



TPC Architects, Inc.

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TPC Architects, Inc. Newsletter

CITIZENS OFFERING IDEAS TO KEEP REDDING CENTER OPEN

TPC Architects has been working with Bethel Church in Redding, CA for several years on the master planning of their large campus. Following is an article published in the [Conventions & Conference Facilities](#) newsletter, June 16, 2011 about a creative idea for the use of the Redding Convention Center.

Redding, Calif. - As the City Council comes up on a vote on whether to keep the Redding Convention Center open, citizens are offering their ideas about how to utilize the facility, the *Redding Searchlight* reported.

Redding administrators earlier this year proposed temporarily closing the convention center to help the city plug expected general fund deficits of \$3 million each year through mid-2013. The city puts \$800,000 in hotel tax money into the auditorium each year. Analysts project the operation will need \$350,000 more annually to keep from going further into the hole for at least the next five years.

Kim Niemer, community services director who oversees the convention center, told the *Searchlight* she's urged local concert promoters and other groups with a stake in keeping the auditorium open to put together a proposal for

MAXIMIZING YOUR CURRENT FACILITIES

How to assess your campus and make the next step count.

If you are a regular reader of our newsletter you've read about the value of the comprehensive planning of a church campus and ministry. In past issues we've discussed Ministry Master Planning (Oct. 09), *Facilities Master Planning* (Nov. 09), and *Financial Master Planning* (Jan. 10). In February this year we discussed *Ground Up or Adaptive Use?* You can access most past issues by using the "Past Newsletters" link on the left.

We believe that MANY churches have facilities (including site areas) that are not being used to their potential. My own church, Sunrise Community Church in Fair Oaks, CA is a good example. Our aging campus with multiple buildings is used heavily, but it has been over 20 years since we really stopped to assess how we could make better use of these facilities. Further, we were uncertain what the next step should be, with a menu that ranged from resurfacing the parking lot to constructing a multi-use chapel.

How about your church? Do you have a plan for maximizing your current space? Today's newsletter will outline the basic process to accomplish this goal, bringing back some past teaching as we use the Sunrise project as an illustration. You may wish to refer to previous newsletters, as referenced above, for more detail for each step.

Step One: EVALUATE YOUR MINISTRY NEEDS

At Sunrise we decided that we needed to prepare a thorough Ministry Master Plan (MMP) that would assess ALL aspects of our ministries. We involved all church staff in this process. Using a MMP worksheet all ministry areas were analyzed, including the space needed. What we found was that all needs could be met in about 68,000 SF of space, and we had 71,000 SF of space existing. This led to an analysis of actual usage schedule, along with circulation. We discovered that the top priority was circulation, beginning with the main lobby. Although it would be nice to add some additional space for children's assembly and perhaps a chapel, the prime ministry needs could continue to be met within the existing core areas.

The MMP process also embraces such things as connection with community (visual, physical), way finding (signage), and overall aesthetics. We determined that the effectiveness of the church's ministries could be improved by addressing these factors. All of this laid the foundation for Step Two.

Step Two: DEVELOP A FACILITIES PLAN

The existing 10 acre site needed some improvements. The conceptual plan below shows how a community connection was established between the main boulevard and the Worship Center. A revamping and expansion of site plaza areas and site circulation provided the opportunity to expand the small lobby, add a multi-use amphitheater, create a pedestrian arcade to the parking area, and provide a visual identity to the campus. The new lobby functions as the rallying point and visual center of the campus. The amphitheater creates a great space for both children and adults to augment the existing building space.

The site solution contains other components that will be developed in subsequent phases, including a youth plaza. All planned improvements are in concert with the MMP (Ministry Master Plan) and are being developed in priority order.

