



St James' Episcopal Church

Master-Plan Presentation

May 14, 2016

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Master-Plan Process

- Meetings with Vestry
- Meetings with Church Committees
- Vision Day Workshop with congregation
- Vision Day Common Themes Considered
- Preparation of Optional Master Plans
- Preferred Master Plan Option Selected by the Vestry
- Refinement of Selected Master Plan
- Refinement of Phase One Building
- Pricing of Phase One Construction
- Refinement of Phase Two Building Plans



Vision Day

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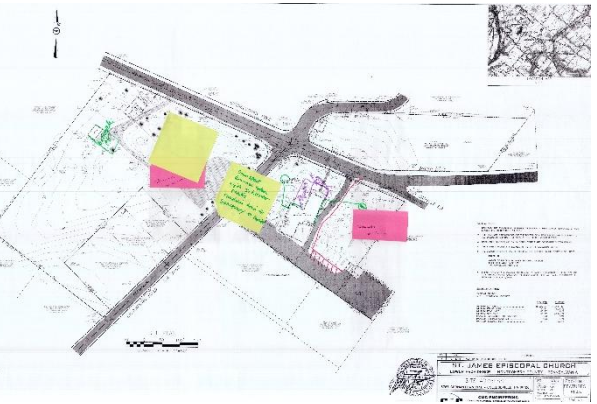
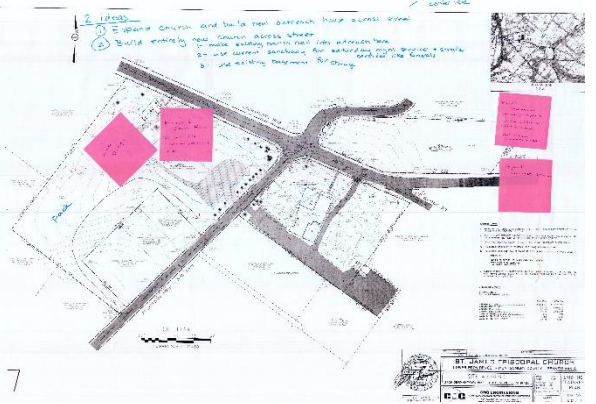
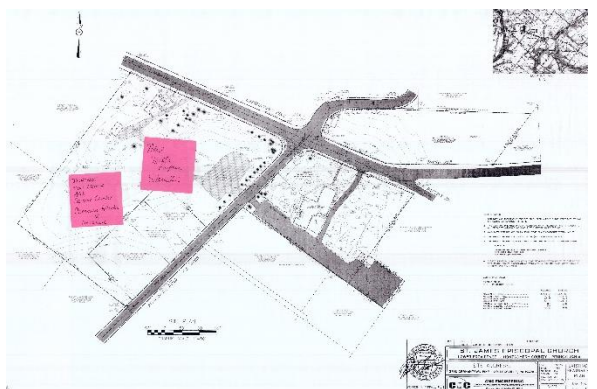
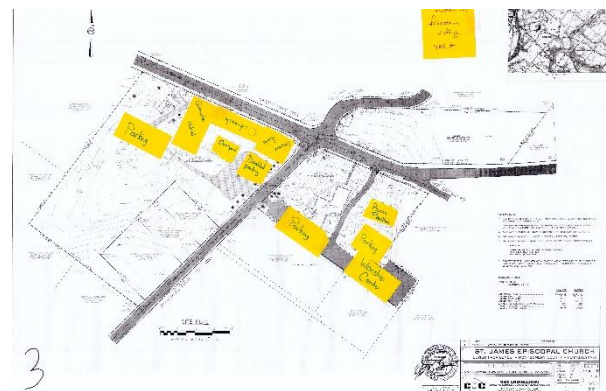
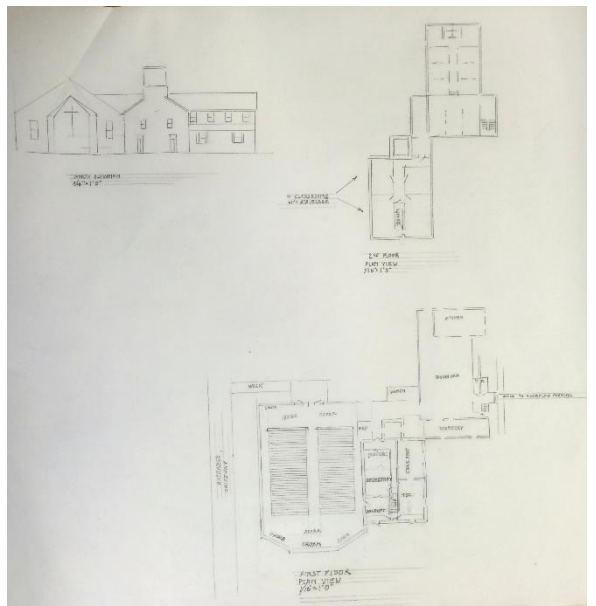
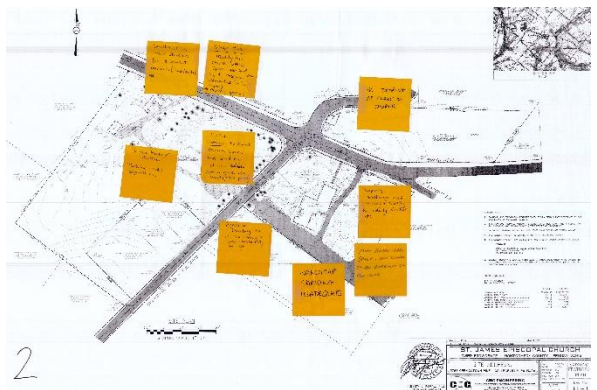
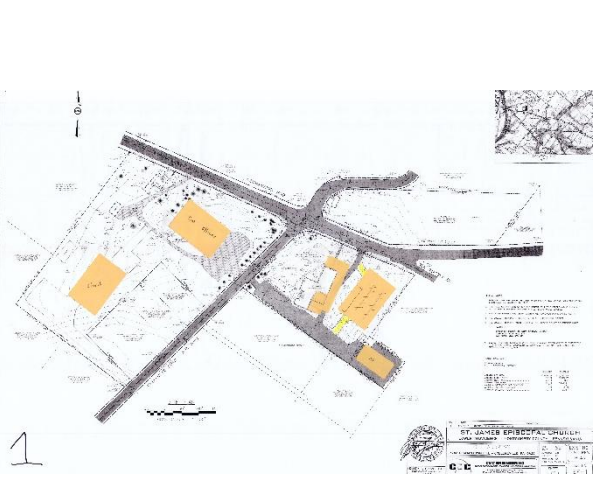
- Organized into 7 teams
- One hour time frame to develop ideas
- Member of each team selected to make a brief presentation
- Teams presented their ideas to each other

