



Our Lady of Peace Catholic Church Vision



BOUDREAUX





MISSION

Our Lady of Peace is a church and shrine dedicated to the greater glory of God and the salvation of souls. It is a place of prayer and pilgrimage with:

- Perpetual adoration of Jesus in the Blessed Sacrament
- Devotion to the Blessed Virgin Mary
- Frequent celebration of the Sacraments, particularly the Eucharist and Reconciliation
- Integrated formation of the person (spiritual, moral, intellectual and emotional)

Our Lady of Peace is a serene and peaceful place of worship that maintains the rich traditions of the Roman Catholic Church and is a focal point for many people seeking inspiration and comfort and to pray.



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INTRODUCTION AND VISION



SHRINE OF
OUR LADY OF PEACE

CONDUCTED BY THE FATHERS OF THE INSTITUTE OF THE INCARNATE WORD



*The God of heaven will make us prosper,
and we, His servants, will arise and build.
Nehemiah 2:20*

In the fall of 2015, the family of Our Lady of Peace embarked on a journey to shape the future of the Parish. This journey, called **Her House, Our Home: Planning the Future of Our Lady of Peace**, engaged the parishioners and many who call Our Lady of Peace their spiritual home.

This journey was a process of determining the future needs of the church: programs, ministries, and facilities, both buildings and outdoor spaces. The process explored what the character of these facilities should be and how the church could get there.

The visioning process began with a parish survey that asked each person to envision the future. The results are provided in the Appendix (page 30). This survey provided invaluable information and heart-felt sentiment for the future and sacredness of the church. 450 parishioners responded to the survey. From October 2015 - October 2016, the planning team visited Our Lady of Peace in order to evaluate the site, facilities and program and to conduct town hall meetings, focus groups and interviews with key stakeholders. On each visit, draft concepts and recommendations were presented for input. The recommendations that follow are a testament to the vision and to the input of all people who participated.

VISIONING SCHEDULE

- Fall 2015: Parish Survey (450 respondents)
- October 2015: Week of Town Hall meetings, focus groups, interviews and site analysis
- February 2016: Focus Group and Core Team Meetings
- May 2016: Town Hall Meetings to review vision options and recommendations
- October 2016: Town Hall Meetings to review draft Vision

The love for this church among its parishioners and for this community is crystal clear. There is no doubt that Our Lady of Peace serves the people, that the people serve God and each other, and that there is great hope in the reach and impact of the church’s ministries.

When asked what the vision of the church should be, a few parishioners expressed authentic visions, such as the following statements, and a desire for a “consistent, holistic approach to campus design.”

“We all get to Heaven.”

“Everything about the campus will whoosh me in to Jesus.”

“Our Lady of Peace is a perpetual testament to the body of Christ and the Blessed Virgin Mary and welcomes all through the Catholic traditions of adoration, worship, hospitality, evangelism, prayer and love.”

The recommendations represent a 30,000’ high level, conceptual vision of the future of the church campus with a closer look at a new church and facilities space programs. This closer look was to determine the future space needs and the physical impact on the campus. The vision is a long-term view with incremental steps. There are many issues that will be addressed in detail as the vision progresses and concepts become projects, such as parking and access. These are issues that will require coordination with the Department of Transportation and the City of Santa Clara when the church moves forward with implementation.

Helping Our Lady of Peace shape a vision for its future has been an honor and a blessing. The people and the place are truly special and live the mission of the church dedicated to the greater glory of God and the salvation of souls.

With thanksgiving and blessings,



BOUDREAUX

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ACKNOWLEDGMENTS

The Vision Core Team members were a dedicated and invaluable resource to the planning team. The vision and leadership of Fr. Nieto motivated the team as well as the church leaders and staff to stay focused on the church’s mission. Karen Ruiz and Grace Laxamana steered the team and the process the perseverance and love. Joe Mastroieni ensured that the planning team had all of the history, drawings and data necessary for us to evaluate the facilities. Each member of the team gave generously of their time to help us better understand the church and the potential. Fr. Brian kept the vision process moving by contributing a fresh perspective. This vision is richer because of the contributions of the core team.

OUR LADY OF PEACE CORE TEAM

Fr. Gustavo Nieto, Pastor (*former*)
Fr. Brian Dinkel, Pastor
Mother Regina Pacis, Mother Superior (*former*)
Karen Ruiz, Parish Administrator
Joe Mastroieni, Facilities Manager
Michael Luvara, Chair/Pastoral Council
Sandy Johnson, Representative
Gloria Relloma, Representative
Joe Natar, Representative
Bobby Nevin, Representative
Grace Laxamana, Office Manager (*former*)



There were numerous ideas and beautiful phrases shared when the planning asked parishioners what their vision is for the future of Our Lady of Peace. However, there is no better or beautiful statement of the vision than the end of the Mission Statement. To live up to this mission is the strongest and most sacred vision to which the church can aspire.

ANALYSIS: OLOP PARISHONER INPUT

SURVEY SUMMARY

The Vision Survey results are summarized below and served as an effective starting point for the vision journey. The complete survey results are located in the Appendix (Page 27).

Attendance and participation in Our Lady of Peace worship and ministries are influenced by the clergy, the mass times, Perpetual Adoration, the liturgy and confession. These are what move people to travel to Our Lady of Peace and to be a part of this community.

Therefore, increased seating at mass and improving the quality of the worship space were identified as critical needs. Parishioners are very attached to the existing church, but desire a church that has the improved air condition/quality, the appropriate number of restrooms (particularly accessible) to serve the number of people attending mass, more natural light, and improved acoustics. Improving these would dramatically improve the worship experience. There was almost equal support for building a new church vs. adding onto the existing church.

Many parishioners hope that Our Lady of Peace may one day have a Catholic school, primarily for kindergarten through 8th grade. There is a need for affordable religious education in the Santa Clara area. Many parishioners home school their children and take advantage of the programs Our Lady of Peace offers. However, a school would not only provide for the quality education needs of the children, but will advance the mission of the church.

Parishioners would like to be able to do more for the poor in the Santa Clara area. The current space for St. Vincent de Paul does not allow the church to serve the community as parishioners believe the church is called. There are so many needs, and the church is strategically located to serve. Many believe that this is the calling of the church.

In addition to sharing what is needed, parishioners also shared what should not change. These include the following:

- Perpetual Adoration
- Communion and the Altar Rails
- Confession availability
- The Shrine

During the Town Hall Meetings and Focus Groups, the planning team asked participants the following questions.

- What is one word that describes Our Lady of Peace?
- Our Lady of Peace would be perfect if...
- I love Our Lady of Peace because...
- What is sacred at Our Lady of Peace?

Following is a summary of the responses to these questions.

What is one word that describes Our Lady of Peace?



I love Our Lady of Peace because...



VISION PRIORITIES

1 SERVE THE LORD

2 SERVE THE POOR

3 SERVE THE CHILDREN

4 OTHER HIGH PRIORITIES

Improved Parking Wayfinding Signage Security/Safety

These priorities serve as the foundation for the recommended facilities, driving home the question: What facilities and spaces are needed to successfully provide for these priorities?

Our Lady of Peace would be perfect if.....

- New Larger Church
- Improved Rectory and Convent
- Catholic School
- Improved and Expanded Education and Ministry Space
- Restrooms... More!
- Dedicated Administrative Space
- The Shrine...More Welcoming to Visitors
- Dedicated Youth Space
- Improved Outdoor Space
- Improved Parking and Traffic Flow

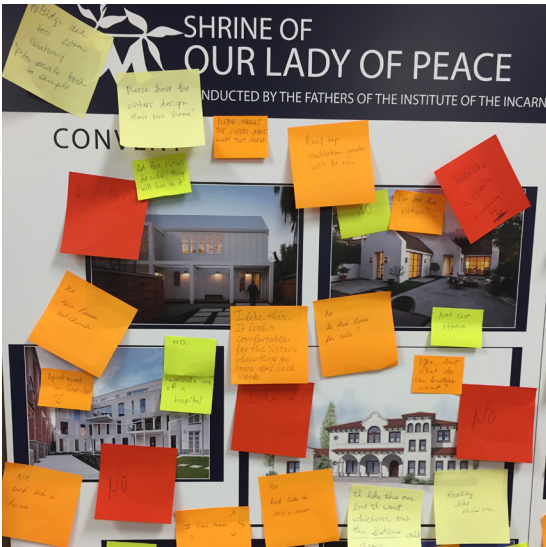
What is sacred at Our Lady of Peace?

- The Shrine
- Traditional liturgical celebration: Communion by tongue, altar boys, organ leading worship, all of the different ceremonies
- Structure of the sanctuary: tabernacle front and center, kneeling rail for communion, the blessed sacrament exposed, statues
- "It's what goes on inside."
- "What more do we need?"
- Perpetual Adoration for 40 years
- IVE priests and sisters
- Direction and guidance from the priests in confessions, easy access during every mass
- Monsignor Sweeney's vision
- Religious education for adults and children, family formation, particularly lead by the Sisters and IVE

Priority New Facilities to Support the Vision

- New Church to seat 1,200
- New Parish Center
- Renovated, Dedicated Rectory
- Renovated and Expanded Family Learning Center
- New Convent
- Outreach
- Campus Maintenance and Facilities
- Parking Deck

Extended summaries of parish input is located in the appendix.



In the midst of the busy-ness and hustle of Silicon Valley, Our Lady of Peace is a place of peace, refuge, prayer and adoration.



ANALYSIS



SHRINE OF
OUR LADY OF PEACE

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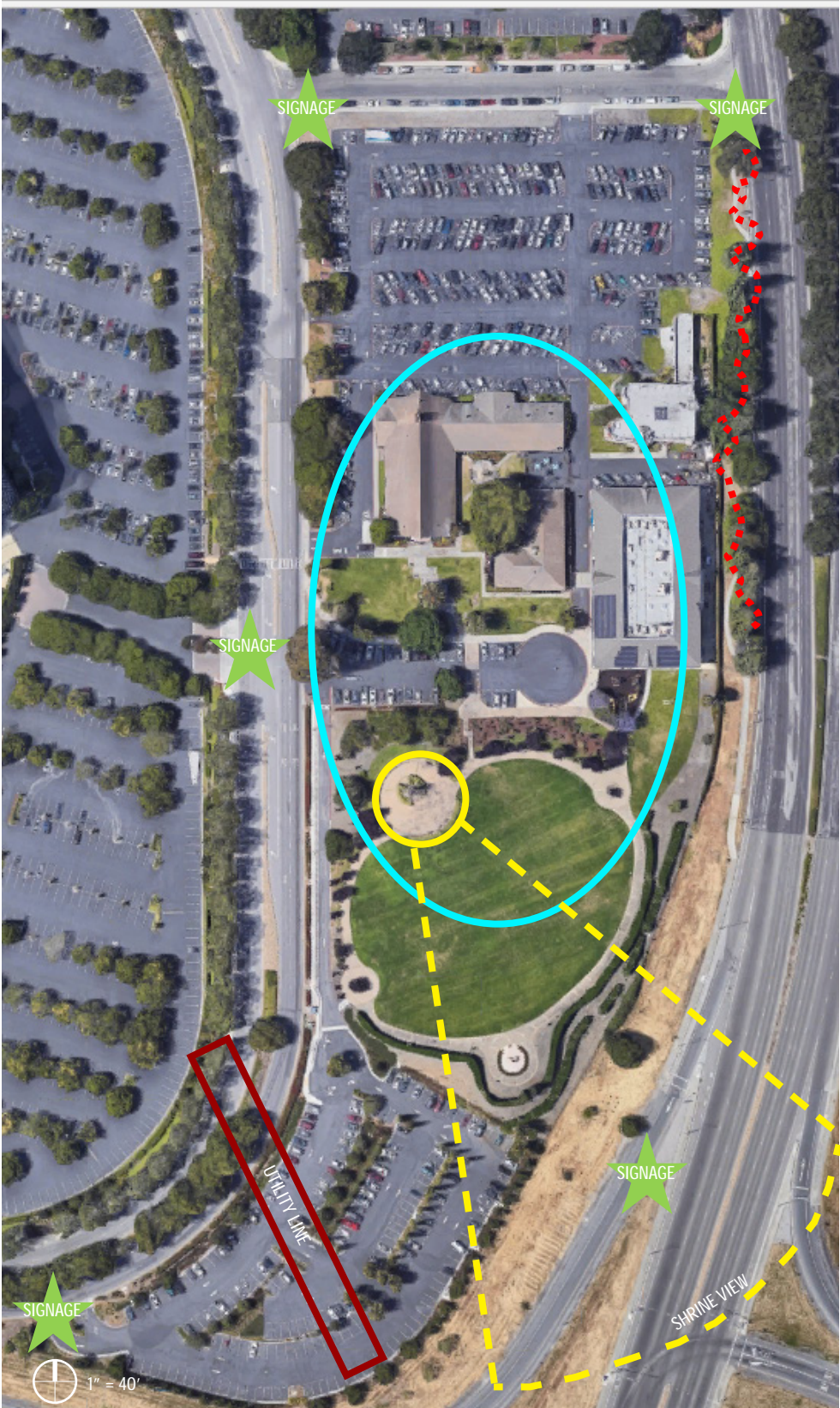


Figure 1: Site Influences

SITE ANALYSIS

The Our Lady of Peace (OLOP) 11.5 acre campus, located in the City of Santa Clara, is bounded on the South by Highway 101, the Great American Parkway, Mission College Boulevard, and Our Lady's Way.

The Our Lady of Peace Parish and Shrine attract many pilgrims, sightseers and visitors who, often, arrive in tour buses. The San Francisco 49ers Stadium is within one mile. OLOP is entirely surrounded by commercial, hospitality and light industrial uses. Mission Community College is within a quarter mile of the property, and Great American Amusement Park is within a half mile. Sound levels generated by vehicular traffic traveling on Highway 101 and Great American Parkway are significant.

The overall property is arranged into four zones: the two large parking areas at the north and south extremities, the building site and the Marian Shrine. The OLOP site is essentially level, with the Shrine of Marian given special significance by elevating it atop an earth mount and placing it at the apex of an oval lawn with perimeter concrete paths leading toward the Grand Figure.

The existing campus has 566 parking stalls with driveways make up for over 50% of the site area, as illustrated in Figure 2. Currently, for peak hour masses or special events, parishoners utilize parking on adjacent non-church property and cross streets to walk to the church.

The church has peak use at Christmas and Easter season for where up to 8000 people attend on a weekend for masses and up to 1500 people for a single mass. Normal weekend attendance is 5000. Special shrine events have 2000 to 4000 people in attendance. The parish serves about 2500 families.

Figure 1 illustrates factors that influenced the recommended site plan. Maintaining the view to the Shrine from the freeway is a major consideration, as well as the location of the utility tunnel under the south parking lot. Creating buffers from traffic noise and safe and welcoming entrances onto the site are important.



Church and Convent



Convent and FLC

The following Table represents general, existing Site Data.

SITE AREAS

Site Area	11.6 acres
Building Footprint	1 acre
Parking & Drives	6 acres
Shrine	3 acres
Open Space & Courtyard	1.6 acres
Number of Masses	29 per week
Weekend Masses	10



Our Lady

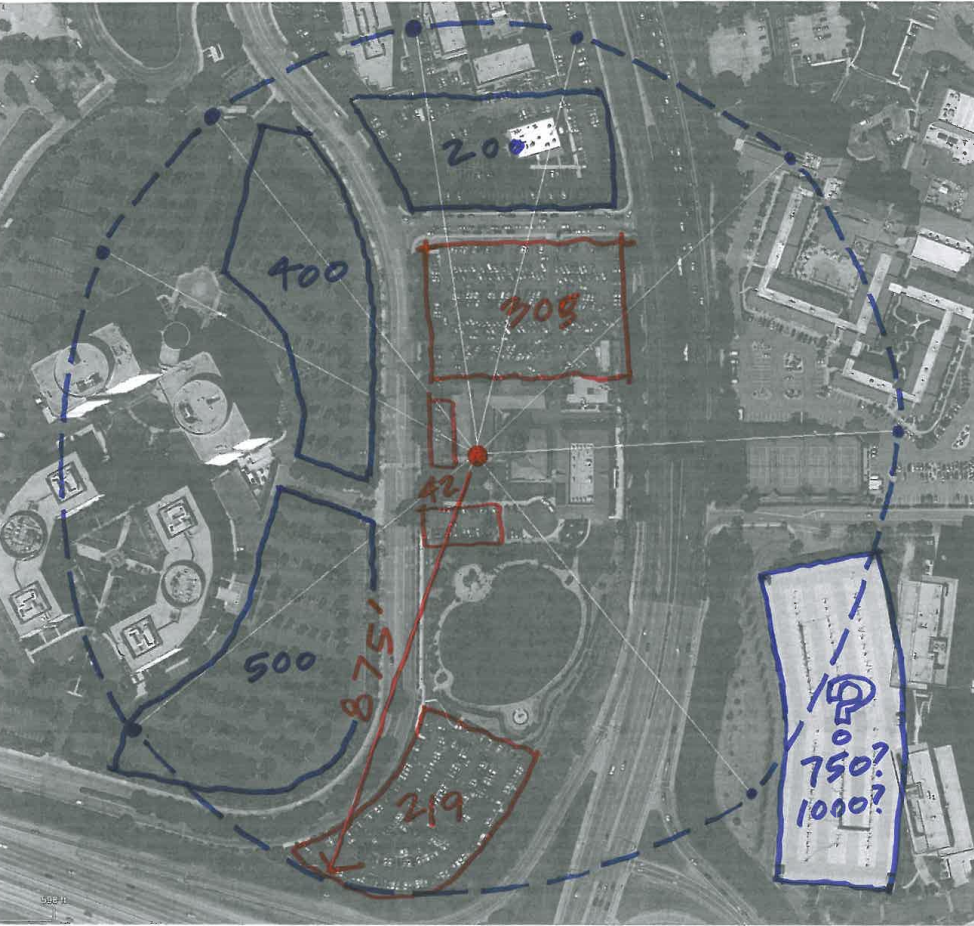
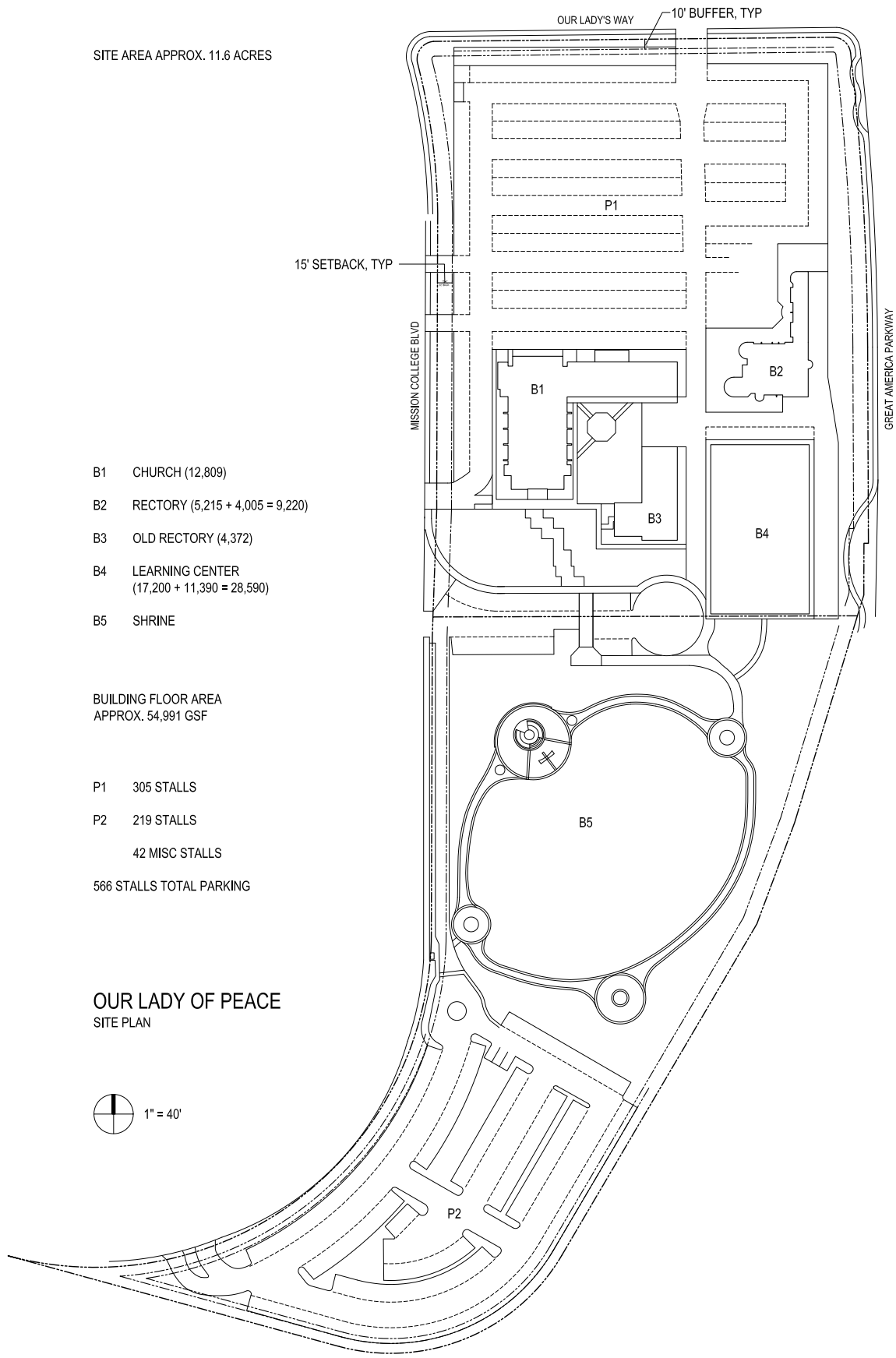


Figure 2: Parking



Our Lady



San Francisco 49ers Stadium



Our Lady

BUILDING CODE ASSESSMENT

The following narrative assesses the four structures on the OLOP campus in terms of their compliance with current Building Fire and Life Safety codes. For this review, The 2013 California Building Code (CBC) is used as the primary source for Code Requirements.

