



Carrying On The Vision

Investing in the next generation to be equipped for ministry

October 13 Ministry Building Update Notes and Q & A

This meeting focused on updates related to CrossPoint Church's new ministry building and ongoing plans for land development and funding. These are notes and Q & A from the meeting. To view presentation slides and/or the recording of the presentation, go to crosspointchino.org/vision.

Previous Key Dates

- November 2023: Congregation approved moving forward with fundraising and building plans.
- February 2024: Approved sale of the 2.9-acre land parcel to help fund the new ministry building.

Ministry Updates

- GEMS Girls' Club: 98 girls and 26 leaders in Fall 2024. Room size is determining capacity by grade level.
- Cadets Boys' Club: Increase from 100 boys in 2023 to 112 boys and 33 leaders in 2024.
- CP Youth: Weekly participation of 60-70 youth in Fall 2024, up from 50-60 last year.
- Sunday Programs:
 - CPkids (K-6th): Growing from 85 kids in 2023 to an average of 97 in August-September 2024.
 - CPLittles (0-5 years): 33 kids and 9 volunteers in 2024.

Building Committee Update

- The Building Committee met six times since February 2024.
- The architect has completed conceptual and schematic designs, with feedback from ministry leaders.
- Next Steps: Preparing Design Development plans for submission to the city.

Building Features

- Size: 20,700 square feet, two stories.
- Classrooms: 27 rooms, plus two resource rooms and storage.
- Assembly Rooms: Two rooms with flexible seating (chairs or tables).
- Security: Secure check-in for children and access to classrooms.
- Additional Features: Separate restrooms for children and adults, a kitchen, and an elevator.
- Ceiling Heights: Assembly rooms will have a height of 10.5-11 feet.

Financial and Vision Campaign Update

- Building Estimate: \$6.5 million, including furnishings (up 500K from last year's estimates).
- Pledges to Date: \$1.56 million, with \$486,000 (31%) received.
- Current Financial Gap: \$5.75 million, with land sale and pledged contributions expected to reduce this to \$1.014 million.

Land Sale Update

- The 2.9-acre parcel on Euclid Avenue is being marketed, but a lot line adjustment of 0.5 to 0.7 acres is being requested by buyers due to the power line easement affecting development.

Next Steps

- A congregational vote is scheduled for October 27, 2024, to approve the lot line adjustment.
- Voting options include in-person, absentee, and online ballots.

Q & A Summary on pages 2-4

The following is a summary of the Q & A portion of the meeting. For full answers, please view the recorded presentation at crosspointchino.org/vision

Ministry Building Project Q & A

1. What is the ceiling height in different rooms?

Large multipurpose room: 11 feet. We raised it as high as we could without increasing costs by using additional studs and drywall.

Fellowship hall: Approximately 13 feet. It's a larger room, and we believe this height works well.

Hallways and smaller rooms: Increased from 8 feet to 9 feet to give a more open feel.

Overall floor-to-floor height: Capped at 12 feet due to stairway constraints.

2. How will the preschool bathroom on the bottom floor function for different age groups?

All of the bathrooms have normal height toilets, accessed by children with a small staircase. Even in the current nursery, a small staircase is used for access. On Wednesday nights, bathrooms on both floors will be designated for children's use.

3. Are there any statistics or square footage breakdowns between classrooms and assembly spaces?

We don't have specific square footage breakdowns. However, by code, classroom capacity must match assembly size. For seating, the first floor holds 224 seats, and the second floor holds 145 seats. This should be sufficient for both Sunday morning and Wednesday night services.

4. Is the building flexible enough for future modifications?

Yes, the building is designed with flexibility in mind. While there are a few structural walls, most can be modified if needed in the future.

5. Why were room dividers removed from the plan?

Dividers were removed due to cost concerns. Some dividers could cost upwards of \$150,000, and they would have affected the ceiling height.

6. What is the plan for the Chinese congregation?

The Chinese congregation will continue to meet in the Student Center on Sunday mornings. However, the lower floor room in the new building could be used for their post-service gatherings, meals, and small groups.

7. Is there enough room for the growing number of children attending?

Yes, the space is sufficient. We've planned to split the children into groups (preschool to 2nd grade and 3rd to 6th grade) on Sunday mornings. The Cadet ministry is growing rapidly, and with the addition of field space and the maintenance building, their needs will also be met.

8. What about storage for programs like Cadets and GEMS?

Storage has been a priority, and we've designated areas in the new building for this. Additionally, a large storage site has been added on the south side of the property, where the cell tower used to be.

