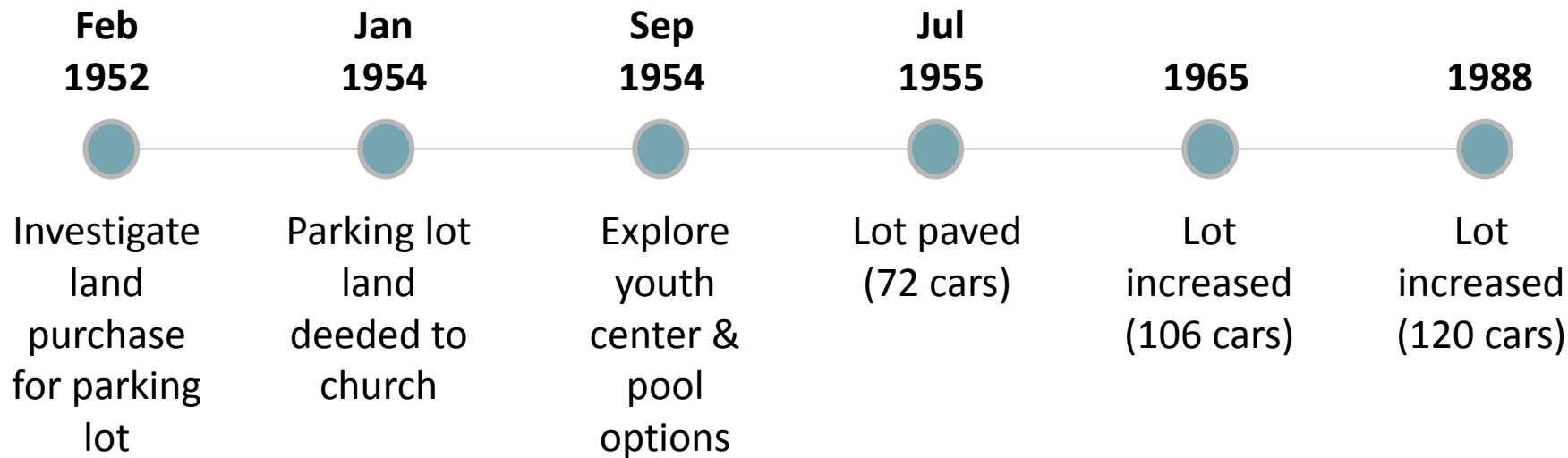




# Parking Lot Study Town Hall

March 20, 2022

## Ideas for a more purposeful use of the parking lot have always existed, with Hank Hulme contributing substantial research



## P. Nixon recommended Mount Olivet investigate a Community Life Center as part of the Strategic Planning Priorities from 2017

### Strategic Planning Priorities

1. Inclusivity
2. Families with children
3. Welcoming and discipleship systems
4. Worship
5. Orange/Silver Line people
6. Mount Olivet Community Life Center



Identify working group to research ideas for the eventual planning and construction of a large facility beyond the Green, to replace the current parking lot.



# The initial strategic plan specifically examined investigating the construction of a facility, replacing the current parking lot

## Potential Structure

“underground parking, with a mix of church, youth, recreation, and compassionate community needs (Assisted Living, Daycare, Medical office).”

## Church Benefit

“This Mount Olivet Community Life Center would serve to enhance and increase our current ministry and off-street parking by fifty percent.”

## Value Structure

“The stewardship of land beyond exposed asphalt parking creates self sustaining synergies for sustainable economic and environmental planning to serve the community for generations to come”



# In 2019 Mount Olivet formed a committee to begin the initial research and visioning phases of the Community Center

1

Conducted historical  
& architectural review

2

Outlined project  
tenets: use options,  
land scope, & parking  
lot lease

3

Reviewed community  
needs & church use  
cases

4

Engaged MTFA for  
visioning & project  
support

5

Conducted  
programming  
workshop

6

Created site vision &  
renderings



# Our first step is to align the ministries and mission of the church with financially viable services needed in Arlington

What is going on at Mount Olivet that God has blessed?

What is NOT going on that God is calling us to do?



Who is our community?

How do we fit?

What is the impact of our location?

