

# Summary for StC Land Development/Sale Options

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*Note: This report was built on a March, 2010 analysis by James Orcutt, as well as work done by Cor Drost and Ellen Morris-Knower in conjunction with the Facilities Project Steering Committee in the Fall, 2010.*

The saleable asset value of StC's and its potential use for the future are key drivers of the revitalization of the parish center. This summary presents a general outline of the **issues/information** that need to be considered for selling the land and opens up the need for **important discussions** about its uses.

Development of the 12.01 Acres of land owned by StC can be split into two separate projects:

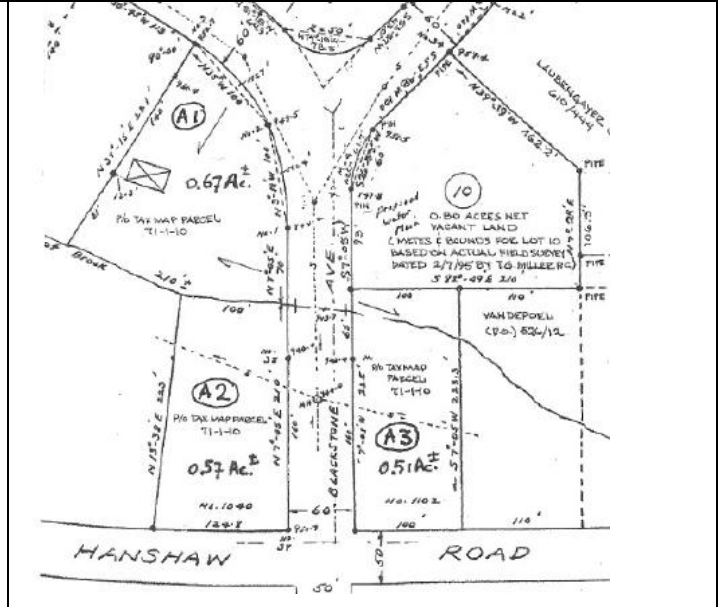
1. Development of the 1.74 Acres along Blackstone Ave & Siena Dr near Hanshaw Rd. See diagram 1 for details.
2. Development of some of the 10.27 Acres inside the "circle" formed by Blackstone Ave, St. Catherine's Circle and Siena Dr (inner circle parcel). See diagram 2 for details.

## 1. Issues/Information Affecting Land Sale

1. The original deed specified that the property was "to be used for the erection of a church, rectory, school, or other religious purposes," however, **this restriction expired in 1984.**
2. Fr. Joe will be talking to diocese, but he wants proposal before discussing. Therefore, we have put together some preliminary sketches.
3. Town of Ithaca process for subdivision requires survey. Subdivision process can take 2-6 months.
4. Survey cost estimate ranges from \$500 for just two or three building lots to \$1000 for entire parcel.
5. Zoning is Medium Density Residential (MDR). Church and related-facilities are included as approved uses. However, subdivision can only be for single-family residence (SF) with accessory apartment (that is, secondary residence cannot be more than 50% of size of main residence).
6. Town of Ithaca process for site-plan review & subdivision could take 8-12 months plus. Any purchaser would want approval of site-plan and subdivision before finalizing sale. Developer normally assumes cost of site-plan review and seller pays for subdivision/survey, unless negotiated.
7. Uses outside MDR would require either variance, or Planned Development Approval, and may take a year or more.
8. Property bordering Hanshaw has sewer line running through, reducing space for building, therefore reducing value.
9. Property bordering St. Catherine's Circle has marshy and wet areas, limiting land for development, but two building lots are possible there if NY State Dept of Environmental Conservation is taken in the loop.
10. Updated market analysis of building lot value, building on James Orcutt's work, was done. Generally, the three lots on Siena-Blackstone-Hanshaw could net parish \$170-\$200K after all costs. The larger parcel, if subdivided for SF residences, could net parish \$360K-\$480K, after all costs.
11. A preliminary estimate indicates that the current rectory could net the parish \$200-210K, after all costs. The building is: 1264 sf (footprint 864 sf). There is an additional "apartment" that may only be rented to a priest (by code probably an in-law apartment), but may also have use for office.
12. Development of the inner circle should follow an evaluation of StC's mission-critical growth plans

**Diagram 1: Blackstone Avenue Lot Development:**

These three lots (A1, A2 and A3) seem primed for residential sale, and their sale would likely not distract from StC's longer-term mission-critical targets that need to be considered for the inner circle lot development



**Diagram 2: Inner Circle Land Development:**


**Option 1 – Residential Development**

Six residential lots (B1-B6) on areas that would not generate DEC concerns because of seasonable standing water.

This plan would pass planning board and public review under current zoning.

Sale of these lots would take a substantial number of years to materialize, unless we can find a builder willing to buy the full area occupied by these lots to undertake the complete development



<p><b>Option 2 – StC Mission-compatible Development</b></p>	
<p>A multi-unit development would need further discussion with the Town Board, before we could determine the extent of the approvals that this would need. A use that matches current zoning and current zoning density may well be approvable via the regular Planning Board review. More drastic deviations from the current zoning would need Planned Development Area approval.</p>	

## 2. Important Discussions

As noted in Option 2 above, StC could develop the inner circle parcel to fulfill a mission-compatible use. This approach would require substantive discussions in order to satisfy the parish’s vision and be compatible with the Diocese’s vision for the project.

Parish Vision: The conversation must begin and end with our mission, and consideration of mission-compatible uses of the property. Senior housing is just one use. There should be a host of other mission-compatible uses. This land in the inner circle is a precious parish asset for achieving its broader plan, a forward-looking asset provided to us by the founders of the StC parish, and our work should include the recommendation that a development committee be set up to brainstorm about potential, StC mission-compatible plans for this land.

Besides the Parish vision, there will be a Diocesan vision of our parish ministry with respect to the property. This includes discussion of whether the rectory is satisfying the need or whether it would be better to sell it; whether there are other institutional needs, such as Providence House for seniors or special needs populations, or housing for retired clergy, that is needed. It is not clear how such development would be funded, or how StC would benefit financially from these plans. Fr. Joe is carefully exploring this, but it will need to be clear what the balance of power in the final decision will be.