



Analysis of Church of the Holy Apostles

Utilizing

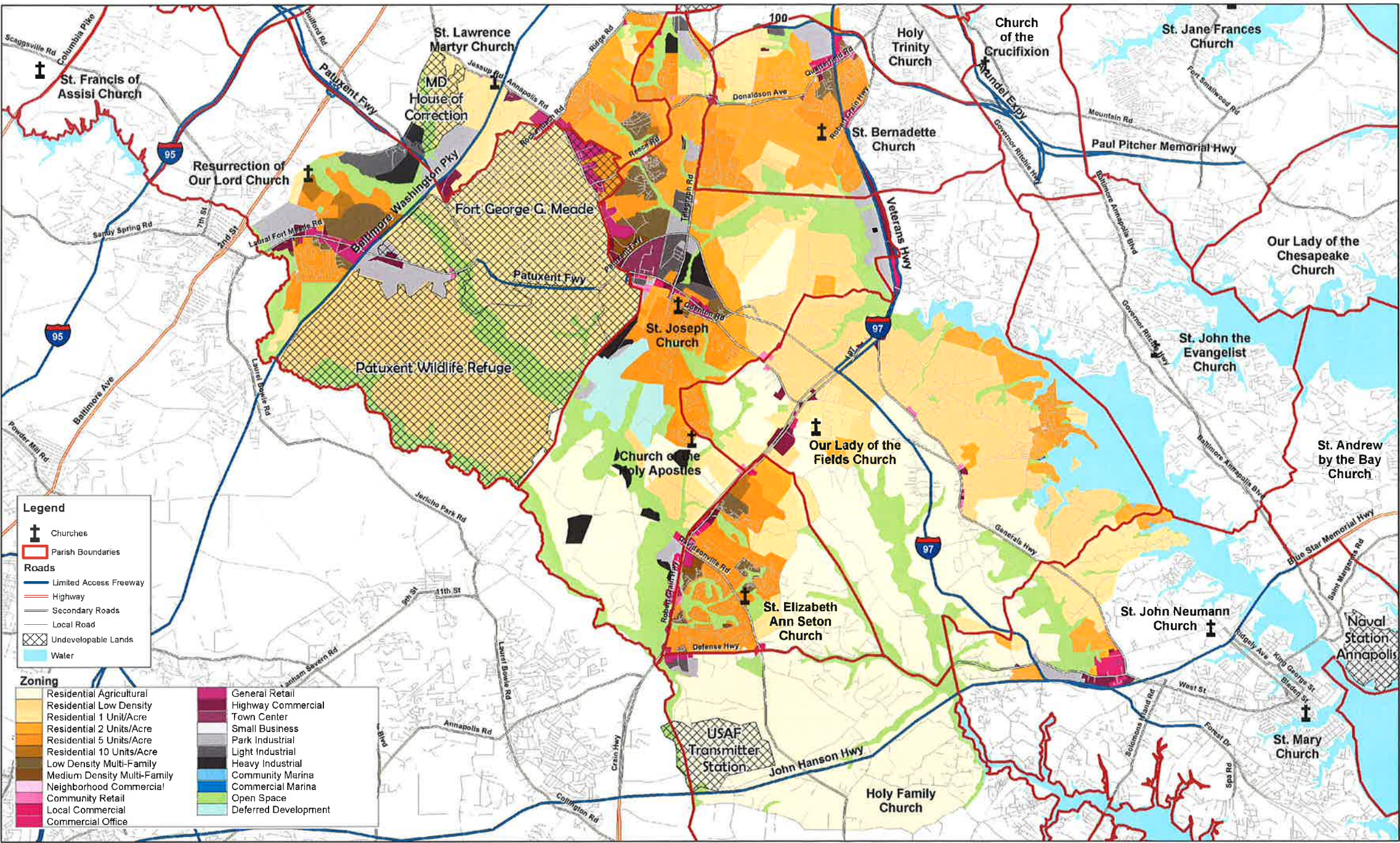
*Geographic
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Crofton and Odenton - Zoning Restrictions and Undevelopable Lands

