

ST. EUGENE CATHOLIC CHURCH

SELF-STUDY REPORT

JULY 2007

(Updated January 8, 2008)

Table of Contents

	Page
Introduction	2
St. Eugene Parish “Looking Back-Looking Forward”	4
Mission Statement	5
The New Facilities	
Introduction	6
Task	6
Function	8
The Gathering Space	9
The Worship Space	11
Tabernacle for The Blessed Sacrament	12
Multi-Purpose / Choir Room	13
Reconciliation Room	14
Bridal/Family Room	15
Office and Administrative Area	16
Parish Center (Community) Area	17
Entrance and Walk-Ways	18
Educational Component	
Appendix A	
Demographic Benchmarks	
Appendix B	
The Concept of a Green Building	
Appendix C	
Self-Study and Liturgical Requirements	

INTRODUCTION

Saint Eugene Parish is a growing, vibrant, Catholic presence in Eastern Wake County, North Carolina, and serves the communities of Knightdale, Wendell, and Zebulon, and parts of Nash, Franklin, and Johnston Counties. In our quest to continue to reach out to the communities that we serve, evangelize our faith, and maintain a Catholic visibility, we recognize the need to build a permanent worship space, a parish (fellowship) center, and enlarge our education.

The new Church and parish center and the expansion of the other facilities are becoming necessary in order to accommodate a growing Hispanic and Anglo-Catholic population for the area that the parish serves. The growth is coming from within our parish as families increase in size and from an ongoing influx of new residents from mainly northern states; those seeking warmer climates, safer neighborhoods, and steadier employment, as well as those wishing to retire to an area such as ours. (We are considered a rural area, yet are situated within easy driving distance, afforded by the newly constructed Knightdale Bypass and Interstate 540, to three metropolitan areas: Raleigh, Durham, and Chapel Hill.) Further a strong Hispanic ministry developed in the parish, the R.C.I.A program, a vibrant Stewardship endeavor, and a concerted effort to encourage a return to the faith of those, whom over the years have fallen away, add to our numbers each year. With the growth, and the future expected growth¹ that is to take place in the next few years of the communities we serve, a permanent new worship center is needed for the celebration of the proper liturgical rites.

¹ See Appendix A.

A New Facility Feasibility Group, New Facility Financial Feasibility Committee, and a Steering Committee--under the guidance of the Parish Council, guided by diocesan guidelines², and constructed to be environmental friendly³, were established and the following document is their report on the first phase of construction: the new facilities. Not only those individuals involved in the writing of the document, but also all the members of St. Eugene Parish are enthusiastic and excited about the future expansion plans for St. Eugene. We move into the future, confident with the guidance of the Holy Spirit, that we will build something beautiful for God.

² See Appendix C.

³ See Appendix B.

St. Eugene Parish
“Looking Back-Looking Forward”

Almost sixty-years ago, a faithful and determined group of people established a Roman Catholic parish in eastern Wake County, North Carolina. Some of the staunchest advocates of that parish were new to this country and, upon their arrival--and in the ensuing years since--they encountered differences and even resistance to their language, culture, and traditions. The one constant in their lives that offered a common kinship with their American counterparts was their deeply-rooted Roman Catholic religious faith. The practice of their commonly-held beliefs created a sense of community and common purpose among the diverse backgrounds that populated this area of North Carolina.

Today, the parish that those diverse cultures built welcomes an even more diverse community, building upon an already impressive commitment to deep faith and common purpose. The parish today celebrates the wonderful ability of a Catholic community to embrace both the common faith and cultural difference of its members in a way that spreads God's love.

The parish today serves 515 Anglo households consisting of 396 male head of household and 119 female head of households. There are 339 male children and 119 female children. Masses in English are held at 5:00pm on Saturday and 8:00am and 10:30am on Sunday.

The parish serves a large and growing Hispanic population in Eastern Wake County, western Nash County, and Northwest Johnston County. With two priests and one brother fluent in Spanish the Hispanic population appreciates knowing that the Hispanic liturgies, religious education, and sacramental needs will be met at St. Eugene. Masses in Spanish are held at 6:30pm on Saturday and 12:30pm and 5:00pm on Sunday.

Mission Statement of St. Eugene Parish

“We have come together in our common faith as God’s Holy People. Strengthened by the Word of God and nourished by His Sacraments, we step forth in faith to love and serve one another.”

The New Facilities

Introduction:

Today we at St. Eugene Parish are faced with a new worship facility project. We are faced with other contemporary concerns. Foremost among these concerns is the (projected) growth of Catholics in Eastern Wake County.

