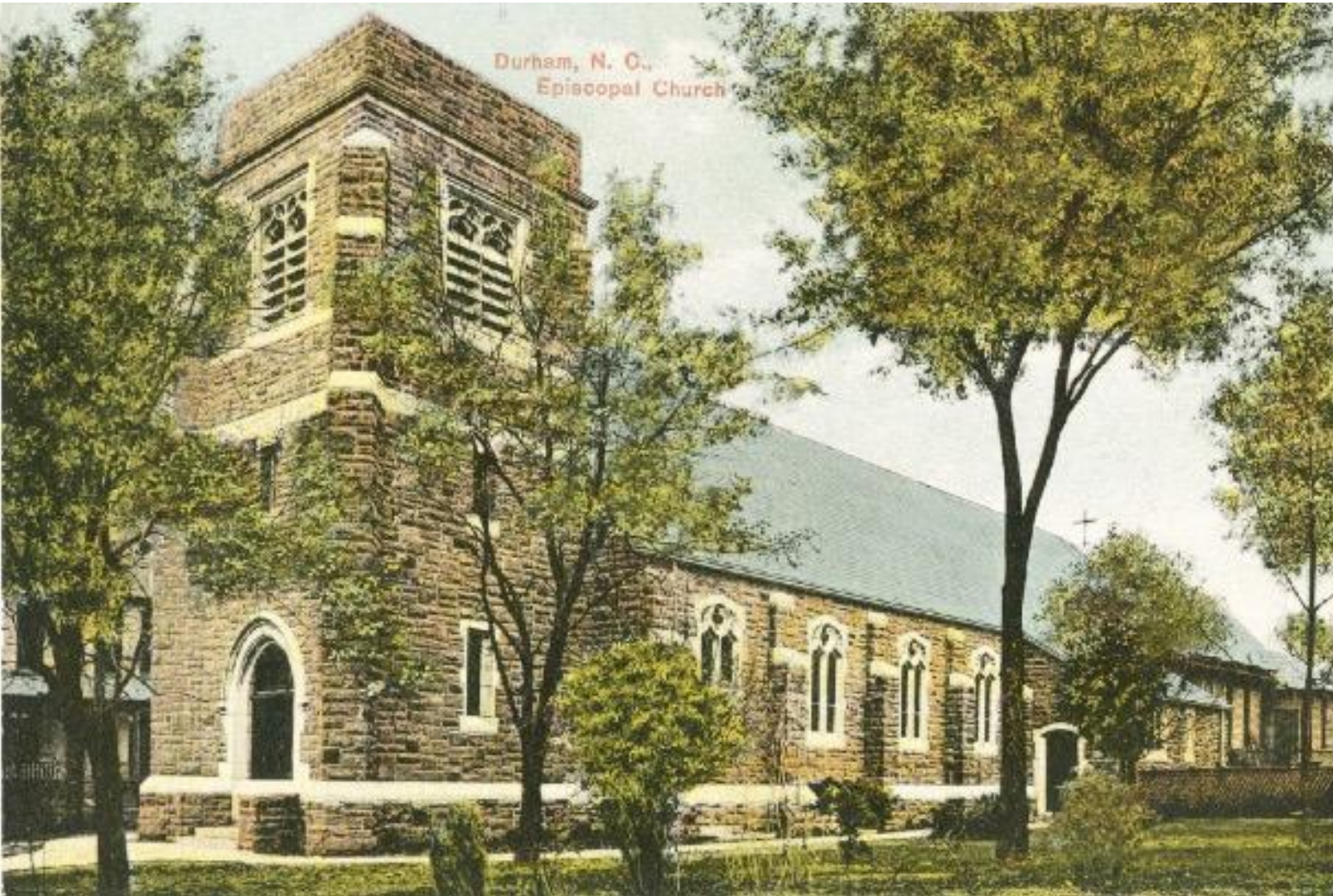


St. Philip's Church

A Church for All People



Adult Formation November 2022

- Reintroduction
- Vision & Goals
- Process
- Community Input
- About UMD
- Congregation Input
- Development
Opportunity
- Draft Master Plan

Campus Study Committee Members

- Bynum Walter, Co-Chair
- Emily Yeatts, Co-Chair
- Newman Aguiar
- Sasha Berghausen
- Ginny Bowman
- Ed Embree
- DeDreana Freeman
- Annette Montgomery
- Terry Sanford
- The Rev. Maryann D. Younger, Rector

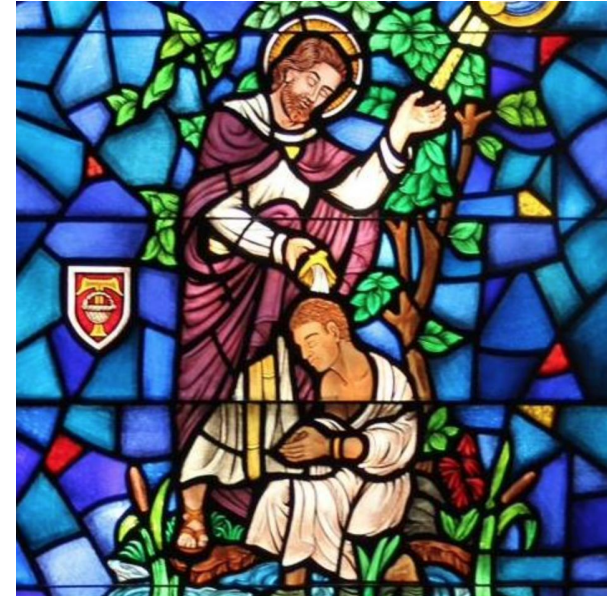
Vision & Goals

- Continue St. Philip's mission to be a church for all people - worship, love, and action, with a focus on using our real estate assets for love and action in our Durham community.
- Provide for St. Philip's physical needs.
- Reinvest in our 35+ year partnership with Urban Ministries.