Church of the Holy Apostles Study Area



Mapping by Spatial Systems Associates



0 1 2 4 Miles

Map created for the Archdiocese of Baltimore
May, 2003

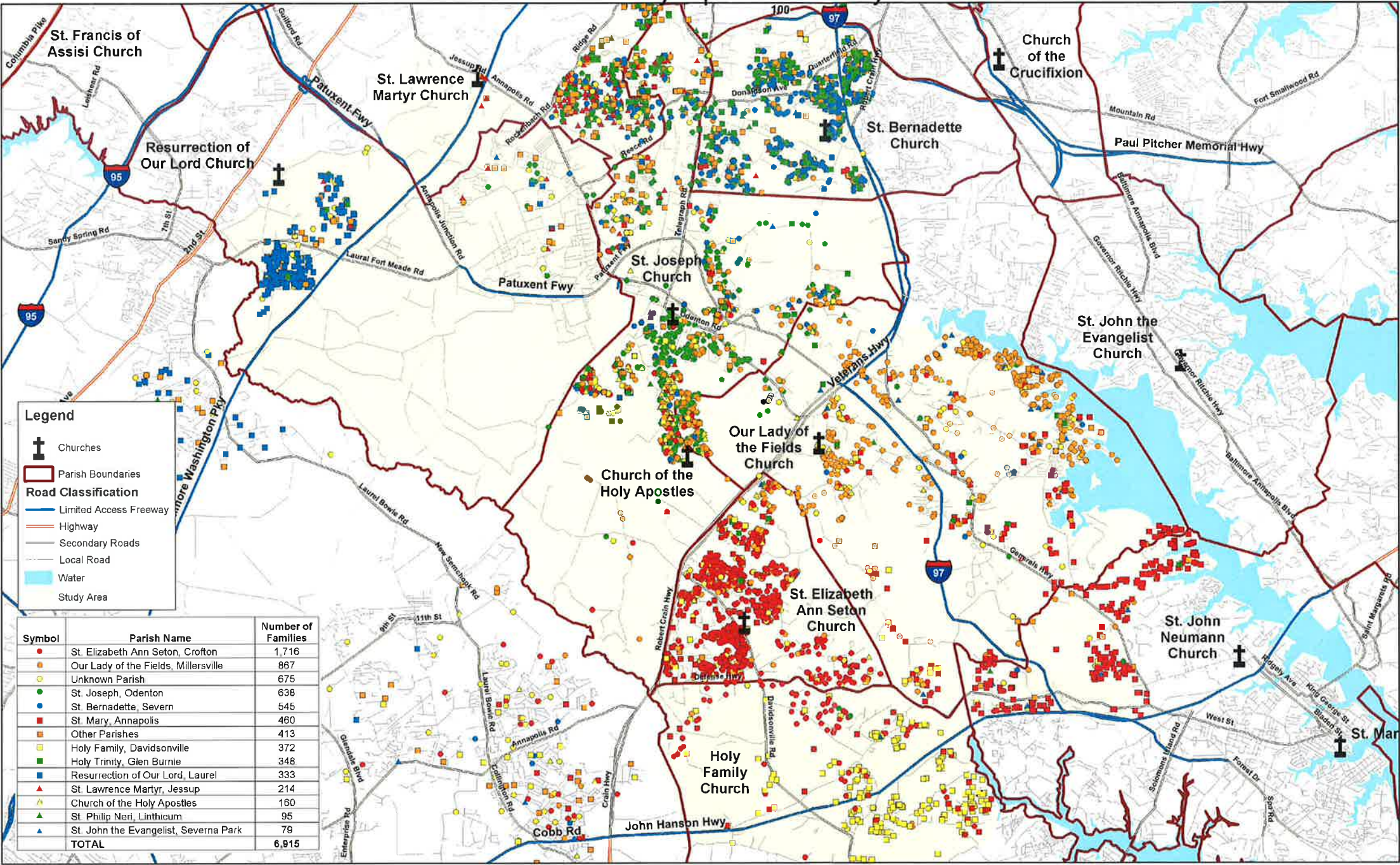
The Church of the Holy Apostles in Crofton, Maryland is a mass station located in a newly constructed primary school. The school supports three surrounding parishes – St. Joseph's, Our Lady of the Fields, and St. Elizabeth Ann Seton's. A new large development, Piney Orchard, is located just minutes from the Holy Apostles school. The entire region has been and continues to experience significant growth.

