



Why?

We have experienced unprecedented growth in recent years, creating a critical lack of space, especially for our Sunday programs and services. In many ways our currently facility is simply not sufficient for our current needs.

How did we arrive at the decision where and what to build?

Several years of prayer, internal planning, and a master planning effort supported by a consultant led us to this point. A Strategic Planning Council was formed and charged with exploring potential solutions to the current campus space constraints. The team is made up of parish representatives with expertise in relevant fields such as land use law, construction, planning and real estate. An architect and his team (consisting of mechanical, traffic and landscape engineers) were selected following a request for proposal based upon their experience with similar projects. A variety of solutions not involving physical expansion were considered but the consensus was that additional capacity was necessary. Once this decision was made, potential offsite locations were explored but ultimately determined not to be feasible. At that point, various campus designs were evaluated and a plan was selected.

Have you thought about going to another location and moving?

We researched other potential locations within our parish boundary but did not find any feasible options. Alternative locations were quite limited given the lack of developable space locally and the requirement that we must stay within the boundaries set by the Archdiocese. Also, the cost of moving to another location would delay our ability to create empty seats at optimal times. Ultimately, we determined that staying at our current location was the best option.

Have other members of the parish weighed in on this decision?

Yes. This Master Plan has the approval of the Parish Council, the Financial Council, the Strategic Planning Council, the Development Committee, and Lay Corporators.

Why put money towards a new building and not use the money towards outreach efforts in Haiti, Nigeria and Baltimore City?

We believe we can do both and we must do both. We will continue to invest in our strategic partners, but the primary place we have been called to advance the Gospel is in Timonium. Jesus has given us a mission to go and make disciples and to reach out to those separated from him. As a parish that means we reach out to our zip code and surrounding area first. There are many more people in our area who do not have a relationship with Christ and we are not reaching those people as effectively as possible because we don't have space.

Why not just add more Mass times?

We've tried. It didn't work. The reality is that there are certain windows on a weekend that most people want to go to church. Sunday mornings especially in the 9:00 am and 10 o'clock hours are the optimal times for church attendance especially for our prime audience; people who don't usually attend church. More times has a cost on staff and service as well. Eventually the excellence which attracts people to Nativity would suffer and so we would risk losing the people we are trying to reach. And with the "vocation's crisis," there are fewer and fewer priests to cover more masses. It is not a sustainable solution.

Did you consider an incremental approach?

Doing a little bit at a time was studied and eventually rejected as more expensive, more disruptive, and less effective. Because we are going to go through the effort and expense of expanding on our existing campus, we feel we need to make the effort worthwhile for the foreseeable future. Almost doubling our sanctuary and having more available support facilities will result in a fully developed campus which provides ample room for growth. Construction is expensive and the cost of incrementally expanding only to be back in the same position in a few years would be cost prohibitive.

How much will it cost?

Design development has identified the cost to be approximately \$15 Million.

Should we expect the price to continue to rise?

That is not anticipated.

How much has been raised so far?

We have received over \$12 MM in gifts and pledges.

How much debt are we planning to take on?

We hope to raise as much as possible and borrow as little as possible. We do anticipate some debt financing for this project, but at a level we can prudently service. The Financial Council and other leaders have evaluated our debt capacity extensively.

Do we have any debt now?

No.

Do we have any savings?

Yes, we have savings in our operating account and in the Inter Parish Loan Fund (IPLF).

Are we maintaining a balanced operating budget?

Has our operating income remained steady?

Yes, we have a balanced budget and our operating income has actually increased so far during the campaign.

Can we sustain the increased operating costs once the building is built?

Yes. The operating costs were considered when developing the master plan. In addition, current trends show an increase in weekly giving over the past three years, which improves our ability to meet increased operating costs.

How much will our property taxes increase?

None. As a church, we are exempt from paying property taxes.

In growing larger, will you lose some of the "intimate feel" that we now have?

Our new facility will use architectural design to provide an intimate worship experience - even in a larger space. No seat in the new Sanctuary will be any further from the Altar than is the case in our current Sanctuary.

