

Saint Luke

CATHOLIC CHURCH

**Landscape + Wayfinding
Master Plan FINAL**

April 26, 2019 v3.0

 **Marquis Latimer + Halback**
LANDSCAPE ARCHITECTURE · PLANNING



Saint Luke

CATHOLIC CHURCH

1606 Blanding Boulevard

Middleburg, Florida

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stlukesparish.org

Reverend Andy Blaszkowski

Pastor

Don Biroshik, CPA

Master Plan Committee

Keith Hedberg

Master Plan Committee

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St. Luke Catholic Church Mission Statement

St. Luke Catholic Church is a Eucharist-centered parish, loving God, serving others and transforming the culture by our witness to the message of the Gospel in the way we live our lives and generously share our gifts.



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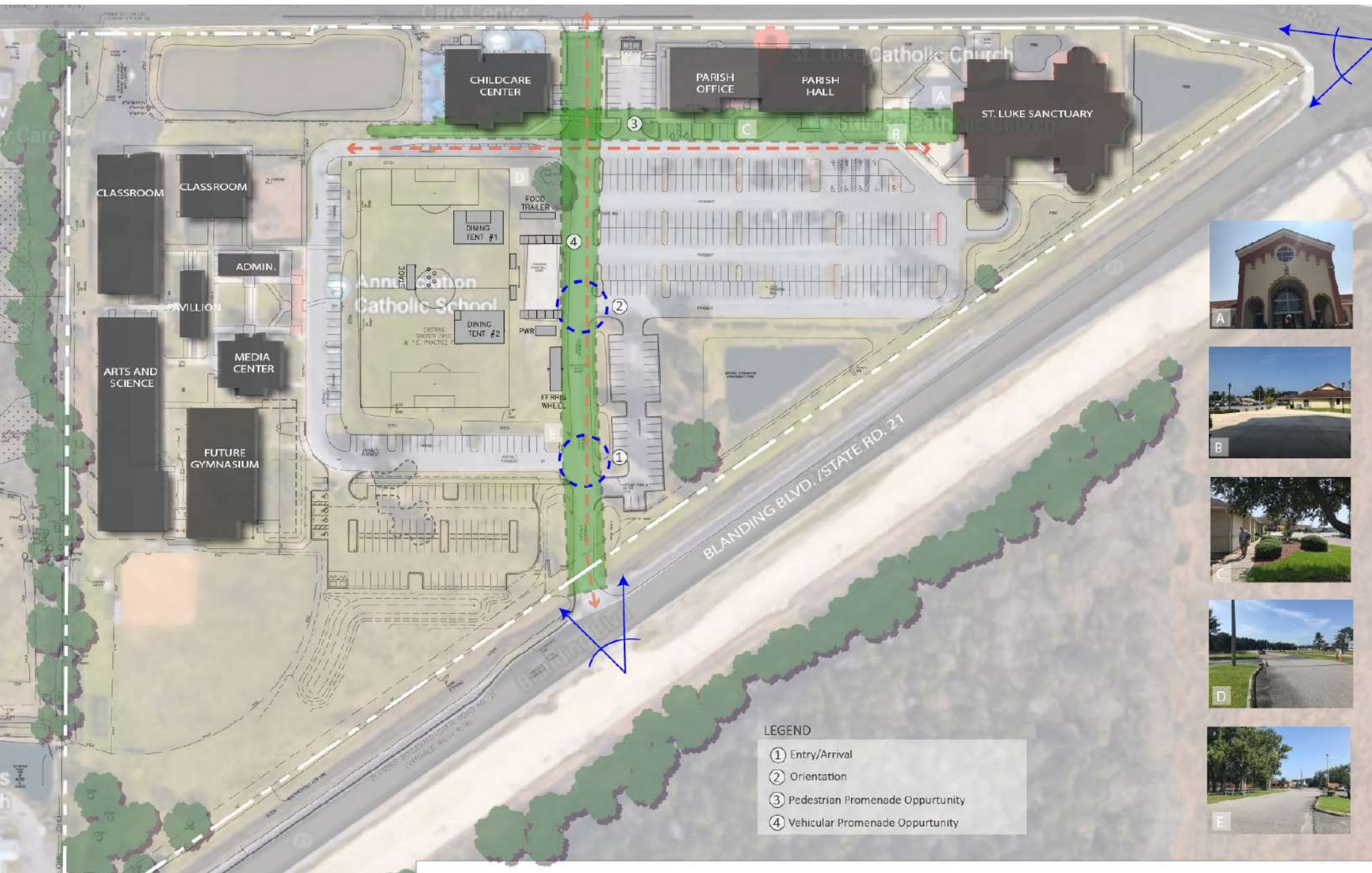
President + Project Manager

Elijah George, RLA, ISA

Co-Project Manager



Saint Luke
CATHOLIC CHURCH



1 Understanding the SITE

The aim of the landscape master plan is to develop a **vision for a peaceful, spiritual campus** that interconnects the buildings and uses on the site.

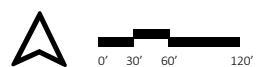
Currently, the site at St. Luke Catholic Church is instead **largely impacted by an extensive asphalt parking lot**. The site is efficient in its layout, but there are **two complimentary uses hosted on the campus that should be both integrated and clearly defined.**

- To the east, there is the church itself with the associated office and hall.
- To the west, the site is focused on education with both the childcare center and Annunciation Catholic School (an interparochial school located at the St. Luke's campus).

There are **two main entry / arrival points**. First, the intersection of Blanding Boulevard and Old Jennings clearly identifies arrival to the campus. The main vehicular entrance (off of Blanding) does *not* clearly identify itself. Instead, it feels like the entrance to Annunciation Catholic School only.

