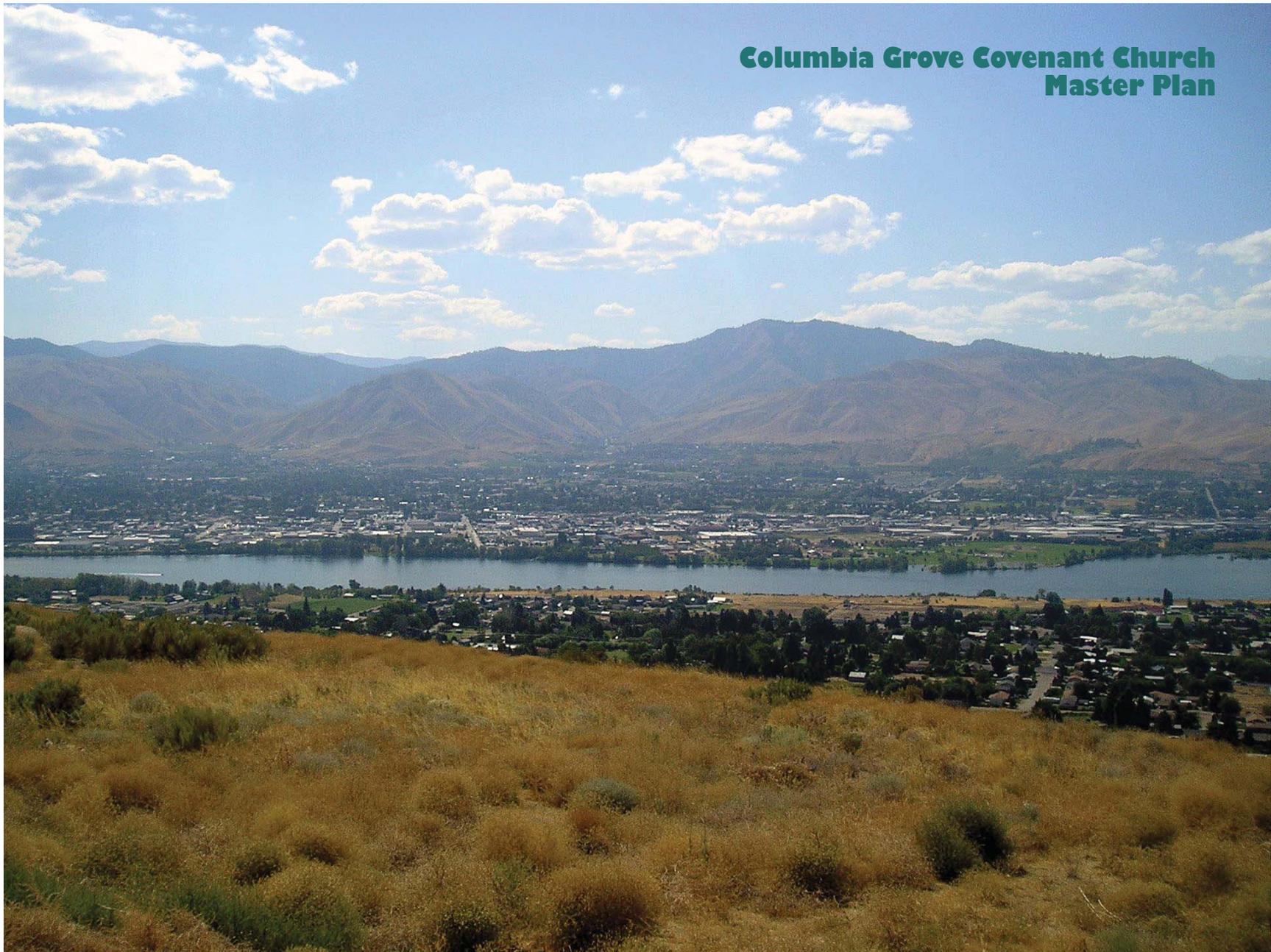
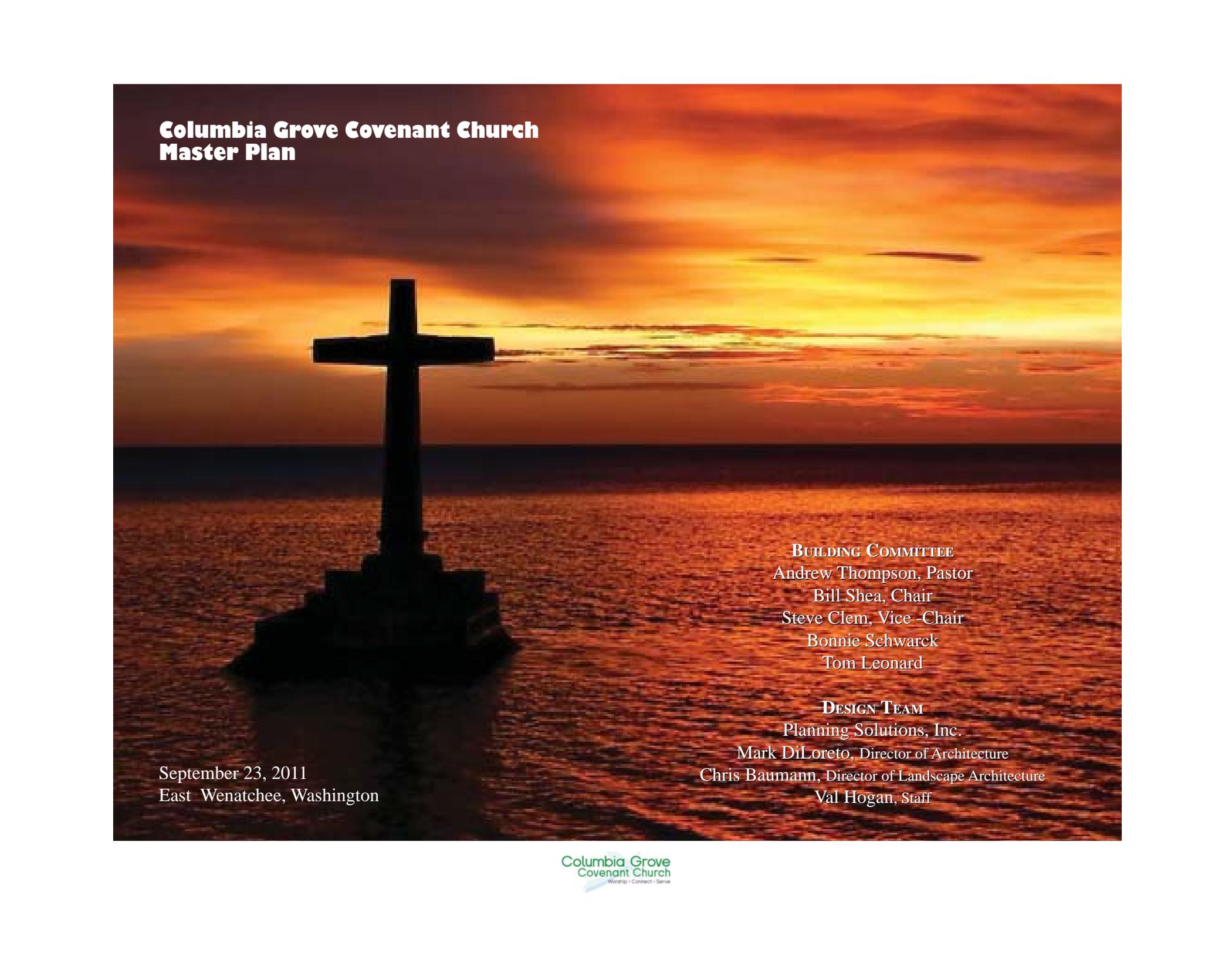