9. What is the square footage of the kitchen, and is it large enough?

The kitchen is approximately 26 by 15 feet. It will have a stove, double sink, island, ice machine, and refrigerator/freezer space. Though smaller, it should suffice, and it can be augmented with the main kitchen. This space will have upper and lower cabinets and a serving counter that opens to the north side of the building.

10. Will the new building have solar power?

Solar is under consideration, but a decision hasn't been made yet. The architect is looking into it, and we'll explore the feasibility as the project progresses.

11. Is there an outside play area for the preschool?

Currently, there's no outdoor play area. However, the preschool room has a designated indoor play area. In the future, we could potentially expand to include an outdoor space.

The following is a summary of the Q & A portion of the meeting. For full answers, please view the recorded presentation at crosspointchino.org/vision

1. Does the elder board and other leaders involved in this process have accurate information about the potential costs of future development for the remaining property?

While future development is uncertain (it could happen in 10, 20, or even 50 years), the immediate focus is on the current half-acre site that is set to be developed. The remaining 4.75 acres would be available for future development, but no exact timeline or specifics are confirmed. The full council (elders and deacons) have met and reviewed this and it's been recommended to the congregation for a vote.

2. Will the proposed lot line adjustment affect the future value of the remaining 4.75 acres?

No, the difference in a half-acre is negligible. However, if the lot were larger, it could potentially attract bigger developers who could pay more due to economies of scale. The current size appeals to smaller developers, so it won't impact future value negatively.

3. What type of units are being planned on the 40-unit development site?

These are residential units, specifically townhomes. They will range from 1,500 to 1,800 square feet and are aimed at first-time buyers, likely young families.

4. If I vote against the sale of the extra half-acre, does that put the \$4 million sale at risk? I understand there are those who want more land, but for those of us who were against selling in the first place, is this a critical decision? Also, isn't \$500,000 something a congregation of our size could raise without selling the land?

Yes, voting against the half-acre sale puts the \$4 million at risk. Without the extra land, fewer units can be built, making the property less attractive to developers and limiting potential buyers. Raising \$500,000 from the congregation is possible but challenging, as only \$486,000 of the \$1.56 million pledged has been received, and not all pledges will come in before construction. Additionally, pledges are expected over a three-year period, and there are uncertainties such as life events that may affect those pledges. The church also faces refinancing its current \$875,000 mortgage loan in a few months at a higher interest rate. Selling the land helps reduce financial strain, cover costs, and pay down debt.

6. What are the remaining costs besides the sale price of the land?

In addition to the sale price, there will be commissions, closing costs, and potentially environmental studies or other work required, which we cannot fully estimate at this time.

7. Is the 4.75-acre remaining land all usable, or are there easements involved?

While the 4.75 acres includes easements, we can still use those areas for parking or open spaces. So, while we can't build on them, they do contribute to the site's overall usability.

8. What are the dimensions of the lot line adjustment slice?

The slice is roughly 50 to 55 feet wide. The exact measurement may vary depending on what the city allows and the needs of the developer.

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9. Why is the price per acre for the additional half-acre lower than the price for the 2.9 acres?

The pricing isn't calculated strictly by acreage. Instead, it's based on the number of units developers can build. The additional land is necessary to maximize the number of units on the property, which increases the overall value of the development, rather than the price per acre.

10. Do we have sufficient parking for the new building?

Yes, we currently have sufficient parking and do not need to add more for the new building. We also won't need to add significant landscaping, as most of the infrastructure is already in place.

11. Why is there no longer any talk about commercial development on the 2.9-acre land? Is this shift to residential due to the city designating it as a low-income housing site?

The decision to focus on residential development stems from the city's mandate, which requires the site to accommodate 40 housing units. If these units were not built on the designated 2.9 acres (e.g., if a retail center were developed instead), the state would require those 40 units to be built elsewhere in the city, a burden the city is not willing to take on. This decision is driven by the city's housing needs and existing zoning regulations. Additionally, attempting to rezone the land for commercial use would be a lengthy and complicated process. The city's preference is to stick with the current residential zoning, which aligns with state housing mandates.

12. Have you considered the potential impact of parking overflow from the 40-unit development into the CrossPoint parking lot?

The city has strict parking requirements, and the developer has exceeded these in their site plan. While there is always a chance that overflow could occur, the layout of the development makes it unlikely that people would park at CrossPoint, as it would be inconvenient. There will be no access to CrossPoint from the property aside from the entrance driveway(s) along Euclid.