**BFF REPORT TO MEETING FOR BUSINESS --- MARCH 4, 2018**

1. **Building for the Future (BFF) (Building the Future) Ad Hoc Subcommittee Report**
2. **BFF Conceptual Design for Phase 2 of the Meetinghouse Master Plan**

The Conceptual Design Process for Phase 2 of the Meetinghouse Master Plan was "re-engaged” with a request at the January 2018 Meeting for Business to re-enter and complete the Scope of Services we had previously entered into with our architect, which was approved.

There had been a partial hiatus in the process since April 2016 as we resolved the potential purchase of 345 Dubois Road for use by the meeting; the resolution of the lot encroachment; and a feasibility study completed by Near Shore Engineering Services which indicated that the variances we would need to request for implementation of our revised Master Plan were feasible and reasonable under county administrative practices in the Chesapeake Bay Critical Area.

A called meeting with our architect, Evan Lippincott was held on February 28, 2018 for the presentation and discussion of Concept D (the successor to Concepts A, B and C) which was a response to previous comments received.

Concept D proposes all the structures and site improvements we envision on the current meeting house site, under impervious surface caps and variances requirements. We have acknowledged the elements that we had previously termed our “Quaker Core” and eliminated functions that can be accommodated on a remote location (such as the Retreat House, and caretaker’s apartment). The design proposal has several components.

1. A “worship wing” located off the west end of the existing building, which incorporates:
	1. A large worship room accommodating 200, separated from the MPR, classrooms, kitchen and social areas currently located off the south and east side of the lobby.
	2. A library/resource/education center to accommodate functions for up 20-25; which can be opened to expand the meeting room for additional seating for 50.
	3. A large storage closet for movable furnishings, accessed through the A-V closet in the MPR, and from a hall leading to the worship room.
	4. T wo additional “family/ungendered” bathrooms to accommodate families, handicapped, elderly, etc. co-located with a coat closet/cubby area, and
	5. An “unfinished” basement for storage for market events and workshop area;
2. A separated structure, located to the east of the existing building and linked by a cover porch, containing two interconnected rooms to accommodate a variety of functions, and including bathrooms, a shower and laundry, which could provide emergency housing, retreats (JYF, YF and YAF), and short-term housing for visitors for national events. This separated location would allow for “noise zones” within the meetinghouse.
3. Renovations which expand functionality but do not require major disruption. This includes adding a coffee/hospitality bar in the MPR closet to reduce circulation into the kitchen for this purpose and providing a hospitality area for MPR users; and upgrading our existing grassy play area with grading and turf reinforcement to accommodate overflow parking.
4. Renovations which expand specific functionality but disrupt use of the Meetinghouse. This includes the possible expansion of the kitchen into the adjacent classroom; adding/reconfiguring bathrooms; and merging the current office and library into a larger multi-functional workspace.

There was a lively interactive discussion with the architect about specific concerns concerning acoustics, the quality of light in the new worship room, incorporation of “Green Building” techniques, the function of the learning/resource center, quantity of storage areas, and many other items. In the end, unity was reached around a prioritization of the spaces proposed:

**Priority 1:** Construction of the “Worship Wing” provides the most opportunities to address current and pressing needs and concerns, with minimized disruption of use of the building by AFM and others.

This allows:

-larger assembles for events (memorial services, interim meeting, Quarterly Meetings, etc.), while providing a space that can be configure for the intimacy of a smaller worship group;

-additional bathrooms which are ADA compliant,

-expanded storage

-a resource/library center for learning activities, -

-additional breakout space for meetings

-a separation between worship and social areas – the kitchen, MPR and First Day rooms

-allows First Day School to access and use the patio, kitchen, eastern yard and multipurpose room during worship.

**Priority 2: Renovations to our Existing Building and Grounds to improve Functionality and Address Current Needs.**

1. Renovations which expand functionality of our existing space but do not require major disruption to the meeting house. This includes adding a coffee/hospitality bar in the MPR closet to reduce circulation into the kitchen for this purpose and providing a hospitality area for MPR users (this could be done as a “pilot project” to see if it reduces pressure on the kitchen circulation); reconfiguration of the parking to provide additional parking by resizing of parking spaces; and upgrading our existing grassy play area with grading and turf reinforcement to accommodate overflow parking. These actions can be taken prior construction of the worship wing at nominal expense
2. Renovations which expand specific functionality but disrupt use of the Meetinghouse. This includes the possible expansion of the kitchen into the adjacent room/reconfiguring bathrooms if needed; and merging the current office and library into a larger multi-functional space.

**Priority 3: The Separate Multi-purpose Building:** The uses for this space are desired and aspirational, but a given a lower priority because of concerns about costs.

At the conclusion of the meeting, Evan left with a strong sense of the priorities of those attending and will be completing Conceptual Design of Concept D and providing summary documents and drawings to complete the current scope of services.

1. **Building for the Future will begin to hold regularly scheduled on a monthly basis:** After the discussion with our architect, the BFF clerk was asked to continue the discussion of the expansion within the meeting by holding additional listening sessions. The next meeting has been called for Wednesday, March 7 at 6;30, when setting up a regular schedule meeting time will be discussed.

For this project to gain momentum and energy, there are many other aspects to be discussed including on-going fund raising and financial planning, which will also be discussed. All are invited to be engaged in moving forward with the Meetinghouse Vision Statement adopted in 2015 which seeks “to provide a Quaker resource in the community for worship, thought, learning and spirit-led action.”

1. **25th Year Anniversary Meetinghouse Celebration -- Founder's Day Celebration?**

*“There are some things and places made sacred by their uses and by events with which they are associated.” -- Frederick Douglass*

In April 2018 we opened our meetinghouse with a dedication celebration which was widely attended by Quakers from throughout BYM meetings – we were the first new meetinghouse to be built in year! The new structure was a true leap of faith – and a true leader of the project was Careen Mayer, who we lost last April. Careen had endeavored to hold an annual Founder’s Day. A celebration of the legacy we have built at this site so-far seems to be in order as we consider future steps, and the BFF committee will be discussing, and welcome involvement and input from others and committee. We request feedback from MfB on support for an activity to celebrate our first 25 years in our meetinghouse. Two specific activities we need to complete are planting a flowering tree for Pat Schenck and improvements to the memorial garden sponsored by Careen’s family.

Respectfully submitted,

Kim Finch for Meetinghouse and Lands Committee

March 4, 2018