



SAM OLSHIN



HENRI BROOKS

CONCEPT PRESENTATION

**CAMPUS RENEWAL
07 MAY 2025**

AOS
ARCHITECTS



MASTER PLAN BENEFITS

STRATEGIC VISION AND DIRECTION

- Aligns St. Mark's physical spaces with its mission, vision, and ministry goals.
- Provide a roadmap for changing needs over time.

CONGREGATIONAL GROWTH

- Envisions spaces that encourage participation.
- Enhances the beauty of the campus, creating a sense of pride and ownership.

EFFICIENT USE OF RESOURCES

- Avoids uncoordinated or short-sighted projects.
- Facilitates responsible use of resources to reassure the parish.

RISK MITIGATION

- Plans for zoning approvals and code compliance.
- Reduces delays and unexpected costs as the time of implementation.

ENHANCED FUNDRAISING POTENTIAL

- Inspires a well-articulated vision for the future.
- Identifies projects in manageable phases that can be implemented when appropriate.

MASTER PLAN PROCESS

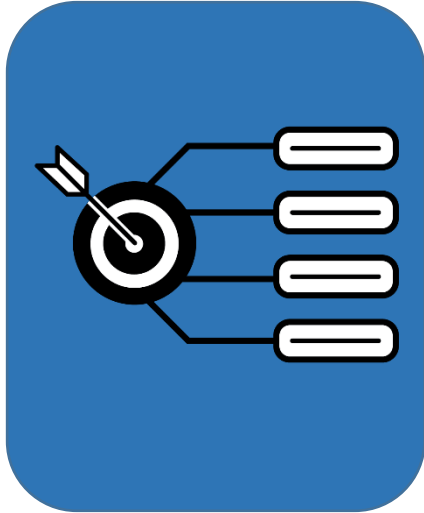
Assessment



- Evaluate
- Survey
- Archival Review
- Set Basepoint

4-6 weeks

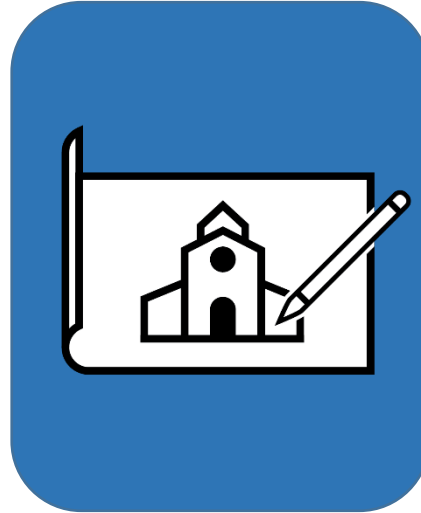
Programming



- Listen
- Learn
- Set Goals
- Establish Vision

4-6 weeks