Parishioners at Holy Apostles have asked permission to establish a formal parish and to build a new church. Holy Apostles school is located within what is currently St. Joseph's parish boundaries.

This map demonstrates, for the study region, the amount of land that is undevelopable. Fort Meade and the Patuxent Wildlife Refuge border the parish boundary to the west. The Patuxent River, the border with Prince Georges County and the Washington Diocese is to the South. Much of the land to the east is zoned Residential Agricultural and is being developed at low density. A large dairy farm is just north of the Holy Apostles site.

The following maps demonstrate what was found.

Registered Families and Church Affiliated With
Church of the Holy Apostles Study Area



Mapping by Spatial Systems Associates



0 1.5 3 6 Miles

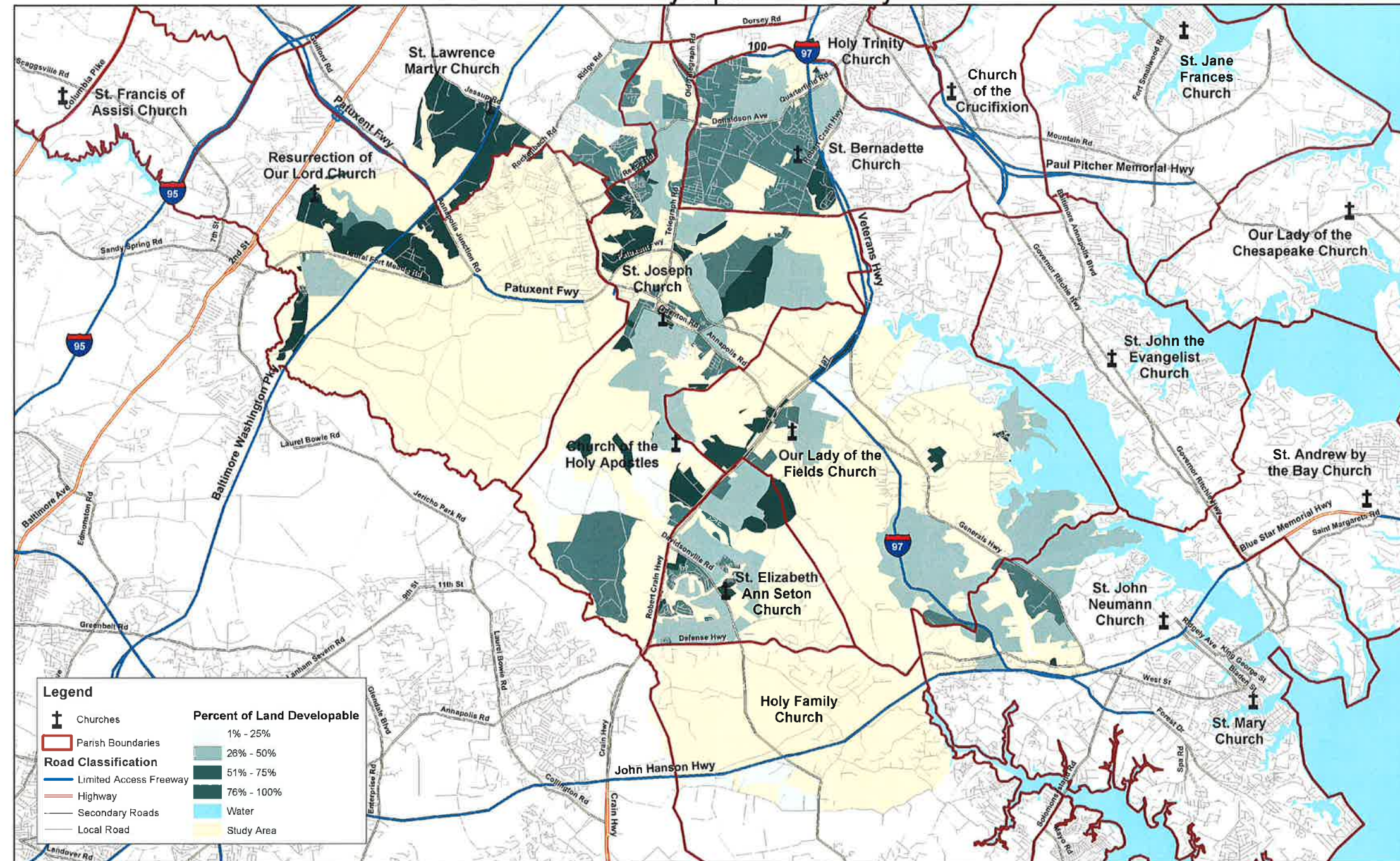
Map created for the Archdiocese of Baltimore
May, 2003

