



Design Charrette Report Fall 2024

*All Saints' Episcopal Church
Austin, TX*



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Partners for Sacred Places would like to express our immense gratitude to three groups who made possible the Design Charrette for All Saints' Episcopal Church. First, the eight designers from Austin and San Antonio who volunteered their time and expertise to help All Saints' better understand and reimagine its buildings and grounds. Their enthusiasm for the special challenges and opportunities that exist only in sacred places, as well their ability to work creatively within the constraints of the charrette structure, deserve recognition. Second, the members of the All Saints' community who attended the presentations and discussions associated with the charrette. Consistent feedback from the community is absolutely critical to the charrette process. Partners hopes that this report will be circulated widely, both inside and potentially outside of the congregation, in order to solicit additional feedback. Third, Partners would like to thank the All Saints' staff, Vestry, and its tireless Rector, Rev. Genevieve Razim, who worked closely with the charrette project team to make the event a success. We hope this report will inform and inspire All Saints' as it moves forward with its capital campaign, reaffirming the congregation's commitment to both the sound stewardship and active community use of its magnificent facilities.

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1.0 PROJECT BACKGROUND

All Saints' Episcopal Church (All Saints') is a historic congregation and longstanding institution in the Austin community, located on the expanding edge of the University of Texas main campus. All Saints' celebrates its 125th anniversary in 2025, marking over a century of ministry and service to the city of Austin and to the local student population. The parish is utilizing the anniversary celebrations to forward a capital improvement initiative, which seeks to renovate, restore, and re-imagine the church's buildings and surrounding property. All Saints' plans to enhance its presence and strengthen its ministries, which are currently anchored by All Saints' Day School, the Episcopal Student Center, Loaves & Fishes (a feeding ministry), and the Parents' Day Out program.

During the fall of 2023, All Saints' engaged with Partners for Sacred Places (Partners), a national, non-denominational, nonprofit organization, to help the congregation begin to identify mission-aligned community partnerships that might guide the congregation's capital improvement initiative. Using a methodology developed by the Asset-Based Community Development Institute at Northwestern University (the ABCD Institute), Partners assisted a team of congregants from All Saints' with coordinating a Community Asset-Mapping event that the church hosted in December 2023. Attendees at the Asset-Mapping event represented organizations from different sectors of the community, including arts and culture, higher education, human and social services, other faith-based organizations, local government, and business. Collectively, these attendees helped All Saints' identify the many assets that are already available in and around the congregation, as well as opportunities to either connect or extend these assets in ways that serve different constituencies within the surrounding Austin community. *Section 1.2 in this report further describes the outcomes of the Community Asset-Mapping event.*

On September 19th and 20th, 2024, Partners facilitated a 1.5-day Design Charrette for All Saints', the purpose of which was to suggest how the congregation might work with design professionals to translate Asset-Mapping outcomes and the needs of the congregation and anchor tenants into rough physical and spatial propositions. The Design Charrette served as the second phase in a multi-phase community engagement process. In architecture and the other design disciplines such as planning and landscape architecture, a "charrette" is a sprint-like exercise that is meant to produce rough, schematic ideas, around which different clients or stakeholders might establish a working consensus or general framework for moving forwards. Partners assembled a group of eight design professionals from architecture and landscape architecture firms located either in Austin or San Antonio. Participating designers toured the All Saints' campus, discussed needs with community stakeholders, worked in teams to analyze the All Saints' campus and respond with design propositions, and then presented their analysis and propositions in a public forum. The following report reflects the findings of the charrette experience as a whole, including recommendations from Partners to All Saints' that the congregation should take into consideration as it advances its ongoing capital campaign and pursues mission-aligned changes to its buildings and grounds.



Figure 1. The sanctuary at All Saints' was designed by local architect A.O. Watson in the Gothic Revival style and constructed in 1899-1900. Gregg House, a modernist parish hall to the east of the main sanctuary, was designed by Granger and Fehr in a mid-century modernist style and constructed in 1954-55.

1.1 History of All Saints' and Current Priorities

All Saints' was founded in 1899 by Bishop George Herbert Kinsolving of the Episcopal Diocese of Texas, 16 years after the founding of the University of Texas, Austin (UT Austin). Its historic sanctuary was added in 2015 to the National Register of Historic Places as an outstanding local example of Gothic Revival architecture (Figure 1). In 1954-55, All Saints' constructed Gregg House, a modernist parish hall that was named after the first Bishop of Texas (Alexander Gregg), replacing an older building of the same name. The new building provided space for the Episcopal Day School (founded in 1946), the Episcopal Student Center, and a chapel (the Chapel of the Holy Spirit). The well-known, mid-century Texas architecture firm Granger and Fehr designed Gregg House. The All Saints' campus thus combines excellent examples of both 19th-century historicist architecture and 20th-century modernist architecture. Maintaining and, indeed, celebrating this balance of distinct design languages was part of the challenge that charrette participants embraced.

Current modernization needs are the result of building age and the continued growth of All Saints', its anchor tenants, and the surrounding UT Austin campus. All Saints' now consists of approximately 450-500 parishioners, 120-140 of whom worship on an average Sunday. Accessibility upgrades are a high priority in order to continue

Summary of ideas generated from the Asset-Mapping event:

1. *Strengthen the relationship between All Saints' and campus life at UT Austin*

The most popular idea at the Asset-Mapping event was for All Saints' to offer UT Austin students meeting or event space as an affordable alternative to UT campus facilities. All Saints' can provide students with spaces and amenities for religious uses and DEI initiatives that UT Austin cannot support as a public institution subject to Texas Senate Bill 17, which prohibits DEI activities on campus. All Saints' and the Student Center can also offer students meeting spaces, common areas, and a kitchen for secular or social activities. Given that All Saints' is situated near several dormitories, there is potential for forming partnerships with student groups that are looking for a comfortable "home base." All Saints' is also committed to extending the mental health counseling services that the Episcopal Student Center offers students.

2. *Enhancing local arts and cultural experiences*

All Saints' might leverage assets related to hosting arts and cultural events, including its strong choir program. While there are other arts venues in Austin, they are often exclusive to professional performers or otherwise inaccessible to students. All Saints' might provide performing artists with affordable meeting or rehearsal space. The rooftop of Gregg House might become a unique venue for performances or gatherings. There is also an opportunity to create visual galleries in spaces like the Kinsolving Parish Hall and the Chapel of the Holy Spirit.

3. *Providing services and resources for health and wellness*

Health and social service organizations are often looking for opportunities to expand their services and increase access, but do not always have the financial capacity to rent spaces for their exclusive use. All Saints' could host health clinics on a rotating basis or pop-up clinics during events like the Loaves & Fishes ministry that meets every Tuesday. The church has space to host large events and large equipment (including its parking lot), but it also has smaller spaces that nurses or other health professionals might use for individual consultations or dedicated offices for private practices. While partnerships with the housing insecure and low-income communities might not generate much revenue, supporting healthcare services would raise All Saints' profile as a church that cares about the health and well-being of the whole community.

4. *Hosting activities and programs for parents, caregivers, and life-long learners*

The flexible, underutilized spaces at All Saints' could support programming for continuing education, including lectures, book talks, classes, and workshops of various types. Day-out programming for adult seniors, for example, might be recurring or one-off events. There are also opportunities for groups that teach alternative skills and hobbies. Considering that the Texas Juggling Society is already a user of the space, this opens the door for many other amateur groups that could bring a dynamic and educational energy to the church.

5. *Increasing income and mission impact through space-sharing agreements*

All Saints' can offer mission-aligned organizations shared or private office space. Such revenue-generating, space-sharing partnerships would allow local organizations to have a sense of stability and permanence in the UT Austin campus area. Many classrooms on the third floor are underutilized by church members and they could become accessible through separate entrances. Wi-Fi, zoned climate control, and access control systems for these third-floor classrooms might make these flexible spaces attractive offices for local organizations or groups.



Figure 3. Gregg House, the All Saints' parish house and administrative building, is over 70 years old. Additions made to the west entrance in the 1980s, including an entrance ramp, tried to make the building more accessible, but there is now an opportunity to comprehensively reimagine the building and the site.

1.3 Executive Summary of Feasibility Study with CCS Fundraising (Spring 2024)

Following the Community Asset-Mapping event, All Saints' hired CCS Fundraising to help lead a capital fundraising campaign. CCS worked with the congregation to establish goals and timelines for the campaign; conduct a series of confidential interviews with members of the parish to gauge possible donor sources and campaign goals; analyze financial records, donor patterns, and market conditions for giving; and generate a report that summarized findings and recommendations for initiating the campaign.

CCS submitted a feasibility study final report in July 2024. The report confirmed that interviewees from All Saints' would enthusiastically support a campaign that addresses the deferred maintenance and modernization of Gregg House (Figure 3), which is now over 70 years old. Interviewees emphasized that modernization efforts should offer both short- and long-term improvements within a defined scope of work, balancing the need for immediate building system and accessibility upgrades with flexible schemes that accommodate new programming and space arrangements in the future. The case elements for the All Saints' capital campaign transcend the need for brick and mortar improvements such as new window units, doors, and a more efficient, cost-effective HVAC system. They are about increasing the comfort, reliability, and functionality of the All Saints' campus for "every parishioner in every season" and extending the church's outreach into the community.

1.4 List of Modernization Priorities for and by All Saints'

The following list, which has been reformatted for this report, synthesizes feedback from three separate events host by All Saints': the December 2023 Community Asset-Mapping with Partners; the February 2024 Council of Councils Asset-Mapping; and the April 2024 meeting of the All Saints' Vestry. See Appendix 4.2 in this report for the original "Priorities" document authored by All Saints'.

Priorities

1. Welcoming: aesthetically pleasing, well-functioning, positioned for and inviting growth; encourages community with inviting dwelling spaces.
2. UT students/university community: meeting spaces, mental health counseling center, addressing SB17 gaps, small performance venue.
3. Social Services: building on Loaves & Fishes: nursing, nutrition/cooking classes in kitchen, improve functionality for volunteers/ministry.
4. Creation Care: environmentally conscious design and materials; xeriscaping solar panels.

