

# MASTER PLAN FOR CHRIST CHURCH CHRISTIANA HUNDRED



CHRIST CHURCH  
CHRISTIANA HUNDRED





**WELCOME**



# MASTER PLAN TEAM: PLANNING COMMITTEE



CHRIST CHURCH  
CHRISTIANA HUNDRED

Sheila Abio  
Chuck Arensberg  
Ran Barton  
Vera Belger  
Ruth Beresford  
John Faulkner  
Elizabeth Fiechter

Charles Guerin  
Rod Maroney  
Thorpe Moeckel  
Jon Payne  
Michael Sayer  
Wil Stith

# MASTER PLAN TEAM: ARCHITECT TEAM



**Carl Krienen, AIA**  
*Principal-in-Charge*



**Bryan Williams, AIA, LEED AP BD+C**  
*Project Manager*



**Julie Bierlein, AIA**  
*Programming & Environmental Graphics*



**Geoff Anderson, RLA, ASLA, LEED AP**  
*Landscape Architecture Principal*

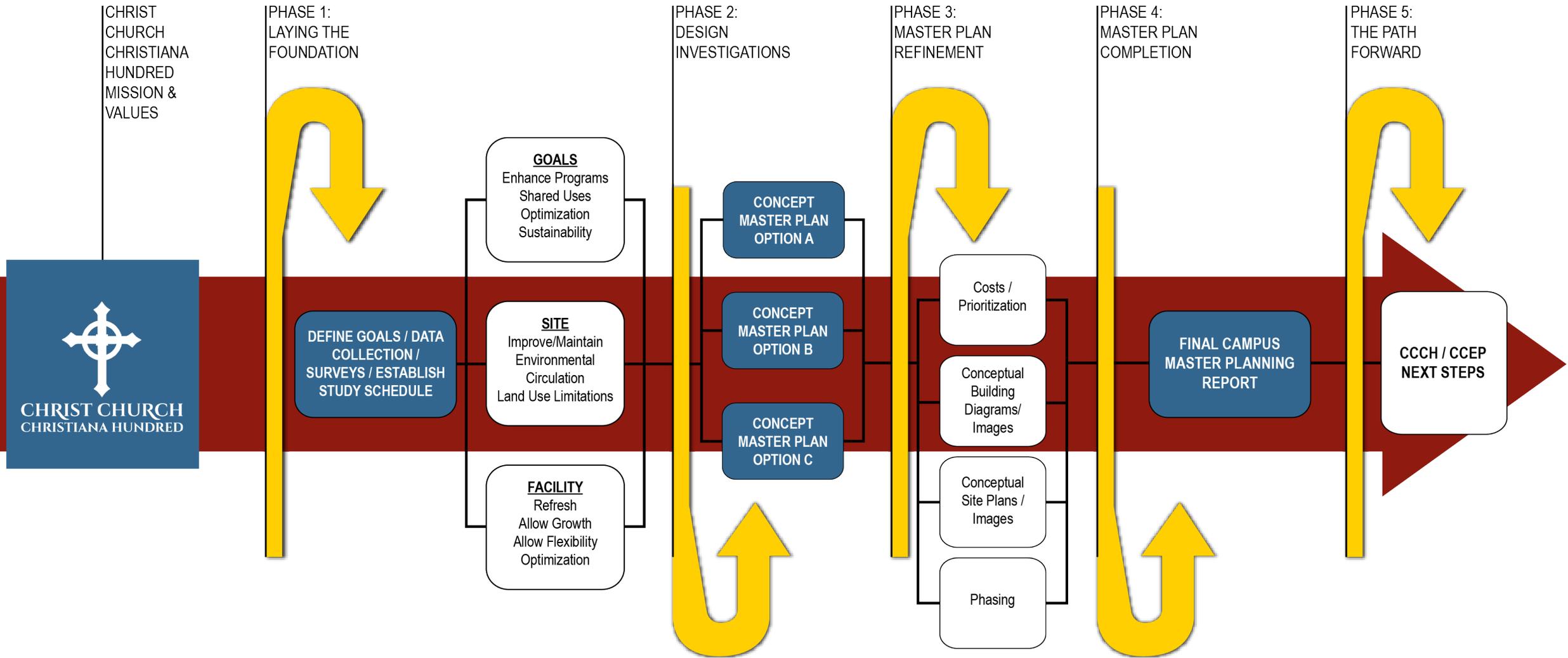




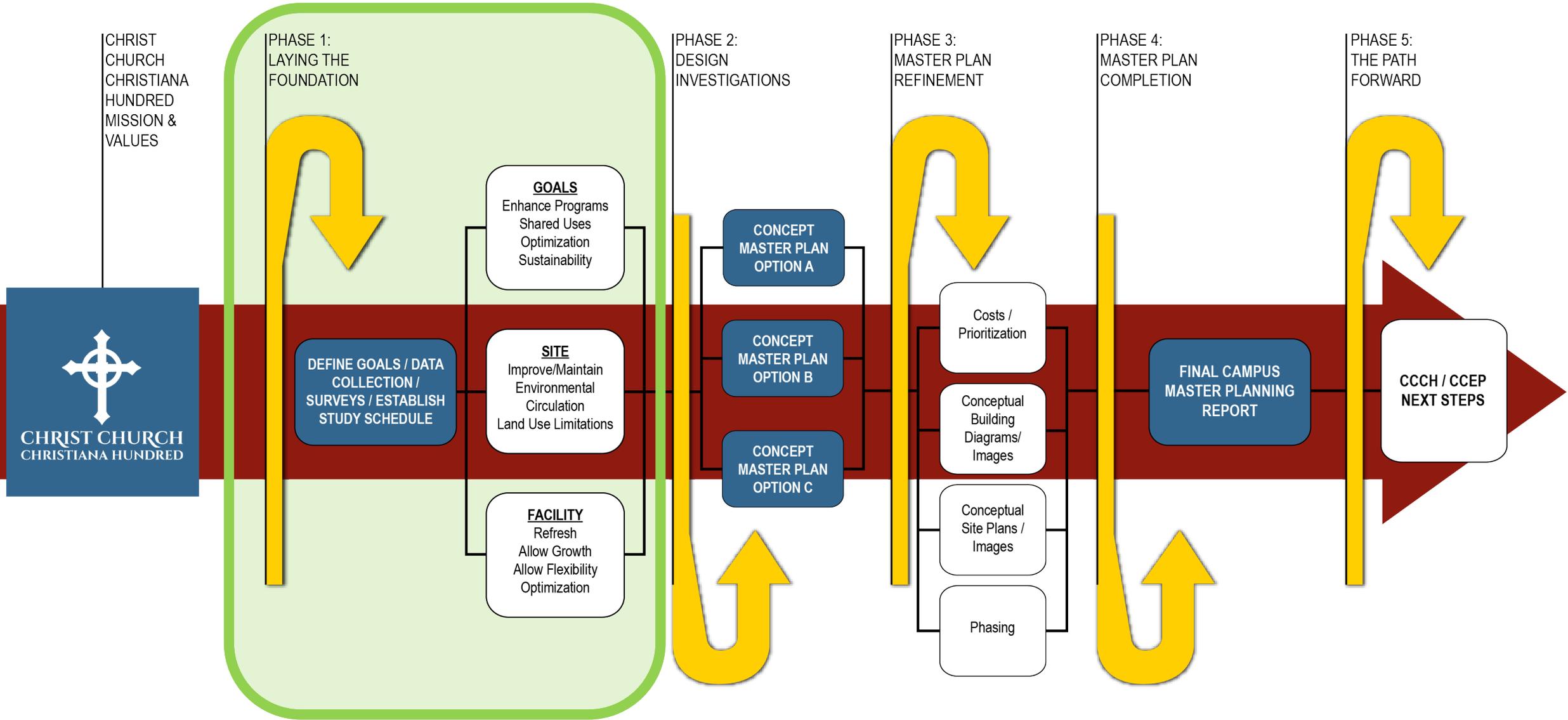
# PROCESS



# PROJECT APPROACH

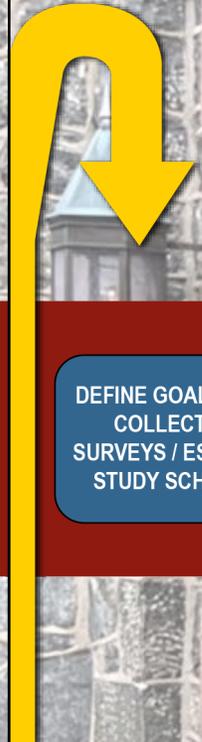


# PROJECT APPROACH



# PHASE ONE: Laying the Foundation

PHASE 1:  
LAYING THE  
FOUNDATION



DEFINE GOALS / DATA  
COLLECTION /  
SURVEYS / ESTABLISH  
STUDY SCHEDULE

**GOALS**  
Enhance Programs  
Shared Uses  
Optimization  
Sustainability

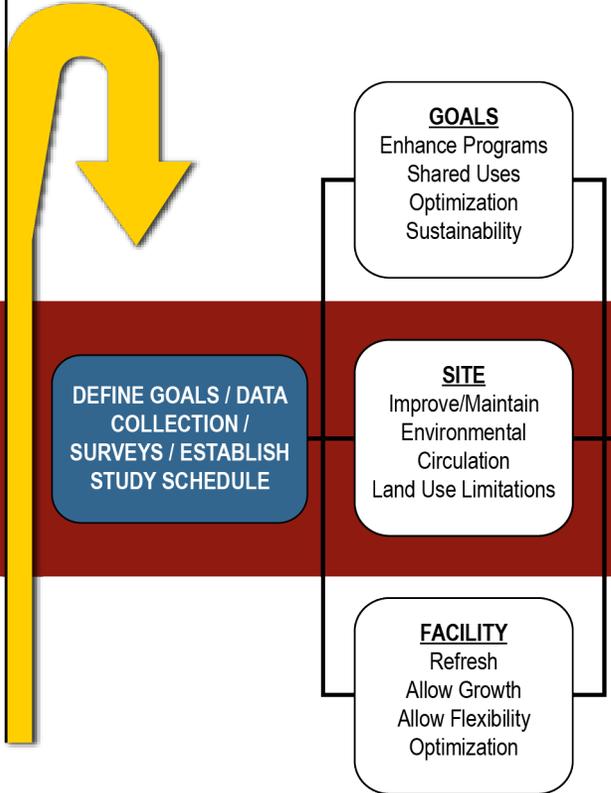
**SITE**  
Improve/Maintain  
Environmental  
Circulation  
Land Use Limitations

**FACILITY**  
Refresh  
Allow Growth  
Allow Flexibility  
Optimization



# PROCESS: Online Surveys

PHASE 1:  
LAYING THE  
FOUNDATION



CHRIST CHURCH  
CHRISTIANA HUNDRED

Christ Church Christiana Hundred Facility Master Plan

**ROOM SPECIFIC SURVEY**

Christ Church Christiana Hundred is developing a Facility Master Plan to guide the care and use of our campus for the next 30 years. Your input will help us ensure our spaces support our mission, ministries, and community needs well into the future.

In addition to the General Survey, you have been asked to complete this Room-Specific Survey to provide more detailed feedback about how particular spaces are used and what improvements could enhance their use.

Please complete this survey with the following in mind: your honest feedback will help us gather, serve, and grow together as a parish community.

1. In order to get the best assessment of your needs, assume this is your IDEAL room/space.
2. Consider ideas to improve how education is delivered to the student and to enhance the overall campus environment.
3. Include any room or area that does not exist now, but would be a good addition to your program.
4. You may use your current space(s) as a point of reference. But feel free to envision each space as the best possible environment for you, the students and other users.
5. Assume that any required space may well turn out to be part of a new addition or a significant renovation, even if you currently have a relatively new space.
6. Successful campus master plans may take 10-15 years to execute, so view this as a long-term investment.
7. Feel free to complete a separate survey for each distinct space you may have in your program.
8. If you have involvement in a specific activity / club that has a space need, complete a separate survey for that activity.
9. Assume common areas (corridors, restrooms, mechanical spaces, lobby areas) will be included in this survey. Please include comments about these types of spaces as they directly impact your program area.
10. We will be meeting with selected representatives from each department/group to discuss this data.