We began by mapping the locations of families who were currently registered to each parish. Families registered to Resurrection of Our Lord in Laurel, in the western part of the study area, do not impact Holy Apostles due to the buffering effect of Fort Meade and the Wildlife Refuge. We also determined that Holy Family in Davidsonville had little impact on Holy Apostles due to the buffering of St. Elizabeth Ann Seton. Most registered Catholic families in the immediate vicinity of Holy Apostles attend church at St. Joseph's, Our Lady of the Fields, or St. Elizabeth's.

Members of Elizabeth Ann Seton's appear to be tightly clustered in the Crofton area and fall within the parish boundaries. Many parishioners in the vicinity of Holy Apostles are registered at Our Lady of the Fields, and a significant number are registered to St. Joseph's. Part of the study was to evaluate the impact on these parishes of potentially establishing a new parish for Holy Apostles.

Note that of the 6,900 registered families in the study region, only 160 are currently registered to Holy Apostles.

Developable Residential Land Church of the Holy Apostles Study Area



Mapping by Spatial Systems Associates



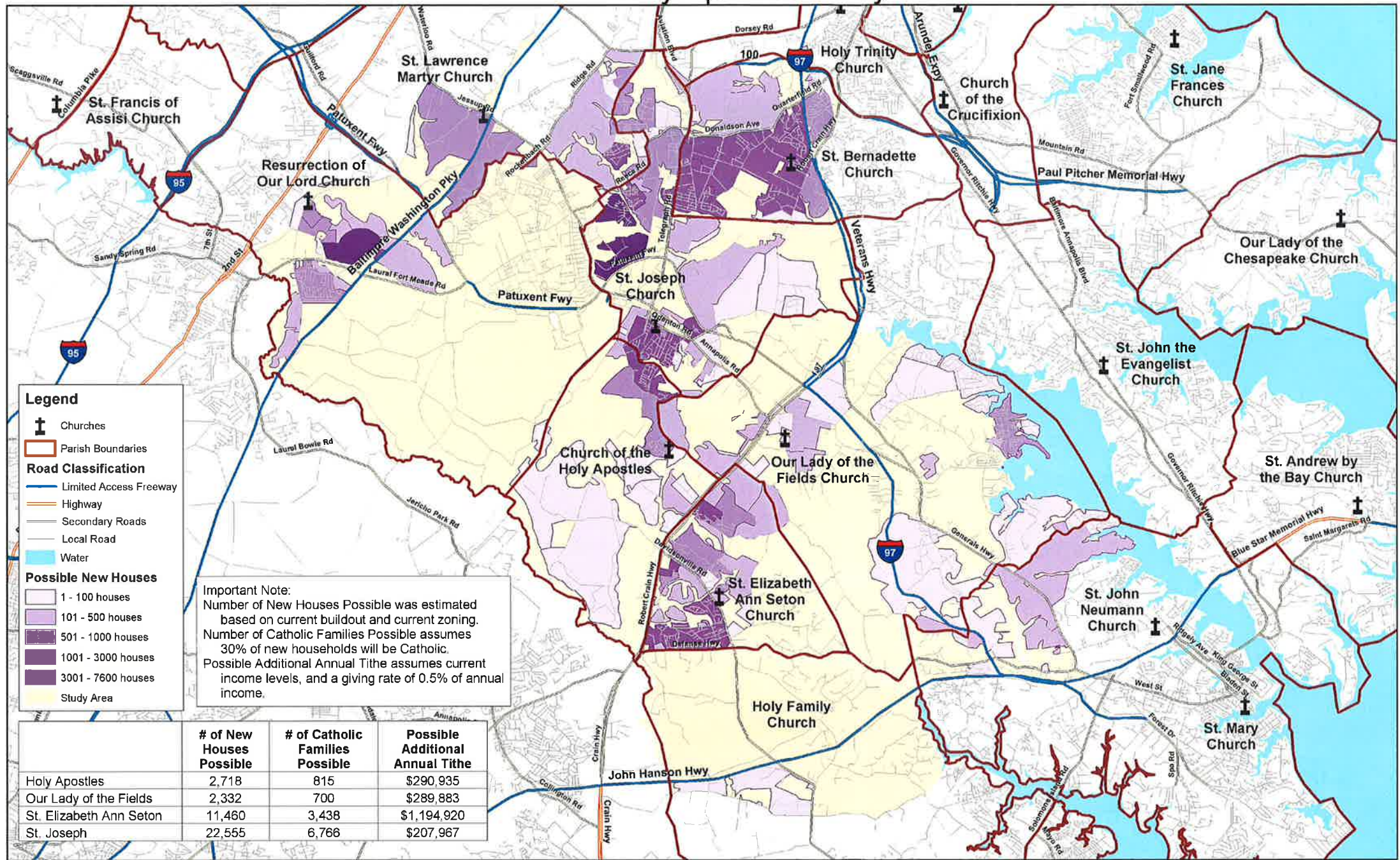
0 2 4 8 Miles

Map created for the Archdiocese of Baltimore
May, 2003

We then analyzed the region to identify those areas in St. Joseph's, Our Lady of the Fields, and St. Elizabeth's that have not yet been fully developed based on current county zoning. When combined with the existing population data, this analysis would yield a "full buildout" picture of what we might expect the region to look like in 15-20 years regarding population density.

