

FREQUENTLY ASKED QUESTION (FAQS)
ABOUT
ST. MARK'S PROPOSED BUILDING PROJECT

THIS IS A COMPILATION OF THE ISSUES RAISED DURING THE RECENT FEASIBILITY STUDY SURVEY. IT ANSWERS MANY QUESTIONS ABOUT THE BUILDING PROJECT. IT IS LONG, BUT USEFUL READING.

Why aren't we building a church first? We simply cannot afford to build the church first in addition to religious education and administration facilities. If we build the church alone, we have no office space or room to hold education classes, various other indoor functions, and the multitude of ministry meetings our parish enjoys. While the style and look of the new church is certainly a concern, it really is moot in this decision because the fact is we cannot afford the church first.

Why are the PAC and RE buildings being built first? We need those spaces more acutely in order for the parish to function. (see answer above)

Why can't we build the church first and use portable buildings for RE and Admin? We already are short on space with the portable buildings that we have and could not squeeze anymore into them (adding offices, for instance.) It's also unknown at this time (but unlikely) whether or not the City of Denton would allow us to put portable buildings at the new site. It's not out of the question, however, that we may have to look at this option harder in order to get the projected cost of the current drawings down to a manageable figure.

Why are we moving to a new location? We came to our current location almost 15 years ago with the intent of one day building a new church on this property. No one at the time could have anticipated the tremendous growth that we have experienced in Denton since then. It soon became apparent that if we were going to be able to have a vision for our children and grandchildren 20, 30..., a 100 years from now, that our current property was probably not the best location to do that. We are "land locked," with no possibility of another entrance/exit; our masses are overcrowded and will continue to grow; our current property (10 acres) does not offer adequate space for future expansion (parking, adequate education and youth facilities, columbarium, pre-school) – and the many other ministries and church programs that we can't even imagine now. More acreage will solve our congestion issues and make many options available to us. The St. Mark Leadership Assembly (all the major councils and other interested leaders in the parish) discussed all the issues and concluded moving made the most sense.

Why can't we stay at our present location? If we agree that we are growing and need to expand, the Diocese of Fort Worth has told us that we should not do that on less than 25 to 30 acres. This is the guideline that the Diocese has issued to all parishes; they base that on the experience of many parishes in the diocese that have continued to outgrow their present locations and are "land locked" with no possibility of expansion.

Why are we moving to Argyle? The address on Crawford Road is actually within the Denton City Limits – albeit Argyle is right across the road. Our Parish boundaries are: IH35 to the North; Denton/Wise county line to the West; Lewisville Lake to the East; and Highway 407 to the South. The Crawford Rd. location is almost exactly in the center of our parish boundaries.

How was the new location chosen? When we decided that moving was the best option for our future, the building committee located and looked at – at least 15 other properties within our parish boundaries. The Crawford Road property satisfied more of our "moving criteria" than any other property. Size, location, and price. It is the right size for any future vision we may have; it is almost exactly in the center of our parish boundaries, and the price was right! Price per acre (we will have a little over 28 acres) will turn out to be less than \$32K. Property in that area now is anywhere between \$50k to \$75k per acre.

How many entrances/exits will the new site have? Two; one onto Crawford Rd., and another onto Meandering Rd. which empties onto John Payne Rd. When the development to our West becomes a reality, we may also have an exit in that direction.

Is the Crawford Rd location set in stone? It's hard to say that anything is in stone, but the Ft. Worth Diocese has purchased this property with the intent of St. Mark building there. As stated above, we cannot buy a like property within our parish boundaries for this price.

What was the cost of the new property? The Ft. Worth Diocese owns this property; we will eventually have a note for this property in the amount of around \$891,000.

Will the road in front of the new property (Crawford Rd) ever be improved? The City of Denton Planning Board has told the St. Mark Building Committee that Crawford Rd. is in the planning to be widened. At this time we do not know exactly when that will be. When/if we build on Crawford Rd., we will be required to improve the road in front of our property.

Did the survey project new, future families? No, predicting future families was beyond the scope of the recent survey. However, the Ft. Worth Diocese just completed a strategic study for growth in Fort Worth and Denton area. The study concluded that Denton County was the fastest growing area of the Tarrant/Wise/Denton counties. The area around the Crawford Road location is expected to grow from 3,788 persons in 2000, to 57,986 by 2030. This study is available at www.meitler.com/support; access code - fortworth).

Will there be a traffic signal at the corner of Crawford Rd and John Payne? The City of Denton Planning Board has indicated that there would likely be a light at that location in the future. When - would depend on a traffic study to determine the need.

Can we keep our current property while we build at the new location? That is the hoped-for solution. Either through a sale – lease-back arrangement, or through an arrangement with the Ft. Worth Diocese that the eventual sale proceeds would be considered as part of our assets for the purposes of going forward with our building plans.

