



christ church
frederica



christ church master
plan

deep roots. seeds for the future.



Christ Church, Frederica Campus Master Plan

Phase 2: Executive Summary

Conceptual Master Plan

May 23, 2017



Marquis Latimer + Halback
LANDSCAPE ARCHITECTURE · PLANNING





Christ Church Frederica
Phase 2: Conceptual Master Plan
EXECUTIVE SUMMARY

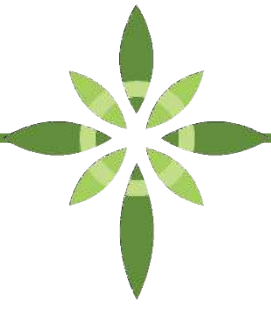
May 23, 2017

Fr. Tom Purdy, **Rector**
Susan Shipman, Sr. **Warden**

Prepared by the Marquis Latimer + Halback, Inc. Team



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Introduction

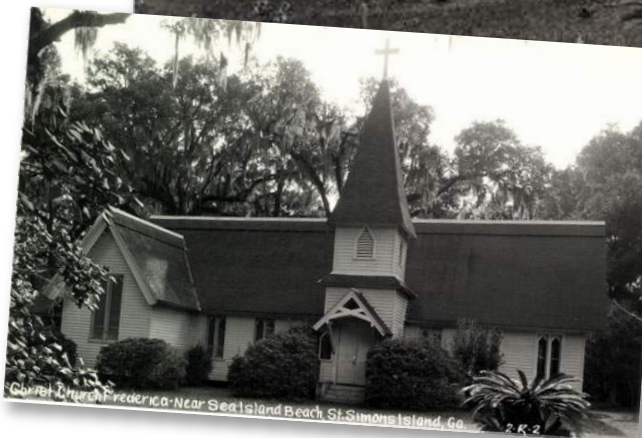
As noted in the Phase I “Inventory + Direction Setting” Executive Summary, Christ Church Frederica stands as both an **historic icon** and a **functional space of worship and celebration**. After completing an extensive parish participation program, with both a workshop and webinar in Spring 2017, the ML+H Team developed draft concepts (enclosed), creating spaces that are both welcoming to all, and comfortable for those that call the parish home.

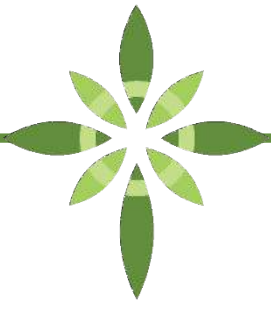
The following pages present the conceptual master plan concepts for the main campus at Christ Church Frederica and the campus at St. Ignatius (for some concepts, both a mid-term (2-5 year) and long term (5-10 year)). Each concept seeks to create a unified campus, both through programmatic elements and pedestrian connections. A more cohesive campus will allow the Church to grow and expand, but also celebrate its rich history.



TOP
LEFT
RIGHT

Christ Church – late 1800s
Christ Church – early 1900s
Wesley Oak + Oglethorpe Road at Christ Church – early 1900s





Parish Participation

Numerous workshops and webinars were held to field ideas, questions, and concerns pertaining to the campus and its programming. Numerous topics were discussed, including accessibility, existing structures, programming, safety (both pedestrian and vehicular), and visitor interaction. Findings included:

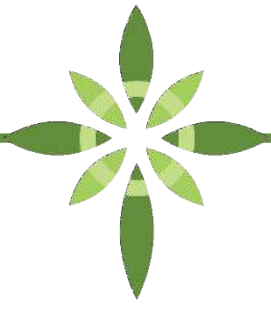
Short Term Needs at Christ Church Frederica:

- **Parking (in proximity)**...2 services make parking even more of an issue
- **Safer parking** (+ security)
- **Better signage (directional + Frederica Rd...tasteful / historic)**
- ADA / accessibility (brick pathways, as an example...from Oglethorpe Hotel)
- Worship space (stage + storage of worship furniture)...175-200 in dual service
- Office space + Classroom space **including adult education**
- Bad infrastructure...MEP in Parish House (see energy audit)
- More programming space / gathering space (hall needs to be bigger)
- Outdoor rec field / indoor recreation area
- Group children's room / playground
- Kitchen (storage, usability)
- Church...HVAC; some foundation work (middle of church bounce); tie into water
- Tree canopy / arboriculture / canopy management / stormwater management
- Improved connection between church + parish house
- Gift / bookstore / welcome space for tourism...**nearly 75,000 to 100,000 visitors per year**
- Expansion of choir facilities
- Restrooms needed for tourists...note VBS conflicts



-
- A group of approximately ten people, mostly older adults, are seated around a large, round, light-colored table in a well-lit room. They appear to be engaged in a social activity, possibly a meal or a game, as there are various items on the table including what looks like a board game or a map. The room has large windows with white frames, and the ceiling is equipped with several rectangular fluorescent light fixtures. The walls are a neutral color, and there are some framed pictures or certificates on the wall. The overall atmosphere is casual and social.





Reprogramming the Parish Hall

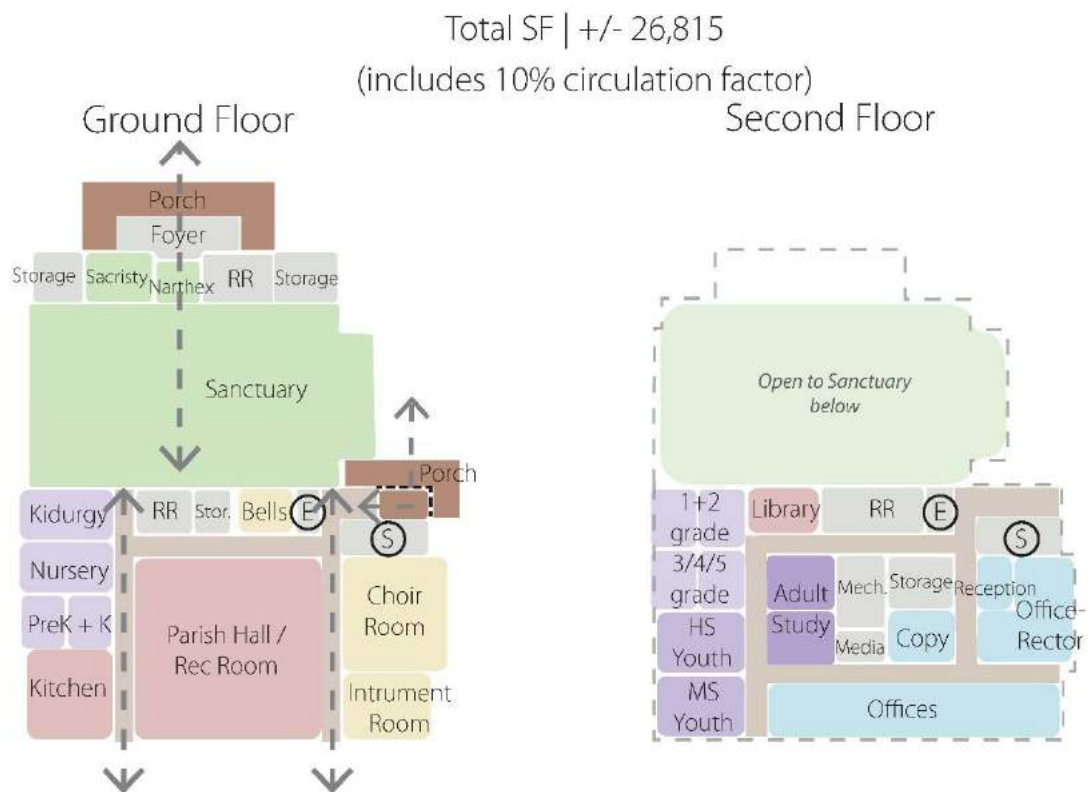
Repurposed Parish Hall

The repurposed Parish Hall seeks to balance numerous programming requirements, while remaining a dynamic, and important attraction on the historic campus.