What is the long-term stewardship vision of a mixed-use space?



# We are assessing viability of a short list of options that align with the missions of Mount Olivet, community, and financial factors

## Space Options

Community Youth Recreation

Arts and Cultural space

Daycare / Preschool Expansion

Medical Offices / Healing Ministry

Assisted Living / Senior Affordable Housing

Other Church Use Spaces

## Evaluation Criteria

- ✓ Aligns with United Methodist mission
- ✓ Aligns with Mount Olivet mission
- ✓ Aligns with County land-use goals
- ✓ Serves a critical community need
- ✓ Financially viable
- ✓ Does not require government subsidies
- ✓ Room for church parking on Sunday
- ✓ Ease of transition to future church space



**The properties under consideration are the 3 parcels comprising the parking lot, The Green, and the associate pastor parsonage**



# Mount Olivet can fund the space without a capital campaign through a ground lease with a developer

## Long Term Ground Lease

- Net Present Value
- Annual Payments
- Blend Lump/Payment

Development Partner  
funds and constructs  
building

Revenue from ground  
lease used to purchase a  
portion of the building

*\*Mount Olivet retains land ownership and title*

*\*Avoids capital campaign*

**After ground lease years, Mount Olivet owns  
the building and the land**



# Mount Olivet will determine governance and oversight of the building, without a need to manage daily operations



Mount Olivet establishes covenants that flowdown to tenant/ operating companies



Developer/Partner negotiates for tenant/operating entities; Mount Olivet provides oversight & periodic performance reviews



Tenant/operating companies manage building operations for their services



Mount Olivet covenants remain as contract flowdown requirements should any tenant/operator change hands



# Visioning Sessions: *What we heard from you*



# What We Heard from You: *Arlington's Pioneer Church*

## *INCLUSION*

- America's oldest church site in continuous use
- Historical leadership in racial reconciliation

## *NURTURING LEADERSHIP*

*"Active participation and engagement part of the church DNA"*

## *INCUBATION FOR NEW MINISTRY*

- Community service
- Childcare
- Creative expression
- Discipleship
- Multi-generational outreach
- Family support



# Mission: What is going on at Mount Olivet that God has blessed?

## REFLECTING THE ARLINGTON WAY

SERVICE - LEADERSHIP  
"ARLINGTONIAN"



- RESPOND TO NEEDS OF LARGER COMMUNITY
- LEADERS EMERGE WITHIN CHURCH
- NEW MINISTRY IDEAS NURTURED
- VIBRANT COMMUNITY SERVICE
- MEAL DISTRIBUTION
- CAREER & TRAINING PROGRAMS
- STRONG INVOLVEMENT: 100 VOLUNTEERS!
- SUMMER SERVICE TRIPS

## PREPARING FOR NEXT GENERATION

YOUTH - OUTREACH - FAMILY



- RESOURCES FOR DIVERSITY
- ASSISTANCE TO YOUNG FAMILIES
- NEW MEMBER OUTREACH
- SUPPORTING FAMILY - *HOWEVER DEFINED*
- VIBRANT CHILDREN & ADULT PROGRAMS
- ATTRACTIVE TO STUDENTS IN LOCAL HIGH SCHOOL & UNIVERSITIES

## ENCOURAGING PARTICIPATION

DIVERSITY - CREATIVITY  
LEARNING - BEAUTY



- TRADITIONAL & MODERN SERVICES
- INCUBATOR FOR NEW MINISTRIES
- RELIGIOUS EDUCATION FOR ALL
- VISITING LECTURERS & MUSICIANS
- COMMUNITY DINNERS
- MUSIC MINISTRY
- ART EXHIBITIONS
- CREATING BEAUTIFUL EXPERIENCES



# Mission: Opportunities that God may be calling us to explore?

## NEW GROWTH & BRIDGING CULTURES

- **TRULY INTEGRATED:** be more welcoming to all
- **A PLACE FOR YOUTH AND THE ARTS:** recreation and performance
- **INCUBATOR COMPONENT:** resources to help people explore how their passions can serve the community