Upon entering the site, there are multiple decision points / orientation points along the main drive. This **drive has the opportunity to organize the parishioner, educational, and visitor experience on the campus.**

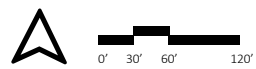
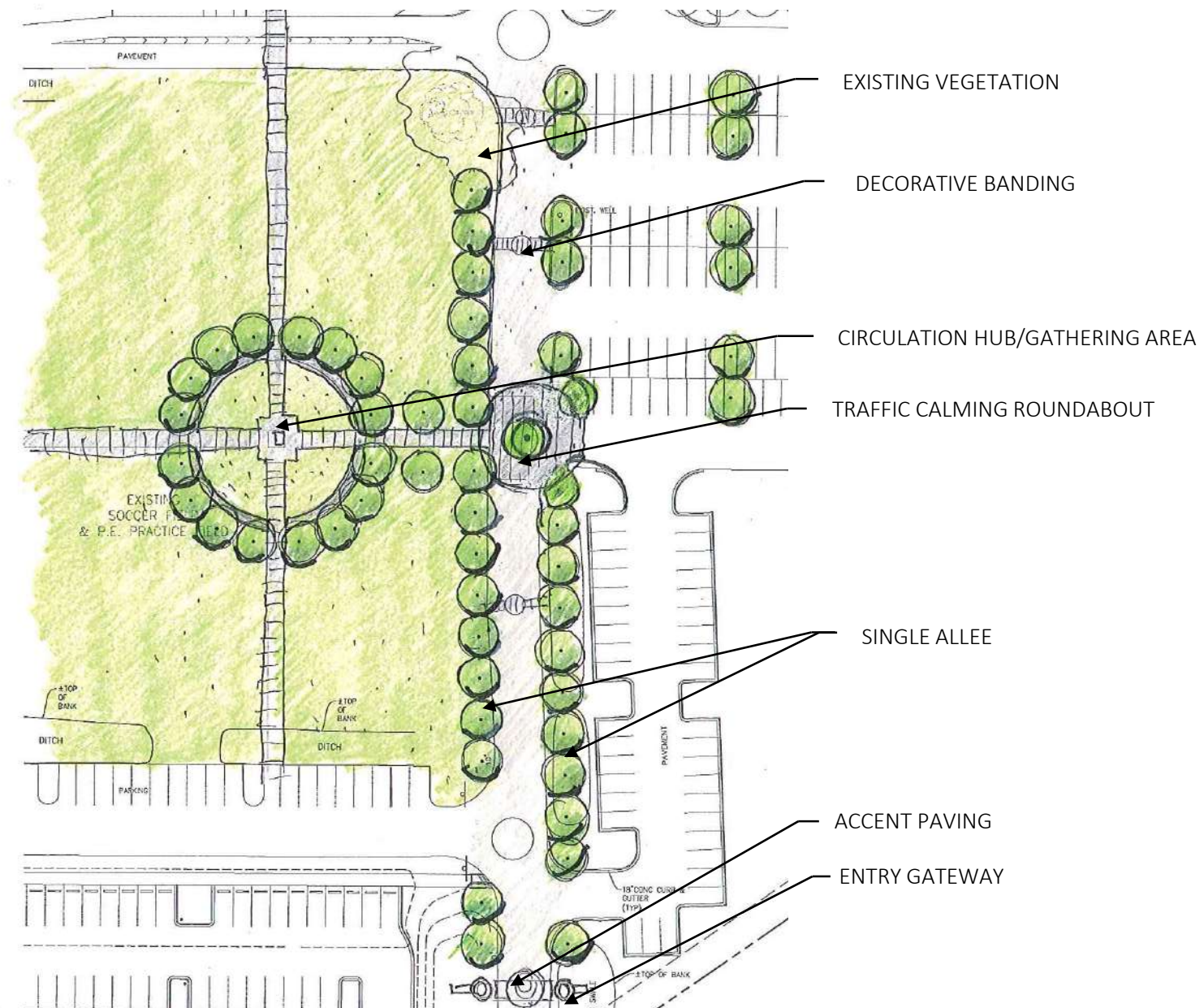
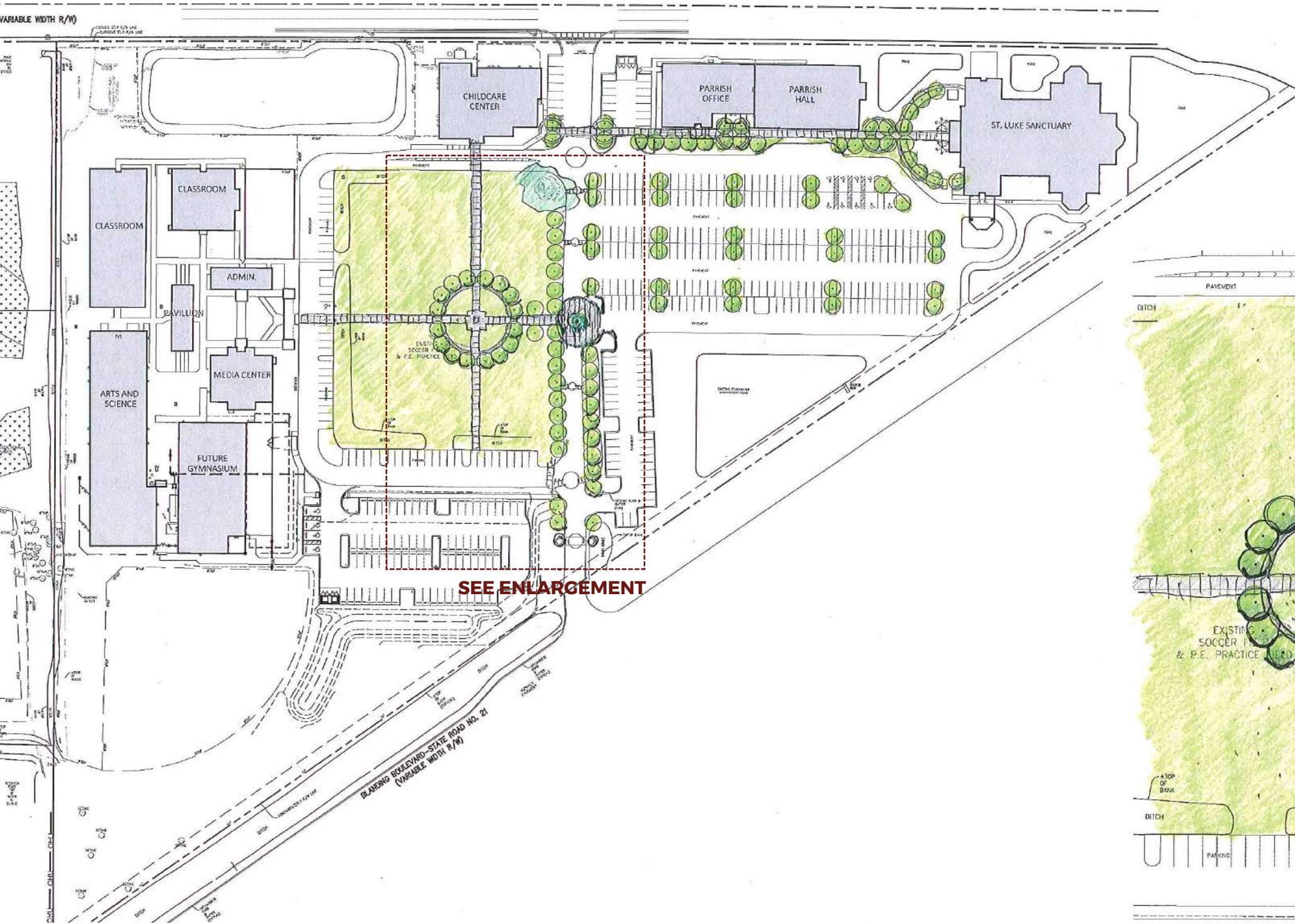
The parking lots themselves are lightly shaded with few substantial trees, likely due to poor soil conditions. The edge of the parking along the parish office and parish hall also fully extend the asphalt / vehicular zone directly to the architecture. There are opportunities to better extend a garden zone with pedestrian connections between both the Parish and School areas.



