

# Q&A for public site

*Last Update: March 2019*

***Please check this portion of the web site from time to time as we update the status of our building plans.***

## **How did APC arrive at the decision to build and what is the status of the lease between Del Ray Baptist Church (DRBC) and Alexandria Presbyterian Church (APC)?**

DRBC owns the property and buildings at 2405 Russell Road. In 1999, DRBC and APC entered into a long-term lease agreement. The APC lease with DRBC expires in early 2022, and both churches have determined that it would be mutually beneficial for APC to find a new home. After a prayerful and exhaustive multi-year exploration of all options – including leasing another building or purchasing a new property -- we concluded that APC's current property at its West Braddock Road Campus (WBRC) would support a new building that could meet all of APC's current ministry needs and allow some room for future growth.

## **How did we acquire the property at the WBRC location and could it meet our current and future needs?**

In the providence of God, the WBRC property was sold to APC by the Alexandria Bible Church in 2015. We are currently actively using the WBRC building for a second worship service at 11:00 a.m. and have begun using the property for both weekday and some weekend ministry activities (committee meetings, Bible studies, etc.). We anticipate continued use of this property and building for the next few years. However, the existing church building can only seat less than 200 people and is not adequate to meet all of our current ministry needs -- even with multiple services. While the entire property is slightly less than 2 acres, an evaluation by an architect has determined that this property is able to support a new worship center of about 450-500 seats – along with associated space for nursery, Sunday school, teens ministry, offices, fellowship, and, of course, parking.

## **How much space does APC need?**

In early 2018, APC conducted an online survey of its members to better assess its current and projected future space requirements for its various ministries and functions. We believe we need at least the amount of space we currently use at DRBC as well as (ideally) another 25% or so of incremental space to allow for future growth.

## **What is the current plan of action in light of the above findings?**

We are planning to build a new church home at the WBRC and are currently working with architects, engineers, a contractor, an attorney, and other experts to develop the plans for a new facility that would meet all of our needs on that site. Several committees have been established to help us navigate through this process and all of the various needed steps.

**What is APC's timeline for resolving its long-term housing need?**

APC is pursuing a timeline that would enable the church to build and move to a new church home by the end of our current lease with Del Ray Baptist church in 2022.

**What steps have been taken thus far toward meeting our building deadline and what steps are planned over the next few years?**

- In October 2018, APC presented its initial plans to the city (called a "Concept 1" plan for its review. APC is currently in the process of addressing the preliminary comments from the city that were elicited from the Concept 1 plan.
- In February 2019, our consultants conducted a traffic study to help us understand how best to handle parking and traffic at the new facility in a way that will meet our needs and have the least impact on the neighborhood.
- In early Spring 2019, we plan to submit a more detailed set of plans to the city for their consideration (called a "Concept 2" plan).
- In the Summer and Fall of 2019, we plan to continue to refine our plans, based on the city's feedback, and ultimately submit detailed plans and specifications to the city as the final step toward securing a permit to build.
- We anticipate that the actual building process will take 12-14 months.

**How will the neighbors' concerns be taken into consideration?**

APC is very desirous of continuing to be a good and respectful neighbor – both now, as we continue to use the existing property and grounds at the WBRC; throughout the building process; and once we are in our new facility. We have met with the neighbors on two occasions thus far (in November 2018, at a stand-alone meeting about our new building and in December 2018, as part of the North Ridge Citizens' Association meeting). At those meetings, it was APC's goal to provide detailed information regarding our plans as well as to hear neighbors' concerns and questions. We are striving to take the comments we have heard into account at every step during this process. We also commit to being as transparent as possible in sharing new developments, with the neighbors, as this process unfolds. We believe APC's new church home will be a lovely building -- architecturally in keeping with the neighborhood. It is our hope that not only the actual building but APC's use of this space will be an asset to the neighborhood and the city.