



천주교 산호세 한국 순교자 성당
Holy Korean Martyrs Catholic Church

새성전 후보지 설명회

천주교 산호세 한국 순교자 성당 건축 위원회
May 20, 2012



순서

- 일정
- 재정 설명
- 후보장소 상태 의 평가
- 교통조사
- 인근지역 안전조사
- 공지



일정

- 5/17: 본 매매 계약 체결
- 5/18-7/13: 실사 및 이전 필요 사항 검토 (Remodeling 포함)
- 7/14: 본당 최종 매매 승인
- 8/14: 교구 최종 매매 승인
- 8/30: Escrow 종료 (매매 완료)
- 8/30 이후: 시설 보수 및 Remodeling 시작

필요한 재정과 가용 자금

■ 총 예상 비용

- 건물 + 대지 예상 매입액: **\$6M** 이하
- 개조 비용: 우리가 원하는 것에 따라 변동
- 총 예상 비용: **\$6M + 개조 비용**

■ 총 가용 자금

- 현금 보유 및 현 건물 매각 대금: 약 **\$6.8M**

■ 예상 비용 절감 및 수입 : 약 **\$8500/월** (주차장, 사제관, Lease 수입)

■ Fund Raising, Catholic Foundation (Capital Campaign), 융자.



후보장소 상태

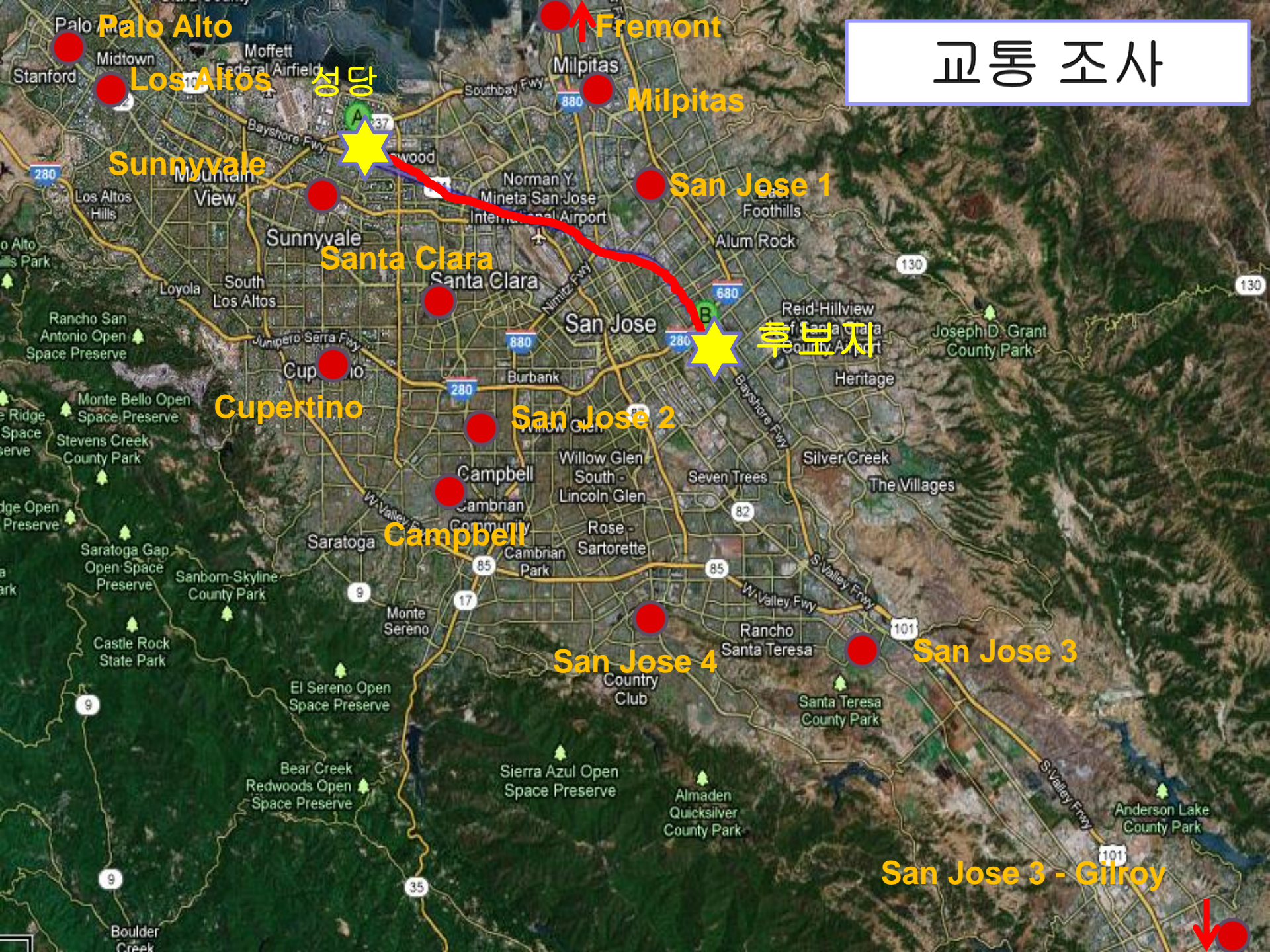


보수 공사:

- 모든 건물의 지진 보수 공사 불필요
- 교실과 가건물의 지붕과 HVAC
- 장애인들을 위한 Ramp
- 석면 제거
- 약간의 전기 및 처마와 기둥 보수
- 주차장과 외등

교회건물 리모델링 (좌석수 확충)

