



# *St. Anastasia Catholic Church Master Plan*

**Executive Summary**

Final Master Plan Update

**April 30, 2014**



## EXECUTIVE SUMMARY FINAL MASTER PLAN UPDATE PHASE

<b>SUBMITTED BY:</b> Jeremy Marquis	<b>DATE:</b> 04.30.2014
<b>PROJECT:</b> St. Anastasia Catholic Church Master Plan	<b>PROJECT No.:</b> 12.22.0
<b>PURPOSE:</b> This is a summary of the master planning process from Marquis Halback, Inc. to understand the steps taken and feedback used to guide the final recommended master plan.	

### Table of Contents

- Executive Overview: Programming & Conceptual Design Phase
- Appendix | Concepts
- Appendix | Final Concept
- Appendix | Cost Estimate
- Appendix | Meeting Minutes

### Overview and Introduction

St. Anastasia Catholic Church is located on approximately 55 acres of a coastal dune hammock, distinguished by windswept oaks towering over the site and saw palmetto covering a majority of the understory. These oaks provide a buffer between State Road A1A to the east and wrap around both the more recently constructed sanctuary and the original church located on the southeast corner of the property. The coastal oak hammock environment contributes to the spiritual "sense of place" and is worthy of preservation. It is significant to note that a natural wetland bisects the property north-south into approximately equally sized parcels.

Of the 55 acres, approximately 23.8 acres are developed on the east portion of the property. There are currently four structures / areas of significance in the built landscape: (a) the sanctuary, (b) the church hall (formerly the sanctuary), (c) the administration building, and (d) the exterior chapel and gardens on the south side of the sanctuary. (*See the Executive Summary dated 03/14/2013 for detailed descriptions of the buildings and program development*).

### Master Plan Elements + Process

The design team has worked with the pastor, Fr. Timothy Lindenfelser, along with representatives from the church staff and master planning committee. In the development of the final master plan, the team has considered the following factors in the design process:

- The immediate and future needs and "wants" of the Parish. See the "Programming and Conceptual Design" executive summary for more detailed information.
  - Marquis Halback, Inc. conducted interviews with Church staff (director of religious education, Melody Ott; director of music, Peter Morin; and church administrator / parish operations, Brian Schoonover).



- MHI also interviewed Bob Wesselman, Ken Scher, and Josephine Scher to understand some of the larger "church life" groups in the parish.
- MHI also received detailed input from the Master Planning Committee.
- The character, function and effect of the natural environment. As noted above, this is one of the most distinguishing elements of the parish, and efforts to exhibit and protect the coastal hammock were considered.
- Spatial relationships of existing and proposed programs on the site.
  - It has been identified that the hierarchy and prominence of the Church must be maintained.
  - Connectivity of related uses, along with consideration of separate buildings that could allow phased implementation.
- Circulation and parking considerations proved to be an important element.
  - Preservation of the entrance experience to the Sanctuary.
  - There is a need for safe access for children to the Religious Education area.
  - Handicap parking needs to be expanded and thoughtfully placed.
  - Generally, vehicular circulation should be clear and minimize conflicts with pedestrians.
- Regulatory requirements were also considered.
  - St. Johns County Development Code and Parking Requirements were also consulted, along with an overview of permitting requirements from the St. Johns River Water Management District (SJRWMD) and US Army Corps of Engineers (USACOE).

The concepts are reviewed briefly below, along with comments on feedback. See the attached appendices for the concepts, final concept, and cost estimate.

#### Initial Concepts (Concept A, B, and "Draft Final Master Plan)

In March and April 2013, Concepts A and B were developed as draft concepts and reviewed with church staff. These were used as a basis for the draft "final master plan," which was presented to the Master Planning Committee on May 29, 2013.

These concepts explored a relationship of secondary structures with the main axis of the Sanctuary, and they featured the following:

- Parish Hall and Religious Education centered on the main axis of the Sanctuary, and centrally located overall on the site.
- A separate Youth building which relates to Religious Education.
- A separate Early Learning Center on the North side of the property. This placement allows the "business" element to run slightly independently (traffic, drop off, pick up, etc.) to limit the impacts in the center of the site.
- The Performance Hall is located on a diagonal mirrored from the administration building along the main axis.

#### *Feedback*

During a meeting with the Master Planning Committee on May 29, 2013, the following feedback was received and incorporated into later concepts:

1. Elimination of the parking directly in front of the Sanctuary entrance was not supported.
2. The Performance Hall will likely never be built.
3. The existing Parish Hall building is worth retaining and utilizing.
4. There were concerns that the placement of the Early Learning Center would make it too disconnected from the rest of the campus.

5. Covered walkways were well received.
6. There was general acknowledgement that the Early Learning Center and Religious Education *could* start in the same building.
7. Expanded garden areas and enhanced landscape is desirable.
8. There was general agreement that the program needs allow for smaller footprints and multiple structures (rather than the single large building of the previous site plan concept, which out-weighed the Sanctuary in scale).

#### Additional / Interim Concept Alternatives (C, D, E, F, G, and H)

In response to the feedback from the Master Planning Committee, Marquis Halback, Inc. developed multiple concept alternatives. These re-added the parking spaces in front of the Church entrance and raised the question of what to do with the undeveloped western portion of the site. All concepts maintain parking in front of the church (with minor modifications), along with expanded parking on the north. Brief synopses are provided below:

#### *Concepts exploring east side of property*

- Concept C: Hall on axis with main church; religious education on west property. Performance hall on angled axis mirroring placement of administration. Early learning center on northwest corner of property.
- Concept D: Hall and religious education, along with central garden, on main axis with church. Performance hall on west property.
- Concept E: Combined hall and religious education on main axis with church. Early learning center on angled axis mirroring placement of administration. Old parish hall is maintained.
- Concept F: Combined hall and religious education on northwest corner of property.

#### *Concepts exploring west side of property*

- Concept G: Explored uses of west portion of site, based on concept E. Suggested uses included rectory, riverhouse with pool and multi-use field, ropes course, performance hall, and memorial garden.
- Concept H: Explored uses of west portion of site, based on concept E. Placement of early learning center, performance hall, multi-purpose field, and rectory.

#### Final Recommended Master Plan

Of the concept alternatives that were developed, Concept 'E' was the most preferred, and is the basis for the *Final Recommended Master Plan*.

- This layout combines the Religious Education and Parish Hall spaces in one building, which is oriented in a secondary relationship to the Sanctuary along the main axis.
- The existing parking immediately in front of the Sanctuary entrance has been retained.
- There are opportunities to extend covered walkways between the Sanctuary and new building, reinforcing the cloistered or monastic feel of the campus.
- This site layout will result in the need to modify the stormwater ponds and improve the alignment of the entry roadway.



Significantly, the design process revealed that there is not an apparent immediate or foreseeable need for this portion of the site to be developed as part of this master plan. Possible considerations for this area include:

- Selling some or all of the western portion to finance the proposed master plan improvements. If any portion of the site is sold, consideration must be given to preserving a significant buffer in order to maintain the peaceful atmosphere of the site.
- The Parish could consider creating a housing project for members of the Parish.

#### Next Steps

It is understood that the *Final Recommended Master Plan* will be the basis of design for the phase 1 improvements for St. Anastasia Catholic Church. Recommended next steps for site design include:

- Tree survey and clearing permit.
- Detailed design (30%), phase 1.
- Detailed design (60%, 90%, 100%), phase 1.
- Construction, phase 1.
- Phases 2-5, based on growth and finances. One phasing strategy is noted below:
  - Phase 2: Conversion of Old Parish Hall into youth center
  - Phase 3: Early learning center
  - Phase 4: Rectory (potentially on west site)
  - Phase 5: Performance Hall (potentially on west site)

## Appendix A - Timeline of Deliverables

- 1.28.2013 | **On-Site Review & Assessment of Existing Conditions** by Jeremy Marquis, Fred Halback, Les Thomas and Christie Mathey
- 2.6.2013 | **Phone Interviews** by Jeremy Marquis with Bob Wesselman, Ken and Josephine Scher
- 2.11.2013 + 2.13.13 | **Staff interviews** by Jeremy Marquis with Melody Ott, Peter Morin, Brian Schoonover
- 3.18.2013 | **Executive Summary** delivered to Fr. Tim Lindenfelser. Included Framework Plan, Program Bubble Diagrams, Preliminary site layouts. Programming Matrix sent to Melody Ott, Peter Morin, Brian Schoonover for feedback.
- 4.5.2013 | **Meeting** with Ed Schneider and Mike Piesco, attended by Jeremy Marquis and Christie Mathey to review previous planning committee efforts and discuss current planning findings.
- 4.15.2013 | **Meeting Minutes** sent to Ed Schneider, Mike Piesco, and Fr. Tim Lindenfelser to summarize Meeting April 5, 2013.
- 4.26.2013 | **Concepts 'A' + 'B'** and Preliminary Cost Estimate sent to Fr. Tim Lindenfelser for review.
- 5.6.2013 | **Preliminary Master Plan** sent to Fr. Tim Lindenfelser for review and feedback.
- 5.8.2013 | **Meeting** with Fr. Tim Lindenfelser and Jeremy Marquis to review the Preliminary Master Plan.
- 5.29.2013 | **Presentation** of "Draft Final Master Plan" to Master Plan Committee.
- 6.3.2013 | **Meeting Minutes** of Master Plan Committee presentation sent to Fr. Tim Lindenfelser to summarize the discussion and feedback regarding the Draft Final Master Plan.
- 6.21.2013 | **Concepts 'C' + 'D'** sent to Fr. Tim Lindenfelser for review and feedback.
- 9.27.2013 | **Phasing Options for Draft Final Master Plan and Concepts 'E' + 'F'** sent to Fr. Tim Lindenfelser for review and feedback.
- 11.15.2013 | **Concepts 'G' and 'H'** developed