What is our existing property and facilities worth? Unknown at this time – until we put it on the market. We should be reluctant and careful about publicizing any hoped-for amount at this time. That said, we are “very proud” of our building, property, and its location; we think it will bring “top dollar.”

Would the Diocese claim any part of a sale of our current property? No. They would “claim” the proceeds only in the sense that we would use them to pay off construction costs and any note we may incur.

Has any other entity expressed an interest in purchasing our current property? Yes, several – most notably our neighbors to our East – Southmont Baptist Church.

How far is the new location from St. Mark? 6.75 Miles

How far is the new location from ICC? 9 Miles

How far is ICC from St. Mark now? 5.88 Miles

What are the terms of the Diocesan All-Things-Possible Campaign? The Diocese requires every parish to participate in the campaign and has assigned a goal for each parish. If we do a ‘piggyback’ campaign, i.e., add our individual parish campaign to the Diocesan one, we would be required to meet 75% of our Diocesan goal – this equates to about \$750,000. We would be required to contribute that amount to the Diocese over the 4-year campaign. If we do the piggyback option, the fee (around \$80,000) for the Guidance in Giving, Inc. fundraisers will be paid by the Ft. Worth Diocese.

When will St. Mark be required to begin the Diocesan Campaign? If we do the piggyback campaign, it is included in the Diocesan campaign and we may be able to delay its start until the Fall; otherwise, we would do the Diocesan campaign this Spring, 2010.

What happens if we do not utilize the “piggyback option?” We would do the Diocesan campaign, and we would not be able to start our own capital fundraising effort during the period of the Diocesan “payback” period – 4 years.

What happens if we don’t reach the \$750,000 Diocesan goal? We are obligated for the entire \$750,000 under the “piggyback” option. If we don’t participate in the “piggyback” option, we simply give the Diocese what we raise.

How much money do we have to have before the Diocese will let us proceed? We can go forward with half of the projected cost of the project. We can count 85% of pledges towards the half; we have to show how we will pay the other half within 10 years.

What are the top two reasons we could not expand our facilities? One answer covers all reasons: Expanding our facilities does not solve the problems associated with this location – Limited Space for

future vision and growth beyond our basic needs,

ingress/egress,

City of Denton zoning restrictions (30% land coverage)

What group of government is denying an exit directly onto Teasley Lane? Texas Department of Transportation (TXDOT).

Why can’t we build a second story on our current property? Anything is possible but it is very unlikely the building was made for that; questionable whether that would expand our facility capacity that much; aesthetically it would be very unsatisfactory, and it wouldn’t solve our “landlocked” situation.

Is the picture that was enclosed with the survey the final look of the buildings? It is generally the look of the buildings but there may be changes as we adjust to costs, codes, etc. See the new “fly by” video in our foyer.

Why can’t we get an idea of what the new church would look like in the master plan? We haven’t decided what it will look like yet because it has no impact on this first phase of the project. Funds are tight and we are saving some by not asking the architect to spend time and effort on that design yet. Our “flyby” video of the first phase does however present a “ghost” image of our imagined new church.

What will the new church look like when it is finally built? We don’t know for sure yet (see answer above), but it should complement and balance the proposed Parish Center and RE buildings.

When will the new church/sanctuary be built? After Phase 1 is complete and paid for – and after another campaign to raise the necessary funds or when someone steps forward with a whole bunch of money.

When will the Youth Center be built? After the initial Phase 1 and the new church.

What is the timeline for the entire project? Here is a wild guess (nobody knows for sure) for Phase 1: Speculating that we start a Fundraising Campaign in the Fall of 2010 and if it is successful; we could conceivably break ground in the spring or early summer of 2011; plus 1 ½ to 2 years for construction; equals end of Phase 1 in late 2013 or early 2014. The start for a new church depends on how our parish grows and how quickly we would be able to pay off any note we may have with the Diocese of Ft. Worth

How much will the first phase (PAC and RE buildings) cost? Between 7 and 8 million dollars. It is likely that, in order to get the cost down to 7 million, we may have to look at adjustments to the current drawings.

What is the status of the monies collected over the past 6-7 years? We have one million dollars in savings.

Were funds from St. Mark used to finance ICC's church construction? No.

How much did we pay a firm the first time plans were drawn up and were any of their findings used? The first firm we contracted was a Liturgical Coordinator at the direction of the Diocese of Ft. Worth. His charge was to provide a programming document (to determine our needs – offices, classrooms, etc and church building) and to provide a Master Plan. We paid him \$25,000 (1/2 half of his contract) for the programming document which we used to build our current plans. We did not use him to provide a Master Plan document.

