

REPORT OF ST. ANDREW'S PROPERTY COMMITTEE

October 2014

Background

In 2014 St. Andrew's Church purchased the 2.08 acre lot adjacent to the church from Warren and Nancy Graham. For about 30 years St. Andrew's had recognized the desirability of owning the property to facilitate future church growth.

The Property Committee

The Vestry and Clergy created the Property Committee in May, 2014, to solicit and record suggestions and ideas from individual parishioners about St. Andrew's ministry in the context of an enlarged church campus. The rector recruited six members to serve on the committee and designated Nancy Tillinghast as chair. The other five members were Anne Brannam, chaplain, Laura Van Wyk, scribe, Stephanie Meadows, Tom Pettit and Joe Steele. Darren Williams was appointed as Vestry ex-officio member and attended a number of committee meetings.

The mission of the committee was to provide all parishioners with an opportunity to voice their ideas and suggestions for future ministries in an enlarged campus setting and to record all such information and to report their findings to the Vestry and Strategic Planning Committee.

The rector and others have met with local political leaders and representatives of other outside groups and organizations to gather additional input. This work is outside the purview of the Property Committee and those comments/suggestions are not included in this report.

Methodology

The Property Committee created a prayer which has guided our work and has been shared with the congregation during the order of worship.

The committee developed a one-page invitation (*Appendix A*) for session participants that included the Property Committee prayer and St. Andrew's mission statement. The invitation also included four talking points to generate and focus thoughtful discussion. The committee scheduled eleven listening sessions between late June and late September and provided sign-up opportunities at church and online. A total of eight sessions were held in private homes for ten to 13 participants each and lasted about ninety minutes. In addition three were held at St. Andrew's including an open session in late August after the 10:00 a.m. service and a special session in late September for the J-2A program youth.

At each session the committee presented a large visual to scale of the St. Andrew's campus (*Appendix C*) including the new parcel.

A total of 137 parishioners (*Appendix B*) attended the sessions.

In addition a dedicated email address was created to receive comments from parishioners. Finally committee members facilitated informal question and answer sessions held after Sunday services following each of the scheduled listening sessions.

The committee recorded all individual comments from all sources (*Appendix D--not included*). We respectfully suggest that these comments and their authors not be shared beyond the Vestry and Clergy in order to respect privacy. The substance of these comments is shared in the body of this report.

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The remainder of this report consists of a summary of major findings followed by more detailed commentary organized by eleven subject areas noted below. These categories were developed as natural separation points in the comments provided and were not otherwise artificially imposed or created by the committee.

- *Christian Formation & Education*
- *Fairfax County Related*
- *Fellowship*
- *Landscaping*
- *Outreach*
- *Preschool*
- *Programs*
- *Safety/Security*
- *Worship*
- *Youth*
- *General*

Summary of Major Findings

The committee has analyzed all comments received during the process and determined that the following areas are the most significant. The list that follows is in no particular order.

- Repurpose the current kitchen space and provide a new kitchen to better serve fellowship, program and outreach needs of the parish.
- Explore outdoor worship options, e.g. labyrinth, amphitheater, expanded memorial garden, area for reflection, etc.
- Construct environmentally sensitive, multi-use building(s) that can be used for congregational activities, youth activities including dedicated teen space and space for senior activities, at risk individuals, etc.
- Strategically expand designated storage areas to better serve ministries and programs.
- Consider site access concerns including safety, aesthetics, signage and visibility for newcomers and visitors.
- Upgrade and expand classroom spaces for preschool and church school including bathrooms. Expand and relocate playground to wooded area.
- Upgrade church bathrooms to include shower and laundry.
- Balance the needs of the parish with the needs of people outside our doors through a comprehensive strategic planning process.
- Consider partnering with other entities as we expand outreach programs.
- Expand and upgrade office space with provision for future growth.

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Comments by Subject Area

Comments received in listening sessions, question and answer periods and email have been organized into eleven categories as shown below. Note that there may be some redundancy among categories.

Christian Formation and Education

The primary idea received for Christian Formation and Education was the need for additional classroom space.