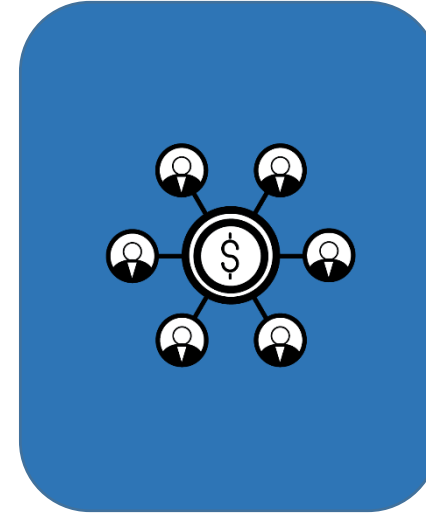
Concept Design



- Envision
- Visualize
- Weigh Options
- Set Aesthetics

2-3 months

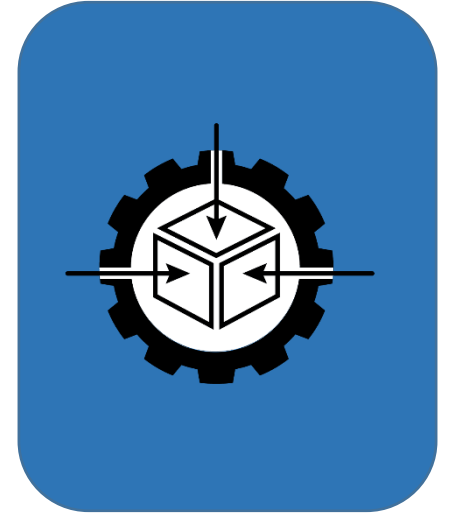
Fundraising



- Engage
- Establish Goals
- Connect
- Begin Campaign

6-12 months

Implementation

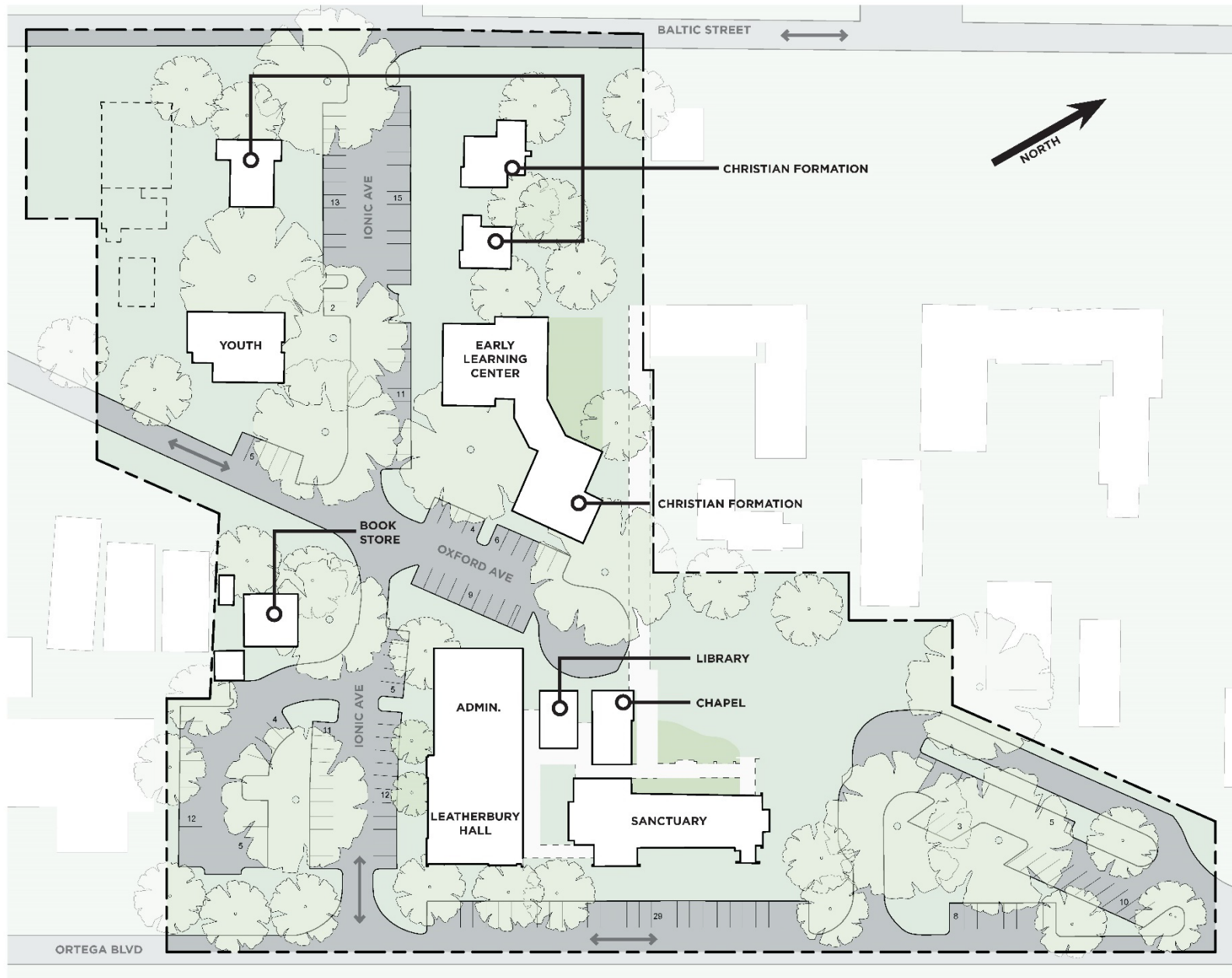


- Design
- Document
- Construct
- Realize Vision

2-3 years

PROGRAM SUMMARY

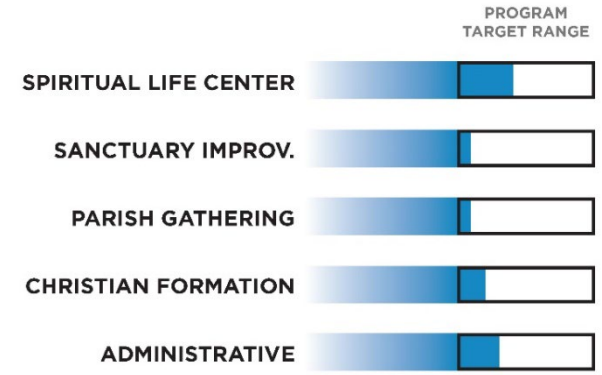
Existing Sanctuary	Parish Gathering Space	Admin. and Meeting	Spiritual Life Center	Christian Formation
Sanctuary 4,500sf Support 1,100sf	Leatherbury 4,500sf Support 900sf	Admin. 8,000sf	The River Sanctuary	Classrooms 8,800sf Youth 3,000sf ELC 5,000sf
Masterplan SF 2,000sf to 2,800sf	Masterplan SF 7,500sf to 9,500sf	Masterplan SF 9,000sf to 11,000sf	Masterplan SF 9,000sf to 12,000sf	Masterplan SF 29,000sf to 32,000sf



Existing Conditions

- SPRITUAL LIFE CENTER
- SANCTUARY IMPROVEMENTS
- PARISH GATHERING
- CHRISTIAN FORMATION - ELC
- CHRISTIAN FORMATION - CLASSROOMS
- CHRISTIAN FORMATION - YOUTH
- ADMINISTRATIVE

196 PARKING SPACES

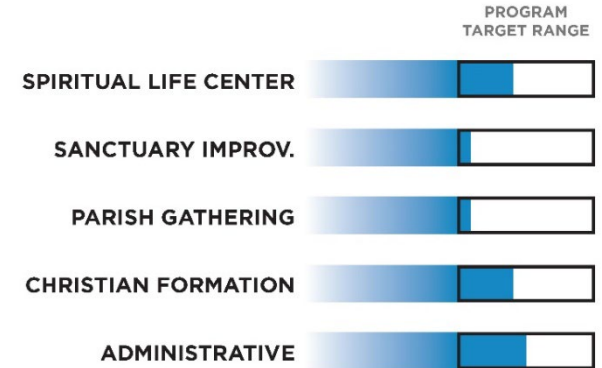
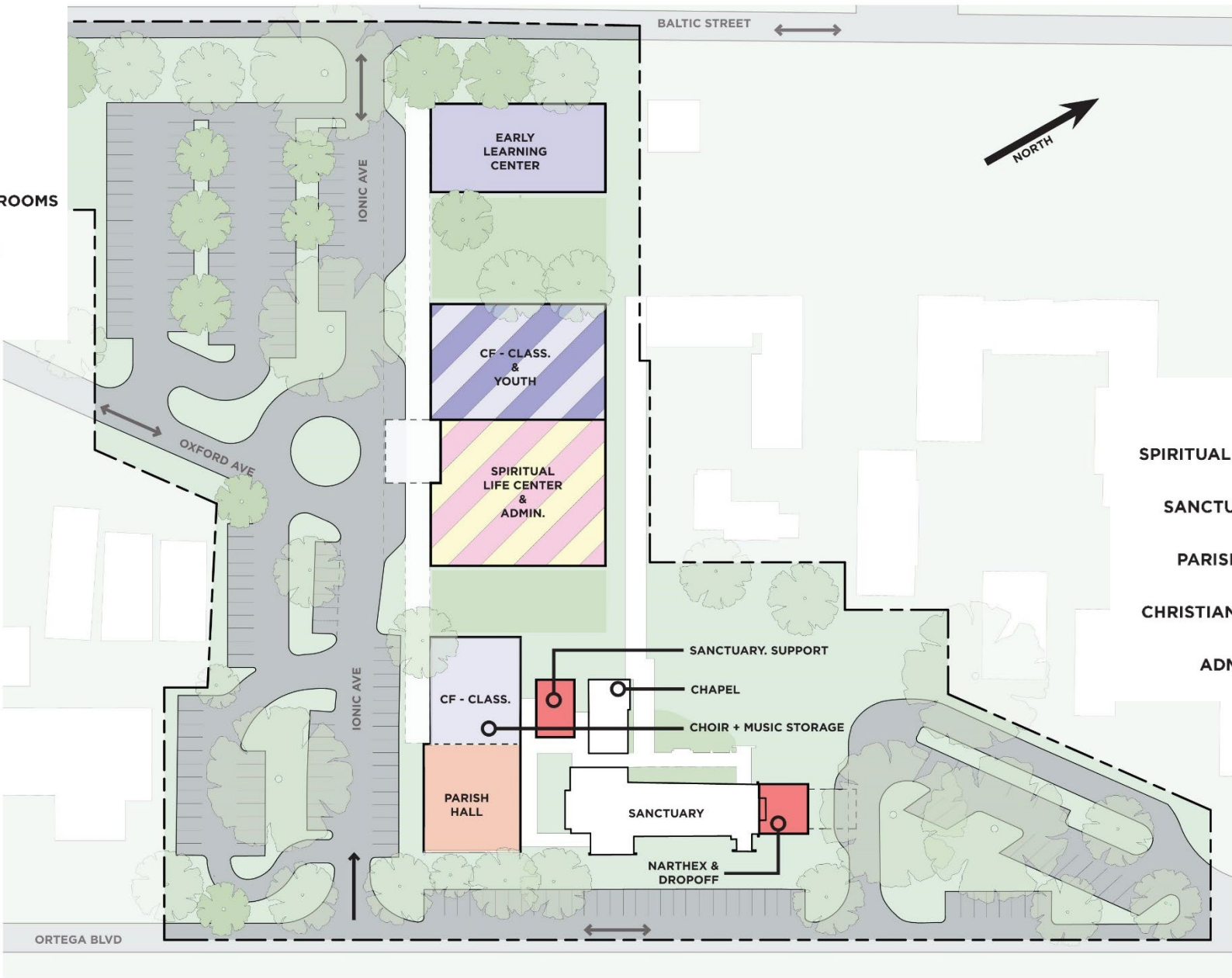