Process

- 2017 Campus Utilization Study
 - Renovate the Garden Close
 - Improve Technology in the Parish Hall & Church
 - Reinvest in existing community partnerships
 - Develop a Master Plan
- 2018 Campus Study Committee created by Vestry
 - Preliminary research
 - Parishioner and Community interviews
 - UMD Conversations



Process

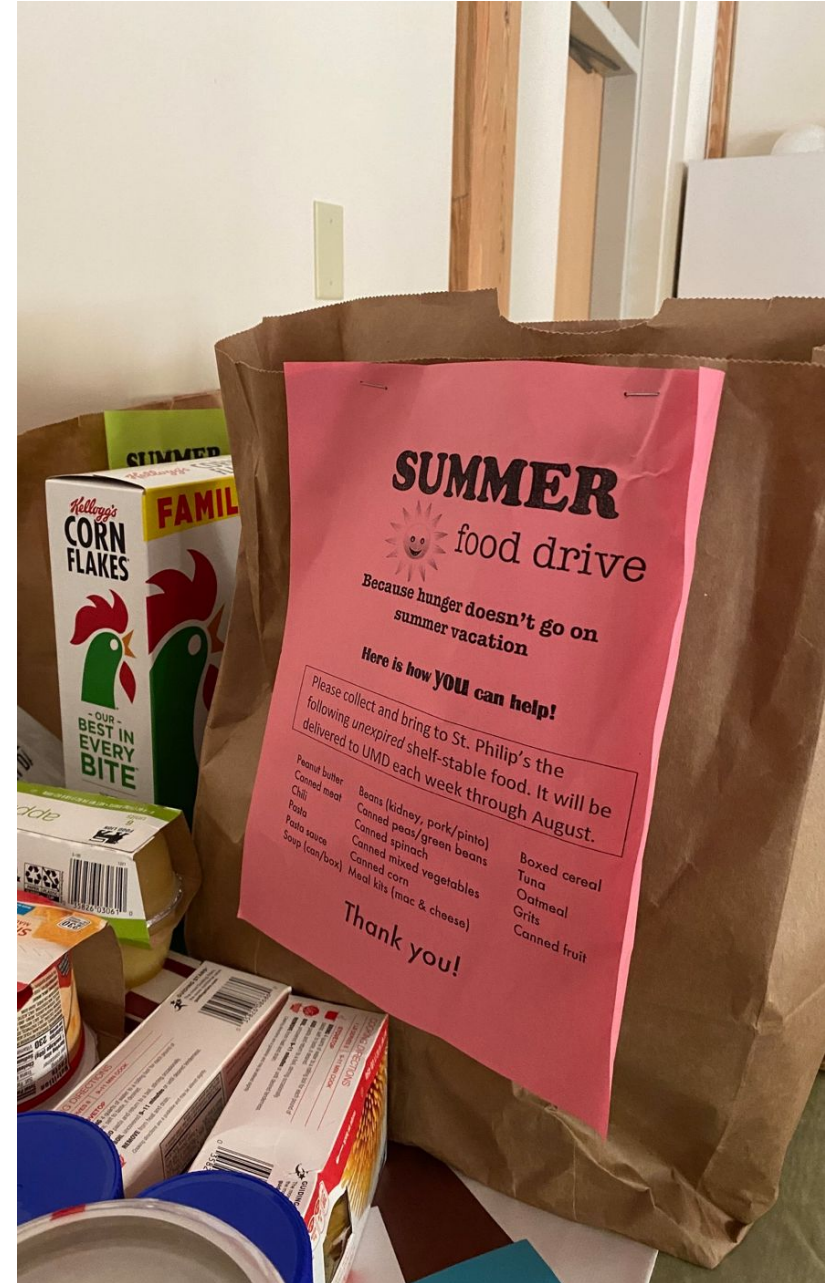
- 2019 Request for Proposals
 - Interviews
 - Selection of Clearscapes
 - UMD Conversations
- 2020 Work with Clearscapes
 - Congregation Workshops (February)
 - **COVID-19**
 - Market Study
 - Community Interviews
 - UMD Conversations
 - Phase I Report



Process

- 2021 Continued work with Clearscapes
 - Environmental Analysis
 - Community Interviews
 - UMD Interviews
 - Potential Development Scenarios
 - **New Rector!**
- 2022 Continue work with Clearscapes
 - Congregation events (May)
 - Vestry Briefing
 - Congregation events (November)
 - Phase II Report

we
are
here →



Congregation Input 2020

Be a jewel in a densifying city

New buildings should not conceal church spire

Need places to eat after church - "Holy Donuts"