Please complete your survey(s) by **AT 5:00 P.M.** Thank you.

**1. GENERAL INFORMATION**

A. Name:

B. Dept / Activity / Program:

C. Specific room # / space name:

D. Quantity of this type of room / space needed:

E. The following activities will take place in this room / space:

**Clergy & Lay Ministry**

**Vestry**

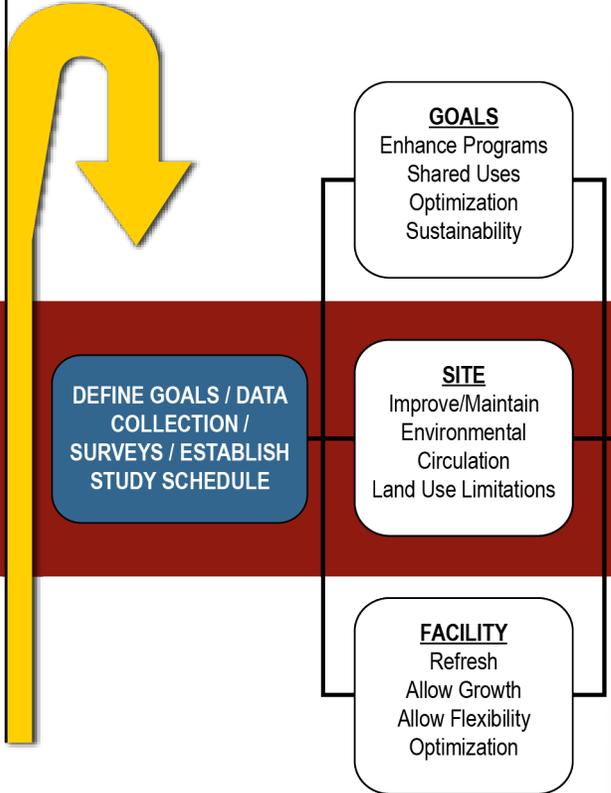
**Administration**

**Parishioners**

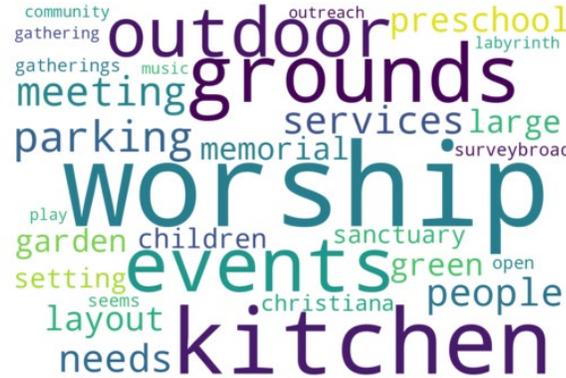
**CCEP Representatives**

# PROCESS: Online Surveys

PHASE 1:  
LAYING THE  
FOUNDATION



GENERAL SURVEY QUESTION 6  
What aspects of the campus currently work especially well?



GENERAL SURVEY QUESTION 6  
What aspects of the campus currently work especially well?

#	RESPONSES	DATE
1	Incorporating religion into the curriculum.	1/28/2026 12:58 PM
2	The large hall for meetings	1/22/2026 3:03 PM
3	I believe the church itself is a wonderful space that inspires people and seems the right size for our congregation. The parish hall also serves us well for events and groups.	1/22/2026 10:11 AM
4	Outreach & Care	1/21/2026 2:22 PM
5	The campus is beautiful, driving down Buck Road is calming.	1/20/2026 9:55 AM
6	Green space, parish hall, education rooms	1/19/2026 11:35 PM
7	Worship spaces, ample outdoor spaces for outdoor events, parish hall	1/19/2026 7:15 PM
8	The church is easily accessible. The Parish Halls are easy. Even the offices have ramps to get to them.	1/19/2026 6:50 PM
9	Chapel provides space for different services which appeal to different age groups. Kitchen provides opportunity for fellowship, i.e. cooking and eating	1/19/2026 6:43 PM
10	General parking ok	1/19/2026 6:35 PM
11	Generally, the parish house and church function well individually...though they are not integrated well at all.	1/19/2026 1:28 PM
12	The chapel works very well. Some of the meeting rooms are good. We have a lot of space to use.	1/19/2026 1:09 PM
13	The green space between the church and chapel	1/19/2026 10:39 AM
14	The overall campus meets the needs of the congregation. Despite our growth strategy and implementation we still face challenges of declining attendance and pledging units similarly to the overall decline experienced in mainline churches. We need to assess the affordability of investing in significant campus changes.	1/19/2026 10:38 AM
15	Chapel, parish halls, meeting space, preschool are all housed in the same building. Kitchen is good proximity to parish halls. Easily accessible, spacious and well maintained rest rooms. Beautiful Main church, close proximity to parish hall. Open space, woods and Green area along with labyrinth and memorial garden create a peaceful, restful setting and much space for events and play for children. Ample area to hang coats. Kitchen recently organized and areas labeled. Circle area great for drop offs of people and loading or unloading for events.	1/18/2026 9:01 PM
16	The Church itself, the Chapel, the Administrative Offices and the Parish Hall meeting spaces.	1/18/2026 8:45 PM
17	Main Church	1/18/2026 8:27 PM