2 Designing the CONCEPTUAL VISION

A Concept A develops a **ceremonial entry drive** to the campus and uses a series of circular forms to provide a unified landscape character throughout the campus.

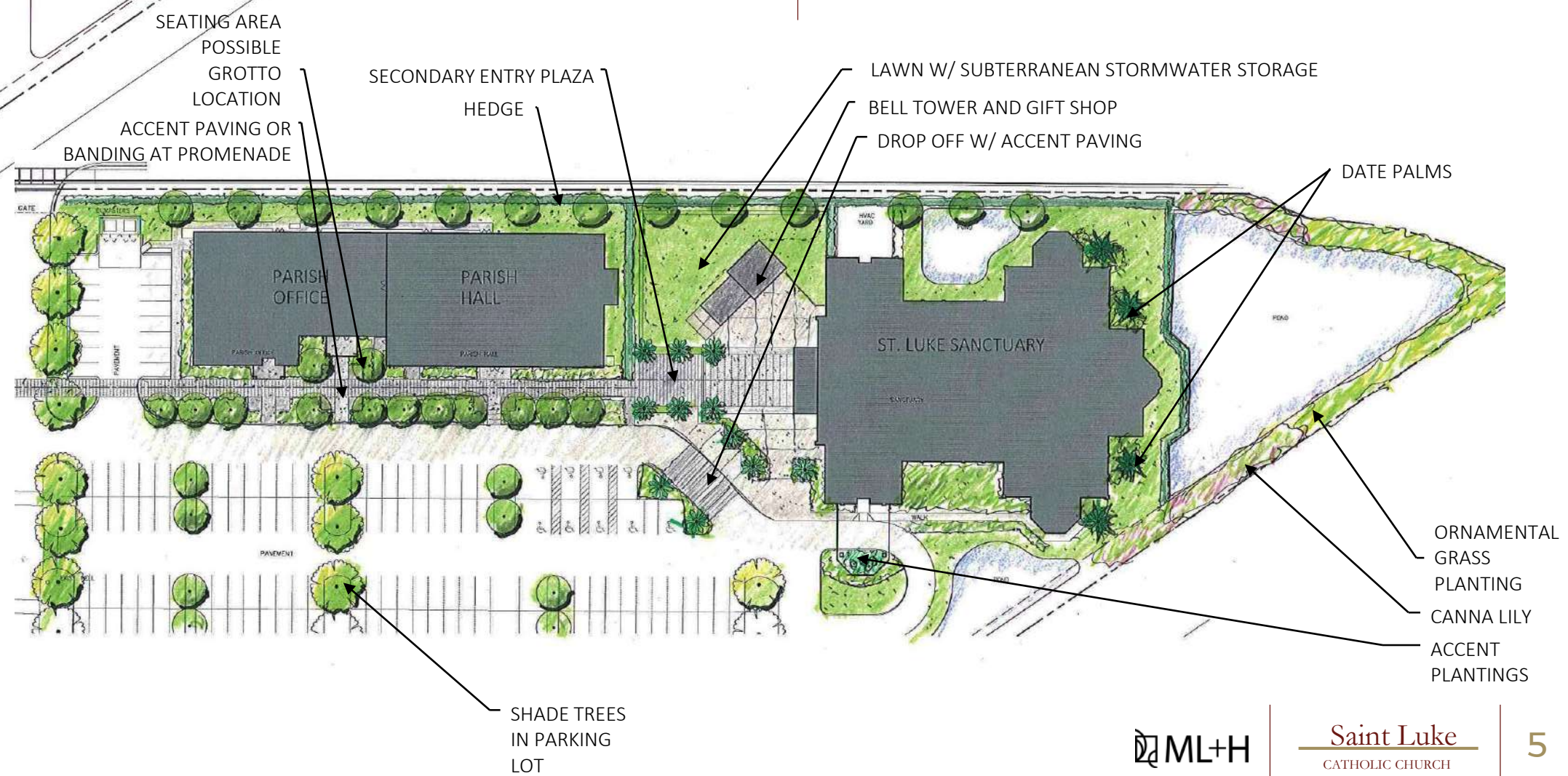
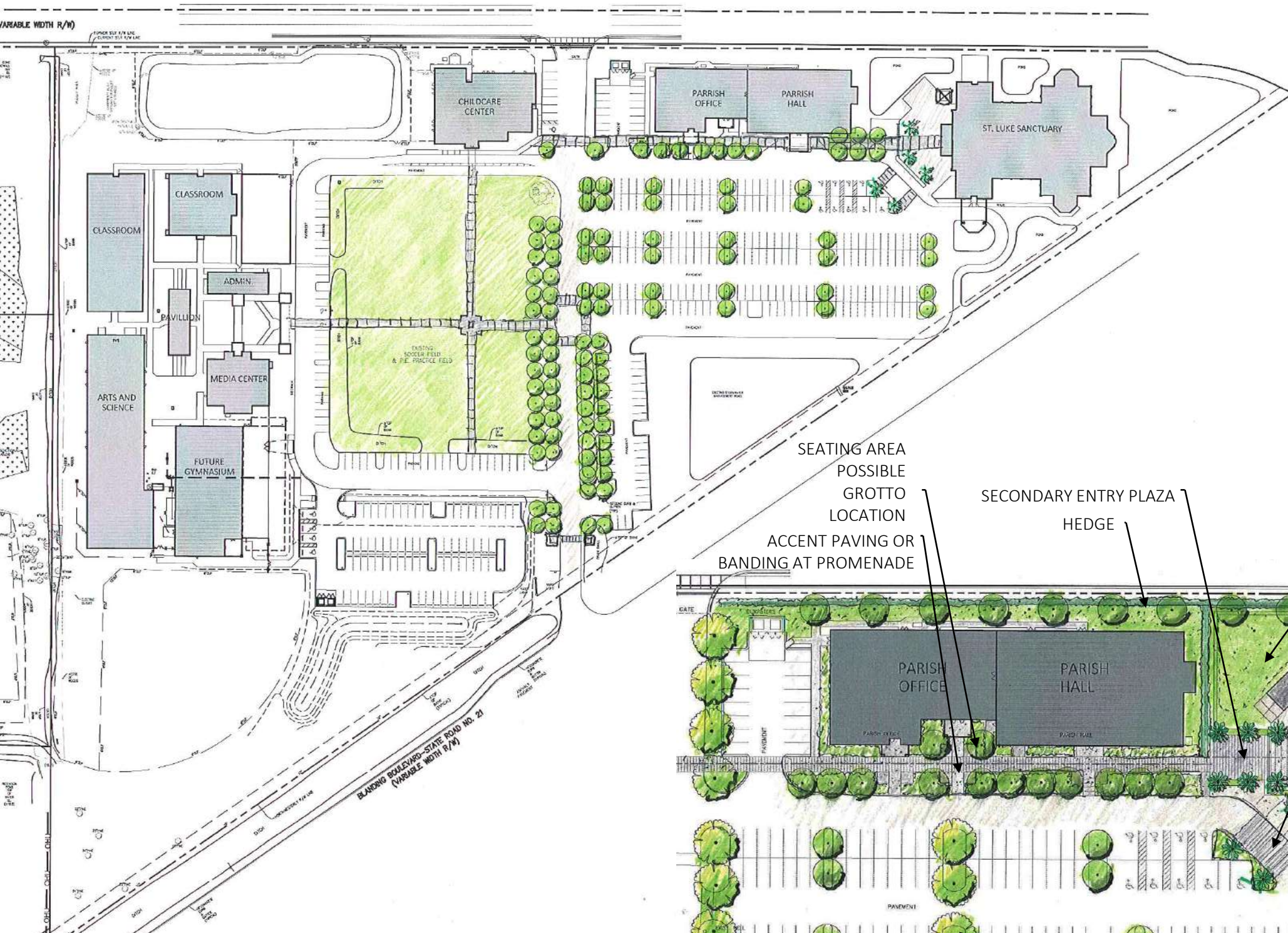
A **garden promenade** connects the sanctuary with the Parish Office and Parish Hall, while an arcing line of palms creates a sense of enclosure at the sanctuary entrance.



2 Designing the CONCEPTUAL VISION

B Concept B, while similar to concept A in the program / organization, uses **stronger axes and angles**, which incorporate elements of the architecture into the space.

The **linear garden promenade** uses the existing porte cochere of the Parish Hall, along with a **series of small seating areas** surrounded by plantings. The grotto would be reconstructed in this concept.



Introducing the
**LANDSCAPE +
WAYFINDING
MASTER PLAN**



Note that the recommended landscape and wayfinding master plan is based on feedback from Reverend Andy Blaszkowski, Mr. Don Biroshchik, and Mr. Keith Hedberg on the concepts A and B.

3 Creating the EXPERIENCE

Recommended landscape + wayfinding master plan.

The vision for the landscape master plan is to create a **spiritual, community-oriented respite** after turning into the campus from Blanding Boulevard.

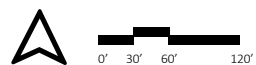
This “respite” begins with the **entry monument signage**, a threshold dividing the activity of Blanding from the peaceful church campus.

Along the entry drive, proposed **shade trees and accent paving** frame the view and help to slow traffic entering the space. At the main “**Decision Gateway**”, a **low paver speed table, wayfinding signage, and a statue of St. Luke** provide a clear “crossroads” to continue one’s journey.

On the west side, an **organized recreation and event field** has a perimeter walk and small seating areas, complete with flowering trees.