The most impactful change is the addition of a fully-functional, permanent sanctuary within the central structure. Here, additional services could be held to diminish any programmatic strain on the original Church on the campus.

The first floor also houses an expanded welcome center and foyer, allowing visitors access to the building, without interrupting services or parishioners. In addition, numerous classrooms and music rooms have been proposed, drastically expanding the square footage of the existing spaces, complemented by a central parish hall/recreation room for larger parish events.

The second floor is home to additional classrooms for older children and adults, ample storage, a library, and a new office block that will house all administrative affairs for the Christ Church Frederica campus.



Square Footage Breakdown

| | ACTUAL | DELTA | | ACTUAL | DELTA |
|--------------------------|--------|---------|-----------------------------|--------|--------|
| Parish Facilities | | | Classrooms | | |
| Parish Hall + Rec Room | 3600sf | (1287) | Kidurgy | 330sf | (484) |
| Kitchen | 823sf | (480) | Nursery | 500sf | (161) |
| Library | 320sf | (494) | Children's Rooms | 1560sf | (588) |
| Worship + Church | | | Adult Study Room | 775sf | (1016) |
| Sanctuary | 6750sf | (+1431) | Youth | 1085sf | (137) |
| Narthex + Foyer | 740sf | (889) | Offices | | |
| Sacristy | 323sf | (+23) | Offices | 2575sf | (430) |
| Music | | | Reception | 190sf | (+40) |
| Choir Room | 1275sf | (354) | Copy | 365sf | (+60) |
| Instrument Room | 185sf | (15) | Facilities + Storage | | |
| Handbells | 250sf | (141) | Restrooms | 1113sf | (+423) |
| | | | Storage | 1093sf | (1000) |
| | | | Utility | 525sf | (68) |

Uses not included: Bride's Room + Parlor; Vesting Restroom; Choir Robing; Nursery Restroom; Showers; Welcome Center; Additional 1st + 2nd Grade Classroom; Additional 3rd-5th Grade Classroom; Additional Adult Study Classroom; Needed Storage



1"=60'

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A Concept Mid Term

Concept A (Mid-Term) focuses on four initial changes to the campus of Christ Church Frederica:

- 1) Construction of a **roundabout**
- 2) **Repurposing of the Parish Hall** as both a sanctuary/hall and an office space
- 3) Creation of a **recreation field** on the western limits of the property
- 4) Addition of a colonnade connecting the repurposed sanctuary/hall to the original Church.

The roundabout both slows traffic and serves as a focal point in the landscape. Towering oaks mark the entrance to the newly repurposed parish hall and visitor complex. In addition, a fully delineated parking lot reduces the need for gravel parking lots directly off of Frederica Road.

In addition, a secondary road connecting Old Monument Road with Stevens Road is proposed, both facilitating for additional parking and for future growth into the western extents of the property.



CONCEPT A MID-TERM Christ Church Frederica ML+H Project No. 17.11.0 | 05.23.17



Legend



Pedestrian
Paths



Drop
Off



Proposed Parking
252 Parking Spaces on Property
75 Parking Spaces on Roads
327 Total Parking Spaces