## SERVICE & COMMUNITY SUPPORT

- **CHILDCARE:** expand to full-day programming
- **FLEX SPACE:** support community youth, arts, and disaster relief
- **TRAINING CENTER:** expand options for under/unemployed

## HOUSING MINISTRY

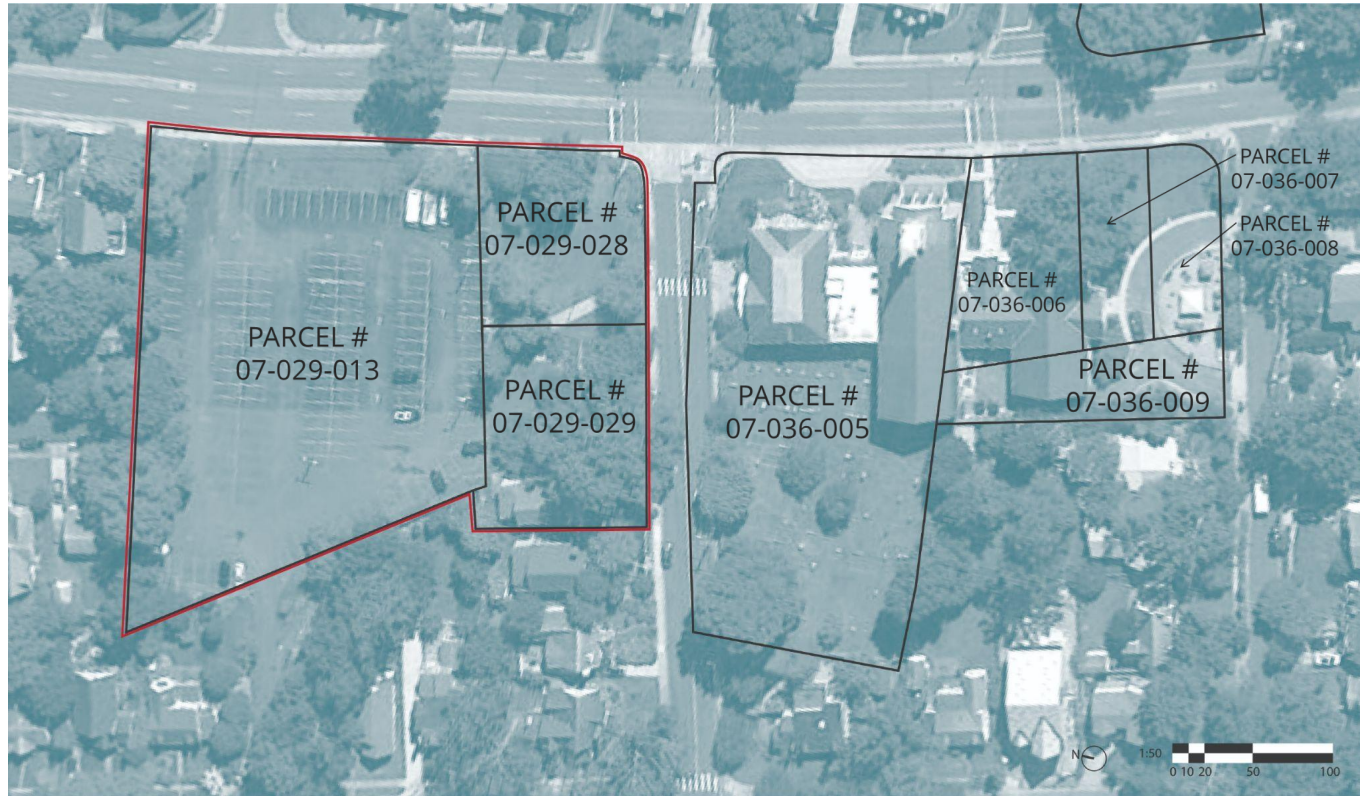
- **HOUSING** the elderly *affordably* and with *dignity*
- **ASSISTED AND INDEPENDENT LIVING:** to support community needs
- **SUPPORT:** community members at all income levels

## HEALING MINISTRY

- **ELDER CARE:** coordinated & supporting neighborhood infrastructure
- **MEDICAL OFFICE:** space for medical provider & community assistance with on-site medical care