On the east side, a new pedestrian **Garden Promenade** connects Annunciation Catholic School and the Early Childcare Center with the office, hall, and Sanctuary. A series of **small gardens** and trees allow this space to be a shaded, intimate space for prayer, small meetings, and connection with the campus.

Around the Sanctuary itself, the new Bell Tower is incorporated into an **arrival plaza**, mixing detailed paving with stairs, ramps, and feature palms. An **adjacent activity lawn** is suggested by transforming the small stormwater area into underground (vaulted / chamber) retention. Finally, the entry wall on the east of the sanctuary frames the view of the church from Blanding through the use of a hedge and Canary Island Date palms.





LEGEND EAST

- A** St. Luke's Sanctuary
EAST SIDE: New landscape hedge along entry wall. Utilize new palms to accentuate height.

NORTH / SOUTH: Clean, tidy landscape. Shade garden at southern porte cochere / entry.
- B** Bell Tower
Proposed (Kasper Architecture)
- C** Sanctuary Arrival Plaza + Lawn
Stairs and ramp help to (a) address grade change and (b) resolve off-center entry (not centered with the Garden Promenade).
Recommendation to use vault stormwater system to provide space for adjacent gathering lawn.
- D** Main Drop Off
Pavers to accentuate main drop off. Note that the Ten Commandments / Beatitudes monument to remain.
- E** Parish Hall
Porte cochere to remain.
- F** Parish Office
- G** Garden Promenade
Removal of existing parking and redefined landscape / gathering areas.



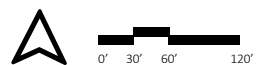
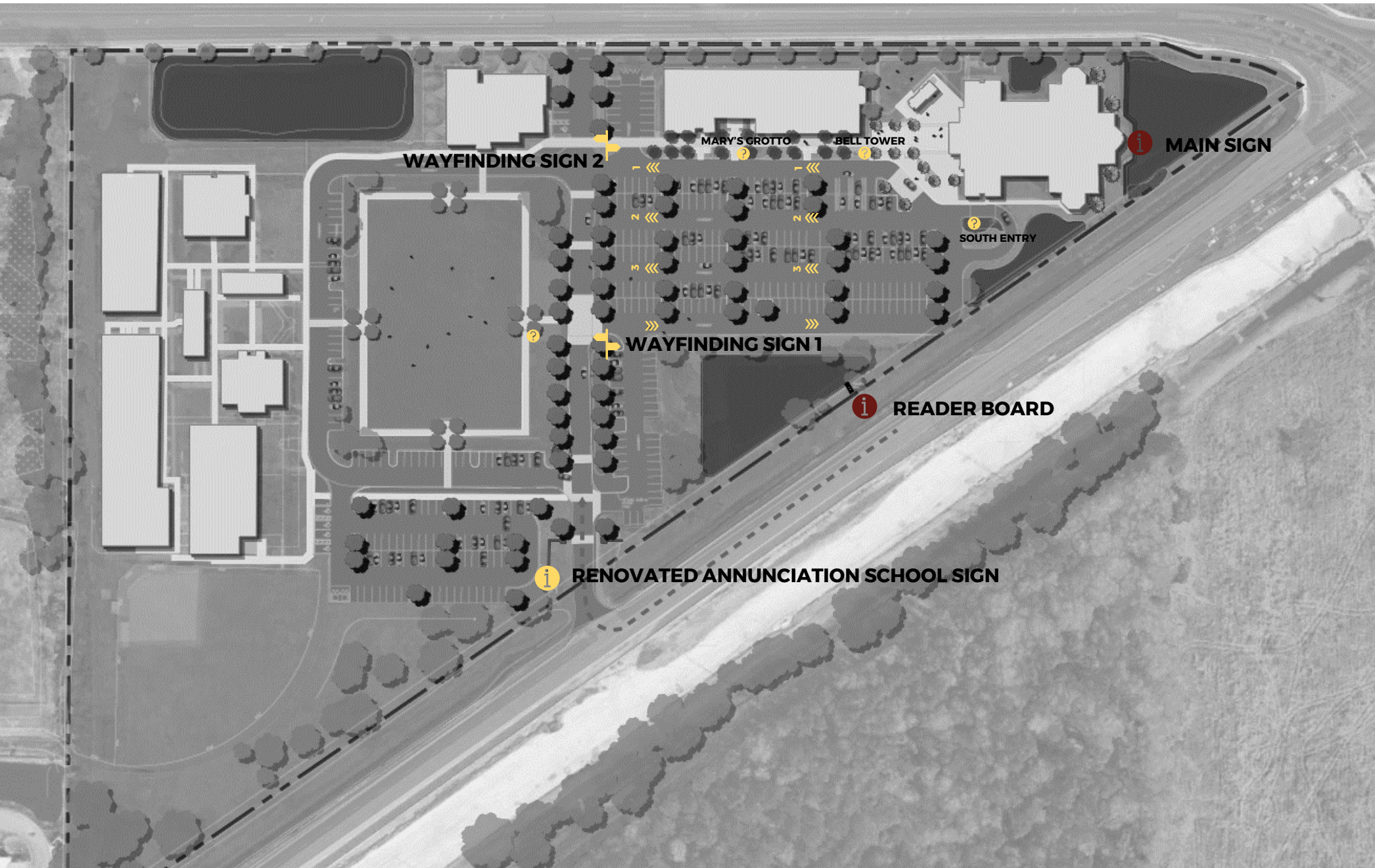
LEGEND WEST

- H** Main Entry to St. Luke's Campus
Note: Maintain signage for Annunciation Catholic School + add identifiers for St. Luke's campus.
- I** New Entry Signage Wall
- J** St. Luke's Entry Drive
Accent pavers as noted.
- K** Decision Gateway
Wayfinding signage with speed table to slow vehicular traffic and orient site.
- L** Statuary Garden of St. Luke
Entry to recreation field and relationship with "decision gateway".
- M** Recreation and Events Field
- N** Childcare Center
- O** Annunciation Catholic School
Provide new walkway connection as noted.