**Columbia Grove Covenant Church
Master Plan**





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Master Plan**

September 23, 2011
East Wenatchee, Washington

BUILDING COMMITTEE
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Bill Shea, Chair
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*Helping people become
more like Jesus through
Worship,
Connection,
and Service.*

Columbia Grove
Mission Statement

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I N T R O D U C T I O N

In July 2003, Columbia Grove began as home bible study meetings attended by four founding families. After securing Eastmont Junior High as a location for services, Columbia Grove held its first monthly service in October 2003. Within four months attendance increased enough to support weekly Sunday services.

In 2005, the Evangelical Covenant Church denomination, encouraged by Columbia Grove's growth, purchased property in East Wenatchee as a potential building site for a church. This property is still being held for Columbia Grove by the denomination and is the proposed site for the church project described in this Master Plan.

By February 2010, growth of the congregation required adding a second Sunday worship service. Columbia Grove's average weekly attendance has grown to 240, with over 400 attending Easter and Christmas services, and continues to grow.

During its first four years, Columbia Grove's administration

and ministries were conducted in members' homes and the area's restaurants and coffee shops. In 2007, Columbia Grove opened its first business offices in rented space on Palouse Street in Wenatchee. Mid-week Children's Ministry took place in rented space at Cornerstone Church in Wenatchee, and the Youth Group met in private homes and then rented space at Mountain View Assembly in East Wenatchee.



As the congregation grew and community service and outreach increased, Columbia Grove's church administration and ministries outgrew the spaces being used.

In 2010 the generosity of a supportive community member allowed Columbia Grove to relocate its offices to rental space on Valley Mall Parkway in East Wenatchee. Known as "the Ministry Center," this much larger space allowed Columbia Grove to begin its Food Ministry and provided space for Children's Ministry and Youth Group meetings. Rather than renting four different locations, the Ministry Center allowed

Columbia Grove to consolidate all its administration and ministries into one location, while continuing Sunday worship services at Eastmont Junior High.

Space is, again, an issue. The growth of the congregation has led to an increase in staff and volunteers. Office space is cramped. The Food Ministry needs space for expansion to add more and different offerings. Increases in the Children's Ministry and Youth Group, and the increased need for meeting spaces have resulted in scheduling conflicts and seeking alternative locations. Additionally, the Ministry Center does not lend

itself to worship rehearsals, large meetings or congregational gatherings during the week. Finally, even though there has been a very favorable rental arrangement for over seven years, Columbia Grove's continued use of Eastmont Junior High is not guaranteed.