*St. Anastasia Catholic Church Master Plan*

**Executive Summary**

Final Master Plan Update  
April 30, 2014

**Appendix: Final Concept**







**PHASE I**  
RELIGIOUS EDUCATION  
+ PARISH HALL  
  
POND MODIFICATIONS  
PARKING EXPANSION  
BUILDING PAD  
NEW BUILDING  
(+ UTILITIES, ETC)

EARLY  
LEARNING  
CENTER  
(FUTURE)

EXPANDED PAVED PARKING

COVERED WALKWAYS  
(FUTURE)

RELIGIOUS  
EDUCATION  
PARISH  
HALL

NEW  
DROP-OFF

SANCTUARY

COVERED WALKWAYS  
(FUTURE)

ADMINISTRATION

OLD PARISH HALL

ADDITIONAL  
MODIFICATIONS  
REALIGNED ENTRY ROADWAY

ADDITIONAL  
MODIFICATIONS  
PARKING LOT STABILIZATION





# *St. Anastasia Catholic Church Master Plan*

**Executive Summary**

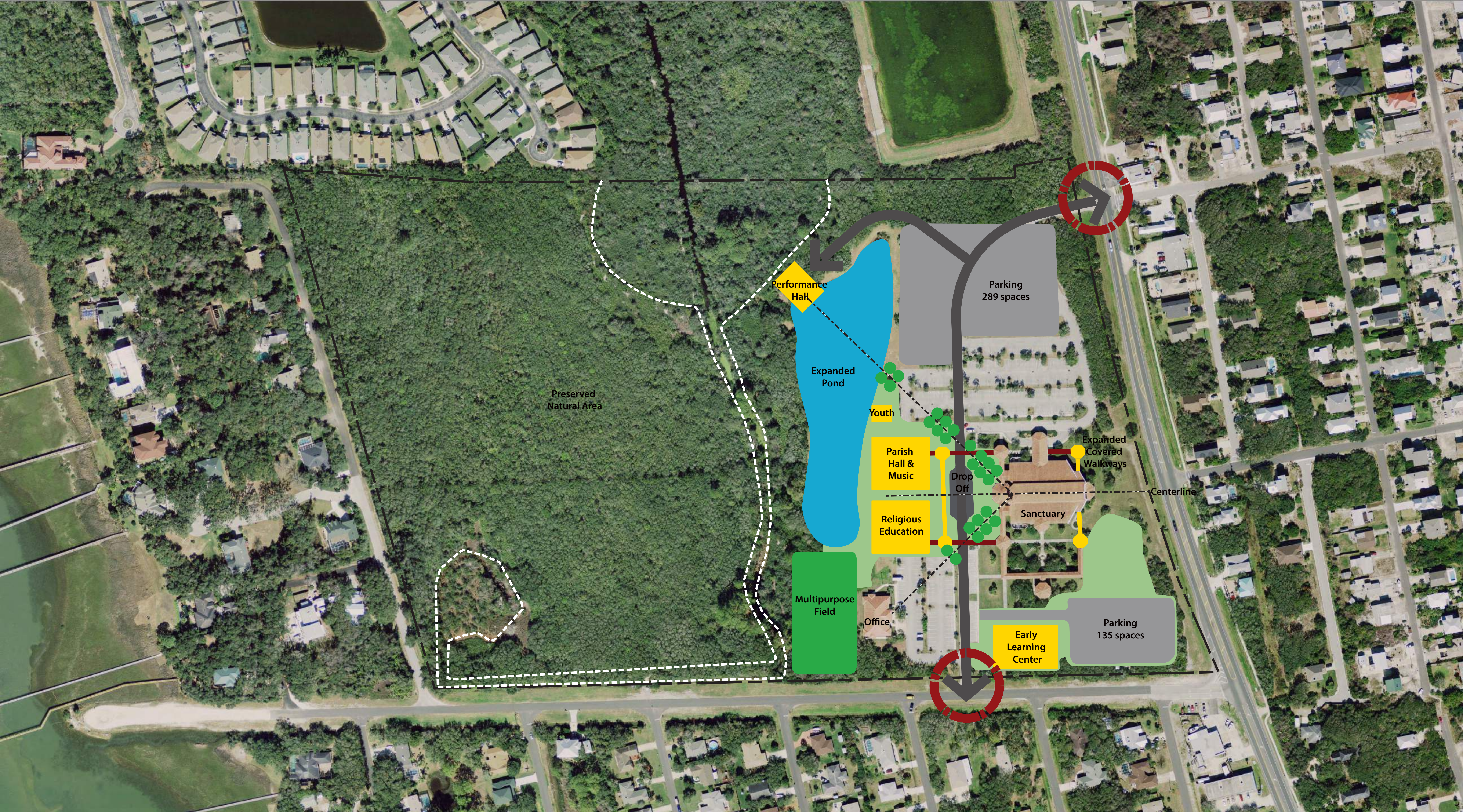
**Final Master Plan Update**

**April 30, 2014**

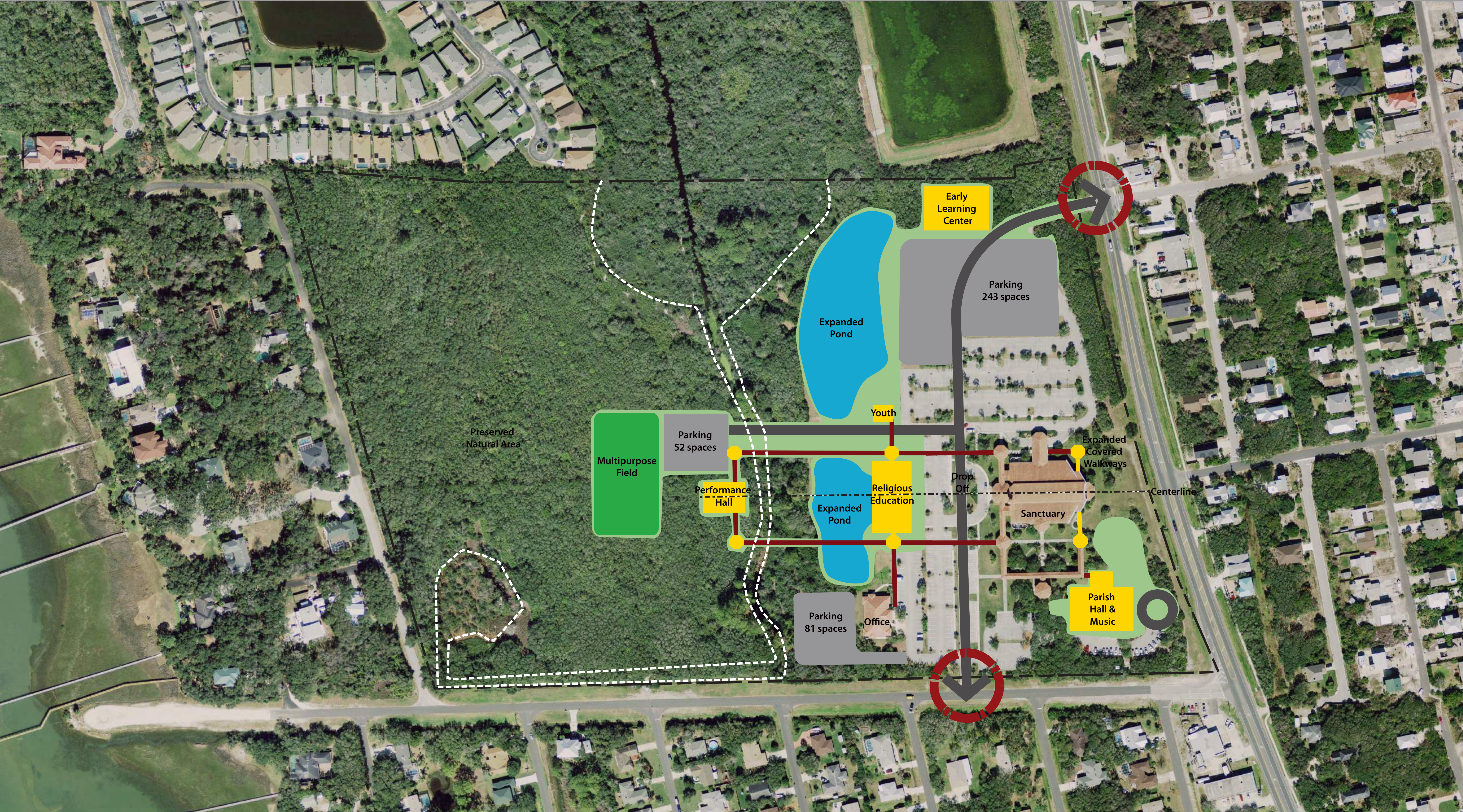
**Appendix: Concepts**















**LEGEND**

**BUILDINGS**

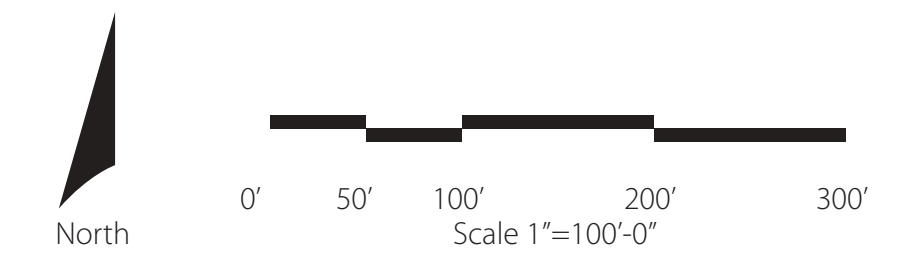
- 1 Sanctuary (Existing)
- NEW 2 Parish Hall (300 seating)