LEGEND | WAYFINDING MASTER PLAN

Suggested wayfinding is overlaid on the overall master plan.

- i **STREET SIGNAGE - EXISTING**
- i **STREET SIGNAGE - PROPOSED**
- ➔ **WAYFINDING SIGNAGE - PROPOSED**
- ? **RELIGIOUS EDUCATION SIGNAGE - PROPOSED**

Creating the EXPERIENCE

Wayfinding Master Plan

To compliment and support existing wall signage and street signage, the wayfinding plan consists of three signage types and painted directional arrows.

1. STREET SIGNAGE

A brick and stucco wall at the main entrance will bring **visual hierarchy to the primary access point**, serving as a cue for vehicular traffic along Blanding.

The sign is suggested to **incorporate architectural elements and materiality** from both St. Luke's and the Annunciation Catholic School (an interparochial school) while providing an entrance to the St. Luke's Campus.

Note that the monument sign location and sizing per Branan Field Land Development Regulations (Adopted March 2004):

- Sign to be a maximum of 8' in height
- Related architectural components to be no more than 12' in height
- Sign to be located from between 5'-20' of right of way
- Sign to be illuminated by concealed light fixtures.
- Sign not to exceed 50 square feet

2. WAYFINDING SIGNAGE

Wood and/or HDPE routed signage is recommended for the wayfinding signage, which will be located in two key points on the main entry drive.

3. RELIGIOUS EDUCATION SIGNAGE

Wood routed signage is recommended for smaller "education" panels to be located in the Garden Promenade, arrival plaza, and the recreation and events lawn.





Next Steps

**PHASING +
CONCEPTUAL
ESTIMATE OF
PROBABLE
CONSTRUCTION
COSTS**

4 Next Steps PHASING RECOMMENDATIONS

Implementation phasing is suggested as follows:

PHASE 1

Generally, phase 1 will include the **entry experience to St. Luke's**. Specifically:

- Main Entry Signage
- Wayfinding Signage (main entry drive)
- Bell Tower Plaza
- Improved Blanding / Old Jennings landscape

PHASE 2

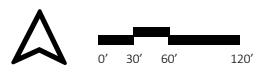
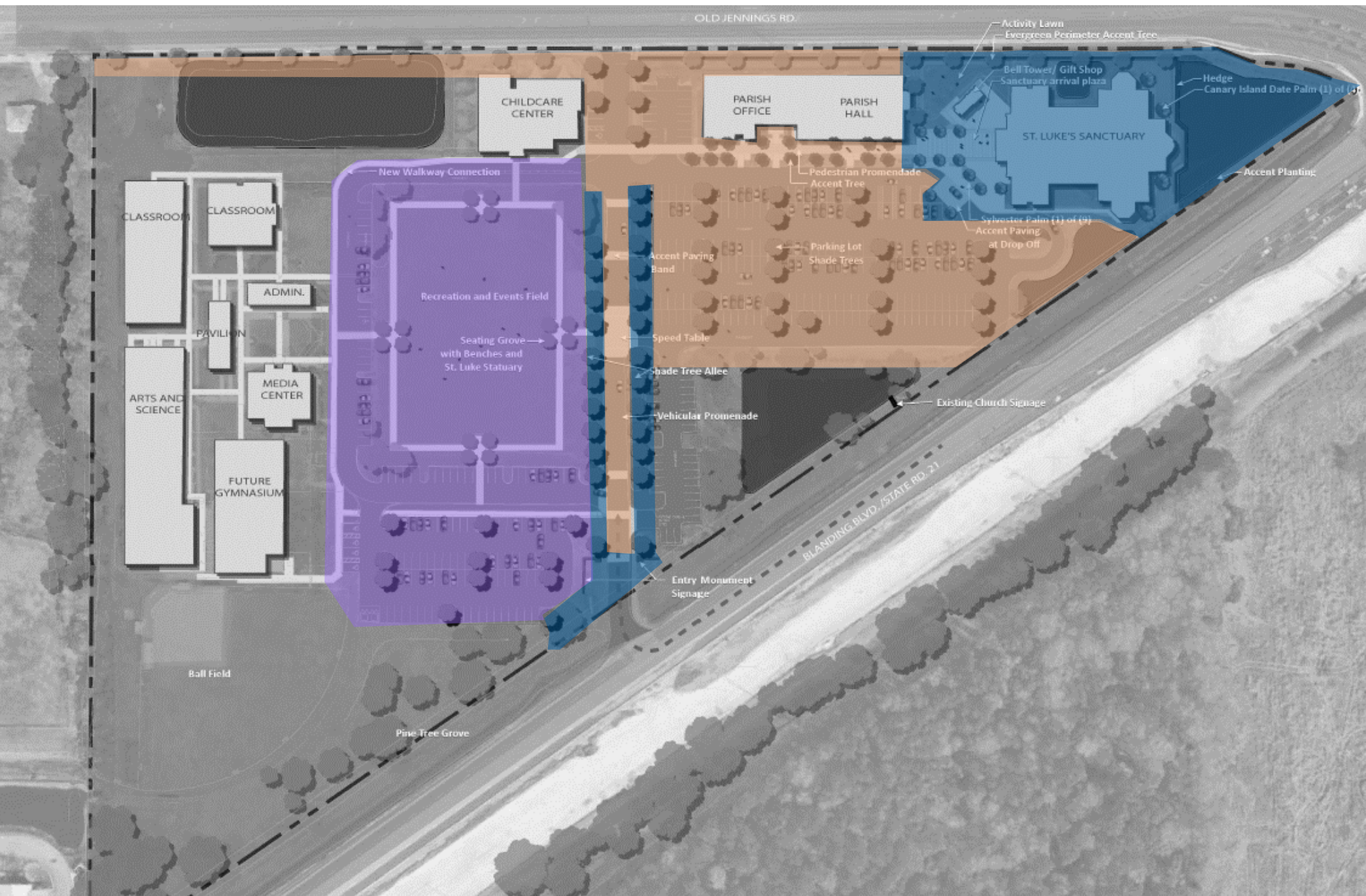
Phase 2 continues the **landscape connecting promenade** and includes landscape in the balance of the **parking area**. Specifically:

- Pedestrian Promenade
- Entry Drive hardscape modifications
- Improved Tree Canopy in Main Parking area
- Street Trees along Old Jennings

PHASE 3

Phase 3 provides **improved layout of the Recreation and Events Field**, along with connections to Annunciation Catholic School.