교통 조사



성당

Fremont

Milpitas

San Jose 1

Santa Clara

Santa Clara

San Jose

후브지

Cupertino

San Jose 2

Campbell

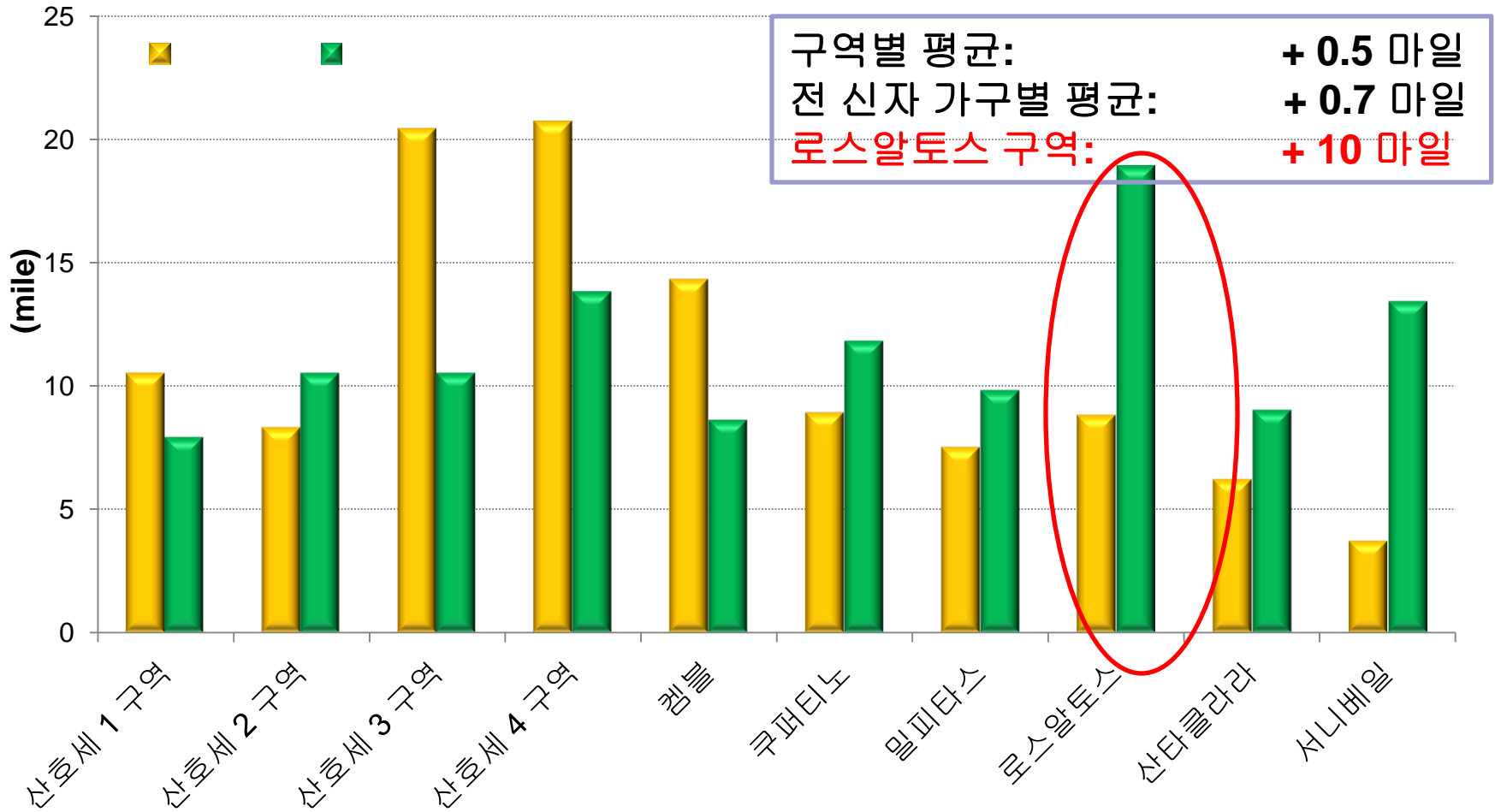
San Jose 4

San Jose 3

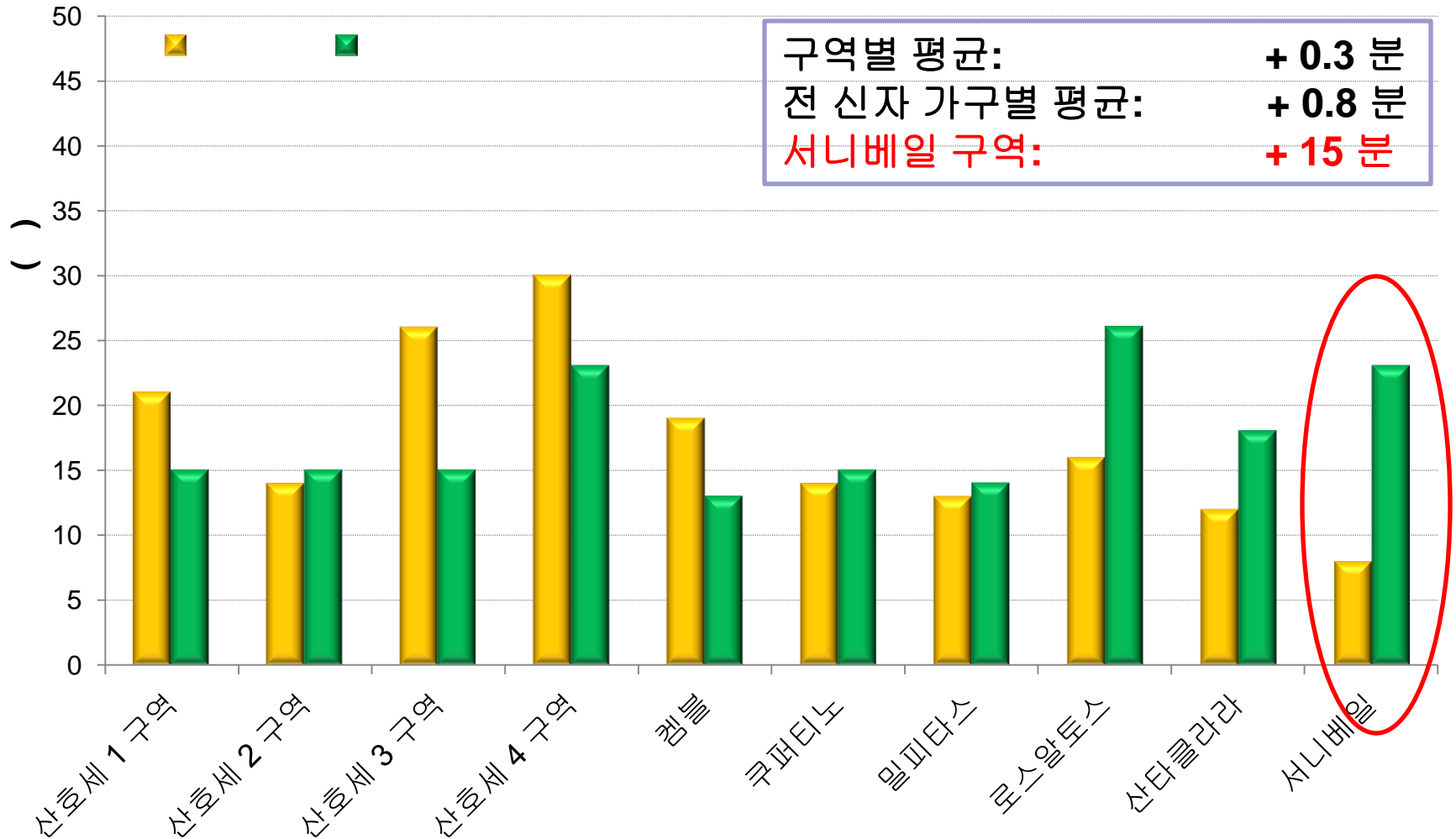
San Jose 3 - Gilroy



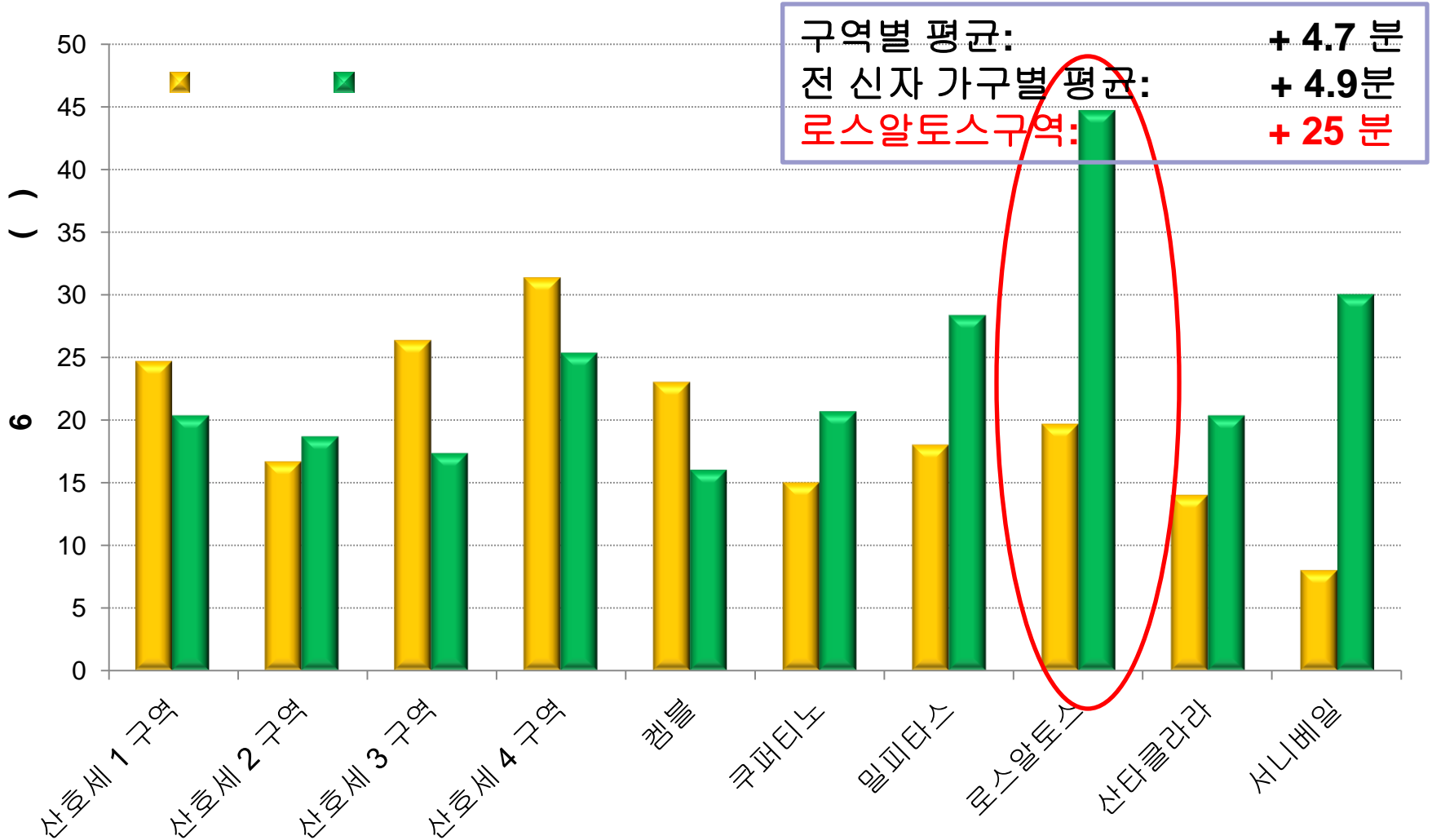
구역별 거리 비교



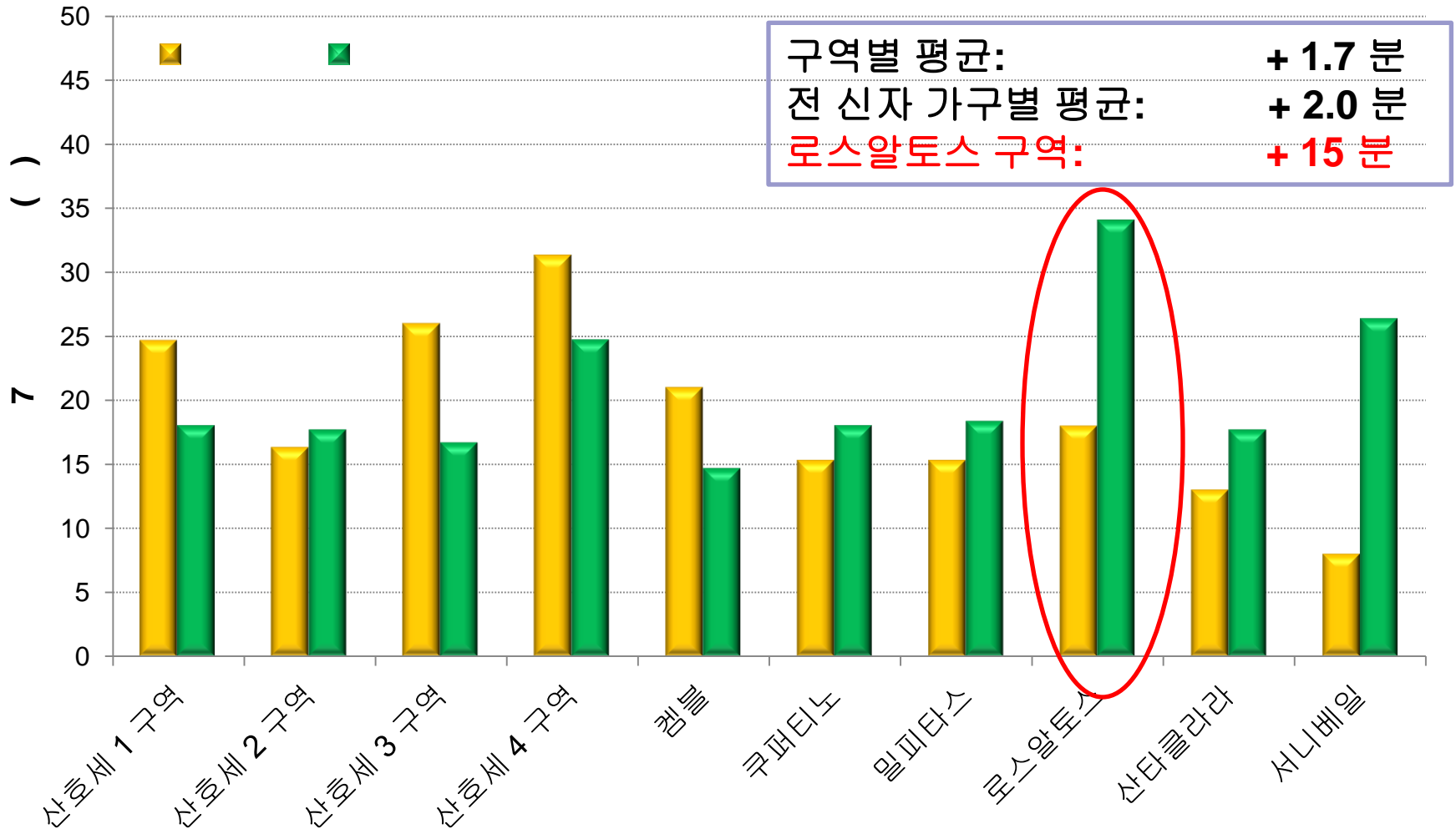
운전 시간 비교 - 주일 아침



운전 시간 비교 - 평일 (화,수,목) 오후 6시



운전 시간 비교 - 평일 (화,수,목) 오후 7시





안전



CHRISTIAN Community CHURCH

Loving God, Each Other, Our City & the Nations!

May 10, 2012

To Whom It May Concern:

Christian Community Church has occupied 1523 and 1407 McLaughlin Avenue since June of 1977. During our stay on McLaughlin Avenue, we have had the privilege of building a church/school campus with many years of fruitful ministry. This area has experienced a lot of change during our stay here, but one thing we can say for sure—we have been blessed and protected.

When we purchased the land it was a walnut orchard—open land with McLaughlin in front and Clemence Ave. behind. In the early 80's and 90's we sold off two strips of acreage—one on the north side and one on the west side to help build our campus. This stopped any occasional foot traffic through the property. We added gates and fences during that time, sealing off the main buildings and fields, protecting the construction zone and securing our school grounds even more.

In spite of the demographic changes and influx of people to the area, we have had so few incidents we can easily name them. Our first year here a car was stolen. This was before we sealed off the land and the area became more inner city. Sealing off the land helped tremendously. We had a couple windows broken in the early years, but nothing in the last two decades. We have had two car windows broken into during a church service. In each incident, there was something valuable in plain view on the front seat. These incidents were many years ago, as well. We have experienced minimal graffiti problems. Our ushers do a routine sweep of our parking lot during services and we always had adults watching children whenever they were inside or outside. Our experience tells us it helps to have more people occupying the property throughout the week. In spite of this fact, we have had less activity and people for several years without problems.

Ten thousand vehicles traverse McLaughlin Ave, every day. We have not experienced problems with inflow and outflow ever. There is also a stoplight in the middle between our entrance and exit, and this helps tremendously.

We understand a church will probably lease/buy our buildings, so we would be remiss not to mention the role of prayer in regard to the protection, growth and fruitfulness of our ministry on McLaughlin. Many years of consistent prayer by English, Vietnamese and Spanish speaking congregations have created an environment of peace and protection. Many have commented about the tranquility they have felt just driving onto this property. We believe whoever follows us will be as blessed as we have been.