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- 5 - 10 minute presentations

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Vision Day Common Themes

- Flow from the entrance into the church is not adequate (center aisle needed for weddings)
- Seating capacity of church is not adequate
- Historic quality of facility should be retained
- A Narthex (gathering space) is needed
- Existing Lobby connects to altar end of church
- Glebe house is not conducive to public access
- A new outreach center should be constructed on the open property
- Inadequate drop off for elderly and physically challenged individuals
- Inadequate public toilet facilities
- Inadequate parking
- Consider expansion of Parish Hall and Kitchen
- Consider construction of a new church in the future
- Enhancements for music program



Initial Masterplan Option Studies

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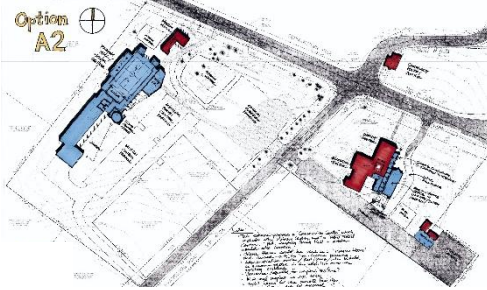
Option A1



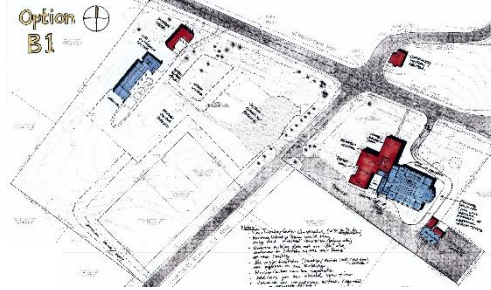
Option A4



Option B3



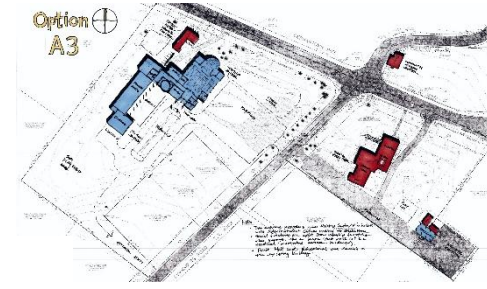
Option A2



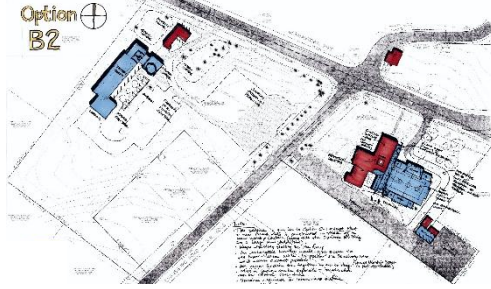
Option B1



Option B4



Option A3



Option B2



Option B5



Selected Masterplan

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Option B5



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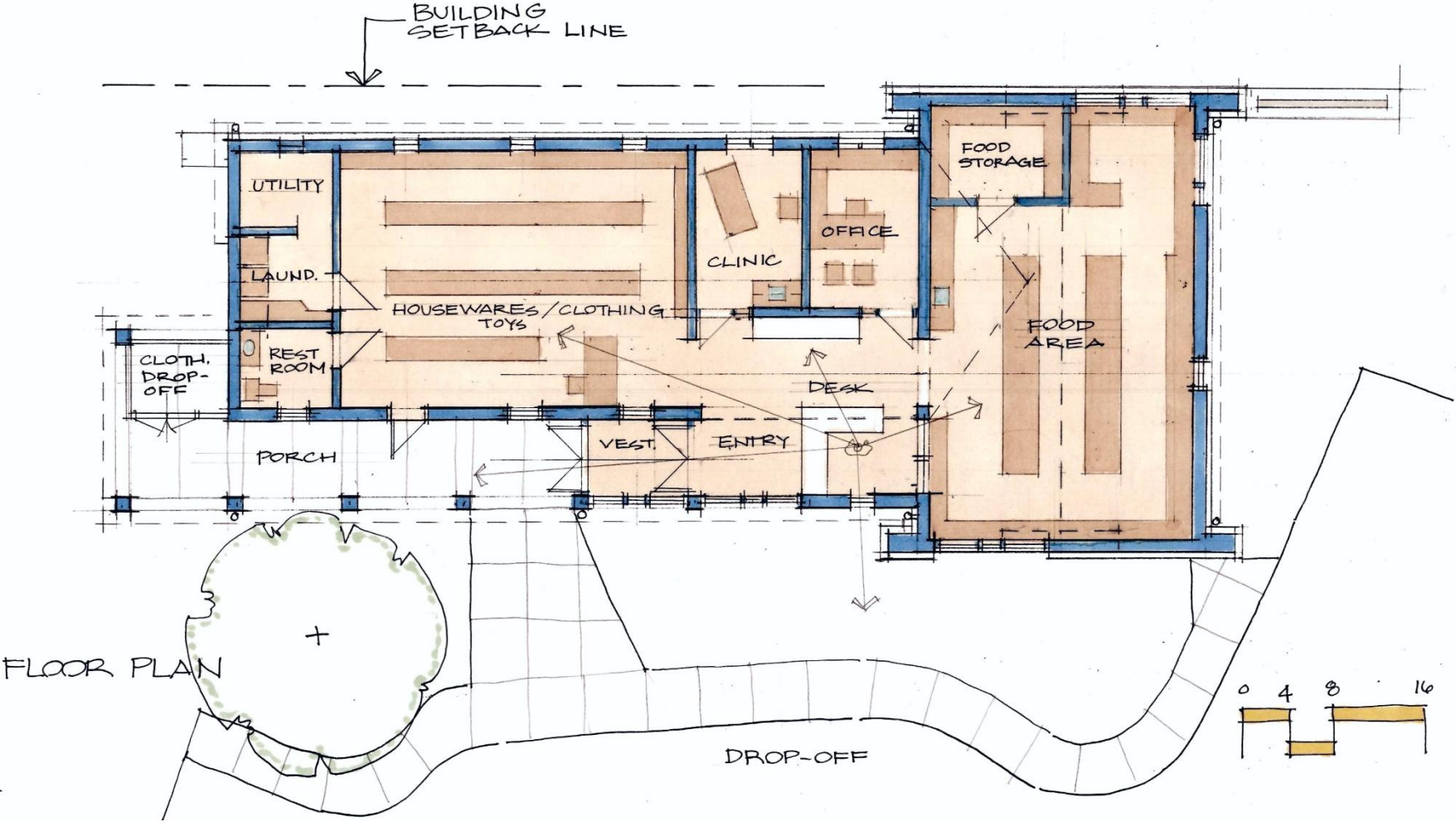
Option B5 - Concept