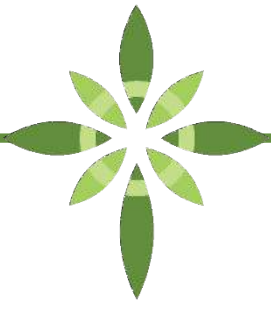
Proposed Building/
Renovation

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Green
Connection





A New Parish Hall

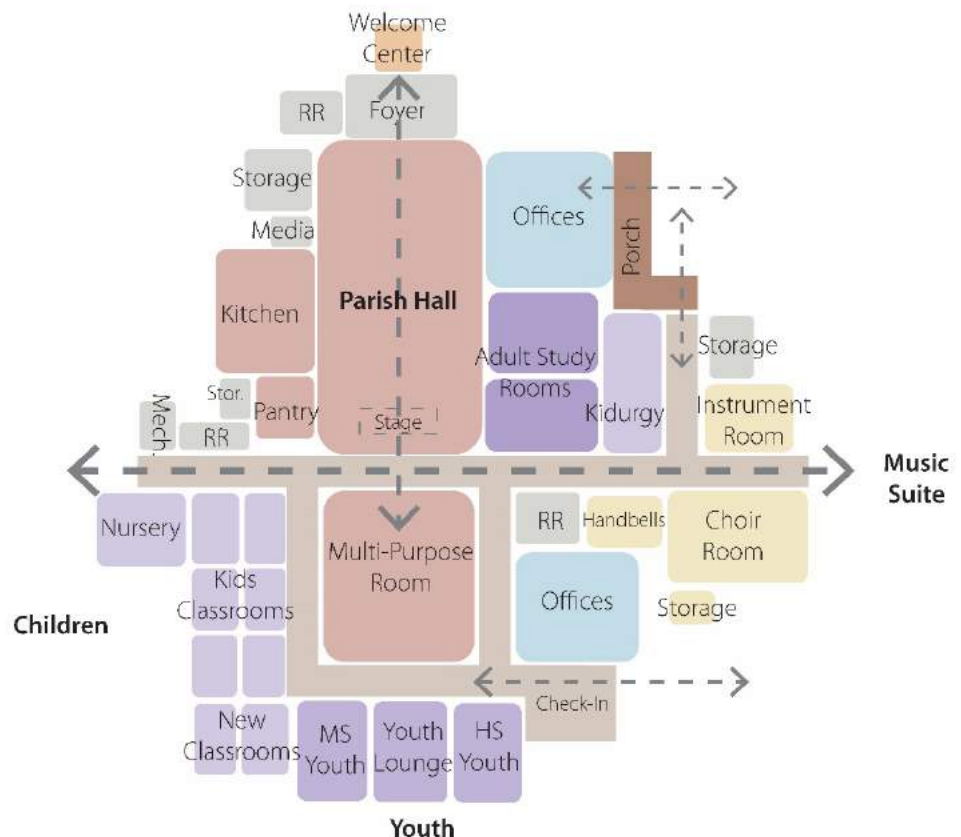
New Parish Hall

A newly constructed parish hall also poses a number of opportunities for growth. While repurposing the entirety of the existing building allows for a second floor within the same relative footprint, a completely new building on a new site allows for all uses and spaces to remain on the ground floor, creating a Hall that is easily accessible to all, no matter their mobility.

One first enters through the Welcome Center, meant to be a space for visitors to learn about the history and culture of Christ Church. An expansive parish hall lies beyond, readily available for larger church functions. A complementary multi-purpose room lies just outside the hall, allowing meetings and other large functions to take place simultaneously.

Finally, the building has been laid out by use, allowing those children in class or the expanded music rooms to stay in one, secure area, while those church administrators are positioned in a space that will decrease any distractions.

Total SF | +/- 26,410
(includes 10% circulation factor)



Square Footage Breakdown

| Parish Facilities | | SF PER PROGRAMMING MATRIX | Offices | | SF PER PROGRAMMING MATRIX |
|--------------------|--|---|----------------------|--|---------------------------|
| Parish Hall | | 4887sf | Main Office | | 1762sf |
| Kitchen | | 1596sf | Back Office | | 1272sf |
| Multi-Purpose Room | | 2250sf <small>based on 100 users</small> | Facilities + Storage | | |
| Classrooms | | | Restrooms | | 572sf |
| Kidurgy | | 813sf | Storage | | 800sf |
| Nursery | | 661sf | Foyer | | 775sf |
| Children's Rooms | | 1660sf <small>partitioned or separate</small> | Utility | | 243sf |
| Adult Study Rooms | | 1791sf | Music | | |
| New Classrooms | | 488sf | Choir Room | | 931sf |
| Youth | | 2210sf <small>includes additional 1000sf for lounge space</small> | Handbells | | 391sf |
| Visitor Facilities | | | Storage | | 161sf |
| Welcome Center | | 225sf | Instrument Room | | 326sf |

Uses not included: Library/ Medium Meeting Room

1"=60'



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A Concept Long Term

Concept A (Long Term) focuses on two major shifts from the mid-term concept, mainly focused on the programming of buildings on site.

