

Lincoln/Michigan Plan for Growth Report
Final Draft
March 1, 2011

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Introduction:

Our vision is to be a thriving and influencing church in our university community setting. Our location at the corner of Lincoln and Michigan is within walking distance of three major university residence hall complexes and on the border between the University of Illinois and the City of Urbana. Because we believe our location is a gift from God, we believe it is TCBC's responsibility to develop the property to its full ministry potential. However, we also know that the location is landlocked and will only allow for limited numerical and physical growth. The LI/MI site is a regional church drawing the congregation from the Champaign/Urbana area and surrounding communities. The recent Plan for Growth studies revealed that a multi-site approach would allow for ministry to new people not reached by the present location and conceivably open new space for ministry opportunities. The Lincoln/Michigan site could also serve as a home base for teaching and training in order to reach out into the community, campus and beyond and provide ministry support services for the sites. The following report and recommendations from the LI/MI Work Group are based on these beliefs. They focus primarily on the development of the properties within the block bounded by Lincoln, Michigan, Busey and Indiana Avenues.

Foundational Givens:

1. TCBC is committed to the Lincoln/Michigan location.
2. The LI/MI Plan for Growth will be compatible with the TCBC Purpose, Mission, Vision and Values Document.
3. TCBC should consider purchasing additional properties on the block as they become available.
4. TCBC is committed to allowing cross-cultural, parachurch ministry and civic groups to use the facilities when not in use by TCBC.
5. While TCBC will never be a 'megachurch' at this site, it is becoming increasingly difficult to achieve its mission, absent a substantial increase in worship and CE space.
6. Lack of parking is a major concern; although the church's parking needs are unique given the blend of community and university attendees (i.e. parking needs are not as great as they would otherwise be).
7. There will be a greater chance of city acceptance to any redevelopment plan which incorporates the architecture style of the neighborhood.
8. The CE Annex building would serve as the anchor of any future development. The future of all other currently owned properties are subject to negotiation -i.e. renovation, remodeling, or possible demolition to make room for further more suitable development.

Plan for Success: A phased in approach is recommended but subject to the overall LI/MI Plan for Growth.

Building/Grounds Recommendations:

804 Michigan for the immediate future would continue to be a residence. Consider raising the rent closer to the current rental market so the house is contributing more towards the cost of keeping it. Work credit would still be an option for the residents and probably preferable. If campus ministry staff members are not interested or available, consider opening up applications to other TCBC individuals or even a family provided they are willing to provide on-site security and help with site maintenance. Also, as part of the plan, the backyard would be converted into parking. The driveway for 804 would be closed and developed into green space and a parking area for bicycles. Long term plan for this property would be to become a parking lot and green space or it could potentially be converted to additional office space should it become needed due to expansion of ministries.

1207 S. Busey – Stone House

This house would be developed to become the main offices of Twin City Bible Church for the long term. It would preserve a residential 'feel' to the overall property and provide a transition from the main facility to the surrounding neighborhood which is residential. This would require a 'Change of Use' permit from the City of Urbana and an engineering study to verify that the building structure would support the recommended usage. The backyard would be developed into handicapped parking for the offices and a driveway to the main parking lot which would run behind the other Michigan Ave. properties. It is recommended that this application process begin immediately. Once the offices are moved to the Stone House, the children's ministry would expand into those rooms and this would relieve the most pressing space issues for the children's ministry.

The Stone House should not need major renovation to accommodate offices but would require an electrical upgrade, heating/air conditioning upgrade to high efficiency units, handicapped access, telephone system, and internet access among other things. It is attractive in that it has potential to be remodeled to provide additional office space for expanding ministry when needed.