- NEW 3 Religious Education (12 classrooms)
- NEW 4 Youth
- NEW 5 Early Childhood Education (12 classrooms)
- NEW 6 Performance Hall (620 seating - theatre; 300 seating - dinner)
- 7 Administration Office (existing)

**GARDENS**

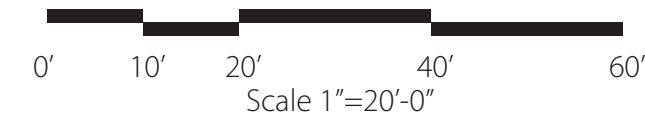
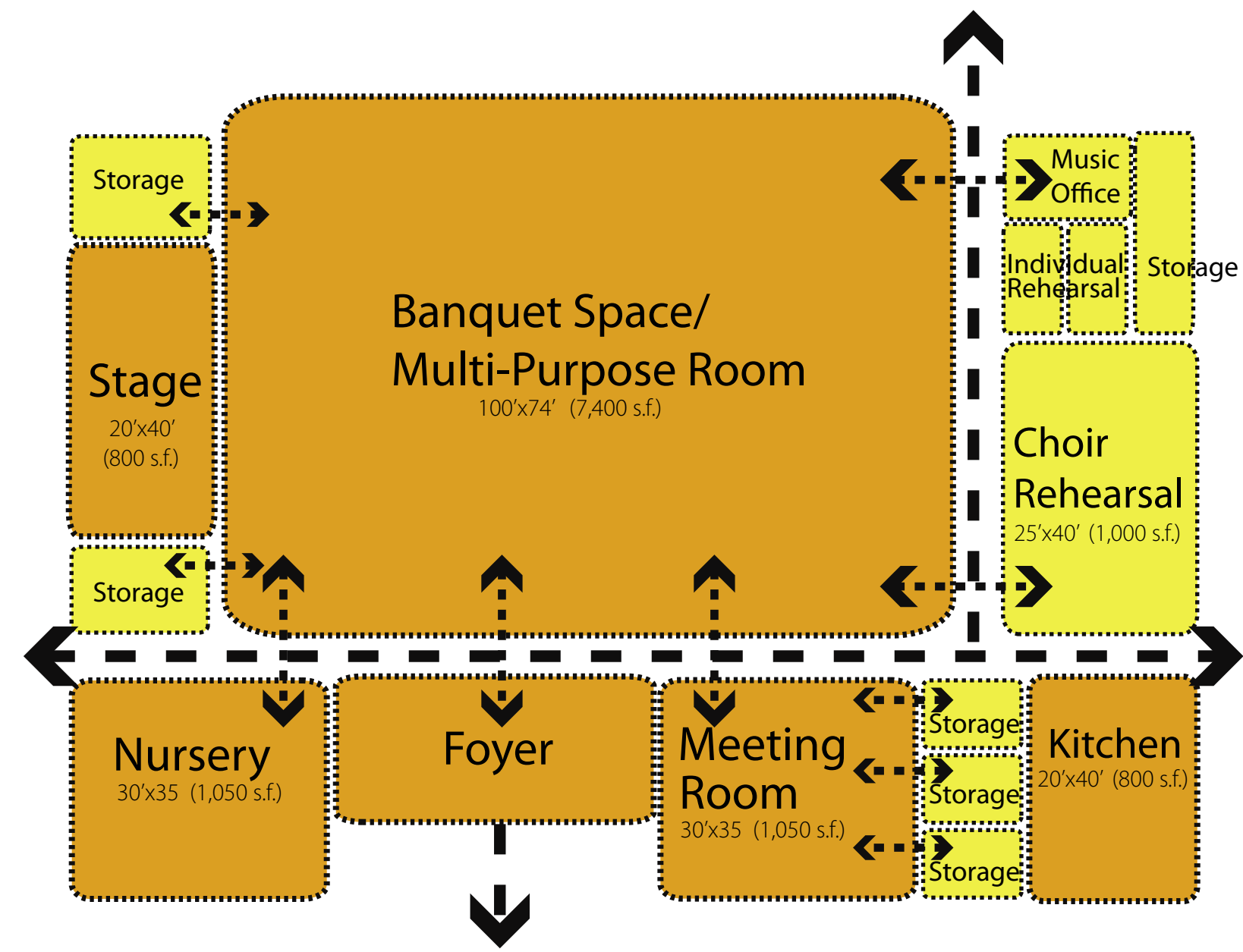
- 8 Garden of Mary (existing)
- NEW 9 Garden of Mary Expansion
- NEW 10 Entry Garden
- NEW 11 Parish Hall Garden
- NEW 12 Multi-Purpose Field
- 13 Preserved Oak Hammock + Natural Area

**ROADWAYS, WALKWAYS + CIRCULATION**

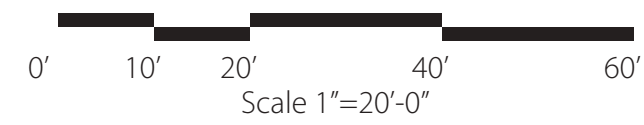
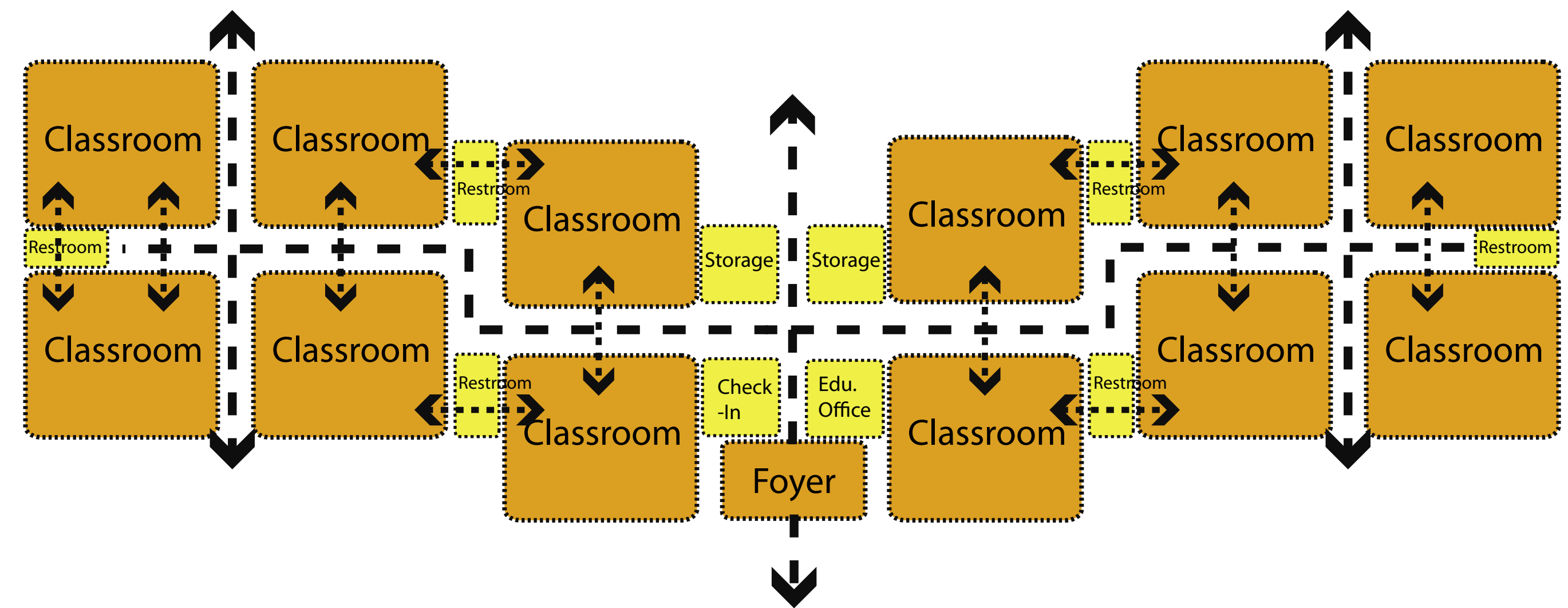
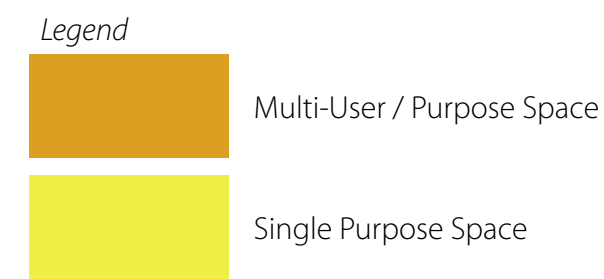
- NEW 14 Entrance Signage
  - 15 Entry Roadway, Modified
  - NEW 16 Parking Expansion North (total parking: 338)
  - NEW 17 Parking Expansion South (total parking: 219)
  - NEW 18 Performance Hall Parking East (total parking: 30)
  - NEW 19 Performance Hall Parking East (total parking: 50)
  - 20 Stormwater Ponds, Modified
- 637 spaces  
(13 ADA req.)