Will we have adequate seating and parking capacity in the new PAC? We will have room to seat 750 (we currently can seat 400) in the Parish Center. When we see that is no longer enough, it's time to build the Church. We absolutely have all the room we need to ensure all the parking we need.

Why does the PAC need all that administration space? Part of the reason for its size is that all of the RE staff (5 people now in portables) will have offices under the same roof with the offices that are now in our current main building. Currently, we are at maximum capacity in all our office areas; all available space is very crowded; there is little room for storage, and we have no room to expand. All the offices and other spaces in the proposed PAC will be fully utilized. Our discussion on administrative space needs centered on building what we need for the foreseeable future, rather than "short change" it and have to add space later – at a greater cost. That said, it remains to be seen (based on funds raised) whether or not we may have to cut back in some areas.

How was the size of the PAC determined? See the answer above for the admin part of the PAC. The worship space size is based on needed seating (when expanded into the overflow room): 750. This is based on our current needs with an eye on the future for growth. In short, the proposed PAC is designed to meet the needs of the parish.

Why is the RE building so large? To meet the needs of the parish. Because the small size of our current classrooms, we will be going to a third session of RE on Sunday afternoons this Fall to accommodate everyone's children. The current drawings for the RE building depict 18 classrooms – the initial phase will only have 14 however – the building is designed to be easily added onto in the future if the need arises.

What is the greatest number of classes at any given period? We currently utilize 10 classrooms at the same time on Sunday mornings, 5 plus in the Main Worship Space on Sunday evenings, 7 at the same time on Wednesday afternoons, 5+ on Tuesday and Wednesday evenings, 3 on Monday mornings and 3 on Monday evenings for RE. Womens' ACTS had to meet elsewhere this semester because we were full on Tuesday. The 4 classrooms in portables A, B, and C are seldom scheduled because they are just not big enough. If they were the same size as portables D, and F, we would probably be using even more classrooms during the week—there are many activities we just don't take on due to space issues.

What is the projected size of St. Mark's membership in the next 15 to 20 years? Very large. It's hard to accurately project, but with the expected growth in Denton, and especially in the area of the new site, it's not unrealistic to expect 3 to 4 thousand families during that time frame – we now have almost 1400 families. The Ft. Worth Diocese requires all new churches to be built to seat 1200 persons (expandable to 1500).

Shouldn't the RE offices be in the RE building? Although there will always be someone from the RE staff on site in the new building when classes are in session, we've determined that it's not necessary to have their offices there. With all the staff under one roof, we can more effectively share office resources.

Will there be a Library? Not at the present time; with our limited availability of funds, classroom and ministry meeting spaces were deemed more critical.

Why can't the Youth Center be part of the RE building? The Youth Center is not part of the initial phase because we can't afford it at this time. The plan is for the youth to utilize the "overflow" space behind the

main worship space in the PAC. We hope that we will grow quickly at the new site and be able to afford the Youth Center soon.

Why can't we build a gym and use that for Mass? We considered that but determined that there would not be much support from the majority of the parish to hold Mass in a gym for the next few years before we can build a new church.

Why can't we have a building for the Knights of Columbus on the new property? The Knights of Columbus are not a ministry of the parish per se; they are a separate organization. As such, the Diocese of Ft. Worth discourages outside organizations building on Diocesan property. The Knights will be able to meet in the buildings that we will have.

Will some of our current parishioners move to other parishes? It is possible that some will move for various reasons; and many others will probably come to St. Mark.

Will we continue to support Immaculate Conception Catholic School? Yes.

How much do we give in support of ICCS now? We take a special collection every year for ICCS; our last 3 collections have averaged \$3460 each. Additionally, we send \$2500 every month (\$30,000 yearly) to ICCS.

Why do we have to support a Diocesan Campaign at the same time we are trying to build new facilities? All the parishes in the Ft. Worth Diocese are participating in this "All Things Possible" campaign; many of them are also trying to raise money for their own purposes utilizing the "piggyback" campaign. St. Mark has to do its share. One important side note is that the diocese is footing the bill (approximately \$80,000) to Guidance in Giving Inc. for their assistance when we kick off our capital campaign.

Doesn't the altar in a church (or PAC) have to face east? Although the Altar facing East was a very old custom, there is no church law or obligation to construct a Catholic worship space under this restriction.

Why don't we include a High School on the new property? Building a high school is beyond the scope of this project and is more correctly a Diocesan project and decision. The Ft. Worth Diocese has recently announced that a Catholic High School will be built in Keller – near St. Elizabeth Ann Seton church.

Can we have a Columbarium on the new property? The Ft. Worth Diocese has recently warmed to the idea of a Columbarium on Church properties. A columbarium could be in our future, but it has not been studied sufficiently and is not a part of our Phase 1 project – which is to move to our new site and be able to function with administrative and religious education spaces, and have a worship space for Mass.