Columbia Grove's congregation continues to grow. Its ministries for the congregation and the community continue to expand. The Leadership Team determined that a long-term facilities plan was needed to assure Columbia Grove will continue to Worship, Connect and Serve - now and in the years to come. ■



Eastmont Junior High

P R O C E S S



Discussing Site Layout Options at the Third Workshop

Planning Solutions, Inc. was hired to guide the church through an intense listening process and to develop a Master Plan for its facilities.

Three planning workshops were held to determine Columbia Grove's space needs – now and in the future. Open to everyone in the congregation, 35 to 65 people attended each workshop.

The first workshop was held on March 27, 2011. Those attending looked at existing and future programs, ministries and staff needs; matched program needs to existing space; and addressed problems with the current facilities.

The second workshop was held on April 17, 2011. Those attending looked at the amount and types of space required to house Columbia Grove's current and future ministries, as had been discussed in the March workshop.

The third and final workshop was held on May 22, 2011. Participants were divided into several small groups. Each small group developed a floor plan for allocating and arranging spaces within a new building, and developed a site plan for the campus' drive-ways, parking areas, building location, and outside gathering and play spaces. At the conclusion of the workshop exercise, each small group presented its vision to the entire group of participants.

Based upon the information gathered in these workshops, and review of the existing site, the Building Committee and Planning Solutions developed this Master Plan. ■



Small Group Discussions at the Third Workshop

M A J O R G O A L S

The three planning workshops held in spring of 2011 developed major goals for new spaces. Notes from the workshops are attached in the appendix.

These goals, together with directions from the Building Committee, led to the Master Plan that follows. ■

Functional Goals:

- Church For Around 400
- Acknowledge Limited Uses Of Spaces And Make Multifunctional Worship Space That Serves Audio, Video, and Lighting Productions
- Four Flexible Meeting Rooms - For Church and Community Use
- One Parking Space For Every Two Seats In Worship
- Ability To Add Future Parking Spaces
- Utilize Exterior Space For Church Functions
- Fellowship Hall To Handle Up To 200 People And Be Multi-Functional - For Church and Community Use
- Religious Education To Have Two Grades Per Classroom
- Administration Offices
- Improve Community Services

Image Goals:

- Create a Welcoming Environment
- Comfortable, Pleasant and Spiritual
- Simple Aesthetics
- Reflect Its Natural Setting
- Organize the Facility to Create Community
- Intimate, Warm, and Peaceful

Time Goals:

- Master Plan to Allow Phased Improvements
- Master Plan to Emphasize Long Range Improvements

P R O G R A M

The planning workshops identified a list of desired spaces for Columbia Grove. These desired spaces - a functional space program - make up the Church's space needs.

The spaces listed in the chart below reflect the work during the planning workshops. The spaces are sized in accordance with use and number of occupants, and are in general compliance with current standards for worship facilities. ■

WORSHIP	width	length	Square Feet
Worship Seating for 350 - Tables for 296	75	92	6,900
Performance Platform (In 6,900 sf)	23	43	
Chair/Table Storage (In 6,900 sf)	15	19	
Performance Storage (In 6,900 sf)	15	19	
Future Addition for 550 - Tables for 432 - Add	68	100	6,800
Chair/Table Storage (In 6,800 sf) - Add	13	19	
Performance Storage (In 8,900 sf) - Add	13	19	
Nursery 0-2 yrs - 8 infants	14	20	280
Nursery 3-4 yrs - 8 toddlers	14	20	280
Future Nursery Expansion 0-2 yrs - 8 infants	14	20	280
Future Nursery Expansion 3-4 yrs - 8 toddlers	14	20	280
Sub-Total			8,020
Circ.		5% Circ.	401
TOTAL			8,421

COMMUNITY/OUTREACH			Square Feet
Grand Hall	30	120	3,600
Entry (In 3,600 sf)	20	30	
Coffee Bar (In 3,600 sf)	12	24	
Soft Seating (In 3,600 sf)	12	24	
Information (In 3,600 sf)	10	12	
Name Tag (In 3,600 sf)	8	8	
Quieting Area (In 3,600 sf)	12	16	
Overflow Seating for 100+ (In 3,600 sf)	10	56	
Standing Fellowship For About 380			
Or Tables for About 200			
Kitchen	36	56	2,016
Future Kitchen Addition - Add	36	28	1,008
Future (1) Meeting Room for 15-20	16	20	320
Future (2) Meeting Room for 15-20	16	20	320
Future (3) Meeting Room for 15-20	16	20	320
Future (4) Meeting Room for 25-30 (High School)	24	40	960
Sub-Total			7,536
Circ.		25% Circ.	1,884
TOTAL			9,420

CHILDREN AND YOUTH MINISTRIES			Square Feet
K-1 Classroom (12 Students)	16	24	384
2-3 Classroom (12 Students)	16	24	384
4-5 Classroom (12 Students)	16	24	384
Middle School Classroom (30 Students)	24	32	768
(1) Restroom	8	8	64
(1) Restroom	8	8	64
Future Day Care Administration	12	20	240
Sub-Total			2,288
Circ.		35% Circ.	801
TOTAL			3,089

MINISTRY ADMINISTRATION			Square Feet
Pastor Office / Counseling	12	16	192
Associate Pastor Office	10	16	160
Open Cubical Office Area (4-6 offices)	12	20	240
Work Area	12	18	216
Conference Room (12 people)	16	20	320
Sub-Total			1,128
Circ.		25% Circ.	282
TOTAL			1,410