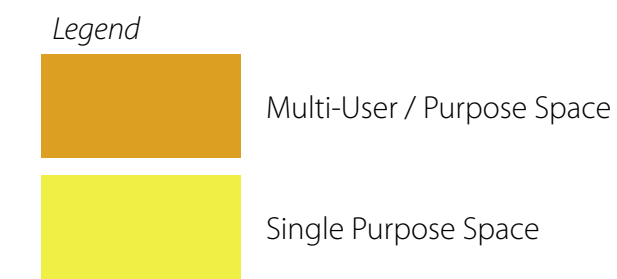




12.22.0 St. Anastasia Catholic Church Master Plan Update | May 3, 2013  
**Program Bubble Diagram: Parish Hall**  
 Scale 1"=20'-0"



12.22.0 St. Anastasia Catholic Church Master Plan Update | May 3, 2013  
**Program Bubble Diagram: Religious Education**  
 Scale 1"=20'-0"



**Marquis Halback**  
 Creating Compelling Environments to Live, Work, and Play



Image Credit: anatravels.org



Image Credit: Christie Mathey



Image Credit: cityprofile.com



Image Credit: Alberta LID Partnership



Image Credit: Clara Gonzalez



Image Credit: Christie Mathey



Image Credit: Wikipedia

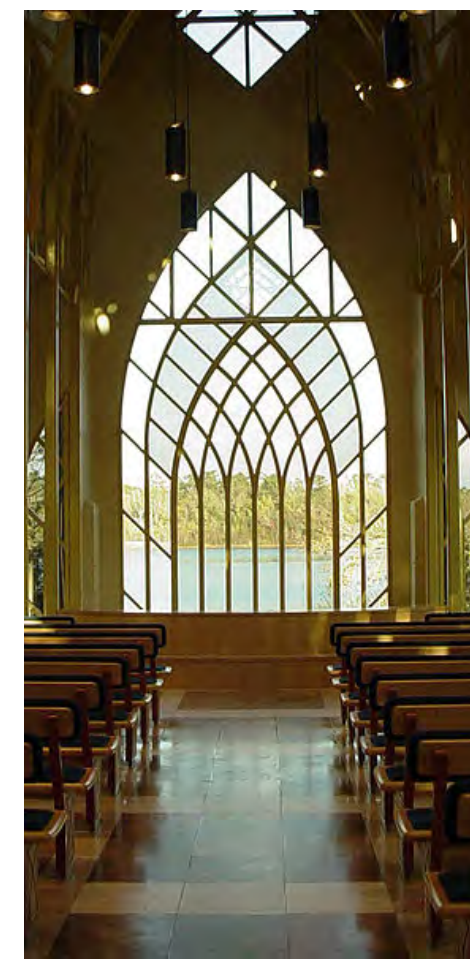


Image Credit: James C Albury



Image Credit: Christie Mathey



Image Credit: Christie Mathey



Image Credit: Christie Mathey



**LEGEND**

**BUILDINGS**

- 1 Sanctuary (Existing)
- NEW 2 Parish Hall (300 seating)
- NEW 3 Religious Education (12 classrooms)
- NEW 4 Youth
- NEW 5 Early Childhood Education (12 classrooms)
- NEW 6 Performance Hall (620 seating - theatre; 300 seating - dinner)
- 7 Administration Office (existing)

**GARDENS**

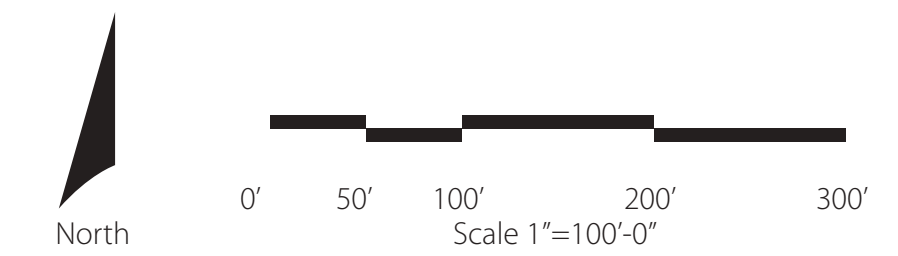
- 8 Garden of Mary (existing)
- NEW 9 Garden of Mary Expansion
- NEW 10 Entry Garden
- NEW 11 Parish Hall Garden
- NEW 12 Multi-Purpose Field
- 13 Preserved Oak Hammock + Natural Area

**ROADWAYS, WALKWAYS + CIRCULATION**

- NEW 14 Entrance Signage
  - 15 Entry Roadway, Modified
  - NEW 16 Parking Expansion North (total parking: 338)
  - NEW 17 Parking Expansion South (total parking: 219)
  - NEW 18 Performance Hall Parking East (total parking: 30)
  - NEW 19 Performance Hall Parking East (total parking: 50)
  - 20 Stormwater Ponds, Modified
- 637 spaces  
(13 ADA req.)

**ANCILLARY BUILDINGS**

- 21 Rectory (1,500 sf)





**LEGEND**

**BUILDINGS**

- 1 Sanctuary (Existing)
- NEW 2 Parish Hall (300 seating)
- NEW 3 Religious Education (12 classrooms)
- NEW 4 Youth
- NEW 5 Early Childhood Education (12 classrooms)
- NEW 6 Performance Hall (620 seating - theatre; 300 seating - dinner)
- 7 Administration Office (existing)

**GARDENS**

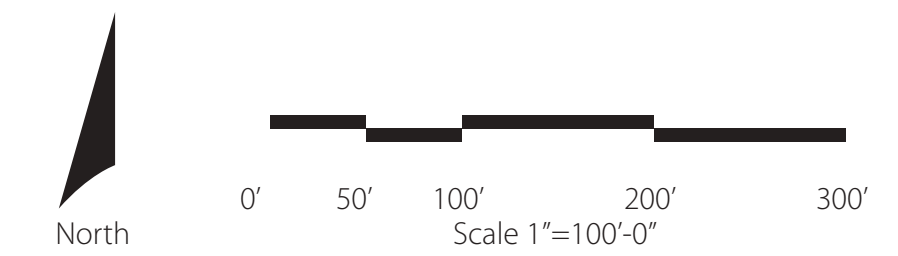
- 8 Garden of Mary (existing)
- NEW 9 Garden of Mary Expansion
- NEW 10 Entry Garden
- NEW 11 Parish Hall Garden
- NEW 12 Multi-Purpose Field
- 13 Preserved Oak Hammock + Natural Area

**ROADWAYS, WALKWAYS + CIRCULATION**

- NEW 14 Entrance Signage
  - 15 Entry Roadway, Modified
  - NEW 16 Parking Expansion North (total parking: 338)
  - NEW 17 Parking Expansion South (total parking: 219)
  - NEW 18 Performance Hall Parking East (total parking: 30)
  - NEW 19 Performance Hall Parking East (total parking: 50)
  - 20 Stormwater Ponds, Modified
- 637 spaces  
(13 ADA req.)