The process of a new worship facility began more than six years ago. Circumstances developed that postponed the decision to build a new facility. With increased growth in the number of parishioners, the accumulation of building funds, and a positive offertory cash flow, discussions were renewed that clearly called for more space and better facilities for the growing activities and needs within and outside the parish. In view of this call, we have decided to undertake the project of a new worship facility together with a parish fellowship center if fiscally possible in one project or in phases if overall cost estimates exceed ability to borrow funds and to plan for future expanded parish facilities.

At this phase of the process, the parish has begun a self-study. This document addresses the liturgical and Para-liturgical needs of the parish.

Task:

The task was to develop a comprehensive plan for the liturgical use of the proposed new church and parish center. This included taking into consideration the needs of the community in the design and planning for the following:

- Walkways and entrances,
- Gathering space,

- Vesting Sacristy
- Storage Area
- Mechanical Room
- Restrooms
- Worship space,
 - Working Sacristy
 - Baptismal Area
- The Blessed Sacrament Chapel,
- The Daily Chapel
- Reconciliation room,
- Sacristy,
- Baptismal font space,
- Choir area,
- Ushers and lay ministry's room,
- Quiet room,
- Family Parlor,
- Rest rooms, storage space,
- Administrative offices,
- Parish center hall,
- Parish center kitchen,
- Parish center storage and housekeeping closet

Function:

The new worship facility of St. Eugene Parish is to be constructed along the established guidelines found in “Built of Living Stones Art, Architecture and Worship” guidelines of the USCCB. This new facility is to provide a worship space for the proper rites of the Roman Catholic Church and to meet the liturgical and spiritual needs of the members of the parish.

The Gathering Space

The gathering space is that area outside the worship space in which the community gathers before entering for the celebration of the Eucharist and the Sacraments. This space along with the parish center should be adequate to accommodate those functions that complement the liturgical life of the parish.

From the gathering space the following should be easily accessible.

- A. The vesting sacristy for priests and deacons to prepare themselves for celebration of the Liturgy will be located off the gathering area. Cabinets sufficient for storing vestment and other materials that the ministers will need for the celebration of the Liturgy will be located in this room. A small restroom with a commode and sink should be part of this area.
- B. The lay ministers' room for the ushers, the Eucharist Ministers, the lectors, and the altar servers should be located adjacent to the vesting sacristy. The room should contain a cabinet to hang jackets and coats and to store the altar servers' vestments.
- C. A men's restroom and a women's restroom are to be located off the gathering space. All restrooms should contain diaper changing facilities.
- D. A storage area of adequate size should be located adjacent to the worship area.

E. The Gathering Areas shall be located between the worship and community sections of the facility to provide convenient access to the worship, office, and community sections of the building.

The Worship Space

This area is the focal point of the facility and should be designed to facilitate the celebration of the Eucharist and the proclamation of God's Word to all present. The area should allow for seasonal decorations, flowers, banners, etc. The worship space should also be conducive for the proper celebration of the Sacraments of the church. The current altar, ambo, and crucifix will be used in this space if appropriate.

- A. The worship space should accommodate 600 (to be expandable) people seated for a liturgical service and should be arranged in such a manner as to communicate a sense of community and togetherness.
- B. The sanctuary area should be (1) easily visible from all locations in the worship space, (2) handicapped accessible, and (3) located opposite to entry area.
- C. A working sacristy should be located in an area behind the sanctuary (altar) area. The working sacristy should be large enough for storage of items and equipment needed for proper liturgical services.
- D. The daily chapel will serve as the quiet room during Saturday and Sunday liturgies. This room shall be properly soundproofed for its purpose.
- E. A baptismal area should be located in the sanctuary area and visible to all in the assembly.
- F. The choir area for thirty members should be located as part of the assembly.

Tabernacle for The Blessed Sacrament

The reservation of the Blessed Sacrament for private adoration and for distribution to the sick is an integral part of our Catholic faith.

The Tabernacle containing the Blessed Sacrament is to be placed in a position of honor and should be able to be seen by the congregation seated in the main worship space, as well as those seated in the daily chapel.

Multi-Purpose / Choir Room

The multi-purpose / choir room should be located near the sanctuary area and be provided with a rest room facility. This room should be soundproofed and should be constructed to seat 30 people. This room will also serve as the choir practice room to conserve space and fully utilize the facility during Saturday and Sunday liturgies.

Reconciliation Room

A soundproof reconciliation room located adjacent to the gathering area should be constructed in such a way as to provide seating for the penitent and the priest for face-to-face confessions or anonymous confessions. The room should be decorated simply with a crucifix.

Bridal/Family Room

Within the church building, off the gathering space in a quiet location should be a bridal/family room. This room is to be used by the family members of a wedding party to make final preparations before the celebration of the Sacrament of Matrimony. This space will also serve as a family parlor for a family to gather before entering the gathering space for the celebration of the Mass of Christian Burial for one of its members.