- Construct a new outreach center on the open property, next to an expanded parking area (where existing stone lot is located). The orientation of the proposed outreach center would address Germantown Pike and provide presence for the new facility. The future park pavilion and new storage sheds would frame the sides of a new terrace
- The Glebe House would be used as a meeting center, mission house to sponsor underprivileged family, or Associate Pastor's residence.
- New worship center addition constructed on side of existing church which includes new narthex and administrative office area. A new lower level parish hall with light court is also proposed.

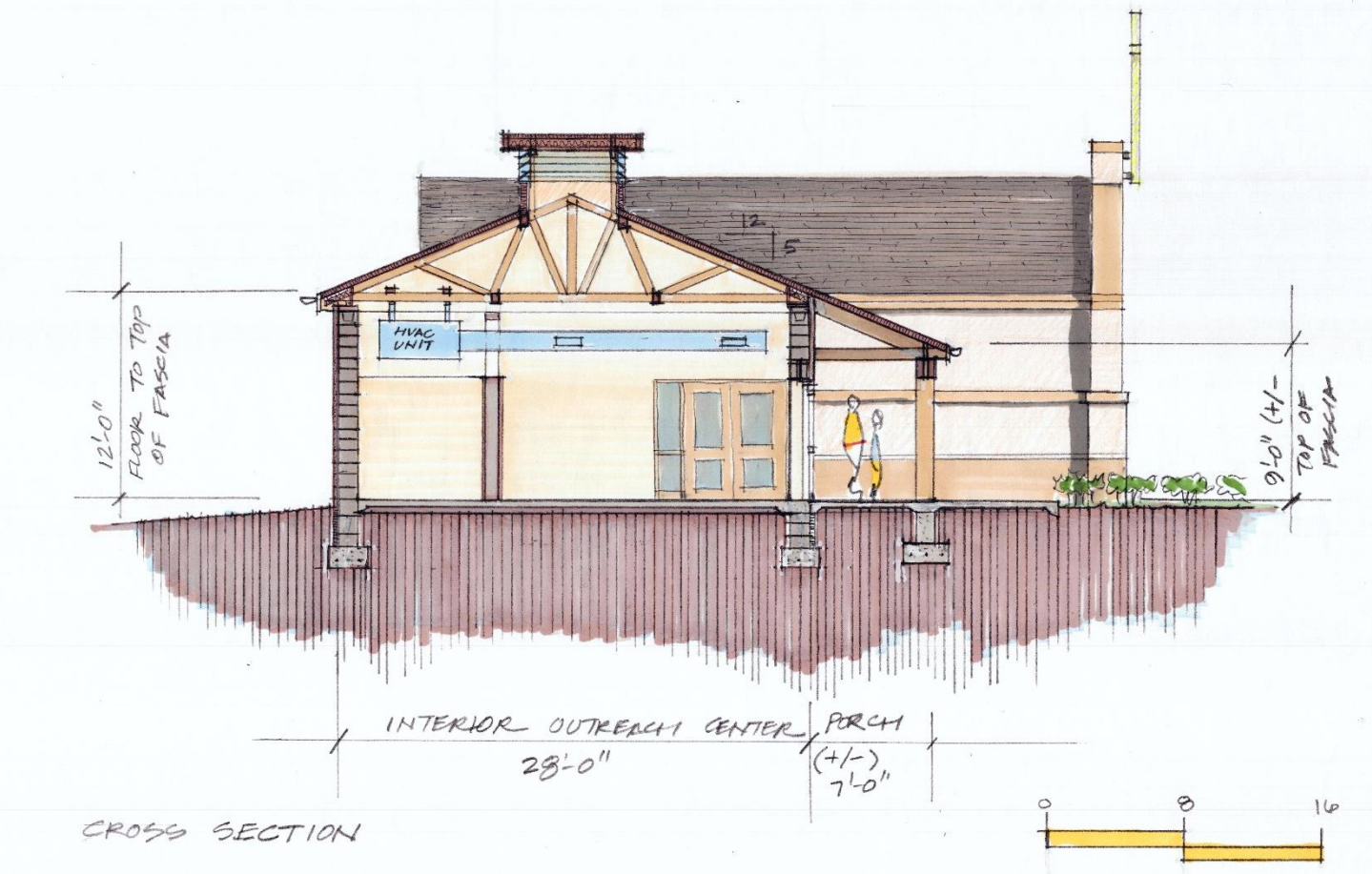


Phase 1: Outreach Center

St James' Episcopal Church - Outreach Center



St James' Episcopal Church - Outreach Center



St James' Episcopal Church - Outreach Center



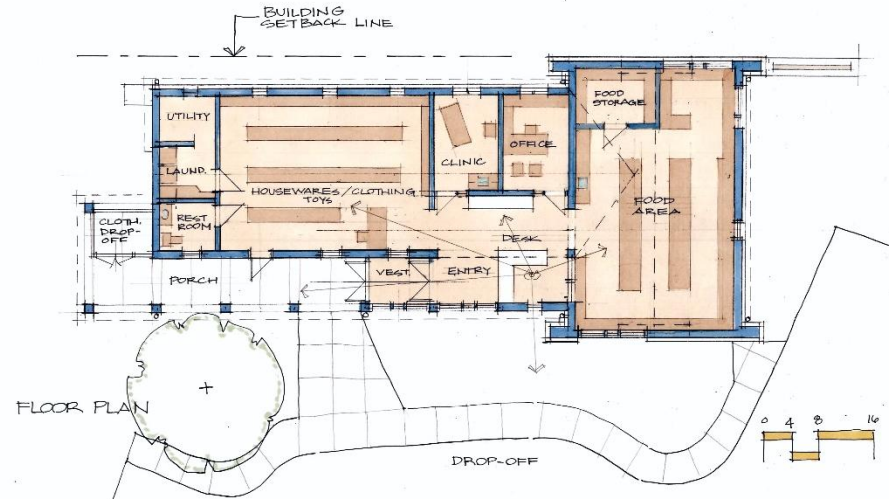
GERMANTOWN PIKE ELEVATION