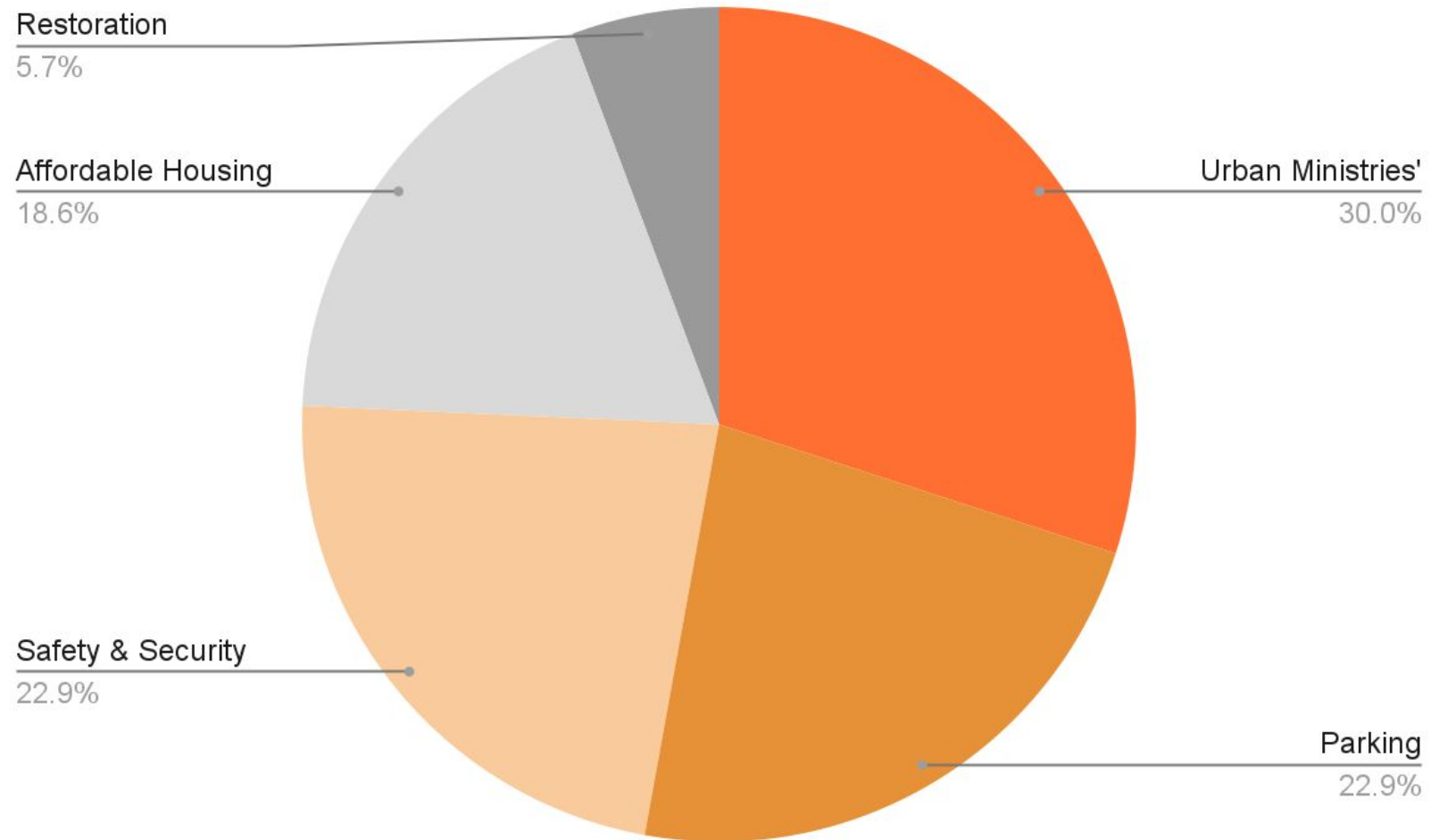
Make UMD bigger

Parking needs to be addressed

Need more beautiful greenery on site.



Congregation Priorities 2022



Common themes:

- Furthering church mission and being good stewards of available resources.
- Welcoming our neighbors and maintaining safety and security.
- Adapting to our increasingly urban context and incorporating green space.
- Parking, parking, parking.
- Continuing our partnership with Urban Ministries as our neighbor.



A word cloud of common themes in shades of red and orange. The words are arranged in a vertical, slightly overlapping manner. The largest words are 'security', 'parking', 'worship', 'landscape', 'food', 'play', and 'outreach'. Other words include 'event space', 'restroom', 'transit', 'roi', 'Church-cat', 'growth', 'maintenance', 'youth', 'fireplace', 'daycare', 'gym', 'memorial', 'retail', 'status', 'garden', 'laundry', and 'library'.

event space
security
parking
worship
restroom
transit
roi
Church-cat
growth
maintenance
landscape
gym
memorial
youth
fireplace
daycare
retail
status
garden
laundry
library
food
play
outreach

Neighbor & Community Input

Highlights

- Digital Meetings with neighbors and community, including:
 - First Presbyterian
 - Urban Ministries
 - Durham City & County
 - Affordable Housing Developers
 - MANY MORE . . .

Important Messages:

- Flexibility of southeast corner
- Unknown impacts of pandemic
- Need for coordinated approach: parking, services, amenities and open space, messaging
- Desire for ongoing dialogue

Urban Ministries of Durham

An Existing Partnership

Founded in 1981

Operates out of buildings on St. Philip's and County properties

Vital community resource providing meals, shelter, clothes and supportive resources

This past year UMD served over 5,000 individuals by providing:



Urban Ministries of Durham

An Existing Partnership



Covid-19 Pandemic has significantly impacted UMD's Current Program

- Congregate Emergency Shelter
- Community Cafe
- Healthcare Clinic
- Food Pantry and Clothing Closet

New and Expanded program needs:

- Non-Congregate Shelter to serve 120 men and women
- Day Center with showers, laundry, mailboxes, and other services
- Rooms for the medically fragile
- Permanent Supportive Housing
- Transitional Housing



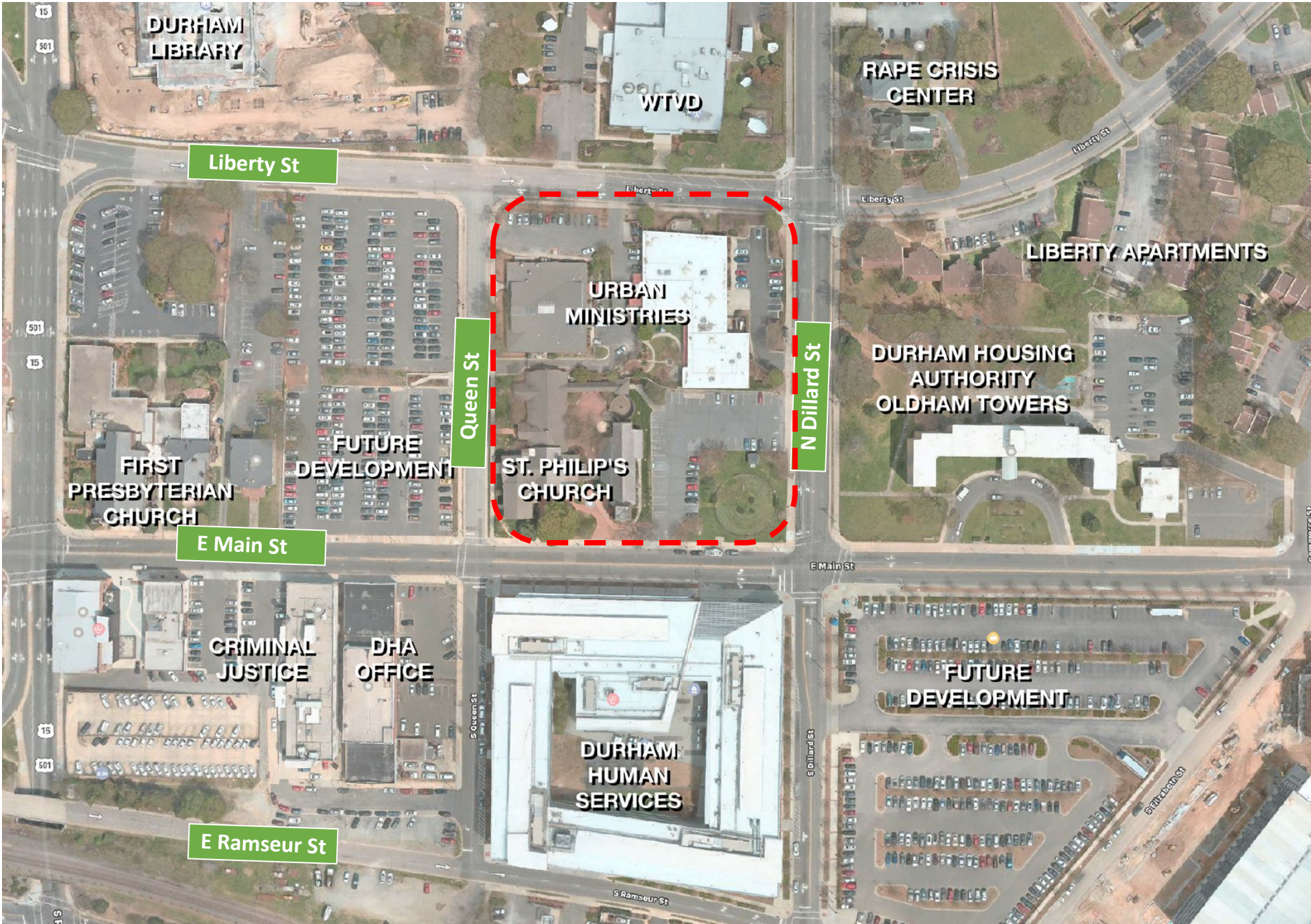
Service Partners: Families Moving Forward, Housing for New Hope, Lincoln