Church – B1: The existing L-shaped Church structure, constructed in 1962, consists of an 8,800 square foot Worship Area (Narthex, Nave, Sanctuary) and a 4,000 square foot Parish Hall, yielding a total Gross Building Area (GBA) of approximately 12, 800 square feet. The Church/ Parish Hall building is presently not provided with a fire-suppression system.

The Church would be classified under the current 2013 CBC as Type V-B Construction: Combustible, non-rated construction.

Per CBC Section 303.4, this type of Assembly facility and any related accessory use is identified as Type A-3 occupancy: “Places of Religious Worship”.

CBC Chapter 5, and specifically Table CBC 503, specifies 6,000 square feet, one story and 40 feet as the maximum floor area and building height, respectively, allowed for this type of Occupancy (A-3) and Type of Construction (V-B). Per CBC The church, as it stands now, would not comply with the current 2013 CBC requirements for maximum allowable area.

If an approved (under CBC chapter 9) fire-sprinkler system can be installed for the Church/ Parish Hall, the maximum allowable area, as calculated under CBC Section 506.3, could be increased to a total maximum allowable area of 27,264 square feet, more than doubling the present size of the existing structure.

New Rectory – B2: The New Rectory is a two story structure with a portion of the first floor extending to the north as a single story (Photo 7). The Building serves as a multiple-unit residence and parish office. The Gross Area of the first floor is 5,215 square feet (SF), 4,005 SF for the second, yielding a total Gross Building



Our Lady



Parking



Photo 7: Rectory/Parish Office

Area (GBA) of 9,220 SF. There is no evidence that the Rectory is equipped with an approved fire-suppression system. (Photo 8)]

The Rectory can be classified as Type V-B Construction (Combustible, Non-Rated) and Type R-2 Occupancy (CBC Section 310.4, Convents). The existing 9,220 SF building area complies w/the current

2013 CBC. The installation of a sprinkler system would allow the Gross Area to be increased to 24,465 SF (CBC 506.3), nearly tripling the existing area of the Rectory.



Photo 6: FLC



Photo 8: Rectory

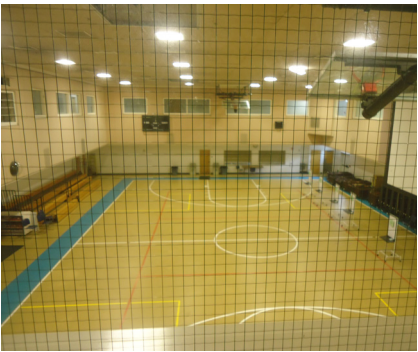


Photo 12: FLC Gym

Old Rectory – B3: The older, single story, existing Rectory appears to be of similar vintage to the existing Church, is assumed to be not-sprinkled, constructed entirely of wood (Type V-B), and serving a similar, primarily residential. The Gross Square Footage of this building is estimated at 4,372 SF, which is well within the 7,000 SF maximum allowable area for this type of occupancy and construction (CBC Table 503).

Family Learning Center – B4: The existing two story Learning Center was constructed in early 1998 (Photo 6). The building structural system consists of masonry load-bearing exterior wall and wood floor and roof framing. The interior is organized with a central gymnasium space surrounded by classrooms and other support spaces. (Photo 12) The Learning center is equipped with an approved fire suppression system.

Per CBC Section 303.5.1, this type of facility would most likely be classified as Type E Occupancy.

The Gross Building Area of the first floor is estimated at 17,200 SF and 11,390 SF for the second, yielding a total of 28,590 SF. The building may be classified as Type III-B, allowing a tabular maximum building are of 14,500 SF. This area can be increased to by 12,615 SF as result of separation from adjacent structures (CBC 506.2) and again by 29,000 SF, a benefit of the sprinkler system (CBC 506.3) for a grand total of 56,115 SF. The existing building can be doubled in area if desired.

The existing facility is well served in regard to number and size of exits.

STRUCTURAL ASSESSMENT

Church – B1: For lateral considerations, the design forces used for the original structure, estimated to be 13 percent of the structures weight, is similar to current code requirements, and adjusted to allowable stress levels, would be 14 percent of the structures weight. The main difference between historical codes and current code requirements is the amplification of connection loads. Connections do not have the same ductility as the lateral force members and based on observations of tests and seismic events fail before the lateral member do. For this building the connections of the hinged glulam arches to the CMU buttresses at the Nave would be designed for roughly 2-1/2 times the force used in the original design. The connections used in association with the plywood shear walls have a current code exception that does not require amplified forces. No specific checks where done for the three hinged arch connection to the CMU buttresses, but if there was a desire to address any seismic upgrades for this building, this would be an item that should be evaluated. Voluntary seismic improvements are addressed in the latest California Building Code (CBC) in Section 3404.5.

New Rectory – B2: The building is two-stories and wood construction there would not be any significant code difference for the gravity and lateral design of the building between the original and current code requirements. No structural assessment is made for this building.

Old Rectory - B3: We would anticipate that the design would be similar to the Church, but composed of plywood shear walls for the lateral system. Based on the type of construction and the size of the structure no structural assessment is made for this building.

Family Learning Center – B4: The existing two story Learning Center was constructed around 1998. The provided structural information was limited, with no specific structural sheets provided. For simplicity a lateral expansion would be the favorable approach, with a seismic joint between the original and new building. A vertical expansion on top the existing building would more than likely require both gravity and lateral renovations, which is anticipated to be substantially more expensive compared to a lateral expansion, and disruptive to the use of the facility during renovations.

Vertical expansions should be avoided unless it is known that the original building was over-built to carry an additional story.

ACCESSIBILITY

Path of Travel Requirements

1. There must be a barrier-free access route from the public way and from accessible parking stalls.
2. Verify accessible parking stall count and compliance (size, striping, signage, etc.)
 - a. 566 total stalls provided, 2% required to be accessible = 12 required.
 - b. 1 per 6 accessible stalls must be van-accessible = 2 van, 10 standard-accessible.
 - c. Current maximum seating is about 900 people. For expansion purposes, 1500 people at about 2.0 people per stall (current ratio) would require about 750 total stalls, 15 of which would be accessible stalls, and 3 of those need to be van-accessible.
3. If a passenger loading area is provided, there must be a compliant accessible

passenger loading zone in the same area.
4. There must be at least one accessible route connecting the entrances to all accessible buildings on the site.

Toilet and Bathing Facilities Serving the Area

1. Provide accessible toilets & accessories for each building or within reasonable travel distance.
2. Existing plumbing fixture count is usually not required to meet current code unless the use of the space changes.

Signs

1. Directional signage on site and in main lobby area(s).
2. Informational signage, including entrance, exit route and sanitary facilities.
3. Check maximum occupant signage at large rooms (50 people or more).

For Assembly Uses, Additional Accessibility Requirements Include:

1. Providing assistive listening systems
2. Accessible seating in assembly areas, including wheelchair, companion, semi-ambulatory, and designated aisle seating. For 900 seats, 10 wheelchair spaces would be required, along with 10 adjacent companion seats, 45 designated aisle seats, and 9 semi-ambulant seats.

For general public access, a desk for information must be made accessible. Same applies to a gift shop; there must be an accessible transaction counter and minimum clear aisle widths between display areas.

Where specific areas contain more than one use, each portion shall comply with the applicable requirements for that use. This would apply to any choir areas, the altar, confession rooms, etc.

Education areas, such as classrooms, would need to be made accessible.

The rectory and convent buildings may have different accessibility requirements depending on when they were first built and occupied. The older building, used as the convent, appears to be exempt from requirements for improving accessibility. The newer building, used as the rectory, may also fall under this exception, but the drawings show a date of 1989 - if it was occupied after March of 1991, then the newer standards apply and improvements to access would be required.



ANALYSIS OF MINISTRIES STORAGE SPACE NEEDS

Our Lady of Peace has 19 formal ministry groups and needs for more, such as a youth group and a young professionals group. Through the Pastoral Council Focus Group, interviews with ministry leaders and participants, conversations with church leadership, and the evaluation of existing storage areas and meeting rooms, the planning team determined that there is a critical lack of space to support the ministries. Currently, storage is located in every possible room, in corridors, and outdoors in storage sheds or left out in the open. Many ministry leaders stated that most of them store records and materials in their homes and cars.

Existing space for campus maintenance and facilities is at a critical point. The Convent garage is filled beyond capacity. Storing chairs outside is not ideal. Tools and equipment need a central location that can be secured and protected from the elements.

As evident in the following photographs, safe, accessible and appropriate storage is needed. Existing storage conditions present egress, safety and capacity challenges as well as possible damage due to exposure to the elements and accessibility to non-parishioners.

Pastoral Council members clearly confirmed that each ministry needs more storage and shared administrative/work space in order to effectively serve and grow their ministries. In addition, more shared meeting space is needed that will not conflict with worship, religious education and other events at the church. Dedicated ministry space will allow more volunteers to participate and will increase the efficiencies of work, particularly relative to staff support.

The following chart is a very conservative estimate of storage space needs for the administration of ministries. This estimate does not take into account storage for worship, holidays, summer oratory, hospitality, the gift shop or St. Vincent de Paul. This estimate accounts for volunteer storage and possible work areas. The facilities recommendations address overall storage and meeting needs through the addition of a new outreach building and a new campus maintenance and facilities building as well as accommodating shared meeting rooms and work areas in the new facilities.



Ministry Groups	Estimated Storage Space Needs (NSF)
Spanish Legion of Mary	30
Marriage/Couple Program	30
St. Joseph the Worker	50
Altar Society	100
Pastoral Council	100
Vailankani	30
Carmelites	30
Music	150
Library	100
Perpetual Adoration	30
Finance Committee	100
Fil-Am Group	140
Hispanic Group (OLOG)	100
Knights of Columbus	400
RP Homeschool Group	200
Consecration Group	50
Legion of Mary	50
St. Vincent de Paul	200
Flower Arranging Group	150
Youth Group	120
Young Professionals Group	100
Estimated Storage NSF	2,260

RECOMMENDATIONS



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Throughout the visioning process may questions arose regarding the process and what this means for the future of Our Lady of Peace. As the process moves forward, there are sure to be other questions, all valid. The following addresses some of these questions.

WHAT IS A VISION PLAN? WHY IS THIS IMPORTANT?

A vision plan provides a road map for the future development of the church campus. The vision plan includes analysis of the site, existing programs and ministries and the existing facilities. Parishioner input is central to the vision for this will determine what kind of church Our Lady of Peace wants to be in three years, five years and beyond. Based on the envisioned growth and ministries, the plan recommends facilities and other amenities to provide for these future needs.

This vision plan also recommends two options for phased implementation as well as providing a conceptual construction cost estimate. While this plan is highly conceptual (think the 30,000’ level), the program, plans and the estimate can help the church plan for the future. Respecting the sacredness of the Shrine and living up to the mission of the church influenced each recommendation.

Growth is important to Our Lady of Peace. Equally important is the preservation and enhancement of what is sacred while providing beautiful, efficient and flexible space to grow the ministries of the church and to enable the church to make more disciples.

WHAT BUILDINGS ARE RECOMMENDED AND WHY?

The following buildings are recommended and are explained on the following pages. In short, these new and renovated facilities will allow the church to meet current needs and to prepare for the future. The existing facilities are operating beyond capacity and are in need of upgrades. The church envisions opportunities and the need for significant growth in order to serve the Lord, the poor, children and parishioners.

- New Church
- New Parish Center
- New Facilities and Maintenance Building
- New Convent
- Renovated and Dedicated Rectory
- Renovated and Expanded Family Learning Center
- New Outreach Building
- Parking Deck

IS THIS THE FINAL PLAN? SINCE THERE ARE ILLUSTRATIONS, DOES THIS MEAN THIS IS HAPPENING?

This is not a final plan. This is a road map to guide capital improvement plans. The illustrations convey the big ideas and vision as concepts. In order to determine the feasibility of the

vision, the planning team created a facilities space program for each of the building as well as massing models. These drawings illustrate the possible scale and massing of the new facilities, which illustrate the physical impact of the vision (total build out) on the site.

ARE THERE OTHER SOLUTIONS?

There are numerous solutions to implementation of the vision. This vision plan was created with parish input and demonstrates a possible test fit of a majority of the ideas expressed by the parish. Once implementation begins, the church will move forward with hiring an architecture firm to design the desired facilities and to provide construction administration. This vision plan provides a solid and informed foundation for future implementation. It is important to focus on the facilities needs based on parish input and the facilities analysis, all of which make a very strong case for this vision.

HOW WILL WE PAY FOR THIS?

The parish leadership will work closely with the Diocese of San Jose to approve the plan and first steps and to determine the best avenues for funding new facilities. The intent is that implementation will be phased over many years and will be driven by the capacity and the will of the parish.

WHAT CAN WE DO NOW TO START THE VISION?

There are numerous things that can begin now to start implementation of the vision. The following are high priorities among parishioners and can have an immediate impact on the quality of worship and visiting Our Lady of Peace. These projects can perpetuate Fr. Sweeney’s vision to be a welcoming and inviting church 24/7.

- **Improved Parking:** Now is the time to being building relationships with neighboring property owners to develop possible arrangements for shared parking during off-business hours. This will better serve the masses now and will set a positive stage for parking during future construction.
- **Wayfinding Signage:** Designing and installing new campus wayfinding signage can serve not only parishioners but can create a more welcoming and inviting environment for visitors. The church will continue to draw new visitors to the Shrine and to its masses, especially since the church is located among an epicenter of workers. New signage can reach out to more visitors, informing them of the masses and the ministries.
- **Security and Safety:** Many parishioners would like improved lighting in the parking areas. This is important, particularly relative to the perpetual adoration and the number of masses and visitors to the Shrine throughout the day and evening. In addition to parking lot security, earnest conversations are needed with the City of Santa Clara and the Department of Transportation to create a safer and more

pedestrian-friendly environment on Mission College Boulevard. Speed limits need to be enforced, and the installation of a flashing pedestrian light is warranted at the crosswalk in order to better alert drivers of people crossing the street. The existing crosswalk can be better defined in order to have an improved visual alert for drivers. These discussions can begin immediately.

WHERE WILL WE WORSHIP DURING CONSTRUCTION IF A NEW CHURCH IS BUILT?

The Family Learning Center can serve as a very functional transitional worship space during construction (whether renovation of the existing church or building a new church). During construction, there will be challenges with parking, site accessibility, coordination of schedules and masses; however, this can be viewed as a time to try some new things while keeping focused on the vision and the excitement of a new church. There are other options to consider, but the FLC has the space, as illustrated in the recommendations.



RECOMMENDED NEW BUILDINGS

Based on input from the parish leadership and parishioners (summaries provided in the Appendix, page 30) and the evaluation of the existing facilities and ministries, the following new buildings are recommended in order to meet current needs and to provide for future growth of the church. These buildings will provide the much needed space for ministries to bring together various age groups to grow their faith, to expand outreach to the community, to welcome visitors to and to celebrate the Shrine, and to provide the important places for pastoral care. In addition to new buildings, improvements to the Rectory and the Family Learning Center will enable these buildings to better meet the needs of the church.

- New Church to seat 1,200
 - New Parish Center
 - Renovated, Dedicated Rectory
 - Renovated & Expanded Family Learning Center
- New Convent
 - New Outreach Building
 - Campus Maintenance and Facilities
 - Parking Deck

Descriptions of the recommended new buildings follow. The detailed facilities space program for each building is provided in the Appendix. It is important to note that these buildings represent the long-term implementation of the vision for the future and should be constructed in various phases as resources and opportunities allow.

The following table summarizes the space needs (gross square footage) of the recommended facilities. The detailed facilities space program is in the appendix.

OUR LADY OF PEACE CATHOLIC CHURCH CAMPUS VISION SUMMARY CONCEPTUAL FACILITIES PROGRAM		
Building	New GSF	Existing GSF
Worship	56,219	14,681
Parish Center	29,468	
Family Learning Center	39,529	27,736
Outreach	9,282	
Rectory	8,046	8,555
New Convent	11,115	4,331
Campus Maintenance and Facilities	8,182	
Total Recommended Campus GSF	161,840	
Total Existing Campus GSF		55,303
Renovate existing Rectory with select demolition	8,000	
Existing Family Life Center GSF	27,736	
Total GSF to Keep/Renovate	35,736	
Total New GSF Required for Vision	126,104	
Parking Deck	Total GSF	
Approximately 500 cars @ 340 gsf/car	170,000	
Outdoor Space		
Covered walkway connectors		
Drop-off / pick-up area		
Outdoor playground / recreation space		

NEW PARISH CENTER

A new Parish Center will provide the critically needed parish administration space and expanded space for the gift shop, as well as space for adult education, ministries, an auditorium and storage. Equally important, a new Parish Center will allow the Rectory to become a private, quiet home for the priests. With the growing number of visitors to the Shrine and Gift Shop, expansion will provide a more accessible and welcoming location, providing a place for the church to tell the stories of the Shrine, of the Catholic Church and to display art and other exhibits.

Main Level: Reception/Welcome Center/Gallery
Gift Shop
Museum and Shrine Interpretive area
Coffee Shop
Conference Room
Auditorium

Second Level: Parish Office
Young Adults Ministry
Ministry Resource Rooms
Classrooms

NEW CHURCH

While this Vision Plan focuses on high level planning, the planning team needed to understand the feasibility and impact of a new church on this campus. The following program and plans represent the parishioners’ wish list of spaces, particularly to increase the seating capacity to at least 1,200. The conceptual floor plans bring the program to life and provide an understanding of the scale and massing of a new church. This is not a final plan, nor are the massing images presented in the phased implementation section a final design. These are to test fit the vision and to serve as a starting point for future design and construction. There was broad consensus that the new church and all new architecture should reflect the mission vernacular found throughout the Diocese of San Jose as well as several beloved churches around the world. Many believe that this style respects the history of the area and can be interpreted in fresh ways to speak to the future of Our Lady of Peace.

While there was not unanimous consensus that a new church is needed, there was consensus that the worship facilities need to improve: accessibility, restrooms, dedicated adoration chapel, expanded seating, improved acoustics, location of the choir, more space for the priests, the sacristy, the altar boys, cry room, a dedicated bride’s parlor, improved environmental controls. Based on the structural, code and use assessments performed for this process, the team recommends a new church in order to meet the vision and the desired efficiency and sustainability improvements. The existing church can be expanded but will require a detailed structural analysis in order to fully understand code and seismic implications. However, until a new church is built, the existing church can and should be improved as feasible, particularly regarding accessibility and restrooms.

The proposed new church has three levels, which are described below.