The bridal/family room should be located off the gathering area. The room should be connected to the ladies' rest room with a locking door and have a dressing area with counter space, a mirror, and double vanity if possible.

The bridal/family room should be of sufficient size to accommodate 15 people and be furnished appropriately, to include a privacy curtain.

Office and Administrative Area

An office and administrative area shall be located between the gathering area and the parish center. This area will provide space for:

- A. A pastor's office
- B. A parochial vicar's office
- C. A office manger's office
- D. A finance & accounting manager's office
- E. A multi-media room to contain printers, copying equipment and should contain adequate work surfaces and storage space for the complying of documents and other media
- F. A conference room
- G. A record storage room
- H. A small kitchnette area.

Parish Center (Community) Area

A parish center is needed for community activities. The parish currently doesn't have a large meeting room for gathering after baptisms, funerals, first communion, and for parish dinners. The current worship facility could possibly be converted for this purpose, but a new parish center with a larger kitchen would be desirable if it can be financed. This would possibly allow the old worship space to be used for the additional class room space that is needed for religious education program.

Entrance and Walk-Ways

The location of entrances to the church facility and walkways should be located in such a manner as to facilitate ease of access to the Church, the Parish Center and the Education facility. This is especially proper for the elderly and those physically impaired.

- A. A parking area is to be constructed in accordance with the Town of Wendell Parking Ordinance. The surface will be asphalt and striped with a handicapped and senior citizen parking area close to the building's main entrance. Access will be from Lions Club Road as permitted by North Carolina Department of Transportation regulations.
- B. Sidewalks will be provided in accordance with the Town of Wendell's Sidewalk Ordinance.
- C. All entrances and exits should be designed to accommodate the elderly and the handicapped.

Parish Educational Process

In order to assist both the Anglo and Hispanic members of the parish in understanding the various aspects involved in designing and building a new church, a program of education was undertaken. Msgr. Tim O'Connor, the diocesan liturgical consultant, gave an earlier presentation in 2000 regarding the liturgical requirements and special needs for the proper celebration of the Sacraments. At his presentation he explained the mind of the Church since Vatican II, regarding the reason behind the design all new churches need to be incorporated into their facility plans. In response to a current invitation to revisit the parish in 2007 to make another presentation, he said that his earlier visit to the parish would suffice for the diocesan requirement. He mentioned that he would prefer to meet later when the parish's Liturgical Committee and the Building Committee were considering hiring an architect. Very Reverend David D. Brockman, who replaced Msgr. O'Connor, and Art Weshe have spoken at meetings attended by several committees of the parish.

The parish was regularly informed of the progress of discerning the feasibility of a new worship facility through pulpit announcements and information regularly updated on the parish's web page, www.steugenparish.org.

The New Facility Feasibility Group, the New Facility Financial Feasibility Committee, and the Steering Committee met on several occasions and their meetings and agendas were published on the parish web page.

A presentation of the Self-Study Document will be made to the Diocesan Building and Real Estate Commission at a future scheduled meeting.

Summary Demographic Benchmark Report

St. Eugene Catholic Church - Wendell, NC
608 LIONS CLUB RD, WENDELL NC, 27591

12/28/2006

Coordinates Longitude: -78.357926

Latitude: 35.774156

From Center of Wendell

	4.0 Mile Ring 50.27 sq/mi	7.0 Mile Ring 153.9sq/mi	9.0 Mile Ring 254.47 sq/mi
2000 Total Population	13,718	33,385	52,850
2006 Total Population	17,794	42,993	67,362
2011 Total Population	20,050	48,373	76,299
2000 Total Households	5,218	12,292	19,502
2006 Total Households	6,990	16,309	25,541
2011 Total Households	8,102	18,847	29,647

	4.0 Mile Ring 50.27 sq/mi	7.0 Mile Ring 153.94 sq/mi	9.0 Mile Ring 254.47 sq/mi
2000 Hispanic Population	803	2,109	3,628
2006 Hispanic Population	1,173	2,949	5,059
2011 Hispanic Population	1,656	3,738	6,386

Source: MapInfo Corporation

©2005 MapInfo Corporation™ Copyright© Troy, New York. All rights reserved. 1-800-489-8829.

<http://www.anysonline.com>

THE CONCEPT OF A GREEN BUILDING

A green building, also known as a sustainable building, is a structure that is designed, built, renovated, operated, or reused in an ecological and resource-efficient manner. Green buildings are designed to meet certain objectives such as protecting occupant health; improving employee productivity; using energy, water, and other resources more efficiently; and reducing the overall impact to the environment. (Definition Courtesy of The California Integrated Waste Management Board.)