Support for Caregivers and Parents

Parish life and existing ministries

Promoting Arts & Culture

Renovate Gregg House

Optimize spaces to host ministries, parishioner gatherings, our music program, children's programs, and future programs that further connect us with our local community.

Variety (small, medium, large) flexible meeting spaces to be used by church ministries and community guests, including new features:

- Mental Health Counseling Center for college students: counseling spaces
- Space for "pop-up" clinic for Loaves & Fishes nurse(s)
- Kitchen conducive to nutrition and cooking classes for Loaves & Fishes, students; caterers
- Roof-top terrace as multi-use space; rental and 'pop-up' vendors

Music & Choir

- Larger, acoustically appointed space for rehearsals, small performance venue.

Children's Spaces

- Day School: increase space; playground improvements
- Nursery/Parents' Day Out
- Children & Youth

Modernize Infrastructure

Ensure comfort and the reliable use of our spaces and maintain our physical plant for years to come. *Gregg House except where noted church building.*

Accessibility & Life Safety:

- Elevator
- Secondary fire escapes
- ADA compliant door openers (parking lot door of Gregg House, Day School, Episcopal Student Center)
- Accessible seating section in church nave: wheelchair access and moveable wide armchairs

Specific Project Elements:

- Plumbing
- Electrical
- HVAC
- Restrooms
- Windows
- Doors
- Carpet/Flooring
- Energy efficient and sustainable fixtures
- Solar
- Landscaping

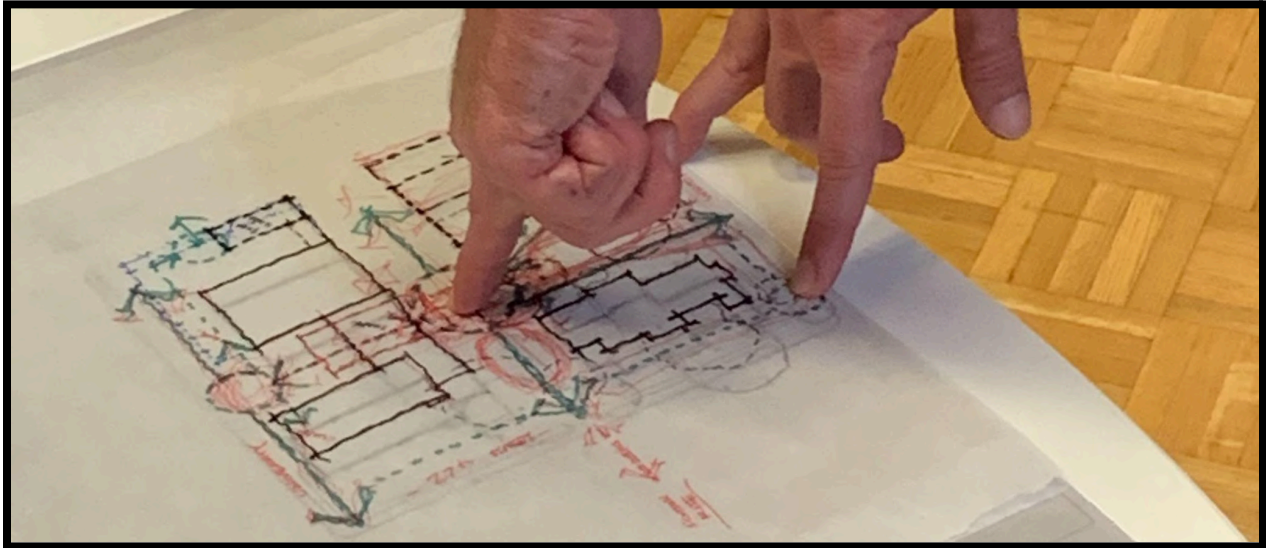


Figure 4. An example of a schematic drawing typical of the charrette process, produced by Ben Heimsath of Heimsath Architects during the All Saints' Design Charrette. In this case, the drawing suggested reinforcing a cross-axial arrangement of the site in order to clarify basic circulation patterns. The dominant axis is west-east, parallel to 27th Street. The secondary axis is north-south, parallel to Whiting and University ave.

1.5 Design Charrette Format and Objectives

The 1.5-day Design Charrette format that Partners developed for All Saints' was meant to quickly introduce the design participants to the character-defining features of the facilities and the programmatic needs of the congregation. A week prior to the charrette, Partners provided design participants with a "Primer Packet" that included a capsule history of the church with a description of the congregation's mission statement and values, a summary of the Asset-Mapping event, aerial images, a topographical site plan, plans for each floor of Gregg House, zoning information, historic register designation information, and a space-use calendar that indicates how different spaces are used in an average week. The "Primer Packet" also included information about drop-in visits to All Saints' if designers had the opportunity to make a visit to the site prior to the event.

Partners structured the Design Charrette schedule around a series of feedback loops, which are critical to ensuring that design production, while proceeding at a rapid pace, remains rooted in community needs. After a brief presentation by Partners staff about the charrette process, design participants and other attendees went on a tour of the All Saints' buildings and grounds, led by members of the All Saints' Vestry. A community conversation then followed the tours in which design participants reflected on their first impressions and asked follow-up questions to representatives from All Saints' and its anchor tenants. Around noon on Day #1, designers began working in teams on their proposals, continuing until the end of the work day when there was an internal "desk crit" in which all of the designers, Rev. Genevieve Razim, and Matt Davis of the All Saints' Building and Grounds Committee provided initial feedback. On Day #2, designers worked together in teams to refine their schematic proposals until a public presentation in the afternoon. In total, the Design Charrette format that Partners used offered All Saints' four opportunities for community feedback: the community conversation, the "desk crit," the public presentation, and

the discussions that should follow the circulation of this report. *See Appendix 4.3 for a list of registered community attendees.*

During the opening presentation of the charrette, Partners staff tried to establish the objectives of the charrette and community expectations, with an emphasis on the mission and the theological and social values that remain at the core of All Saints' identity as a congregation in the Episcopal Church, including "welcome," "service," "education," "worship," "fellowship," "conversation," and "history." The presentation reiterated that, in a charrette, designers do not generate finished drawings, estimate costs, or account for all of the detailed space-planning needs of users. Instead, design participants would respond to the design challenges posed by the facilities at All Saints' with fresh eyes, generating schematic drawings that merely suggest possible approaches for the future (Figure 4). Partners also reiterated to the design participants that the capital campaign for All Saints' is currently in need of big, bold, and perhaps even unconventional ideas that will help to initiate discussions within the congregation about appropriate goals and actions. For example, ideas that might seem inconceivable or totally beyond the current scope of work might still be valuable to the congregation insofar as they help to inform the long-range master planning process.

1.6 Recommendations for Reading

Please keep in mind that what you are reading is not a design document and does not reflect planning decisions or requests made by All Saints' leadership or Gregg House's anchor tenants.

This report summarizes one phase in a multi-phase community engagement process that is meant to encourage participation and transparency. The report extends an invitation for feedback and suggestions to those who were unable to attend the charrette. Additionally, as a charrette facilitator, Partners' role was to encourage collaboration rather than serve as a critic or judge of the design proposals. The verbal descriptions and the recommendations that follow intentionally exclude endorsements of particular proposals. As you will undoubtedly note during your reading experience, each proposal contains its own merits and limitations. Together, however, they begin to identify opportunities to address the "List of Modernization Priorities for and by All Saints," summarized in Section 1.4.

While reading the following descriptions, Partners recommends that you refer to the drawings included in the appendix. Reading while looking at the drawings should make the drawings more comprehensible. Make a point to note which ideas hold promise to you so that you can easily share your reaction in subsequent feedback discussions with your community. Partners staff asked attendees at the charrette's public presentation to react similarly by placing a sticker near ideas described in the drawings that held promise for them. Lastly, empower yourself to read as a designer, no matter what your background might be. If you belong to All Saints', you are already an expert on its buildings and grounds. Use the following descriptions and drawings to stimulate and develop your own ideas, and then make a point to share them with others in the congregation.

Note that high-resolution scans of the drawings produced by design teams for the charrette and included in this report have been provided to All Saints' staff and are available for distribution.

2.0 Design Charrette: Event Summary



Figure 5. From left to right: Daniel Cruz (Partners), Brendan Wittstruck (Dunaway), David Solberg (CCS Fundraising), Matt Davis (All Saints'), Kevin Block (Partners), Rev. Genevieve Razim (All Saints'), Michelle Carlson (All Saints'), Allison Chambers (FPC Architects), Anna Nau (FPC Architects), Nathan Quiring (Clayton Korte), Emily Tumbusch (All Saints'), Sandy Stone (Heimsath Architects), John Stenzel (Heimsath Architects), Jason Haskins (H+UO Architects). Missing: Ben Heimsath (Heimsath Architects).

Partners recruited eight local volunteer-experts representing five different professional firms to participate in the Design Charrette (Figure 5), organizing the designers into three separate teams. As a whole, the group was multidisciplinary, including specializations in religious buildings, educational facilities, preservation design, and landscape architecture.

Team #1 included:

- Jason Haskins, Senior Associate and Director of Architecture at Hatch & Ulland Owen Architects (H+UO Architects). See <https://huoarchitects.com/> for more information.
- Nathan Quiring, an architect and Partner at Clayton Korte, an interdisciplinary design firm based in Austin. See <https://claytonkorte.com/> for more information.
- Brendan Wittstruck, a landscape architect at Dunaway, a professional services firm that includes civil and structural engineering, planning, architecture, and landscape architecture. Wittstruck also serves on the Design Commission for the City of Austin. See <https://dunaway.com/> for more information.

