

Initial Parish-wide Meetings to Gather Input on Patrimony, Spring 2019

May 9, 2019

Much development
More commuters
Homes being added
Some couples, some families
Desire to live near transit

More parish-shopping
Convenience trumps loyalty
Dogs not kids
Decreasing school-age (near bottom)
Baby boomers staying / relocating

Fewer priests / merging parishes
Communication amid digital tech
"Nones" becoming parents
Mobility: away on weekends, or here?

June 1, 2019

Sales value?
Growth problem
Obligation to educate
Losing youth, they are not engaged
Hard to find volunteers
Homeless and needy increasing
Cost of living increase and
Lack of trust continues
Bleeding \$100,000
Religious Ed has peaked at 1000

Addiction issues
Church competes with tech
Tech can be exploited
Generational change
Engagement
Religions placing culture
Need for function hall
Ecumenical center
Parish offices
Parking and disabled spaces

Renovation a success
Intergenerational education
Needed income generation
Flexible, multipurpose
Use by others?
Interfaith resource
Regional facility
Need to think big
Five acres: how to use?
Fewer priests and sisters

June 3, 2019

Sell the property?
Higher density growth
Decline of the family unit
Aging baby boomers
How to pass the baton?
Social services center?
(Parish and non parish)
Outreach to others
Interfaith "community" growing
Youth participation down
Dean college?
Gathering space for teens
Non-active parents: how to reach?

Convert to parish center?
Build care center?
Is there any interest in the building?
Break up the property?
Parking?
St Joseph's Medway center experience
Senior housing?
Bigger multi-use
How much real estate do we need?
Functions / receptions
Post-funerals
Parishioners older

Revenue?
Nursing home?
Low income housing
Zoning and codes?
Religious Ed: flat at 1200 - 1400
Flexible use
Unwed mothers?
Combine elder living & religious Ed?
CSJs Framingham: mixed use!
Parish offices
State of the rectory? Part of patrimony
Parish events

June 4, 2019

Need educational space
Parking space
Religious education: classrooms
Technology is a plus
Does technology alter religious ed?
Put the plot plan on the web site?
Purchase a piece of land for frontage?
Heywood properties
Fewer Millennials/ Gen-Xers
Youth at mass declining
Post-confirmation attendance down
Cost of living
Economy going up
Civic spaces
Can we afford a new facility?
Saint Mary parish "rents" short term
Control by the RCAB?

Haywood mansion ⇨ Anglican parish
Valuation of land?
Rectory upgrade?
Need gathering space
Sense of community
Smaller footprint-for parish only
Open meeting space for interfaith
What space for parish?
Funding needed space?
Parish offices?
Assure storage space for Religious Ed
Rental partner to renovate...e.g. Pfizer
Does RCAB need a branch office?
Capital campaign ongoing
Benefactor(s)?
Land: all buildable?
Zoning?

Curb appeal?
Where to put new building?
History-review 25 years ago
Codes increasing
\$7-14 million to renovate
Currently 20 classrooms
Rel. Ed: enrollment stable 1200-1400
Saint Vincent De Paul
Cafeteria meals for the homeless
How to subdivide the land
Cell and end to pressure building?
Demolished and replaced the building?
Floor one kitchen; floor two class
To convert or build new
Find \$--a partner for funding
Rent to new charter or other school

Major Areas of Input from Initial Parish-wide Meetings, Spring 2019

Situation in Franklin:

Much development
 More commuters
 Homes being added
 Some couples, some families
 Desire to live near transit
 More parish-shopping
 Convenience trumps loyalty
 Dogs not kids
 Decreasing school-age (near bottom)
 Baby boomers staying / relocating
 Fewer priests / merging parishes
 Communication amid digital tech
 "Nones" becoming parents
 Mobility: away on weekends, or here
 Homeless and needy increasing
 Cost of living increase and
 Lack of trust continues
 Addition issues
 Higher density growth
 Decline of the family unit
 Aging baby boomers
 Cost of living
 Economy going up

Parish Situation:

Parishioners older
 Growth problem
 Obligation to educate
 Losing youth, they are not engaged
 Hard to find volunteers
 Bleeding \$100,000
 Religious Ed has peaked at 1000
 Church competes with tech
 Tech can be exploited
 Generational change
 Engagement
 Religions placing culture
 Need for function hall
 Ecumenical center
 Parish offices
 Parking and disabled spaces
 Renovation a success
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 Need to think big
 Five acres: how to use?
 Fewer priests and sisters
 Interfaith "community" growing
 Youth participation down
 How to pass the baton?
 Need educational space
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 Religious education: classrooms
 Technology is a plus
 Does technology alter religious ed?
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 Sense of community
 Capital campaign ongoing
 History-review 25 years ago