**ANCILLARY BUILDINGS**

- 21 Rectory (1,500 sf)





**LEGEND**

**BUILDINGS**

- 1 Sanctuary (Existing)
- NEW 2 Parish Hall (300 seating)
- NEW 3 Religious Education (12 classrooms)
- NEW 4 Youth
- NEW 5 Early Childhood Education (12 classrooms)
- NEW 6 Performance Hall (620 seating - theatre; 300 seating - dinner)
- 7 Administration Office (existing)

**GARDENS**

- 8 Garden of Mary (existing)
- NEW 9 Garden of Mary Expansion
- NEW 10 Entry Garden
- NEW 11 Parish Hall Garden
- NEW 12 Multi-Purpose Field
- 13 Preserved Oak Hammock + Natural Area

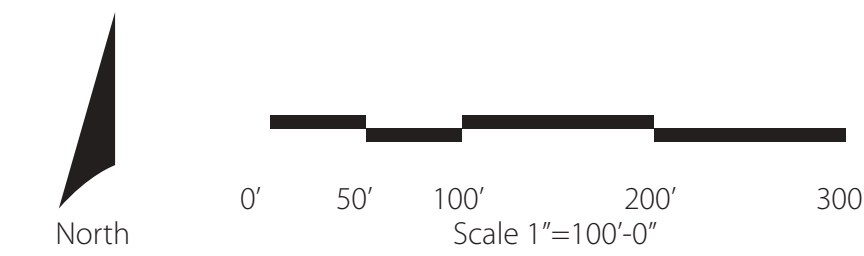
**ROADWAYS, WALKWAYS + CIRCULATION**

- NEW 14 Entrance Signage
- 15 Entry Roadway, Modified
- NEW 16 Parking Expansion North (total parking: 338)
- NEW 17 Parking Expansion South (total parking: 219)
- NEW 18 Performance Hall Parking East (total parking: 30)
- NEW 19 Performance Hall Parking East (total parking: 50)
- 20 Stormwater Ponds, Modified

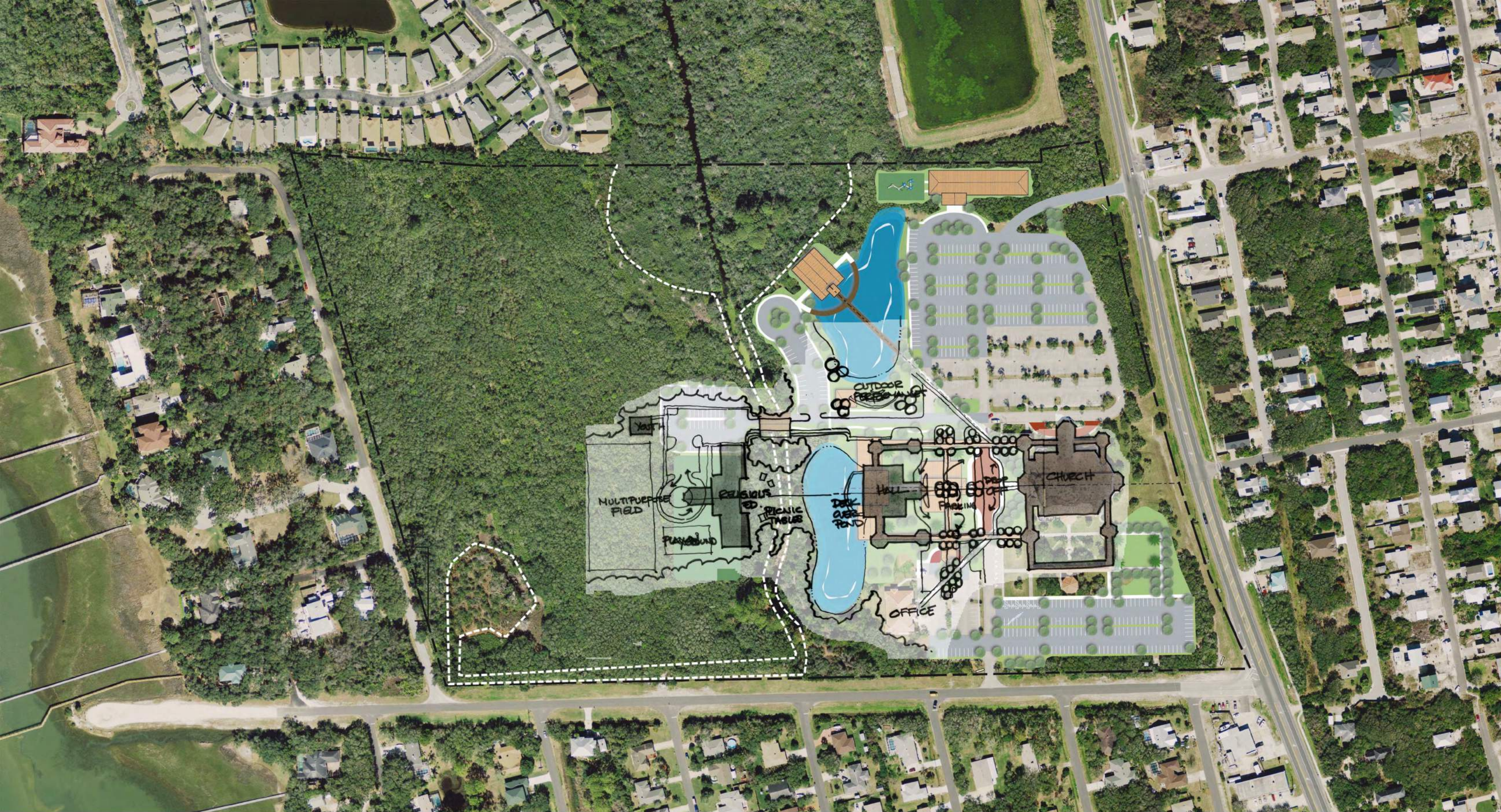
637 spaces  
(13 ADA req.)

**ANCILLARY BUILDINGS**

- 21 Rectory (1,500 sf)



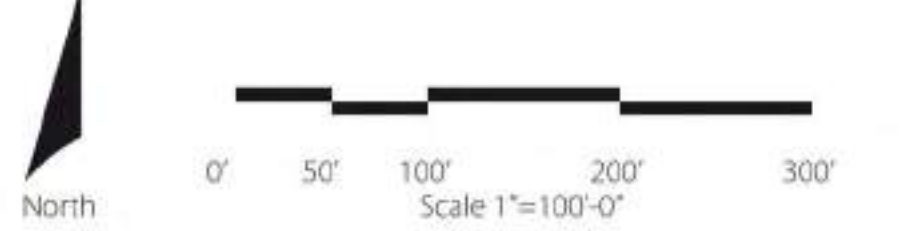




12.22.0 St. Anastasia Catholic Church Master Plan Update | May 28, 2013 June 21, 2013

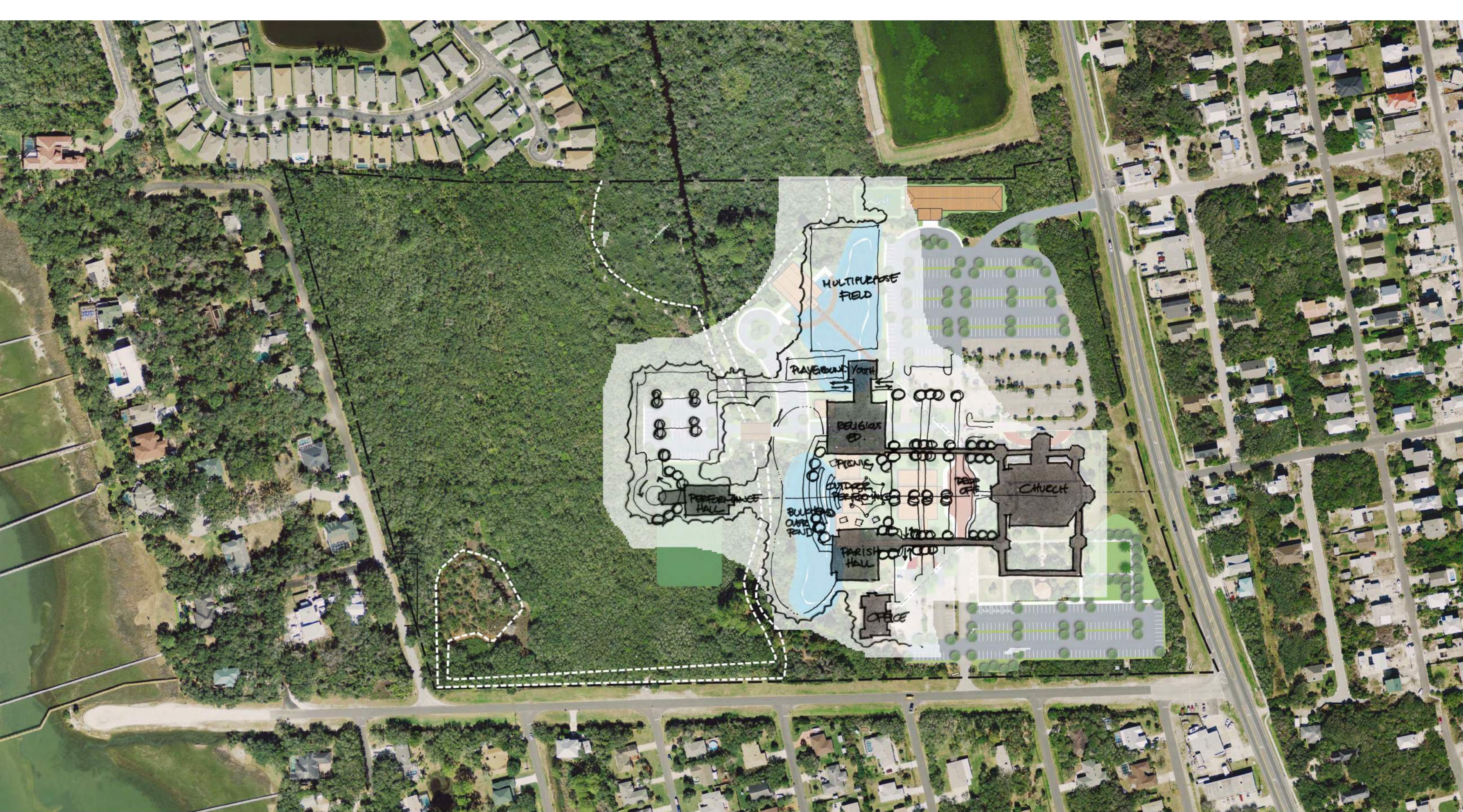
# DRAFT Final Master Plan: Revised Option "C"