- 1) Conversion of the sanctuary/hall to solely a **sanctuary and office space**.
- 2) Construction of a **separate parish hall (or pavilion space)** in the western portion of the site.

An expanded pedestrian circulation system would be created to help visitors and parishioners traverse the campus, especially in the western section of the site. In addition, all pedestrian crosswalks will be treated as "green connections," or walking spaces accented by lush plantings, helping to both slow traffic (through "side friction") and to create a comfortable and welcoming experience for parishioners.

The future hall and surrounding grounds would be buffered by tree plantings to screen any unsightly views from the National Park Service to the north.



CONCEPT A LONG TERM

Christ Church Frederica
ML+H Project No. 17.11.0 | 05.23.17



Legend



Pedestrian
Paths



Drop
Off

Proposed Parking
252 Parking Spaces on Property
75 Parking Spaces on Roads
327 Total Parking Spaces



Proposed Building/
Renovation

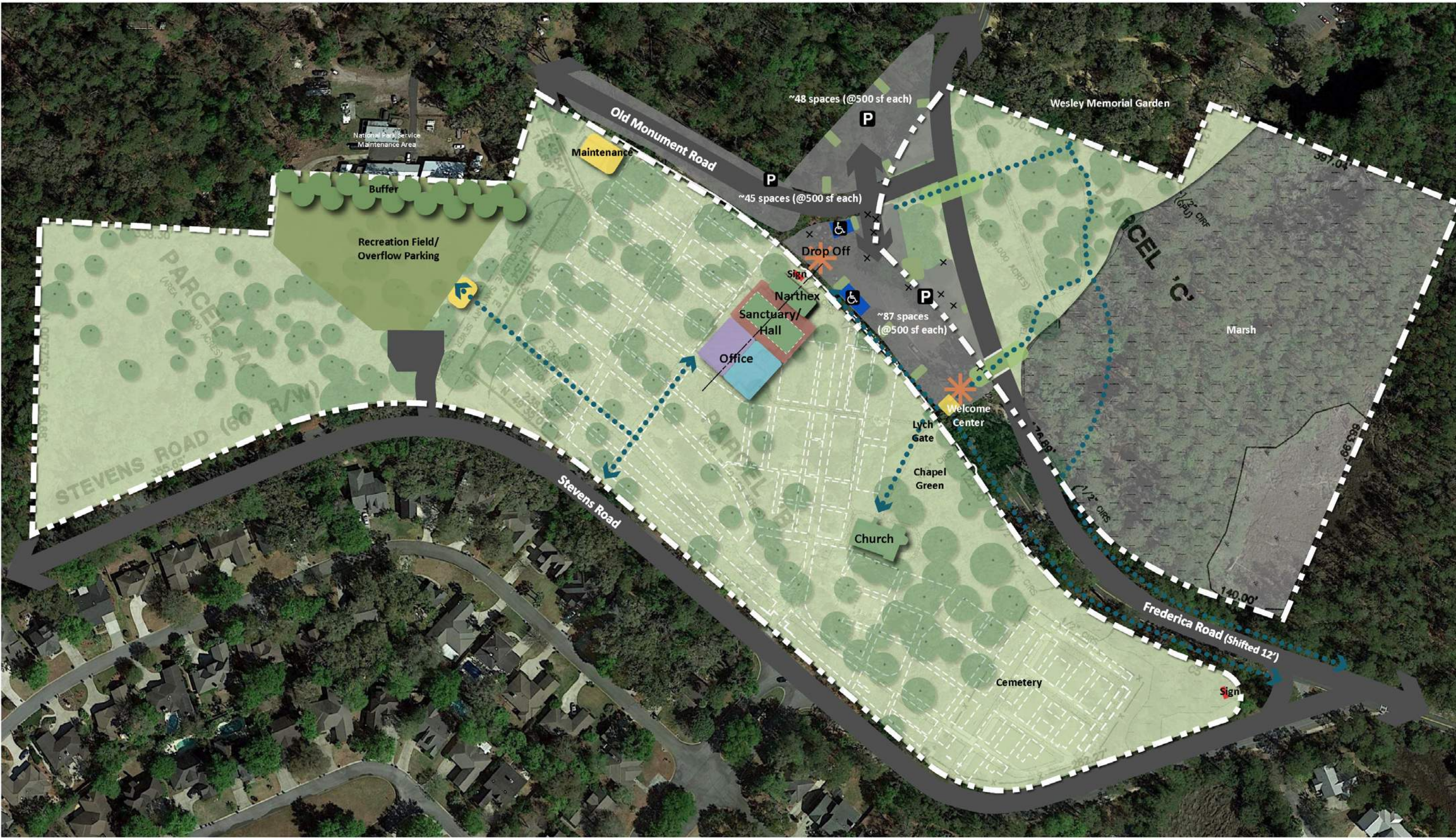


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Green
Connection






Concept Mid Term

Concept B (Mid-Term) also focuses on a split use parish hall, both serving as a hall and temporary sanctuary. Frederica Road is also reconfigured. Major changes include:

- 1.) Frederica Road shifts east, freeing up ample parking space east of the existing parish hall.
- 2.) Welcome Center placed in front of Lych Gate.
- 3.) New parking lot proposed in front of existing parish hall.