Team #2 included Ben Heimsath, Sandy Stone, and John Stenzel of Heimsath Architects, an architecture firm that specializes in non-profit, religious, and community-based clients, including both new construction and

preservation work for congregations across the denominational spectrum, including other Episcopalian congregations. See <https://heimsath.com/> for more information. Ben Heimsath is also Chair of the City of Austin Historic Landmark Commission.

Team #3 included two representatives from Ford, Powell & Carson Architects (FPC), an architecture firm based in San Antonio and started by O'Neil Ford, a pioneer of modern design in Texas. Dr. Anna Nau is a Senior Associate at FPC and a member of the firm's historic preservation studio. Allison Chambers is a Principal at FPC who is also a member of its historic preservation studio. Chambers's extensive restoration experience includes the State Capitol Building in Austin and she serves as Chair of AIA San Antonio's Historic Resources Committee. See <https://www.fpcarch.com/> for more information.

Several members of the All Saints' community, in addition to Rev. Razim, supported the charrette process and deserve recognition. Matt Davis, Joey Etheredge, and Michelle Carlson helped to lead facility tours of the building. Davis also participated in desk crits on Day #1 and provided Partners and the design participants with drawing sets that included base plans for each floor of Gregg House. Emily Tumbusch, Mona Myers, and Marvin Jones assisted with event setup and reception.

2.1 Design Analysis and Proposals: Team #1 (H+UO, Clayton Korte, Dunaway)

Of the three teams participating in the charrette, Team #1's proposed the most dramatic site and building interventions, including improvements to wayfinding, using glass to open the facade of Gregg House, expanding the Day School, and including a provocative massing diagram that indicates what a higher-density housing development on the All Saints' surface parking lot might entail. While Team #1 also provided analysis and suggestions for smaller-scale improvements, these larger proposals offer All Saints' the opportunity to discuss the maintenance and modernization needs that the capital campaign hopes to address within the framework of a more comprehensive master plan.

Team #1 began the charrette process by analyzing problems related to arrival and the circulation patterns that currently prevent visitors from experiencing the site as a whole. Problems related to arrival are ultimately problems related to site hierarchy, or a lack of an intuitive sense for which spaces are central, public, or otherwise primary and which spaces are peripheral, more private, and otherwise secondary. This is partially a result of the fact that the main facade of the historic sanctuary is sited toward the street, for pedestrian use, whereas Gregg House is sited toward the parking lot, for drivers.

Team #1's proposed solution to these problems was to combine a freestanding architectural superstructure with a more formalized sequence of landscape features to create an east-west axis that culminates in a new central point or core: an expanded, glass-enclosed lobby of Gregg House (Figure 12). The architectural superstructure, which Team #1 imagined as a solar trellis supported by thin concrete columns (Figure 13), functions as a visual punctuation mark that highlights the site's primary axis, instructing visitors, like a church tower, to "enter here." The solar trellis also provides shade to the rooftop terrace of Gregg House, should that space prove to be structurally sound and

available for programming. Instead of exterior stairs and a ramp, Team #1 simplified the entrance sequence and freed up exterior plaza space by suggesting the use of one direct ramp into Gregg House, spanning the lower-level light well (Figure 14). Again, the rectangular trellis, the ramp, and the views into and out of Gregg House, all reinforce movement across a central axis that is meant to help unify the experience of the All Saints' site and to maintain a connection between interior and exterior spaces.

To reach the new community center in Gregg House, Team #1 envisioned a graduated entrance sequence, with cascading levels of engagement for visitors and parishioners (refer back to Figure 12). At the first, least intimate level, the perimeter of the All Saints' site includes another free-standing shade structure or gate immediately off of Whiting Ave. and on axis with the Gregg House entrance. The new structure would provide the near-constant flow of pedestrians with a comfortable waiting place and an opportunity for public messaging (e.g. signage or a digital bulletin board). At the second level of site engagement, if visitors plan to stay longer in the All Saints' churchyard, there is a grouping of picnic tables and an open rectangular court for outside activities, which might include a class, a meal, or semi-public place for reading or studying. Team #1 also suggested that an addition to the south elevation of the sanctuary, at the transept, might be able to provide space for a restroom lobby and an ADA-accessible entrance from the parking lot to the historic structure.¹ At the third level of site engagement, formal landscape design features coordinate movement into Gregg House. Team #1 suggested gravel courtyards with plantings in Jerusalem cross arrangement located on either side of the proposed lobby, borrowing a design motif from the ceiling of Kinsolving Hall and once again implying a central point within the interior of the building. Responding to the "oasis" theme that is part of the All Saints' mission statement—"We use our beautiful historic building and our location on the UT campus to provide a welcoming oasis and comfort to all people, especially those in need"—the graduated entrance sequence tries to coordinate the relationship between the secular life around All Saints' and the sacred activities at the heart of the congregation.

Within Gregg House, Team #1 emphasized the benefits of opening interior plans to increase the flexibility of each space, in keeping with the modernist values that informed Granger & Fehr's original design. Opening interior floor plans also allowed Team #1 to insert an elevator and additional stairwells throughout the building, which would help to zone the building for different users and provide each of them with separate, direct access to exterior spaces. Team #1 encouraged All Saints' to consider the benefits of providing clear spatial definitions throughout the lower floor of Gregg House, for the benefit of the building's anchor tenants. In the main and upper floors, however, more flexible definitions of space could accommodate the congregation's interest in developing new or unexpected activities, events, and community partnerships. In other words, Team #1's proposed plans for Gregg House suggested a vertical gradient of more to less space definition as one moves from the lower level of the building to the top.

¹ Given the historic designation status of the sanctuary, All Saints' should familiarize itself with the Secretary of Interiors' Standards for the Rehabilitation of Historic Buildings, especially *Preservation Brief 14* on "New Historic Additions to Historic Buildings" (August 2010), available here: <https://www.nps.gov/orgs/1739/upload/preservation-brief-14-exterior-additions.pdf>.

For the main floor (Figure 15), Team #1 removed all partitioned space and relocated restrooms away from the entrance to create a large, unprogrammed, open gathering place-lobby. The motivating idea behind this scheme, which includes an open central stair between the main and lower floors, is for one to be able to see through this “hyphen” that connects the building’s two wings and to easily flow down into the lower courtyard. At the northwest corner of Gregg House (upper-right corner of the image), Team #1 partially enclosed the patio facing 27th St. and turned back the patio stairs so that while there is still a circulation path between Gregg House and the sanctuary, the patio does not suggest a competing entry point that might weaken the site’s primary axis. One significant intervention into the main floor plan is to insert a flex space with a separate entrance between the kitchen and Kinsolving Hall, for use by the Loaves & Fishes ministry or others as a possible dining, food prep, or teaching area. With a new flex space, Team #1 proposed shifting the drop ceiling above Kinsolving Hall to the west-side of the space, pushing the double-height space toward the views overlooking University Ave. Team #1 also proposed creating an open office suite in the north wing of the main floor, with a stair for staff directly into the lower courtyard. While there is almost certainly a need for some sort of interior partitioning given the rector’s pastoral responsibilities and the many needs of All Saints’ staff, this scheme should provoke discussion about whether the current office arrangement is overly divided and using too much space. Whatever the detriments of an open plan might be, there may also be benefits to a more flexible and efficient office suite.

In the upper floor of Gregg House (Figure 16), Team #1 once again opted to leave space as undefined as possible. In the south wing, the scheme indicates a large choir suite and space for a library and archive. In the north wing, Team #1 imagined open office space that All Saints’ could easily partition for revenue-generating leased space, as suggested in the Community Asset-Mapping report, or for private rooms that could support the Student Center’s counseling services. In general, however, the idea is to keep the upper floor of Gregg House’s north wing as flexible as possible in order to support experimentation with new community partnerships. Team #1 left the roof patio undeveloped, although an enclosed corridor might link the two wings of the upper floor, pending stress analysis of the roof structure.

Team #1’s proposed plan for the lower floor of Gregg House (Figure 17) illustrates a possible one-story, at-grade extension to the Day School, transforming the footprint of the building from a “C” to an “E.” The L-shaped extension (on the left side of Figure 17), would create a new, access-restricted courtyard for the Day School and a driveway-side entrance for pick-up and drop-off of students (minimizing the need for building access from University Ave.), along with new classroom space, a nursery, and restrooms. With this proposed addition, there is a harder southern edge to Gregg House and a clear division between the Day School and the Student Center. The Day School’s courtyard could be enclosed with fencing and landscaped for active use as a playground and outside classroom; the other courtyard would be more formally landscaped, providing a contemplative exterior space to the congregation, the Student Center, and the general public.



Figure 6. John Stenzel and Sandy Stone of Heimsath Architects during the final presentation of the charrette.

2.2 Design Analysis and Proposals: Team #2 (Heimsath)

In analyzing the All Saints' campus, Team #2, like Team #1, quickly identified problems related to building access, circulation, and overall site integration. Team #2 attempted to diagram the flow of users in and around the site. In the absence of a funneling space that gathers users into Gregg House and then re-directs them, users enter the building from all sides (Figure 7). Team #2 also made the brilliant observation that practically no two entry points into either the sanctuary or Gregg House share the same material or design (Figure 8), which may contribute to a sense of site fragmentation.

Team #2 was the first of the three charrette groups to suggest the use of a gate or structure at the perimeter of the site to, in their words, “create an invitation” into a churchyard. In keeping with the Gothic Revival vocabulary of the sanctuary, Team #2 suggested a lychgate (or in Anglo-Saxon, “corpse gate”) between the sidewalk on Whiting Ave. and the All Saints' churchyard. In this scheme, the central churchyard might have a different landscape vocabulary than the courtyard garden on the east side of Gregg House, which might respond more directly to Gregg House’s modernism. Like Team #1, Team #2 also thought that the use of a landscape structure such as a gate would help to establish an axis for the site, in this case leading to an enlarged entry plaza in front of Gregg House.