Scale 1"=100'-0"



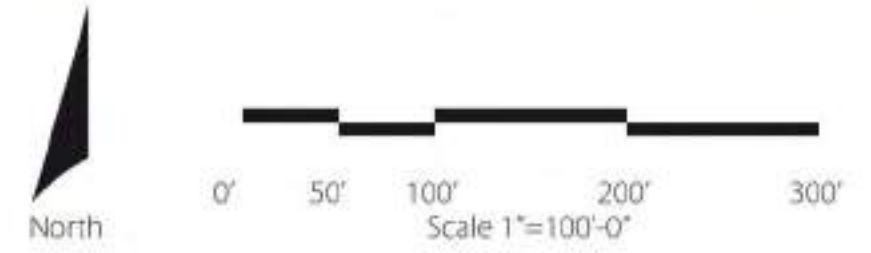
Creating Compelling Environments to Live, Work, and Play





# DRAFT Final Master Plan: Option "D"

Scale 1"=100'-0"



Creating Compelling Environments to Live, Work, and Play





12.22.0 St. Anastasia Catholic Church Master Plan Update | September 27, 2013

## Concept E

Scale 1"=100'-0"



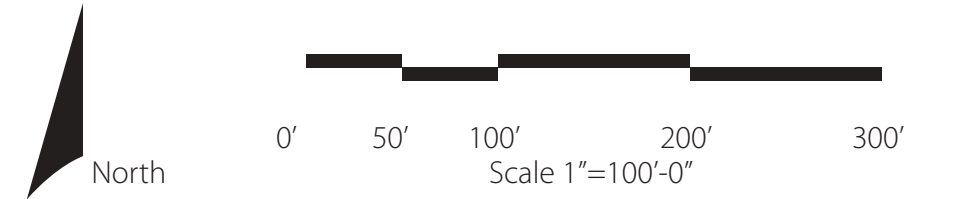
Creating Compelling Environments to Live, Work, and Play





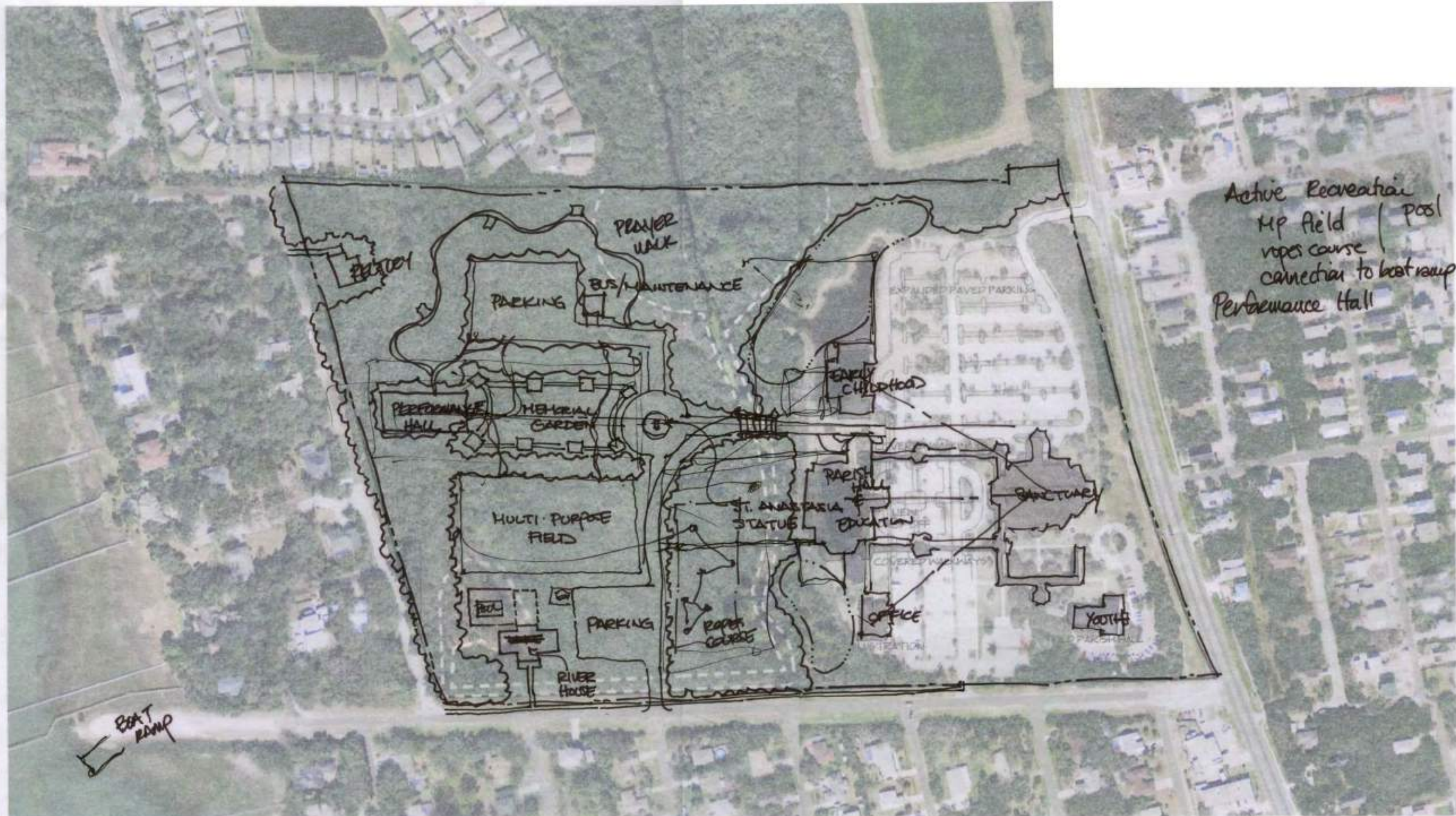
# Concept F

Scale 1"=100'-0"



Creating Compelling Environments to Live, Work, and Play





Active Recreation  
MP Field | Pool  
ropes course  
connection to boat ramp  
Performance Hall

BOAT RAMP

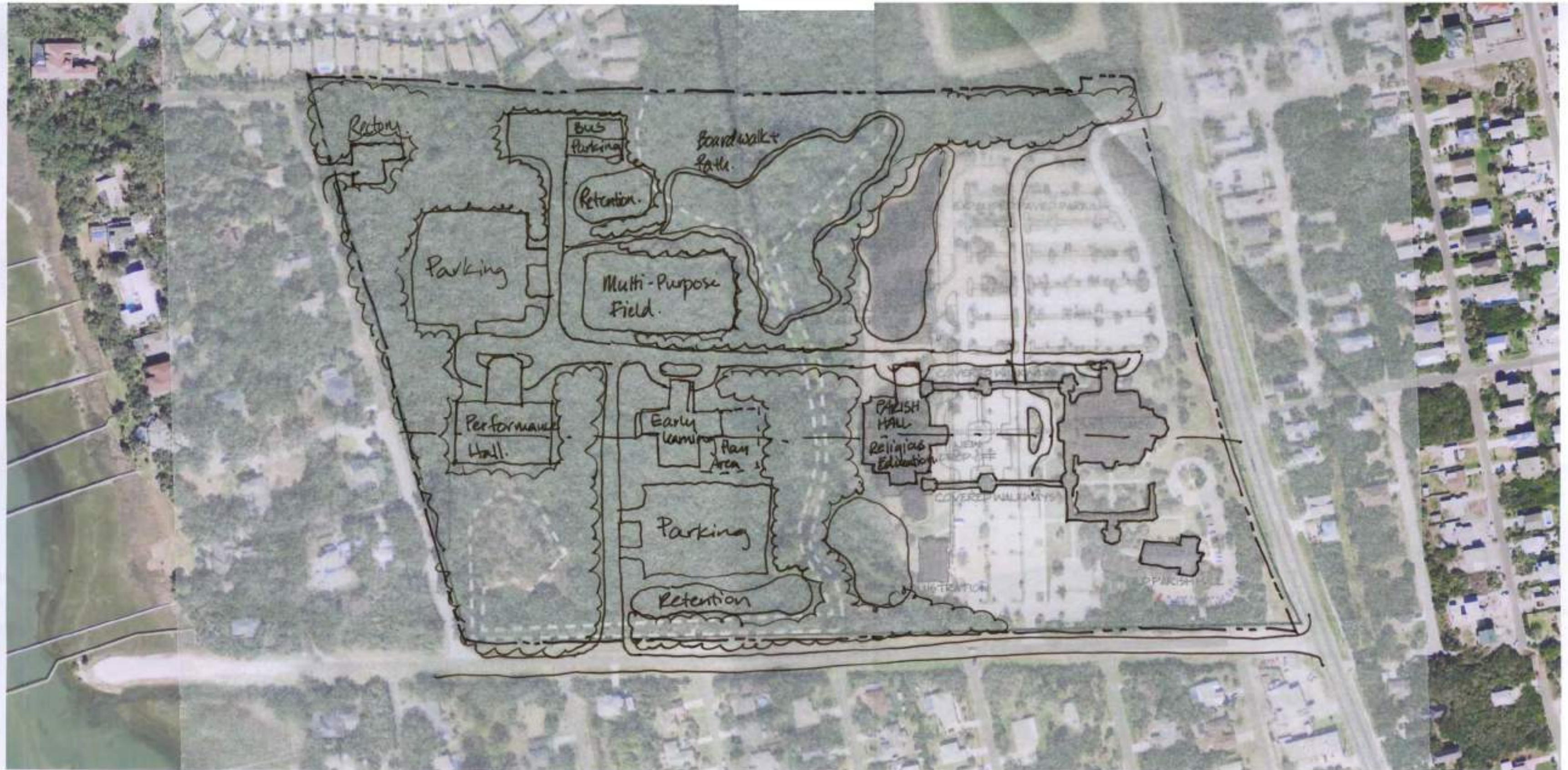
12220 St. Anastasia Catholic Church Site Plan Update | September 27, 2013