Vision & Goals

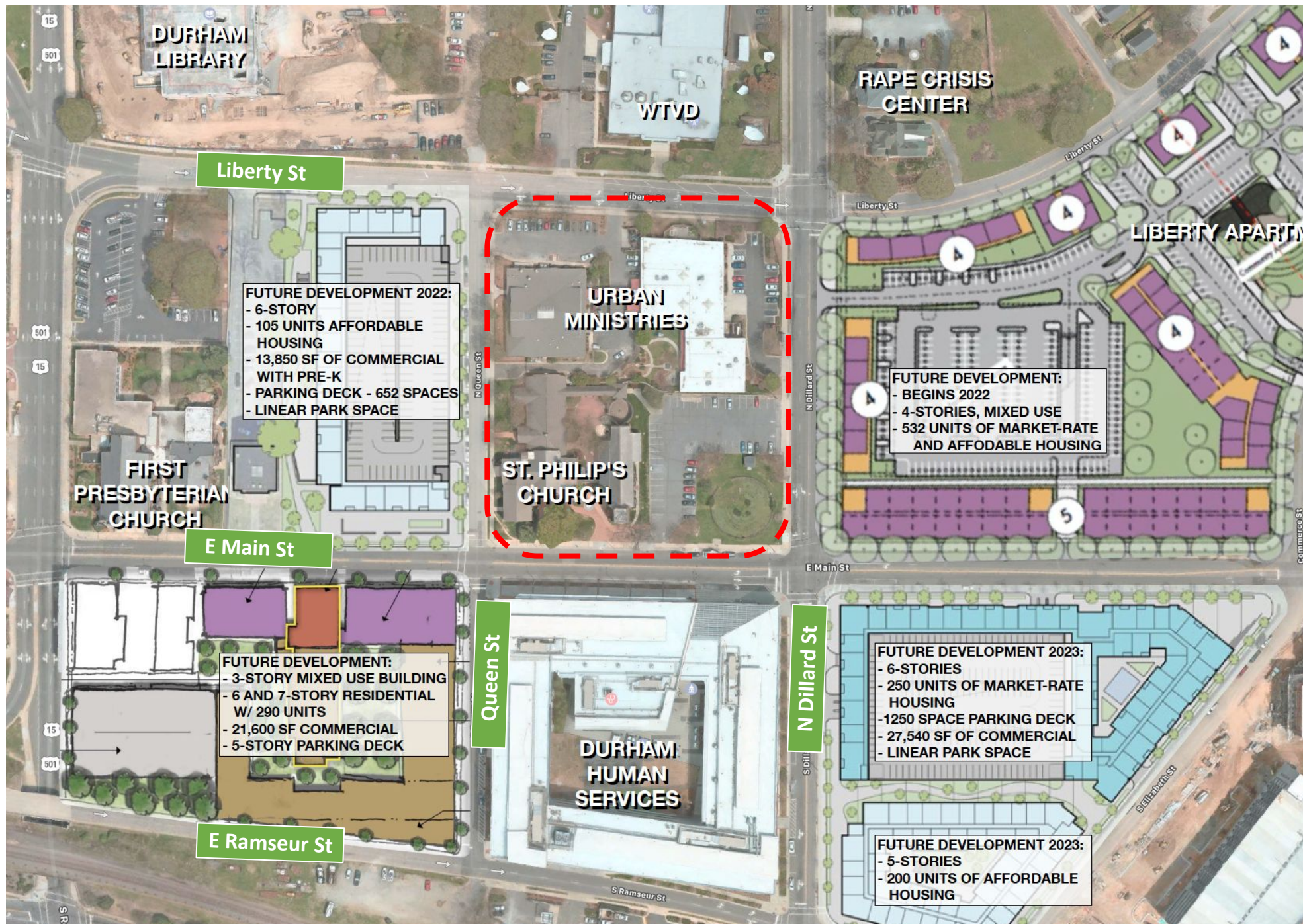
- Continue St. Philip's mission to be a church for all people - worship, love, and action, with a focus on using our real estate assets for love and action in our Durham community.
- Provide for St. Philip's physical needs:
 - Parking (short-term)
 - High-quality, active open space
 - Additional program space (long-term)
- Reinvest in our 35+ year partnership with Urban Ministries
 - Help develop a facility for next generation of service
 - Expand services offered and numbers served
 - Modernize shelter model