The most significant design strategy that Team #2 utilized to help modernize Gregg House while accommodating new programming is to add “saddlebag” circulation stacks that would appear to hang off of the original structure

(Figures 18, in brown hatching). On the west elevation of Gregg House, there is an elevator shaft; on the north side of Gregg House, an interior stairwell; and in the corner of the lower courtyard, off of the south wing, an exterior stairwell (Figures 19). This strategy helps to bring the building up to code by providing new means of egress and ADA accessibility improvements to each floor.

Team #2 left the main floor of Gregg House (Figure 19) relatively the same as it is currently, except for the removal of partitions to create a new entrance lobby, which they referred to as an “upper living room.” Team #2 explained that the idea behind the upper living room was to create an unprogrammed or multi-purpose gathering and event space, with a void (rather than Team #1’s open stair) in the floor plan that helps to connect the main and lower floors. Team #2 also suggested repurposing the solarium off of Gregg House’s northwest corner so that it was available for use as a rentable off-site meeting space for organizations, businesses, or student groups.

In the lower level (Figure 20), Team #2 reconfigured the floor plan to accommodate the expansion of the Day School without any significant additions to the structure of Gregg House. By borrowing some of the common space between the Day School and the Student Center, Team #2 created a new classroom and an adult restroom off of the elevator lobby. In the north wing, there is a consolidated suite of private offices with a waiting room for the counseling center.

In the upper level (Figure 21), Team #2’s most significant proposal was to enclose a portion of the rooftop terrace for a corridor, connecting the elevator to both sides of the building and providing access to a roof deck facing east into a lower courtyard and a new upper library/meeting room. An exterior stair might provide access between the rooftop patio and the lower courtyard. Team #2 also suggested for the south wing of the upper level that the corridor wall between the elevator/stairwell and a new choir suite be partially replaced with glass, allowing for a visual connection to Kinsolving Hall.

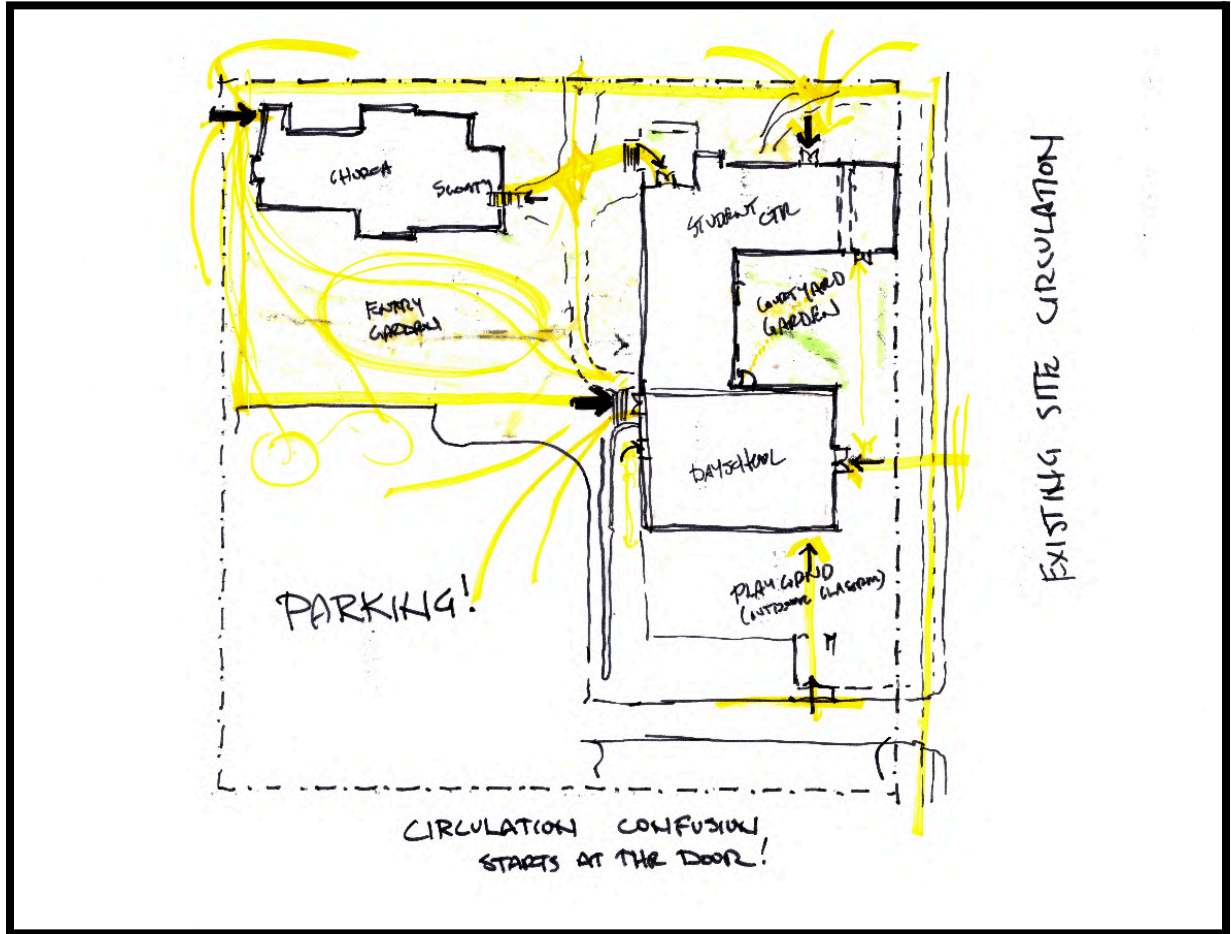


Figure 7. Team #2's site analysis began with an attempt to diagram the many different points of entry on the All Saints' campus, and the confusion that results from the lack of a single, main point of entry. Like Team #1, they noted that whereas the historic sanctuary's main entry is oriented toward the street, the primary approach to Gregg House's main entry is from the surface parking lot.

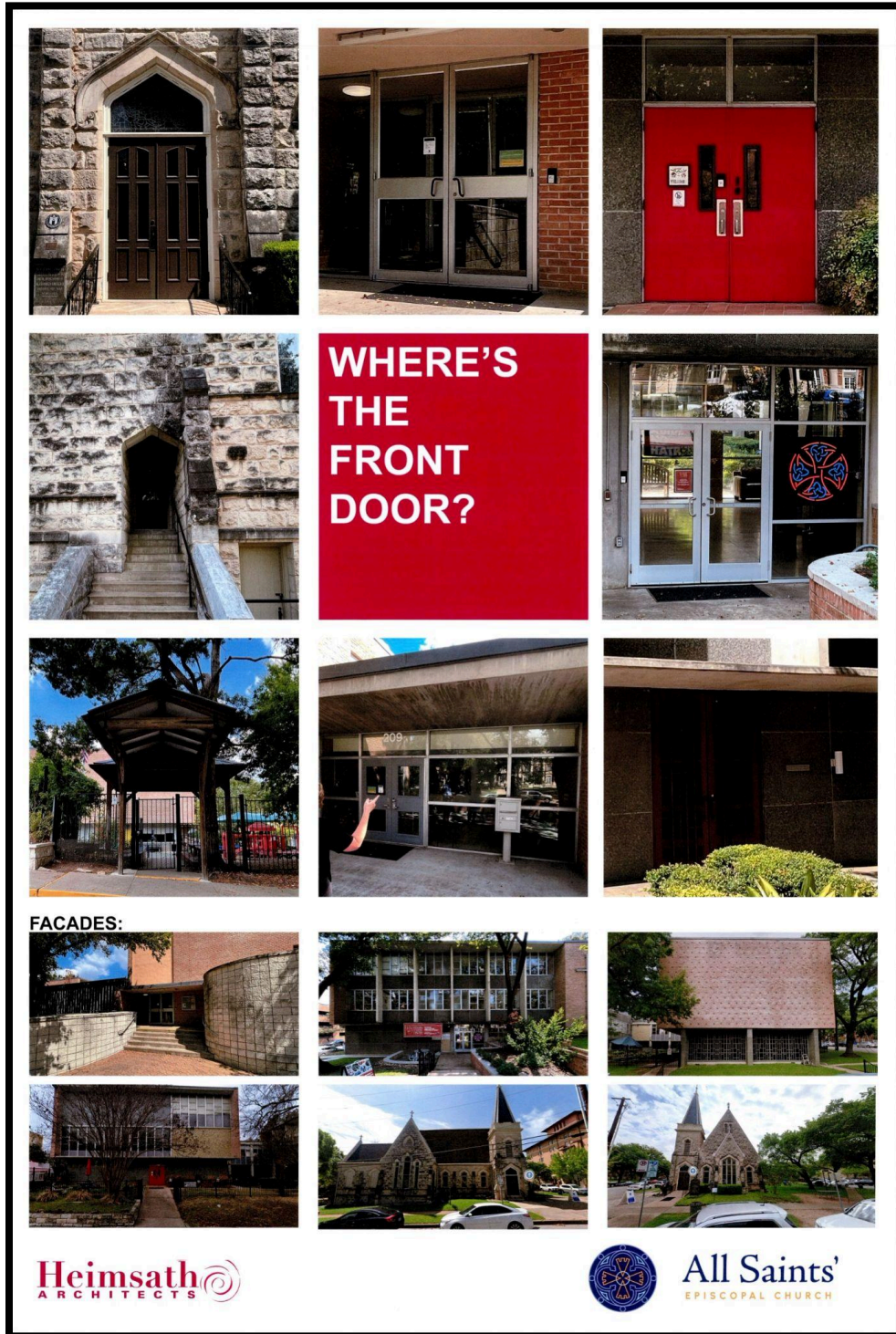


Figure 8. Team #2 made the brilliant observation that while there are many entry points to the buildings and grounds at All Saints', no two of them share the same material or design. In addition to addressing the "Where's the front door problem," Team #2 also suggested that All Saints' consider how the use of specific materials and the design of entry points for wayfinding might help to indicate the location of different anchor tenants in Gregg House.

