

St. Mark Building Committee

Report to Parish
February 25 / 26, 2006



Members

Formed in May 2002

- **Building Committee members:**
 - Leo Wehkamp, Chair; email: leo.jeanette@comcast.net
 - Travis Bousquet (civil engineer)
 - Mickey Frushour
 - Michael Nieswiadomy
 - Kent Peyton
 - Ernie Wendling
 - Larry Walker
 - Fr. John Klobuka, S.M.
- **Other councils' representatives**
 - Dianne DeSimone
 - Paul Hendryx
 - Dan Pajak
 - Pierre Rouly
 - Ron Worth



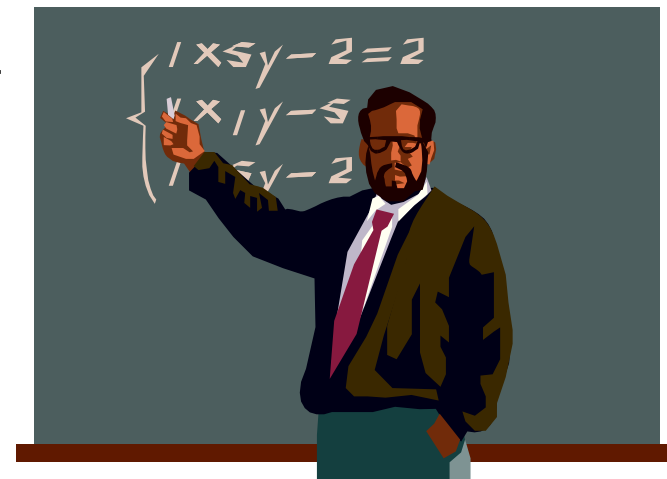
Mission

- Must follow Diocese's SPACE document
 - S = Schools
 - P = Parishes
 - A = Anticipating
 - C = Capital
 - E = Expansion
- Built of Living Stones: Art, Architecture and Worship – provides guidelines for the faithful in building and renovating churches
 - Guidelines of National Conference of Catholic Bishops
 - 90 pages
 - 4 major sections:
 - The Living Church
 - Church and Rites
 - Art and Artists
 - Considerations



Liturgical Consultant

- Dr. Steven Schloeder was hired by the parish in early 2003 per Diocesan requirements
- Contract: \$45,000 + \$9,000 reimbursable
- Credentials
 - NCARB, is a registered Architect in the State of Arizona, and a widely published author
 - B.A.: Architecture - Arizona State Univ. 1984
 - M.A.: Architecture - University of Bath 1989
 - Ph.D. - Graduate Theological Union 2003
 - Offices in California and Arizona