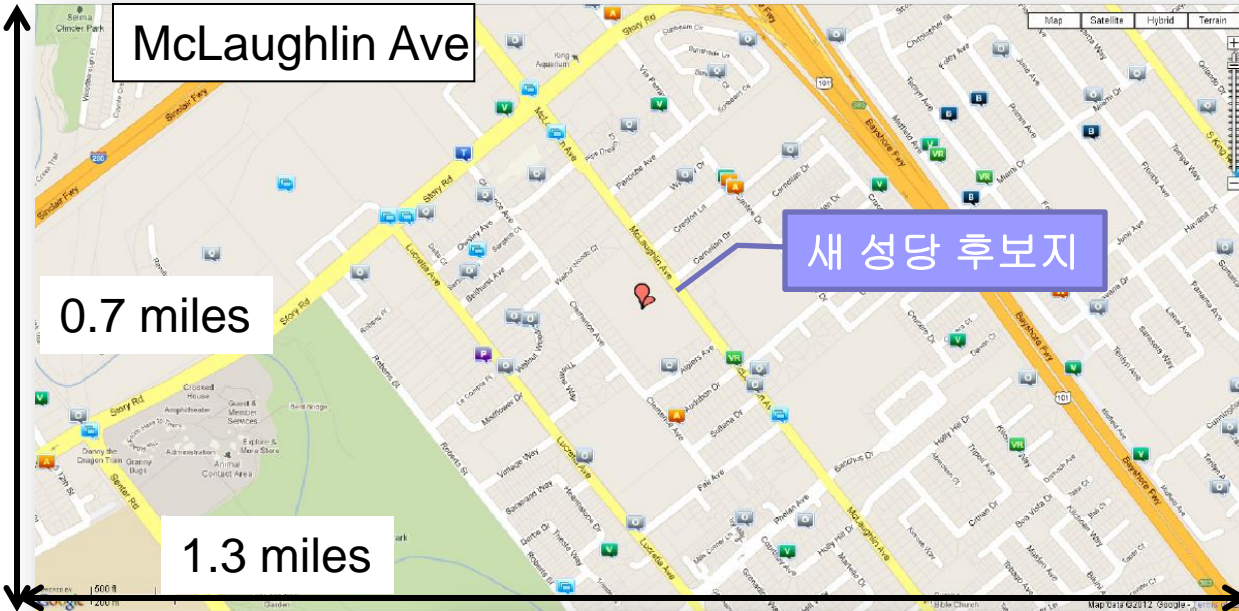
Warmest regards,

Senior Pastors Steve and Jan Wilson

후보지 교회 목사님의 안전 설명

- 1977년 부터 이 장소에서 사목
- 1977년 자동차 도난 사고
- 건물 유리창 파괴 두건 (약 30년전)
- 자동차 유리 파괴 두건 (오래전)
- 몇건의 낙서사건
- 기타 특별한 사건 없었음

안전문제 조사 방법



CrimeReport.com를 통한
경찰에 신고된 사고의 통계:

- 조사 범위: 0.7 x 1.3 Mile
- 최근 14일 간의 범죄 사고
- 신고된 모든 사고





안전문제 비교 자료

	재산 피해 (Property)	폭행 피해 (Violence)
	가택 침입 강도, 차량 피해, 절도 등	노상 강도, 폭행, (성)희롱 등
현 성당	4	2
새성당 후보지	28	11
St. Williams 성당	1	0
Sacred Heart 성당	7	1
Ascension 성당	10	6
St. Joseph 주교좌 성당	63	52
엘카미노 리얼/로렌스	39	14



안전 보강 계획안

- 건물과 주차장에 **Fence** 보강 및 **CCTV** 설치
 - 보안 카메라 감시 경고문
- 주차장에 외등 설치
- 필요하면 안전요원 고용



공지

- 5/20 오후 2시: 후보지 방문
- 1523 McLaughlin Ave. San Jose
- 성당에서 오시는 길: HWY 101 South, Story Exit, Left turn on McLaughlin Ave. ~ 0.5 mile on Right

- 의견함 및 **Web Page**를 통한 제안
- <http://www.sjkoreancatholic.org/relocation>