2.3 Design Analysis and Proposals: Team #3 (FPC)

In their final presentation, the members of Team #3 characterized their contributions to the Design Charrette for All Saints' as "small moves that have a big impact, that make your life easier, that make the program easier to understand." In sum, they provided a series of budget-friendly strategies for realizing the capital campaign's goal of maintenance and modernization. Of the three charrette teams, Team #3 also focused the most on accommodating the needs of the Day School without proposing expensive new additions to the building footprint.

Team #3's site analysis reaffirmed the consensus regarding issues of circulation and entry to Gregg House. To help buffer the churchyard from the parking lot and Whitis Ave., they suggested constructing a low perimeter wall, with a new diagonal path from the plaza in front of the historic sanctuary to the plaza in front of Gregg House (Figure 22). Team #3 also determined that neither the screen wall in front of the kitchen loading dock nor the entrance ramp, which were part of a renovation to Gregg House that All Saints' completed in 1987, were part of the architectural character of the modernist building. They recommended replacing the screen wall, closing the lower-level light well beneath Gregg House's entry, and flipping the entry ramp so that its arc remains closer to the building. The latter alteration, while seemingly small, would create one windowless shelter space for the Day School and restore an open plaza to the front of Gregg House's entry. In the exterior around the Day School, Team #3 suggested replacing the playground with a nature playscape and new pergola structures from the sidewalk to the Day School's entrances.

Team #3's proposed plan for the main floor of Gregg House (Figure 23) includes minimal changes, except for the south wing. There, they identify one of the locations where All Saints' could locate an elevator within the original structure of the building. All Saints' could adjust all other interior partitions as needed.

In the lower floor (Figure 24), Team #3 satisfied many of the improvement requests that representatives from the Day School shared with them. First, they created a reception/security room immediately off of the entry. Second, they pushed the restrooms from the center to the perimeter of the plan, opening a large multi-purpose space with an L-shaped kitchen to serve as a cafeteria and activity space. Third, Team #3 extended the Day School into the shared space adjacent to the Student Center, creating a new classroom. Fourth, behind the new classroom, Team #3 created a windowless room that can function as both a library (allowing for the removal of shelving from the Day School's hallway) and as a safe room or shelter in the event of an emergency. In the north wing of the lower level, Team #3 divided the Student Center into social areas and study areas. Social areas include a kitchen with an island and a lounge space overlooking the courtyard. The main study area is an enclosed room facing back onto 27th St. As much as possible, Team #3 tried to push mechanical rooms, laundry rooms, and restrooms into the windowless northwest corner of Gregg House. They also extended the north wing's stairwell down from the main level to the lower level.

Like Team #2, Team #3 connected the north and south wings of Gregg House's upper floor (Figure 24) with an enclosed corridor across the rooftop patio. In Team #3's scheme, the corridor would be single-loaded, with a new suite of classrooms to the east. The western side of the corridor might be glazed, providing views down into the upper churchyard and providing access to a rooftop terrace shaded by the churchyard's trees from the afternoon

sun. The north wing would include a full choir suite with vesting rooms and a consolidated four-room counseling center. Separating the counseling center from the rest of the Student Center on the lower level might provide students seeking counseling with additional privacy from the social and study spaces. The rest of the rooms in the upper floor All Saints' could use either as classrooms or as leasable office space.

3.0 Recommendations

Partners offers two kinds of recommendations to All Saints' based on the Design Charrette. All Saints' should work to address recommendations for immediate action within the next two-to-four months so as not to lose momentum already generated through community engagement. Simultaneously, All Saints' should try to address the following recommendations for long-term planning within the next year. It is best practice to then re-evaluate long-term plans annually, or as needed.

3.1 Recommendations for Immediate Action

Maintain relationships with design participants

- If leadership has not already done so, a representative from All Saints' should follow up with all or some of the design participants, whether or not there is an intention of hiring their design services in the future. These design professionals now know the All Saints' campus well and might continue to share their expertise with the congregation, including references to projects, products, or information that are relevant to the congregation's needs.
- If All Saints' is already working with a landscape architect to improve the churchyard, Partners recommends that All Saints' shares the charrette report with the landscape architect.

Note the emerging consensus, where it exists, in the different charrette proposals

- All three teams shared the following analysis: a direct connection to the kitchen, rather than through Kinsolving Hall, would be preferable; All Saints' might improve the site as a whole by fully or partially enclosing the patio on the northwest corner of Gregg House; the Chapel of the Holy Spirit is one of the most appealing spaces in the All Saints' campus and contains design elements that one might borrow and incorporate elsewhere to help unify the site (Figure 9); the upper floor is the most likely location for an enlarged choir room; partially opening the corridor wall in the upper floor of the south wing might provide a successful connection to Kinsolving Hall; constructing a physical connection between the sanctuary and Gregg House is difficult to imagine and may be unnecessary; and that landscape design can play a significant role in clarifying confusion related to wayfinding and entrance.
- Part of what makes All Saints' a remarkable campus is that it contains both a beautiful historic sanctuary and a beautiful modernist annex, albeit one that now needs upgrading. Following the approach All Saints' and its stakeholders took during the Community Asset-Mapping event, frame discussions of Gregg House in terms of its strengths rather than its weaknesses. Future changes should seek to maintain a dynamic balance rather than compromise Gregg House's already distinct architectural vocabulary.



Figure 9. All participants during the Design Charrette noted the appeal of the Chapel of the Holy Spirit. Many suggested incorporating elements from, or references to, this space elsewhere in Gregg House.

Share the report widely and schedule follow-up discussions

- Given that a Design Charrette in this context is a tool for community engagement, Partners recommends that leaders and staff at All Saints' share this report widely in order to solicit as much feedback as possible about the congregation's future. When sharing this report with those who were unable to attend the in-person event or unfamiliar with typical charrette formats, All Saints' should emphasize the schematic nature of the proposals and the collaborative intentions behind the exercise. All Saints' might organize discussion groups by combining different constituencies, as was done at the charrette, or by creating focus groups to better understand the needs of specific constituencies, such as Day School parents, UT Austin students, or those who volunteer with the Loaves & Fishes ministry. Rev. Razim or members of the vestry might also address issues raised in the report with parishioners during or after a Sunday service.
- Continue to give facility tours when appropriate, incorporating them into the capital campaign. Now that All Saints' has completed the Design Charrette, sharing this report prior to a facility tour might help non-professionals begin to understand the different kinds of changes that the proposals refer to, from the more prosaic forms of modernization to the more dramatic interventions. There is nothing like direct contact with the All Saints' buildings and grounds for stimulating discussion.
- When holding additional discussions about the Design Charrette, facilitators should ask general questions that will help All Saints' gauge the relative levels of enthusiasm that exist in the community for different proposals. For example, which schemes are the most exciting? Why are those schemes exciting, helpful, resonant, etc.? How does the scheme in general or a particular design element align with congregational priorities in the next five years? In the next 20 years? Perhaps the most important question is to determine

what is missing or not yet represented in the drawings. Above all, do not get bogged down in the specifics of budgetary, structural, or regulatory feasibility. Continue to approach discussions as a community engagement process that is committed to surfacing concerns, priorities, and opportunities. Once All Saints' hires a design firm, those professionals can help the congregation answer questions of feasibility.

Refine criteria for evaluating future design proposals

- Instead of focusing too closely on individual proposals or images, All Saints' should use discussions related to the Design Charrette to formulate criteria that will help the congregation evaluate future proposals and whether or not they align with the vision and values of All Saints'. Some criteria might include practical considerations, such as expected costs for construction and maintenance; structural complexity and risks; or impact on the character-defining features of the buildings and grounds. Other criteria might address institutional and ethical considerations, such as congregational needs and the potential to reinforce or create new ministries or community partnerships. Whatever the criteria include, use them to help to prepare for real proposals so that ultimate decision-making remains transparent and incorporates the congregation's good-faith effort to sustain a rigorous community engagement process.

3.2 Recommendations for Long-term Planning

Establish a property stewardship committee

- Any major change to property at All Saints' will involve an extensive process of planning and decision-making, above and beyond what is typical for a vestry, a building committee focused on maintenance and operations, or the leaders of a capital fundraising committee. Partners recommends that All Saints' creates a working team specifically focused on future plans for the church's property, if one does not already exist. This team would be responsible for maintaining channels of communication between the congregation, clergy, and design professionals. Once All Saints' hires a design firm, the property stewardship committee would also review initial building plans and changes. Additionally, Partners encourages All Saints' to leverage connections made through the Community Asset-Mapping process to invite advisors with design, construction, or planning expertise to be an external member of the property stewardship team. For example, because All Saints' is directly impacted by the development of the UT Austin campus, the property stewardship committee might benefit from establishing a working relationship with a representative from UT Austin's Department of Planning, Design, and Construction.

Review personnel and policy needs to grow community use

- Typically, congregations realize some of the ideas generated by community engagement events such as Asset-Mapping and a Design Charrette by developing new space-sharing agreements. To prepare for any future space-sharing agreements, Partners recommends that All Saints' begins to formulate basic protocols and staffing responsibilities for facility usage by external groups, if they do not already exist.

