

PROGRAM FOR MASTER PLAN
Unitarian Universalist Church of Sacramento
8.7.11 draft

The 'program' consists of desired features for the UUSS campus, reflecting both current needs and long-range projections. The program is based on the assumption of congregational growth and a campus plan that is appropriate in scale to the property. The program is intended to be a guide in the development of a master plan and the design of future buildings and improvements to the site.

The program outlines specific building requirements based on: the Needs Assessment Study, the congregation-wide questionnaire, the focus groups' input, and information from the site and building inventory.

Based on the discussions with the UUMPF and Oversight Committees, and the Focus Groups' input, there are three principles underlying all aspects of the program:

- Follow green, sustainable building practices
- Incorporate adaptive use of the existing buildings – Social Hall and Classroom wing and outdoor spaces, and incorporate healthy elements of the existing landscape
- Emphasize a welcoming appearance that highlights community values, spirit of place, and feeling of sanctuary on campus

1.0 SITE:

- 1.1 Utilities: Develop water, electrical, gas, phone and wastewater system services to support the building program. Incorporate existing systems where feasible. [assessment: water, electrical, gas and sewer lines will require upgrading for future building development]
- 1.2 Drainage: Provide on-site drainage for containment of peak storm conditions to comply with State and County requirements. Maintain point of connection to public storm drainage system off site. [recommendation: maintain wetlands open space at southeast area near Sierra Boulevard for storm water 'retention basin', and develop new drainage devices around buildings and as part of parking lot reconfiguration. Use pervious paving if financially possible]
- 1.3 Vehicle circulation and parking
 - 1.31 reconfigure vehicle circulation and parking to provide effective movement patterns and efficient use of space for optimum number of parking spaces, and to comply with current code standards for lighting, landscaping, drainage, signage and accessibility.

- 1.32 Provide effective drop off area near main entrance
 - 1.33 Realign entrance driveway (for parking lot configuration)
 - 1.34 Provide fire safety access and additional staff parking to service driveways
 - 1.35 Provide pedestrian and bicycle walkway from Sierra Boulevard into campus (accessible walkway)
 - 1.36 Provide bicycle rack areas (shade cover)
- 1.4 Street Frontage Improvements:
- 1.41 construct sidewalk, curb and gutter and frontage landscape improvements along Boulevard, as per County requirements
 - 1.42 Add gate at main driveway if deemed desirable for security purposes
 - 1.43 Provide a new campus sign
 - 1.44 Provide additional landscaping at campus frontage area to enhance presence and invitation to campus
 - 1.45 Provide new driveway encroachment connection to Sierra Boulevard for smooth driveway transition
- 1.5 Property Boundary areas:
- 1.51 Provide fencing along north property line to improve security and to comply with County standards
 - 1.52 Provide additional buffer landscaping along easterly line for visual privacy from adjacent duplexes
 - 1.53 Provide additional buffer landscaping along north and west property lines to provide for privacy screening and to comply with County standards
 - 1.54 Establish lot line adjustment along existing southerly fence line in order to separate duplex property and prepare for sale of duplexes
- 1.6 Outdoor Activity Spaces & Landscaping:
- 1.61 Enhance east patio with shade structure and surrounding tree canopies
 - 1.62 Maintain volleyball/play grass area; improve turf
 - 1.63 Develop meditation garden/labyrinth in east lawn area
 - 1.64 Maintain and enhance memorial garden; integrate with pedestrian pathways and signage
 - 1.65 Retain (or transplant rose garden) and incorporate into building entry feature
 - 1.66 Develop buffer landscaping for service yard garbage and recycling enclosure
 - 1.67 Develop landscaping plantings in parking area to provide 50% shade coverage within 15 years (county standard)
 - 1.69 Develop additional ornamental landscape areas; concentrate landscaping in key focal areas and naturalize remaining spaces. Use 'natural habitat' as a theme in overall landscape plan
 - 1.70 Maintain oak and redwood groves

- 1.71 Enhance walkways and patio areas; remove trip hazards and assure accessibility
- 1.72 Provide improved storage for outdoor furniture and equipment
- 1.73 play court (hard court games)
- 1.74 Enhance/expand playground areas and reconstruct fencing to provide visual connectivity
- 1.75 Develop amphitheater/outdoor stage area (option)
- 1.76 Minimize water use through selection of plant species that are native and/or drought tolerant
- 1.77 Provide appropriate water-conserving irrigation systems with hydro-zoning for landscaping
- 1.78 Plan for sustainable maintenance practices to limit mowing, fertilization, pest control and other interventions; use 'wildlife habitat' as a theme for the landscaping and larger open space areas

BUILDINGS:

There are 5 general 'use' areas to be provided within the buildings:

- Sanctuary: for regular weekly services as well as special programs and activities that require a large multi-purpose space to hold the whole congregation; may include multi-use or dedicated space for small group meditation/spiritual practice
- Social Hall: main social hall for events including: dinners, dances, lectures, musical and dramatic performances and events appropriate to space; weekly before/after service social time.
- Religious Education (RE) Spaces: classrooms, flexible activity spaces and meeting rooms of varied sizes to accommodate nursery through adult education needs; includes library, resource center, music/choir room
- Administrative Staff & Offices: individual offices and work stations for staff members and volunteers, visitor reception, board and committee member spaces, staff meeting room and associated support spaces
- Support Spaces: kitchen, space for custodial functions, storage for tables, chairs, equipment, materials and props; bathrooms; electrical-mechanical equipment rooms (most of these spaces are to be distributed throughout campus, appropriate for each use area)

