

## **DRAFT Campus Development Project Selection Criteria**

As suggested at the Campus Planning Workshop, December 4, 2011

- A. Consistency with and a positive expression of our UU Principles
- B. Fulfillment of a social need
- C. Preservation of substantial green space, some of which is garden
  - a. There was broad support for preservation of the current North Garden but not necessarily for preservation of the current South Garden
- D. Provision of secondary access to the campus, on either a full service or secondary access basis
- E. Preservation or enhancement of the church and site lines to it as the focal point of the property by the design and placement of any new buildings
- F. Provision of revenue to the congregation
- G. Partnership with others who can provide some funding so there is no or limited long term debt for the congregation
- H. Provision of 194 or more parking spaces
- I. Use of green / environmentally sound principles in design and execution of any development projects
- J. Enhancement of the use of the church building by congregants and by revenue-producing events

## **Suggestions for the Conduct of this Campus Planning Process**

- A. Define / register at least a Masterplan for the campus so as to support any negotiations with future developers of neighbouring properties (Suggestion raised from 5 tables).
- B. In keeping with existing leases, other major lessors of land on the campus (UHO and RPCC) are to be consulted but would not have a veto over a proposed development. (Suggestion raised by 4 tables.)
- C. Set a target size for this congregation, distinct from there being separate UU fellowships or congregations (Suggestion raised from 1 table)
- D. Weight the UU Principles with respect to the use of our campus (Suggestions raised from 1 table)

## **Potential Development Projects Suggested by a Number of Participants at the December 4, 2011 Campus Planning Workshop**

### Access Road

- Providing at least emergency access, if not full service access, is seen as critical. Some would agree to buying land if necessary

### Multi-Purpose Building Serving Both Social Responsibility and Revenue Generation

- Ideally an imaginative, innovative project which meets a social need and is consistent with and a positive expression of UU Principles. Non-conformity with existing zoning should disqualify such a project from consideration
- Identify potential for a 6 or more story building along the south boundary / CPR land, attractive to a developer. Proposal might be for a joint project which achieves compatibility between something on our CPR strip and something on the Richmond Road strip. Consider the impact of City transit plans.
- Possible purposes :
  - Alzheimer pavilion along with apartments
  - Mixed residential building developed in partnership with Multifaith Housing or Ancoura
  - The Church to own some percentage of any housing development to use for staff housing

### Hospice Building

- About 9 beds, like May Court, lovely building
- Enabling transition from Unitarian House for end of life care

### Extend Fellowship Hall and Include a Chapel

- For diverse use, possibly with Jewish congregation
- Chapel for quiet private space for reflection, solace time and perhaps for smaller worship, weddings
- Improved lower floor entry / make west entrance more inviting

### Other Suggestions for Possible Campus Projects Raised by Only One or Two People

- Ensure that the maintenance of the garden is sustainable over the long term without having to hire a gardener
- Enhance the existing gardens with more native plants to increase biodiversity and outreach to the wider community (e.g., for tours, visitors, weddings, memorial services etc.)
- Landscape other areas of the campus such as the area on the northeast side of Fellowship Hall
- Community vegetable garden for local food banks In partnership with SLOWest)
- Outdoor play ground
- Do nothing