# EXISTING LAND USE & ZONING



# EXISTING LAND USE & ZONING

## ARLINGTON GENERAL LAND USE PLAN

- Semi-public: S-3A, S-D  
Church, Recreation, Cultural  
Health Care, Assisted Living, Day Care

**EXISTING TABULATION: 84,534 SF**

## ZONING CONSIDERATIONS:

Examine by-right / S-D building options for churches

## STEWARDSHIP & CONTEXT

Highest & best use within market:

- Respect and be a Good Neighbor
- Near VHC & medical resources
- Ballston Metro - Orange/Silver Line
- Ballston corridor
- Woodlawn Park & high schools



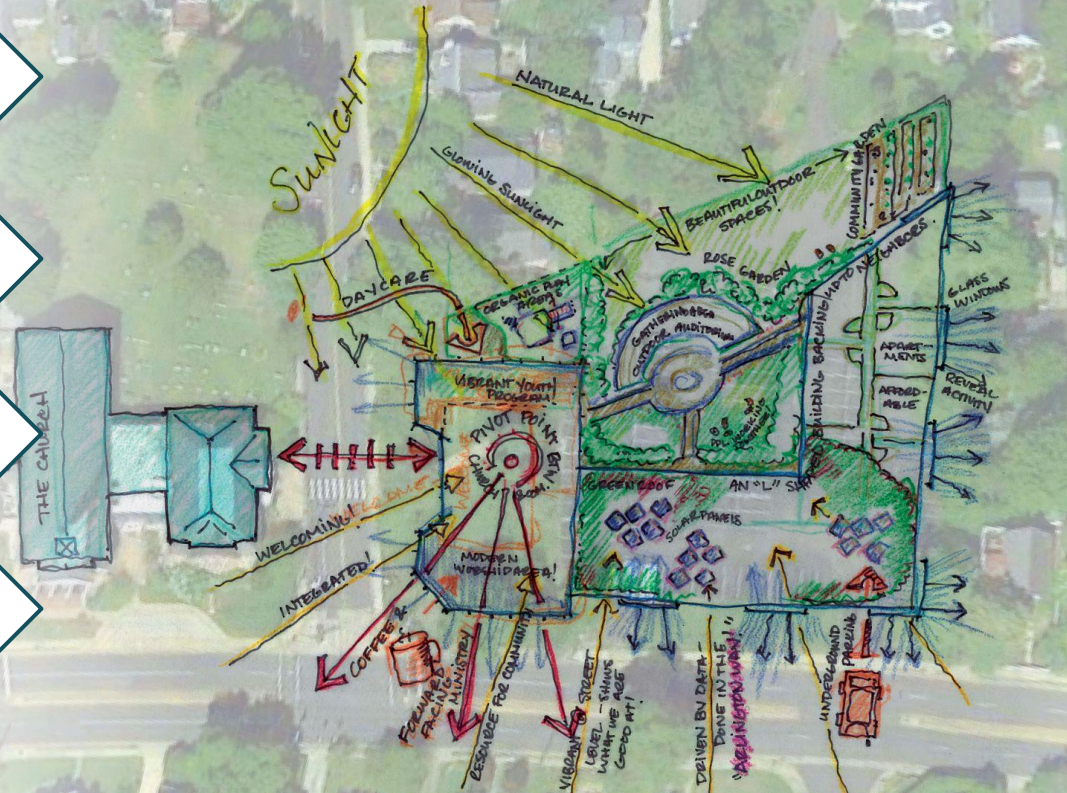
# THE MOUNT OLIVET OF TOMORROW

A CAMPUS FOR  
COMMUNITY LIFE

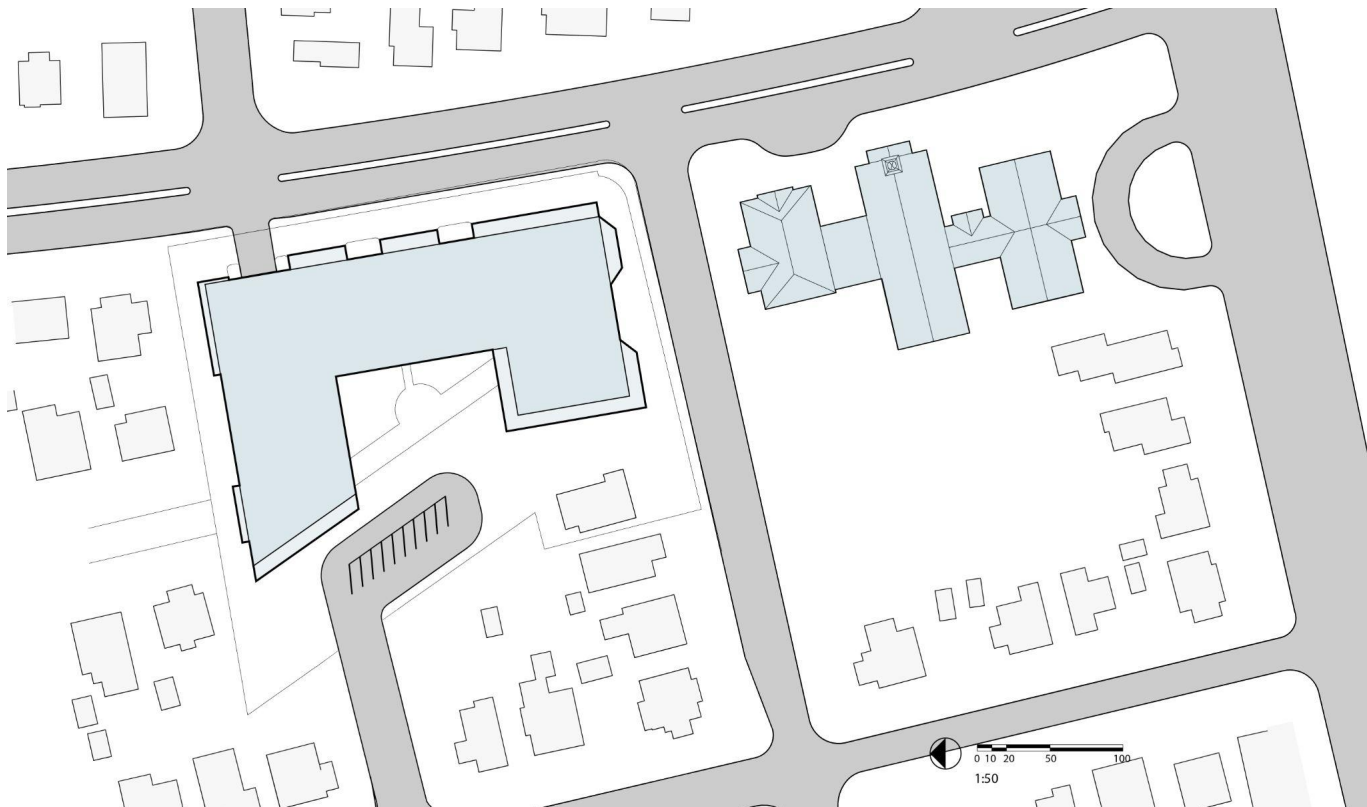
INTEGRATING WITH THE  
COMMUNITY & ENVIRONMENT

ENSURE FAITHFUL  
STEWARDSHIP

DESIGN FOR ALL



# SITE PLAN STUDIES



# PRELIMINARY CONCEPT STUDY STREET VIEW



# This is a long journey and we've only taken the first step

## What We've Done

Explored the strategic planning recommendation to use the parking lot space in support of our mission & community

## What We've Learned

There is a need for the types of missions our faith supports in the community

## What We Are Doing Today

Share with you our learnings

Decide whether we, the congregation, desire to continue exploring how we might best support our neighbors and community



# Questions & Answers

- 30 minutes for Q & A
- Opportunity for more discussion in the Town Hall on May 5th
- 1 question per person, so that all may speak
- Ask with curiosity and positive intent
- We may not have all the answers



# Thank you for joining us today!

If you have additional questions, please:

- Visit [mountolivetumc.com/parking-lot-project](https://mountolivetumc.com/parking-lot-project)
- Submit a form with your question
- Next Town Hall May 5th

