



UPDATE

The IHM 2000 Progress Bulletin

November 9, 2000

Multi-Purpose Building • Church Improvements • Parish Offices • Priest Residence

CAPITAL CAMPAIGN

Follow-up to the very successful Capital Campaign “Building Our Vision” continues. While the initial phase of the campaign has drawn excellent support, with pledges totaling almost \$1,800,000.00, and with more than \$750,000.00 already collected, we can’t stop now. New IHM parishioners and new school parents will be the focus of follow-up efforts to bring the total pledged to over the \$2,000,000.00 mark. These additional funds will permit additional elements to be added to construction of the first phase of the project.

CITY APPROVALS

The IHM Building Committee is monitoring the city approval process with the help of Bill Starr and Rafael Nelson of Marshall/Lee Architects, and with the generous assistance of Daniel Zemanek and Bill Lindstrom of Sunrise Development. These professionals meet regularly with the Belmont planning staff, as well as other agencies such as the California Department of Fish and Game. Like all development projects, our IHM project must go through the regular city and state approval process, on several levels. Since we completed the first phase of our Capital Campaign last December, full presentations of the project have been made to the Belmont Planning Commission twice, and to the Belmont City Council once, but no approvals have yet been granted.

Approval of a Conceptual Development Plan is required. This may include General Plan amendments, Zoning changes, Planned Development Permit and, of course issuance of a Building Permit. Hopefully no environmental impact report (EIR) will be needed, and we are asking the city for a “negative declaration” to state that an EIR is unnecessary. The Belmont officials have insisted on a number of changes and additions to the project, some of which involve additional potential cost. They are currently being evaluated by our own planners. To some extent, there is a process of negotiation over exactly what those changes will have to be. Such negotiations are typical of the governmental approval process and they often increase the amount of time it takes to get construction started. This additional time can itself increase the cost of the project, so we are doing all we can to move the process forward. At this point, we have been assured that a hearing in early January is the earliest that we can hope for, but that hearing would combine our request for a “negative declaration” with our application for approval of the Conceptual Development Plan.

ARCHDIOCESAN APPROVALS

Archbishop Levada, in giving his approval for IHM to go forward with a Capital Campaign has already indicated his support for our plans. When we are closer to setting a date for commencement of construction, we will be able to go before the Archdiocesan Building and Loan Committee with a request for a specific loan amount. Because building costs are so much affected by market factors, they are a “moving target” which best estimated shortly before the loan application is made. We are refining our cost projections now, but just before making the application we will finalize the cost projections and the items to be included in construction phasing. So far, we believe that the chances are very good that the kindergarten *will* be part of the first phase!

NEXT STEP

A “negative declaration” by the city council would mean that no EIR is required, and we are seeking that approval as soon as possible. Approval of the Conceptual Development Plan at the same meeting would then allow us to go forward with loan application and preparation of detailed plans.