Properties in the immediate area of Lincoln and Indiana

The multiunit property on the corner is very attractive and it is zoned differently from the rest of the neighborhood so it potentially has more flexibility. To the extent such property becomes available it is recommended that it be investigated. It is an attractive building and the architecture style matches the neighborhood. Recommended usage would be to provide a large fellowship space which is presently lacking and adult classroom space. Moving the adult classes to this property would open up the fellowship hall for additional children's ministry space and allow for growth. It would also provide some additional off street parking. During the week, it could be used as a 'sending center' providing space for training in leadership, evangelism, mission work, seminary classes, etc. by TCBC or parachurch ministries.

Possible interim use before major remodeling would be to use it as a residence and generate some potential income to help with the cost of acquiring the property.

When other properties in this vicinity become available, they should be investigated for ministry potential also.

Parking:

Additional worshippers and week day activity would require additional off street parking. Expansion of the main parking lot behind the buildings could potentially add 15 parking places. On Sundays worshippers need to be encouraged to use the McKinley parking lot and the parking garage on Dorner. An expanded bicycle parking area would encourage less reliance on autos.

Worship Space

In order to financially support the facility expansion, the congregation itself needs to grow numerically. Present worship space is limited and the building as is does not present itself to a remodeling which would increase capacity.

In the short term the recommendation is to increase worship seating capacity by adding another service at the LI/MI site. The long term recommendation is to demolish the present worship center (but maintain the Annex). It would be replaced with a building with a full basement and connected to the multiunit building on the corner. It would be architecturally designed to fit better with the surrounding neighborhood and provide a visual appeal to area. It would have an increased seating capacity for worship, be designed for acoustical excellence and with high tech capabilities. If designed for multi-use purposes it might also be used as a gymnasium, large meeting space, etc. during the week. Another option for multi-purpose space would be to convert the multiunit property next door to a multi-use building if feasible.

Growing the Lincoln/Michigan congregation:

Because overall growth of the congregation and ministry impact is the desire, some things to consider which might facilitate this are:

1. Grow by serving –

Intentionally reach out to our immediate neighbors, be good neighbors to them, and serve them.

Develop a relationship with the West Urbana Neighborhood Association (WUNA).

2. Grow by using public relations/marketing with the C-U community –

This is a transient community and while it's desirable to grow by conversions, it is also necessary to replace people leaving the community. We are an attractive and accessible option for new community people to be considered when investigating worship options. We recommend developing a marketing plan which would raise awareness that TCBC is an exciting place to worship with many options for involvement. Exciting things are happening here, let's spread the word.

3. Grow by maximizing leadership development –

To expand the ministries at Lincoln/Michigan and to support the addition of multi-sites takes leaders. We must plan for the future leadership of the church (locally and globally) by developing potential leaders. Ministry interns would be one way to provide valuable support for present staff and allow TCBC the privilege of developing future church leaders.

To summarize:

Short term:

1. 804 Michigan – continue to use as a residence. Maintain the building but do not make major investments in it. Residents would earn 'credit' towards their rent by providing on-site security and helping with maintenance of the TCBC properties.
2. 1207 S. Busey – apply for a 'Change of Use' with the City of Urbana and begin plans to move church offices to this location.
3. Off street parking – begin plans for developing additional parking and drives for those two properties.
4. Prepare to acquire additional properties on the block when they become available which will advance the ministry of TCBC.
5. To expand worship seating capacity in order to allow for growth consider adding another service at the LI/MI site.
6. Develop a campaign to retire the debt on 804 Michigan, to finance the development of 1207 S. Busey into offices, and to develop the additional parking areas.

Long term:

1. If engineering studies support it, purchase the multiunit property on the corner when it becomes available. If it does not become available or is determined to not be suitable, consider how to develop other properties on Indiana or Lincoln in order to create space for adult classes on Sundays.
2. Develop plans to replace the present worship space by creating a new facility at this site.
3. LI/MI would continue to be developed as a regional church in that worshippers come from the surrounding communities in addition to C-U. It would be the base/hub for the development of multi-site congregations with a neighborhood focus only.
4. A capital campaign will also be needed to begin developing resources for the long term plans.