new south wall should probably be up high, and not directly behind the pulpit and choir. We will be working with the architects on a new design. It is anticipated that the east wall windows will remain as they are.

(7) The old gas furnaces in the attic are scheduled to be replaced by state-of-the-art heat pumps, which will not only give us greater efficiencies but add a much needed air conditioning capability.

b. The Main Entryway.

(1) When the church was originally designed there was a foyer, which now has essentially been incorporated into what we call The Commons. The problem is that we still need a foyer. The plan is to remove the wall that currently houses the front doors and create a new wall and front doors farther out toward the parking area. The current roofline would be extended to cover this area. This would give us a dedicated entry area that would not be part of our social space.

(2) In addition to extending the entryway we will ask the architects to look at what can be done to reconfigure the concrete staircase from the parking lot so that it is easier to navigate.

c. Parking. As the parking plan in Appendix 2 shows, the existing south parking area (opposite the sanctuary) will be extended east toward Division Street, then northward toward the Out of the Woods property. Every effort will be made to save the maximum number of mature trees. The final configuration of the parking area will be dependent on how we handle the stormwater impoundment area. A total of 151 spaces are required by our CUP (the current 67 plus an additional 84). This will be the maximum number permitted for our complete master plan, through Phase 2. Thus, the parking we add in Phase 1-A will not only satisfy our current needs, but will become our permanent parking solution as well.

d. Stormwater Treatment. As with parking, the plan is to design and build a stormwater treatment system that will permanently satisfy our needs. The new parking area will be built overtop of both the original and current stormwater pond sites, neither of which would be adequate for our future needs anyway. We are now considering three options for dealing with the problem. One is to build a new stormwater system that would essentially lie adjacent to the Out of the Woods driveway, but this would mean we would lose many of the large trees that lie to the north of the new RE wing. Another option would be to move the stormwater pond onto the Out of the Woods property near Division Street, but this would probably entail closing the current driveway to the shelter and opening a new driveway that would originate from within our parking area. A third option would be to construct an underground vault system underneath the new parking along Division Street. While this option has some obviously desirable qualities it may prove too expensive to install, and might also be more costly to maintain.

e. Vehicular Entryway From Division Street. OUUC was denied a street entrance from Division Street when the church was originally built in 1991, and we are very fortunate to have been able to negotiate an agreement with the City of Olympia that will allow us to create one in Phase 1-A. This will mean easier access to the property for

most people, especially visitors; greatly reduce the traffic along East End Street; and allow visible signage along one of the city's significant access corridors. Opening this entranceway will, however, require that we establish a left turn lane for northbound traffic unless we want to restrict its use to Sunday mornings, in which case we will have to gate the entryway at all other times.

f. Street Improvements. We are required to complete City of Olympia requirements concerning street improvements along Division Street by early 2014. This means we must create a bicycle lane, establish curbing and build a sidewalk and planting strip along the length of our property. We also have to emplace standard street lighting there. One good thing is that we will be permitted to meander the sidewalk in order to save cutting large trees.

3. Timeline To Date.

a. January, 2011. Board authorizes re-constituting the Space Committee and bringing in a UUA Stewardship Consultant for a one-day assessment of our readiness to move ahead with Phase 1-A from a financial standpoint.

b. February, 2011: Stewardship Consultant Kay Crider consults with OUUC leadership, recommends proceeding to a full Financial Feasibility Study. Warren Dawes and Harmon Eaton agree to form and co-chair a new Space Committee.

c. March, 2011. Melanie Ransom agrees to chair the new Capital Campaign Committee. Initial meeting held with MSGS Architects and civil engineers from Patrick Harron Associates informing them of our intention to proceed earlier than we previously thought.

d. April, 2011. Information provided to members at Congregational meeting on April 1. Financial Feasibility Study to be conducted in mid-April, with results provided to Congregation at the April 29th Annual Meeting.

e. May/June 2011. Space Committee organizes. Design discussions with architects and civil engineers begin in earnest.

APPENDICES:

1 – Site plan: Yellow = Original Building • Green = Phase 1
Violet = Phase 1-A • Blue = Phase 2
Note: Please ignore parking and stormwater details.

2 – Parking plan (sketch assumes underground vault for stormwater).

3 – Site plan for Memorial Garden and Columbarium.