

# TRINITY EPISCOPAL CATHEDRAL



## VESTRY MINUTES

June 18, 2013

**Roll Call:** Present: Tom Robbins, Sally Smith, Mary Hustler, Loren Weatherly, Anita Williams, Pat Hill, Sue Clark, Liz Magill, Kevin Donohue, Randy Cheek

Absent: Dean Baker, Ruth Fitch, Kelly Boutwell, Chris Tzimenatos, Burt Douglass, Chris Sanft, Kevin Sanders

### **Handouts**

June Vestry Agenda

Draft May Minutes

Memorandum: Summary of Building and Grounds Analysis

Memorandum: Options for Expanded Program/Administrative Space

Memorandum: Activity in 2009 & Recommendations for 2010

*Loren Weatherly called the meeting to order at 6.30PM*

### Closed Session

Additional Attendees: Tim Mattheis and Sam Harper of WMB Architects, Kirk Bone

Opening Prayer – Mary Hustler

Prayer Report – Mary Hustler

### **Approval of May Minutes – Loren Weatherly**

Tom Robbins moved and Randy Cheek seconded the motion to approve the minutes with edits as follows: 1) Correct spelling of Loren Weatherly's name, 2) Under **Jr. Warden's Report** add: Ruth estimated the cost of the remodel to be approximately \$20,000 and a special offering will be held in mid June. 3) Under **Other Reports** add: Randy Cheek and Kevin Donohue requested a more detailed review of the financials and an update on the Sutter garage situation. Motion unanimously approved.

### **Campus Master Plan – Review of Preliminary Site Plan and Building Elevations Developed to Date for the New Building Program**

Background: Kirk reported that he and Don McClurg had done some preliminary work on permitting the Trinity campus expansion plans and obtained city approval in 2006 to hold the permit until such time as building could begin on the original plans. Since that time the landscape has changed in that the Bishop has moved, building plans have been delayed due to the economy and the 27<sup>th</sup> street property, now acquired, can be incorporated into an overall campus permit plan. In this new plan, some affordable housing is eliminated by the demolition of an apartment house that now stands on part of the 27<sup>th</sup> Street Property. Thus, an option for affordable residential housing has been incorporated into the new plans. Discussion occurred about the using the property for residential space.

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Tim Mattheis of WMB presented via PowerPoint the previously approved plans which originally started with the Cathedral space as Phase I. This plan was approved in 2006 and was due to expire in 2009, but was extended and will now expire in 2014. Phase II was the Capitol Avenue Administrative Building. He then outlined the new plan in three phases.

- Phase I. Tim presented the existing permitted space for the 27<sup>th</sup> Street Building, a 4 story building. The plans presented were preliminary and flexible for changes prior to the final plans. Levels 1-3 are program/office space. Level 1 has an option for commercial space as well. Level 4 showed an option for affordable housing. There is an enclosed walkway from this building to the Cathedral.
- Phase II is the Capitol Avenue Administration Building. This includes a Great Hall, Kitchen, Program space on the first floor. Floor two includes a large storage area above the kitchen. Floor 3 and 4 is a large shell to be built to Administrative space. Floors 5 and 6 are optional and show residential space and a common outdoor deck. Residents would enter through their own separate entrance. The current secured courtyard would be maintained.
- Phase III is the Cathedral Space. No changes were made or presented from the original concepts of 2002.

Sam Harper of WMB presented a 3 dimensional look at the buildings from various perspectives, including the Administrative spaces on Capitol Avenue and 27<sup>th</sup> Street both with and without the residential spaces on the top floors.

Discussion on residential space: If 6 floors are exceeded, the building is classified as a high rise. The idea of affordable residential housing in our structures is presented as an option as it aligns well with the mission of Trinity Cathedral. Market rate housing may also be an option. The concept of residential space in the Capitol Avenue Administrative Building originally began by conversations with Sutter General Hospital in their need for Ronald McDonald space. It is unknown if this remains an option or need for Sutter.

Kirk and Anita both recommend that the permit request reflect the maximum amount of space in the plan to allow for the greatest flexibility. The City will review the environmental impact: traffic, noise, height etc. Showing what it could look like if completely built out is the goal. Residential can be removed at a later date if the ultimate decision is to omit it. The idea: Go for the permit with the most impact and scale back later, if need be.

Discussion and Q&A followed: In Phase I, one option is that the the 27<sup>th</sup> Street building could be built with the 4<sup>th</sup> story and used for program space at the beginning. It can be converted later when the additional space of Capitol Avenue is available. The residential housing could be used for some of Trinity clergy. The residential housing may also give us the opportunity to generate income for the Church.

#### **Cost and Schedule: Anita Williams**

Anita's role is to obtain approval of the required planning entitlements from the City of Sacramento for an updated overall campus master plan described by Tim. These entitlements will also protect those approvals obtained previously for an additional 15 to 20 years. If 100% of the needed funding were available now, the Phase I 27<sup>th</sup> Street building would still take approximately 2 years to get approved with environmental studies and about a year to build. Without residential, the construction costs are an estimated \$6 to 7 Million dollars. If residential is added, then anticipate an additional \$1 to 1.5 Million dollars.

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**Motion and Vote (as recorded by Kevin Donohue as Liz Magill left meeting at 8:10PM)**

Following the architect's overview of the revised architectural concepts for the Cathedral Campus Master Plan and an extended Vestry discussion, Kevin Donohue made the following Motion, The Vestry finds that the campus development plans reviewed tonight should be presented to the Congregation and to Trinity's neighbors in the surrounding community, and that these plans should be the basis for developing building plans to be submitted for Trinity's entitlement application to the City of Sacramento.

The Vestry further finds that the architects should proceed with developing a set of building plans that maximizes the allowable square footage for the Cathedral Campus Master Plan. The maximized square footage plan should contemplate the possibility of some type of housing units, if economically feasible, on either or both the 27 Street and/or the Capital Avenue buildings. The drawings should also allow for the development of either building without housing units.

Randy Cheek seconded the Motion which was then unanimously approved.

Closing Prayer – Loren Weatherly

*Meeting Adjourned by Loren Weatherly at 8:45 pm*

Respectfully Submitted,  
Liz Magill, Vestry Clerk with portions by Kevin Donohue, Vestry Member