- Several participants of the Listening Sessions commented on the insufficient availability of teaching space in our current facility and suggested additional, or at least improved, space for education.
- Several people observed that the teens in our parish currently lack dedicated space to gather and suggested the Church consider making some space for them.
- Other people suggested that a dedicated space for Godly Play or dedicated space for serving young adults would be advantageous.
- Another major idea relating to education was to expand the school beyond preschool to a K-3 or K-6 school. If St. Andrew's moved in that direction the classroom space used during the day could be used for alternative purposes during evenings and weekends.

Fairfax County Related

Responses related to direct interaction with Fairfax County were minimal from the respondents over all.

- Interest across several meetings focused on creating new access to the property and significantly increasing visibility of the building and visible signage from the both roads.
- Other suggestions included co-use of any future building space (e.g. office space) to a non-profit or to Fairfax County itself in hopes of creating an off-set or other discount to property or other County related taxes.
- As a general observation, participants are hungry for more insight and a better understanding from Church leadership on the question of zoning implications as well as engineering feasibility studies and the influence those answers would have on future decisions.
- In supporting discussions, newer parishioners commented that they were not aware of our church's physical location in the community for many years, and within their personal network are aware of others that did not know of St. Andrews' presence absent word-of-mouth.
- Other parishioners mentioned the availability of their time and talent regarding future Fairfax County interactions (e.g. obtaining County Permits or Geospatial information.)

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Fellowship

Fellowship was a major point of discussion at the listening sessions. Suggestions often centered on the need for an expanded parish hall and kitchen facilities.

- Replace the present kitchen with a new facility meeting “commercial” standards as the present kitchen is mostly a warming station, not a true cooking facility. An improved kitchen would assist preparations for congregational dinners, Sunday coffee hour, receptions (for weddings, funerals, bishop’s visit), celebrations and many other times. An improved kitchen would need to include major new appliances. Obviously an improved kitchen would help with outreach activities such as FACETS meal preparation, hypothermia meals, etc.
- A new kitchen should be designed to fully comply with Fairfax County standards for handling food.
- Provide a larger area for group meetings both for congregational gatherings and other large groups. The larger “Parish Hall” type facility should be a multi-purpose area that could be converted into multiple uses such as meetings, sports, etc. And adequate facilities must be included to store items (tables, chairs, etc.) not in use for a particular area use.
- Use some of the new wooded area for outdoor meetings, social gatherings, the annual June parish picnic, etc.

Landscaping

The overall concerns brought up about landscaping the property fall in the area of having a natural gathering spot.

- A natural gathering spot can refer to a meditative spot, a place for corporate worship or just a nice picnic area.
- The memorial garden was also mentioned, with the view toward expanding it or adding a second one (perhaps with contemplative plaques or artwork).
- The second most mentioned idea was adding a garden area, either for flowers or a community vegetable garden that could be sustainable.
- Another major concern was that the church be more visible; our location is hidden and therefore not very welcoming.
- Parishioners involved in the volunteer mowing program suggested grass areas needing mowing be kept to a minimum.

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Outreach

Outreach was the single focus that received the most comments at the listening sessions. Some suggestions were more frequently heard and can be combined into the following major areas:

- Construct in a new building a large multi-purpose area that could be used for big meetings while also suitable for conversion into a gymnasium for use by the parish and larger community. Such an area would be substantially larger than the present parish hall. The area should also have adequate storage for equipment (tables, chairs, etc.) that might not be used for some functions.
- Provide facilities for youths (parishioners as well as others) to gather after school to talk, relax, play, receive tutoring, and generally “hang-out”.
- Provide facilities to accommodate seniors – a place where they can safely spend part of the day in fellowship; receive information on health-related topics, wellness-checks, etc.
- Provide additional facilities for hypothermia guests. These could include expanded bathrooms with showers, better and expanded kitchen facilities, laundry facilities, etc.
- Provide short-term overnight facilities for refugees, the homeless, minorities, abused persons and low income people.
- Consider partnering with other churches and groups to expand our outreach mission.

Preschool

The underlying idea of comments relating to the preschool is that St. Andrew's should consider expanding and improving the preschool's physical space and expanding the program.

- Several people commented that the preschool program would be more effective if they had updated, larger multi-purpose classrooms, more storage, space for the Food for Friends initiative, and adequate signage.
- There was some discussion regarding whether or not the preschool should expand to full-day or grow into a day school for elementary age students as well.
- One reoccurring idea was to relocate and improve the preschool playground. Taking advantage of the tree cover on the new property would provide shade for the play area (it is currently quite exposed to the sun).
- Making the playground more visible and inviting would help to attract attention to the preschool. One individual observed that if the playground was moved, then there would be space to expand the memorial garden.