PARKING			Count
Required Parking (1/4 Seats)			87.5
Additional Parking (w/ required = 1/2 Seats)			87.5
Future Parking for Addition (1/2 Seats)			
Sub-Total			175
Ave. Sq Foot per Stall		400	
TOTAL			70,000

GROUNDS			Count
Youth Play Fields			
Play Structure			
Picnic Area			
Sub-Total			-

V I C I N I T Y

The site at 333 9th Street in East Wenatchee is located at 47° 25' 06" N latitude, 120° 17' 16" W longitude. Situated on the east bench of the Columbia River, it is one of many terraced properties stepping down westward towards the Columbia River. The site is oriented approximately 20 degrees west of north.

The path of the sun is an important consideration when orienting a new building. For this site, on December 21 the sunrise is approximately 125° azimuth, sunset approximately 235°, and the noon sun angle is 20° above the horizon. On June 21 sunrise is at an azimuth of approximately 50°, sets at an azimuth of approximately 310°, and the noon sun angle is 66° above the horizon¹. East Wenatchee experiences 197 clear sky days each year².

January temperatures range from an average low of 22° to an average high of 35°. July temperatures range from an average low of 60° to an average high of 88°³.

Average annual precipitation is nearly 9 inches, with the majority falling between November and February³.

Average annual snowfall is 27 inches, with 9 inches of snowfall

in both December and January. Average snow depth in January is 4 inches³.

Year-round winds are from the west-northwest⁴ and average 7 mph, with higher speeds mostly during April through November. Peak gusts up to 50 mph occur from April through August⁵. ■



Columbia Grove Site

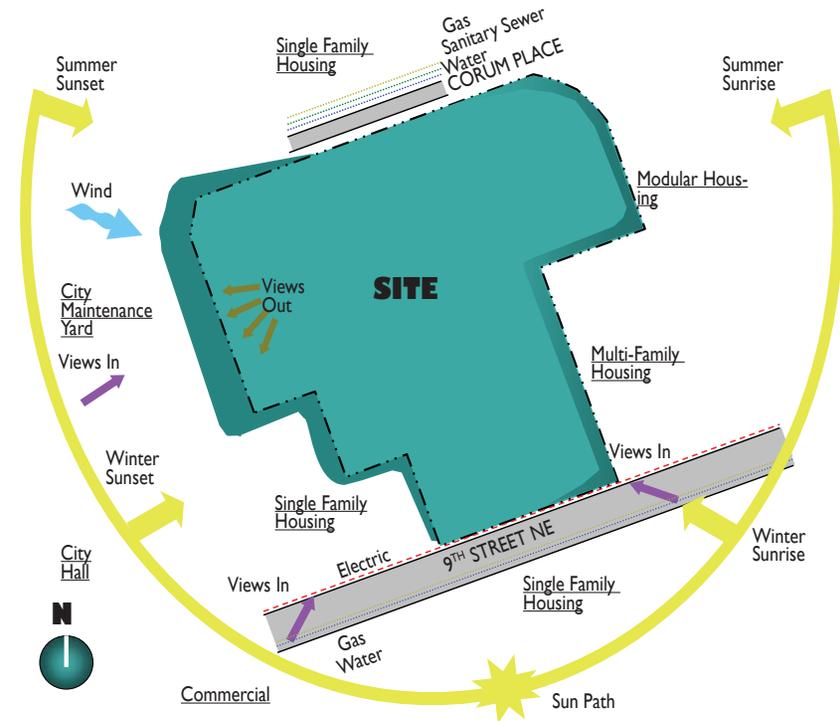
¹Sun Angle: <http://www.gaisma.com/en/location/wenatchee-washington.html>

²http://www.bestplaces.net/climate/city/washington/east_wenatchee

³Climate Summary: Western Regional Climate Center

⁴<http://www.wrcc.dri.edu/htmlfiles/westwinddir.html>

⁵http://www.wunderground.com/history/airport/KEAT/1991/1/1/CustomHistory.html?dayend=1&monthend=1&yearend=2000&req_city=NA&req_state=NA&req_state_name=NA



Site Plan Diagram

S I T E I N F O R M A T I O N

The site is the former Eastmont Junior High playing field. To the east is a berm, five to eight feet high, that separates the site from a deep retention pond, a modular single family housing park, and multifamily housing.

To the north the site slopes from eight feet above the site on the east to twenty feet below the site on the west. There are single family houses north of the site, with a street, Corum Place, near the center of the

north property line separating the site from the houses.

To the west, and twenty feet below the site, is the City of East Wenatchee's maintenance building and yards. A single family home is located next to the site's southwest corner.

To the south of the site is 9th Street. Gold's Gym and single family homes are directly across 9th Street.

Existing vehicular access to the site is from 9th Street. Additional future access is from Corum Place. ■



Panorama View over Site Looking East



Panorama View over Site Looking Northwest



Panorama View From Site Looking West

S I T E I N F O R M A T I O N

Hazardous Materials On-site:

Elevated arsenic levels exist at the site. While further conversations with an environmental engineer will be needed, current correspondence available to the Building Committee indicates contaminated soil can be remedied by covering with a facility, paving, or a minimum of 6 inches of clean soil.