- Recreation and Events Field
- New Walkway Connection



ABOVE | PHASING

Suggested phasing is overlaid on the overall master plan.

- Phase 1
- Phase 2
- Phase 3

Phase 1: Entry Signage and Landscape

Qty.	Unit	Unit Price	Range Low	Range High	Notes
1	allowance	\$ 5,000 - \$ 6,000	\$ 5,000 - \$ 6,000		
775	sq. ft.	\$ 2 - \$ 2	\$ 1,163 - \$ 1,550		
1	allowance	\$ 2,500 - \$ 3,500	\$ 2,500 - \$ 3,500		Saw cut asphalt for banding and removal of vegetation at sign and wall locations
125	lf	\$ 300 - \$ 350	\$ 37,500 - \$ 43,750		CMU wall with stucco and brick cladding
45	sq. ft.	\$ 75 - \$ 100	\$ 3,375 - \$ 4,500		
205	sq. ft.	\$ 16 - \$ 18	\$ 3,280 - \$ 3,690		Paver band at entry sign
250	sq. ft.	\$ 5 - \$ 7	\$ 1,250 - \$ 1,750		Landscape at entry sign
24	each	\$ 450 - \$ 600	\$ 10,800 - \$ 14,400		Shade trees along vehicular promenade
1	sq. ft.	\$ 2,000 - \$ 3,000	\$ 2,000 - \$ 3,000		Modify existing irrigation system to add entry planting area
10	each	\$ 300 - \$ 500	\$ 3,000 - \$ 5,000		At entry walls and sign - cost to include wire and transformer

Subtotal	\$ 87,140
Contractor Markup (19%)	\$ 16,557
Est. Contingency (3%)	\$ 2,614
Design Contingency (7%)	\$ 6,100
Phase 1 Entry Signage	\$ 112,411

Phase 1 Landscape: Arrival Plaza / Sanctuary

Qty.	Unit	Unit Price	Range Low	Range High	Notes
1	allowance	\$ 3,000 - \$ 5,000	\$ 3,000 - \$ 5,000		
8000	sq. ft.	\$ 2 - \$ 2	\$ 12,000 - \$ 16,000		
1	allowance	\$ 12,000 - \$ 15,000	\$ 12,000 - \$ 15,000		removal of paving/landscape at areas to be improved
3000	sq. ft.	\$ 17 - \$ 22	\$ 51,000 - \$ 66,000		cast-in-place concrete or pavers at sanctuary entry plaza
120	lf	\$ 55 - \$ 65	\$ 6,600 - \$ 7,800		to sanctuary entry plaza
925	sq. ft.	\$ 24 - \$ 30	\$ 22,200 - \$ 27,750		paver band at vehicular promenade and drop off
2500	sq. ft.	\$ 5 - \$ 7	\$ 12,500 - \$ 17,500		landscape at arrival courtyard + hedge area behind sign
2500	sq. ft.	\$ 2 - \$ 3	\$ 5,000 - \$ 7,500		edge landscape
9	each	\$ 450 - \$ 600	\$ 4,050 - \$ 5,400		
15	each	\$ 5,000 - \$ 6,500	\$ 75,000 - \$ 97,500		Sylvester, Canary Island, or Medjool Date Palms
7500	sq. ft.	\$ 1 - \$ 2	\$ 9,375 - \$ 13,125		assumes new irrigation in lawn area (where stormwater is) and limited planting only
24	each	\$ 300 - \$ 500	\$ 7,200 - \$ 12,000		up lights
8	each	\$ 1,500 - \$ 2,000	\$ 12,000 - \$ 16,000		
1	allowance	\$ 50,000 - \$ 60,000	\$ 50,000 - \$ 60,000		At bell tower lawn to create recreation lawn; based on \$100,000/acre

Subtotal	\$ 366,575
Contractor Markup (19%)	\$ 69,649
Contingency (3%)	\$ 10,997
Design Contingency (7%)	\$ 25,660
Phase 1 Arrival Plaza	\$ 472,882