**Concept G**  
Scale 1"=100'-0"



Creating Compelling Environments to Live, Work, and Play





12.22.0 St. Anastasia Catholic Church Master Plan Update | September 27, 2019

## Concept H

Scale 1"=100'-0"



Creating Compelling Environments to Live, Work, and Play





# *St. Anastasia Catholic Church Master Plan*

**Executive Summary**

**Final Master Plan Update  
April 30, 2014**

**Appendix: Meeting Minutes**







Marquis  
Halback

Creating Compelling Environments to Live, Work, and Play

## MEETING MINUTES

---

**SUBMITTED BY:** Christie Mathey

---

**DATE:** 05/31/2013

---

**PROJECT:** St. Anastasia Catholic Church Master Plan

---

**PROJECT No.:** 12.22.0

---

**ATTENDEES:** Father Tim Lindenfesler (Pastor)  
Melody Ott (Religious Education Director)  
Brian Schoonover (Parish Missions Director)  
Peter Morin (Music Director)  
Paul Kiernan (Finance Council)  
Ed Schneider (Head of Master Planning Committee)  
Ed Mulvey (Knights of Columbus)  
Maggie Kostka  
Kerri Hartley  
Mike Piesco  
Jerry Haile  
Jeremy Marquis (Marquis Halback, Inc.)  
Christie Mathey (Marquis Halback, Inc)

---

**DATE / LOCATION:** 05/29/2013 / St. Anastasia Catholic Church Parish Hall

---

**PURPOSE:** Above referenced meeting was held to discuss the **evaluation of the proposed Parish Hall Complex (ca. 2010), recommendations for modifications based on near and long term programming needs, and a potential master plan revision.** This is a summary of the writer's interpretation of the meeting. Unless advised in writing to the contrary, it is assumed those in attendance are in agreement with the statements as set forth and work will proceed on this basis.

---

### 1. EVALUATION OF 2007 MASTER PLAN AND COMMENTS

- a. Fr. Tim provided a general background of the Master Planning process to date, expressing the desire to re-evaluate whether everything that was proposed beginning in 2007 is still relevant today. Fr. Tim indicated that \$2 million has been raised to date.
  - i. Maggie Kostka said that a full fundraising campaign was never launched; the \$2 million has been raised in the last 2-3 years through gold envelopes.
  - ii. Ed Schneider said that he has documentation of all the Town Hall meetings with the Parishioners through the planning process that began in 2007. He also indicated that many pledges are still "in-waiting".
- b. Jeremy provided an evaluation of the 2007 Master Plan; MHI wants to guide the process so the improvements are a "blessing, not a burden".



- i. Jeremy noted the architectural style and form is not fully complementary to the existing Church or surrounding environment.
  - Maggie Kostka noted that the Architectural style was intentionally designed to be different from the Church, but to incorporate covered walks and colonnades for a connection. Due to the size of the structure, placement of the Parish Hall Complex was moved to the north portion of the property to maintain the focus on the Church.
- ii. Jeremy suggested that a single large building for all uses (Religious Education, Parish Hall/Performance Hall, Early Learning Center) dominates the site and overpowers the Church.
  - Maggie Kostka said that during the planning process, a previous rendition of the plans for the Parish Hall had shown the "wings" being separate buildings.
- iii. Jeremy noted the parking quantities provided exceed County minimum requirements by 30%. Excessive pavement detracts from the natural beauty of the site and creates unnecessary cost.
- iv. Jeremy suggested programmed space for the Parish Hall may be larger than necessary. Banquet style seating for 1,000 is comparable to the County Convention Center capacity. Based on an evaluation of events and discussions with Bob Wesselman and Joesphine and Ken Scher, a range of 400-600 seats (banquet style) would be more appropriate for most needs. Advantages include conserving initial building costs, insurance costs, heating and cooling costs, staffing and others. Initial building costs can be around \$200 per sq. ft.
  - Maggie Kostka noted a lack of large venues in the County for graduations, wedding receptions, musical events, etc. The initial desire of the committee was to provide a venue to host these events.
  - Ed Mulvey noted that the size of the Hall has been reviewed in past Town Hall meetings and previous Committee meetings. A 1,000 seat venue was desired as a revenue generating source. Combining all the uses in one building seemed like the best use of space. Inspiration for the Early Learning Center to be an income generator has been derived from an example of a Parish in Chicago that started with an Early Learning Center and reportedly was able to finance the construction and upkeep of other improvements from ELC income.
- v. Jeremy noted that the three uses (Parish Hall, ELC, Religious Education) can be separated into three structures to allow a phased implementation. Programmatically, he noted the three uses do not necessarily need to be in an adjoining room / one building.
  - Kerri Hartley noted that it may be more appropriate for the children to be located separately from the Parish Hall and various activities that may not be compatible with young children. Kerri commented that 1,000 seats seems large, but it is difficult to find a good venue for a large scale event.
  - Ed Schneider noted that an Irish dinner event had been held at the World Golf Village and was attended by 900+ people. Now the event is limited to 220 people due to the available size of the existing Parish Hall.
  - Maggie Kostka said that folding walls would be used in the large Parish hall to make the size fit the group. 600 seats limits the number of people you can hold for lectures and musical performances. "Business is not a bad thing."
  - Jeremy clarified that the recommended 400-600 seats are determined using "banquet style" seating using 8' round tables. A room that would accommodate 400-600 banquet style would accommodate 700-900 people in theatre style seating.
  - Kerri Hartley questioned the finishes and details that the Parish would be able to afford for such a large space, and whether it would suitably compete with World Golf Village, the



White Room, etc. for wedding receptions, etc. It was discussed that such a large venue would put the Parish into the business / competition as a venue.

- vi. Ed Mulvey introduced the topic of a Parish School. He said that years ago there had been a plan to bring 3-4 Parishes together to plan and finance a new School. Others noted the St. Anastasia Parish was the only one interested in following through on the project. Ed asked Father Tim about the growth of the Parish and what they should be planning for in the next 10 years, especially with regard to families and young children.
  - Father Tim responded that the geographic territory of the Parish is mostly built out. Property near the beach tends to be more expensive and will likely mean an aging population within the Parish, since families will move to more affordable areas. Many youth attendees come from St. Augustine Shores, etc., and could eventually attend closer parishes, such as Corpus Christi. A K-8 School would likely not be feasible in this Parish, but an Early Learning Center is worth considering.
  - Kerry Hartley commented that she knows of other families that have left St. Anastasia to go to other churches that have better facilities and programming for their children.

## 2. PROGRAMMING NEEDS

- a. Jeremy presented the results of discussions with Melody Ott, Peter Morin and Brian Schoonover to determine programming needs and wants. See Executive Summary for more information.
  - Jeremy indicated that the County may be willing to consider sharing or overlapping the required parking spaces since not all the spaces will be used simultaneously.
  - Jeremy suggested that the Early Learning Center as a business could be better placed in such a way that it does not directly interfere with the activities of the Parish.
  - Ed Mulvey asked Jeremy to prove that separate buildings would be a cost savings, as he suggested that a building could be sectioned off to control heating and cooling costs.
  - Kerri Hartley asked if it is more cost effective to separate buildings.
  - Jeremy responded that separate buildings can allow the Parish to phase the project, thereby keeping fundraising momentum. Separate buildings can also be heated/cooled based on programs and weekday versus weekend hours.
  - Ed Mulvey said that the Parish must maintain their charisma, and noted they have a beautiful Church. The new building must have "pizzazz"; MHI and the attendees agreed for the need to be complementary to the Church.
  - Ed Schneider noted that there have already been pledges made for classrooms.
  - Maggie Kostka said that the building [from the 2007 master plan] was designed to be built in phases- One wing, the other wing, then the central Parish Hall.
  - Jeremy recommended that separate buildings would better keep the focus on the Church as the gem of the property, as the mass and scale of the large Parish Hall Complex would compete.