Irrigation Easements:

The irrigation line enters the site near the center of the existing football field's east end zone where it splits north and south and runs along each side of the field with the north line continuing onto the East Wenatchee City Hall property. The south line tees and runs south following the easterly property line and continues across 9th to the properties there. Each line comes with a 20' easement. ■

Utilities:

Sanitary Sewer:
Douglas County Sewer District

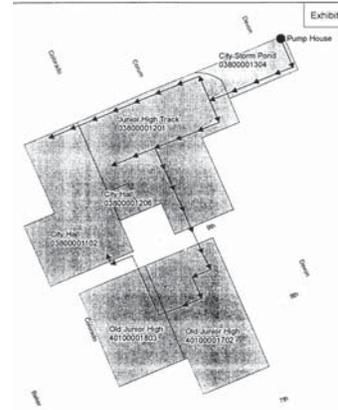
There is a stub to the property and a manhole on Corum Place.

Water:
East Wenatchee Water District

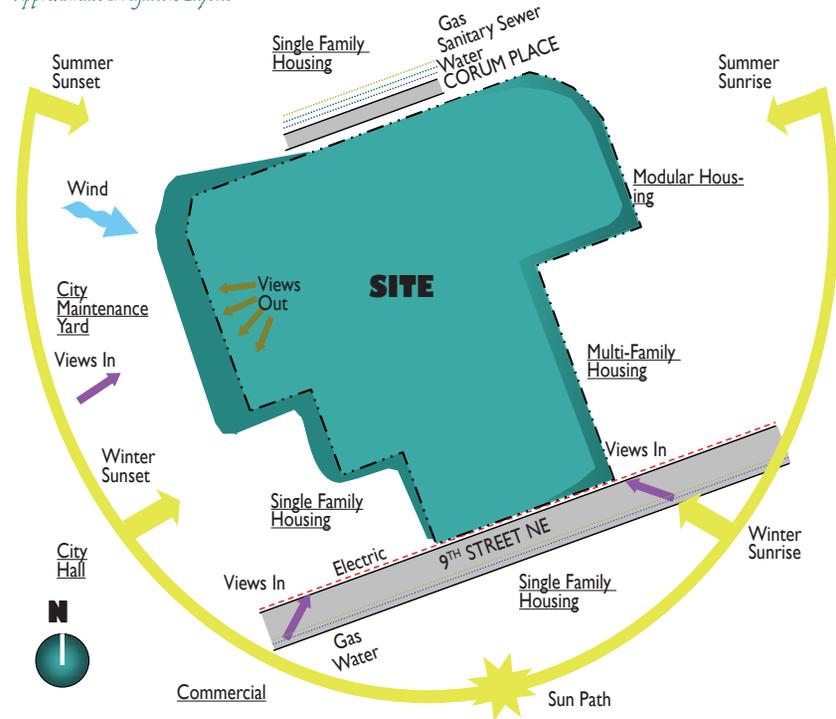
Potable water can be accessed from either a Main on the south side of 9th Street (across the street from the site), which will require either opening up or drilling under 9th, or an 8" Main on Corum Place.

Natural Gas:
Cascade Natural Gas
Gas Lines are available on 9th Street and on Corum Place.

Electricity:
Utility District of Douglas County
There is overhead three phase power along 9th Street. A Transformer will be required.



Approximate Irrigation Layout



Site Plan Diagram



Panorama View over Site Looking North

M A S T E R P L A N

The building is located in the northwest corner of the site. This location allows the building and its outdoor spaces to take advantage of the views to the west. The location presents the church beyond an expansive lawn, with a tree-lined drive and a pedestrian path leading gracefully to its entrance.

VEHICLE ACCESS

The site has been planned with access from 9th Street along a tree lined-drive. The entry drive begins at the east edge of the site. As the drive leads north, it passes through open fields, and then turns northwest towards parking areas and the church building main entry.

While providing a clear and easily identifiable entry and approach to the church, the tree-lined drive allows the congregation to physically and mentally slow down, enter into a quieter frame of mind, and prepare for worship. This attractive entry and approach invites the community to experience Columbia Grove.

PEDESTRIAN ACCESS

A meandering path winds its way north from 9th Street through

the fields and parking areas to the church main entry, where it becomes more formal in style. The path then continues north and east, meandering through the remaining fields and parking areas to connect with Corum Place.

This meandering pedestrian path will be lined with informally planted deciduous and evergreen trees and bushes to encourage its use, providing pedestrian access from the north and south, as well as a pedestrian connection through the site.

PARKING

Parking is conveniently located and wrapped around the building to the south and east.

To reduce the sight and feel of a “sea” of parking, wide islands of plantings and greenery break up parking areas and aisles. These islands are also used as bioswales and “rain gardens” to meet storm water requirements and reduce the size of detention ponds.

OPEN SPACE

A sculpted rolling landscaped space is proposed between 9th Street and the southern parking area. This space acts as a community park and adds to a welcoming entry for the congrega-

tion, as well as the community served by Columbia Grove.

To the east and north of the parking, level lawn areas can be used as play areas and sports fields by the congregation and the community. Columbia Grove is visually inviting the community to its site.