- 4.) Recreation field proposed west of cemetery.
- 5.) Additional trails proposed along marsh extents.

Concept B seeks to both increase the number of opportunities for growth on the main campus, as well as define smaller spaces within the concept itself. Parking is kept predominantly to the east of the main campus structures, while still allowing easy access. Recreation and overflow is also pushed to the western section of the site.

Visitors are kept to the center of the site, allowing tourists to enjoy exploring the main campus and the original Church without infringing upon the goings-on within the parish hall.



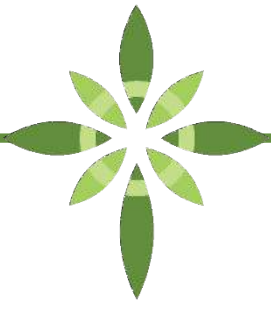
CONCEPT B MID-TERM
Christ Church Frederica
ML+H Project No. 17.11.0 | 05.23.17

Legend

- Pedestrian Paths
- Drop Off
- Proposed Parking
87 Parking Spaces on Property
93 Parking Spaces on Roads
180 Total Parking Spaces
- Proposed Building/Renovation
Narthex
Sanctuary/Hall
Office
Welcome Center
Lych Gate
Chapel Green
Church
- Green Connection

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LANDSCAPE ARCHITECTURE + PLANNING

ENB
ARCHITECTS



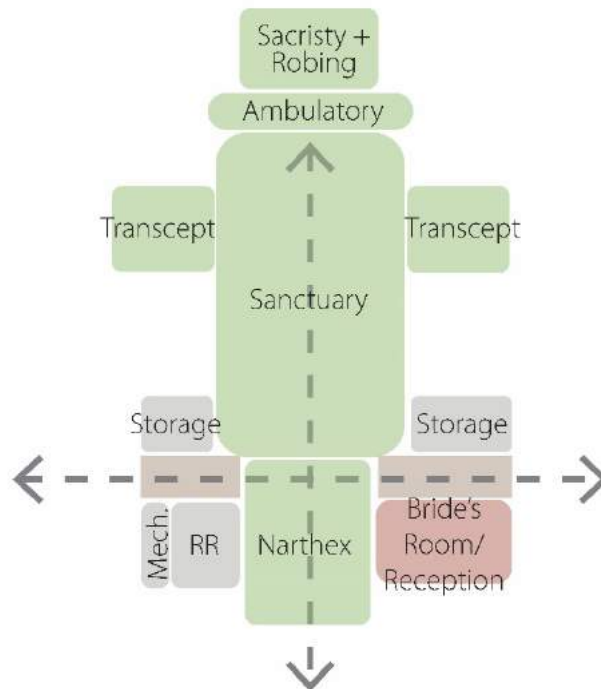
A New Sanctuary

Sanctuary

The new sanctuary allows service sizes to expand substantially, allowing more parishioners and worshipers to come together and celebrate the Word. Large spaces are also planned for the sacristy and robing areas, allowing ample space for acolytes and Celebrants to prepare before services.