**Response Trends**

**Stakeholder Priorities**

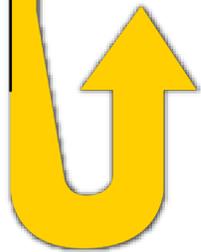
# PHASE TWO: Stakeholder Workshops

PHASE 2:  
DESIGN  
INVESTIGATIONS

CONCEPT  
MASTER PLAN  
OPTION A

CONCEPT  
MASTER PLAN  
OPTION B

CONCEPT  
MASTER PLAN  
OPTION C



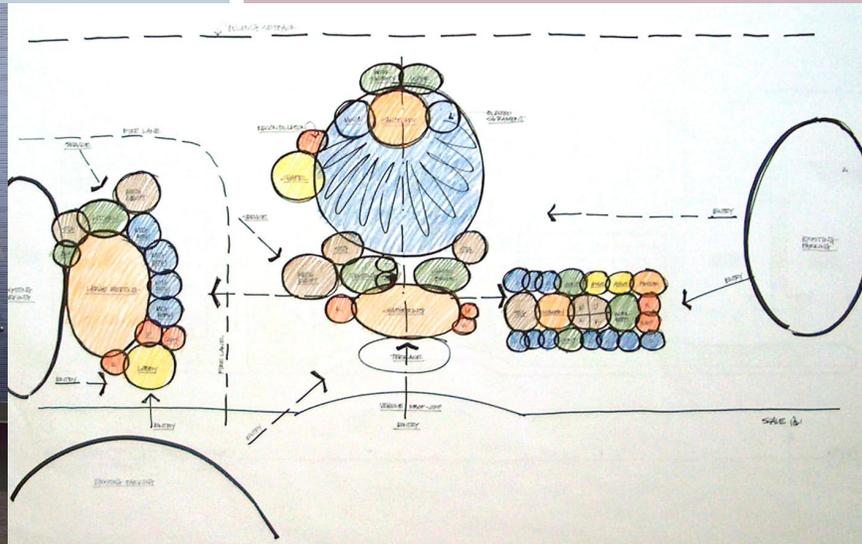
## HEAR

- Listen and learn from parish leaders, staff, and ministries
- Review survey results and identify key needs and priorities



## DREAM

- Envision how spaces can better support worship, fellowship, and outreach
- Explore ideas and “wish lists” for the future campus



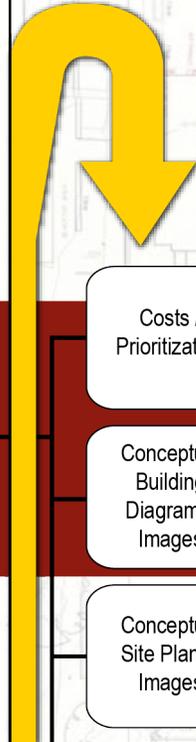
## CREATE

- Collaborate in design charrettes to turn ideas into concepts
- Refine options and build consensus around a shared vision

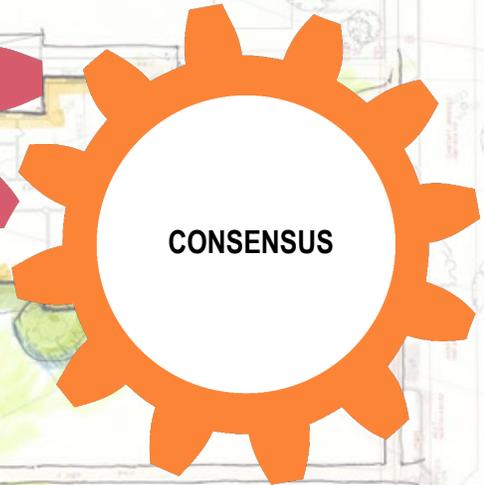
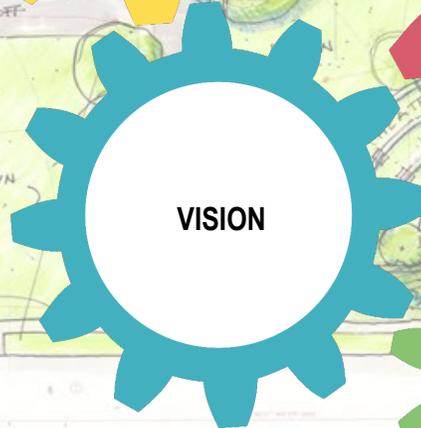
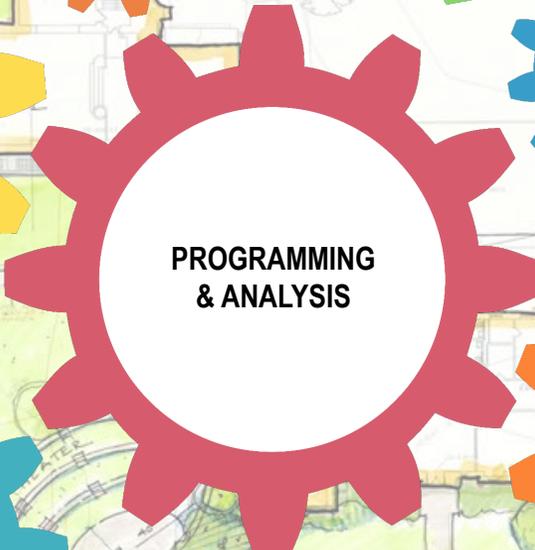


# PHASE THREE: Master Plan Refinement

PHASE 3:  
MASTER PLAN  
REFINEMENT



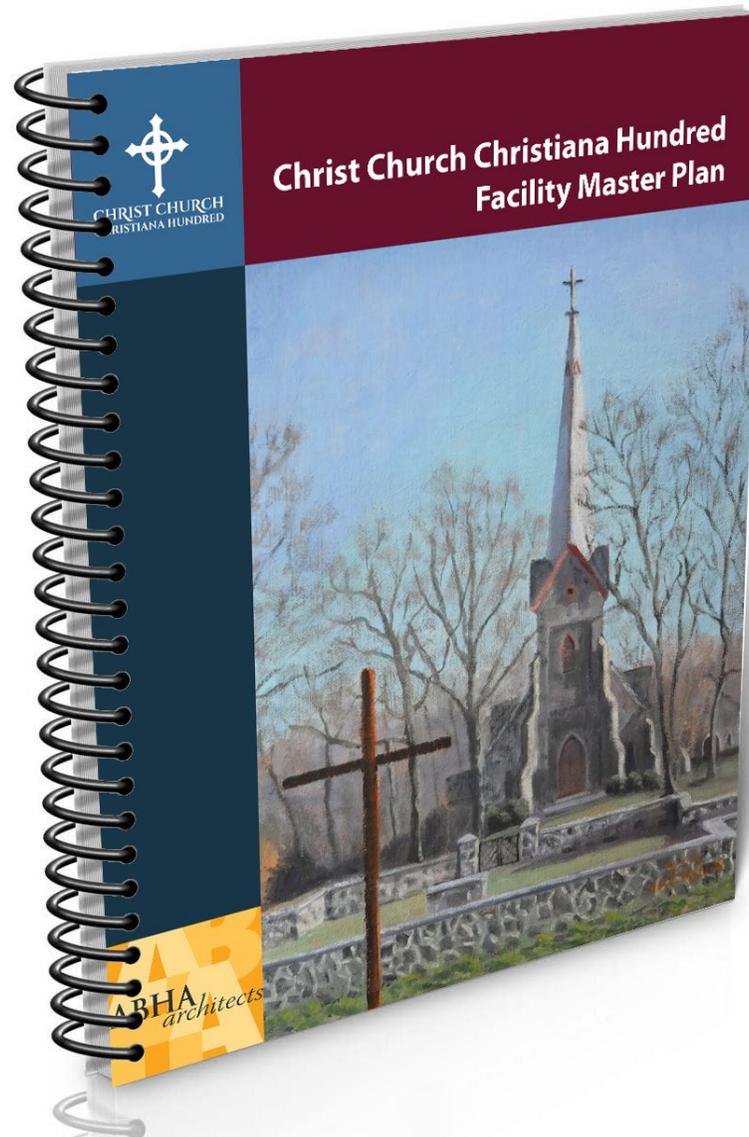
- Costs / Prioritization
- Conceptual Building Diagrams/ Images
- Conceptual Site Plans / Images
- Phasing