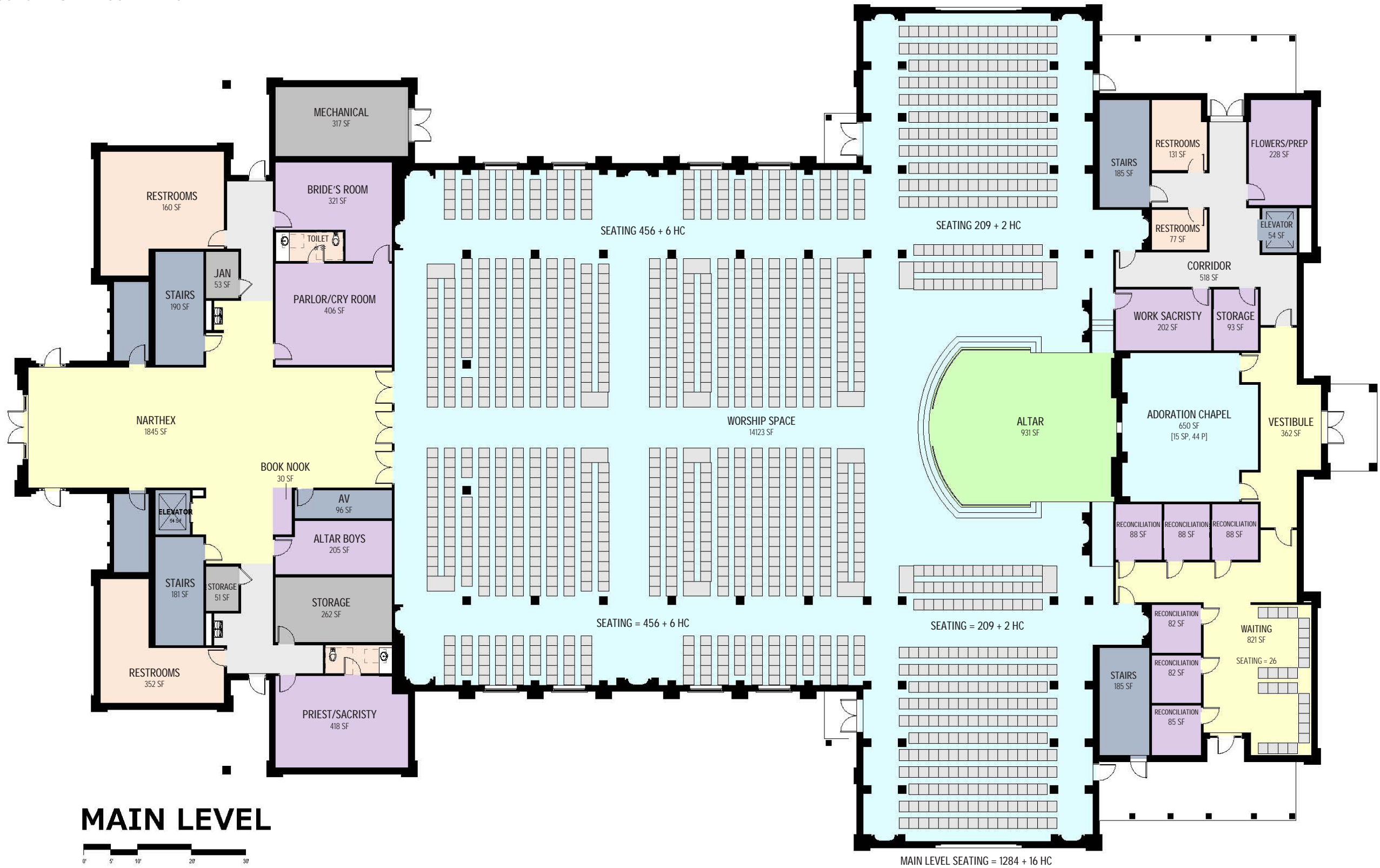
Main Level: Worship seating for 1,200
Dedicated Adoration Chapel
Reconciliation Rooms
Brides Parlor
Cry Room

Choir Loft: Worship Seating for 300
Organ
Choir Seating

Lower Level: Chapel, seating for 360
Parish Hall
Foyer/Reception
Choir Rehearsal
Stewardship Office with Conference Room
Catering Kitchen
Classroom

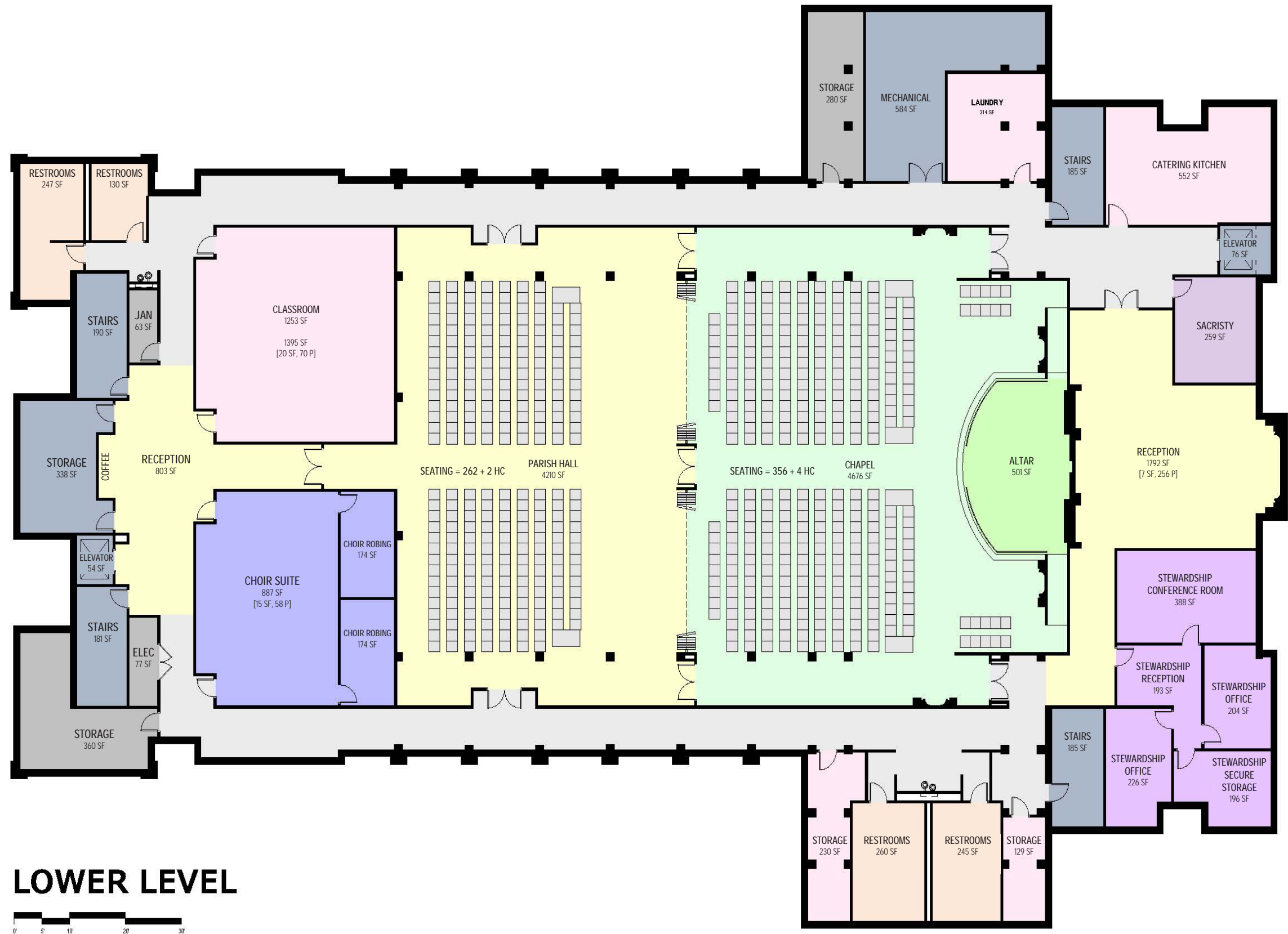


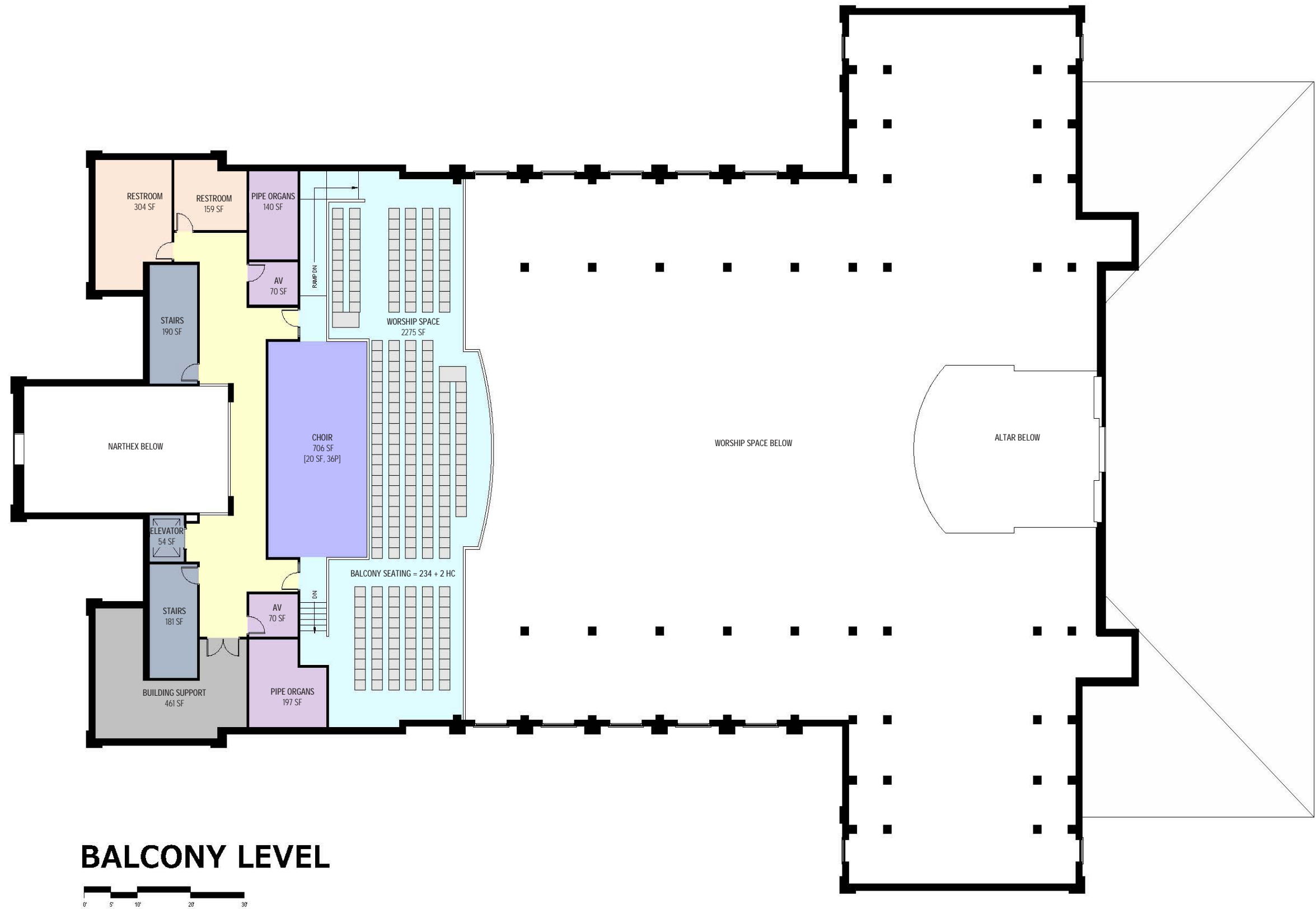
NEW CHURCH CONCEPTUAL FLOOR PLANS



MAIN LEVEL





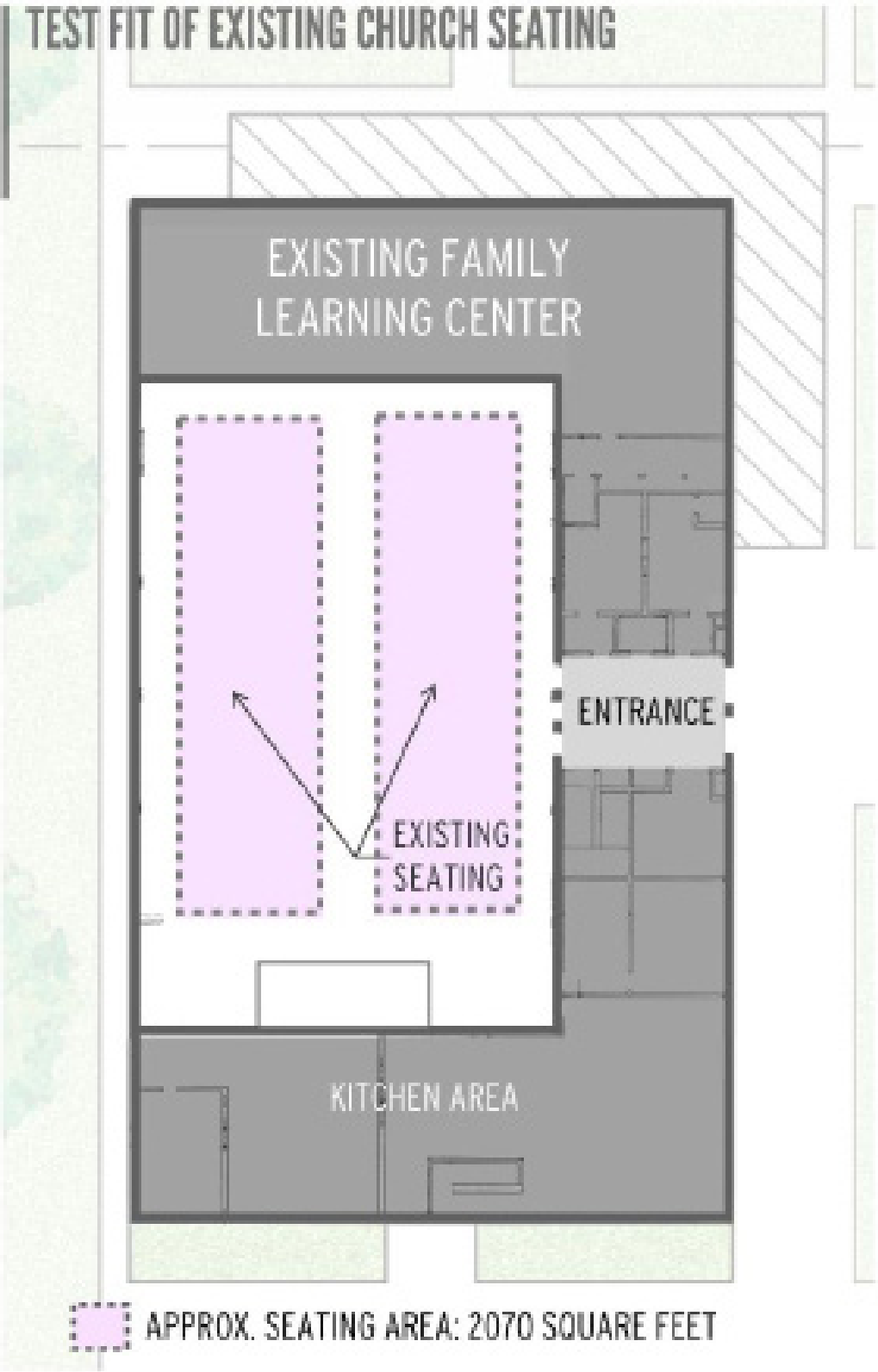


BALCONY LEVEL

RENOVATED AND EXPANDED FAMILY LEARNING CENTER

The Family Learning Center (FLC) is a key facility in the life of Our Lady of Peace. The FLC is the center of catechism, community gatherings for home school families, of church dinners and celebrations, of basketball and play. As the vision is implemented, the FLC will serve numerous functions such as a temporary worship space while the new church is being constructed (or the existing church is being renovated) and providing increased religious education space for all ages. Long-term, the FLC can be expanded to provide a large reception/event area, a dedicated youth area and expanded classroom space to meet the critical space needs for catechism classes and a potential K-8th grade school. Some improvements may be necessary to allow the FLC to serve as temporary worship space.

The following diagrams illustrate how the FLC gym can serve as a transitional worship space, providing the same seating capacity as the existing church. This space can become a very functional and beautiful sacred place.





NEW OUTREACH BUILDING

Outreach and serving the community are very important to the parishioners. This is a very generous church, and members want to be able to do more. The existing St. Vincent DePaul office does not provide adequate space to meet with those in need, to store food and other supplies, or security for volunteers. The new space will provide secured entrances and offices, ample counseling and meetings rooms, and space to feed those in need and to store supplies.

RENOVATED RECTORY

Once the new Parish Center is built, renovations to the Rectory can begin. The Rectory should become a quiet home that provides privacy and a retreat from the daily activities of the church for the priests. The Rectory can be connected to the Parish Center through the existing wing (where the priests’ chapel is currently). This will provide a secure connection between the priests and the administrative staff. A new chapel can be constructed in space vacated by the parish offices. While the Rectory is being renovated, the priests could possibly move into the existing convent, since the nuns will have moved into the new Convent.

NEW CONVENT

The existing convent is one of the original buildings, serving first as the parish office and rectory. The building serves the sisters well, but does not afford much privacy and opportunities for growth of the Servants of the Lord and the Virgin of Matara (SSVM). The Church would like to expand the number of sisters in the future to approximately 20. This will meet the increasing needs of religious education, stewardship of the sacraments and the long-term hope of a Catholic school on site. In addition, the church would like to house sisters in formation who assist with Summer Oratory. The new Convent will provide a suite for Mother Superior, additional bedrooms for up to 20 sisters, a bunk area for Summer Oratory guests, a guest room, and expanded living space for the sisters.

NEW CAMPUS MAINTENANCE AND FACILITIES BUILDING

Presently, storage is located throughout the campus in storage units (outside), in hallways (egress violations), in the Convent garage, and, in many cases, in parishioners’ homes and cars (ministry records, supplies, resources). The maintenance shop is in the center of the church, the FLC, Convent and outdoor gathering space. This is not ideal due to maintenance work being done in the midst of mass, confessions and people gathering to visit and to pray. Maintenance should be away from the more public areas of the campus in order to improve safety and access and to minimize noise, traffic and risks. The new facility will be more accessible to roads and parking for deliveries and will be adjacent to the Parish Office, which will improve operations.

PARKING

As the church expands, parking will remain a challenge. If a new church is built, additional parking will be required. There are 566 existing parking spaces, which is a 1:6 ratio of space per seats. The conceptual plan for a new church (page 14), illustrates what is possible on the site: approximately 1,500 seats if a balcony is included. The actual seating capacity will be determined through the design of a new church relative to the priorities of the parish and resources available. The plan illustrates a parking deck with at least 500 stalls. The construction of the new Convent, the new Church, church plaza and FLC expansion will decrease parking in the center of the campus and in the southern parking lot. The parking deck will make up the difference relative to existing available parking; however, additional parking will be needed to meet the requirements of the city and to serve the church.

- Future Parking Projections based on 1:6 Ratio
- Church with 1,200 seats: 750 spaces
 - Church with 1,500 seats: 938 spaces

The church should begin now to develop relationships with adjacent property owners to share parking during off-business hours. This will be necessary not only after expansion but during construction as well. Working with the City of Santa Clara to create a well-marked and safe pedestrian crossing and to lower the speed limit (and enforce it) on Mission College Boulevard will provide safety now and in the future.

Parishioners were split on whether or not to build a parking deck. However, creative solutions are needed to meet the growth of the church. The parking deck can and should be a beautiful building that reflects the values and the aesthetics of Our Lady of Peace. The deck can serve many purposes other than parking: incorporate the outreach and maintenance buildings on the ground level, which will provide a welcoming street level presence; the roof top could become an event space; the facades of the deck could become well-designed signage and promotion of Our Lady of Peace and draw people into the church. The parking deck should be approached with the same attention to design and detail as other new buildings.

PHASES OF IMPLEMENTATION

This vision for Our Lady of Peace is ambitious and worthy; however, this is a vision to be implemented over time as resources allow. Two options for implementation are presented on the following pages. Phase 1 is the same for both options for it provides much-needed space and begins to set the stage for future development. At the end of each phase of implementation, the church should update the Vision Plan and assess progress and new needs. As with any good road map, there are always interesting and important paths to take along the journey to the final destination. This Vision Plan will allow for different paths along the way.

PHASE 1: BUILD NEW CONVENT AND PARISH CENTER, RENOVATE RECTORY

Phase 1 can have a significant impact on the life of the church by providing a Parish Center with parish offices, education and meeting rooms, expanded gift shop, an auditorium and gallery space. The new Convent will provide much needed improved living spaces for the Sisters. The Rectory will be used solely as the home for the priests, providing privacy and quiet.

- Build new Convent
 - Rectory will serve only as home for the priests.
 - Priests may live in the old convent during renovations.
- Build new Parish Center
- Renovate Rectory
- Demolish old convent
- Landscape old convent site

Phase 1 can serve the Church for some time. During this time, the Church will need to evaluate its growth and its ability to financially support additional phases of the vision, such as a new Church. Also during this time, the FLC can be renovated and made ready to serve as a temporary worship space during the construction of the new church.



PLAN VIEW



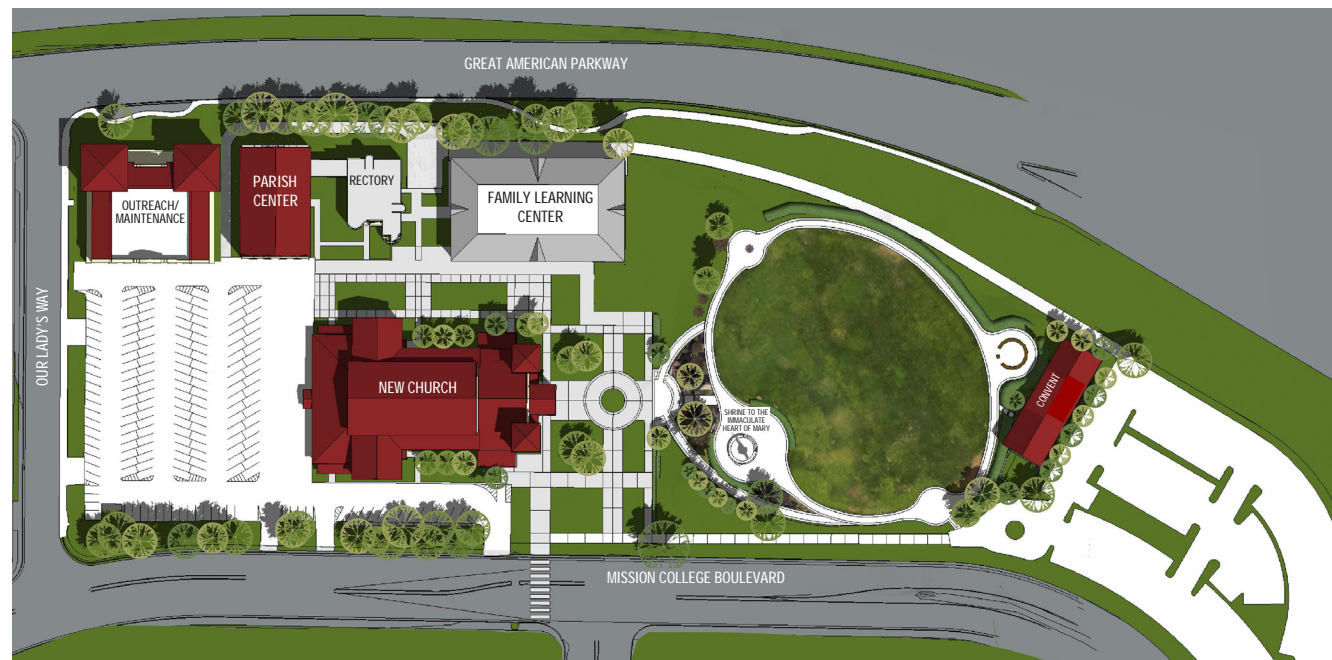
AERIAL VIEW



POTENTIAL PHASED CONSTRUCTION

The following phases illustrate options, Option A and Option B, for implementing the vision. There are many options dependent of the vision and goals of the church leadership and the support and needs of parishioners. These options present two possible roadmaps for the future.