Further, we believe that the "intimate feel" that parishioners and visitors experience comes from the relationships formed and fostered here. Growing the physical size of our campus will serve to promote everyone's experience in a positive way. The new space will help us with our mission to present a more welcoming environment to new families and thereby encourage them on the spiritual path of discipleship. Also our parish model encourages the Small Group experience, where we promote authentic relationships with other members of the parish. In the course of our growth, our Small Group ministry has become an even greater component of our connection to the parish and its sense of intimacy. That said, every effort will be taken in the design development to ensure that the experience of the new Sanctuary is comfortable and "intimate."

How will traditional Catholic elements be incorporated into the new building? Will this be a traditional or contemporary church?

The building will be a contemporary building, consistent with the style of our existing facilities. Our Architect and parish leaders have worked with a liturgical consultant throughout the process to incorporate traditional Catholic elements. Seating will take the form of pews with kneelers.

What will happen to the current church?

Initially it will remain exactly as is, for use as a chapel throughout the week, the place for daily Mass, private prayer, and the celebration of the sacraments for smaller groups. On the weekend Time Travelers, our children's program, will take place there.

What will happen to the stained glass windows in the church and chapel?

The windows in the current main sanctuary will remain in place. The chapel windows will be removed before demolition of that space and carefully stored until another use is identified for them here on our campus.

What about the church steeple? Why is that being removed?

For reasons of aesthetics the decision was made to remove the existing steeple. This will allow the roof lines of the new and existing building to enjoy greater harmony. The steeple, a prefabricated tin cone, will probably be relocated somewhere else on campus, as a sculptural element. A stainless steel cross will be affixed to the façade of the new building.

What about more space for kids and student programs? How does this project address that need?

Moving much of our weekend activity into the new space will, in turn, free up existing space for rededication to kids and student programs. For instance, with Time Travelers in the existing church, we can use the theatre to expand kids small groups and provide students with more of a permanent place of their own. With a new café, we can repurpose the existing café-pavilion to expand All Stars and kids zone.

What about parking? How will we handle additional cars?

The parking lot will be significantly expanded as well as reconfigured for better traffic flow. We consulted with a nationally renowned traffic engineer and have identified several possible solutions that we will continue to explore.

What is being done to maintain the beauty of the campus?

The new church will sit against the Ridgely Road Forest conservation. The parking expansion will include landscaped islands and will be surrounded by landscaping to shield it from the neighborhood and create a beautiful green border to our own property. The new construction will also be properly landscaped and the resulting experience of our campus will be very much the same as it is now.

Are there any plans for sustainable development?

To the extent we can afford them, we will incorporate as many sustainable development elements as possible.

Who is a part of the team?

The Vision Brochure lists the multiple teams of Parish leaders who are helping to make this happen. We have also enlisted the following: Levin Brown Architects, Morris & Richie Engineers, and Lewis Construction.

When will it begin?

We hope to break ground in the Spring of 2016.

How long will construction take?

Approximately 18 months.

Does the Archdiocese support our project and Father White's continued leadership at Nativity?

The Archdiocese has approved our Master Plan though they do not provide parishes financial support for any individual development projects, such as our plan. Father White has discussed and confirmed with his superiors his intention to long term commitment to this parish and ongoing leadership as Pastor at Nativity, through this project and beyond.

What role will the books play regarding Father White and Tom's obligations outside the church?

Nativity desires to be a teaching church that widens its reach, expands its influence, and deepens discipleship. This campaign and new building have the potential to give Nativity a national platform as a teaching church.

How do I make a commitment?

Go to the website <http://nativityvision.tv> and click Give. Or visit <http://give.churchnativity.tv>

Can I make a one-time gift, or extend my commitment out beyond the three years?

You can make your commitment any way you choose.

How much should I give?

Every parish household is asked to prayerfully consider their gift in the following manner: first, find the level where they feel comfortable giving. THEN... look up! Find that next level up from that, a sacrificial level. That next level is a faith level - giving at a level that is uncomfortable. We call that a "Faith" commitment.