# PHASE FOUR: Master Plan Completion

PHASE 4:  
MASTER PLAN  
COMPLETION

FINAL CAMPUS  
MASTER PLANNING  
REPORT



- Executive Summary
- Background Information
- Existing Conditions Report
- Space Needs Program
- Recommended Landscape Improvements
- Sustainability Recommendations
- Conceptual Design & Renderings
- Phased Implementation Plan
- Cost Estimate

# PHASE FIVE: The Path Forward

PHASE 5:  
THE PATH  
FORWARD



CCCH / CCEP  
NEXT STEPS





# SURVEY SUMMARY

# SURVEY DURATION & RESPONSES

**Survey Dates: JANUARY 9 - 19**

**TOTAL OF 197 SUBMISSIONS**

**8 PAPER / 189 ONLINE**

*(including 2 completed by small groups)*

# SURVEY BREAKDOWN



## CHRIST CHURCH CHRISTIANA HUNDRED | GENERAL SURVEY Broad Distribution to All

### General Survey (Facilities Master Planning Study)

Christ Church is undertaking a Facilities Master Planning Study to guide thoughtful, long-range planning for our buildings and campus. This survey is intended to gather broad, community-wide input.

**You do not need to have detailed knowledge of the facilities to participate.**

A goal of the Christ Church Facility Master Planning Study is to create a vehicle for long range planning for the parish and school community. Through this study, programmatic needs will be investigated, and options explored to address space needs across all areas of the campus. Planning will strive to maintain and enhance the high-quality and historic nature of the existing facilities and site, while providing a direction to address needs of the current and future community.

Please respond based on:

- Your experiences
  - Your hopes for the future
  - How the campus can better support the community
- Successful facility master plans often take 10-15 years to implement. Please do not expect long-term look at how our campus can best serve current and future generations.

You may submit **multiple surveys** if you represent more than one group within the Parish or Preschool.

### SECTION 1. Your Connection to Christ Church

1. Name (optional)

First name

2. How are you connected to Christ Church? (Select all that apply)

- Parishioner
- Preschool parent / guardian
- Preschool staff
- Church staff
- Volunteer
- Ministry leader
- Community member / program participant
- Other (please specify)

3. Which ministries or programs have you been significantly involved with? (Select all that apply)

- Worship

# 140

# General Survey



## CHRIST CHURCH CHRISTIANA HUNDRED | ROOM-SPECIFIC SURVEY Administration & Staff (Church & Shared Campus Users)

### Room & Space Needs Survey (Facilities Master Planning Study)

A goal of the Christ Church Facility Master Planning Study is to create a vehicle for long range planning for the parish and school community. Through this study, programmatic needs will be investigated, and options explored to address space needs across all areas of the campus. Planning will strive to maintain and enhance the high-quality and historic nature of the existing facilities and site, while providing a direction to address needs of the current and future community.

This survey focuses on **spaces you use to support ministry, education, and daily operations**. Please think **long-term (10-15 years)** and describe what would best support effective ministry and stewardship of the campus.

You may submit **multiple surveys** if you represent more than one space.

In order to get the best benefit of full participation, we assume that you will complete one survey per space.

1. Consider ideas to improve the campus. If provided are delivered, how will they enhance the overall experience.
2. Include any room or area that does not exist now, but that you would like to add to your program.
3. You may use your current space(s) as a point of reference to envision each space as the best possible environment for you and other users.
4. Assume that any required space may well turn out to be part of an addition or renovation.
5. Successful facility master plans may take 10-15 years to execute, so view this as a long-term investigation on how to improve the parish / preschool.
6. Feel free to complete a separate survey for each distinct space you may have in your program area (i.e. liturgical space, office, meeting space, classroom, storage room, etc.)
7. If you have involvement in a specific activity/organization that has a space need, complete a separate survey for each need.
8. Assume common areas (corridors, restrooms, mechanical spaces, etc.) will be included in the overall building assessment. Do not include comments about these types of spaces as they directly impact your program area.
9. We will be meeting with selected representatives from each department/group to discuss this data once complete.

### SECTION 1. General Information

Name (optional)

First name  Last name

2. Role / Ministry

3. Room or space name/number (or description)

# 49

# CCCH Room-Specific



## CHRIST CHURCH EPISCOPAL PRESCHOOL | ROOM-SPECIFIC SURVEY Preschool Representatives (Faculty, Administration, Program Staff)

### Room & Space Needs Survey (Facilities Master Planning Study)

This survey focuses on specific rooms and spaces you use regularly at Christ Church Episcopal Preschool. Please think long-term (10-15 years) and describe what would best support children, staff, and families—whether that space exists today or not.