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Outreach Center Considerations

- Less Expensive due to reduced footprint (2,500 SF)
- Farmers Market Quality
- Strong connection to Picnic Grove. Pavilion could be used as part of the outreach center events. Labyrinth would be relocated to form a new terrace for outdoor functions.
- Ideal space program allocation and functionality
- Strong building presence when located near Germantown Pike
- Somewhat Less growth opportunities



Phase One Budget

New Outreach Center (Phase One Project) [Not including Picnic Pavilion, Sheds, or Terrace]

2500 sf Addition x \$150/sf	\$375,000
Site Work on the Outreach Center portion of Property	\$500,000
10% Contingency	\$87,500
20% Soft Cost	\$192,500

Total Phase One Project Cost **\$1,155,000**

Phase 2: new Worship Center

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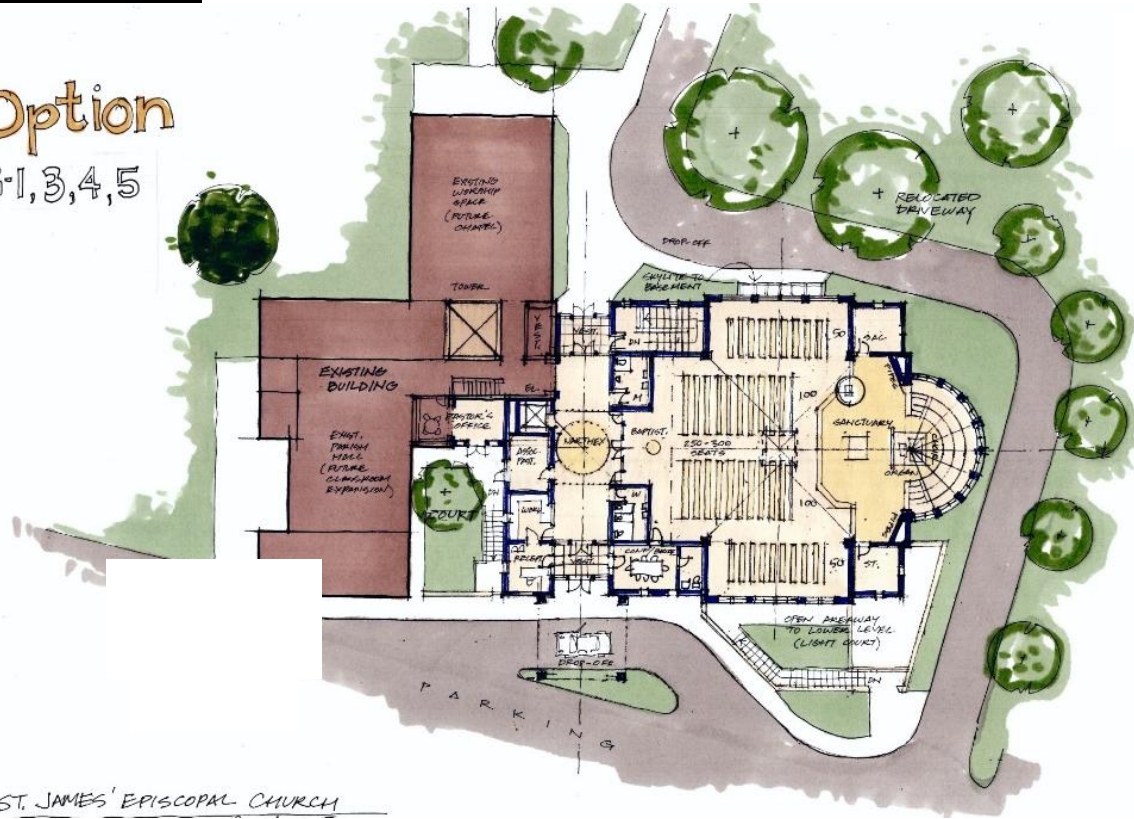
Phase II