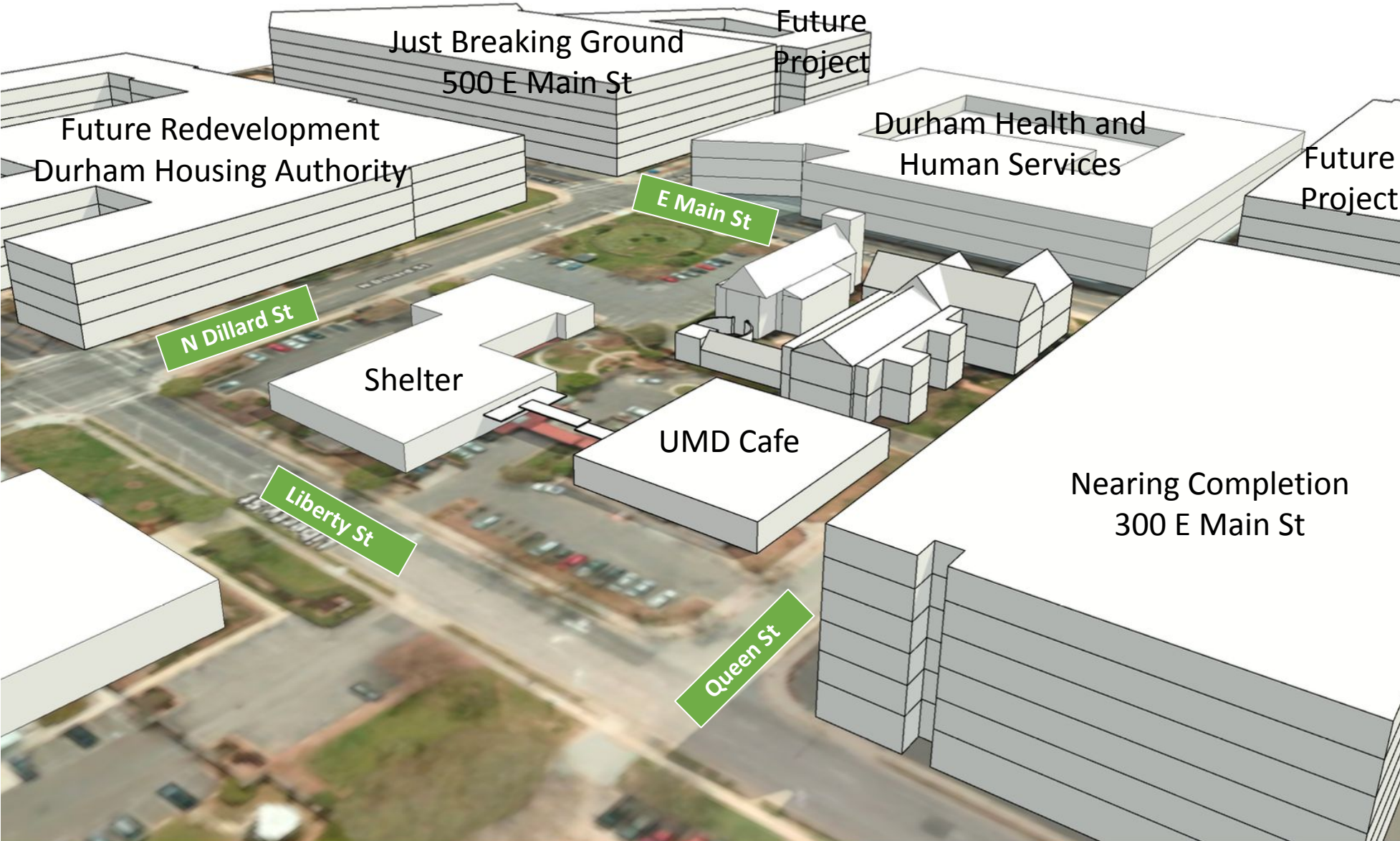
2020 Conditions



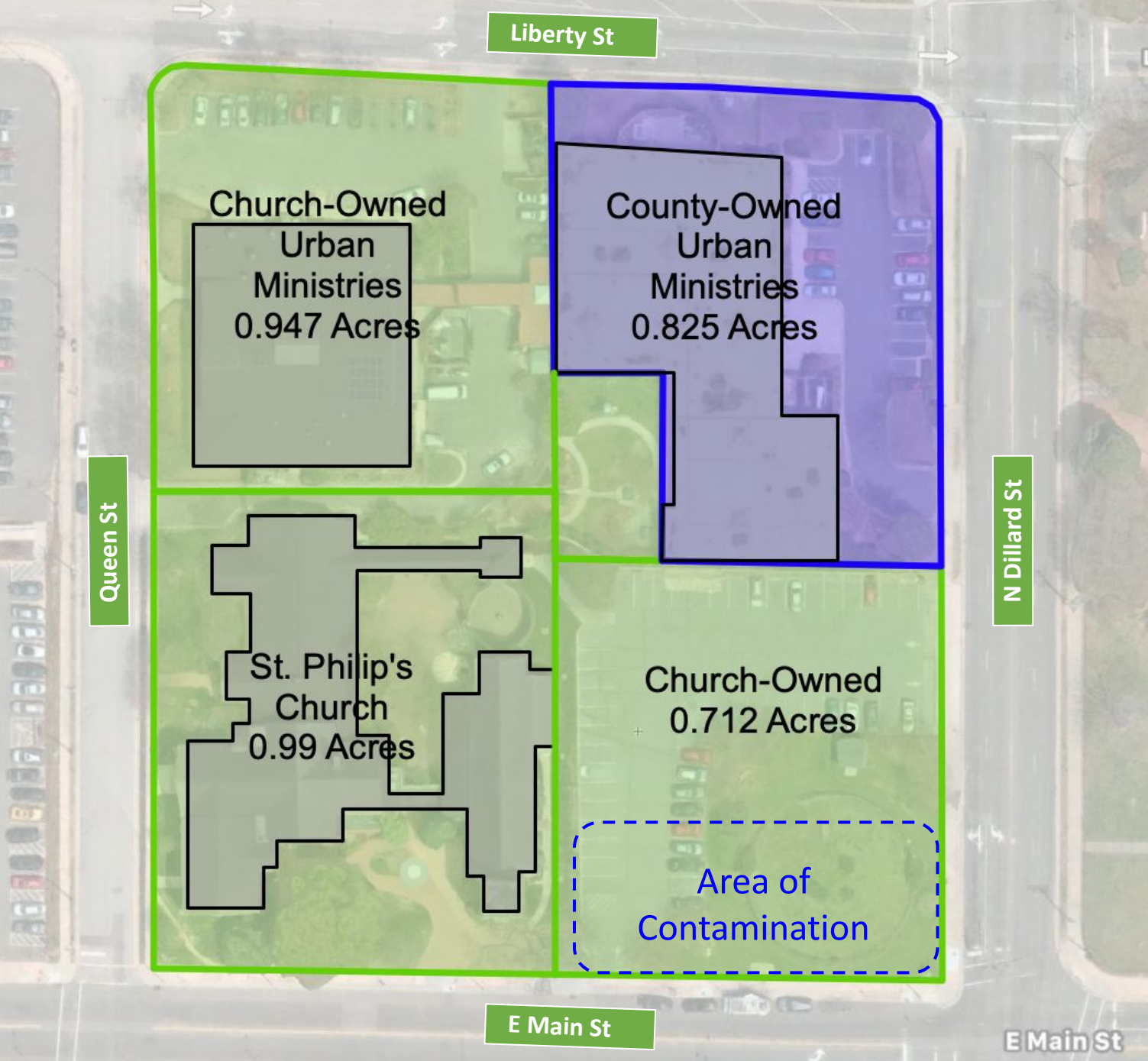
Future Conditions



Future Conditions



Property Ownership

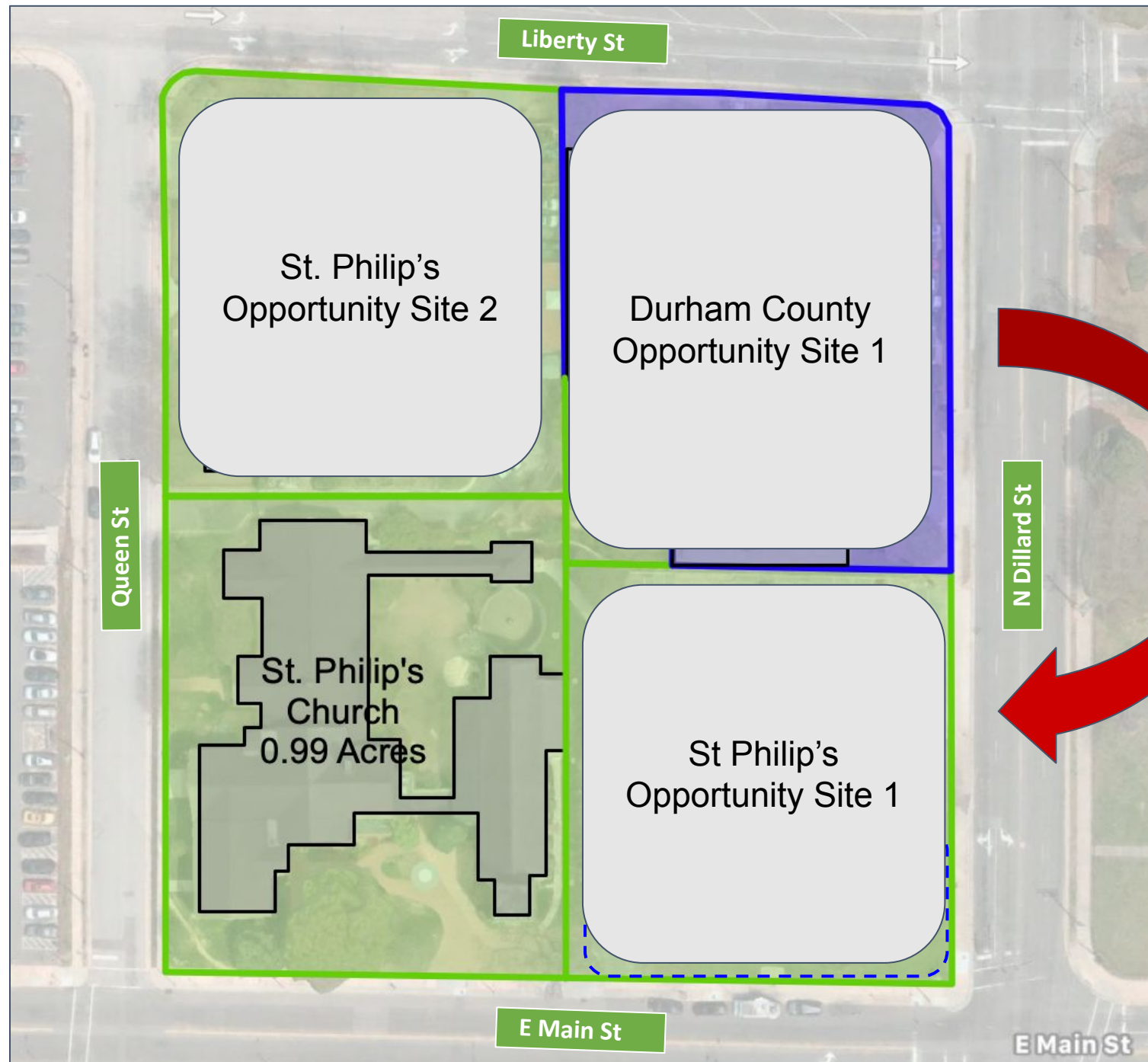


Existing Conditions Development Opportunities

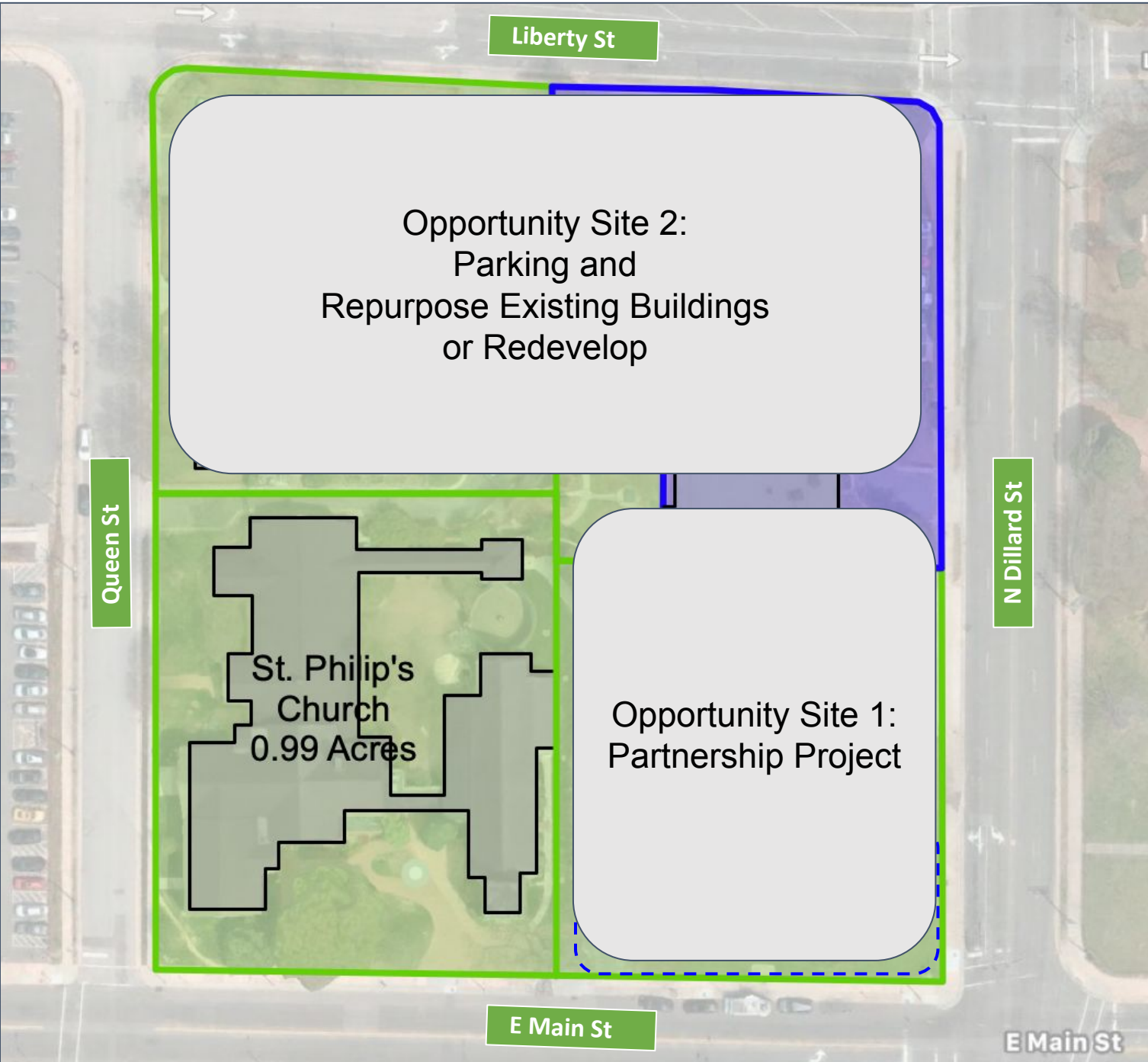


Development Opportunities

Land swap or other change in land control makes new options for more impactful use of entire block.