Liturgical Consultant

He conducted parish needs assessment survey

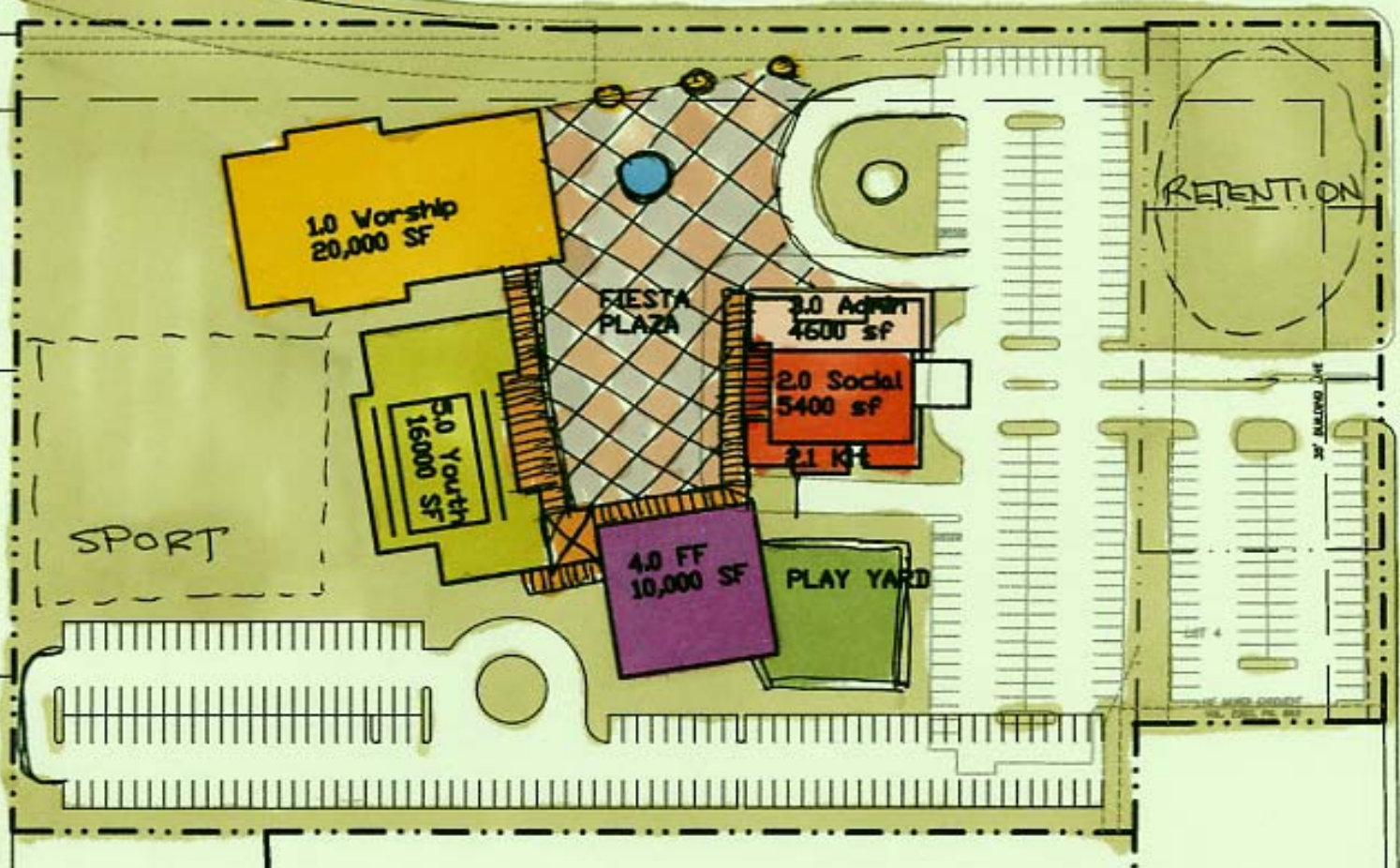
- Visited St. Mark several times
- Nov. 2003 – survey conducted
- Summary of survey presented Feb 5, 2004
- *Draft Program of Spaces and Needs* March 25, 2004
 - Original proposal of 75,900 sq. ft
 - 21,800 sq. ft.: church
 - 14,700 sq. ft.: social
 - 6,700 sq. ft.: admin.
 - 32,800 sq. ft.: faith formation and youth facilities
 - Revised proposal
 - Approx. 36,000 sq. ft.

Preliminary Sketches

- Dr. Schloeder provided master plan sketches for our current property.
- The following sketch has about 73% impervious coverage. Other sketches are somewhat similar.