TREES

The landscape will inform and encourage congregational use and community use of the site. The entry and drive will be formally lined with flowering trees to give a welcoming feel to the site. Parking areas will also use a formal planting scheme.

Flowering trees will be planted as “orchards” to reflect the angled siting of the building and the world famous orchards of the Wenatchee Valley. These flowering trees will also provide locations for prayer, either singly or in a group, recalling the orchards and groves of the Garden of Gethsemane and the Holy Land.

BUILDING ORIENTATION AND ADJACENT OUTSIDE AREAS

The building is located in the northwest corner of the site to allow for the “contemplation

entry drive” and to take advantage of the outstanding views of the Wenatchee Valley and Cascade Mountains. The building is rotated approximately 45° to have its main entry face the drive, increase views to the west, and create outside spaces for the congregation and community.

We propose using the area to the southwest of the building as a sculpted outdoor amphitheater. Afternoon and evening sunlight coming from behind the spectators will spotlight speakers and performers. A flowering tree orchard behind the amphitheater will screen the City’s maintenance yards from view and can be used for parties, picnics, and gathering before, during and after any amphitheater events.

To the northwest (adjacent to the Children and Youth Ministry rooms) a children’s play area is proposed. The area can be fenced and gated for safety, while nestled in the northwest corner of the site. At the furthest northwest corner, a continuation of the flowering tree orchard will screen the residential area to the north and provide shaded areas for the children to play.

To the northeast (adjacent to the proposed kitchen) an out-

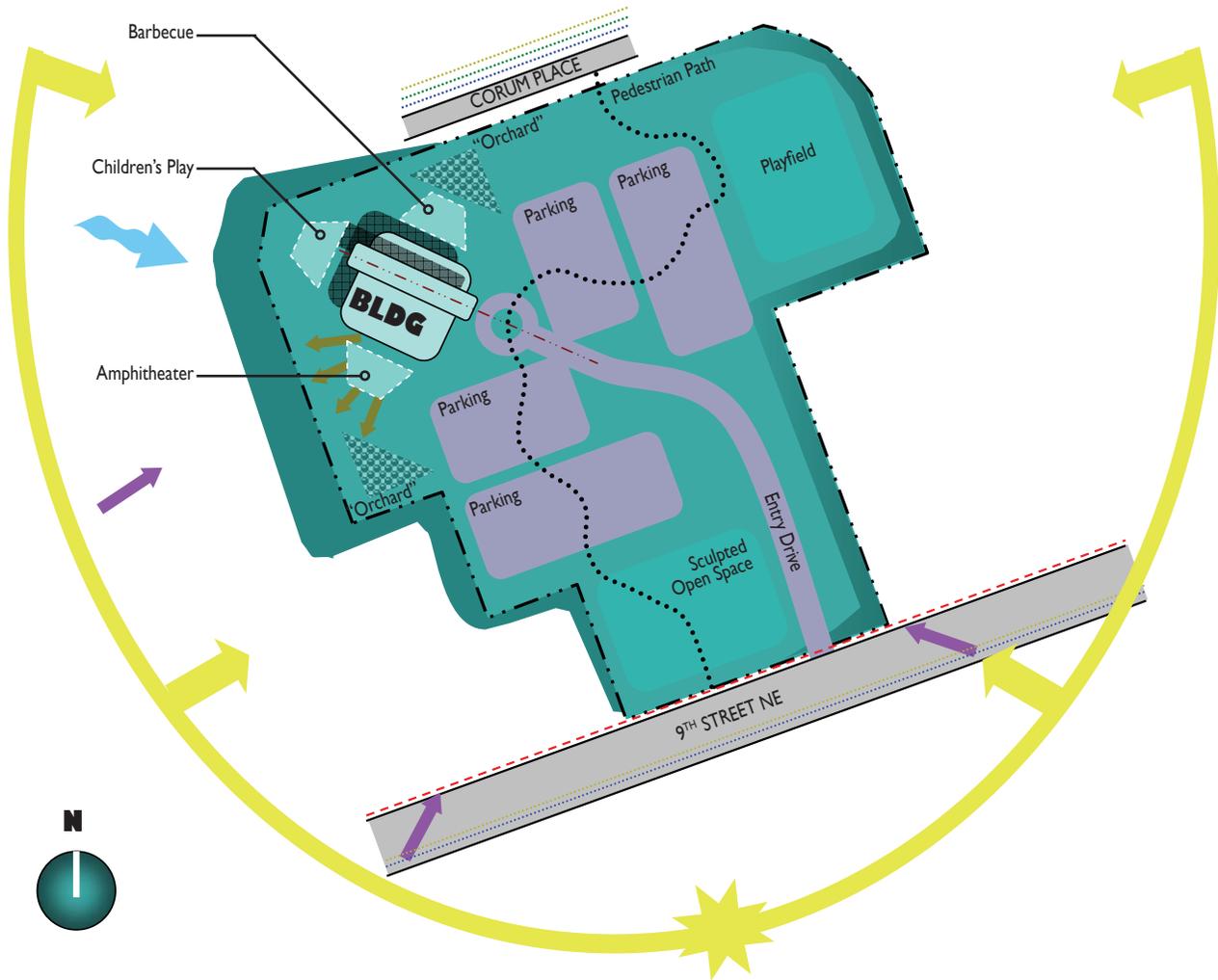
M A S T E R P L A N

door picnic and barbecue area is proposed. This area will receive ample sun and can be sheltered to block the westerly winds. Also adjacent to this picnic area is a continuation of the flowering tree orchard for picnics among the trees, relaxation or prayer.