PHASE 2A: BUILD NEW CHURCH AND NEW OUTREACH AND MAINTENANCE/FACILITIES BUILDING



PLAN VIEW



AERIAL VIEW

PHASE 2B: BUILD NEW OUTREACH AND MAINTENANCE/FACILITIES BUILDING



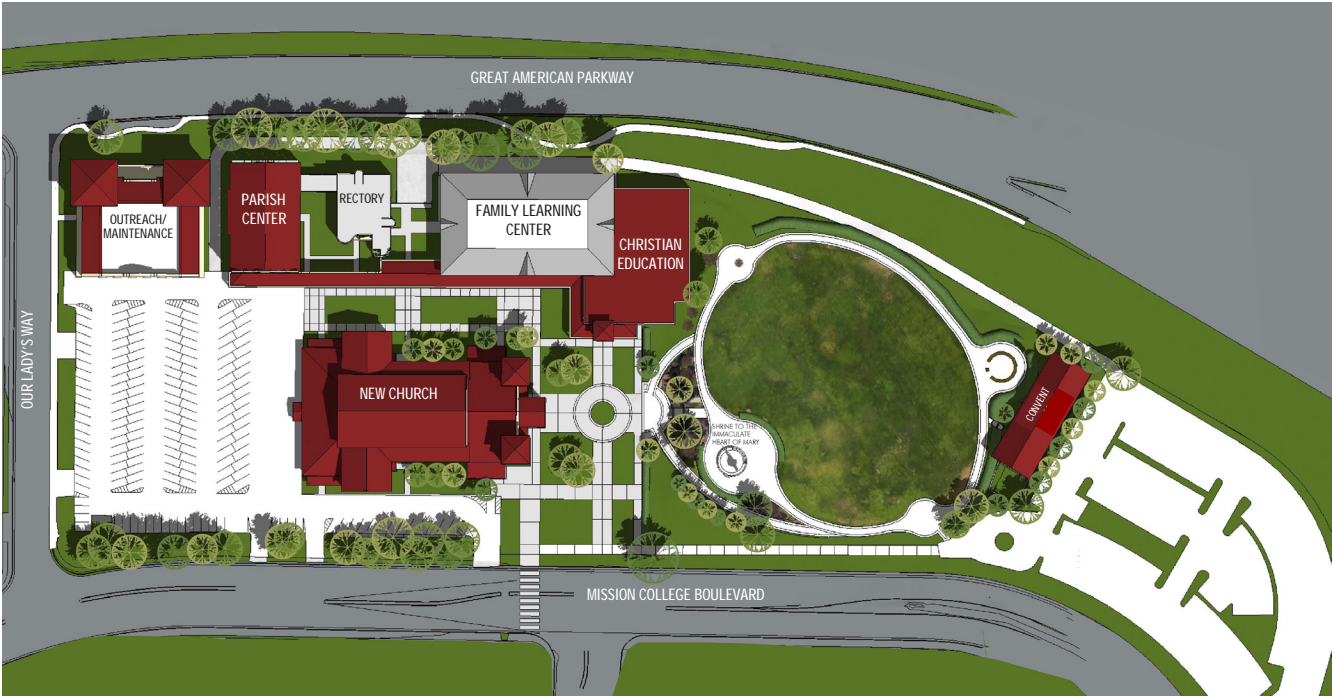
PLAN VIEW



AERIAL VIEW

POTENTIAL PHASED CONSTRUCTION

PHASE 3A: NEW FLC ADDITION, NEW CLOISTER WALK, AND GARDENS



PLAN VIEW



AERIAL VIEW

PHASE 3B: BUILD NEW FLC ADDITION AND NEW CLOISTER WALK



PLAN VIEW

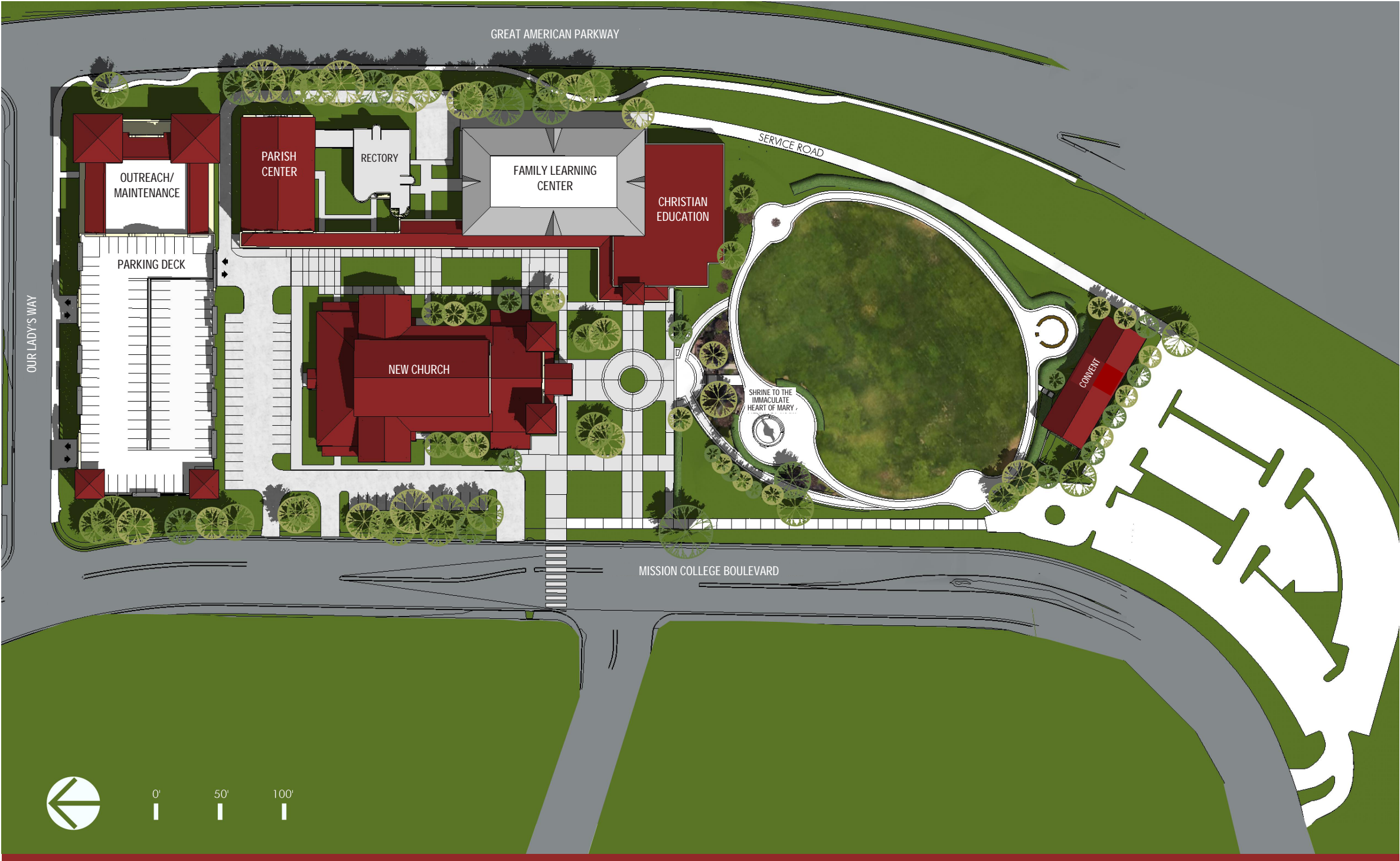


AERIAL VIEW



POTENTIAL PHASED CONSTRUCTION

PHASE 4: NEW CHURCH IS COMPLETE, BUILD PARKING DECK, AND COMPLETE LANDSCAPING



LONG RANGE VISION FOR
OUR LADY OF PEACE
CAMPUS

PLAN VIEW

POTENTIAL PHASED CONSTRUCTION

PHASE 4: COMPLETED VISION



LONG RANGE VISION FOR
OUR LADY OF PEACE
CAMPUS

AERIAL VIEW



PHASE 4: COMPLETED VISION VIEWS



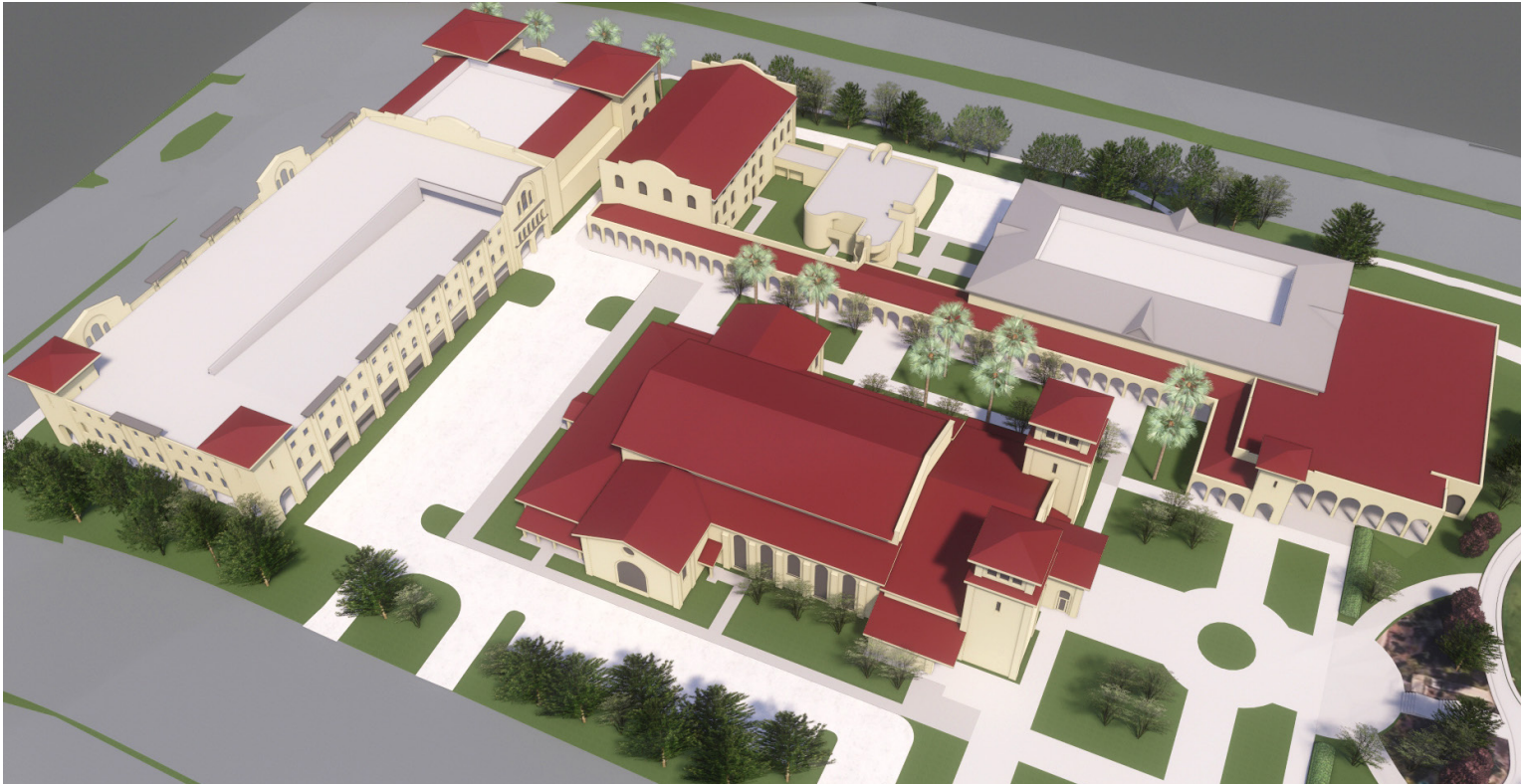
VIEW THROUGH COURTYARD TOWARD PARKING DECK



VIEW FROM GREAT AMERICAN PARKWAY TOWARD OUTREACH, MAINTENANCE, AND FACILITIES



VIEW FROM NEW CONVENT



AERIAL VIEW



AERIAL VIEW FROM THE NORTH



SITE SECTION FROM MISSION COLLEGE BOULEVARD



VIEW FROM MISSION COLLEGE BOULEVARD TOWARD CHURCH AND FLC



VIEW FROM THE SHRINE WALK TOWARD THE CHURCH

APPENDICES



SHRINE OF
OUR LADY OF PEACE

CONDUCTED BY THE FATHERS OF THE INSTITUTE OF THE INCARNATE WORD

- A: BUILDING AND SITE ASSESSMENTS
- B: COST ESTIMATE SUMMARY
- C: PARISH SURVEY
- D: SUMMARY OF PARISH INPUT
- E: FACILITIES SPACE PROGRAM

APPENDIX A
BUILDING AND SITE ASSESSMENTS

HGA conducted building assessments (code, structural, accessibility) and site assessments for the campus. The following reports document their findings, which are based on available drawings and site visit evaluations. More detailed analysis will be required as existing facilities are renovated and new facilities designed and built.

BUILDING CODE ASSESSMENT

The following narrative will review the four structures on the OLoP campus in terms of their compliance with current Building Fire and Life Safety codes. For this review, The 2013 California Building Code (CBC) is used as the primary source for Code Requirements. The information used to produce this document is based on Owner provided Drawing in various degrees of completeness, as well as photographs taken on 3 separate site visits.

CHURCH

The existing L-shaped Church structure, constructed in 1962, consists of an 8,800 square feet Worship Area (Narthex, Nave, Sanctuary) and a 4,000 square feet Parish Hall, yielding a total Gross Area of approximately 12, 800 square feet. The building is one story and approximately 36 feet tall to the highest ridge, with an additional 36 feet steeple mounted above that (Photo 11). The structural framing is primarily constructed in wood. At the Worship portion of the facility, curved glue-lam beams resting on load-bearing masonry piers/buttresses (Photo 9), form the primary roof support (Photo 1). The exterior walls are wood stud construction with full height glazing flanking each pier. The structural system of the Parish hall is a simpler version of the Worship half, with roof beams supported directly on the wood framed exterior walls (Photo 5). The Parish Hall roof structure extends 8 feet to the south beyond the exterior wall, terminating over square masonry columns and creating a continuous porch. The Church/Parish Hall



Photo 11



Photo 9



Photo 1

building is presently not provided with a fire-suppression system.

Since the entire building is constructed of combustible material (wood), it would most likely be classified under the California Building Code (CBC) as Type III, IV Heavy Timber, or V Construction. Even though the glue-lam beams may be considered heavy timber, the remaining dimensional lumber used in the construction of roof and wall, would not qualify. The fire-resistive rating of the exterior walls is not known, consequently they are assumed to be non-rated. Per CBC Table 601, Type III Construction requires a 2-hour rating of the exterior wall if load bearing. Parish Hall exterior walls appear to be part of non-rated, load bearing construction, hence would disqualify the building as Type III. Again, it is unclear if any interior construction is fire-rated. A conservative approach would assume that it is not, resulting in a final assumption that the Church would be classified under the current 2013 CBC as Type V-B Construction: Combustible, non-rated construction. The Parish Hall main assembly space is separated from the Sanctuary by a wood framed, glazed partition. The glazed partition provides acoustic separation but affords a visual connection to the Sanctuary (Photo 10).



Photo 10

Per CBC Section 303.4, this type of Assembly facility and any related accessory use is identified as Type A-3 occupancy: "Places of Religious Worship".

CBC Chapter 5, and specifically Table CBC 503, specifies 6,000 square feet, one story and 40 feet as the maximum floor area and building height, respectively, allowed for this type of Occupancy (A-3) and Type of Construction (V-B). Per CBC Section 506.2, these figures may be modified (increased) if it can be demonstrated that a minimum setback of 20 feet exist from any portion of the building to an adjacent "apparent property line" around the entire perimeter of the building. The CBC Section provides a formula that can be utilized to determine these area increases if this setback (yard) around the building varies between 20 and 30 feet in width. Using this formula and assuming that the "yard width" between the Church and any adjacent building is equally distributed, we calculate that the allowable area increase is 3,264 square feet yielding a maximum total allowable area of 9,264 square feet, well short of the 12,800 square feet presently constructed. The church, as it stands now, would not comply with the current 2013 CBC requirements for maximum allowable area.



Photo 5

If an approved (under CBC chapter 9) fire-sprinkler system can be installed for the Church/Parish Hall, the maximum allowable area, as calculated under CBC Section 506.3, could be increased to a total maximum allowable area of 27,264 square feet, more than doubling the present size of the existing structure.

The height of the existing Church, to its uppermost roof ridge, is indicated on the design drawings as approximately 36 feet, well within the allowable 40 foot maximum for Type V-B construction. The roof mounted steeple, per CBC Section 504.3, can exceed this allowable height by 20 feet if constructed using combustible material, or be unlimited in height if non-combustible.

Referring to CBC Table 1004.1.2, the total allowable occupant load for the Church and Parish hall can be determined, as follows:

- Nave: 50 pews at 22'-1" long divided by 18" per occupant = 700 occupants.
- Sanctuary/Sacristy/Choir: 1,500 square feet (SF) divided by 15 SF/occupant =100 occupants.
- Parish Hall: 3,195 square feet divided by 7 SF (seats only, not fixed)/occupant = 457 occupants; Storage/restrooms/kitchen: 780 square feet divided by 200SF/occupant = 4 occupants; Total: 461 occupants.
- Since the Sacristy Addition (office, 417 SF divided by 100 SF/occupants= 5 occupants is provide with independent exits, it is not include in the Parish hall egress evaluation.

For each component of the building, the minimum exit width and the number and distribution of required exits can be established as specified in CBC Sections 1005.3.2, 1015 and 1028.

- Nave: Total required Exit Width=700 occupants X 0.2 inches = 140 inches (CBC 1005.3.2). Minimum of 3 exits are required (CBC 1015.1.1); they shall be distributed as follows: 50% of occupant through the main entry (CBC 1028.2 and1028.9.1) = 70 inches of exit width but not less than the required aisle widths that serve said exit, which in this case is two at 36" (seats on one side only) and one at 48" (seats on both sides) = 120 inches. The existing Church Nave provides 144 inches of exit width at the main entry, easily meeting the requirement. The remaining 50% of the occupants, or 70 inches, shall be equally distributed between the other two required exits. Each of the existing two side exits provides 72 inches of exit width, for a total of 144 inches, again comfortably meeting the requirement.
- Sanctuary/Sacristy/Choir: Total required Exit Width: 100 occupants X 0.2 inches = 20 inches, although the minimum width of a required exit door is 36 inches (CBC 1028.9.1). Minimum of two exits are required (CBC Table 1015.1). This portion of the existing Church appears to be furnished with two exit doors directly to the outside and 3 more thru interceding rooms, suggesting adequate exiting. A more extensive review may be required to evaluate final placement and door swing.
- Parish hall: Since the required exits in this room need provide not only egress for the room's occupants (461) but also the exiting for 25% of the occupants of the Nave (175), the total number of occupant to be served is 636 occupants. The room requires a minimum of three exits (CBC 1015.1.1). At least two of these exits must be separated from each other by a distance not less than half the diagonal dimension (96'-6" corner



to corner divided by 2) of the space (CBC Section 1015.2), 48'-3". The total required Exit Width for this space would be 632 X 0.2 inches per occupant = 127.2 inches, to be divided equally between the three exits, i.e., 42.4 inches. Either of the double doors near the glazed partition would qualify at 72 inches; the single door neat the restroom, at 36 inches, would not comply.

Church Restroom Fixtures

- Current code, 600 people, assembly with fixed seating requires:
- 300 Male: 3 WC, 2 UR, 2 LAV
- 300 Female: 6 WC, 4 LAV
- Also need 3 hi/lo DF

Existing church appears to have:

- Male: 2 WC, 3 UR, 3 LAV, 0 accessible
- Female: 4 WC, 3 LAV, 0 accessible
- 1 hi/lo DF, possible

Therefore, the existing church does not meet the required number of restroom fixtures.