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Programs

Recommendations for improving St. Andrew's Programs focused largely on the building of a new facility on the new property, with several suggestions for improving our existing space.

New Facility:

- Parishioners envision a well-designed modular space with moveable walls allowing St. Andrew's to improve its services to both the church and the surrounding communities.
- This multipurpose facility, including expanded meeting rooms, improved administrative offices, a gymnasium, theater space, full showers, a dedicated counseling area or "clinic space," and abundant storage would be designed in such a way that many groups could use the facility throughout the day and evening for a number of existing and new programs including: an expanded (potentially all-day) St. Andrew's Preschool, FACETS, ESOL, Hypothermia, additional music and choir opportunities, expansion of VBS, multiple scout troops, and senior daycare.
- The expansion of classrooms in a new facility could be shifted to space for overnight accommodations for the homeless, administered by volunteers (similar to St. Andrew's hypothermia work).
- Emphasis was placed on the building design including options for both children and adults with special needs and specific examples were provided of other churches in Northern Virginia to serve as models for such designs and directed programs.
- There was clear recognition of the added benefit of offering the facilities to outside organizations, ultimately providing St. Andrew's with a dedicated revenue stream.
- The inclusion of a small café or restaurant, as a separate revenue source, was also mentioned.

Existing Facility:

- If a new facility is not feasible, it was recommended that St. Andrew's existing space be extended to include additional administrative offices, counseling space, and adequate storage for all ongoing programs (note those listed above).
- Expansion of the memorial garden and the addition of quiet or contemplative space were also suggested.

Safety and Security

The over-arching concern for safety and security is the need to improve access to and from the property.

- Several people (7 out of 13 responses) mentioned the need to move the driveway to a spot that might be easier and safer to turn left out of the property onto Sydenstricker Road.

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Worship

Comments surrounding aspects of worship were present in most listening sessions. Most thoughts centered on the logistics of supporting our worship practices.

- Concerns were voiced regarding the capacity of the existing nave and whether or not a new nave could be built to increase seating capacity and take better advantage of the organ while repurposing the old nave; others were very comfortable with the existing nave and did not desire change.
- Some voiced concern that the existing chapel (opposite the nave) lacked adequate space for some services and the space for seasonal adornments.
- Dedicated spaces were also popular discussion areas. Responses included:
 1. A dedicated children's chapel
 2. A dedicated choir room
 3. A larger Sacristy
- There was also significant input surrounding the need for an informal outdoor worship space similar to the Shrine Mont environment that heavily leverages the existing wooded area of the new property. Responses included:
 1. Outdoor chapel
 2. Labyrinth
 3. Stations of the Cross
 4. Small contemplative spaces for private reflection
- While these sessions were predominantly positive interactions, this topic hits close to home for many and sometimes pulled out stronger convictions from the parishioners.

Youth

Recommendations for St. Andrew's youth were provided for infants, preschool-aged children, middle school preteens, and high school teens both inside and outside of our parish.

Infants:

- Recommendations included the expansion of the nursery, allowing for the separation of infants from toddlers. There was recognition that this expansion is vital to attracting new families, who will be the future of our parish.

Preschool:

- Several recommendations were made to improve and increase the number of preschool classrooms either through the building of a new facility or through movement of the playground to the wooded area, thereby allowing the expansion of classrooms in the existing facility.

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Middle School/High School:

- Concerns were expressed that the pre-teens and teens do not feel a part of the church because they are frequently moved around to available space, with no location to call their own.
- A new multi-use facility would provide the necessary teen space allowing for them to have their own brand of fellowship (a room or floor with a television, couches, work tables, air hockey, and foosball).
- The new space could also provide for additional church youth opportunities such as tutoring, holding summer camps, organized sports teams, and providing a more formal venue for bringing in outside speakers and holding teen-oriented workshops.
- This space could be made available after school and into evening hours.
- The new facility, with dedicated teen space could extend St. Andrew's outreach programs – all areas where the youth could engage and assist (providing community service hour opportunities). Examples were provided of other churches in Northern Virginia with extended teen programs.

