

Memo

To: WPC Session  
From: Don Wildman  
Date: 8/31/2017  
Re: Purchase of 108 Pineville Road (Master Plan)

Under the Master Plan Steering Committee, the Neighborhood Relations Subcommittee has two tasks:

1. Improve our communication and relations with our immediate neighbors and the larger Fernwood community.
2. If there is a decision by the congregation to acquire property, then manage the administrative process to gain city approval for our church use.

The Subcommittee expects to gain approval for any change of use whenever we are able to apply for it after February 2018, because:

- a. We have the benefit of many “lessons learned” from going through the process last February. That record of objections by neighbors is extensive and being analyzed by us in detail. So far we believe we can answer all reasonable objections that may be raised.
- b. We will supply the Building Subcommittee with specific design suggestions to address in advance the neighborhood concerns raised against us at our prior hearing. The land use plan we take to the city for approval will answer those objections through architectural and landscaping design commitments. Naturally, that final product will not be available until the Building Subcommittee has had a chance to complete its design work.
- c. We will not apply to the city for a change of use until we are fully ready to state our best case. The last application was premature due in part to the contract deadline either to get city approval or else terminate the proposed purchase of 112 Pineville Rd. If we own 108 Pineville Rd., there will be no pressure to ask for a change of use before we are ready.
- d. The property’s location is immediately adjacent on the side and to the rear of the current church property. Adding it to our campus gives the visual effect on a map of simply “squaring up” our property lines. This visual effect can be surprisingly persuasive.
- e. The owner of 112 Pineville Rd. which is on the other side of 108 Pineville Rd. is completely friendly to our plans and will support our change of use request unconditionally.