To that end St. Eugene Parish will work towards a building that is environmentally friendly:

- By including energy efficient heating, cooling, and ventilation systems.
- By using plumbing fixtures that are designed around good water stewardship.
- By specifying building materials that are environmentally preferable:
 - Products that are derived from recycled materials,
 - Interior materials that are low in toxic emissions and Volatile Organic Compounds.
- By including materials and equipment to improve indoor air quality:
 - Using materials that resist the growth of dangerous molds,
 - Using materials and system to prevent high indoor moisture accumulation.
- By using effective landscape techniques to reduce the impact of chemicals that affect the environment.

SELF-STUDY AND LITURGICAL REQUIREMENTS

Self-Study:

Following the meeting with the representative of the Building and Real Estate Commission, the User will initiate a Self-Study to determine the functional needs of the project. If applicable, a study of existing facilities should be included. The study will describe the activities that take place in order to fulfill the mission and objectives of the user.

FOR THE GENERAL ORIENTATION AND REFERENCE OF THE PARISH, COPIES OF RECENTLY SUBMITTED AND APPROVED SELF-STUDIES WILL BE MADE AVAILABLE AT THE STEP 2 MEETING. A TYPICAL OUTLINE FOR A SELF-STUDY IS INCLUDED IN THE APPENDIX FOR REFERENCE.

The user should be able to describe whom the people are who occupy, live in or use the facilities, whether existing or new, which the project affects. The study should describe why the people occupy or use the facility and what they do when they occupy and use it. It is not the intent of this document to produce precise room areas and specifications, (i.e., six classrooms of 400 square feet each). The Self-Study should assist the user in understanding project needs and requirements and will form the basis of the architectural program, which will be helpful and potentially save money after an architect is hired.

Included in the Self-Study shall be a Narrative Outline of the overall intent of the project, and shall be endorsed by the Pastor, the Pastoral Council and the Parish Finance Council. It shall include general aspects of budget, schedule, buying or selling of property, new construction or renovation, phasing, rental of temporary space and other broad-scope issues that the parish sees at the present time. The Self-Study document must be submitted to and approved by the Building and Real Estate Commission prior to the user moving to the next step.

THE OUTLINE IS USUALLY INCLUDED IN THE SELF-STUDY SIMPLY BY THE NATURE OF THE DOCUMENT. FOR SMALLER PROJECTS, IT MAY NEED TO BE PROVIDED SEPARATELY. AS THE COMPLEXITY AND SIZE THAT A PROJECT INCREASES, IT

BECOMES INCREASINGLY IMPORTANT THAT THE PARISH PLANNING PROCESS IS DOCUMENTED, AT LEAST IN AN OVERALL SENSE. FOR EXAMPLE, IF A PARISH IS REQUESTING TO SELL EXISTING BUILDINGS AND PROPERTY PRIOR TO BEING ABLE TO ENTER INTO A CONSTRUCTION CONTRACT FOR A NEW FACILITY, A DETAILED PLAN FOR ACQUISITION OF TEMPORARY SPACE TO ACCOMMODATE ALL PARISH ACTIVITIES MUST BE SET. THIS MIGHT BE IN THE FORM OF A LEASEBACK CLAUSE IN THE SALES CONTRACT.

At the conclusion of the Self-Study, the user should be able to make a rough estimate of the cost of the facility with the necessary square footage to accommodate the needs identified in the Self-Study. Rough estimates of cost per square foot for various types of space can be obtained through the Diocesan Construction Coordinator.

Liturgical Requirements:

If the project involves a church or other worship space, a study of worship activities shall be included as a section in the Self-Study. The Liturgical Subcommittee of the User's Building Committee must meet with the Diocesan Director of Liturgy before proceeding with its work.

The Office of Liturgy of the Diocese requires that a User building or renovating worship space read the following book:

Built of Living Stones, Art, Architecture, and Worship

Copies of these books may be obtained from United States Conference of Catholic Bishops. For construction of a new church or renovation of an existing church, an educational program in liturgy must be undertaken. This will help all the people to understand the liturgical principles of a church building. The educational program should focus on internalizing the fundamentals of the church's liturgy and the environment needed and called for in its celebration. The User must coordinate this phase with the Diocesan Office of Liturgy. The Diocesan Office of Liturgy shall be used as a resource in the development and the carrying out of this

APPENDIX C

APPENDIX C

educational program. Users must retain the services of a liturgical consultant for new church construction. The Diocesan Director of Liturgy will perform this service or help procure an outside consultant.

After a building, designed for liturgical worship, has been approved by the Building & Real Estate Commission, changes proposed to any liturgical appointments must be submitted to the Building & Real Estate Commission for review and approval, with rationale for the changes and the assurance that the congregation has been properly informed of these matters.