Youth in the Broader Community:

- With no nearby Boys or Girls Clubs, it was suggested that St. Andrew's focus on a new space/new facility, which could provide opportunities for youth clubs, youth sports, and even at-risk teens.
- With modular moveable walls and large space, the new building could shift between St. Andrew's needs in the morning (expanded preschool), to home schoolers in the afternoon, to outside groups in the evening – all providing a potential revenue source for maintaining and administering the new facility
- Use of the property to build sports fields and a swimming pool were other ideas suggested.

General

The category 'General' captured ideas that did not fit neatly into the other ten categories, which include Christian Formation & Education, Fellowship, Fairfax County related, Landscape, Outreach, Preschool, Programs, Safety & Security, Worship and Youth. Many comments come under the topic of 'planning'.

- One individual asked, "Does St Andrew's have a vision which flows from its mission?"
- Another suggested we develop and work from a comprehensive, long-range plan and not try to do this 'on the cheap'. Others added we should reach out for input from individuals and organizations with experience, including but not limited to Fairfax County, the Diocese, northern Virginia JCC and other churches. We should seek a current and projected demographics scan, space utilization analysis by a professional, short and long-term worship seating and needs for all church ministries (current attendance/expected growth in adults/youth).
- Several individuals stressed the need for a strategic plan that balances the needs of the parish (worship, fellowship, spiritual growth and Christian formation) with needs of those beyond our parish (outreach to Fairfax County, the diocese and beyond).

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- Other thoughts broadly related to planning were voiced by ten parishioners: Are we looking at a phased planning scenario? What about a bold new concept? What of the plans developed during the Ministry for Tomorrow campaign some six or more years ago—will they have any bearing on new plans?
- A harmonious campus concept is desirable that artfully blends the new with existing structure. Careful planning consideration should be given to operations and staffing—not just buildings. We need to plan strategically for quality storage for programs, outreach, music, fellowship, scouts, AA, and office administration.
- We'd like to have a timeline drawn for property development.
- Developing multi-use/multi-sized 'green' facilities for use by our parish and by groups outside our parish (e.g. AA, scouts) was a priority suggested by at least ten parishioners.
- Three parishioners suggested we investigate renting out new multiuse space as a means to recoup some of the cost, though added that we would need to investigate the tax ramifications first.
- One asked, "How 'community' is our 'community' approach with this new parcel (and potential building). Do we plan to offset costs by partnering with multiple churches or go it alone?"

The following nuts-and-bolts comments were recorded and are offered in no particular order:

- Match ideas with God's purpose
- Avoid temporary measures like trailers for classrooms
- Build a rectory to house our Clergy
- Develop our communications capability as we expand our campus
- Reach into new areas of ministry - it is more challenging and more rewarding
- Add a second level to the current church building to expand our ministry center
- Move entrance to back parking lot to afford greater expansion of existing buildings
- To make us more visible from Sydenstricker, cut trees along road, increase signage and develop labyrinth visible from the road
- Small buildings for office spaces connected by walkways
- Gym with a stage
- Upgraded and expanded administrative space with an eye to future and possible addition of Clergy or administrators
- Need a plan for dealing with architects
- Repurpose old kitchen space for classrooms and build a new kitchen
- Include a nice room for dressing and prep for weddings, funerals, vesting

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- Consider space for a fenced in dog park (fellowship)
- Crying room for new parents* (*ed. note: 'and their babies.')
- I read in a recent issue of Episcopalian magazine about a parish that received a grant from DuPont. Might that be a possibility for us?
- New heater for sacristy
- More stained glass windows in any new buildings
- Consider geothermal heat opportunities

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Appendix A: Your Listening Session Information

DATE: Saturday, July 12, 2014
TIME: 4:30 to 6:00 p.m.
HOSTS: Nancy Tillinghast & Tom Longin
LOCATION: 10452 Courtney Drive, Fairfax, VA 22030
PHONE: (703) 691-7689



Property Committee Prayer:

Gracious God, fill us with your wisdom and guide this congregation during this time of discernment. Send your Holy Spirit to inspire us to renew and expand St. Andrew's mission for our enlarged campus. Continually remind us that we are doing this work for Your glory, not ours, and guide our steps to do what is right in Your sight. Amen

Questions to Consider:

- Reflecting on our mission statement, what are your ideas for enhancing current ministries and developing new ones?
- You just opened your Christmas present to find 2 acres of land. You could return the land to nature, use it for a current ministry, or a new one. What would you do?
- Is there a community need beyond St. Andrew's that could be better supported through the re-imagined use of our campus?
- What thoughts have your children expressed to you on a re-imagined use of the St. Andrew's campus?