- Incorporate defined space-sharing parameters into master-planning and redevelopment efforts. Eventually, All Saints' should develop a list of all the spaces that might be available to student groups or outside organizations, lists of permitted or unpermitted activities, and rental rates for events and leases. As the All Saints' capital campaign progresses, leadership and/or a building committee should develop explicit, written expectations for any space-use partner (e.g., cleaning up after an activity, supervising access to the building, etc.) in addition to legal agreements for any space-user that includes fee structures. For guidance, Partners recommends that All Saints' reach out to The Episcopal Diocese of Texas for example agreements.
- All Saints' should implement an efficient process for taking space-use requests, executing space-use agreements, and managing space-users in the building. This would include maintaining a schedule of space-users and ensuring that there are no conflicts between requests (parish or community users), monitoring payments (as appropriate), and revisiting space-use agreements with users on a regular basis. Partners advises that these tasks fall under a staff person or elected/appointed lay leader within the church, answerable to the body that oversees property management. These staff/leaders should be formally empowered to negotiate agreements and partnerships with external groups without additional approval for every request. Job descriptions for future staffing decisions should address space-sharing responsibilities so that requests are managed efficiently without burdening leadership.
- While congregations are able to request a fee-for-use of the space, there are different local and state regulations about what types of organizations they can enter into an agreement with and for how much. As a rule of thumb, congregations can rent space to another non-profit organization (that does not charge a fee for service) as long as they do not make a profit off of the arrangement (i.e. the cost of space-use can be directly tied to specific expenses such as utilities, staffing, etc.). There are also usually ways to amend agreements to cover the tax that the state would level against the church renting space to for-profit groups or to fee-for-service groups. As these tax policies vary from state to state and county to county, All Saints' would do well to seek legal advice on the limitations and opportunities for space-sharing, should the congregation ever want to pursue this option.

Work with design professionals to formulate a long-range master plan for the All Saints' campus

- A master plan is a comprehensive building document which includes a summary of a building or site's evolution, documentation of current conditions, and a roadmap for future building initiatives. Master plans should be collaborative, flexible, and driven by a long-term vision for the property. All Saints' now has a generational opportunity to pursue a master-planning process that considers the purpose, use, and investment of its property. Partners believes that the conversations that the Community Asset-Mapping and Design Charrette events have begun to stimulate should, at least for some members of the community, extend beyond the questions of maintenance and modernization that the current capital campaign attempts to address. Preservation planning should be part of the master planning process, since it might provide new funding opportunities, along with regulation. Reflecting on images such as Team #1's massing

diagram for a higher-density housing development (Figure 10) can help a property stewardship committee think well beyond current needs and anticipate options for extending the mission of All Saints', whether or not the number of parishioners increases, decreases, or remains the same in the future.

- Likewise, a master plan can help All Saints' discern the benefits and detriments of unexpected opportunities, which may arise without the active pursuit of the property stewardship committee. All Saints', for example, might receive unexpected bequests or other windfalls that allow the congregation to complete a part of the plan not covered by the current capital campaign. Given the location of All Saints' and the development pressures around campus, one can also easily imagine that a private or institutional real estate developer could make an aggressive proposal to develop the surface parking lot based on a ground lease agreement that is beneficial to the church and responsive to community needs. Master planning is in itself a discernment process that can help the congregation charter an appropriate, mission-aligned path into an unknown future. Planning is part of stewardship.

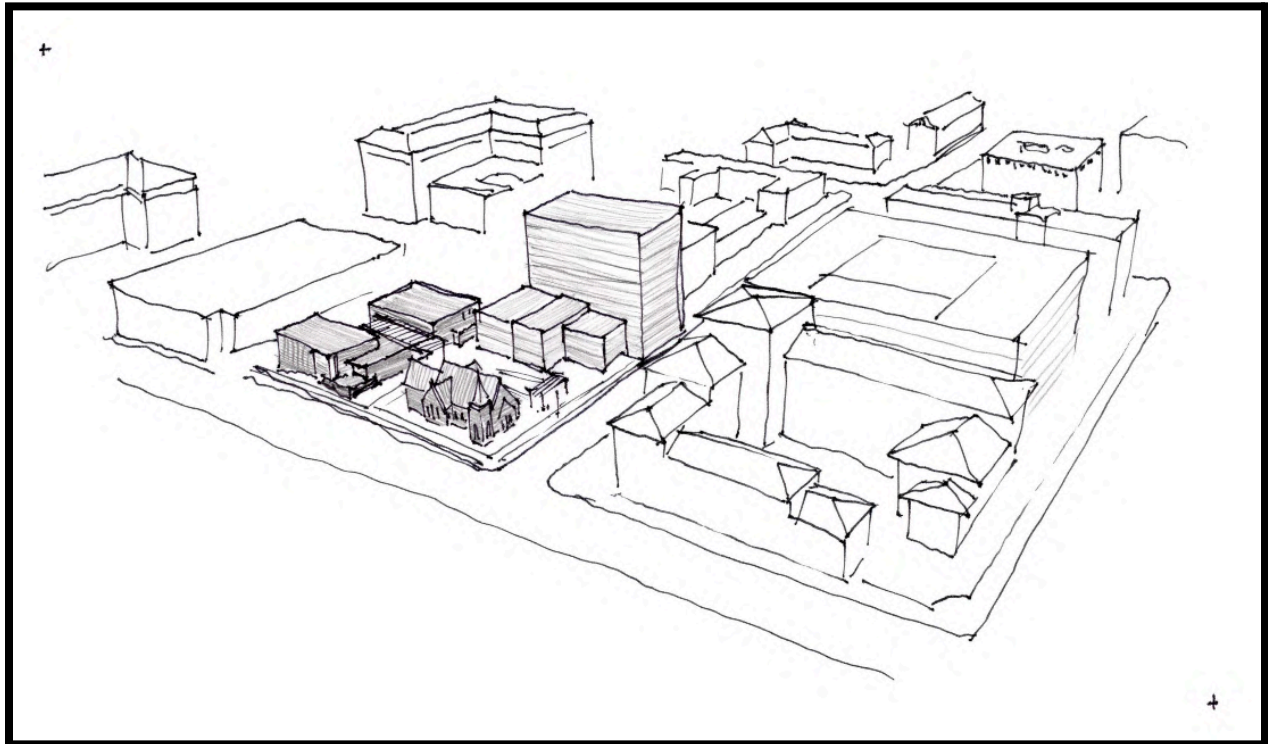


Figure 10. Team #1's provocative massing diagram of a long-term scheme to develop the southwestern edge of the All Saints' surface parking lot for mission-aligned student, affordable, senior, or transitional housing. The tower responds to the high-rise development that is already taking place around campus, but then steps down to maintain the more intimate scale of the All Saints' campus—and especially the historic sanctuary—with minimal to no loss in total number of parking spaces. Team #1 suggested that All Saints' might consider a ground lease arrangement in which an outside developer is responsible for financing, constructing, and operating the project, providing the church with a substantial new source of passive income. Whether or not All Saints' would ever seriously consider this kind of project, the diagram raises the more general question of how the congregation will plan for the development or activation of its large surface parking lot over a 5-year, 20-year, or 50-year period, in relation to the steady institutional growth of UT Austin.

4.0 Appendices

4.1 Focus Areas from Community Asset-Mapping

Overarching goal: Increase physical accessibility and strengthen the church's relationship to the community			
<i>Activating the parking lot and unifying the AS campus</i>	<i>Envisioning flexible, rentable space</i>	<i>Envisioning new learning and fellowship spaces</i>	<i>Envisioning new performance and gathering spaces</i>
<p>Support the Day School.</p> <p>Football gamedays.</p> <p>A quiet or spiritual retreat; family support station; sensory space.</p> <p>Extended playground, outdoor classroom, or children's space.</p> <p>Event space for weddings, funerals, birthday parties, reunions, and other life events.</p> <p>Connect the sanctuary to the rest of the campus.</p> <p>Art installations.</p> <p>Pop-up infrastructure for festivals, food trucks, health and medical, etc.</p>	<p>Support the Episcopal Student Center, especially the mental health counseling initiative.</p> <p>Supporting human and social service providers, nonprofits, and advocacy organizations; church mission work (e.g. Loaves and Fishes).</p> <p>Healthcare clinics and rooms for individual, private consultations.</p> <p>Conference and symposia center.</p> <p>Spaces that could support the worship, prayer, and fellowship for non-Episcopalians.</p> <p>Include storage space.</p>	<p>Performance and rehearsal spaces for UT Austin students.</p> <p>Classrooms, workshops, study spaces.</p> <p>Complement dorm life.</p> <p>Continuing education and adult learning spaces.</p> <p>A quiet or spiritual retreat; library or local historical center.</p> <p>Support the Day School.</p> <p>Spaces devoted to equity and inclusion that are no longer available on campus.</p> <p>Learning spaces for refugees, immigrants, new citizens, etc.</p>	<p>Event space for weddings, funerals, birthday parties, family and alumni reunions, and other life events.</p> <p>Conference and symposia center.</p> <p>Public lectures, panel discussions, performances related to other Austin festivals.</p> <p>Hosting civic events, as well as serving as an arts and culture hub.</p> <p>Commercially-licensed kitchen.</p> <p>Clear wayfinding and security for crowds.</p> <p>Activate the roof space</p>
Alignment with the mission and values of All Saints'			
Joy and sustainability!	Health, wellness, service.	Learning and growth.	Strengthening community
<i>"As followers of Christ, we share the beauty and power of God's transforming love through worship and service in the world."</i>			

4.2 List of Priorities (from All Saints', September 2024)

9/18/2024

Priorities¹

1. **Welcoming:** aesthetically pleasing, well-functioning, positioned for and inviting growth; encourages community with inviting dwelling places
2. **UT students/university community:** meeting spaces, mental health counseling center, addressing SB17 gaps, small performance venues
3. **Social Services:** building on Loaves & Fishes; nursing, nutrition/cooking classes in kitchen, improve functionality for volunteers/ministry
4. **Creation Care:** environmentally conscious design and materials; xeriscaping; solar panels

Support for Caregivers and Parents
 Parish life and existing ministries
 Promoting Arts & Culture

Renovate Gregg House

Optimize spaces to host ministries, parishioner gatherings, our music program, children's programs, and future programs that further connect us with our local community.

