



JANUARY 2019

# HOPE CHURCH PROPERTY DEVELOPMENT UPDATE



## Where are we now?

*Now is the time to embrace a new challenge and opportunity – to remodel and redevelop our property for greater effectiveness in the present and as a gift to the generations that will follow us.*

The session of Hope Church has approved moving forward with Vanman Architects and Builders to complete a master facility plan for the Hope Church building on the north side of the property. We are officially shifting from the conception and initiation phase to project definition and planning.

The building design and usage will be driven by the vision of Hope Church.

**People of every age at Hope Church,  
the one already here  
and the ones on the way,  
will go DEEPER with JESUS,  
WIDER in the Kingdom,  
and CLOSER in community.**

Feasibility results have been compiled and studied. We were very encouraged by the level of participation. There were 264 household responses.

- 92% Reported that they are satisfied or very satisfied with Hope Church and the programs and services the church provides.
- 92% Reported that it is very important or important to address the church's needs to remodel and redevelop our church property.

We received many constructive comments and we are processing and strategizing around this feedback. Themes have been distilled and a list of frequently asked comments and questions are addressed in the following section.

## Frequently Asked Questions

**Understanding the new church facility will be on the north side of the property, what will happen to the south property? Is selling it an option?**

The Property Development Taskforce is researching and meeting with the city of Richfield, land developers, real estate experts, and financial institutions.

Hope Church is committed to being good stewards of the land and facilities that we currently own. We intend to partner with mission-minded organizations to help Hope Church grow as a crossover community and bless the city of Richfield.

We are in the early stages of exploration. Some ideas could include a senior living facility, a charter school, or a community center. It is important that the south development produce revenue. While selling the land could be an option, that isn't the intention at this time. The Property Development Taskforce welcomes ideas and suggestions.

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## Frequently Asked Questions

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### How can we plan for future growth in a smaller facility?

After a careful assessment of Hope Church ministries with Vanman Architects, an appropriate square footage number has been advised. The Property Development Taskforce and Hope Church staff have collaborated on how to maximize space. The design will entail many multi-purpose areas that can be shared and used with many functions throughout the week.

### Who is Vanman?

Vanman Architects and Builders is an architecturally-led, design-build firm in Minnesota. Established in 1957, the architectural design company has developed a rich history and understanding of their chosen fields: religious and financial institutions, private schools, and commercial architecture and construction.

They are one of the only architectural building companies in the Minneapolis/St. Paul metro that has an in-house staff. This allows for them to maintain construction staff, resulting in higher-quality designs, increased affordability, and total client satisfaction.

For more than 60 years, building for ministry has been their passion and the core of their firm. They have built, expanded or helped renovate hundreds of structures, collaborating with each congregation to ensure that ministry needs are met, while still echoing their unique personality, traditions and heritage.

Once plans are completed, 98% of Vanman's projects are finished. The national average completion rate for construction projects is less than 64%.

### When will we see a facility design?

We anticipate having something for you as early as this spring. Until now, our focus has been on setting good requirements to resolve the issues we are experiencing, making the most of the land development opportunity before us, and accommodating the essential activities taking place at Hope today and in the future.

We set our design concept before you in order to get your questions and input, then refine our directions to Vanman. The Master Plan is now underway. When complete, it will be presented at the onset of our capital campaign.

The Master Plan will consist of a building floor plan, a site plan including parking, three dimensional renderings of the exterior, and the cost summary. The goal is to make Hope's building full of sunlight, warm, welcoming, and beautiful to all who enter.

### What will be torn down?

This question is difficult to answer without having completed the master facility design plan. It is anticipated that the school building will not be viable in the future due to its tremendous inefficiencies. It is also anticipated that the pastors wing and the

Vine + Branches wing will be removed to provide an unobstructed view to Hope's sanctuary and more visibility from the street.

### What will happen to the outside rental groups that use our facility?

It is anticipated that we will need to creatively consider which rental groups Hope Church will still be able to host. Renting to outside groups has been a necessity to sustain and fund such a large building. But, we don't anticipate the same need in our new building. We will be glad to share space when it fits with the mission and availability of the church calendar.

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*The Property Development Taskforce is committed to communicating well and often. Watch for a monthly communication piece that will provide updates. For background information, pick up the Case Statement from November 2018.*

*Please direct questions and suggestions to [property@hope-pc.org](mailto:property@hope-pc.org) or Justin Bratnobar (Property Development Taskforce Leader), 651/247-3707.*