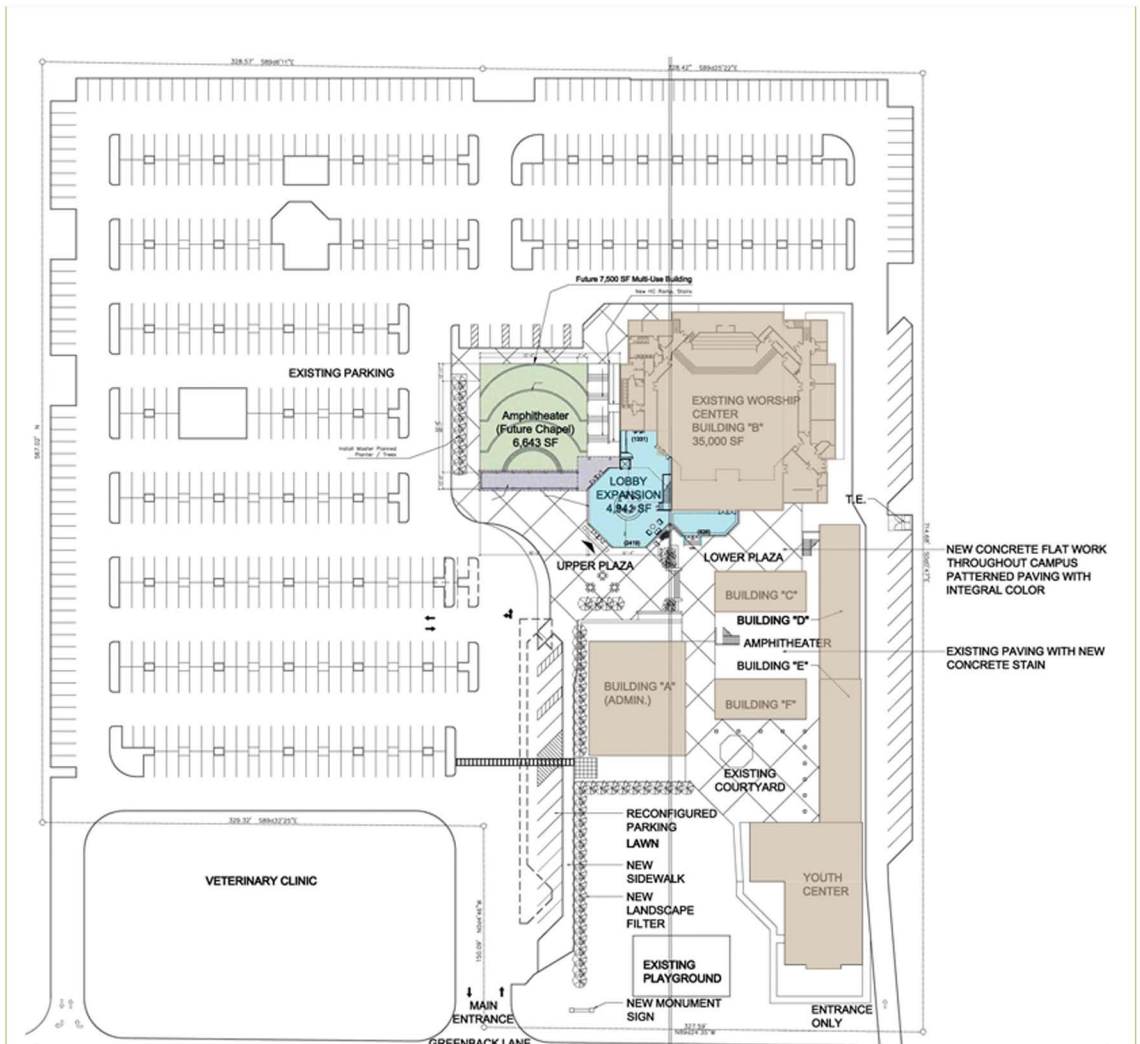
As a note, many "deferred maintenance" items were sequenced with the facilities plan. This is a great way to raise funds for these non-glamorous needs!

managing the space. None has stepped forward, she said.

"Running the convention center is a pretty big undertaking," Niemer said. "They (Bethel) are the only ones really serious about it yet. They are trying to make the numbers work." Bethel Church was the only organization to offer a solution to the operation's well-known money woes, the newspaper said.

The large church has developed plans to lease the 41-year-old building from the city, using the space to expand its School of Supernatural Ministry. The church has yet to make a formal offer. Bethel's School of Supernatural Ministry enrolls 800 first-year students - substantially fewer than they want to enroll, Charlie Harper, the church's administrator, told the *Searchlight*. Lack of a second access road to Bethel's College View Drive campus caps how many students can gather on campus at one time.

The school could expand enrollment to 1,200 first-year students if it moved to the convention center, Harper said. Bethel would move the school to the convention center in January, should it make a formal proposal to the city and that offer is accepted. Initial enrollment would be 900 first-year students, but that number would grow in the 2012-13 school year.



Facilities renovation plan for Sunrise Community Church
(10 acre site with 71,000 SF of building area)

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Close-up view of plaza and lobby

Step Three: DEVELOP A FINANCIAL PLAN

Don't miss this step! For the Sunrise project this became a major factor, shaping the scope of Phase 1 improvements. A cost for each element of the facilities plan was determined, including the large amount of site work. Construction was not begun until equilibrium was established. And of course the fund raising effort was carried out with a clear picture of the cost.

Step Four: IMPLEMENTATION

The computer image below captures the essence of this project, now under construction. You see the expanded lobby which is now the heartbeat of the campus, ample plaza space, a pedestrian arcade (with amphitheater beyond), and wonderful circulation to all ministry areas. Campus aesthetics are improved, and a community identity established. All of this is being accomplished for a relatively small budget.

Sunrise Render

Sunrise Community Church Renovations

Summary

Perhaps your church can also benefit from this process. It is gratifying to know that you are improving ministry effectiveness, refreshing or enhancing your community image, addressing functional needs, and spending your dollars wisely.

We encourage you to consider ministry master planning, adaptive use studies, targeted renovations, and financial planning as you take the next step in your local ministry.

I encourage you to contact me personally with any questions you may have.

Sincerely,

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