You may complete one survey per room or space you rely on. If you are submitting a survey for more than one room, please click "DONE" at the bottom of the survey and return to the original link to answer these questions specific to other spaces.

### SECTION 1. General Information

1. Name (optional)

First name  Last name

2. Role / Ministry

- Lead Teacher
- Assistant Teacher
- Specialist (Art / Music / Spanish / Movement / Godly Play)
- Administrator
- Support Staff

3. Room / Space Name

### SECTION 2. Use of This Space

5. How often is this space used?

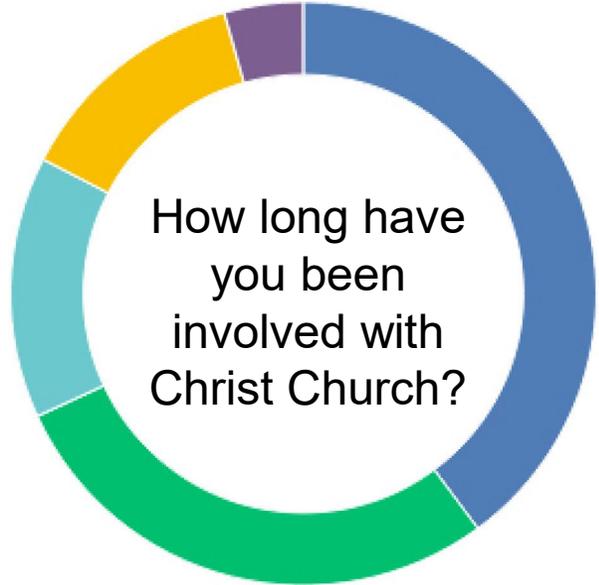
- Daily
- Several times per week
- Weekly
- Occasionally

# 8

# CCEP Room-Specific

# SURVEY OVERVIEW: TENURE

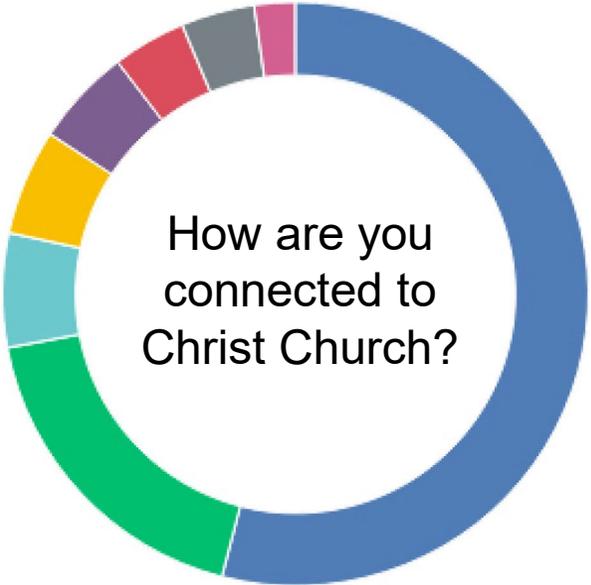
## Tenure at Christ Church



Answers	Percentage	Responses
More than 20 years	39.86%	55
4-10 years	28.26%	39
1-3 years	14.49%	20
11-20 years	13.04%	18
Less than 1 year	4.35%	6

# SURVEY OVERVIEW: CONNECTION

## Connection to Christ Church



Answers	Percentage	Responses
Parishioner	85.71%	120
Volunteer	28.57%	40
Ministry leader	10%	14
Other (please specify)	9.29%	13
Community member / program participant	8.57%	12
Preschool parent / guardian	6.43%	9
Church staff	6.43%	9
Preschool staff	3.57%	5

# SURVEY OVERVIEW: INVOLVEMENT

## Involvement at Christ Church



Answers	Percentage	Responses
Worship	61.48%	83
Outreach / care ministries	30.37%	41
Children & youth	23.7%	32
Adult formation	22.96%	31
Other (please specify)	22.22%	30
Vestry / leadership	21.48%	29
Fellowship	20.74%	28
Music	17.78%	24



# TAKEAWAYS



# KEY TAKEAWAYS

## WORSHIP SPACES



- Consolidate and organize worship storage
- Improve chapel and church sacristies, workflow, and efficiency
- Simplify undercroft circulation and safety
- Expand and unify choir support spaces

# KEY TAKEAWAYS

## GATHERING SPACES



- Improve gathering space accessibility
- Upgrade campus technology
- Refresh Commons Room
- Consider adding hospitality station in parish halls
- Optimize parish education spaces
- Reevaluate function of rectory annex

# KEY TAKEAWAYS

## KITCHEN



- Clarify preschool, parish, and shared kitchen zones
- Reconfigure refrigeration and reclaim hallway space
- Add a functional central island
- Consolidate storage
- Maintain flexibility with mobile solutions
- Improve circulation and reduce noise

# KEY TAKEAWAYS

## STORAGE & MORE



- Reorganize and consolidate storage
- Separate Green Show storage
- Integrate kitchen storage with operations
- Improve Giammattei Room storage and safety
- Create secure janitorial storage
- Provide additional coat storage
- Expand preschool storage
- Address outdated restrooms

# KEY TAKEAWAYS

## CHOIR



- Keep any sanctuary changes discreet and sensitive to aesthetic and spiritual character of the space
- Add stair rails and address undercroft accessibility
- Preserve robing rooms; consolidate vesting
- Refresh undercroft bathrooms
- Improve choir loft comfort
- Consider dedicated choir rehearsal space

# KEY TAKEAWAYS

## PRESCHOOL



- Rebalance classroom size
- Align bathrooms with classroom use
- Improve ADA access and circulation
- Upgrade outdoor play areas
- Add preschool storage
- Improve security and staff spaces
- Enhance gross motor indoor activity space

# KEY TAKEAWAYS

## CAMPUS



- Explore options for underused outdoor spaces
- Clarify and calm circulation and parking
- Improve pedestrian safety and access
- Upgrade exterior lighting
- Support preschool and parish outdoor needs
- Strategically rethink maintenance, trash/recycling, and storage
- Preserve and enhance natural areas