Option A – No Road Closures



- SPRITUAL LIFE CENTER
- SANCTUARY IMPROVEMENTS
- PARISH GATHERING
- CHRISTIAN FORMATION - ELC
- CHRISTIAN FORMATION - CLASSROOMS
- CHRISTIAN FORMATION - YOUTH
- ADMINISTRATIVE

190 PARKING SPACES

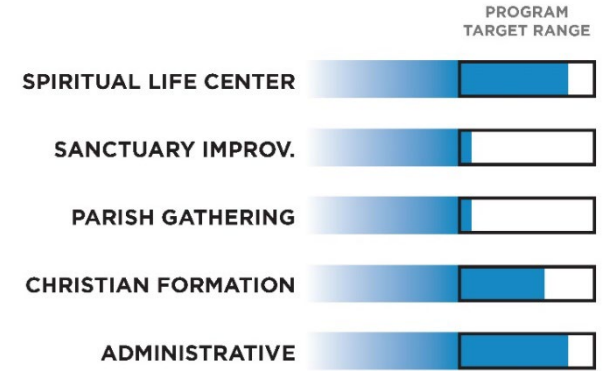


Option B – Close Oxford Avenue



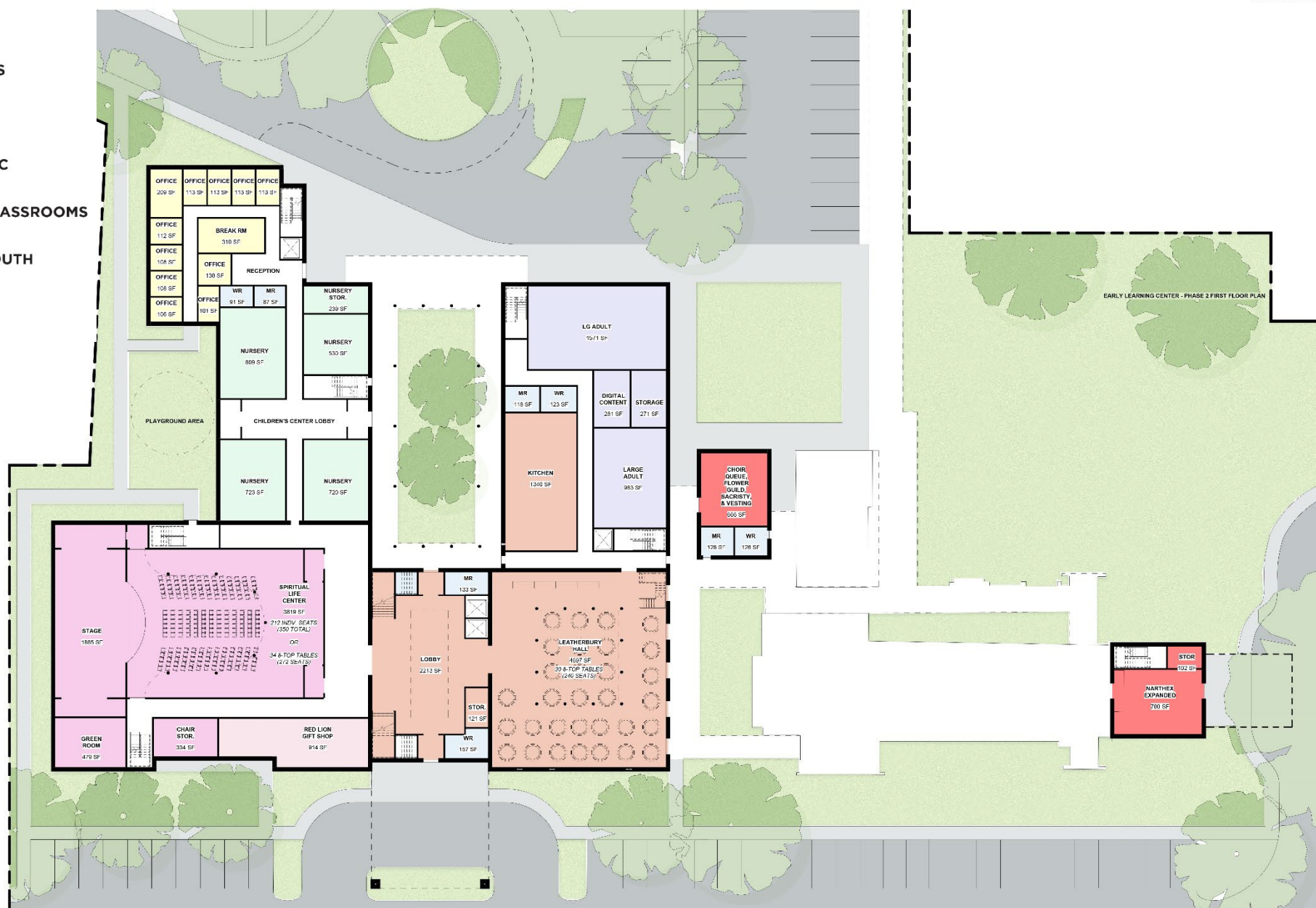
- SPIRITUAL LIFE CENTER
- SANCTUARY IMPROVEMENTS
- PARISH GATHERING
- CHRISTIAN FORMATION - ELC
- CHRISTIAN FORMATION - CLASSROOMS
- CHRISTIAN FORMATION - YOUTH
- ADMINISTRATIVE