2.0 Sanctuary: (new building)

- 2.1 congregation seating area for 500-600 people with flexible seating; level floor for multi-use; optimal sight lines to slightly raised stage. Features of space: natural light and ventilation, good acoustics for music and voice, integrated sound system, digital projection, visual

- 2.2 sightlines to natural landscape, inspiration and support to communal celebration of life, configure to feel appropriate for small group in attendance (100-150) but also able to accommodate larger capacity stage area: accommodate podium, chalice, piano, organ, choir, performance space
- 2.3 choir area: seating/singing for ____choir members; may be part of stage area or on side area
- 2.4 backstage area: exterior entrance, small room for pre-service prep, bathroom, storage
- 2.5 sound/light control booth: contained area to accommodate technician for control of sound, lighting and visual projection (make user friendly for rental functions)
- 2.6 crying/infant room; soundproof for congregants with infants to have visual contact (or via video screen transmission) and sound transmission of service
- 2.7 entry foyer/circulation: size appropriate for passage in/out of space and direct linkage to social hall and outdoor patio areas
- 2.8 primary adjacency requirements: entry, choir room, social hall, storage for chairs

3.0 Social Hall: (existing building)

- 3.1 multi-functional space for 200-350 people with flexible seating. Use existing social hall space.
- 3.2 Remodeling to include: structural reinforcement, new floor covering, refinish wall coverings, new exterior doors/windows/skylight, new heating/cooling system, sound insulation, energy insulation, new roof covering, upgrade to sound system, upgrade to electrical and light controls, mid-level stage area (for presentation)
- 3.3 Primary adjacency requirements: foyer/welcoming space, future sanctuary, kitchen, outdoor patio, storage for chairs/tables

4.0 RE Facilities: (existing buildings with provision for addition)

- 4.1 Library: use existing space; remodel to include: refinish walls, improve lighting, upgrade exterior door and windows, add LCD for presentations and workstation with computer, zoned heating/cooling system
- 4.2 Classrooms: use existing (6) classrooms, adequate for up to 100 children nursery-12; remodel to include: new floor coverings, wall refinish, ceiling refinish, new lighting, improve zone controlled heating/cooling, cabinetry and storage closets, new exterior doors and windows, appropriate level sinks, accessible bathrooms, new furnishings. Provisions for future RE classroom pod to include additional classrooms, additional bathrooms and shower facility. Preference to separate upper and lower grades and zone jr./sr high grade students together. All spaces: dedicated storage, ability to display on walls, whiteboards, network/phone linkage, access to exterior
- 4.3 Nursery: space set up with cribs, soft seating for attending adults, toy storage, diaper changing table

- 4.4 Central meeting/gathering space: flexible use for all age groups, size to be determined
- 4.5 Meeting rooms: use existing FAHS and conversion of existing office area for additional meeting room adjoining library; conversion of minister's office for small meeting room
- 4.6 Kitchenette: use existing kitchen adjoining FAHS
- 4.7 Choir Room: floor area for full choir and accompanying piano; storage area for music files; choir director office adjoining

5.0 Administrative Staff & Offices: (new building)

- 5.1 Private offices: (8) sound-proof private offices clustered together and related to common area; provide in new building located in highly visible and accessible portion of campus
 - 5.11 senior minister (privacy for counseling; separate from traffic)
 - 5.12 family minister (privacy for counseling; separate from traffic)
 - 5.13 membership facilitator
 - 5.14 RE program director
 - 5.15 business administrator
 - 5.16 book-keeper/accounting
 - 5.17 facilities manager
 - 5.18 volunteer coordinator/RE assistant
- 5.2 Receptionist/secretary; work station central to entry and visitor reception and adjacency to book keeper and administrator and work room; wall space for display and postering, adjoining closet; additional work station for volunteer
- 5.3 Workroom: office supplies, mailroom/cubbies, copier, fax, printer, counter/work table for assemblage, file storage
- 5.4 Meeting Room: staff conferencing; include kitchenette for lunch function

6.0 Support Spaces (existing and new buildings)

- 6.1 Kitchen: remodel existing kitchen to provide improvements to the following: work stations, circulation and storage; expanded food prep area and counter space area; reconfigured dishwashing work station, coffee service system, laundry area, compost/recycle/trash system, quality of lighting, electrical service capacity to support additional and new equipment, regular dishwashers, additional disposals, hand-washing sink, water 'pot filler', ice machine, new cabinetry (locking capacity), zone controlled heating/cooling system, sound isolation, pass-thru service counter. Improve access from exterior and separate from janitorial supplies. Adjacency: counter space in circulation area or social hall for buffet service
- 6.2 Bathrooms: (remodel existing bathrooms and provide additional bathrooms in new buildings) adequate fixtures to support full occupancy; sound and sight separation from assembly area; fully accessible
- 6.3 Custodial Functions: (location to be determined) Provide floor mop sink, shelving for supplies; storage of cleaning equipment and tools, ladders.

- 6.4 Storage: adequate storage area for chairs, tables, supplies, props, materials for special event functions