TEASLEY LANE



1.0 Worship
20,000 SF

5.0 Youth
16,000 SF

FIESTA
PLAZA

3.0 Admin
4,600 SF

2.0 Social
5,400 SF

4.0 FF
10,000 SF

PLAY YARD

RETENTION

SPORT

SF BUILDING LINE

PENNSYLVANIA STREET

Facts & Requirements

- Ft. Worth Diocese requires new churches to have minimum of 1,200 seats, expandable to 1,500.
- Parking for 400 cars (per City of Denton Development Code).
- We have a shortage of priests throughout the Diocese
- We have approximately \$500,000 in the building fund today.
- Our current parish boundaries:
 - West boundary – Wise/Denton county line south to Hwy 407;
 - South boundary – Hwy 407 east to Lake Lewisville;
 - East boundary – Lake Lewisville north to where Hwy 426 dead ends into lake;
 - North boundary – Hwy 426 to Loop 288 to IH35E to IH35W (south) to Hwy 2499 to Ponder, and then a straight line west back to the Wise/Denton county line.
- St. Mark Church is currently located in the extreme northeast corner of its parish boundaries.
- Future growth along IH 35W south from Krum, Texas is expected to be high.
- We have looked at properties southwest of our current site down towards east side of I35W. These are just for preliminary investigations. We have made no commitments on properties.

Parish Boundaries



Recent Developments

- Fr. John arrived July 2004
 - Asked us to reevaluate several issues
 - A few months ago, looked at purchasing 5 acres next to St. Mark. Thought the price was too high (\$560,000). This land recently sold.
 - Looking at buying land for a new site in the area



Recent Developments

- At Leadership Assembly meeting in October, pros and cons of moving and staying were discussed
- A non-binding straw vote on staying/moving was taken with 2/3 voting to seek a more suitable location and 1/3 voting to stay.
- Many of those at the meeting had previously been in favor of staying at our present location until they came to know and understand all the issues.
- Fr. John recommended town-hall meetings leading up to a referendum vote on staying or moving
- Parish input is critical at this time.

Recent Developments

- Leadership Assembly gave the building committee a mandate to look in a 1 to 7 mile radius for a possible new site.
- Let's look at pros and cons of moving or staying

Let's Build Here: Pros

1. We own the buildings and land
2. Present building can be utilized in a future master plan.
3. Attractive site, easily accessible from IH 35E, Hwy 377 & Hwy 2181

Let's Build Here: Cons

1. Zoning restrictions. We are currently limited to 30% impervious surface coverage. This means our buildings and parking can cover only 30% of our land. We can request a change to 60% at a cost of \$30,000 - \$40,000. But approval is uncertain.
2. Traffic congestion; no additional access from Teasley Rd. possible; traffic getting heavier on Teasley.
3. Our neighbors on Pennsylvania Dr. will likely resist our expansion plans.
4. The 5 acres to our south has been sold.
5. Limited flexibility for future expansion (as good stewards the needs of future membership is a consideration).
6. Must “build around” and “fit in” the existing building to a master plan.

Let's Find a New Location: Pros

1. Flexibility. Room for future growth. Ability to adjust to changing conditions.
2. Allows us to master plan from square one to our needs/desires.
3. Value of existing property could be used as “seed” money for new site.
4. New site will have better ingress and egress.
5. Moving Southwest, we would be in the center of projected new growth. Growth means more church support
6. Ability to get more land. Existing property should sell easily.

Let's Find a New Location: Cons

1. Must go through the rigors of finding, buying new property and selling existing property.
2. Would mean a little farther drive for some parishioners.
3. Inconvenient and disruptive in the short term.
4. Raw land requires infrastructure costs for electrical, water, possibly roadways, etc....
These costs would be higher than building at our current site.



Thank you
for your
kind
attention

**DISCUSSION –
QUESTIONS – ANSWERS**

BACK UP SLIDES

Revised Proposal

- Program of Spaces – Developed January to June 2005
- Outline Program:
 - 1.0 Worship Space = 20,445 s.f.
 - 2.0 Social Space = 9,303 s.f.
 - 3.0 Administrative Space = 4,564 s.f.
 - 4.0 Faith Formation Space = 9,993 s.f.
 - Total Program = 44,306 s.f
 - Less existing multifunctional building -8,600 s.f. (approx)
- New Building for Program = 35,705 s.f.
- Site – 10.10 Acres = 440,253 SF
- Zoning = NR2 = 30% Lot coverage = 132,075 sf
- Probable Lot Coverage = 220,000 to 260,000 sf
- Worst Case: Probably require a Zoning Board of Adjustment to 60% Lot Coverage (assuming single story solution w/ 5.0 Youth Center)