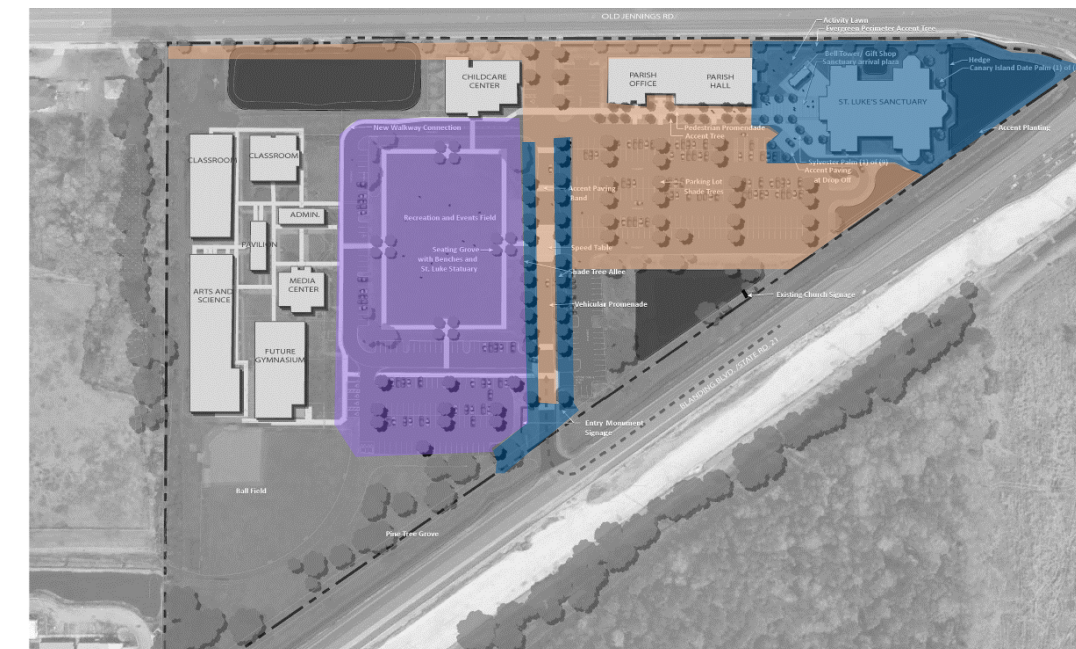
4 Next Steps

CONCEPTUAL ESTIMATE OF PROBABLE CONSTRUCTION COSTS

A conceptual estimate of probable construction costs is provided (left) based on the three phases described herein.

Note that the costs do not include design fees or permitting fees, but they do anticipate contractor markup / overhead (19%), an estimating contingency (3%), and a design (i.e. scope) contingency (7%).

Finally, these numbers are based on Spring 2019 values. For each quarter beyond Q2 2019, a 2% pricing escalation (8% per year) is recommended.



Phase 1 Phase 2 Phase 3

Phase 2: Garden Promenade + Parking

Qty.	Unit	Unit Price	Range Low	Range High	Notes
1	allowance	\$ 1,500 - \$ 5,000	\$ 5,000 - \$ 5,000		
1200	sq. ft.	\$ 2 - \$ 2	\$ 1,800 - \$ 2,400		
1	allowance	\$ 10,000 - \$ 15,000	\$ 10,000 - \$ 15,000		saw cut asphalt for banding and removal of existing paving
3000	sq. ft.	\$ 15 - \$ 20	\$ 45,000 - \$ 60,000		Pedestrian Promenade
1	allowance	\$ 5,000 - \$ 20,000	\$ 5,000 - \$ 20,000		relocate and/or redesigned Mary's Grotto
1800	sq. ft.	\$ 24 - \$ 30	\$ 43,200 - \$ 54,000		paver band along vehicular promenade
1	allowance	\$ 22,000 - \$ 25,000	\$ 22,000 - \$ 25,000		
7500	sq. ft.	\$ 5 - \$ 7	\$ 37,500 - \$ 52,500		Landscape at pedestrian promenade
5500	sq. ft.	\$ 2 - \$ 3	\$ 11,000 - \$ 16,500		Landscape along Old Jennings Road
50	bale	\$ 3 - \$ 6	\$ 150 - \$ 300		At planting beds and trees
44	each	\$ 450 - \$ 600	\$ 19,800 - \$ 26,400		At Parking lot islands and along Old Jennings Rd.
16	each	\$ 400 - \$ 550	\$ 6,400 - \$ 8,800		At pedestrian promenade
5500	allowance	\$ 1 - \$ 1	\$ 5,500 - \$ 6,875		Provide 100% coverage for new plantings
12	each	\$ 300 - \$ 500	\$ 3,600 - \$ 6,000		Tree up lights at pedestrian promenade
12	each	\$ 1,500 - \$ 2,000	\$ 18,000 - \$ 24,000		
		Subtotal	\$ 322,775		
		Contractor Markup (19%)	\$ 61,327		
		Contingency (3%)	\$ 9,683		
		Design Contingency (7%)	\$ 22,594		
		Phase 2 Connectors	\$ 416,380		

Phase 3: Recreation and Events Field

Qty.	Unit	Unit Price	Range Low	Range High	Notes
1	allowance	\$ 2,500 - \$ 2,500	\$ 2,500 - \$ 2,500		
7500	sq. ft.	\$ 2 - \$ 2	\$ 11,250 - \$ 15,000		
7800	sq. ft.	\$ 8 - \$ 12	\$ 62,400 - \$ 93,600		sidewalk and plazas at Events Field and pedestrian connection to Annunciation
1	allowance	\$ 7,500 - \$ 12,500	\$ 7,500 - \$ 12,500		Fynders Keeper's price for 6' granite \$6,800 + est. for base
650	sq. ft.	\$ 24 - \$ 30	\$ 15,600 - \$ 19,500		Pedestrian connections across roadway
1250	sq. ft.	\$ 3 - \$ 5	\$ 3,750 - \$ 6,250		Landscape at seating groves
25	each	\$ 350 - \$ 500	\$ 8,750 - \$ 12,500		At Parking lot islands and along Old Jennings Rd.
1250	allowance	\$ 1 - \$ 2	\$ 1,563 - \$ 1,875		Modify existing irrigation system to add entry
10	each	\$ 1,500 - \$ 2,000	\$ 15,000 - \$ 20,000		
		Subtotal	\$ 183,725		
		Contractor Markup (19%)	\$ 34,908		
		Contingency (3%)	\$ 5,512		
		Design Contingency (7%)	\$ 12,861		
		Phase 3 Field Improv.	\$ 237,005		
		All Phases	\$ 1,238,677		

Note: Costs do not include desing or permitting fees. Costs based on Spring 2019. Recommended allowance for cost escalation is 2% per quarter (8% per year).

4 Next Steps

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Finally, these numbers are based on Spring 2019 values. For each quarter beyond Q2 2019, a 2% pricing escalation (8% per year) is recommended.



Phase 1 Phase 2 Phase 3



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