If additional thoughts, questions or ideas come to you following this session, please email the Committee at listening@standrews.net. Your ideas and insights are greatly valued!

Mission Statement:

St. Andrew's is a Christian community dedicated to worship and proclaiming God's love, to growing spiritually, and to serving others through outreach, prayer, education, and fellowship. We welcome all - no matter who you are, where you find yourself in life, your thoughts about God or the Church - to join us!

Property Committee:

Anne Brannam - Chaplain
Darren Williams - ex officio Vestry representative
Debbie Braun - ex officio Vestry representative
Joe Steele
Laura Van Wyk - Register

Melinda Morgan - Senior Warden
Nancy Tillinghast - Chair
Stephanie Meadows
The Rev. Tim Heflin - Rector
Tom Pettit

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Appendix B: Listening Session Participants

DATE	LOCATION/HOST	NAME
09/28	Meadows/Church/Youth	Bidwell, Lauren
09/06	Robinson	Bouton, Gail
07/12	Conrad	Brannam, Anne
08/23	Morgan/Choir Room	Braun, Amy
07/12	Tillinghast/Longin	Brennan, Peggy
09/28	Meadows/Church/Youth	Browne, Colin
09/06	Robinson	Browne, Woody
06/28	Pettit	Bruce, Moose
06/28	Pettit	Bruce, Ree
07/12	Conrad	Carpenter, Lula
08/24	Morgan/MP Room	Carruth, Betty
08/24	Morgan/MP Room	Carruth, Dave
09/28	Meadows/Church/Youth	Clarke, Cjay
09/28	Meadows/Church/Youth	Clark, Danielle
07/12	Conrad	Chesterman, Coleen
09/06	Pettit	Clark, Wes
06/28	Pettit	Colliton, Ed
07/12	Conrad	Conrad, Chris
07/12	Conrad	Conrad, Pat
07/12	Tillinghast/Longin	Corbett, Alice
07/12	Tillinghast/Longin	Corbett, John
06/28	Pettit	Dasher, Christie
09/06	Pettit	Daugherty, Donna
08/23	Morgan/Choir Room	DiMisa, Ann
08/23	Morgan/Choir Room	DiMisa, Sam
08/24	Morgan/MP Room	Durso, Marlies
08/24	Morgan/MP Room	Durso, Tony
08/09	Meadows	Dutton, Amy
07/26	Wakeley	Edmonds, Ann
07/12	Tillinghast/Longin	England, Deborah
08/24	Morgan/MP Room	Faison, Barbara
08/24	Morgan/MP Room	Faison, Tony
09/06	Pettit	Fedio, Alison
09/06	Pettit	Fedio, Paul
06/28	Pettit	Ferguson, Ed
08/24	Morgan/MP Room	Fike, Libby
09/28	Meadows/Church/Youth	Fike, Stephen
08/09	Meadows	Foley, Janet
08/09	Meadows	Foley, Paul
07/26	Rozelsky	Foster, Lori
07/26	Rozelsky	Foster, Mark
08/23	Steele/Conf. Room	Frazier, Steve
07/26	Rozelsky	Froede, Alex
07/26	Rozelsky	Froede, Corene
09/06	Pettit	Gleason, Bob
09/06	Pettit	Gleason, Ellen