Restrooms and storage opportunities are also expanded to increase the functionality of the space. Finally, a large reception room directly adjacent to the narthex will be used as both a gathering space as well as a bridal suite for any weddings taking place in the new sanctuary.

Total SF | +/- 11,000
(includes 5% circulation factor)



Square Footage Breakdown

| | SF PER PROGRAMMING MATRIX | |
|-------------------------------|---------------------------|--|
| Parish Facilities | | |
| <i>Bride's Room/Reception</i> | <i>814sf</i> | |
| Worship + Church | | |
| <i>Sanctuary</i> | <i>4635sf</i> | |
| <i>Narthex</i> | <i>1629sf</i> | |
| <i>Sacristy+ Robing</i> | <i>880sf</i> | |
| <i>Transcept</i> | <i>1382sf</i> | <i>includes additional square footage for parish seating</i> |
| Facilities + Storage | | |
| <i>Restrooms</i> | <i>360sf</i> | |
| <i>Storage</i> | <i>600sf</i> | |
| <i>Mechanical</i> | <i>163sf</i> | |

B Concept Long Term

Concept B (Long Term) focuses on activating the western portion of the site.

- 1.) Creation of a **separate sanctuary** to alleviate service requirements from the original church.
- 2.) Construction of a **road to connect Old Monument and Stevens Roads** (with adjacent parking).
- 3.) Two **additional parking lots** to serve the western portion of the site.
- 4.) Regulation size **recreation field** for sports of larger church events and gatherings.
- 5.) **Covered walkway** connecting the western portion of the site with the original core campus.

Concept B (Long Term) shifts the master planning focus to capital improvements in the undeveloped land to the west.

With a new designated sanctuary, the parish hall remains solely as a space for gathering and fellowship. The Hall becomes the unifying element between the two extents of the site, connecting the original church with the new sanctuary. In addition, by focusing development in the northwest quadrant, we both maintain and celebrate the history present on the site.



CONCEPT B LONG TERM

Christ Church Frederica
ML+H Project No. 17.11.0 | 05.23.17



Legend



Pedestrian
Paths



Drop
Off

Proposed Parking
223 Parking Spaces on Property
93 Parking Spaces on Roads
316 Total Parking Spaces

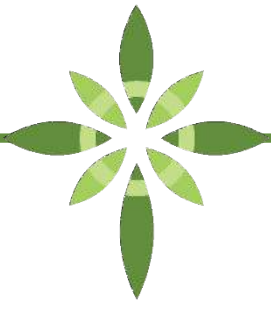


Proposed Building/
Renovation

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Green
Connection





St. Ignatius Chapel

The St. Ignatius campus poses several drastically different obstacles from the main campus at Christ Church Frederica. Here noise, a condensed site, and nearby conflicting uses pose an interesting design exercise.

The following pages detail possible solutions to both solve those problems and create a space that can grow and evolve over time to further serve the needs of the clergy that worship at St. Ignatius Chapel. The first concept focuses on development within the existing parcel, while the two following it aim to expand the Church's landholdings outside of the existing parcel.



A Concept Mid Term

The **St. Ignatius Chapel** is first **rotated** so that the entry space and front door is interior to the site, not opening out onto Demere Road. The **southern transept** is then **extended** for **additional space for restroom facilities**.

Permeable pavers are to be used as the surface for the majority of the new parking lot, allowing stormwater drainage, while clearly delineating parking stalls. Finally, a possible connection between the site and the residences to the north should also be explored.

Concept B Long Term

The **St. Ignatius Chapel** is again **rotated** for ease of access and comfort. A narthex would also be added to the northwest access point of the church, creating a more formal entry space. In addition, the **parcel to the north** of the site would be purchased to **create additional space** for a **new parish hall** to serve the St. Ignatius campus.