Issues for Parish

Future:
 Intergenerational education
 Flexible, multipurpose
 Interfaith resource
 Use by others?
 Regional facility
 Gathering space for teens
 Outreach to others
 Non-active parents: how to reach?
 Functions / receptions
 Post-funerals
 Religious Ed: flat at 1200 – 1400
 Flexible use
 Combine elder living & religious Ed?
 Parish offices
 State of the rectory?
 Part of patrimony
 Parish events
 Smaller footprint-for parish only
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 Assure storage space for Religious Ed
 Benefactor(s)?
 \$7-14 million to renovate Currently
 20 classrooms
 Rel. Ed: enrollment stable 1200-1400
 Saint Vincent De Paul
 Cafeteria meals for the homeless

Options for property:

Sell the property? (PATH 2)
 Social services center?
 Dean college?
Convert to parish center? (PATH 3)
 Build care center?
Is there interest in the building? (PATHS 1 & 3)
 Break up the property?
 Parking?
 St Joseph's Medway center experience
 Senior housing?
 Bigger multi-use
 How much real estate do we need?
Sales value? Valuation of land? (PATH 2)
 Revenue?
 Nursing home?
 Low income housing
 Zoning and codes?
 Unwed mothers?
 CSJs Framingham: mixed use!
 Put the plot plan on the web site?
 Purchase a piece of land for frontage? Curb appeal?
 Heywood properties
Can we afford a new facility? (PATH 4)
 Saint Mary parish "rents" short term
 Control by the RCAB?
 Haywood mansion ⇒ Anglican parish
Rental partner to renovate...e.g. Pfizer (PATH 1)
 Does RCAB need a branch office?
 Land: all buildable? Zoning / Codes increasing
Where to put new building? (PATH 4)
How to subdivide the land(PATH 4)
Sell land and rent present building? (PATH 1)
Demolished and replace the building? (PATH 4)
 Floor one kitchen; floor two class
To convert or build new (PATHS 3 & 4)
 Find \$--a partner for funding
Rent to new charter or other school (PATH 1)

POSSIBLE PATHS FOR OUR PATRIMONY
(BASED ON INPUT FROM PARISH MEETINGS)

PATH	PROS	CONS
1. Find a New Tenant for Building	<ul style="list-style-type: none"> ▪ Smaller project ▪ Less disruptive ▪ Provides revenue 	<ul style="list-style-type: none"> ▪ Expensive upgrades needed ▪ Potential tenant not obvious ▪ Leaves rest of property underutilized
2. Sell the Property	<ul style="list-style-type: none"> ▪ Simple project ▪ Produces income for parish 	<ul style="list-style-type: none"> ▪ We lose space needed for Religious Ed, parking, or both ▪ Not clear how cash helps parish needs on balance
3. Renovate/Convert Building to Mixed Uses	<ul style="list-style-type: none"> ▪ Modest project ▪ Meets existing and new parish needs ▪ Leaves open fate of rest of property 	<ul style="list-style-type: none"> ▪ Expensive process on old building ▪ Building's footprint larger than we need ▪ Generates no revenue ▪ Will require finding alternative space for religious ed. During renovation
4. Build new building/ Sell or lease unneeded land	<ul style="list-style-type: none"> ▪ Ambitious, costly project ▪ Smaller footprint leaves more property to put on market ▪ Sale or lease of land could pay for building ▪ New building better suited to parish needs ▪ No need for new tenant 	<ul style="list-style-type: none"> ▪ Expensive ▪ Will take time to plan and construct ▪ Will require finding alternative space for religious ed. During construction

Discerning the best path for disposition of the School building

Whiteboard Notes on PPC Meeting of 22 October 2019

Current building a "money pit" (11K per year)

Current use: small % of building, limited M-W, Sunday afternoon, some evenings

Process of elimination: drop paths 1+3

Need for Religious Ed/faith formation: newly built + annual costs=fewer \$\$

Need for parking

Current land use? Much is wasted.

Barn: unheated, run down, available to be demolished

Income: maintain? Increase income?

We want more income. Market forces?

Rectory/administrative space

Space for more programs

Real Estate—consultant—info?

Need info

Cost: net costs, income

Space—capacity? DH hall, conference Room

We should provide rental space for many needs in town

Parish desire= "limited"/curtailed by building size

Include flexibility in design of the new building..Big? ? Modestly?