BUILDING

The Master Plan is divided into four phases: A "Beginning" phase that includes the initial requirements to serve Columbia Grove Covenant Church's basic needs. This is followed by a "Children and Youth Ministries Expansion" phase, a "Ministry Administration Expansion" phase, and a "Community Outreach Expansion" phase. The names of the last three phases indicate the church activities to be expanded. Either the "Children and Youth Ministries Expansion" phase or the "Ministry Administration Expansion" phase can be completed first, as determined by the needs of the congregation. The worship space is expanded in both phases.

This Master Plan is intended to be organic, fluid and flexible in order to meet Columbia Grove's space needs for Worship, Connection and Service and to reflect its financial resources. ■

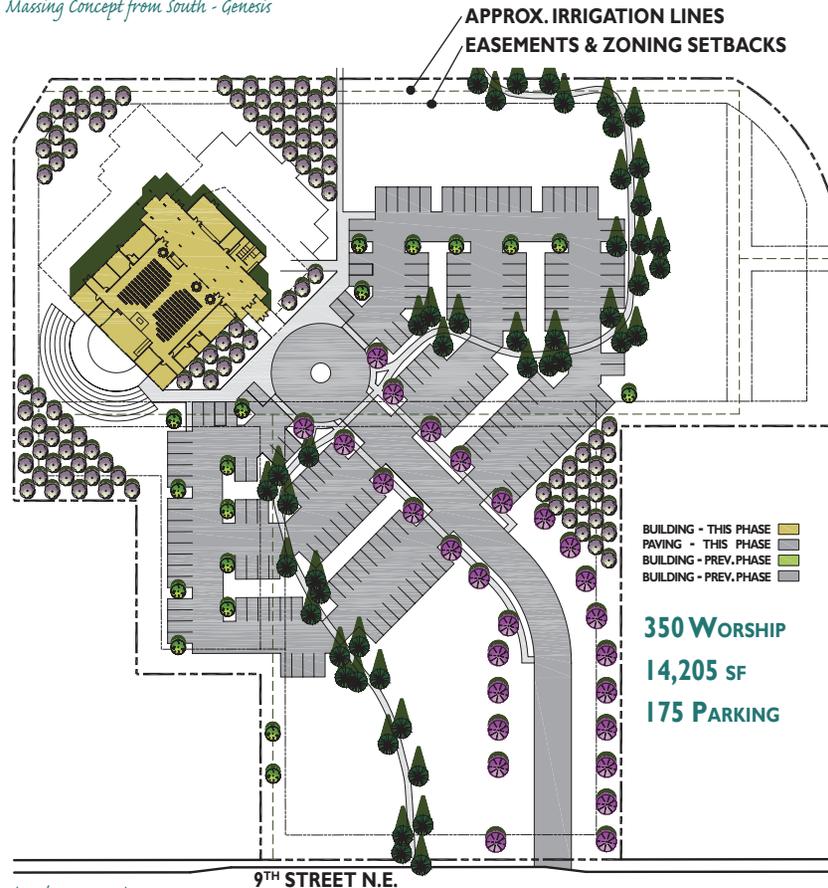


Master Plan Diagram - Property Lines, Utility Locations, Site Contours, Etc., Need Verification Prior to Moving Forward with Design

BEGINNING PHASE



Massing Concept from South - Genesis



Site Plan - Genesis
Columbia Grove
Covenant Church
Worship • Connect • Serve

GENESIS Fellowship Hall:

The main entry leads directly into the Fellowship Hall, which links to all the activities within the building. The initial size of the Fellowship Hall provides space for Connection through small and medium sized groups on Sunday and throughout the week. The Fellowship Hall can also be setup with tables and chairs for group gatherings of up to 120 people. During worship services the Fellowship Hall opens to the Worship Hall and can be used for overflow of 160 seats and for a child "quieting" area.

The kitchen is located off the Fellowship Hall. A counter opens to the Fellowship Hall from the kitchen to accommodate meals for gatherings, as well as refreshments on Sunday.

Access to administrative offices and the nursery are through the Fellowship Hall. The Fellowship Hall provides restrooms and mechanical/electrical closets, as well as storage rooms for Columbia Grove's community outreach ministries.

During the week a coffee shop service can be operated in the Fellowship Hall from a kiosk or from the kitchen counter.

Worship Hall

The Worship Hall is sized to seat 350, accommodating 700 people in two services. The Fellowship Hall can be used for an additional 160 seats. For congregation or community events, tables and chairs can be brought into the Worship Hall and provide dining for 300, with dining for an additional 120 people in the Fellowship Hall.