165 PARKING SPACES



Option C – Close Oxford & Ionic Avenues





Option C – First Floor










- SPIRITUAL LIFE CENTER
- SANCTUARY IMPROVEMENTS
- PARISH GATHERING
- CHRISTIAN FORMATION - ELC
- CHRISTIAN FORMATION - CLASSROOMS
- CHRISTIAN FORMATION - YOUTH
- ADMINISTRATIVE



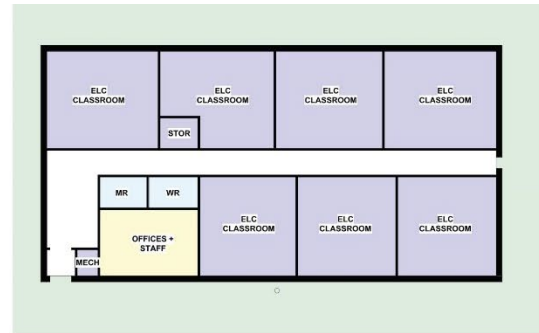
Option C – Second Floor



-  SPIRITUAL LIFE CENTER
-  SANCTUARY IMPROVEMENTS
-  PARISH GATHERING
-  CHRISTIAN FORMATION - ELC
-  CHRISTIAN FORMATION - CLASSROOMS
-  CHRISTIAN FORMATION - YOUTH
-  ADMINISTRATIVE