NEW RECTORY AND PARISH OFFICE

The New Rectory is a two story structure with a portion of the first floor extending to the north as a single story (Photo 7). The Building primarily serves as a multiple-unit residence. The Gross Area of the first floor is 5,215 square feet (SF), 4,005 SF for the second, yielding a total Gross Building Area (GBA) of 9,220 SF. There is no evidence that the Rectory is equipped with an approved fire-suppression system. (Photo 8)

Using the same approach and process as utilized for the Church - B1 above, the Rectory can be classified as Type V-B Construction (Combustible, Non-Rated) and Type R-2 Occupancy (CBC Section 310.4, Convents). Per CBC Table 503, the "tabular" maximum allowable area for the construction and occupancy types identified is 7,000 SF. This basic area can be increase by 3,465 SF (CBC Section 506.2), for a total of 10,465 SF. The existing 9,220 SF building area complies w/ the current 2013 CBC. The installation of a sprinkler system would allow the Gross Area to be increased to 24,465 SF (CBC 506.3),



Photo 7



Photo 8

nearly tripling the existing area of the Rectory.

The occupant load of the second floor can be determined per CBC Table 1004.1.2 and using 200 SF per occupant at 21 occupants (4,005 SF divided by 200 SF/occupant). To calculate minimum required stair width, the occupant load is multiplied by 0.3 inches (CBC 1005.3.1), 21 occupants X 0.3 inches = 6.3 inches. This figure is not pertinent in this instance, since CBC Section 1009.4, Exception 1 supersedes this requirement when it specifies minimum stair width of 36 inches for stairs serving an occupant load of less than 50 people. Two means (stairways) are required from this level if occupancy is greater than 10 (CBC Table 1015.1). The existing Rectory is furnished with two stairways and they both appear to be at least 3 feet wide. The Occupancy of the Ground level of the New Rectory is estimated at 27 persons (5215 SF divided by 200 SF/occupant) and minimum required Exit Width at 5.4 inches. As before, the calculated Exit Width is superseded by other requirements of the Code, namely minimum corridor width (36 inches, CBC Table 1018.2) and minimum door opening width (32 inches, CBC 1008.1.1) Further investigation may determine the fire-rating of corridor walls and doors, and appropriate hardware in response to required fire-rating.

OLD RECTORY/CONVENT

The older, single story, existing Rectory (now Convent) appears to be of similar vintage to the existing Church, is assumed to be not-sprinkled, constructed entirely of wood (Type V-B), and serving a similar, primarily residential, function as the New Rectory (Type R-2 Occupancy (Photo 13). The building is surrounded by a fenced -in, private courtyard (Photo 14 and 15). The Gross Square Footage of this building is estimated at 4,372 SF, which is well within the 7,000 SF maximum allowable area for this type of occupancy and construction (CBC Table 503). Dividing the gross area, 4,372 SF, by 200 SF/occupant yields an Occupant Load of 22 people.

Since the available drawings and program information, in regards to this particular structure, are very limited, and the author has not had the opportunity to physically visit the building, it would prove difficult to ascertain to what degree the existing structure will meet current Code Egress/ Exiting requirements.



Photo 13



Photo 14



Photo 15

Family Learning Center: The existing two story Family Learning Center was constructed in late 1997/early 1998 (Photo 6). The building structural system consists of masonry load-bearing exterior wall and wood floor and roof framing. The interior is organized with a central gymnasium space surrounded by classrooms and other support spaces. (Photo 12) The Learning center is equipped with an approved fire suppression system.

Per CBC Section 303.5.1, this type of facility would most likely be classified as Type E Occupancy.

The Gross Building Area of the first floor is estimated at 17,200 SF and 11,390 SF for the second, yielding a total of 28,590 SF. Since the exterior walls are masonry and can be assumed to be of rated construction, the building may be classified as Type III-B, allowing a tabular maximum building are of 14,500 SF. This area can be increased to by 12,615 SF as result of separation from adjacent structures (CBC 506.2) and again by 29,000 SF, a benefit of the sprinkler system (CBC 506.3) for a grand total of 56,115 SF. The existing building can apparently be doubled in area if desired, at least under this provision of the Code.

Using CBC Table 1004.2.1, we calculate the Occupant Load as follows:

First floor:
Classrooms: 3,800 SF @ 20 SF/ occupant = 190 occupants
Gymnasium: 7,100 SF @ 50 SF/occupant = 142 occupants
Kitchen/Storage: 1,300 SF @ 200 SF/occupant = 7 occupants
Gift Shop: 1835 SF @ 100 SF/occupant = 19 occupants

Total 1st floor: 358 occupants

Second floor:
Classrooms: 8,400 SF @ 20 SF/occupant = 420 occupants
Family Learning Center total occupant Load: 778 occupants

To review Egress from the first floor, total required Exit Width is determined by multiplying the occupant load of the floor, 358, by 0.15 inches = 53.7 inches (CBC 1005.3.2, Exception 1, for sprinkled buildings), divided equally between a minimum of two required exits (CBC Table 1015.1). This exist width must be adjusted to conform to minimum corridor (CBC table 1018.2) and opening (CBC 1008.1.1) width requirements, 44 or 72 inches, and 32 inches respectively. The existing facility is well served in regard to number and size of exits.



Photo 6



Photo 12

The same analysis can be performed for the minimum required width of the enclosed stairways from the second floor: 420 occupants X 0.2 inches = 84 inches (CBC 1005.3.1, Exception 1), equally divided between a minimum of two stairs. CBC Section 1009.4 stipulates that the width of a required stair “shall not be less than 44 inches”. The existing building contains 2 required stairs, one of which is enclosed and exits directly outside and the other is separated at the second floor and exits into a 1-hour rated lobby (CBC 1009.3.1.2). They both appear to be at least 44” in width.

ACCESSIBILITY ASSESSMENT

Path of travel requirements:

- 1. A primary entrance to the building or facility:
 - a. There must be a barrier-free access route from the public way and from accessible parking stalls, at least four feet wide with no protruding objects, obstructions, or abrupt level changes, and with code-compliant running- and cross-slopes.
 - b. Verify site ramps, steps, gratings, and gates meet current code requirements.
 - c. Provide tow-away signs at all driveway entrances leading to accessible parking. Existing signage wording is not compliant.
 - d. Verify accessible parking stall count and compliance (size, striping, signage, etc.)
 - i. 566 total stalls provided, 2% required to be accessible = 12 required.
 - ii. 1 per 6 accessible stalls must be van-accessible = 2 van, 10 standard-accessible.
 - iii. Current maximum seating is about 900 people. For expansion purposes, 1200 people at about 1.6 people per stall (current ratio) would require about 750 total stalls, 15 of which would be accessible stalls, and 3 of those need to be van-accessible.
 - e. If a passenger loading area is provided, there must be a compliant accessible passenger loading zone in the same area.
 - f. There must be at least one accessible route connecting the entrances to all accessible buildings on the site.
 - g. Detectable warnings must be provided at curb ramps and hazardous vehicular areas. There appear to be many flush-transition areas that need either detectable warnings or a cane-detectable barrier of some kind to differentiate the pedestrian zone from the vehicular zones.
 - h. Check floor transitions at thresholds and changes in finish material.
 - i. Doors and hardware along the path of travel to the area of work will need to be made compliant, including landing areas and maneuvering clearances.
- 2. Toilet and bathing facilities serving the area:
 - a. Provide accessible toilets & accessories for each building or within reasonable travel distance.
 - b. Existing plumbing fixture count is usually not required to meet current code unless the use of the space changes.
 - c. If bathing or changing facilities are provided, they must be made accessible.
- 3. Drinking fountains serving the area:
 - a. High and low units with appropriate clearances and alcove(s) at each building with alterations.

- 4. Public telephones serving the area:
 - a. Correct control types, heights and reach ranges.
 - b. Provide volume controls and TTY as required
- 5. Signs:
 - a. Directional signage on site and in main lobby area(s).
 - b. Informational signage, including entrance, exit route and sanitary facilities.
 - c. Check maximum occupant signage at large rooms (50 people or more).

For Assembly uses, additional accessibility requirements include:

- A. Providing assistive listening systems
- B. Accessible seating in assembly areas, including wheelchair, companion, semi-ambulatory, and designated aisle seating. For 900 seats, 10 wheelchair spaces would be required, along with 10 adjacent companion seats, 45 designated aisle seats, and 9 semi-ambulant seats.

For general public access, if there is a reception area with a desk for information or paperwork, it must be made accessible. Same applies to a gift shop; there must be an accessible transaction counter and minimum clear aisle widths between display areas.

Where specific areas contain more than one use, each portion shall comply with the applicable requirements for that use. This would apply to any choir areas, the altar, confession rooms, etc.

Education areas, such as classrooms, would need to be made accessible. The rectory and convent buildings may have different accessibility requirements depending on when they were first built and occupied. The older building, used as the convent, appears to be exempt from requirements for improving accessibility - it just needs to be maintained to meet the standards in effect at the time of construction. The newer building, used as the rectory, may also fall under this exception, but the incomplete drawings show a date of 1989 - if it was occupied after March of 1991, then the newer standards apply and improvements to access would be required.

STRUCTURAL ASSESSMENT

The following narrative is based on existing drawing information provided by the client for four structures on the OLoP campus, which for many of the buildings is incomplete and may be schematic in nature. The Building Code Assessment is also being used for information to support the structural conclusions. The main interest for this narrative is the vertical or lateral expansion of the Learning Center.

CHURCH

Based on the supplied drawings, it appears that this building was constructed around 1962. The structural drawings provided are complete construction documents, which includes sheets S1 to S7. Based on a cursory review of the drawings the detailing represents complete vertical and lateral loads paths.

The Building has an L-shaped plan with a Nave on one axis and an intersecting Hall on the

other axis. The gravity roof system over the Nave is composed of ½” plywood, blocked at panel edges, over 2x 10 joists at 16” on center spanning 16-feet to hinged glulam arches. The thrust load from the hinged glulam arches are resisted by 16-inch nominal concrete masonry unit (cmu) buttresses. The transverse lateral loads of the Nave would be resisted by the cmu buttresses and the longitudinal loads by plywood shear walls with holdowns at the ends. The Hall gravity roof system is composed of ½” plywood, blocked at panel edges, over 2x10 joists at 16” on center spanning 16-feet to arched glulam beams. The glulam beams are supported by 4x8 posts. The ground floor is an un-reinforced 5-inch concrete slab-on-grade. The Halls lateral loads are resisted by plywood shear walls in both directions.

For lateral considerations, the design forces used for the original structure, estimated to be 13 percent of the structures weight, is similar to current code requirements, and adjusted to allowable stress levels, would be 14 percent of the structures weight. The main difference between historical codes and current code requirements is the amplification of connection loads. Connections do not have the same ductility as the lateral force members and based on observations of tests and seismic events fail before the lateral member do. For this building the connections of the hinged glulam arches to the cmu buttresses at the Nave would be designed for roughly 2-1/2 times the force used in the original design. The connections used in association with the plywood shear walls have a current code exception that does not require amplified forces. No specific checks where done for the three hinged arch connection to the cmu buttresses, but if there was a desire to address any seismic upgrades for this building, this would be an item that should be evaluated. Voluntary seismic improvements are addressed in the latest California Building Code (CBC) in Section 3404.5.

If there is a desire to add to the existing structure we would suggest doing a lateral expansion with a seismic joint separating the new addition from the original structure. It is also important to minimize any removal of existing lateral resisting elements, such as plywood shear walls. The code does allow modifications to existing lateral elements or added lateral mass which results in less than a 10 percent change in existing lateral element demand to preclude a complete evaluation of the existing building and potential upgrade work. For more discussions regarding additions, see the narrative for the Learning Center.

NEW RECTORY AND PARISH OFFICE

Based on a note on Sheet A0, the provided drawings are estimated to be 50 percent completed Construction Documents. The structural information that is provided is noted on plan sheets A2a and A3. The building is estimated to be completed around 1990. Since the building is two-stories and wood construction there would not be any significant code difference for the gravity and lateral design of the building between the original and current code requirements. No structural assessment is made for this building.

OLD RECTORY/CONVENT

It is our understanding that this building was built roughly at the same time as the Church. No drawings are available for this structure. We would anticipate that the design would be similar to the Church, but composed of plywood shear walls for the lateral system. Based on the type of construction and the size of the structure no structural assessment is made for this building.



FAMILY LEARNING CENTER

The existing two story Family Learning Center was constructed around 1998. The provided structural information was limited, with no specific structural sheets provided. The focus for the assessment for the Learning Center will be on a proposed expansion, either vertically or laterally. For simplicity a lateral expansion would be the favorable approach, with a seismic joint between the original and new building. A vertical expansion on top the existing building would more than likely require both gravity and lateral renovations, which is anticipated to be substantially more expensive compared to a lateral expansion, and disruptive to the use of the facility during renovations. CBC Section 3404 identifies the code requirements for Alterations. Increases of more than 5 percent of the existing gravity load carrying element associated with an alteration must be checked to have sufficient capacity to meet current codes. Increases in excess of 10 percent of the existing lateral load carrying element associated with an alteration must also be checked to meet current code requirements. For extensive alterations all elements of the building may need to be verified to comply with current codes. The following would be a list of elements that would probably need to be modified to meet current code requirements as having sufficient load carrying capacity for increased loads:

Gravity:

- Existing Columns
- Existing Footings

Lateral:

- The addition of new lateral elements in order to not exceed the capacity of existing lateral elements
- Strengthening of out-of-plane cmu wall connections to meet current code.
- Strengthening of existing foundations.

Vertical expansions should be avoided unless it is known that the original building was over-built to carry an additional story. The strengthening of existing elements are not typically straight forward solutions.

SITE ANALYSIS

The Our Lady of Peace (OLoP) campus is located in the County and City of Santa Clara, California. The complex and associated off-street parking lots are bounded on the South by California State Highway 101, the Great America Parkway and Mission College Boulevard on East and West, respectively, and Our Lady's Way, bordering on the North. Primary general and service access to the campus is via Mission College Boulevard, with an alternate entrance located at the north parking area, off Our Lady's Way.

For first time visitors, vehicular and pedestrian wayfinding, visual access and awareness of the church identity, vehicular entrances and place is very limited and problematic. When traveling north along Great America Parkway, parishioners are forced to either make a U-turn at the intersection with Mission College and return to use the entrance off Our Lady's Way or make two left turns and follow Great America Parkway to access the site from the west (Photo F). This intersection, 1000 feet north of the facility, offers complete signaled left

and U-turn functions.

Bus and light rail public transportation are equally available to visitors (and staff) who choose not, or are unable, to drive. Both modes can be accessed just north of the site, a bus stop approximately 1000 feet away, rail a distance of a mile.

Although pedestrian traffic to and around the site is notably very light, concrete sidewalks have been constructed on three sides of the property, the south parking area being the exception.

Somewhat limited in extent, efforts have been made to acoustically and visually shelter the Church and supporting buildings from the fast moving vehicular traffic on Great America Parkway, through the use of mature trees, dense vegetation and low earth berms.

The Our Lady of Peace Parish and Shrine attract many pilgrims, sightseers and visitors who, often, arrive in tour buses. These buses are typically encouraged to line up and park along Our Lady's Way.

Traffic peak times, along the streets surrounding the site, follow typical patterns of morning and late afternoon rush-hour, balanced with Sunday religious services and week-day evening ministries and special event at the Parish. On Sundays, when the local Stadium (Photo H), only

OUR LADY OF PEACE CATHOLIC CHURCH CAMPUS VISION SITE, BUILDING AND FUNCTIONAL DATA		
Site Areas	Area	% of Total Site
Total Site Area	11.6 acres	100%
Building Footprint	1 acre	9%
Parking & Drives	6 acres	1
Shrine	3 acres	26%
Open Space & Courtyard	1.6 acres	0

OUR LADY OF PEACE CATHOLIC CHURCH CAMPUS VISION SITE, BUILDING AND FUNCTIONAL DATA	
Site Parking	
Lot P1 (Along Our Lady's Way)	305 stalls
Lot P2 (Near 101)	219 stalls
Misc.	42 stalls
Total	566 stalls
Seat Count in Worship	900
Parking Ratio	1:6 (stall:seat)

a mile away, hosts the San Francisco Forty-Niner games, the roads may become congested and nearly unpassable.

Unlike many typical church parishes that are nestled in a residential setting, OLoP is entirely surrounded by commercial, hospitality and light industrial uses (Photos A, B and G). Mission Community College is within a quarter mile of the property, Great America Amusement Park within a half a mile. The “neighborhood” context is fully developed.

OUR LADY OF PEACE CATHOLIC CHURCH CAMPUS VISION SITE, BUILDING AND FUNCTIONAL DATA		
Current Building Area		
B1 - Church - (Worship Space)		12,809 SF
B2 - Rectory		9,220 SF
B3 - Convent		4,372 SF
B4 - Family Learning Center		28,590 SF
Total Building Area		54, 991 SF
Existing Church Area	(59x110)	6,500 SF
Existing Church Hall	(34x90)	3,000 SF
Existing Church Gymnasium	(70x100)	7,000 SF

OUR LADY OF PEACE CATHOLIC CHURCH CAMPUS VISION SITE, BUILDING AND FUNCTIONAL DATA	
Worship Space Capacity	
Pew Length	22'-1"
Pew Capacity at 18"/Person	14
Seating Capacity at 18"/Person with 50 Rows	700
Pew Capacity at 22"/Person	12
Seating Capacity at 22"/Person with 50 Rows	600
Hall Capacity with 21" Chairs	300
Total Capcity of Worship Space & Hall at 21-22"/Person	900
Seating Capacity of Learning Center Gymnasium	650
Number of Masses	29 per week
Weekend Masses	10
Saturday: 3:30, 5:30	
Sunday: 7:30, 9:00, 10:30, 12:00, 2:00, 5:00, 6:30, 8:00	

Sound levels generated from vehicular traffic traveling on Highway 101 and Great America Parkway are significant and of serious concern. Of similar concern may be the proximity to the International airport and direction of flightpaths over the site. Further study will be required to determine actual severity of these concerns.

The perception of the City of Santa Clara is that it is loosely organized into two halves. The northern section, where the church campus is situated, has been primarily zoned Office, Retail/ Industrial and Mixed Use. Pockets of residential development can also be found along Lafayette Street. In the southern half, the zoning has been almost entirely reserved for Residential and Commercial/Retail uses. This same southern section locates the Centers of Santa Clara/El Camino Real, two and a half miles from the church, and the San Jose International Airport, three miles to the southeast.

The OLoP property is approximately eleven and one half acres in area, arranged into an oblong triangle with the long axis in a north-south orientation. The sun rises along Great America Parkway (east) and sets (afternoon masses) along the Mission College Parkway (west) side. The Church Nave is sited parallel to this longitudinal axis, with openings on east, west and south facades, thereby receiving daylight continuously throughout the day. The region's weather is similar to what would be expected in the Bay Area with annual average temperatures ranging from 47 degrees F. to a high of 72 degrees F. Sunny summer days may reach the low 80's; fog will drop summer temperatures to the low 50's. Average annual rainfall is recorded at 31". Prevailing breezes are typically westerly.

The overall property is arranged into four distinctive, separate zones: the two large parking areas at the north and south extremities, 'book end" the building site and the "park like" meadow, associated directly with the Marian Shrine (Photo N). The paving of the south parking lot has been organized to contain sizeable landscaped islands that provide shade and help reduce the visual impact of the hardscape (Photos D & K). By contrast, with the exception of perimeter trees, the north parking lot is devoid of any natural or landscape elements (Photo C). The OLoP site is essentially level, with the Shrine of Marian given special significance by elevating it atop an earth mount and placing it at the apex of an oval lawn with perimeter concrete paths leading toward the Grand Figure (Photo E). The paths are flanked, at regular intervals, by small wood framed, glazed kiosks containing the Stations of the Cross (Photos L & M). Mature trees and shrubs of varied sizes provide shade and some noise attenuation.

The siting of buildings, courtyards and vegetation organize the outdoor landscape into a variety of spaces that in turn promote a diversity of experiences, from intimate and contemplative to communal and highly social (Photo J). An outdoor playground, in conjunction with the Learning Center, provides yet another kind of experience, geared for the younger members of the Church Community (Photo O).

The existing campus has 566 parking stalls with driveways make up over 50% of the site area. Parking is divided into 2 primary parking lots, lot P1 adjacent to Our Lady's Way has 305 stalls and the new lot P2, near 101 at the south has 219 stalls.

The parking requirement by city ordinance is 1 space per 4 seats in the worship space. Thus by code 225 spaces are required. The actual parking needed is one space per 1.6 seats or 563 spaces. Currently for peak hour masses or special events parishioners utilize parking on

adjacent non-church property and cross streets to walk to the church.

There are about 900 parking spaces available to the west across Mission College Blvd. and 200 to the north across Our Lady's Way. A large parking structure on the east side of Great America Parkway is not utilized. Over 1,600 on-site and off-site parking space exist within 900 feet of the center in the existing church campus

The church has peak use at Christmas and Easter season for where up to 8,000 people attend on a weekend for masses and up to 1,500 people for a single mass. Normal weekend attendance is 5,000.

Special Shrine events have 2,000 to 4,000 people in attendance. The parish serves about 2,500 families.