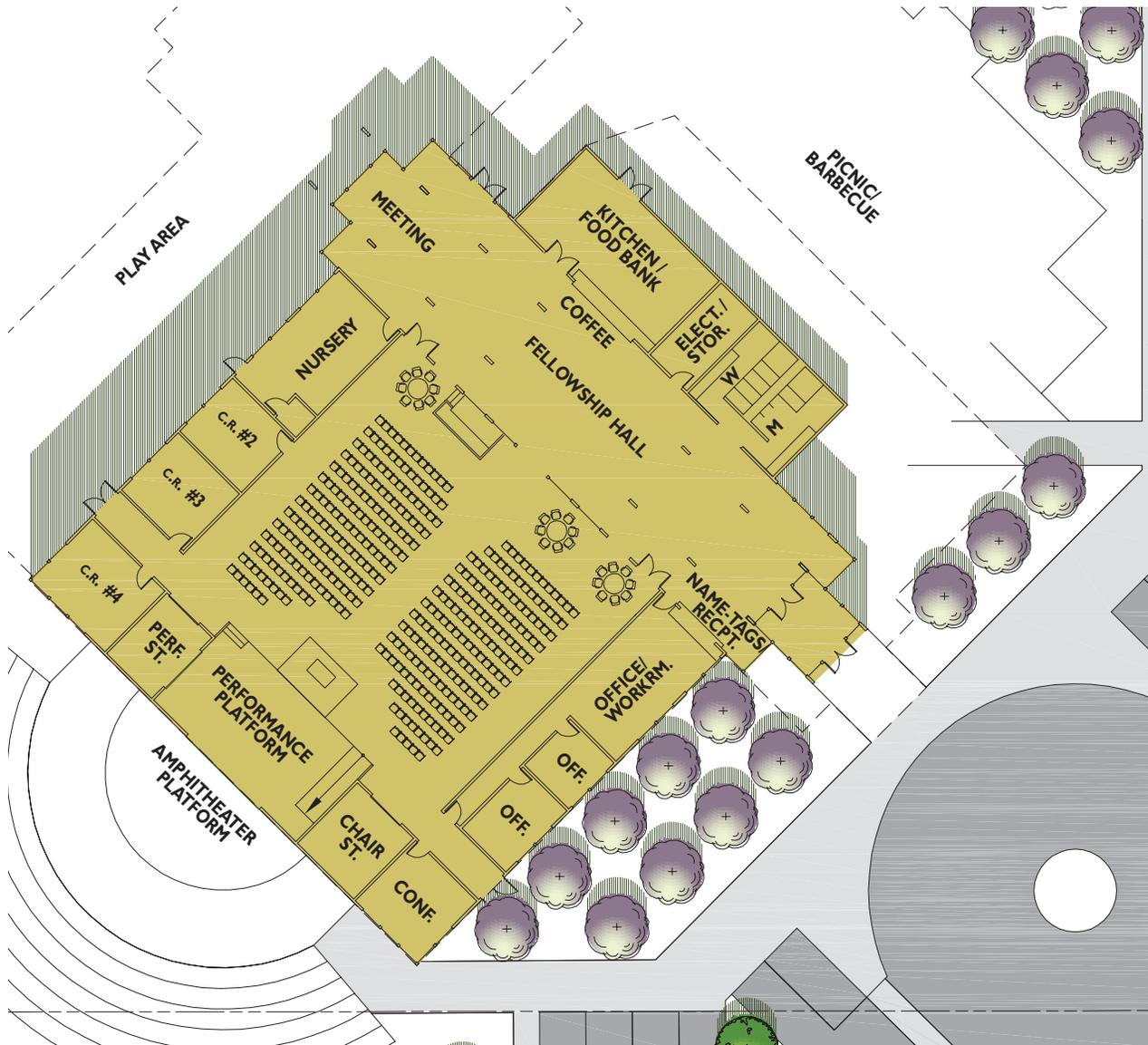
Worship will be led from a raised platform at the westerly end of the Worship Hall. The Worship Hall will be designed for contemporary worship, with sound, video, camera operation and lighting designed to enhance the congregation's worship experience. Designers specializing in acoustic design, video and lighting will be consulted to assure that Columbia Grove's technical capabilities will be excellent.

Side wings on each side of the platform will provide storage for chairs and tables at floor height, and storage for sound and staging equipment at the raised platform height.

Administration Offices / Children and Youth

The Worship Hall, administrative offices and children and youth rooms are located within a clear-span space, with support on the exterior walls. This open space allows for renovation and flexibility, as interi-

BEGINNING PHASE



Floor Plan - Genesis

or walls are non-structural and rooms can be easily moved when future Master Plan phases are constructed.

The administration area lines the south side of the Worship Hall and can be immediately accessed after entering the Fellowship Hall. The administration has a reception area and workspace, two offices and a small meeting space. The reception area is open to the Fellowship Hall and can serve as a Sunday greeter station, orientation desk and name tag desk – an inviting Columbia Grove connection station. The reception area also controls access to the administration area on Sundays and during the week.

The children and youth ministries area lines the north side of the Worship Hall. This space includes four distinct rooms, one of which would be used for the nursery. As a means of limiting square footage and building expense, the three remaining rooms are accessed directly from the Worship Hall. The nursery has its own restroom and is accessed from the Fellowship Hall, allowing infants and toddlers to be registered and dropped-off without entering the Worship Hall.

The parking areas have 175 spaces, which is one parking space for every two seats.

The remaining phases of this Master Plan expand upon these basic functions and can be completed in any order. ■