This map identifies those land areas that are not yet fully developed, and the percentage of development that may yet take place. This is the most optimistic of scenarios, assuming that maximum development will occur even in those areas that are already developed at a density that is less than the permitted maximum. Much of the area bordered by Robert Crain Highway, Defense Highway, and Davidsonville Rd. for example, is already built out; however current zoning would allow for more dense development. This would require demolishing existing housing and rebuilding with more dense housing, a scenario which we consider unlikely in the 10-20 year timeframe.

Possible Catholic Families Church of the Holy Apostles Study Area



Mapping by Spatial Systems Associates



0 2 4 8 Miles

Map created for the Archdiocese of Baltimore
May, 2003

We established a proposed boundary for a new parish that would contain the Church of the Holy Apostles school site based on local knowledge. We then:

- determined the possible buildout throughout the region
- applied a percentage of Catholic families based on the current population characteristics
- determined the likely parish income from tithing based on current household income statistics, and
- projected the number of additional families each parish might see over the next 15-20 years

The results of this analysis are summarized in the table in the lower left portion of the map. St. Joseph's, despite losing a significant area of its parish to Holy Apostles, would potentially see an additional 6,700 families due to high density buildout north of the current church. St. Elizabeth's, already experiencing capacity problems with 1,700 families registered, could nearly triple in size with a significant income potential due to the high income levels of the Crofton area. Holy Apostles would be expected to have a maximum of approximately 1,000 families with the addition of 815 to its existing 160, and the annual income of perhaps \$400K would not likely support a multimillion dollar church.