Worship Center - Phase 2 Project

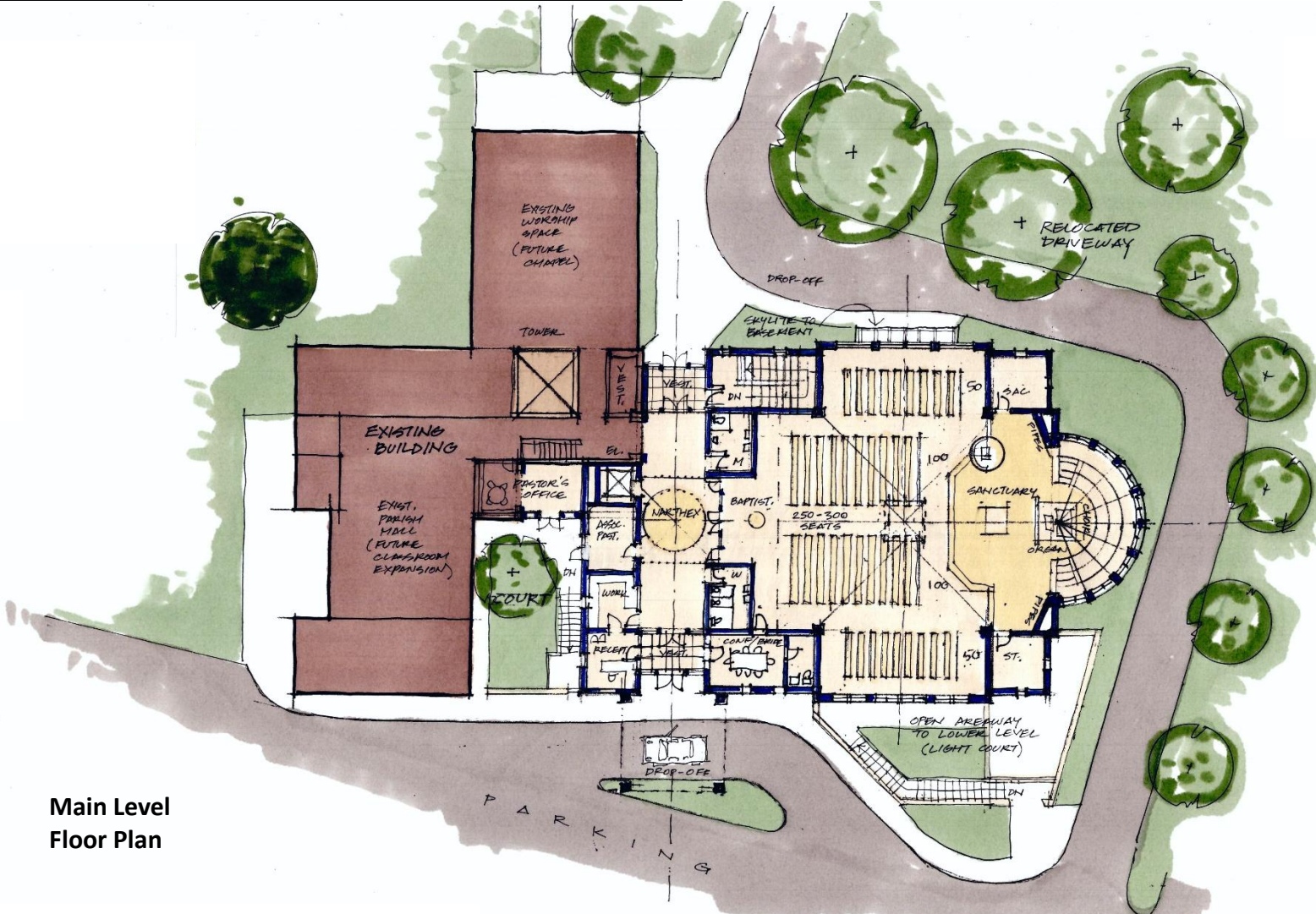
Provide a new worship center addition onto the existing church building.