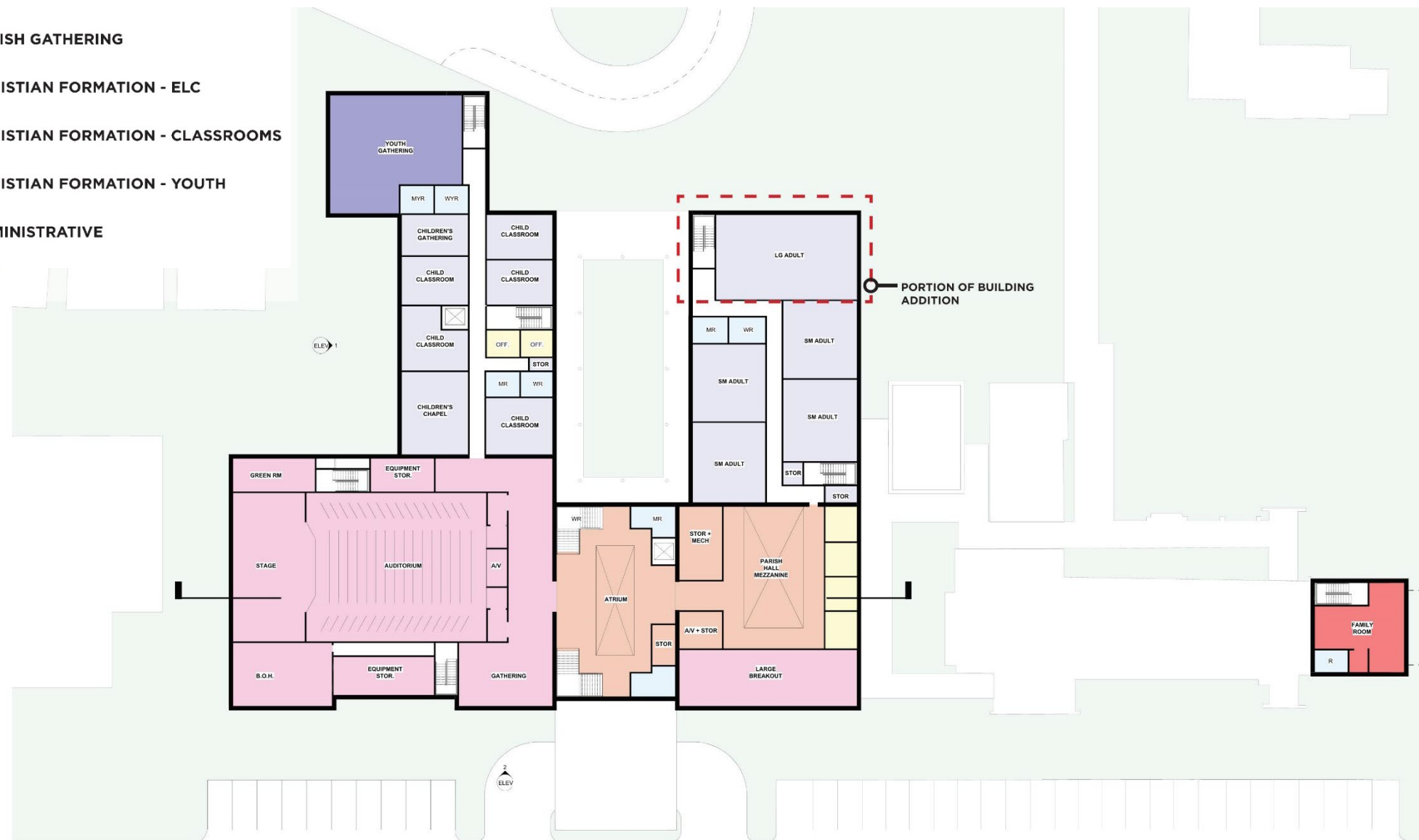


EARLY LEARNING CENTER - PHASE 2 FIRST FLOOR PLAN



Option C.2 – First Floor





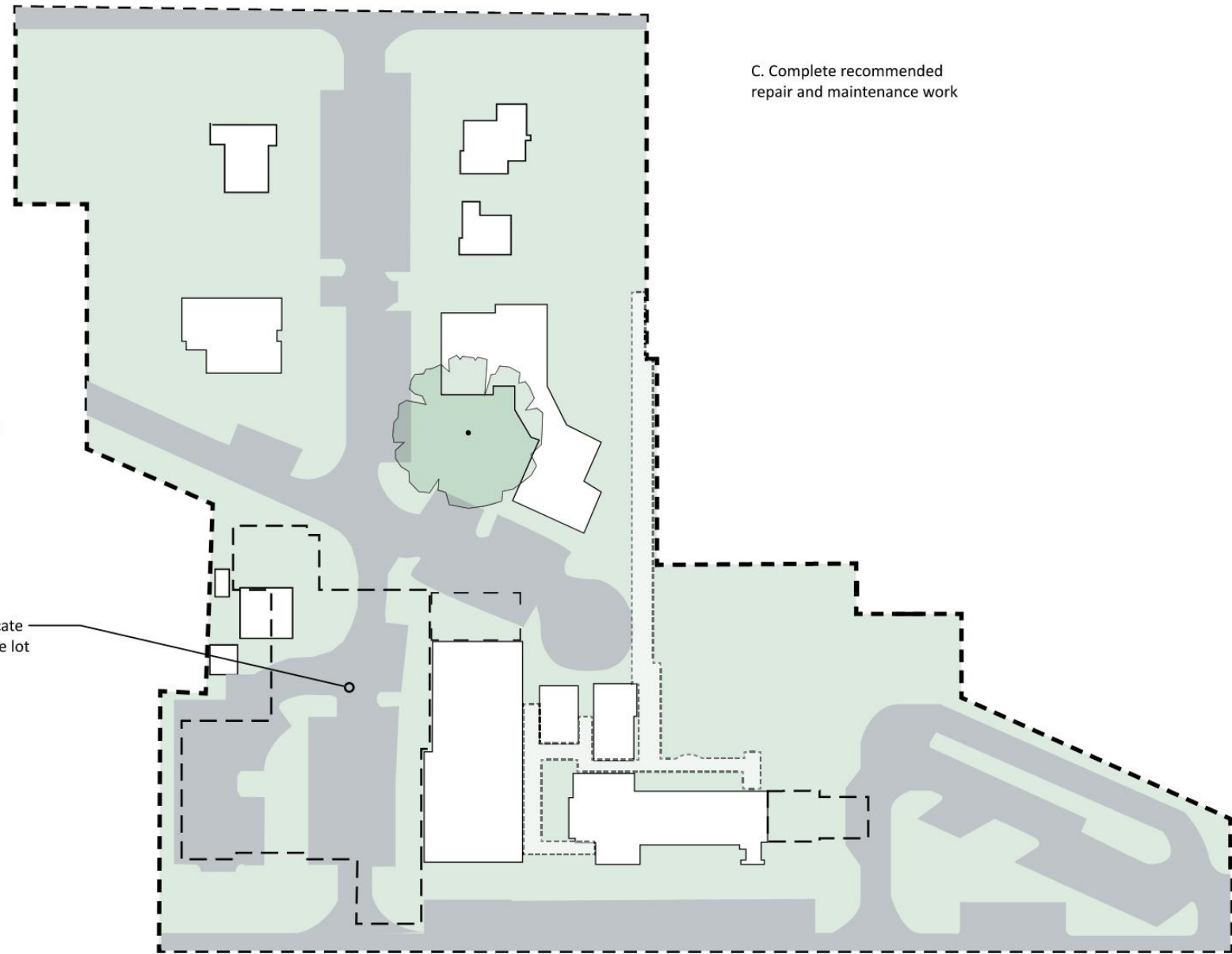
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A. Relocate Church staff to enable construction.

B. Close off Ionic and relocate utilities as required. Finalize lot consolidation.

C. Complete recommended repair and maintenance work

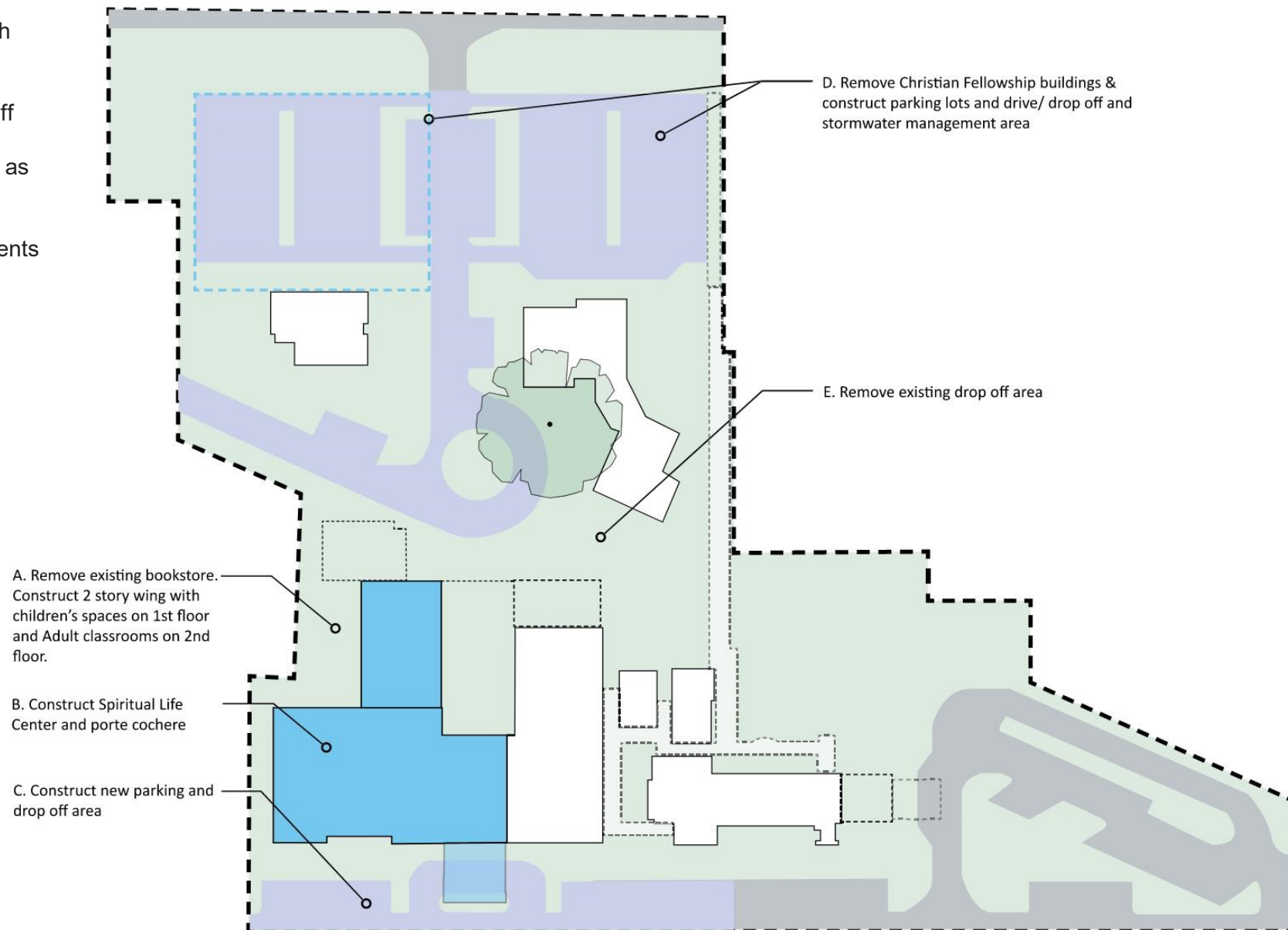


Enabling Phase (proposed buildings dashed)



Phase 1 to include (to be confirmed with cost estimator):