Zoning

The site is designated as Zone B, Public/Quasi-Public.

Setbacks:

- Front: 15'
- Side: 10'
- Rear: 15'

Height & Coverage: no greater than the most restrictive abutting zone: 35' max height, 25% lot coverage.

Abutting zones:

- CP, Commercial Park: 150', 25% max coverage
- CT, Thoroughfare Commercial: 35', no coverage limit, just setbacks-landscape-parking requirements
- PD, Planned Development: no specific requirements

Parking:

- 10' landscape buffer at parking adjacent to street.
- Landscaping distributed in parking at least 10% of required parking area.
- Count: Church/Auditorium: 1 per 6 seats or 1 per 50 sf, whichever is greater
 - 1 per each classroom or office
 - Convents/Parishes: 1 per each car owned/operated by church
 - Admin: 1 per each office



APPENDIX B
CONCEPTUAL CONSTRUCTION COST ESTIMATE SUMMARY

The following construction cost estimate presents a conceptual order of magnitude estimate for each recommended facility. This does not include soft costs (professional services, furnishings, equipment, site work, etc.). This is an expectation of construction costs only. These estimates are based on concepts and a clear understanding of today's construction costs in the Santa Clara area.

Conceptual Construction Cost Estimate	ASF	GSF	Cost/SF	Cost
Church				
Main Level	21,199	26,499	600	15,899,250
Balcony	3,735	4,669	600	2,801,250
Lower Level	20,041	25,051	385	9,644,731
Subtotal	44,975	56,219		28,345,231
Parish Center				
Visiting/Welcome	11,450	15,458	385	5,951,138
Parish Office/Adult Education	10,378	14,010	330	4,623,399
Subtotal	21,828	29,468		10,574,537
Family Life Center				
Community Space	9,525			
Catechism/Children's Education K-5	15,140			
Catechism/Youth Education 6-8	3,570			
Subtotal ASF	28,235	39,529		
Existing Family Life Center - Remodel/Upgrade		29,750	110	3,272,500
Addition to Existing Family Life Center		9,779	385	3,764,915
Subtotal				7,037,415
Outreach				
Subtotal	7,140	9,282	275	2,552,550
Rectory Remodeling				
Subtotal	6,189	8,046	165	1,327,541
New Convent				
Subtotal	8,550	11,115	330	3,667,950
Campus Maintenance & Facilities				
Subtotal	6,818	8,182	220	1,799,952
Total Conceptual Construction Cost Estimate		161,840		55,305,175
Remodeling Subtotal		37,343		4,600,041
New Construction Subtotal		124,497		50,705,135
Parking Deck	# of Stalls		Cost/Stall	
Subtotal	500	170,000	26,000	13,000,000

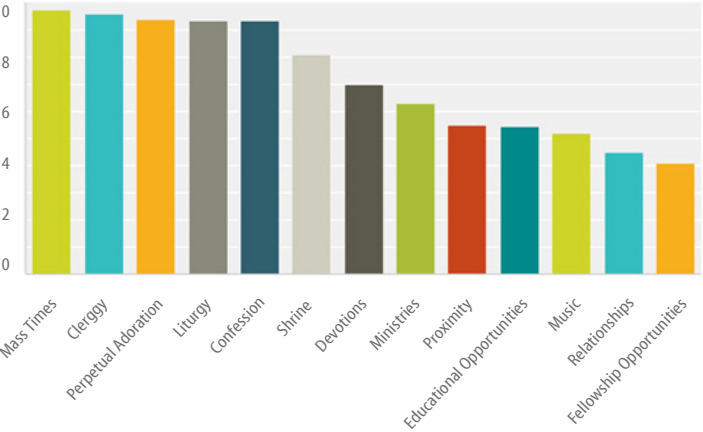
The Vision Plan Budget Summary presents the costs for a total build out of the vision, inclusive of soft costs and escalation from today's costs to potential 2020 costs. This also provides an order of magnitude estimate for planning and capital campaign purposes and affirms the necessity of phased implementation.

Vision Plan Budget Summary	
A. New Church Building	\$28,345,231
B. New Parish Center Building	\$10,574,537
C. Existing Family Life Center Partial Remodel	\$3,272,500
D. Family Life Center Addition	\$3,764,915
E. Outreach Building	\$2,552,550
F. Executive Rectory Partial Remodel	\$1,327,541
G. New Convent	\$3,334,500
H. New Campus Maintenance & Facility Building	\$1,799,952
I. New Parking Structure for 500 Cars (\$26,000/stall)	\$13,000,000
J. Demolition of Existing Church & Rectory	\$550,000
K. New Site Features of Plaza, Courtyard & Covered Walkways	\$2,200,000
L. Liturgical Furnishings - Allowances	\$600,000
M. Artwork Allowance	\$500,000
N. A/V/L (Audio-Visual-Theatrical Lighting) Allowance	\$1,650,000
O. Furnishings and Equipment Allowance	\$2,750,000
P. Pipe Organ Allowances	\$1,500,000
Total Lines A-P	\$77,721,725
Q. Consultant Fee's and Other Owner Costs @ 10% of lines A-P	\$7,772,173
Subtotal	\$85,493,898
R. Owner's Project Contingency - 5% of lines A-Q	\$4,274,695
S. Total Project Cost in 2018 Dollars	\$89,768,593
T. 5% Escalation per year for 2 years	\$9,874,545
U. Total in 2020 Dollars	\$99,643,138

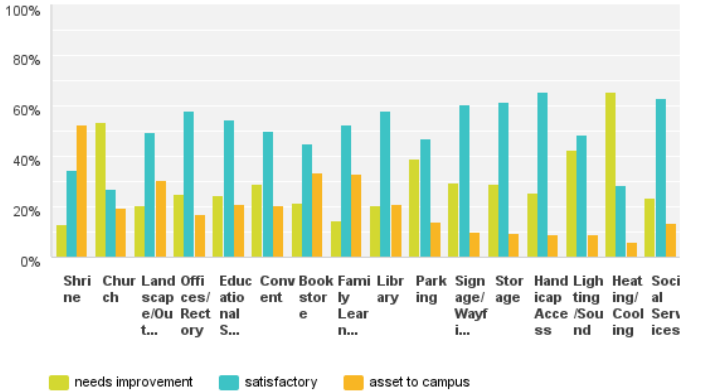
APPENDIX C
PARISH SURVEY

The following graphics summarize the 460 responses to the parish survey conducted in 2015.

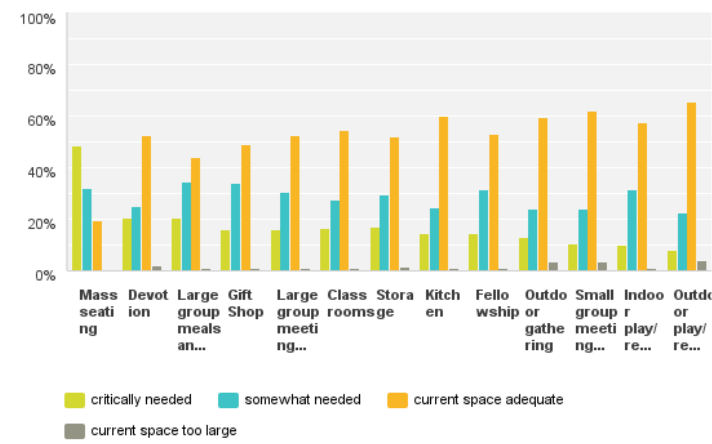
Q1: Please rank the influence these factors have on your attendance and participation at Our Lady of Peace, with 1 being the most important and 13 being the least important.



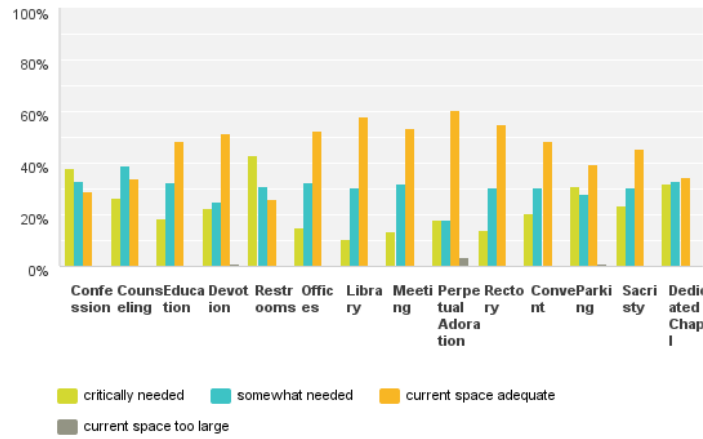
Q2: How would you rate the following features?



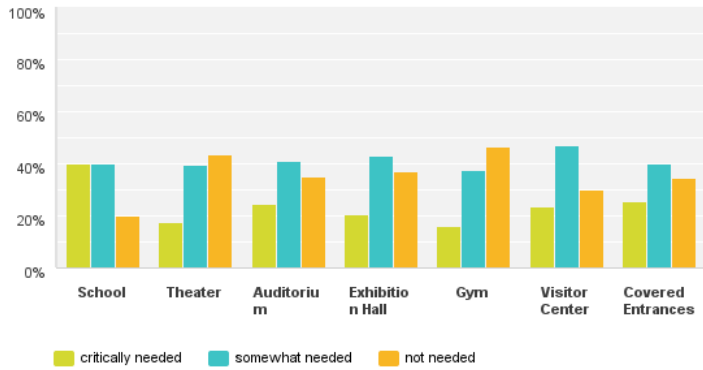
Q3: Please rate the need for the following meeting/fellowship spaces.



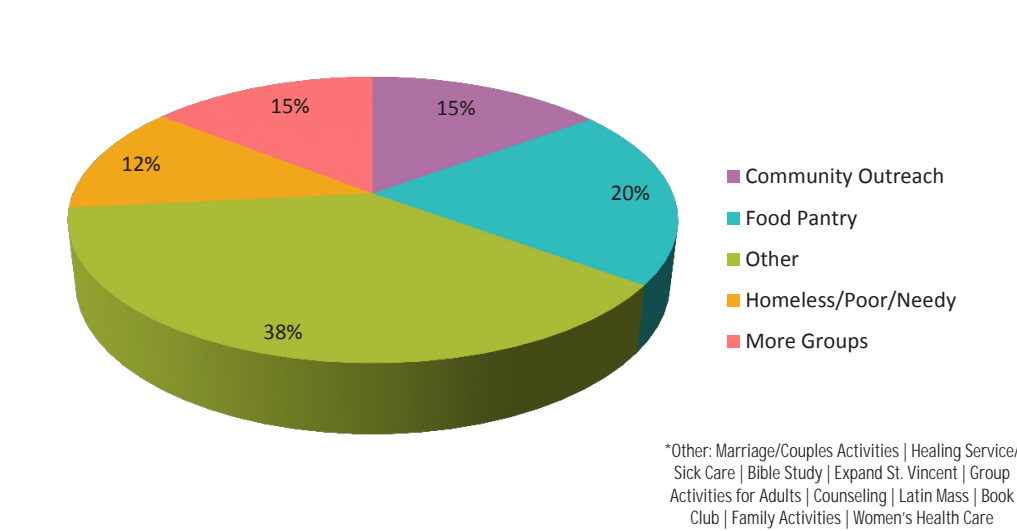
Q4: Please rate the need for additional liturgical space for the following?



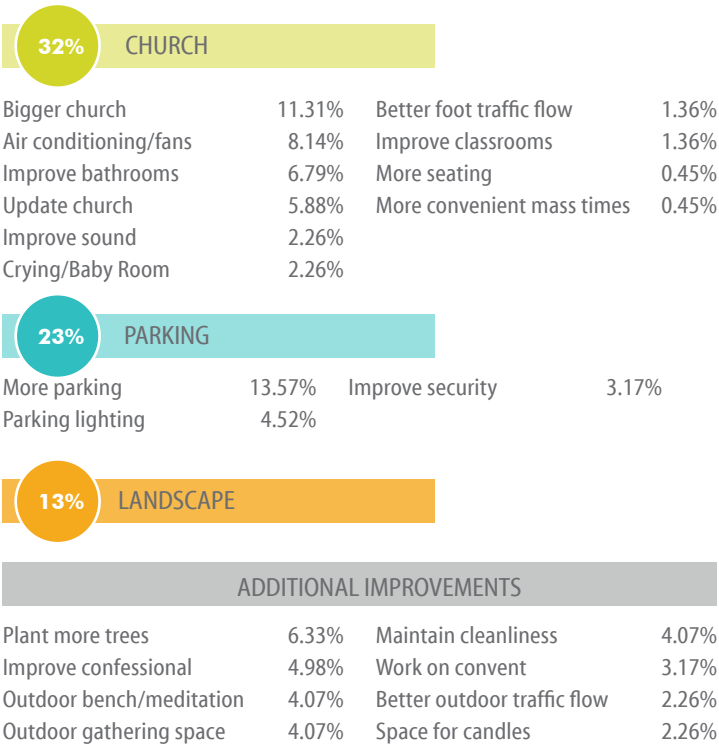
Q5: Please rate the need for the following potential new spaces/facilities.



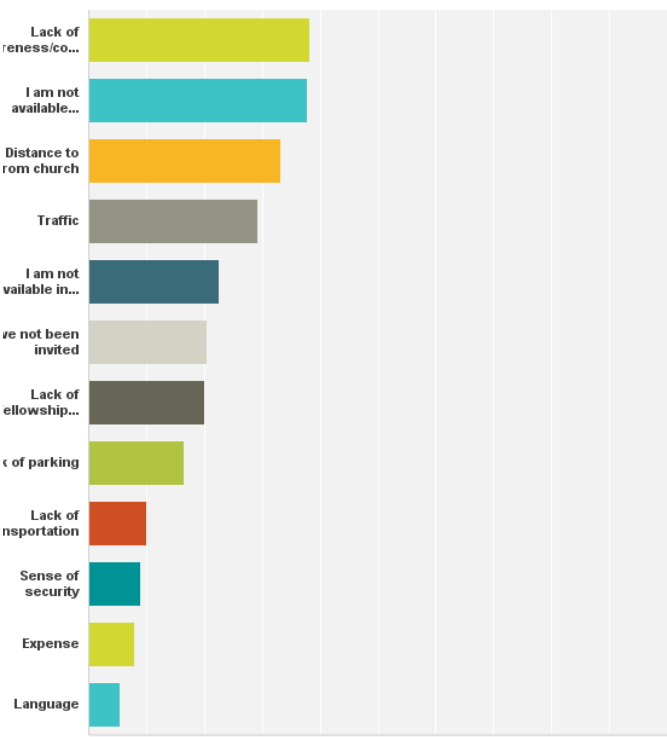
Q6: Please list ministries, programs and activities we are currently NOT providing but you would like to see.



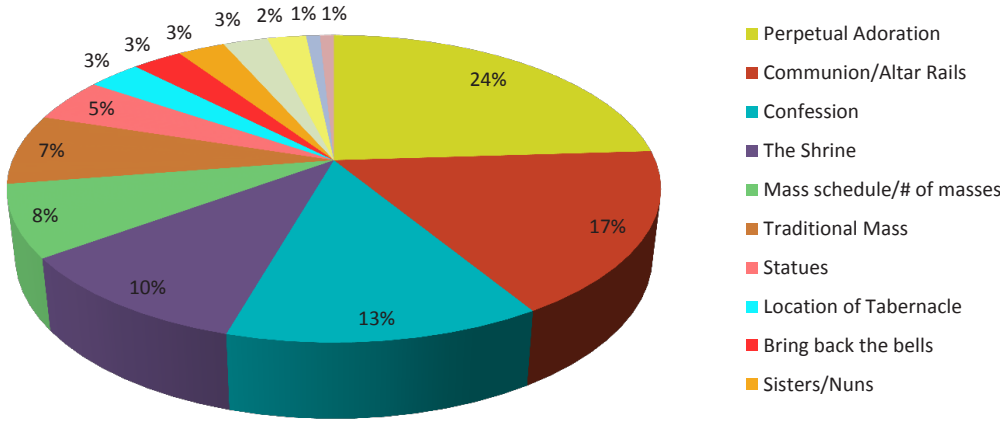
Q7: How would you improve the campus?



Q8: What factors hinder your participation in activities and ministries outside of mass.

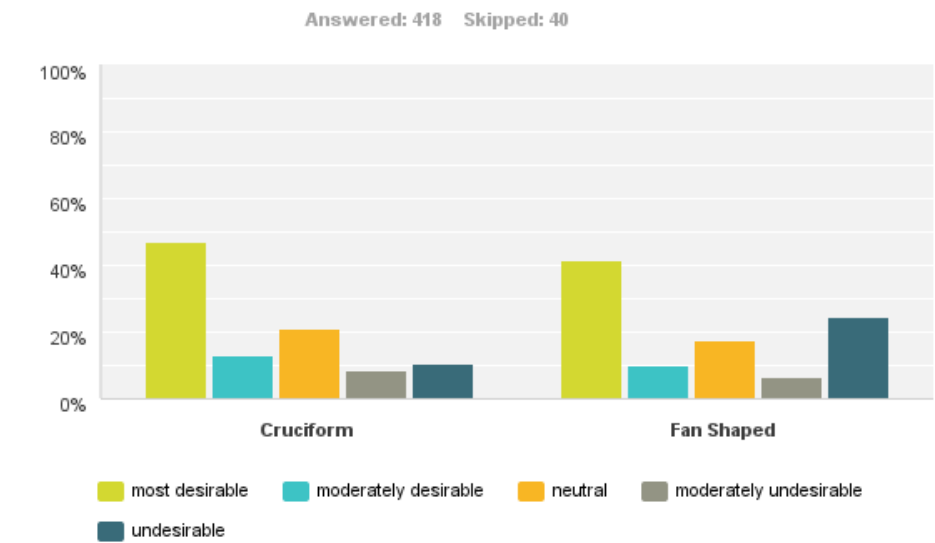


Q9: In planning for the future, please list any aspect of Our Lady of Peace so special or unique that it should NOT be changed.

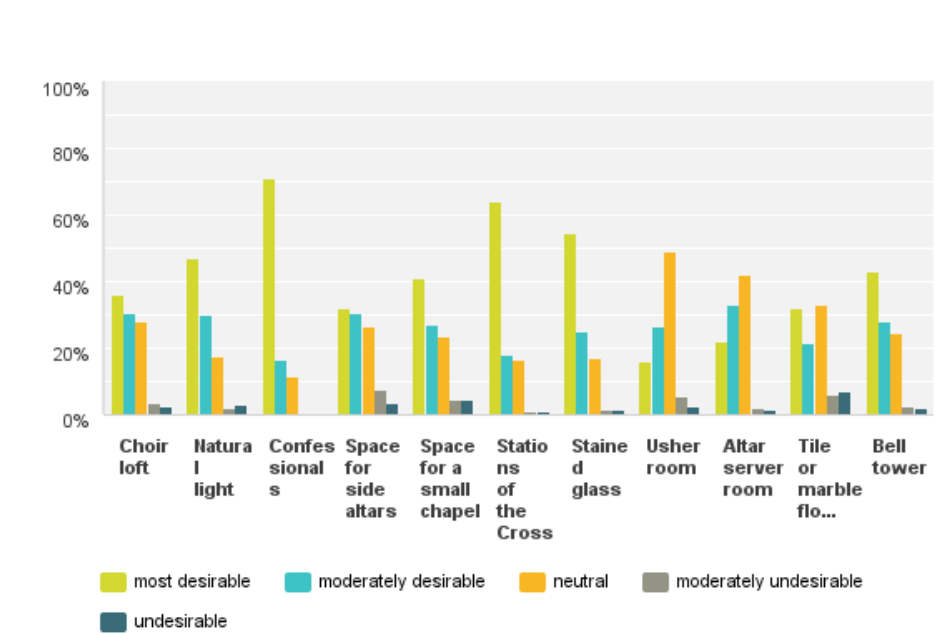




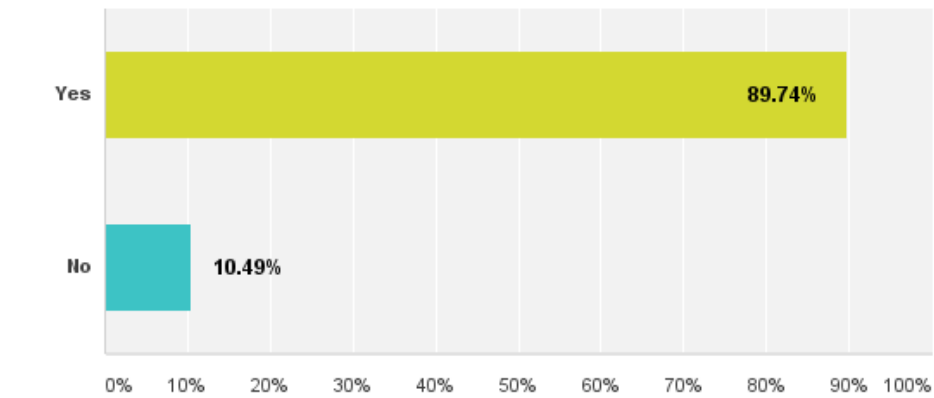
Q10: If this process shows that a larger church is needed, how would you rank the desirability of the following features.



