

UUFPP Real Estate: History and Status
(Jay Joseph)

What the UUFPP owns now

The UUFPP owns two parcels totaling approximately 2 acres, as follows:

- The Sanctuary & Classrooms or Main Building at 415 Youngs Mill Lane sits on a 1.1-acre site that was purchased for \$31,500 on January 25, 1980. The parking lot and approximately 3,700 square foot building were built in 1980. The property is zoned O1-Office; churches require a conditional user permit in this zone.
- The Office & Adult RE or Annex at 13136 Warwick Boulevard sits on 0.87-acre site with an 1,800 square foot building that was purchased on January 28, 2010 for \$325,000. The property is zoned C1-Commercial; churches are a by-right use in this zone.

In the event of a decision to stay and expand, the planning and development process is likely to include steps to abandon the lot line between the two parcels, thereby merging the two parcels into one parcel, and either rezoning or obtaining a conditional use permit.

Bob Saunders, a real estate agent at Harvey Lindsay Commercial Real Estate, provided an opinion of value dated November 14, 2019 for this existing real estate. He would list the total property for sale at an asking price of \$775,000. He would expect to sell it for between \$500,000 and \$728,000, before transaction costs, with final price depending heavily on whether it is one sale or two, and whether the use is as a church or for redevelopment. **For planning purposes, we should expect net proceeds, after transaction costs but before retirement of the bond debt, of between \$500,000 and \$600,000.** Note that the bond balance as of 12/31/2019 was approximately \$65,000.

What the UUFPP could build if we stay

In 2007, with an update in 2013, the Williamsburg architectural firm of Guernsey Tingle with architect Roger Guernsey (Unitarian Universalist of Williamsburg member and now retired from the practice of architecture) conducted a feasibility study and developed conceptual plans and costs to demolish the Annex and add on to the existing building. The plan can be summarized as follows:

- Demolish 1,800 sq. ft. Annex.
- Build addition of 5,340 sq. ft. resulting in 9,040 sq. ft. total building, that includes:
 - New 2,100 sq. ft., 286-seat sanctuary with old, 1000 sq. ft. sanctuary converted to fellowship hall
 - 9 classrooms, 3 offices, new foyer, new bathrooms, new kitchen
 - 100-space parking lot, with a single curb cut on Youngs Mill Lane

Estimated cost to build in 2007 was \$1,926,000. Estimated cost based on Williamsburg's recent project is \$2,314,000. CAUTION: THESE COSTS ARE PRELIMINARY AND SUBJECT TO SIGNIFICANT CHANGE.

What the UUFPP could expect if we go

In 2008, the Space Committee looked at buying land and building an all new building. Building all new would offer many advantages including: a design to our exact specifications; modern, energy efficient construction; and, potentially, a more central, more visible location. The estimated cost in 2008 to buy a \$600,000 parcel of land and build a 10,000 sq. ft. building was over \$3.6 million. It would likely be significantly higher today. **Building all new is the least affordable and therefore least feasible solution.**

As with Coastal Virginia UU's new location, a new location for the UUFPP could be an existing building, whether a church or another type of building that could be converted to a church.

We have no way of knowing if or when we may locate an attractive, existing building. It took Norfolk five years to find a suitable site with existing building to renovate.