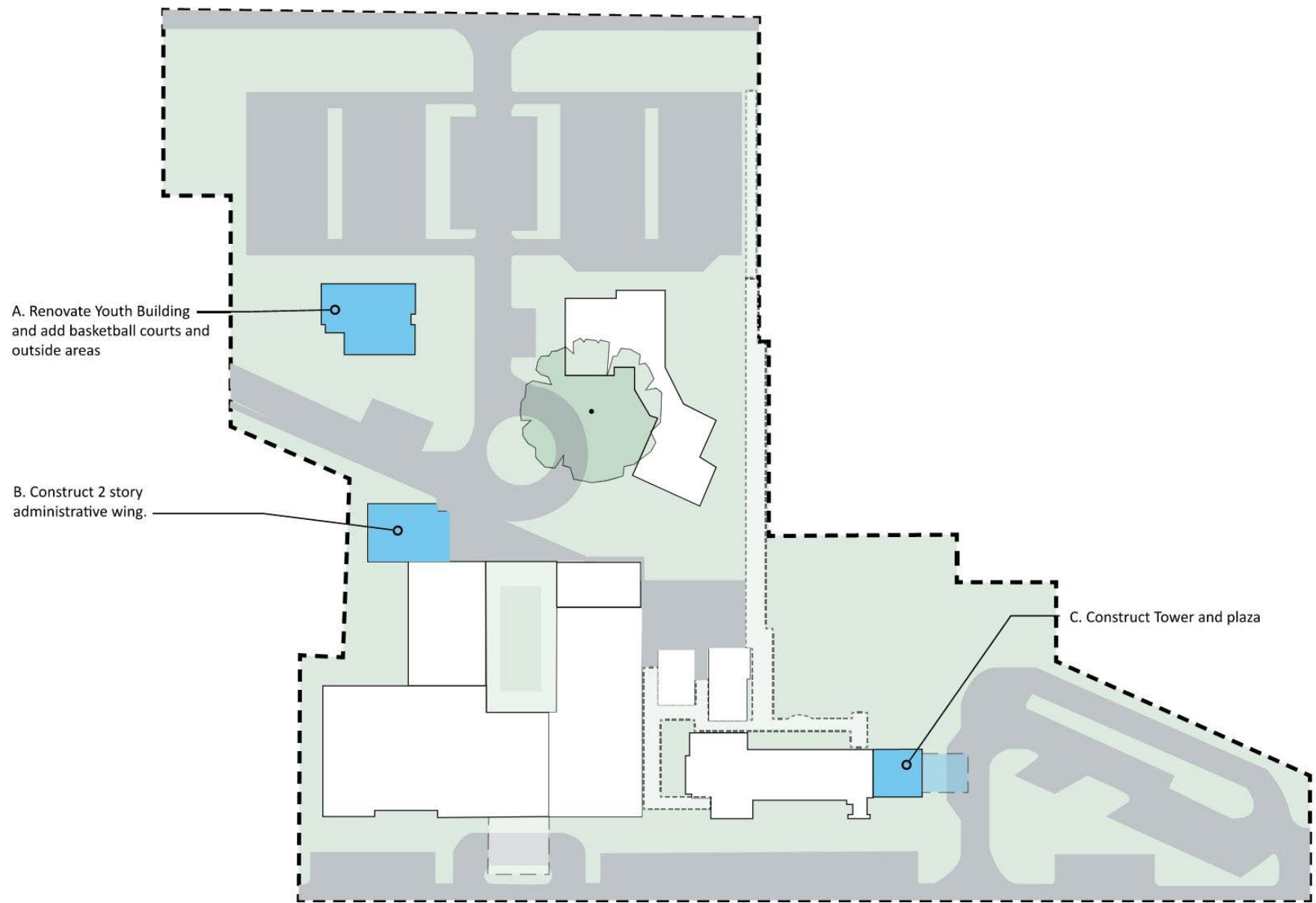
- Closing Ionic Avenue
- Constructing the lobby/ entry/ drop off
- The early childhood wing
- Spiritual life center (with the balcony as an alternate)
- The storm water catchment system
- As much parking and site improvements as possible