# CCCH CAMPUS





# PRESCHOOL & STORAGE

NOF  
MARIANNA DUPONT SILLIMAN  
K-42-244

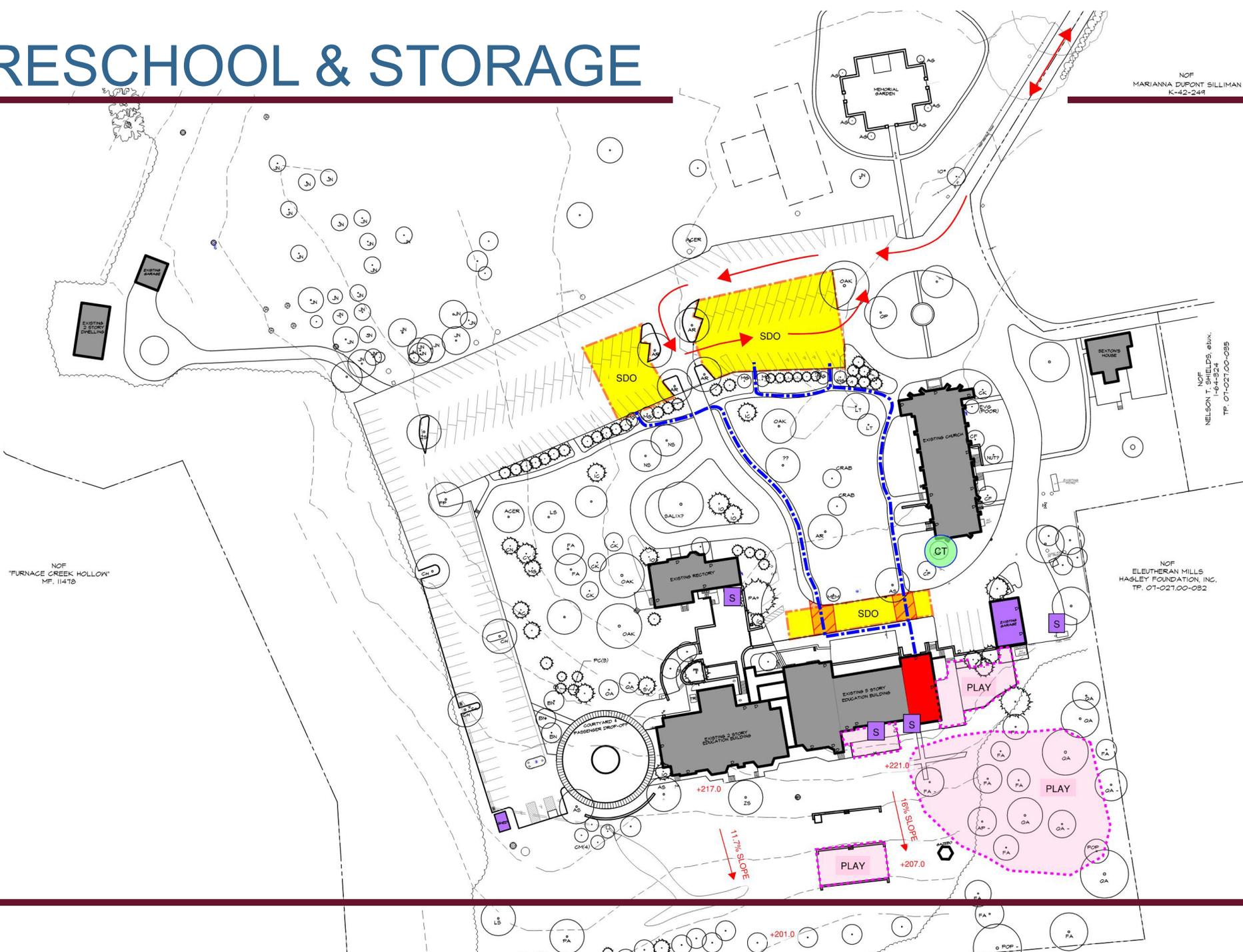
## LEGEND

-  SCHOOL DROP-OFF PARKING
-  VEHICLE ROUTE
-  SCHOOL STUDENT ROUTE
-  SPOT ELEVATION (APPROXIMATE)
-  SLOPE
-  CROSSWALK
-  CLIMBING TREE
-  PLAY AREA
-  MISCELLANEOUS STOCKPILE OR STORAGE CONTAINER
-  GARAGE OR STORAGE SHED

NOF  
"FURNACE CREEK HOLLOW"  
MF. 1147B

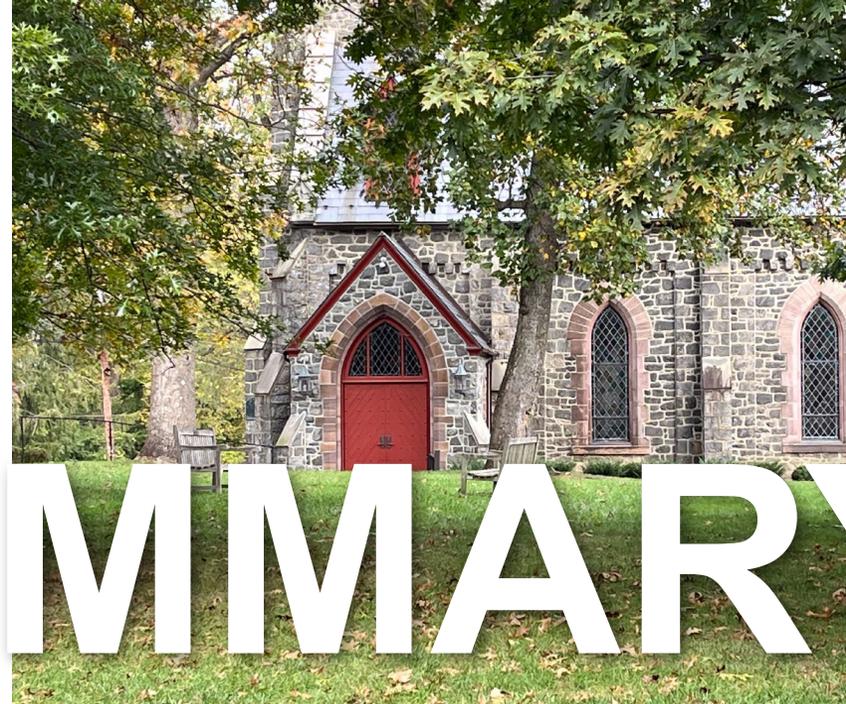
NOF  
EULETHERAN MILLS  
HAGLEY FOUNDATION, INC.  
TP. 01-021.00-082