Variety (small, medium, large) **flexible meeting spaces** to be used by church ministries and community guests, including new features:

- Mental Health Counseling Center for college students: **counseling spaces**
- Space for "pop-up" clinic for Loaves & Fishes nurse(s)
- **Kitchen** conducive to nutrition and cooking classes for Loaves & Fishes, students; caterers
- **Roof-top terrace** as multi-use gathering and performance space; rental and "pop-up" vendors

Music & Choir

- **Larger, acoustically appointed space** for rehearsals, small performance venue

Children's Spaces

- Day School: increase space; playground improvements
- Nursery/Parent's Day Out
- Children & Youth

Modernize Infrastructure


Ensure comfort and the reliable use of our spaces and maintain our physical plant for years to come. *Gregg House except where noted church building.*

Accessibility & Life Safety:

- Elevator
- Secondary fire escapes
- ADA compliant door openers (parking lot door of Gregg House, Day School, Episcopal Student Center)
- Accessible seating section in church nave: wheelchair access and moveable wide armchairs

Specific Project Elements:

- Plumbing
- Electrical
- HVAC
- Restrooms
- Windows
- Doors
- Carpet/Flooring
- Energy efficient and sustainable fixtures
- Solar
- Landscaping



All Saints'
 EPISCOPAL CHURCH

¹ Synthesis of Dec. 2023 community asset-mapping, Feb. 2024 Council of Councils asset-mapping, and April 2024 meeting of All Saints' Vestry.



Figure 11. Members of the All Saints' community providing feedback after facility tours on Day #1 of the charrette.

4.3 List of Registered Community Attendees

Day #1

Thursday, September 19, 2024

Michelle Carlson	All Saints', Vestry
Patti Wollery-Price	All Saints'
Joey Etheredge	All Saints', Senior Warden
Charles Stuart	All Saints', Vestry
Matt Davis	All Saints', Building and Grounds Committee
Mimi Parris	All Saints', Loaves & Fishes
Gigi Khalsa	Episcopal Day School, Head of School
Sarah Edrington	Episcopal Day School, Board Member
Rev. Noah Stansbury	Episcopal Student Center
Ruth Ann Lostracco	Heavenly Host, Buildings and Grounds Committee
Jane Schotz	All Saints', Vestry
Annisa Ryland	Episcopal Day School, Board Member
Wini Wood	Director, Parents' Day Out

David Solberg	CCS Fundraising
Mona Myers	All Saints', Parish Administrator
Emily Tumbusch	All Saints', Executive Administrative Assistant

Day #2

Friday, September 20, 2024

Gigi Khalsa	Episcopal Day School, Head of School
Kay Hopper	All Saints'
Wini Wood	Director, Parents' Day Out
Albert & Megan Meisenbach	All Saints'
Tom Davies	All Saints', Vestry
Tom Morris	All Saints'
Charlotte Sullivan	All Saints'
Brian Hopper	All Saints', Capital Campaign Co-Chair
Gregory Eaton	All Saints' Choirmaster and Organist
Matt Davis	All Saints', Buildings and Grounds Committee
Rev. Kendrah McDonald	All Saints', Associate Rector for Children, Youth, & Families
Rev. Noah Stansbury	Episcopal Student Center, Campus Missioner

4.4 Annotated Design Proposals from Team #1

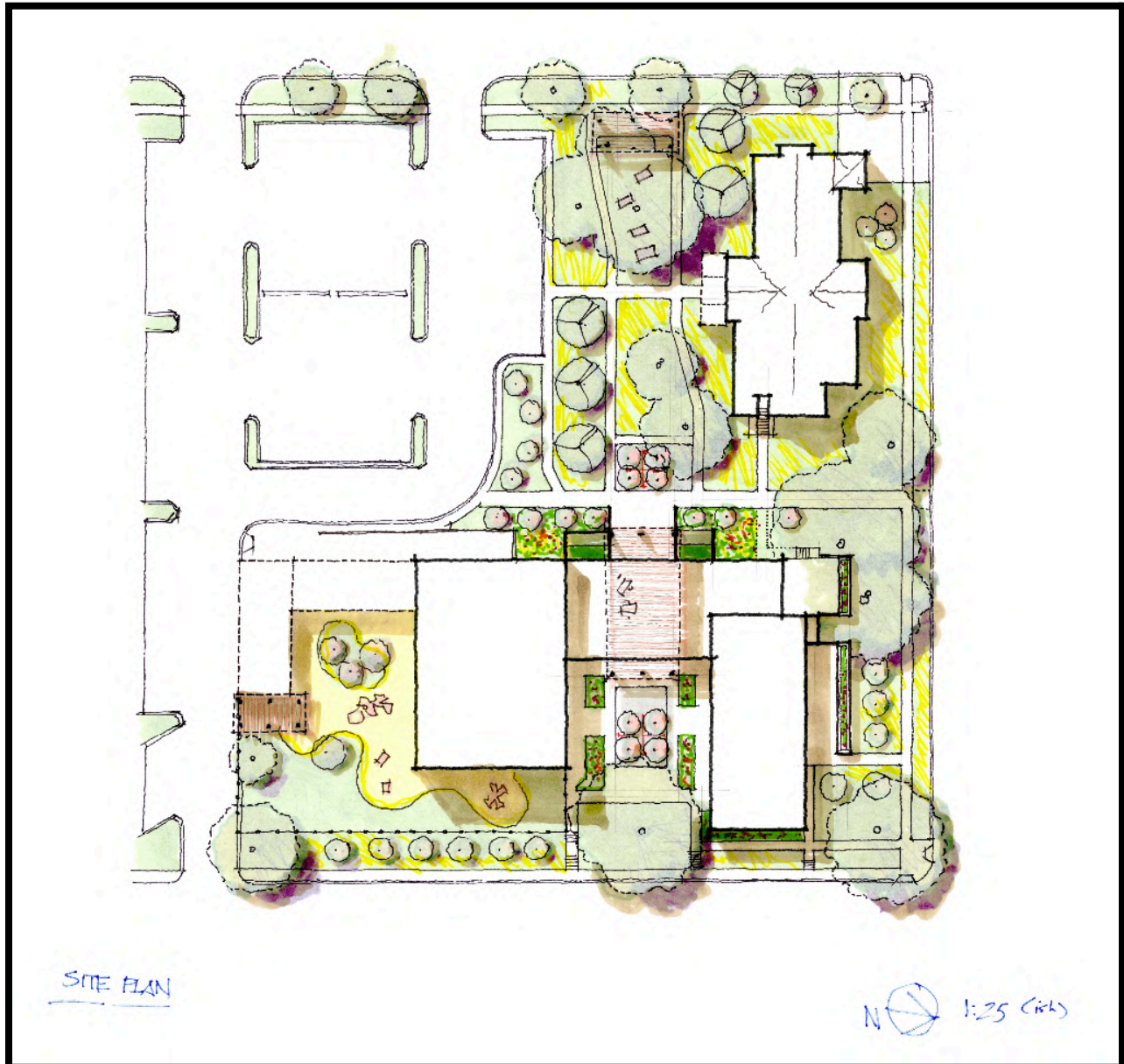


Figure 12. Team #1's proposed site plan for the All Saints' campus, which includes two major proposals. First, the addition of a large, free-standing solar trellis above a widened entrance and multipurpose gathering space that allows users to see directly through the entrance and into a formally articulated court. The trellis helps to clarify wayfinding and to mark the culmination of a graduated entrance sequence. Mirrored gravel courtyards in Jerusalem cross arrangement (red), located on either side of the proposed entrance, reinforce the transparency and centrality of the new lobby. Second, a lower-level addition to the Day School (at grade) transforms the footprint of Gregg House from a "C" to an "E," providing the Day School with a more defined edge for pick-up/drop-off and visitor access, additional office and classroom space, and a fenced, secondary courtyard.



Figure 13. Rendering of Team #1's proposal for a free-standing trellis structure that helps to visually identify a ramp to the main, expanded entry lobby to Gregg House. In this image, the rooftop terrace is undeveloped and the corner patio is partially enclosed. It is a scheme that emphasizes connections within Gregg House to the under-utilized outside spaces around All Saints'.

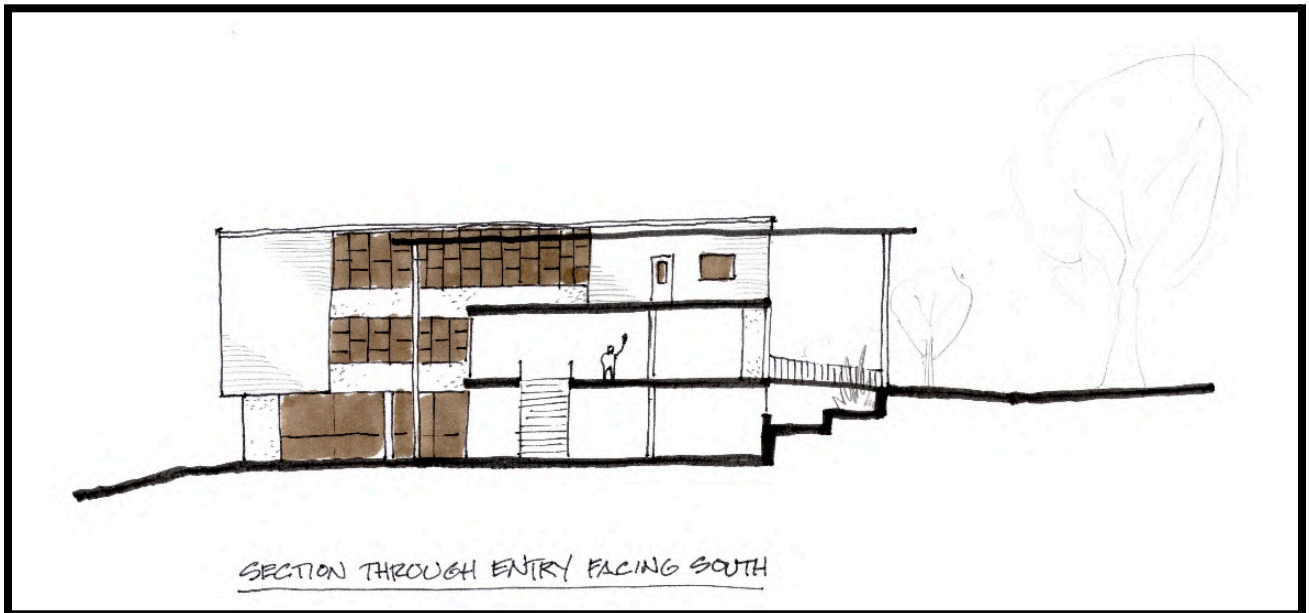


Figure 14. This section, which faces south from 27th Street, attempts to convey the benefits of an enlarged, glass-enclosed central lobby—the hinge or invisible hyphen of a reimagined Gregg House. The circulation path provides a gentle rise into the building that then cascades down grade, via an open ceremonial stair, into the lower courtyard. The transparency of this lobby is meant to allow visitors to experience both the upper courtyard and the lower courtyard at once, in keeping with Granger and Fehr's original emphasis on flexibility and connections from within the building to the surrounding site.

