

# Vision 2020 – Property Vote and Master Plan Information

## Background

### Historical Timeline

- 1984 - Parking lot property (749 Peachtree) purchase
- 2001 - Initial CVI purchase
- 2006 - Congregation decision not to enter into agreement to sell property north of 4th Street
- 2006 - Buyout of St. Mark's CVI interest
- 2007 - Congregation decision to enter into 2 phase agreement to sell north of 4<sup>th</sup> property to CRB
- 2007 - Initiation of Vision2020
- 2008 - Vision2020 congregational idea generation and prioritization, with further refinement and recommendations by Idea Teams
- 2008 - Close on Phase I (CVI) property sale
- 2009 - Vision2020 Master Planning process to translate ideas/dreams for ministry into space requirements and then into a conceptual building plan (Master Plan)
- 2010 - Jan 30/31 vote on completion of Phase II property sale (4<sup>th</sup> Street parking lot) to CRB

### Partnership with CRB: Two Phase Agreement

**Phase I** - Sale of the CVI property and agreement to develop a Master Plan.

**Phase II** - Sale of remainder of p property after both parties' agreement on a Master Plan.

The goal of our agreement with CRB was/is to receive a fair price for our property and also to maintain a strong voice on how it will be developed. The two phase agreement has given us financial breathing room and sufficient time to thoughtfully develop a Master Plan that accomplishes two goals:

- Ensures that CRB's development will be compatible with what we build on our property.
- Confirms that we can build all of the facilities needed to realize ministry goals and dreams for the next 50+ years on our property south of 4<sup>th</sup> street (Redeemer's current location).

The Master Plan consists of conceptual drawings/renderings of what might be built on our current footprint and the property north of 4th Street. It began with our vision, ministries and future programming needs that were defined through the efforts of over 200 Redeemer members who participated in idea generation and refinement and/or our master planning teams. The plan places Redeemer as the centerpiece and dovetails with plans for the property/development north of 4th Street.

## Frequently Asked Questions -- Regarding the Master Plan

### **What will happen to our current structure – Sanctuary, Education building, Sims Atrium?**

There is no plan to remove, replace or alter the Sanctuary structurally. Rather, the intent is to make our current Sanctuary the centerpiece of the Master Plan (for the entire property both north and south of 4<sup>th</sup>). It will remain as is and much care will be taken to ensure that the structure is not damaged or disturbed during construction.

With the exception of the Sanctuary, the Master Plan does include all new ministry facilities, so our current buildings will be replaced. We recognize that many gave generously to build these facilities, but must remember that the true purpose of our giving was not simply to build structures, but rather to develop ministry, build community, and grow our ability to serve God. This goal has most assuredly been accomplished and we are now poised to consider what is next in God's plan for Redeemer.

**What will happen to our Food Ministry, the Columbarium and the overpass connection to Lutheran Towers?** These important elements of life at Redeemer have been considered by our planning teams. The current Master Plan does include possible locations for the Food Ministry as well as a new kitchen and facilities to support it. There are also several options for housing the Columbarium with opportunity to expand and perhaps make it more formal. Handling of the bridge to Lutheran Towers will depend on codes and City requirements/restrictions at the time of development, but there is no current plan to remove it.

**Who will own and control the high rise tower that is planned for Redeemer's side of the property? We talked about possibly housing Lutheran Services of Georgia and/or the Synod office on our property. Is this still part of the plan?** Redeemer will own and control all of the property and development south of 4<sup>th</sup> Street. If in the future, our congregation decides to move forward with this plan (or something similar), there will certainly be space available for LSG and the Synod office. We continue to be in contact with them regarding this option. Of course, any decision will be a mutual agreement at a future date.

**Does a plan of this magnitude make sense if Redeemer does not grow substantially? Is there a parallel effort at Redeemer to grow the congregation? Do we really need all of this?** We agree that this is a "God-sized" plan. These facilities would support significant growth in worship attendance and all of our ministries. As planning for our future continues over the next few years, we would expect that strategy and planning for congregation/ministry growth and for facilities development will occur side by side. With a projection of 40,000 new residents in Midtown over the next 10 years, it is good to know that Redeemer can grow accordingly at our current location as we are ready to do so.

**How will we maintain our current facilities – and how long will they need to last?** Maintenance of our current facilities is definitely a top priority for Redeemer. We know that any development of new facilities is likely a number of years away. A property and facilities task force has been formed by the Congregation Council to address this important need. They are charged with ensuring proper care, maintenance and functioning of Redeemer's property and facilities. They will also work to identify the financial resources to do so.