



## **MASTER PLANNING**

### **To Fail to Plan is Like Planning to Fail**

For the ultimate and best use of all of your church's property and buildings,  
THE PURPOSE OF A CHURCH ...IS NOT A CHURCH BUILDING, BUT  
CHURCH BUILDING.

BUILDING CHURCH FACILITIES IS A PROBLEM OF PURPOSE LONG  
BEFORE IT IS AN ARCHITECTURAL OR FINANCIAL PROBLEM. (Dr. Byrd)

### **PLANNING**

Too many churches do property and facility planning as if there were no  
connections between the kind of space provided and church growth.  
Others plan a new building with a vague hope that just constructing a building will  
lead to growth.

### **GROWTH**

Studies of growing churches consistently show that their property, buildings, and  
space are major factors in sustaining growth patterns.

#### **CAUTION #1**

**A NEW BUILDING DOES NOT CAUSE GROWTH. IT MERELY PERMITS  
GROWTH**

#### **CAUTION #2**

**DON'T THINK YOU CANNOT GROW YOUR CHURCH UNTIL YOU  
GET A NEW BUILDING**

“

## **The Context for a Church Building Program**

- 9 Know God
- 9 Know where you are
- 9 Know who you are
- 9 Know who you want to become
- 9 Know what you need to do
- 9 Do it

### **Know God**

- 9 Prayer
- 9 God's Word
- 9 God's mission for His church

### **Know Where You Are**

- 9 Target area definitions
- 9 People needs
- 9 Denominational affiliation
- 9 Economy
- 9 Climate
- 9 Community demographics
- 9 Codes and regulations
- 9 Local infrastructure
- 9 Surroundings
- 9 Land availability and affordability

### **Know Who You Are**

- 9 Perceptions/attitudes/ spiritual health
- 9 Profile of congregation and organization
- 9 Physical circumstances

### **Know Who You Want to Become**

- 9 Mission: God's eternal intention for His church
- 9 Purpose: A contemporary restatement of God's overarching intention that grows out of each church's unique relationship with God.
- 9 Vision: A clear mental image of a preferred future state and behavior.
- 9 Communicate the Vision

### **Know what you need to do**

- 9 Strategize
- 9 Schedule
- 9 Recruit and assign
- 9 Resource
- 9 Establish measures

**You can't focus on fog**

**“A vision will always result in action! Not just a brief flurry of activity, but the reorientation of one’s entire life.”**

N Shawchuck/L. Perry

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## **STRATEGY**

- No church is truly ready to deal with property and building issues until it has developed a comprehensive ministry-growth strategy.
- You don’t have a strategy until you have a plan that involves ...
  - 9 a particular place,
  - 9 a particular time, and
  - 9 a specific way of accomplishing your goals.

**“If you can’t build a paragraph around your ministry-growth strategy, don’t build a building around it!”**

## **A KEY STRATEGIC PRINCIPLE**

### **GO WITH YOUR STRENGTHS**

- 9 No church can do everything
- 9 Go with your strengths and do a few things well

## **DEVELOPMENT**

- 9 Develop your strategies around your strengths.
- 9 Develop your ministries, programs, activities, and events around your strategies.
- 9 Develop your property and buildings around your ministries, programs, activities, and events.

## **DO It !!**

- 9 Monitor each phase
- 9 Learn to follow the plan
- 9 Modify when necessary (watch the ‘add-ons’)
- 9 Act promptly

## **Master Planning Process**

- 9 Preparation

9 Consultation

9 Presentation

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## **1. Preparation**

- 9 Document Sunday School growth
- 9 Document current attendance by age groups
- 9 Obtain up-to-date survey
- 9 Create current mission/purpose statement
- 9 Evaluate church programs to be housed

## **2. Consultation**

- 9 On-site Visit by Consultant
- 9 Evaluate Existing Buildings
- 9 Examine Site Potential
- 9 Determine Ultimate Worship Location and Capacity
- 9 Calculate and Optimize Parking
- 9 Design Education and Support
- 9 Define Interior Circulation
- 9 Consider budget Constraints
- 9 Phased for Balanced Growth

## **3. Presentation**

- 9 Master Site Plan in full color
- 9 Floor Plans developed on Auto Cad
- 9 Full-Color Exterior Renderings
- 9 Interior Views
- 9 Physical or Computer Models
- 9 Power point Presentations
- 9 Congregational Presentation Visit

### **Growth Space**

#### **Quantity and Quality – Both are important**

- 9 Worship      \*Attractive

- 9 Education \*Efficient
- 9 Parking \*Adequate and durable

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### **Plan for Sunday Morning**

- 9 Parking
- 9 Worship
- 9 Education (by age groups)
- 9 Circulation
- 9 Support -  
Factor in "80% rule"

### **Plan for Weekdays**

- **Use Sunday program spaces**
- **Meet unique needs such as**
  - 9 Offices
  - 9 Music rehearsal
  - 9 Recreation
  - 9 Fellowship
- **Different age group activities**
  - 9 Child care
  - 9 Etc.

### **Scope Constraints**

- 9 Long-range ---- property capacity
- 9 Specific phase ---- \$\$\$\$\$\$

### **How Much Building Can Your Church Afford?**

- 9 Building soft costs            20%
- 9 Construction costs            80%
- 9 Total project budget:        100%

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