



Planning · Architecture · Design

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TPC Architects, Inc. Newsletter

AIACC Announces New President



Frank O. Bostrom, AIA, is serving as the 68th President of the statewide professional association for architects in California. Joining an esteemed group who has held this position, Frank brings over a decade of volunteer experience to this position.

[Read more about it here. \(AIACC.org\)](http://AIACC.org)

Did You Know That?...

You may be interested to learn that TPC's

One Step at a Time

TPC Architects, in conjunction with RFE Engineering (civil engineering / surveying) just hosted our annual *Church Development Seminar* in Roseville, CA. Each year the overall focus is the same: Move forward with a firm planning foundation, in the right sequence. As the Chinese proverb so aptly states this principle:

"If you take one step forward you can see a little further down the road."



No one can see around every bend from their present location - but taking well planned steps, one at a time, will enable you to move forward in a healthy direction, deal with unsuspected obstacles, and discover God's destination for your church or ministry. Moving forward without wise planning will increase vulnerability to loss of time, money and perhaps vision. *"The simple believes everything, but*

president, Dan Kinnoin, AIA, was tutored during the early years of his career by **Jay Dewey Harnish, FAIA** (the 25th architect licensed in California!) while working at Harnish, Morgan and Causey in Ontario, CA in the early 1970's. Mr. Harnish instilled in this young architect the tenants of professional practice and ethics that are foundational to TPC Architects today.

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the prudent gives thought to his steps." (Prov. 14: 15, ESV)

In today's newsletter I will summarize the tenants of healthy sequential steps towards the successful development of a vision.

Step #1: VISION

"Where there is no vision, the people perish..." (Proverbs 29:18, KJV). We believe that a dream becomes a vision via the application of practical sequential steps. Passion must be accompanied by wise planning. Your vision should be prayerfully conceived, evaluated, and subjected to a healthy planning process.

Step #2: MINISTRY PLANNING

We often refer to this as "people programming" or "ministry master planning". *Ministry Master Planning* defines your needs in tangible terms that can be used to design the site or building. It establishes planning and design criteria for you to use, and equips you to decide on the specific area requirements for each function. It asks questions such as "What drives us? What are our top priorities? What is holding us back? How much land or building space do we need?" It produces valuable information about you and your needs, equipping you to make all subsequent planning and design decisions. All church leaders can benefit from this process.

Step #3: IDENTIFY POTENTIAL

This is a two part exercise. First, what do you have now, and how can it be best utilized? Can you increase your ministry effectiveness or capacity by making non-facility changes? Next, what is the potential of the property or buildings (including renovations and adaptive use) that you are considering? Feasibility studies that identify this potential are invaluable! The slide below illustrates a part of a site feasibility study for a complex site with numerous environmental challenges.

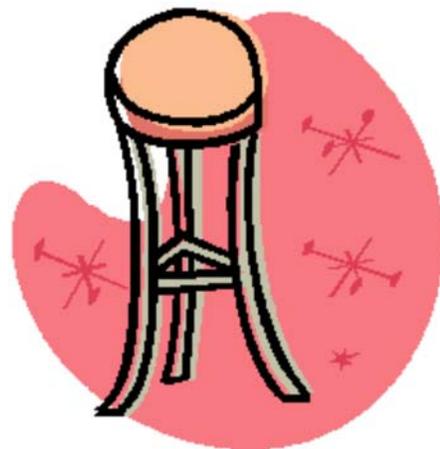


Slopes, Tree Cover, Setbacks, and Easements are all parts of a Site Feasibility Study

Step #4: MASTER PLANNING

Now that you have come to grips with your ministry goals, you are ready to examine the ability of your site to accommodate these goals. If you have not yet acquired property, the *Ministry Master Plan* provides a good estimate of the net land area required. The *Facilities Master Plan* begins with the preparation of one or more site studies that depict how your ministry needs can be provided on your site, resulting in a phased Site Master Plan. When an entitlement such as a Conditional Use Permit is required by the local agency, which is common, this planning step is sometimes expanded to include the conceptual building design of appropriate buildings in order to satisfy the "design review" portion of the Use Permit application.

By the way, do not forget to prepare a *Financial Master Plan* as well. It is one leg of the three-legged stool, the others being your Ministry Master Plan and your Facilities Master Plan. Your financial plan must be in sync with the other "legs" or you will not have equilibrium!



"The mind of man plans his way but the Lord directs his

steps." (Proverbs 16:9, NASB)

Step #5: CONCEPTUAL DESIGN

You may consider this step as "lighting the fire" (see our [Feb. 2010 Newsletter](#)). Having laid a solid foundation in the previous steps, you are equipped to design in concert with your ministry needs and financial parameters. The design is then built and presented in context with these other legs. Once you have equilibrium you can continue with the planning process.



Step #6: AGENCY APPROVALS

Most church projects require the issuance of a Conditional User Permit (CUP) from their local jurisdiction. The above five steps equip you to enter into this process. You will have interacted with the planning agency during the master planning and conceptual design steps, and will now address any specific concerns and prepare the necessary reports (such as traffic studies and environmental reports).

Step #7: FINAL DESIGN

With the planning approval in hand, a workable budget, and a design that meets your ministry needs, you can prepare the final design drawings, select a method of project delivery, and establish a final construction cost for your project.



Although the above steps are only summarized, they define the basic sequential steps for a successful project. Remember,

"If you take one (wise) step forward, you can see a little further down the road."

Where are you on the road today? We encourage you to apply wisdom and careful planning to your journey.

May the Lord bless you as you plan!

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

Sincerely,

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