## 3. FRAMEWORK + CONCEPTS

- a. Jeremy presented the Framework Plan and the two Concept Plans. He discussed an overview of each scenario. The Committee separated into two groups to view the documents, and a number of smaller conversations carried on during the explanation of the concepts.



#### 4. MASTER PLAN DRAFT

- a. Jeremy presented the Master Plan Draft and identified the different features of the plan.
  - i. Across from the Church, a raised motorcourt / drop off area would serve both the Church and the proposed Parish Hall.
  - ii. Covered walkways extend from the existing Church to tie into new buildings and continue the cloistered, monastic feel of the campus.
  - iii. The Parish Hall could feature a glass wall on the west wall, similar to the glass wall in the vestibule of the Church, overlooking a garden space.
  - iv. The Religious Education Classrooms overlook an enhanced water retention pond, and feature a total of 12 classrooms with storage, office space and adjoining bathrooms.
  - v. A covered drop off loop serves both the Religious Education Classrooms and the southern entrance to the Parish Hall.
  - vi. The Early Learning Center, placed along the northern boundary of the site is easily accessed with a drop off loop without disruption to other Parish activities.
  - vii. A dedicated Performance Hall in the form of a picturesque chapel overlooking the water would elevate the musical performance experience. A drop off loop and nearby parking ensures access for equipment, loading and comfortable walking distances for elderly attendees.
  - viii. A multi purpose field and associated parking is placed within the oak hammock just west of the wetland crossing. Otherwise, the western portion of the site is preserved in its natural state.
- b. Jeremy reviewed the conceptual estimate and phasing.
- c. Jeremy reviewed the status of permits and the permitting process from his discussion with Rob Matthews.
- d. Comments
  - i. Covered Walkways
    - Melody Ott said she liked the covered walkways, noting they are practical.
  - ii. Parking / Entry to Church
    - Paul Kiernan noted that Parishioners would likely be upset about losing parking directly in front of the Church.
    - Mike Piesco shared that there had been a couple of plan scenarios considered during the Town Hall process that showed the parking in front of the Church being impacted, and that those layouts were immediately disliked by the Parishioners. He said that he feels this plan takes away from the beautiful view of the front of the Church. We must consider the walking distance for the elderly. Separating buildings is OK, but this placement looks like we are losing connection, visual and otherwise, to the front of the Church.
    - Peter Morin added that the experience of entering through the front spaces of the Church is very important. Entering from one of the side doors is not as powerful.
  - iii. Parish Hall / Performance Hall
    - Ed Mulvey expressed that he doesn't foresee the Performance Hall ever getting built, and that the proposed Parish Hall misses the target market. He also shared that they would not charge people to attend a musical event held in the Church. He reiterated that he thinks the Parish Hall is not big enough.
    - Kerri Hartley noted that due to the nature of different purposes for the Parish Hall and Performance Hall, they can't truly do everything they want to do in one building.



- Peter Morin shared that he sees the Parish Hall as an educational resource as well as a musical/ performance resource.
- Melody Ott asked about the options for making the Parish Hall larger.
- Jeremy responded that there was adequate space for it to expand 20-30% if needed.
- Maggie Kostka asked Jeremy, if the space is not big enough at first, would it not be more expensive to add on?
- Jeremy responded that it could be more expensive, mechanical systems can be designed for expansions (HVAC, utilities, etc.)
- Ed Mulvey and Jeremy discussed the existing Parish Hall would need to remain until the new Hall is built, but the cost of renovation and visual disconnection from the Church may result in the removal of the existing Hall.

iv. Religious Education / Early Learning Center

- Kerry Hartley voiced a concern about kids being able to safely get to Religious Education from the Church unsupervised, as they would be crossing a road.
- Melody Ott asked if there would be a fence around the outdoor play areas for the Religious Education, and Jeremy confirmed.
- Melody Ott asked if the kitchen in the Parish Hall could be relocated so that it was more accessible to the Religious Education classrooms.
- Kerri Hartley noted that she liked the fact that the Early Learning Center was separate, for the safety of the children. She shared that she would like to see Building #2 and #3 switch locations on the plan, so the Religious Education classrooms are closer to the Church.
- Maggie Kostka commented that regarding the cross-utilization of Early Learning and Religious Education classrooms, the age range of infant to 3 years old is the most critical need, but that age range is not suitable for cross utilization.
- Melody Ott added that she has discussed the limitations with Jeremy: basically, some rooms need to be dedicated to certain age groups, while other classrooms can be cross-utilized. It will require effort, but it is possible.
- Mike Piesco pointed out that there would not be as many people going from Religious Education to the Church, and that the Proposed buildings would block the view and experience of arrival to the Church. He said that he feels the Early Learning Center will be a money maker, and fears that if the ELC is not built first, other phases may not come. He also encouraged a more central placement of the ELC, to engage visitors with the site and to see the Church, which may inspire them to join. It would remind people of the purpose of this place, and why they are here.

v. Gardens

- Ed Mulvey commented that he liked the idea of the gardens.

vi. General and Next Steps

- Ed Schneider is concerned about ensuring the Church is building for tomorrow's needs.
- Ed Mulvey stated that he would like the group to take some time without the consultant to review the plans privately and then get back to the consultant in a week or so.
- Jeremy shared that the honest feedback is very important and helpful. He asked for additional comments.
- Maggie Kostka noted that there is a lot of crossing over of ideas from the original plan to this proposed plan.
- Ed Schneider requested smaller versions of the plans to be emailed to the committee members.



- Ed Mulvey said that he felt the three most important goals for the Parish are meeting spaces, education for youngsters and education for middle aged kids.
- Paul Kiernan noted that the Parish has not moved forward in 3 years in part because of the grandiose nature of the previous master plan. This scheme is more accomplishable.
- Maggie Kostka noted that they have already presented a plan (the 2007 plan) to the Parishioners , and people have been making donations based on that vision. She is concerned that supporters may change their minds if presented with a different plan.
- Jeremy noted his impression that there is a hunger in the Parish to take a first step in building.
- Ed Mulvey stated that the Parish probably expected something to be built by now, and that they are waiting for a solution.



## MEMORANDUM

SUBMITTED BY: Christie Mathey

DATE: 04/26/2013

PROJECT: St. Anastasia Catholic Church Master Plan

PROJECT No.: 12.22.0

PURPOSE: This is a summary of findings regarding the planning of an Early Learning Center as part of the master plan for St. Anastasia Catholic Church.

### *Child Care / Religious Education Cross Utilization*

MHI called two different area Churches to discuss their Child Day Care Programs and what their experience has been with cross-utilizing the space with evening and weekend Religious Education programs.

#### St. Paul's Catholic Church (Jacksonville Beach, Florida)

Contact: Sue Harder (904.247.8255)

- Daytime Child Care (65 Children, ages 1-3) managed by the Church
- Pre-K managed as part of the School
- Daytime Child Care uses 4 classrooms (one for 1yr-18 months, one for 2 year olds, two for 3 year olds)
- The **Child Care rooms are cross-utilized by evening and weekend Religious Education programs**. This works well overall, but there are a few management challenges:
  1. Sometimes the older kids can break toys, may need additional supervision
  2. Monday mornings a quick inspection/cleanup of the classrooms may be needed as volunteers typically don't clean/put away things as well as the daytime childcare staff
- Separate offices and some separate storage areas, recommended
- Part time employees reduce health insurance and other benefit expenses

#### Anastasia Baptist Church (St. Augustine, Florida)

Contact: Jessica Moore and Hannalee Goedelman (904.471.2859)

- **Child Day Care Classrooms are cross-utilized by similar age groups for evening and weekend Religious Education programs**
- Note: nice to have separate facilities, but not absolutely necessary
- Note: directors of different programs need to work together to balance expectations and needs
- Adequate storage is very important

### *Child Care Facilities in St. Johns County*

MHI found a list of Child Care Facilities in the County from [childcarecenter.us](http://childcarecenter.us). This resource indicated that there are a total of 61 Centers in St. Johns County. Below are the facilities noting St. Augustine as their market area. Their capacities are:



Island Prep: 85  
Presbyterian Day School: 62  
Treasure Harbor Preschool: 97  
Trinity Episcopal Learning Center: 62  
Anastasia Baptist Child Care Ministry West: 26  
Ancient City Baptist Little Ones Learning Center: 76  
Brighton Day Academy: 105  
Cathedral Parish Early Education: 150  
Family Partners: 199  
Kingdom Kids Christian Childcare: 142  
La Petite Academy: 140  
Memorial Lutheran Chapel School: 49