Wooded green spaces serve as a means of connecting the two buildings, providing both shade as well as inviting pedestrian pathways throughout the site.

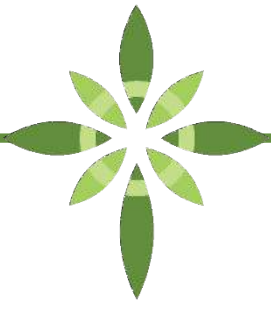


Concept C Long Term

The **St. Ignatius Chapel** is **moved entirely** from the front portion of the site to the back parcel. In addition, a **second parcel is purchased**, creating additional developable land to the west.

This new space serves as a location for an that will serve as a gathering space **elongated parish hall** for the clergy. Again, **permeable pavers** help better delineate parking spaces, while **wooded green corridors**, help link the two structures and unify the site. These wooded corridors also help highlight the strong axis emanating from the front door of the church, guiding all worshippers into the Chapel.





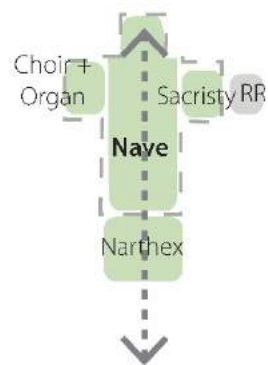
A Re-envisioned St. Ignatius Church

Sanctuary

St. Ignatius Church has been re-envisioned to include an expanded narthex to serve as a welcoming foyer space for parishioners and visitors. This narthex will allow such items as coats, church bulletins, and other items to be placed just outside the nave, so that the sacred space within is not interrupted.

In addition, the transept will be extended to provide additional square footage for a needed extension to the existing restroom facilities.

Total SF | +/- 1,440



Square Footage Breakdown

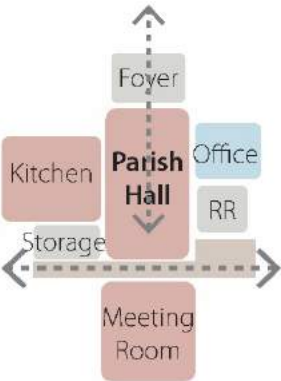
| | Worship + Church | SF PER PROGRAMMING MATRIX |
|---------------|----------------------|---------------------------|
| Nave | | 783sf |
| Narthex | | 319sf |
| Sacristy | | 120sf |
| Choir + Organ | | 132sf |
| | Facilities + Storage | |
| Restrooms | | 85sf |

Parish Hall

A parish hall is also proposed to alleviate any programming needs currently placed on the Church itself. Here, ample space is provided for offices, a fully-equipped kitchen, a large meeting room, ample storage space and restrooms.

The heart of the building, the parish hall itself, lies in the center, surrounded by other ancillary rooms, allowing numerous programs and activities to take place at the same time.

Total SF | +/- 3,875
(includes 5% circulation factor)



Square Footage Breakdown

| | SF PER PROGRAMMING MATRIX |
|-----------------------------------|---------------------------|
| <div>■</div> Parish Facilities | |
| Parish Hall | 1056sf |
| Kitchen + Pantry | 765sf |
| Meeting Room | 825sf |
| <div>■</div> Offices | |
| Office | 330sf |
| <div>■</div> Facilities + Storage | |
| Restrooms | 168sf |
| Storage | 210sf |
| Foyer | 336sf |





Next Steps

Looking toward the future, we will delve into creating a final master plan for both the main campus at Christ Church Frederica and the St. Ignatius Church. The final master plan will focus on a more complete layout of parking, pedestrian circulation, structural programming, tree mitigation,, landscape spaces, visitor spaces, and clergy spaces.

Each of these elements will help create an image of the church in the future.

A **growing** church, a **sustainable** church, a church **rooted in its past**, yet embracing the **possibilities of tomorrow**.



deep roots. seeds for the future.

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Phase 2: Conceptual Master Plan
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