NOF  
NELSON T. BIELDS, SR.  
L-8-4324  
TP. 01-021.00-085

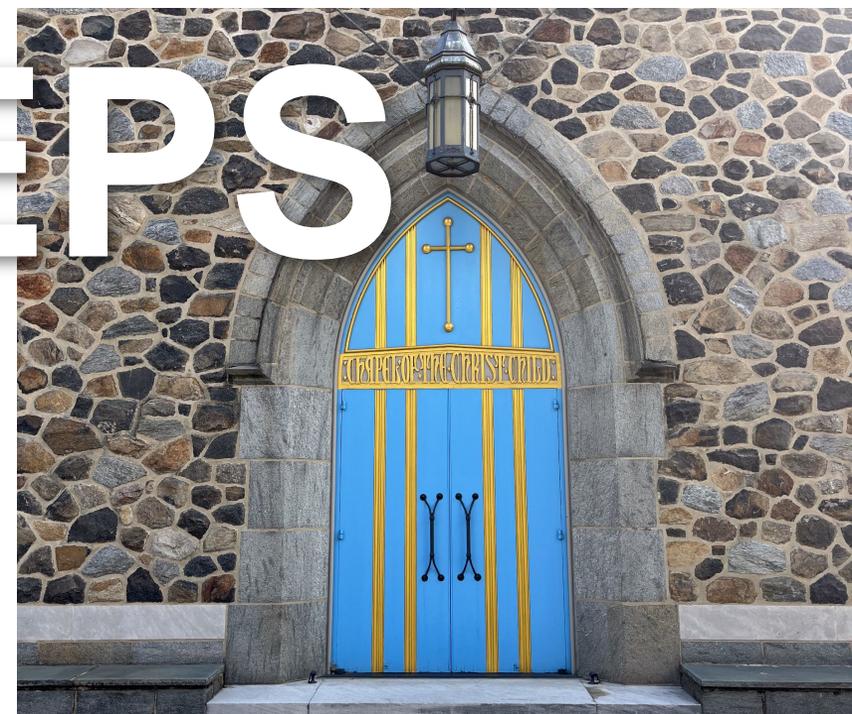




# Q & A

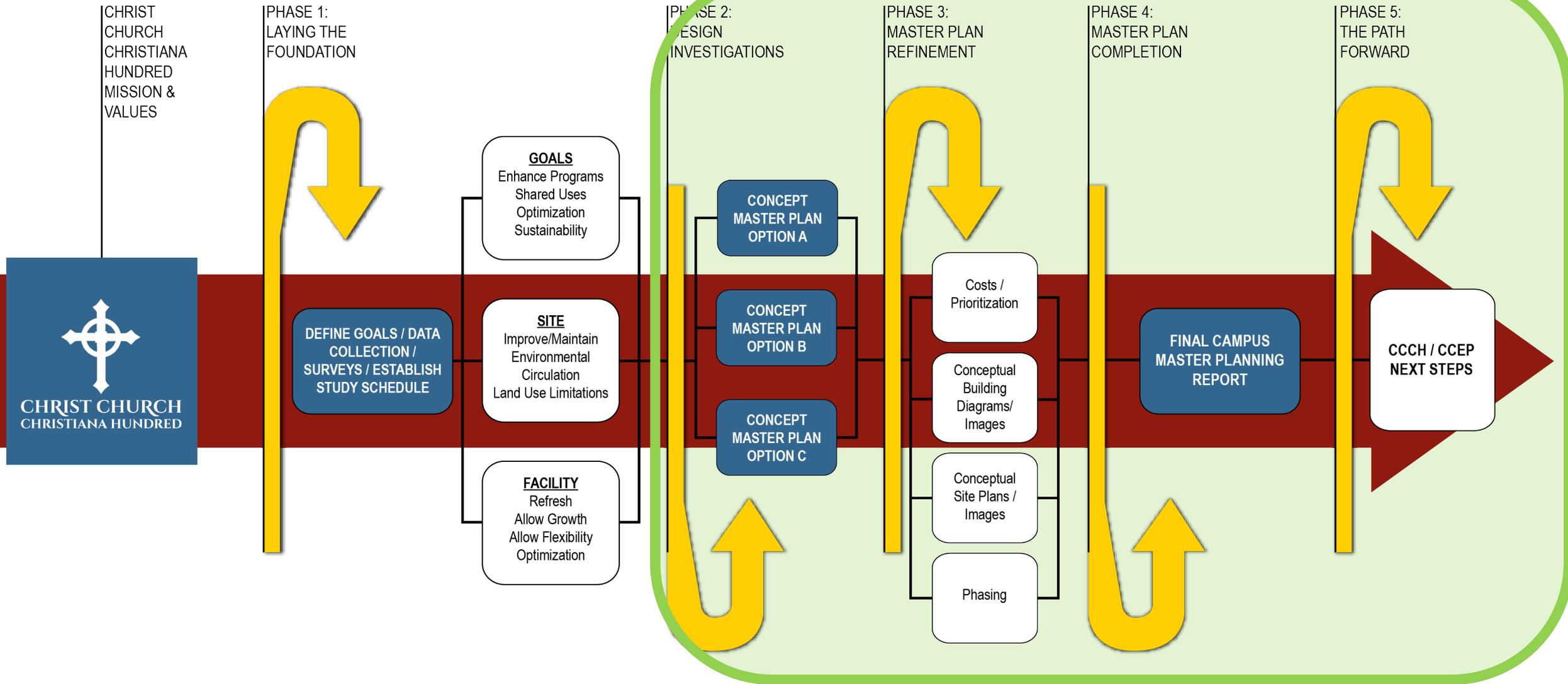


# SUMMARY &



# NEXT STEPS

# NEXT STEPS





# MASTER PLAN FOR CHRIST CHURCH CHRISTIANA HUNDRED

