

The Well - A Community Center

Frequently Asked Questions (FAQ)

What is The Well?

The Well is an approximately 35,000 square foot three floor community services building and 8,000 square foot gymnasium and fitness building. As a comparison, that's a little smaller than the size of Trinity Lutheran Church's (Trinity) current Lynnwood church and school complex. The Well's facility centers around office space for community service organizations and Christian community organizations to help our neighbors, provide lecture/meeting/recreation space for youth and seniors, and an inviting café for young people. It'll be located on the west side of Trinity's Lynnwood property.

Where did this concept come from?

The short answer is it came out of Trinity's revision process in 2010-2011. After the revision process in 2011, the Council created the "Third Place" feasibility task force to explore expansion of our mission and ministries through a third campus. The task force concluded the significant youth, family and senior ministry needs would be best met through collaboration with other like-minded service organizations. In June of 2012, the Well team began investigating the feasibility of creating such a community center in partnership with one or more agencies.

Who will own The Well, pay for it and operate it?

- **Ownership:**
 - Trinity will continue to own the land
 - The facility will be owned, maintained, and run by Volunteers of America Western Washington (VOAWW)
- **Raising construction capital (money):** VOAWW will raise the roughly \$15 million required to build The Well. This money will come from community members, businesses, grants, and local government. Trinity Lutheran Church is not responsible for either capital funding (development and construction costs) or for annual operating expenses of the facility. The building will not be constructed until the money has been raised. There will be no mortgage.
- **Operation management after construction:** VOAWW will administer the building. The building will be financially self-sustaining after it's built with modest rents covering the day-to-day management and ongoing upkeep of the building.

Who is Volunteers of America Western Washington (VOAWW)?

VOAWW is part of the national Volunteers of America organization, a Christian organization. VOAWW, established in 1898, serves our most vulnerable neighbors with food, shelter, education, and support. Their goal is to provide tangible help and emotional support that stabilize individuals and families. And then, to go beyond a temporary fix by creating sustainable change.

- *Mission:* We serve people and communities in need and create opportunities for people to experience the joy of serving others
- *Vision:* A community where all people live in safety, with social, emotional and physical well-being, spiritual fulfillment, justice and hope
- *Identity:* We are a movement of faith in action, a community united in service

What will The Well cost Trinity?

Trinity will provide the land. A 50 year lease contract with VOAWW, at a nominal cost of \$1 per year, ensures Trinity remains the land owner. This land commitment is the only financial commitment from Trinity. Trinity will provide no money for the construction, maintenance, or administration of The Well. In return for the land, Trinity will have a place on the board of The Well and thus an opportunity to help accomplish its mission.

Who will occupy The Well?

We expect organizations like Compass Mental Health, Edmonds Community College and YWCA to rent space in The Well. Currently affordable office space in Lynnwood is in short supply and there is a great need in our community for their charitable services. The Well will also host community forums, social engagements, multi-generational events and multi-ethnic events, which will be of great value to at risk youth, families and seniors.

Why is The Well a good thing for Trinity?

The Well will be an intensely used facility serving both youth and seniors in our community in a Christian and compassionate way. It will provide the outreach into our community that is part of Trinity's mission but that Trinity currently does not have the space or resources to accomplish. It will invigorate Trinity with lots of new people coming and going, invariably bolstering Trinity's membership. Many people seek church memberships with a congregation that is active in serving local community needs. Trinity will have access to space as needed at The Well. And it is simply good stewardship to use our land in partnership with a Christian service organization like Volunteers of America to reach out and help meet the needs of our community. While Trinity will have no obligations to contribute to the day-to-day operations of The Well, it will provide Trinity members who want to help out in youth and senior programs a wonderful avenue to be involved and make a difference.

Does Trinity assume any risk?

There is no financial or legal risk to Trinity because The Well will be owned and operated by the Volunteers of America Western Washington. Again, Trinity only provides the land and there is no risk associated with this.

What is the mission of The Well and how will that be safe-guarded from being led astray?

The Well is a secure and encouraging place where youth, seniors and their families can find the social, emotional and physical wellbeing and where they help create a sense of community to serve others in need.

The lease with VOAWW and any other partners in its funding efforts will legally guarantee that this mission will be maintained. As a pre-condition of providing the land, Trinity will have strong legal protection that the building will be used for precisely this purpose during its lifetime.

What is the timeline for the project?

Funding development would begin this fall and go into 2016. 2015 would be spent in design and permitting, with the hopes of breaking ground in 2016. The capital funding progress determines much of the pace of the project development timeline.