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DATE	LOCATION/HOST	NAME
07/26	Rozelsky	Gould, Jewell
07/26	Rozelsky	Gould, Sharon
08/09	Meadows	Gumbert, Sandy
09/06	Pettit	Halderman-Clark, Karen
08/23	Morgan/Choir Room	Hassler, Libby
06/28	Pettit	Hauge, Pam
08/23	Morgan/Choir Room	Hellier, Andrea
08/23	Morgan/Choir Room	Hellier, Scott
08/09	Meadows	Hill, Diane
08/09	Meadows	Hill, Jesse
09/28	Meadows/Church/Youth	Horan, Meredith
09/28	Meadows/Church/Youth	Howard, Jacob
07/26	Rozelsky	Hruby, Dale
07/26	Rozelsky	Hruby, Dodie
09/06	Robinson	Jaskot, John
09/06	Robinson	Jones, Jeanne
09/06	Pettit	Kelley, Annel
07/12	Tillinghast/Longin	Kirkpatrick, Jim
07/12	Conrad	Klix, Barbara
07/12	Conrad	Knight, Jane
08/23	Morgan/Choir Room	Kohn, Carolyn
08/23	Morgan/Choir Room	Kohn, Chris
07/12	Tillinghast/Longin	Longin, Tom
07/12	Tillinghast/Longin	Mansfield, Ssandy
08/23	Steele/Conf. Room	McKeever, Todd
08/09	Meadows	Meadows, Stephanie
09/06	Robinson	Moffett, Frances
08/24	Morgan/MP Room	Morgan, John
08/23	Steele/Conf. Room	Morgan, Julie
07/12	Conrad	Morgan, Melinda
09/28	Meadows/Church/Youth	Mula, Chuck
08/23	Steele/Conf. Room	Mula, Tracey
06/28	Pettit	Nein, Barbie
07/12	Conrad	Nies, David
07/12	Tillinghast/Longin	Osthaus, Donna
07/12	Tillinghast/Longin	Osthaus, John
09/06	Pettit	Palmer, Claire
09/06	Robinson	Palmer, Sam
09/28	Meadows/Church/Youth	Paquette, Sarah
08/24	Morgan/MP Room	Parks, Bryan
09/06	Robinson	Peters, Dave
09/06	Robinson	Peters, Stacey
06/28	Pettit	Pettit, Connie
06/28	Pettit	Pettit, Tom
07/26	Rozelsky	Phillips, Rosemary
07/26	Wakeley	Ramsdell, Michelle
08/23	Steele/Conf. Room	Redman, Alice
08/24	Morgan/MP Room	Richardson, Mary
07/26	Wakeley	Ridpath, Beth

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DATE	LOCATION/HOST	NAME
07/26	Wakeley	Ridpath, Bob
09/06	Robinson	Robinson, Carol
07/12	Conrad	Roerig, Alice
07/26	Wakeley	Rouge, Beverly
07/26	Wakeley	Rouge, Joe
07/26	Rozelsky	Rozelsky, Kevin
07/26	Rozelsky	Rozelsky, Pam
07/12	Tillinghast/Longin	Ryan, Margaret
07/26	Rozelsky	Sisson, Charles
07/26	Rozelsky	Sisson, Donna
09/28	Meadows/Church/Youth	Shiple, Claire
08/23	Morgan/Choir Room	Spaans, Gloria
08/23	Morgan/Choir Room	Spaans, Julian
07/12	Conrad	St. Pierre, Nancy
09/28	Meadows/Church/Youth	Steele, Emily
08/23	Steele/Conf. Room	Steele, Joe
09/28	Meadows/Church/Youth	Steele, Megan
08/23	Steele/Conf. Room	Strong, John
07/26	Wakeley	Stucky, Valerie
08/23	Steele/Conf. Room	Szipszky, Dianne
08/23	Steele/Conf. Room	Szipszky, Jim
08/09	Meadows	Taggart, Don
08/09	Meadows	Taggart, Marlene
07/12	Tillinghast/Longin	Tillinghast, Nancy
08/23	Steele/Conf. Room	Turcotte, Denise
06/28	Pettit	Turner, Anne
07/12	Conrad	Turner, Martha
06/28	Pettit	Umberger, Chris
09/06	Robinson	Umberger, Dave
06/28	Pettit	Umberger, Paul
09/06	Robinson	Umberger, Rebecca
08/09	Meadows	Van Beek, Beth
08/09	Meadows	Van Beek, Steve
06/28	Pettit	Van Wyk, Laura
07/26	Wakeley	Wakeley, Lisa
08/09	Meadows	Williams, Darrren
09/06	Pettit	Withington, Jonathan
09/28	Meadows/Church/Youth	Wood, Sadie
08/24	Morgan/MP Room	Woodard, Lucilla
09/06	Pettit	Wright, Bill
09/06	Pettit	Wright, Karen
09/06	Robinson	Zdancewicz, Heather

TOTAL = 137 Participants

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Appendix C: St. Andrew's Campus Map