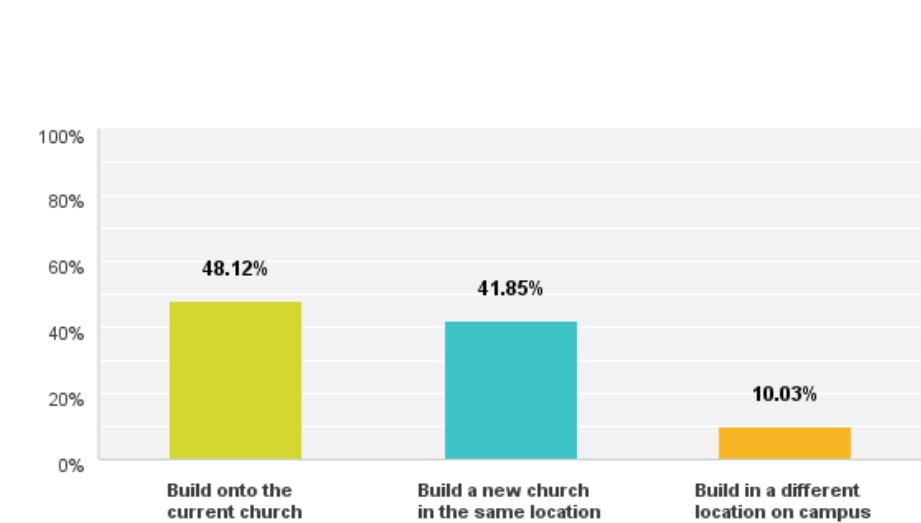
Q12: If this process shows that a larger church is needed, how would you rank the desirability of the following features.



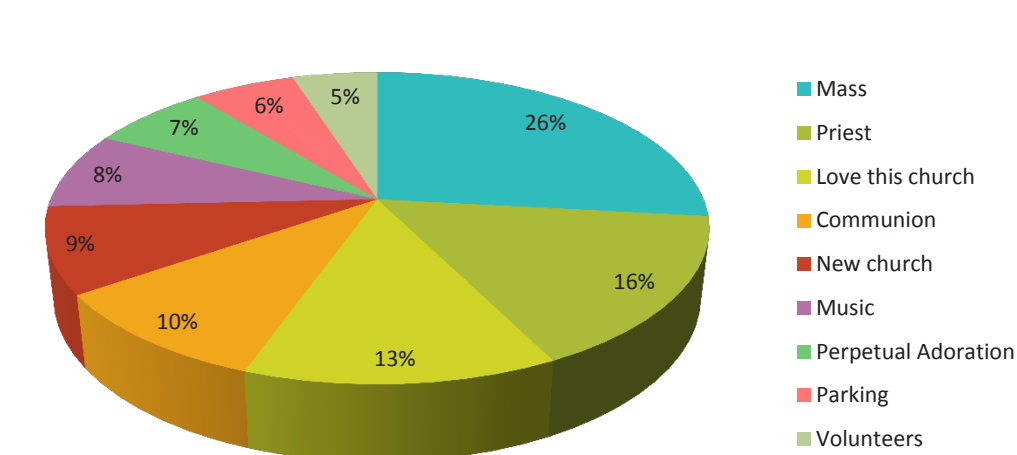
Q14: Is Our Lady of Peace your spiritual home.



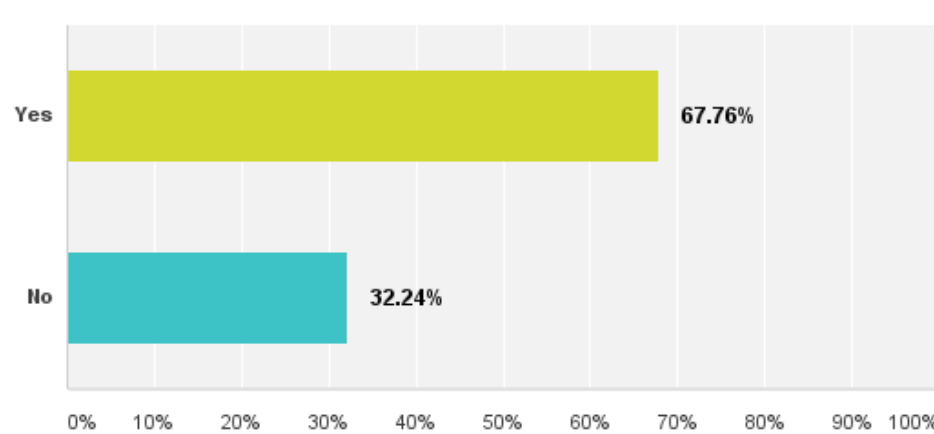
Q11: If this process shows that a larger church is needed, indicate where you would like the larger church.



Q13: Is there anything else you would like to share about the future of Our Lady of Peace.



Q15: Are you a registered member of the Church.





- in the middle
- Preaching that addresses real issues in Silicon Valley and the Bay area, Noon mass welcomes work community and offers peace and a place for contemplating

This is Sacred at Our Lady of Peace...

- The Shrine
- Traditional liturgical celebration: Communion by tongue, altar boys, Organ leading worship, all of the different ceremonies
- Structure of the sanctuary: tabernacle front and center, kneeling rail for communion, the blessed sacrament exposed, statues
 - “Barn, but a cute barn.”
 - “It’s what goes on inside.”
 - “What more do we need?”
- Perpetual Adoration for 40 years
- IVE priests and sisters
- Direction and guidance from the priests in confessions, easy access during every mass
- Monsignor Sweeney’s vision
- Religious education for adults and children, family formation, particularly lead by the Sisters and IVE

Our Lady of Peace would be perfect if...

THE CHURCH

The church is viewed fondly by all parishioners; however, there are challenges that are beginning to impact the quality of the worship experience for many.

Most importantly, Our Lady of Peace needs a larger church to seat more people and to provide the space necessary for comfort, preparation for mass, the worship processes, storage and to create a more holy, reverent atmosphere. Some prefer to renovate and expand the existing church.

- Improve the architecture and the aesthetics of the existing church
 - Marble, stained glass
 - Reflect the glory and majesty of God
 - Transcend and bridge to grace through beauty
 - Transform to an exquisite place
 - Practice stewardship – don’t dispose of the old – build on the cornerstone of the existing building
 - The roof lines look like praying hands

A majority prefer to build a new church that will meet the growing needs of the parish. This is a once in a thousand years opportunity to build a church that will last until 3015. Transcend what we have now and build in the traditional architectural character that is significant and will draw people from all over the United States and the world. All eyes are on Silicon Valley

these days. The new church should soar when you enter and should be built similar to Gothic (St. Peters, Chartres, Salisbury, Caen, etc.) and for a thousand years.

The new church might include:

- Larger worship space with more seating capacity
- Elevate the altar so all can see it and higher than the choir with the tabernacle in the center and natural lighting illuminating the altar
- Choir loft in the back or in a balcony with a choir at each mass
- Improved air conditioning and acoustics
- Side chapel(s) to provide more worship opportunities that do not conflict with mass and those praying the rosary, perpetual adoration, those in quiet, silent prayers, devotion to the saints and lighting candles, and perhaps that represent different ethnic groups and a Chapel with the Blessed Sacrament – a quiet place for prayer and adoration
- Larger cry room with better AV and temperature controls
- More room for altar boys and priests vestments
- Restrooms in the back of the church
- Pipe organ
- Permanent Baptismal font

QUALITIES OF THE CHURCH

- Authentically Catholic – inspires the sacred and communicates that Christ is King, the center
- Spectacular architecture – crucifix in the center, side altars, art, details, breathtakingly beautiful, enveloped in the holiness
- Aura – natural light, sound, temperature
- Majestic
- The architecture teaches the catechism
- Cruciform design facing east
- Bring back the Sanctus bells, veil and paten
- Continue the holiness in the sanctuary – kneeling
- A building that encourages contemplation, meditation; the architecture and the place tell you this is sacred
- Monstrance/sacrament remain in the church



RECTORY AND CONVENT

- Separate rectory provide more privacy for the priests
- Larger convent that is private and secure

- More on-site accommodation space for visiting priests and sisters, particularly during summer oratory
- More priests and nuns: “holy” – they know, live, teach the faith
- Private access for the priests and sisters between their homes and the church

CATHOLIC SCHOOL

- Catholic school for K-12
- School taught by the Sisters – small, K-6 to start, then up to high school
- Catholic college

EDUCATION AND MINISTRY SPACE

- More meeting space, particularly non-CCD rooms that can be used at all hours and not conflict with CCD.
- Auditorium
- Shared office space, work space and storage for each ministry
- Multi-purpose, nice event space
- Larger library full-time librarian to plan programs, particularly for children
- Have “Ask Fr. ____” sessions: pick a topic/doctrine and discuss monthly with one of the priests
- Bigger and better kitchen
- Ministries and education programs are always competing for the Family Learning Center/Gym
- Dedicated children’s’ building and restrooms
- Place for fellowship after mass to pray and gather

RESTROOMS

More restrooms in all buildings (for adults and children) that are larger and located where they will not be disruptive to mass.

ADMINISTRATIVE SPACE

- More staff and staff offices
- Guest house
- Larger counting room
- More storage and work areas
- Warm and welcoming parish offices – feels like walking into a courtroom now
- Maintenance and work shop facilities that are secure and provide storage

THE SHRINE

- Visitors center and pilgrimage hall: history of parish, the cultural relevance of the parish, place to hang out, learn about the Blessed Mother, coffee shop, larger bookstore, museum (Father Sweeney, rotating exhibits, relics)
- More seating in shade at the shrine
- Shrine is too vast – needs intimacy

- The design of the stations of the cross on the shrine grounds needs to encourage reflection, place for prayer
- Accommodations for people making a pilgrimage to the shrine
- Outside altar by the shrine for outdoor mass and adoration

YOUTH SPACE

- There is tremendous need and opportunity in keeping the youth engaged with the church. They want their own space for hanging out and fellowship. Other ideas include hiring a Youth coordinator for ages 13-20 (very important), having a youth mass, and developing a youth choir.

OUTDOOR SPACE

- Functional outdoor, green gathering space for church-wide events like picnics
- Covered outdoor or plaza for fellowship - to encourage all groups to come together
- Defined space for outdoor masses
- Space for a farming co-op
- Better drainage during rain storms
- More recreation space

PARKING AND TRAFFIC FLOW

Parking is a tremendous challenge and concern for the parish. The parking needs will be addressed in concert with adjacent traffic flow and looking at shared parking and how to provide more parking on campus. Safety and efficiencies are critical to enhancing the environment for parishioners and visitors.

COMMUNITY/OUTREACH

- Pastoral center – focused on ministries – work, journey of faith support, assist elderly, people coming back into the church, evangelism, education, mercy line, all areas of laity
- Larger St. Vincent de Paul: meeting rooms to meet with clients, more storage, soup kitchen, showers and laundry room, computer room for clients to work on resumes and ESL, office for volunteers
- Housing for low income members and the homeless
- Peace Cafe with large screened TV, subsidize food and drink, could serve as a soup kitchen
- Larger book store (best traditional Christian book store)
- Library that is more visible and accessible
- Retreat center with accommodations
- Exhibit hall
- Coffee and donuts on Sunday afternoons and on Saturdays – involve more ministry groups to sponsor and serve

- More outlets to bring in more volunteers
- Be more of a community – get to know and care for each other; be the extended family; not just a community at mass; encourage small groups

SAFETY AND SECURITY

Our Lady of Peace is a 24/7 campus with people in perpetual adoration, attending mass, participating in educational and ministry opportunities, visiting The Shrine. This church truly never sleeps. Creating a campus that is welcoming, safe and secure is important to maintaining this open environment. The following are strategies to incorporate as the campus develops.

- Improve lighting in concert with video surveillance cameras and the landscaping throughout the campus, particularly in the parking lots, the Family Learning Center and around the Shrine
- Define the boundaries of the campus
- Create and install improved signage and wayfinding that is well-lit
- Improve pedestrian safety on and off campus, the perimeter, particularly from Mission Drive, more crosswalks; there have been too many near misses
- Full-time security guard on each floor of the Family Learning Center and one in each lot

SUSTAINABLE DESIGN AND PRACTICES

Caring for the earth through the development of the campus and the design and use of the facilities is important to many parishioners.



MUSIC

- Broaden the music selection in mass
- More room for the choir
- Practice room for organists

ONE WORD

- | | |
|---|--|
| <ul style="list-style-type: none">▪ Love▪ Holy▪ Help▪ Peace▪ Presence of God▪ Acogedor▪ Bienvenidos siéntete en casa▪ Catholic▪ Eucharistic▪ Conservative▪ Reverence▪ Holy ground▪ Traditional▪ Unique▪ Spiritual▪ Serene▪ Solidarity▪ Home▪ Oasis▪ Shrine▪ Welcoming▪ Catholic▪ Truth▪ Peace▪ Walks with you▪ Refuge▪ God▪ Tranquility▪ Warmth and hospitality▪ Connection▪ Devotion▪ Support▪ Jesus▪ Rosary▪ Fatima▪ Mother of God | <ul style="list-style-type: none">▪ Heaven▪ Friendships▪ Confession▪ Salvation▪ Formation▪ Adoration▪ Faith▪ Wholly Catholic▪ Hope▪ Refuge▪ Timeless▪ OAHU: One Apostolic Holy and Universal▪ Blessed Virgin Mary▪ Supportive▪ Positive peer pressure▪ Open▪ Family▪ Ecumenical▪ Kerygma▪ The Mother of God (The Otokos), Greek▪ Sacred▪ Divine▪ Mystical▪ Sanctuary▪ Timeless▪ Perpetual adoration focus |
|---|--|



OCTOBER 2016 PARISH LEADERSHIP MEETING SUMMARIES

ATTENDEES:

Members of Fr. Brian, Senior Staff (3:00 pm) and the Core Team (7:00 pm)
Irene Dumas Tyson, The Boudreaux Group

MAIN POINTS, CONCLUSIONS, DECISIONS:

PARKING AND ACCESS

- Need to provide enough entrance/exits to move people in and out between masses
- Provide private parking for the priests that cannot be blocked during deliveries or construction.
- Provide a rear service road from the parking deck to the convent
- How will construction cranes be accommodated during construction?
- The staff should start working on parking agreements with property owners across the street in order to manage parking during construction.

OPTIONS FOR MASS DURING CONSTRUCTION

- FLC or semi-permanent tent on the Shrine grounds
- Need to provide a safe, accessible place for Perpetual Adoration
- Catechism can work without a gym during construction.
- Fr. Brian shared that the gym will work as a worship space if we think about it in an articulate way. We will have to adjust, but it is very important to have just one place of worship. Incorporate as much from the existing church into the gym as possible.

FEEDBACK ON THE CONCEPT PLANS

- How will ramping work for access?
- Lower Level: flip the Chapel and Parish Hall so that the altar of the chapel will be below the altar of the church.
- Smaller choir space for 60 people
- Will need to present to the diocese: timeline, money, need
- Add a dome on the church – will provide a nice back facing the parking deck.
- Pop the cloister area in the plan.

SUMMARY OF TOWN HALL MEETINGS

OCTOBER 29, 2016

2:30 pm

- Would like a columbarium
- Likes the focus on sisters
- What can be preserved or transformed to the new? We should organically connect with what people want to preserve.
- Very important to improve the entire rectory – it’s too cluttered.
- Leave the church alone and don’t separate adoration from the main nave. People like the space because you can see all of the church.
- Do we need to increase seating? If we increase, all may not go inside since some prefer sitting outside.
- Improve the quality of existing church and side hall; make the side hall more worshipful. Show how the spaces will be improved.
- Fr. Brian: If we build a new church, it is very important to protect and defend the heritage of the OLOP form of worship (openness, anonymity, sacredness) and how our Lord is adored. Bring out the sense of anonymity and oasis in the architecture.
- No abrupt changes- keep the traditions.
- Existing assets are not disposable. Expand what we have and focus on what is achievable.
- Evolution vs. Revolution?
- Can there be another survey?
- Changing adoration to backside of Blessed Sacrament is ridiculous.
- Filipinos don’t say much or contribute a lot, but we are faithful and the church means so much to us.
- Like the church as it is; don’t destroy the holiness and sacredness. The adoration of the Sacred Mother is so open.
- Just do a new convent and new restrooms.
- Fr. Sweeney loved the church, and he never wanted to change it: he saw the value in everything. The roof form looks like merging, praying hands. Too many prayers have been said in this place to replace it.
- Have a separate line item for renovations.

4:00 pm

- Maintain the view from corner of Great American Parkway onto campus.
- The church is meant to be seen from everywhere. This is an increasing challenge due to the continuing development in the area.
- Consider moving the ROW easement in order to reroute traffic patterns and provide a service lane.
- Do one level of parking underground?
- “Traditional” was clarified: traditional means Latin. They have not had “traditional” Latin masses since 2007. There was agreement that the desire to have traditional Catholic mass is more about maintaining the altar, communion rails, kneeling.
- Renovation/Expansion vs New Buildings?

- Consider using canopies and Nana wall systems in order to expand the narthex and nave during large masses such as Fatima.
- Prefer to keep the church (sentimental) or build something new, but not as large as 1,500 seats. Build larger only if willing to grow the church.
- More seats = parking deck. Some do not want a deck because it makes the campus commercial.

7:00 pm

- What is the impact of seismic design? What is the seismic tipping point? How far can we go in building new without major seismic alterations? State the rationale for building and improving.
- Would like to have a K-12 school on campus.
- Everything should be reverent and focused on the sacrament. Fr. Sweeney’s vision was to have everything ordered to get as many people as possible into Heaven.
- Confessionals need to be a part of the church.
- 1,200 seats would be right; don’t want empty seats. EMT has hard time getting in with the Fatima seating
- What is the cost/person to build?
- If we have 1,500 seats, we may be able to reduce the number of mases. This will make parking easier with more time between masses.
- Don’t decrease the number of masses or reduce opportunities for worshipping God.
- There are too many people standing now, which is a fire code issue.
- Parishioners would like the cost estimate and drawings online so they can have opportunity to give feedback.
- Hide the parking deck as much as possible. The deck could be a place for church signs and banners – reaching out to the community.
- One parishioner is not afraid of the price: the vision represents all that he wants and feels they need
- Consider a crypt as part of the campus.
- Build a new parish office at the same time as a new convent. This will allow the rectory to be improved and make it easier to focus on the church. The parish office can move into the existing convent while the rectory is being renovated.

OCTOBER 29, 2016

10:30am

- Add swings on the playground and show the playground on the plans.
- The church is a church, a place to participate and pray- not to be entertained.
- The choir loft should be for the choir only; don't want to separate the people - decreases unity. One body all on the main floor.
- Worry about disruption from children in balcony or running up and down the stairs. Concern about balcony access and limiting access
- Plan for 1,200 on one level
- Can we add a 3rd level to the Family Life Center (FLC)? No, cannot do structurally, but can add on laterally.
- Incorporate the parish office into the FLC in Phase I. This will maintain more parking.
- Have real bells.
- Design the church first.
- Maintain view shed from Great America Way around FLC addition.
- No parking deck
- Main concern is the Mass experience, which is unique to the Valley.
- Some feel that it is OK to expand the footprint of the existing church.
- In the future, please promote these meetings as "Parish Meetings". "Town Hall Meetings" is confusing to parishioners.
- Maintain outdoor viewing and seating of mass, particularly for children and families.
- What is the existing seat count?
- Can we expand the existing church? Cost of expansion vs new church?
- Parking structure - shared cost and revenue
- Where is the school?
- Pipe organ or electronic?
- Fr. Sweeney VISION of welcome center below Marian Statue
- Need child drop-off
- How will service be handled throughout the campus?
- Ground water issue
- Adult classes separated from children's
- Difficulty in understanding three level concept of church
- Convent too far away

1:30 pm

- The finished product shouldn't distract from the campus; no surprises.
- Keep the cross and Jesus. This is the Godly model.
- Keep design of church simple, not lavish or modern, for humble people to enter.
- The church shall dominate, not the deck; don't block the view of the church.
- Provide at least 1,500 seats, but add more seats if possible. 1250 + 250?
- Work out traffic issues and patterns on Our Lady's Way.
- Parking deck should be Mission style architecture or the same style as the new church.

- Faith in IV to make the right decisions
- Number of masses in the future?
- What is the capacity of gym for holding mass? (include John's diagram)
- Schedule to build new church?
- Convent - needs to be the most quiet place on site, safe and secure
- Perpetual adoration, where is tabernacle?

4:00 PM

- Question: Can there be a crypt?
- Question: How will the Blessed Sacrament be exposed in a small chapel?
- Question: Can the chapel be built under shrine, as was originally envisioned?
- Question: Is it feasible or responsible to build a larger church when church attendance is shrinking across the country or with the worry of a possible, pending recession/ depression?
- Elevate the height of Our Lady
- Please provide shelter from the sun and rain around the shrine.

PARISHIONER COMMENTS FROM THE PLAN AND CASE STUDY BOARDS

THE VISION

- Don't forget OLOP is in this center of technology and greed; therefore, we need to maintain adoration of our Lord 24/7. This is the life of our world.
- Architecture should give sense of lasting forever.
- There are many beautiful churches like these, but our church needs to serve the poor, not the government.
- All architecture should follow the same style as and reflect the church architecture.