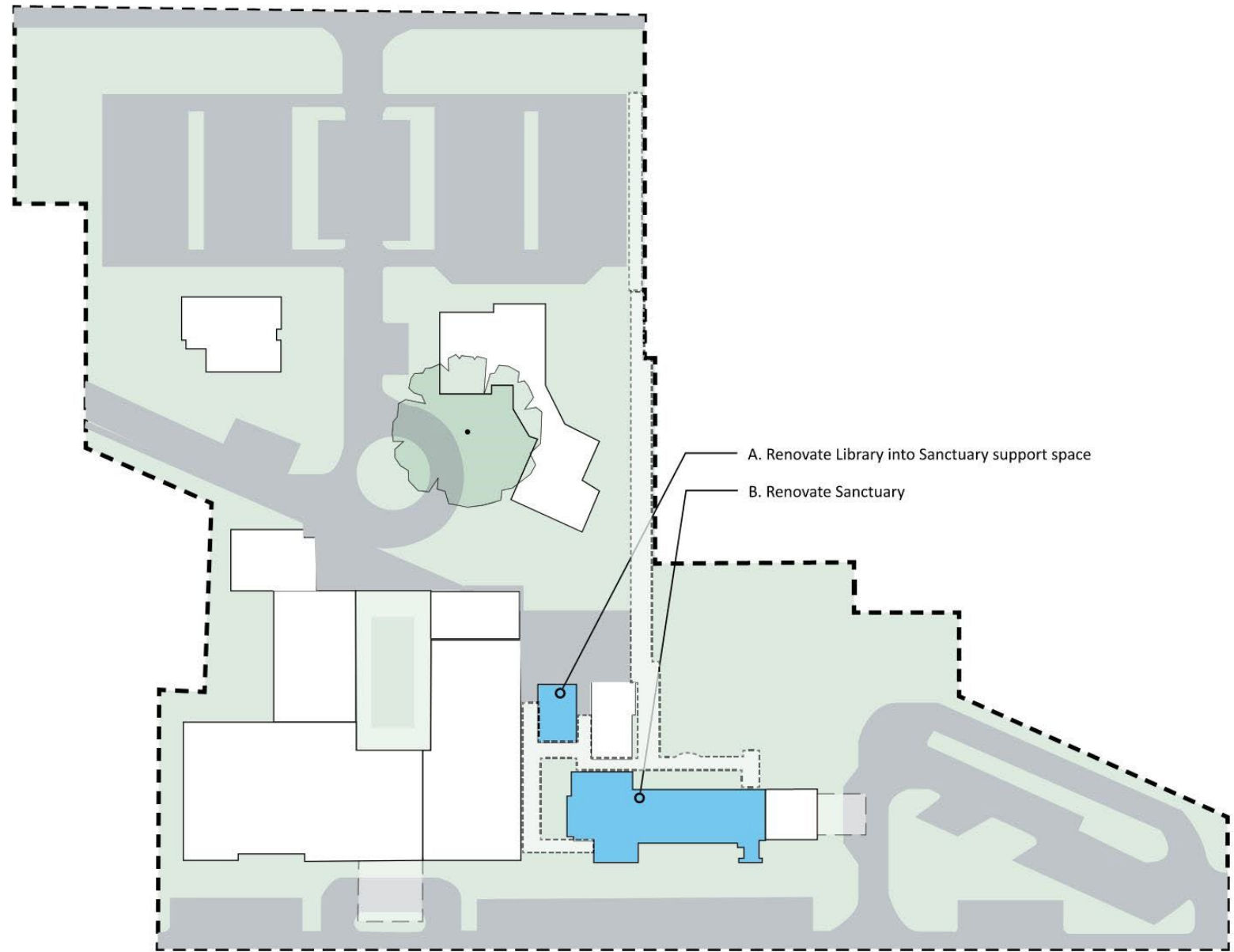
Phase 1



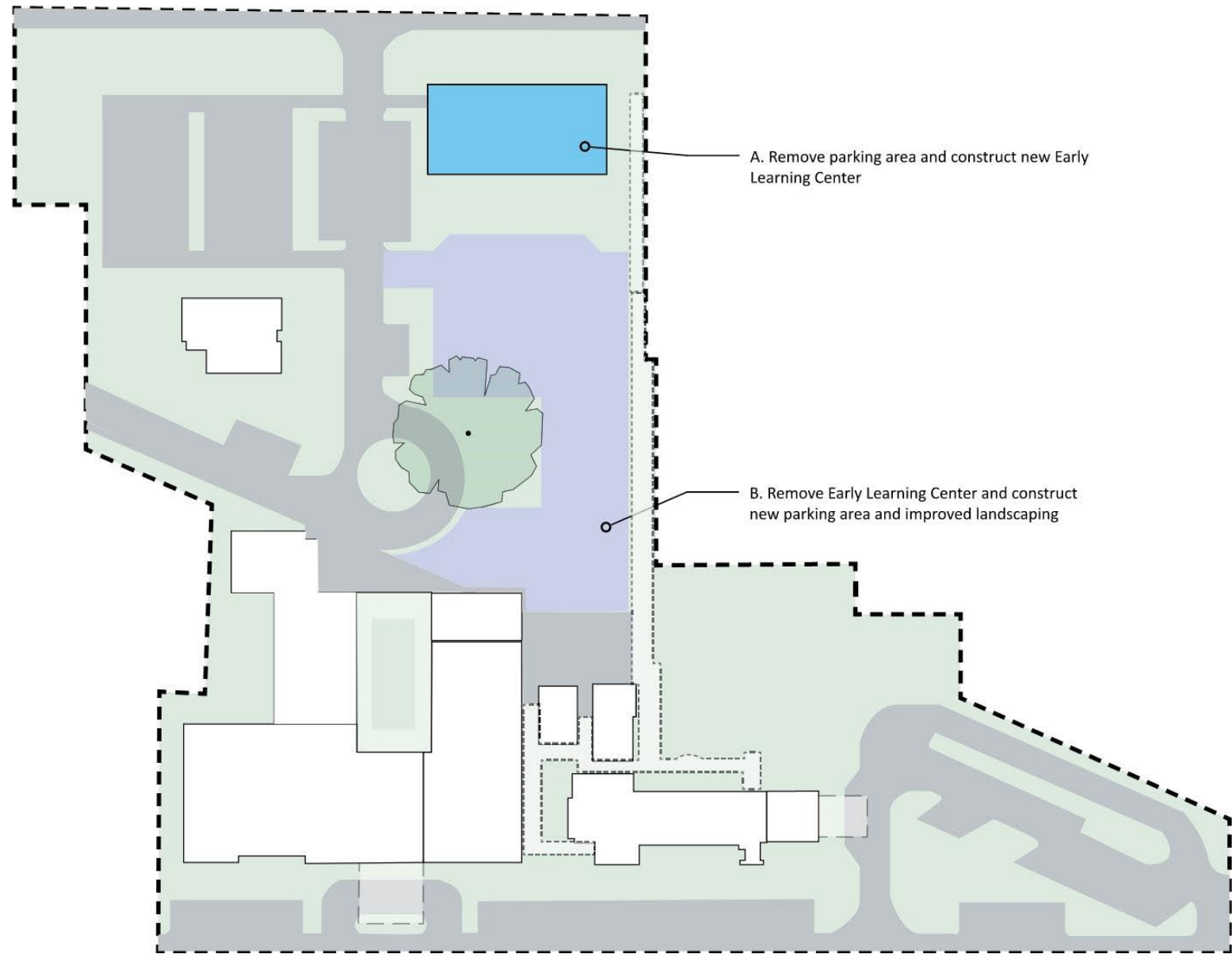
Phase 2



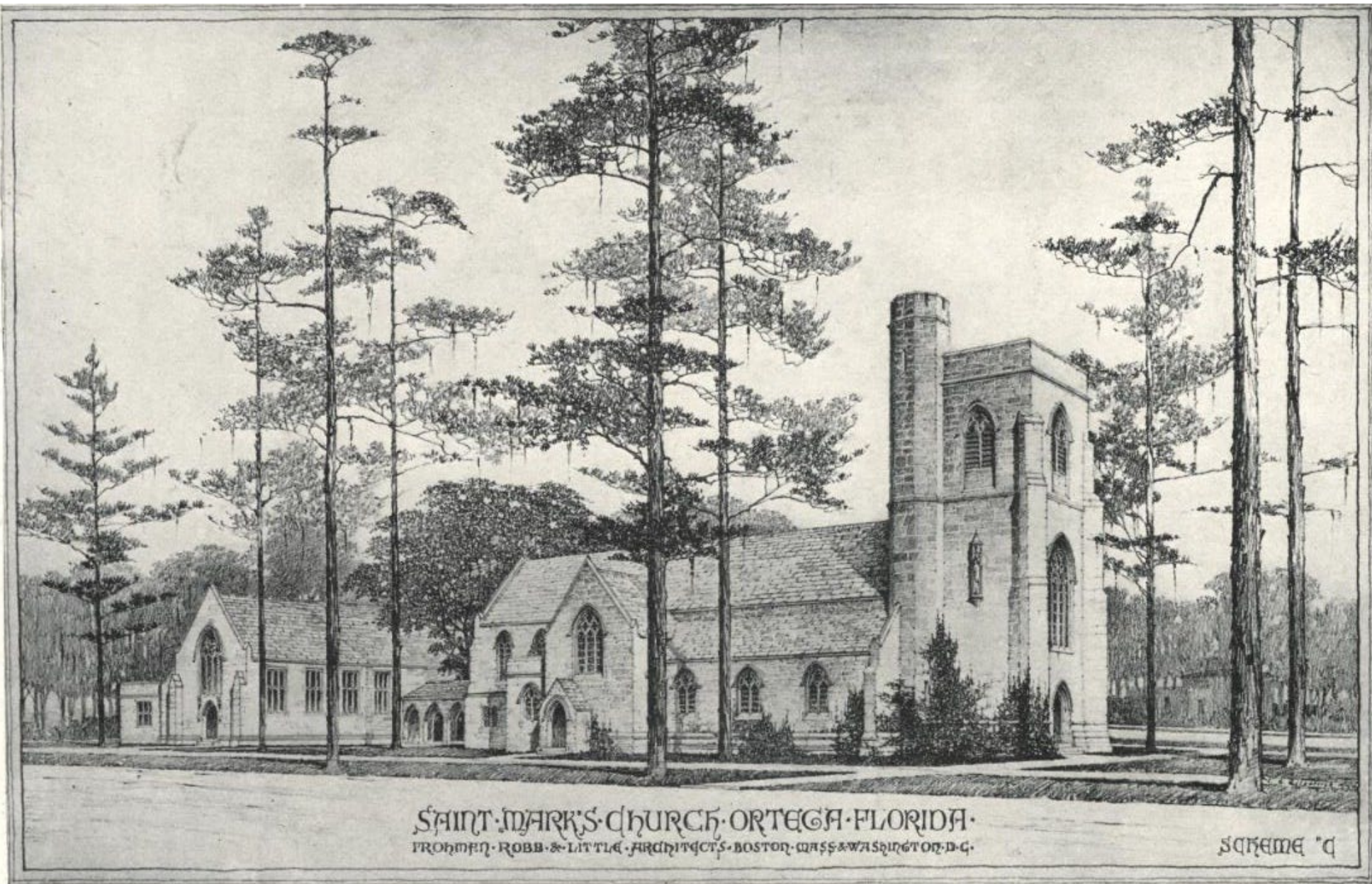
Phase 3



Phase 4



Phase 5



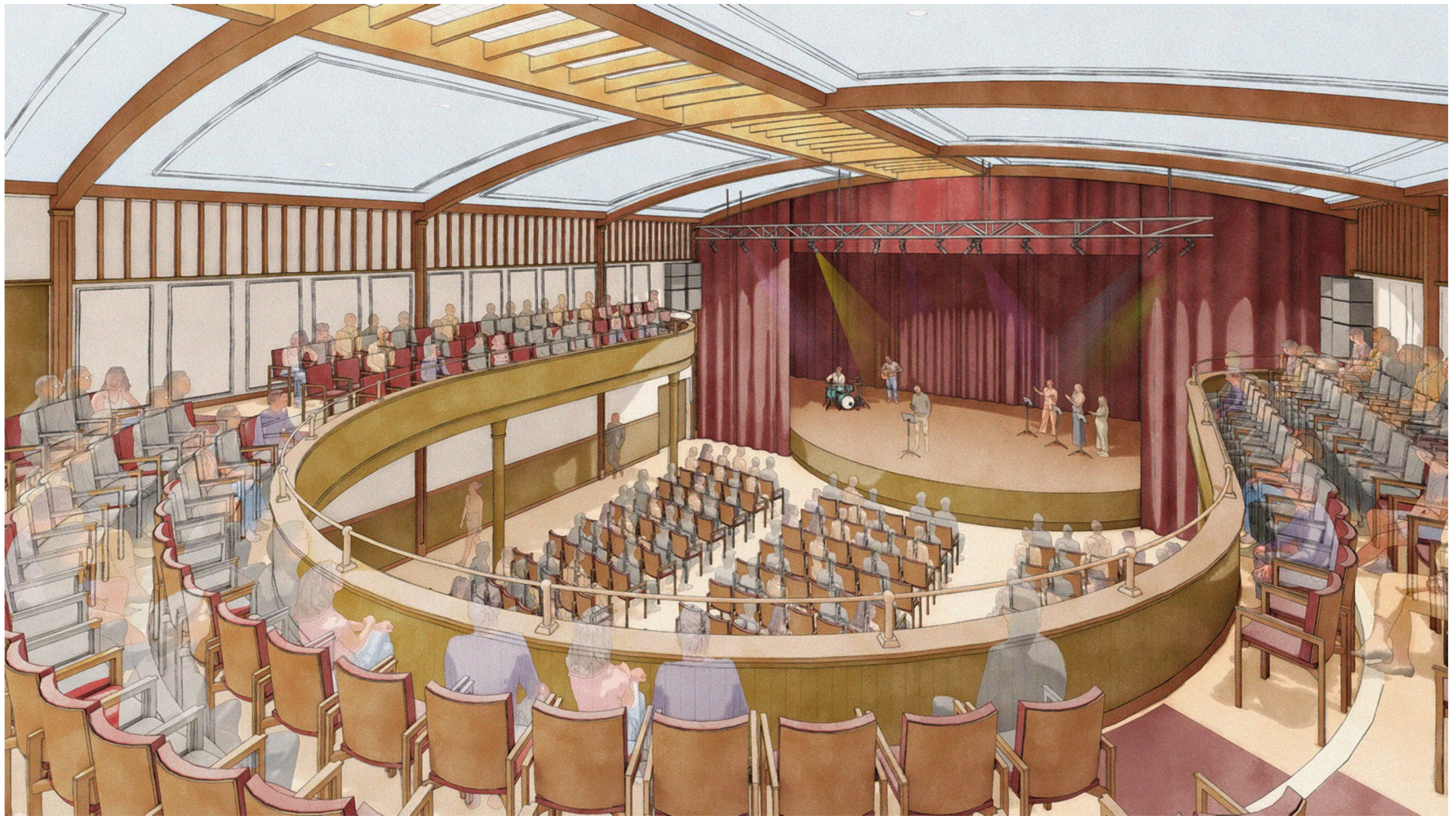
View of Proposed Narthex (1928 unbuilt)











Next Steps

FUNDRAISING

Summer 2025

- Feasibility Study
- Fundraising begins

PHASE 1 DOCUMENTATION

Summer 2025

- Zoning and Lot Consolidation & Enabling Phase including closing Ionic Avenue

Thanksgiving 2025

- Start documentation

Labor Day 2026

- End documentation

Christmas 2026

- Bidding & Permitting

Spring 2027

- Groundbreaking

Thanksgiving 2028

- Phase 1 Opening

