

STEPPING STONES

Location, Location, Location

Most aspects of life are planned events, and planning takes time. This is especially true of construction projects. Building any new facility is a practical exercise, and to be successful, we need to be practical about our approach. As we achieve success, the opportunity for the ministry of our parish – both church and school – within the St. Joseph community will grow. As our ministries increase, so will we experience spiritual increase.



As we plan for Phase III- the construction of a free-standing church, we want the best possible location for our new church. The following elements were considered in evaluating sites for the new church:

Church Orientation*	Accessibility*	Easements*
Diocesan Requirements	Cost	Space for future needs*
Topography*	Size and setbacks	Flood plain
Green space requirements*	Jurisdiction	City Ordinances (Streamside)
Aesthetically pleasing views*	Zoning	Soil conditions*
Proximity to parking*	Utilities*	Growth projections
Visibility*	Egress and ingress*	

Sites Evaluated:

Eastside of Parking Lot

- To bring a church level with the parking lot built on an unfinished basement would cost an additional \$900,000+. This cost is in addition to expected site development expenses of retaining walls, red dirt and fire lanes required around such a basement.
- Requires relocation of our sports fields/ playground to our property east of the creek. This option negatively affects playground supervision and would incur additional expense, estimated at \$120,000.
- Built on lower ground and less prominent place

Eastside of Creek

- Requires bridges, extending lanes, contending with the 2012 Fayetteville Streamside Protection ordinance restrictions, and additional parking.
- Offers less prominent position for church and has lowest accessibility to our current facilities for pre/post Mass activities: Faith Formation, Coffee & Donuts...

On Current Parking Lot

- Locates the church closer to Starr Drive and our current facilities,
- Requires relocating almost all parking to the lower property and majority will have to walk uphill/downhill or climb stairs to access all facilities.
- Requires relocation of sports fields/playground to the eastside of creek incurring additional cost

All above locations on property we currently own limit future needs/expansion options.

Proposed Adjacent Land Purchase on North Side (of our parking lot)*

- Closer to Starr Drive on higher ground
- Maintains current parking
- Minimizes Streamside Protection Ordinance restrictions
- Building Funds spent on additions to parish needs rather than relocation of existing parking/playgrounds
- Offers future expansion options

**This property meets starred items on site evaluation elements list above & incurs fewer cost additions.*

As we move forward, there will be opportunities for everyone to be involved and give input. Please watch for ways that you can participate in our Stepping Stones column.