THE CHURCH

- The church should dominate the campus.
- Church should be larger and the focal point.
- I also wonder if you could consider a church that could hold less than 1,500.
- Let there be light! Light is infectious - windows!!!
- Balcony seating is good idea for really big masses.
- New church that is pretty
- Wider is better than having a second floor.
- What are the wings for? All parishioners should be seated facing the same way.
- OK if keep wings as walkways for priests to office
- Not sure a school fits here at the church.
- Just a thought - There is a (small) church in South Lake Tahoe (St. Teresa's) at which the sides of the church can be opened in good weather for people to sit outside
- In general, most parishioners prefer traditional mission style architecture, which respects the area.
- Mission-inspired, but shouldn't look like a mission.
- It should look like our current church on the inside.

- Don't look like Five Wounds Church, a protestant church or a modern church.
- Multi-level is nice, but don't want a mass through TV. I wish to be able to see a real mass and altar from all levels.
- Simple church and shrine to show we are not spending more than needed.
- Elements that are important to include are:
 - Bells
 - Room for side chapels
 - Towers
 - Accent marble where needed, particularly the altar rails
 - Termite-free woods
 - Lighted walkways
 - Basic, simple looks but HOLY!
 - Beautiful (classical) stained glass
 - Warm and welcoming
 - Incorporate warm colors - interior and exterior - but no heavy colors
 - Private confessionals
 - Choir loft
 - Air conditioning

THE CONVENT

- Please make sure the sisters want to be in the new location, which is farther from the church, and involve them in the design of the new convent. This is their home.
- If the sisters want it here, so do !!!
- Convent is way too far away from everything. The sisters have to go back and forth all the time. Not good to have here. Put convent next to the FLC.
- This would give the sisters a lovely view of Our Lady's Shrine - I love it!
- Don't make the convent too tall.
- As I understand it, the sisters want to be over here. Please try to give them what they want, but make sure they are safe at all times.
- Can we provide a covered path around the Shrine to protect the sisters in bad weather?
- Keep architecture simple, homey, warm.
- Should be comfortable for the sisters what they go home after hard work.
- St. Terese's House is a good model.

THE SHRINE

- Consider moving the replica model of Our Lady in the gift shop.
- What about Fr. Sweeney's vision for a larger statue?
- Don't block view of statue from street any more than is truly needed.
- Slim down addition to FLC - don't block view to the Shrine.

RECTORY AND PARISH OFFICE

- Can we first make any improvements that the priests want/need for the rectory?
- Provide a better rectory and parish office with covered walkways.



OTHER FACILITIES AND SPACES TO INCLUDE

- School
- Coffee shop with tamales and danishes!
- Have a hospitality house that includes shelter, beds, services for the poor.
- Auditorium/theatre

THE CAMPUS

- We need security guards 24/7 please - now!
- Consider some roadside barriers like at Diridon Station to protect against, God forbid, terrorism on the Mission College Boulevard side.
- Would rose garden still be here?
- Need two-lane drive behind property
- How will noise from backup traffic be prevented from disrupting mass?
- Where is the playground?
- The view to the church and site is important. A deck should be 1-2 storied maximum. Try to go down if possible.
- The parking structure does bother me: it's bigger than the church and not attractive. But, perhaps this can be mitigated in various ways.
- Don't look too commercial or like a hospital or shopping mall
- Don't be too "flowery" - basic safe structure should be fine.
- Could have vines/ivy growing on the walls.
- All structures need to be cohesive with the church architecture.
- Likes clean cut look.
- Do something like Santana Row parking (on the side) or the San Jose airport, except instead of hands, put saints or liturgical pictures.
- Hopefully, the roof top will be a functional space that can generate revenue to return the \$12 million investment (for wedding receptions or conferences).
- Make as cost effective as possible.
- Put mural on the parking structures.

PARKING

- Keep as open as possible.
- This is about reverence not modern art!
- The goal for parking should be to attract as little attention as possible.

IMPLEMENTATION

- Great vision; however, we need lots of generous souls for financing - not easy to fund raise.
- People move around every 5 years or so. How can we fund all of the expansion?

CASE STUDIES

- The National Shrine - 3,000 seats
- Please provide a list of churches that seat 1,500 and have balconies so people can visit and get a feel for the space.
- St. Bruno's church and chapel in Pennsylvania
- St. Margaret in Oceanside, San Diego: burning pit for Easter Vigil
- St. Marco, Florence, Italy: colonnades and convent
- Franciscan Monastery in DC
- Modesto, CA church
- Lourdes, France: multi-level church - Basilica (ground level), Crypt (2nd level), Church (top level)
- Brazil - San Miguel Mission - Jesuit
- South Lake Tahoe (St. Teresa's)
- Church in Charleston, SC

APPENDIX E
FACILITIES SPACE PROGRAM

EXISTING FACILITIES

The following facilities space programs detail the desired spaces (number, size, description) for each building. These programs are the foundation to understanding the size of recommended new buildings. As the vision is implemented, these programs will be revised to reflect needs and funding capacities, and they will drive the actual design of each building.

Our Lady of Peace Catholic Church Masterplan Conceptual Master Plan Program					EXISTING PROGRAM
Space	#	NSF	Total NSF	Use Category	Remarks
Rectory					
First Floor					
Residence Entry	1	117	117	Parish	
Living Room	1	465	465	Parish	
Dining Room	1	238	238	Parish	
Kitchen	1	242	242	Parish	
Restroom	1	20	20	Parish	
Office Space	1	695	695	Office	
Bath	1	40	40	Support	
Priest's Chapel	1	280	280	Parish	
Interior Courtyard					
Conference Room	1	209	209	Assembly	
Entry/Waiting	1	222	222	Office	
Reception	1	67	67	Office	
Office	1	93	93	Office	
Office	1	96	96	Office	
Open Office	1	367	367	Office	
Coffee	1	52	52	Office	
Counseling	4	87	348	Office	
Restrooms	2	48	96	Support	
Second Floor					
Open Sleeping Area/Bunk	1	895	895	Residential	
Suite	1	386	386	Residential	Living, Bedroom, Closet, Bathroom
Suite	1	373	373	Residential	Living, Bedroom, Closet, Bathroom
Suite	1	327	327	Residential	Living, Bedroom, Closet, Bathroom
Suite	1	244	244	Residential	Bedroom, Closet Bathroom
Father Nieto's Suite	1	394	394	Residential	Living, Bedroom, Closet, Bathroom
		Subtotal	6736		
		Gross	9135		
Convent					
Overall Square Footage	1	4331	4331		
		Subtotal	4331		
		Gross	4331		
Gymnasium & Learning Center					
First Floor					
Classroom	1	3603	3603	Assembly	Front facing room, basement classroom, and sunroom. All are equal in size.
Bookstore	1	1886	1886	Assembly	Retail
Kitchen / Break Room	1	1263	1263	Support	Main level kitchen
Office Space	1	844	844	Office	
Court	1	7062	7062	Court	
Second Floor					
Classroom	1	735	735	Classroom	
Classroom	3	913	2739	Classroom	
Classroom	1	716	716	Classroom	
Classroom	1	721	721	Classroom	
Classroom	1	797	797	Classroom	
Bookstore Storage	1	471	471	Support	
Library	1	1002	1002	Classroom	
Restrooms					
	1	1186	1186	Support	Men's & Women's (1 of each on each floor - 4 total)
		Subtotal	21839		
		Gross	29750		
Church					
Nave	1	4734	4734	Worship	
Sanctuary	1	1858	1858	Worship	Altar, Predella
Narthex	1	275	275	Worship	
Confessionals	2	36	72	Worship	
Confessionals	1	24	24	Worship	
Shrine	1	59	59	Worship	
Baptistery	1	191	191	Worship	
Choir Room/Cry Room	1	232	232	Support	
Priest's Sacristy					
	1	155	155	Support	
Work Sacristy	1	181	181	Support	
Sacristy Toilet	1	28	28	Support	Restroom
Mechanical					
	2	7	14	Support	
Janitor	1	10	10	Support	
Hall					
	1	3065	3065	Office	
Heater Closets	3	8	24	Support	
Kitchen	1	185	185	Support	
Storage	1	190	190	Support	
	1	129	129	Support	Restroom
Men's	1	134	134	Support	Restroom
Women's		Subtotal	11560		
		Gross	12622		
Net square footage Existing Space					
		40135			
Grossing Factor					
		1.2681			multiplier to account for structure, circulation
Total gross square footage Existing Space					
		50895			

Our Lady of Peace Catholic Church Campus Vision				FULL PROGRAM
Conceptual Facilities Program				
Building	#	NSF	Total NSF	Remarks
Church				
Main Level				
Narthex	1	1,845	1,845	
Worship Space ¹	1	14,123	14,123	1200 people at 11sf pp (@22' per seat)
Altar and Tabernacle	1	931	931	
Adoration Chapel	1	650	650	44 people
Priest Sacristy	1	418	418	located at Narthex
Priest Sacristy Restroom	1	61	61	
Altar Boys Room	1	205	205	
Bridal/Multi-Purpose	1	321	321	
Bridal Room Restroom	1	67	67	
Restrooms	2	406	812	
Cry Room/Parlor	1	408	408	30 people at 15 sf pp with stroller parking area
Usher Room	1	51	51	
Storage	5	119	595	Total storage - represents 5 different areas of storage
Work Sacristy	1	202	202	
Reconciliation	6	85	510	
		Subtotal	21,199	
Balcony				
Choir Loft with Organ	1	1,183	1,183	30 people at 20 sf pp including organ and instruments
Warship Seating	1	2,552	2,552	for 236
		Subtotal	3,735	
Lower Level				
Chapel	1	5,177	5,177	500 people at 11 sf pp, located on lower level of church
Sacristy	1	259	259	
Reception	1	1,432	1,432	
Choir Suite	1	1,232	1,232	Rehearsal space, robing, music library, instrument storage
Stewardship Office Suite	1	1,207	1,207	
Reception	1	193	193	
Secured Office	1	204	204	
Secured Office	1	226	226	
Secured Storage	1	196	196	entrance from stewardship office; two safes
Counting Workroom/Conference Room	1	388	388	adjacent to stewardship office, conference table/work area for 10 with cabinets and files
Foyer/Reception	1	807	807	can serve a flexible meeting and social space
Parish Hall	1	4,240	4,240	500 people at 15 sf pp
Catering Kitchen	1	552	552	
Classroom	1	1,395	1,395	
Laundry	1	314	314	washer and dryer for church linens, rooms for 3 ironing boards, linen storage
Restrooms	4	221	884	
Storage	5	267	1,335	Total storage - represents 5 different areas of storage
		Subtotal	20,041	
Building Subtotal			44,975	
Grossing Factor			1.25	multiplier to account for structure, circulation, building infrastructure
Total Building GSF			56,219	

^{*1} - 1500 people at 9 sf pp (@18" per seat) = 13,500 sf; reduction of sq ft per person equals 3,000 sf

Our Lady of Peace Catholic Church Campus Vision				FULL PROGRAM
Conceptual Facilities Program				
Building	#	NSF	Total NSF	Remarks
Parish Center				
Main Level				
Visitors / Welcome / Parish Center				
Reception/Lobby/Gallery Space	1	600	600	
Coffee & Sandwich Shop	1	800	800	
Gift Shop	1	3200	3200	
Gift Shop Storage	1	400	400	
Museum (Permanent Exhibits)	1	1200	1200	
Auditorium	1	3750	3750	250 people at 15 sf pp
Stage	1	500	500	can be part of the Social Hall or Youth/Young Adult Space
Conference Room	1	600	600	30 people at 20 sf pp
Storage	1	-	-	included in grossing factor
Restrooms	2	200	400	
		Subtotal	11,450	
Second Level				
Parish Office / Adult Education				
Pastor's Office	1	320	320	includes private bath
Offices for Priests	7	168	1,176	
Secured storage for Priests/Deacons	1	100	100	6 closets for priests
Lobby	1	-	-	included in grossing factor
Receptionist	1	100	100	
Management Offices	4	168	672	
Administrative Offices	8	80	640	one space available for volunteers; workstation cubicles
Conference Room	2	400	800	20 people at 20 SF pp
Conference Rooms	4	120	480	4-6 people at 20 SF pp, also used for counseling
Young Adults Gathering	1	1,200	1,200	Flexible space with kitchenette & Coffee Area - approx. 100 people at 15 sf pp
Ministry Resource Rooms	2	190	380	
Classrooms	6	500	3,000	flexible, multi-purpose
Restrooms	2	200	400	
Workroom and office supply storage	1	280	280	
Kitchenette	1	120	120	
Vending	1	40	40	
Ministry Resource room	2	120	240	Storage lockers or locking cabinets; for the 'office angels'
Secured Storage	1	180	180	
Parish IT Hub / Server Room	1	250	250	to serve as the hub room for all campus IT and server equipment
		Subtotal	10,378	
Building Subtotal		21,828		
Grossing Factor		1.35		multiplier to account for structure, circulation, building infrastructure
Total Building GSF		29,468		



Our Lady of Peace Catholic Church Campus Vision				FULL PROGRAM
Conceptual Facilities Program				
Building	#	NSF	Total NSF	Remarks
Family Learning Center				
Community Space				
Reception / Secure visitor entrance	1	300	300	Secure entrance with receptionist / administrator
Gymnasium	1	7,062	7,062	existing in Family Life Center
Kitchen	1	1,263	1,263	existing Family Life Center kitchen
Bathrooms	2	-	-	*Included in Grossing Factor
Conference Room	1	240	240	12 people at 20sf pp
Conference Room	1	480	480	24 people at 20 sf pp
Minsitry Resource Room	1	180	180	
		Subtotal	9,525	
Catechism/Children's Education				
Reception / Secure visitor entrance	1	300	300	Secure entrance with receptionist / administrator
Director's Office	1	280	280	
Administrative offices	6	100	600	bookkeeper, administrative support
Teachers' lounge	1	300	300	Kitchenette area and table with seating
Work room	1	240	240	Copy machine, cabinetry, etc.
Nurse / Sick child isolation room	1	120	120	One room for nurse's office, with connecting sick child room
Laundry	1	100	100	
Classroom - K5	2	770	1,540	22 Students in each classroom, @ 35 sqft per student
Classroom - 1st Grade	2	440	880	22 Students in each classroom, @ 20 sqft per student
Classroom - 2nd Grade	2	440	880	22 Students in each classroom, @ 20 sqft per student
Classroom - 3rd Grade	2	440	880	22 Students in each classroom, @ 20sqft per student
Classroom - 4th Grade	2	440	880	22 Students in each classroom, @ 20 sqft per student
Classroom - 5th Grade	2	440	880	22 Students in each classroom, @ 20 sqft per student
Minsitry Resource Room	1	180	180	
Art Room	1	1,500	1,500	30 Student capacity, @ 50 sqft per student; share with youth education
Media Center / Parish Library	1	1,000	1,000	
Science Lab	1	980	980	28 Student capacity, @ 35 sqft per student; share with youth education
Music Room				will use the parish music suite
Foreign Language Classroom / Lab	1	800	800	Share with youth education
Bathrooms	4	-	-	*Included in Grossing Factor
Student Lunch Room	1	2,800	2,800	Could serve as multipurpose gathering space
		Subtotal	15,140	
Catechism/Youth Education				
Reception / Secure visitor entrance	1	0	0	Share with children's education
Teachers' lounge	1	0	0	Share with children's education
Work room	1		0	Share with children's education
Classroom - 6th Grade	2	440	880	22 Students in each classroom, @ 20 sqft per student
Classroom - 7th Grade	2	440	880	22 Students in each classroom, @ 20 sqft per student
Classroom - 8th Grade	2	440	880	22 Students in each classroom, @ 20 sqft per student
Minsitry Resource Room	1	180	180	
Art Room	1	0	0	Share with children's education
Media Center / Library	1	0	0	
Science Lab	1	0	0	Share with children's education
Music Room	1	0	0	will use the parish music suite
Youth Zone	1	750	750	hang out/social space for teens
Bathrooms	4	0	0	*Included in Grossing Factor
Student Lunch Room				*Shared with children's education program
		Subtotal	3,570	
Building Subtotal			28,235	
Grossing Factor			1.4	multiplier to account for structure, circulation, building infrastructure
Total Building GSF			39,529	
Existing FLC GSF			27,736	
New Construction GSF			11,793	

Our Lady of Peace Catholic Church Campus Vision				FULL PROGRAM
Conceptual Facilities Program				
Building	#	NSF	Total NSF	Remarks
Outreach				
Reception / Waiting	1	160	160	Private Entrance
Offices	2	120	240	Staff and volunteers
Secured Storage	1	120	120	
Consultation Rooms	2	240	480	for 12 people
Classrooms	2	400	800	flexible, multi-purpose
Conference Room	1	240	240	12 people @ 20 SF pp
Kitchen	1	500	500	
Kitchen Storage	1	200	200	
Dining / Meeting	1	1500	1,500	100 People at 15 sf pp - multi-purpose for serving the homeless/needyy, education and outreach programming
Restrooms - Public	2	200	400	
Restrooms - Private	2	60	120	
Clothing Storage	1	500	500	
Food Storage	1	1200	1,200	storage of dry foods
Parish Nurse	1	300	300	
Processing and Distribution	1	380	380	
		Subtotal	7,140	
		Grossing Factor	1.3	multiplier to account for structure, circulation, building infrastructure
		Total Building GSF	9,282	
Rectory				
Residence Entry/Waiting	1	117	117	Parish
Living Room	1	465	465	Parish
Dining Room	1	320	320	20 people at 15 sf pp
Kitchen	1	242	242	Parish
Pantry	1	110	110	
Library	1	100	100	
Priests' Chapel	1	400	400	20 people at 20 sf pp (includes altar and circulation)
Restroom	1	50	50	Half bath for guests
Conference Room	1	300	300	20 people @ 15 SFpp
Pastor's Suite	1	450	450	Living, Bedroom, Closet, Bathroom
Priests Suites	7	340	2,380	Living, Bedroom, Closet, Bathroom
Open Sleeping Area/Bunk	1	895	895	Closets, bunk beds
Restrooms	1	200	200	for bunk area
Storage	1	-	-	included in grossing factor
Laundry Room	1	160	160	4 w/d combos, ironing station, folding counter, sink with storage for supplies
Outdoor Storage	1	-	-	included in grossing factor
		Subtotal	6,189	
		Grossing Factor	1.3	multiplier to account for structure, circulation, building infrastructure
		Total Building GSF	8,046	
New Convent				
Foyer	1	120	120	
Library	1	150	150	
Living Room	1	450	450	
Chapel	1	700	700	25 people at 20 sf pp (includes altar and circulation)
Dining Room	1	480	480	24 people at 20 sf pp
Kitchen	1	320	320	
Pantry	1	110	110	
Restrooms	1	50	50	Half Bath for Guests
Mother Superior's Suite	1	450	450	Living, Bedroom, Closet, Bathroom
Bedrooms	10	350	3,500	Double Occupancy - Includes closet and desk area
Restrooms and Showers	1	600	600	6 showers, 6 wc, 6 lavs, 1 tub, vanity area, storage area/lockers
Guest Room	1	180	180	Bathroom En Suite (bedroom at 120 sf, bathroom at 50 sf, closet at 10 sf)
Open Sleeping Area/Bunk	1	900	900	Closets, 20 beds
Restrooms/Showers	1	380	380	for bunk area
Storage	1	-	-	included in grossing factor
Laundry Room	1	160	160	4 w/d combos, ironing station, folding counter, sink with storage for supplies
Outdoor Storage	1	-	-	included in grossing factor
		Subtotal	8,550	
		Grossing Factor	1.3	multiplier to account for structure, circulation, building infrastructure
		Total Building GSF	11,115	

Our Lady of Peace Catholic Church Campus Vision				FULL PROGRAM
Conceptual Facilities Program				
Building	#	NSF	Total NSF	Remarks
Campus Maintenance and Facilities				
Equipment garage / storage	1	1,500	1,500	For storing of yard tools, etc.
Workshop	1	600	600	Use for small shop tools and basic maintenance; includes a work table
Storage Bays	10	200	2,000	For seasonal liturgical decorations, individual ministries, gift shop, etc. (for materials needed on an infrequent basis)
Storage Bays	4	400	1,600	For seasonal liturgical decorations, individual ministries, gift shop, etc. (for materials needed on an infrequent basis)
Gift Shop Storage	1	650	650	
Secured, fireproof storage with vault	1	180	180	archives, drawings, surveys, CDs
Office	1	168	168	
Restrooms	2	60	120	
		Subtotal	6,818	
		Grossing Factor	1.2	multiplier to account for structure, circulation, building infrastructure
		Total Building GSF	8,182	
		Total Recommended Campus GSF	161,840	
		Total Existing Campus GSF	55,303	
		Renovate existing Rectory with select demolition	8,000	
		Existing Family Life Center GSF	27,736	
		Total GSF to Keep/Renovate	35,736	
		Total New GSF Required for Vision	126,104	

Parking Deck				
Approximately 500 cars	1	170,000	not included in GSF	
Subtotal				
Grossing Factor				
Total Building GSF		170,000		
Outdoor Space				
covered walkway connectors				not included in GSF
drop-off / pick-up area				not included in GSF
outdoor playground / recreation space				not included in GSF