Proclaiming Peace

HOLY TRINITY CHURCH

Answers to Frequently Asked Questions

Where is the property that Holy Trinity is buying? How large is the site?
Holy Trinity is buying property on Peace Street on the northern edge of downtown Raleigh. The church will sit directly across from historic Peace College. The property includes the Thomas Jordan House (circa 1898), which is at the corner of Peace and Blount Streets. The entire tract is approximately 1.6 acres.

What types of facilities will Holy Trinity build there?
We hope to build a beautiful sanctuary, traditional in design and complementary to the historic properties nearby, which will seat approximately 500 worshippers. The site can also accommodate a Parish Life/ Education building of approximately 20,000 square feet. We also intend to renovate the 5,000 square foot Jordan House, which will be used for office and meeting space. We will relocate our existing church offices as soon as this renovation can be completed.

What about parking?
The site will accommodate approximately 85 parking spaces, which will be sufficient for most midweek functions. Like many other churches, on Sundays we will utilize offsite parking to accommodate most of our congregation.

How much is Holy Trinity paying for the property?
Holy Trinity will pay $1,950,000 for the property at closing. This price does not include the *purchase* of the Jordan House, which the church will initially rent for $1,000 per month. However, the church is obligated to renovate the Jordan House within two years of the initial closing on the property, and Holy Trinity will complete its purchase of the property by paying the seller an additional $715,000 for the Jordan House property within five years of the initial closing.

Will the development of the site be phased?
Very likely, yes. Right now we anticipate that the first phase will include our sanctuary building, including a basement to accommodate auxiliary uses. The Jordan House renovation will also be completed in the first phase, as will our onsite parking. The purchase of the Jordan House would be included in a future phase.

When will we get started?
Our current schedule calls for closing on the property this fall. We plan to begin the Jordan House renovations immediately thereafter, and we would hope to commence construction of our new sanctuary early next year.

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What is the status of the design of the property?

We are in the preliminary stages of site planning, primarily focusing on the site's ability to accommodate our building program as described above. At this point we have done no building design.

How will the design be accomplished?

The Vestry will soon begin to solicit input from our parish regarding what is most important to you. The Vestry will host an All Parish Forum where we will focus on what kind of facilities we need to further our mission, and what our priorities should be in the first phase. Using your input, the Vestry will formulate general parameters (building size and function) for the first phase, and will then appoint a Design Appearance Committee, composed of members of our parish. This committee will solicit additional input from the congregation, and then help further refine the design, especially issues related to appearance and aesthetics.

What will our new facilities cost?

Depending on what is ultimately designed and constructed, we believe that we can complete our first phase for approximately $5 million. This would include the initial purchase of the land, construction of the sanctuary building, renovation of the Jordan House, and most of the site development costs. At this point, we have not yet defined a second phase to the extent that even preliminary budgeting is possible.

How will Holy Trinity pay for our new facilities?

We intend to borrow a portion of the funds required to purchase the property and develop the first phase. However, we intend to limit our debt by capping the portion of our annual operating budget that is dedicated to facilities (principal and interest on our mortgage as well as all property expenses) at approximately 25%. Thus, we will need to raise a significant sum from our membership.