Development Opportunities



Site 1/Phase 1

- Partnership project: new and expanded facility for UMD
- St. Philip's contributes
 - Land
 - Leadership
 - Social/political capital
- Requires public funding and broad community support
- UMD contributes
 - Fundraising
 - Leadership in developing service program and service partners



Massing diagram only; does not represent architecture or design.

Site 1/Phase 1

- Leaves contaminated area undisturbed
- Interim parking for St. Philip's
- Ultimate use as public open space
- Ideally St. Philip's controls land during design and construction



Massing diagram only; does not represent architecture or design.

Site 2/Phase 2A

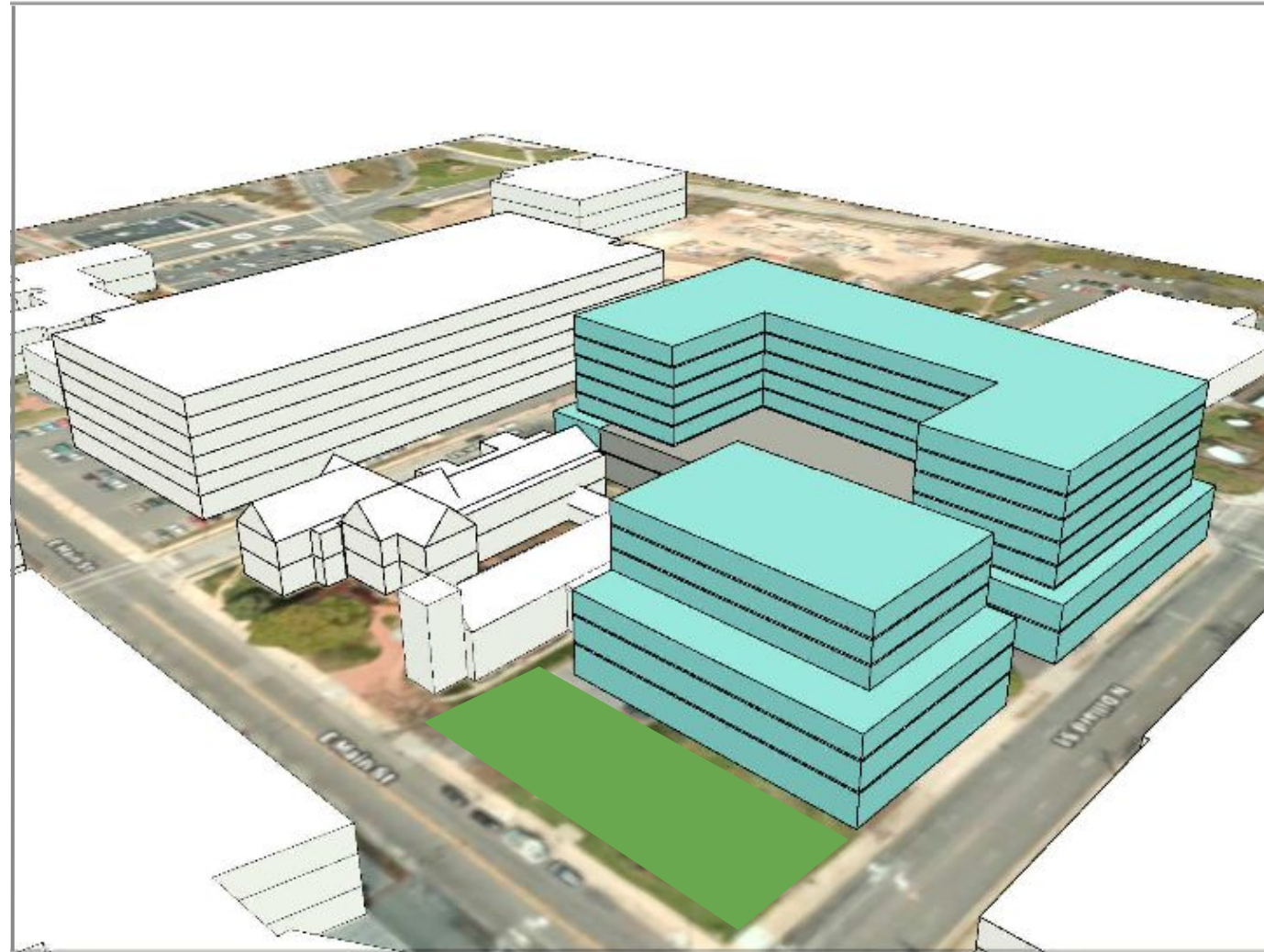
- Use existing UMD buildings for other needs or demolish
- Existing UMD parking available for St. Philip's use
- Phase 2A lasts as long as desired