- 350-400 Seat Sanctuary
- Choir featured behind the alter in an Apse
- Narthex Gathering space
- Parish Offices
- Parish Hall (lower level in first option)
- Music choir room
- Stage
- In first option, driveway from Germantown pike, can be bent around building or eliminated entirely (*This would Open up more ground and allow for parking lot expansion*)

Option
B-1,3,4,5

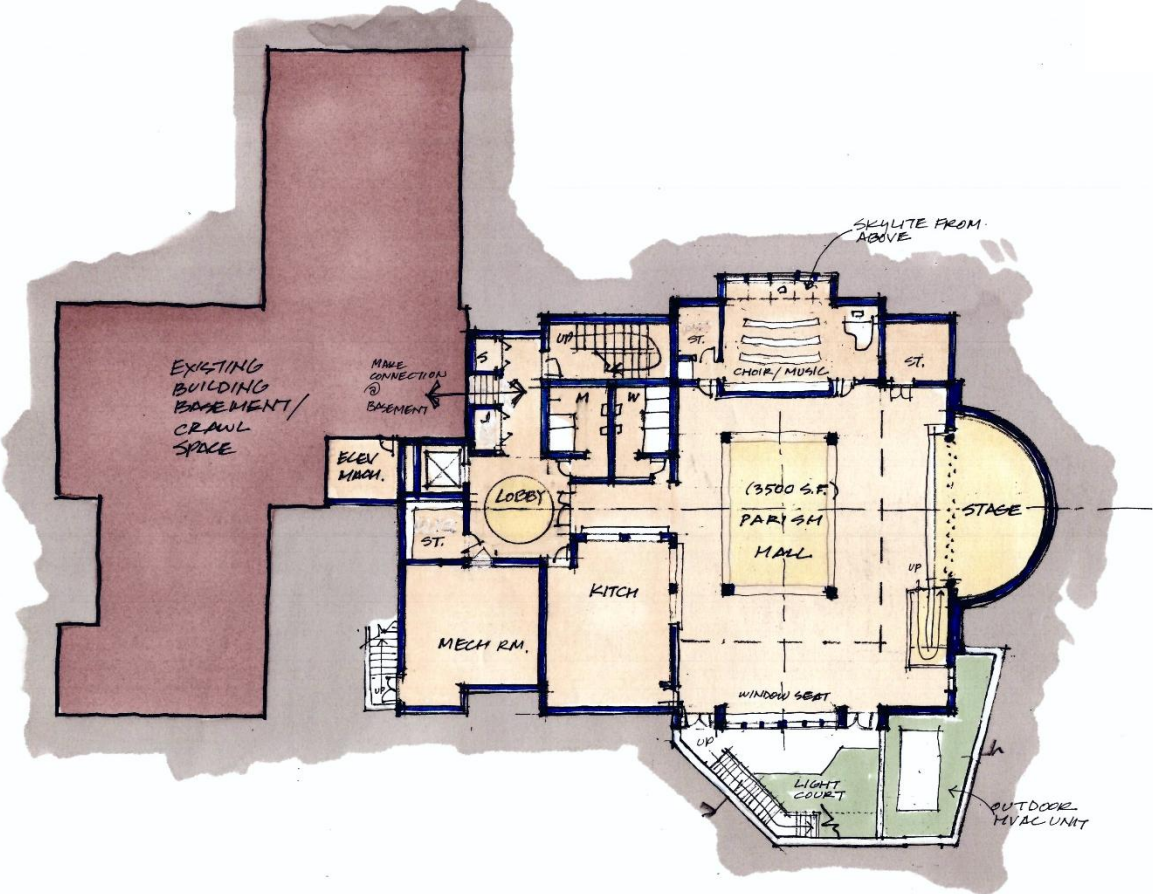


St James' Episcopal Church - Phase II Worship Center



Main Level Floor Plan

St James' Episcopal Church - Phase II Worship Center



Lower Level
Floor Plan

St James' Episcopal Church - Phase II Worship Center



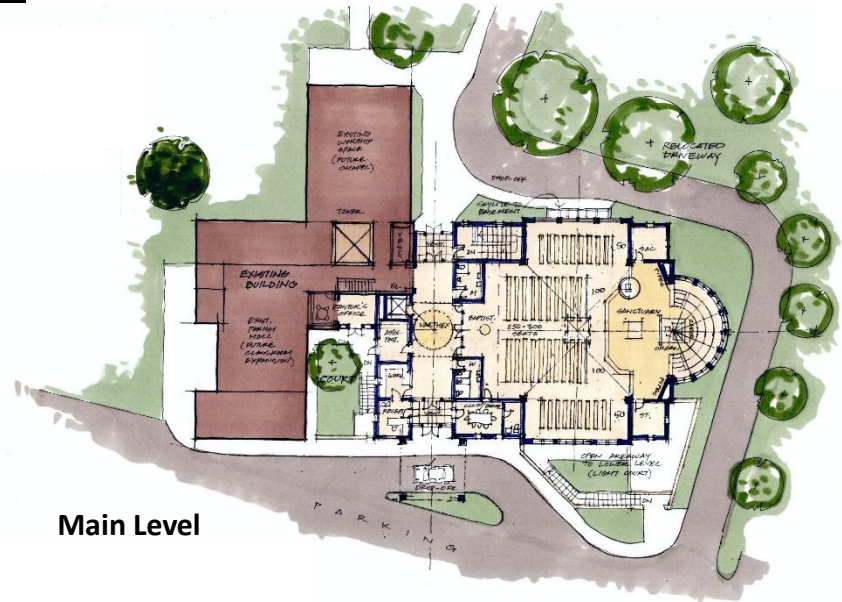
Elevation Sketch
From Germantown Pike

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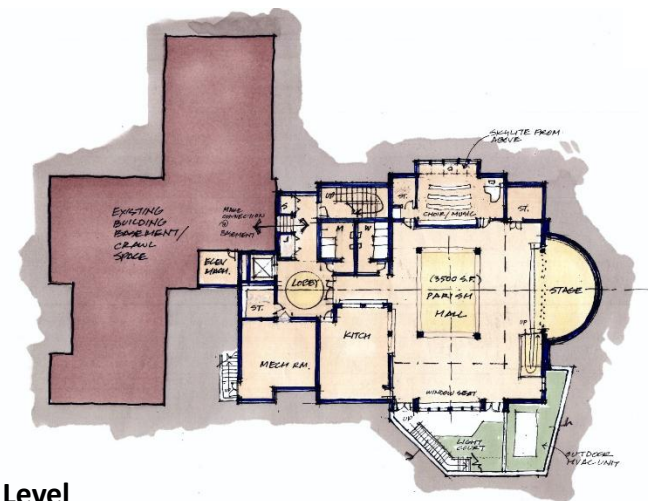
Phase II

Worship Center Considerations

- Historic Church retains its significance, since it is not disconnected from the new worship space.
- Adding new worship space onto existing church ensures that repair and maintained dollars will continue to be allocated for Main Facility.
- Attractive addition that is compatible with historic character of existing church.
- Option to provide a new parish hall on lower level.
- Existing driveway from Germantown pike could be eliminated or retained as a cul de sac drop-off.
- Resulting impervious surface percentage may require a variance.



Main Level



Lower Level

Phase Two Budget

New Worship Center (Phase Two Project)

Total Phase Two Project Cost

To Be Determined

Master Plan Summary

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Master Plan Summary

- New outreach center on open property facing Germantown Pike (Phase One)
- Future Picnic Grove / Terrace and Storage Garage (Future Phase)
- Options for Adaptive Reuse for Glebe House (Future Phase)
- New Worship Center with 350 – 400 Seat Sanctuary and Lower level Parish Hall (Phase Two)
- Historic Church retains its significance
- Storm Water management and Site work to be completed in phases
- Retain historic character of original church and campus