Massing diagram only; does not represent architecture or design.

Site 2/Phase 2B

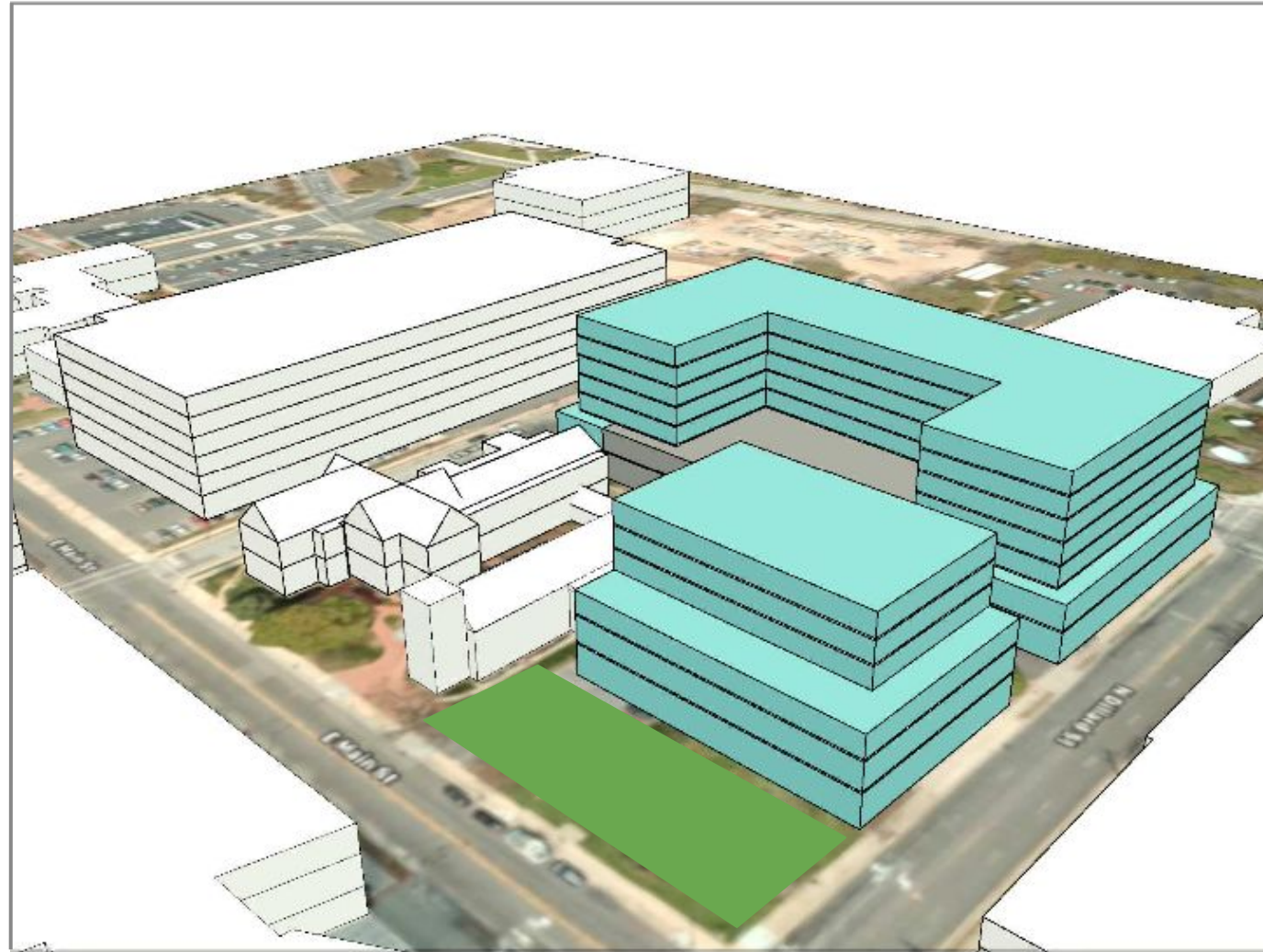
- Existing UMD buildings demolished
- Site redeveloped
 - Structured parking
 - Active ground floor uses, office space, retail space (Holy Donuts!)
 - Upper stories office and/or housing (affordable + market rate)
 - Rooftop open space
 - Queen Street open space
 - Space available to church as-needed



Massing diagram only; does not represent architecture or design.

Site 2/Phase 2B

- St. Philip's contributes
 - Land
 - Leadership
 - Social + political capital
- Identify development partners to lead design and development
- Potential for steady revenue
- St. Philip's retains control of land for duration



Massing diagram only; does not represent architecture or design.

How You Can Play a Role

- ✓ **Learn** more about the project; visit Campus page online
- ✓ **Let us know** if we missed anything
- ✓ **Share** your thoughts on how to use our campus facilities to be a beacon of love and action in Durham

Next Steps

Setting Priorities

- ✓ Share Development Scenario with Congregation.
- 02 Vestry commitment about whether or not to move forward.
- 03 Retain land use attorney; advance property agreement with Durham County.

Next Steps

Setting Priorities

04 Ongoing neighbor and interested stakeholder engagement

05 Ongoing partnership with UMD, Durham County, other community partners

06 In partnership with UMD, retain a development consultant

07 Retain an owner's representative to serve through design & construction.

Discussion