4.5 Annotated Design Proposals from Team #2



Figure 18. Team #2's proposed site plan of All Saints', creating a strong central axis from Whitis Ave., through a lychgate, to a new entry plaza, and through the lower courtyard to University Ave. Note three "saddlebag" additions that hang off of Gregg House (in brown, with hatching). These small additions, one of which would include an elevator, improve accessibility and circulation within Gregg House without compromising interior space for programming.

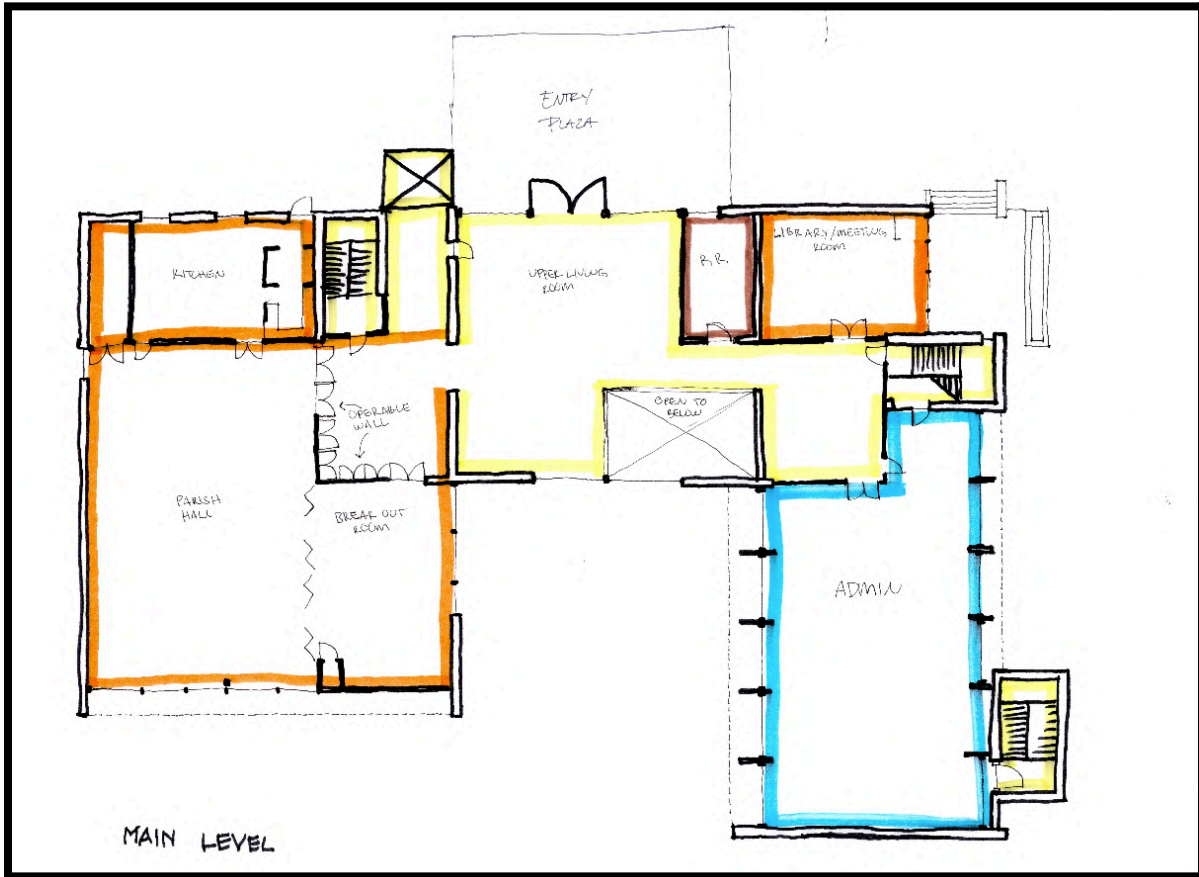


Figure 19. Team #2's proposed main floor of Gregg House, including an addition of an entry plaza and the replacement of brick cladding with glass for both elevations of an "upper living room." These two proposals, along with a new void in the main level's floor plan, visually reinforce a strong axis across the All Saints' campus from Whiting Ave. to a clear, central destination, which then leads out to the lower courtyard and University Ave. The upper living room could be an unprogrammed reception and multi-purpose space that would supplement Kinsolving Hall. Team #2 also suggested re-programming the solarium off of the corner patio for use as a library or rentable, stand-alone meeting space for outside organizations or student groups.

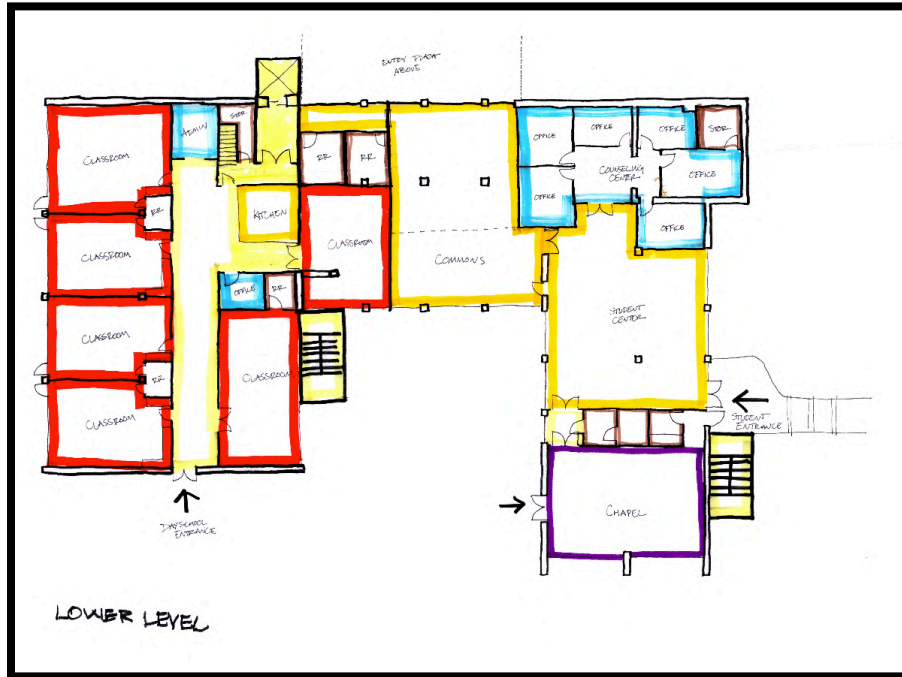


Figure 20. Team #2's proposed lower level of Gregg House. For the Day School, there is a large new classroom and two adult restrooms off of the elevator lobby. For the Student Center, there is a consolidated suite of office and counseling rooms.

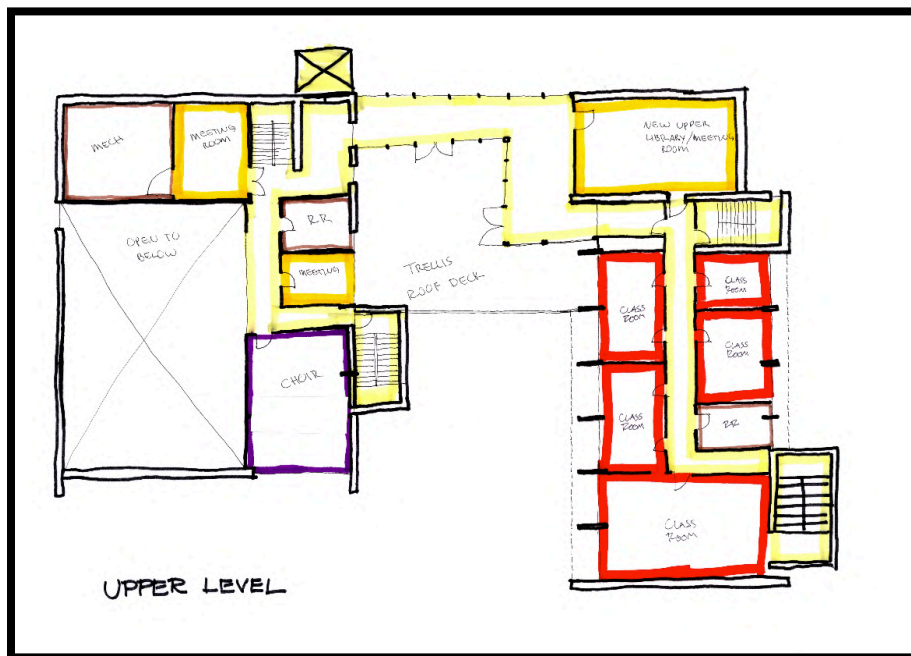


Figure 21. Team #2's proposed upper floor of Gregg House. In the south wing, Team #2 suggested opening up the corridor from the stairwell to the choir suite with glass to provide a visual connection to Kinsolving Hall. In this image, Team #2 also suggests a corridor that bridges the roof deck, including a new stairwell that could provide a direct connection from a roof terrace to the lower-level courtyard. A new stairwell on the northside of Gregg House could provide separate, controlled access to classrooms or leasable office space (outlined in red) on the third floor.

4.6 Annotated Design Proposals from Team #3

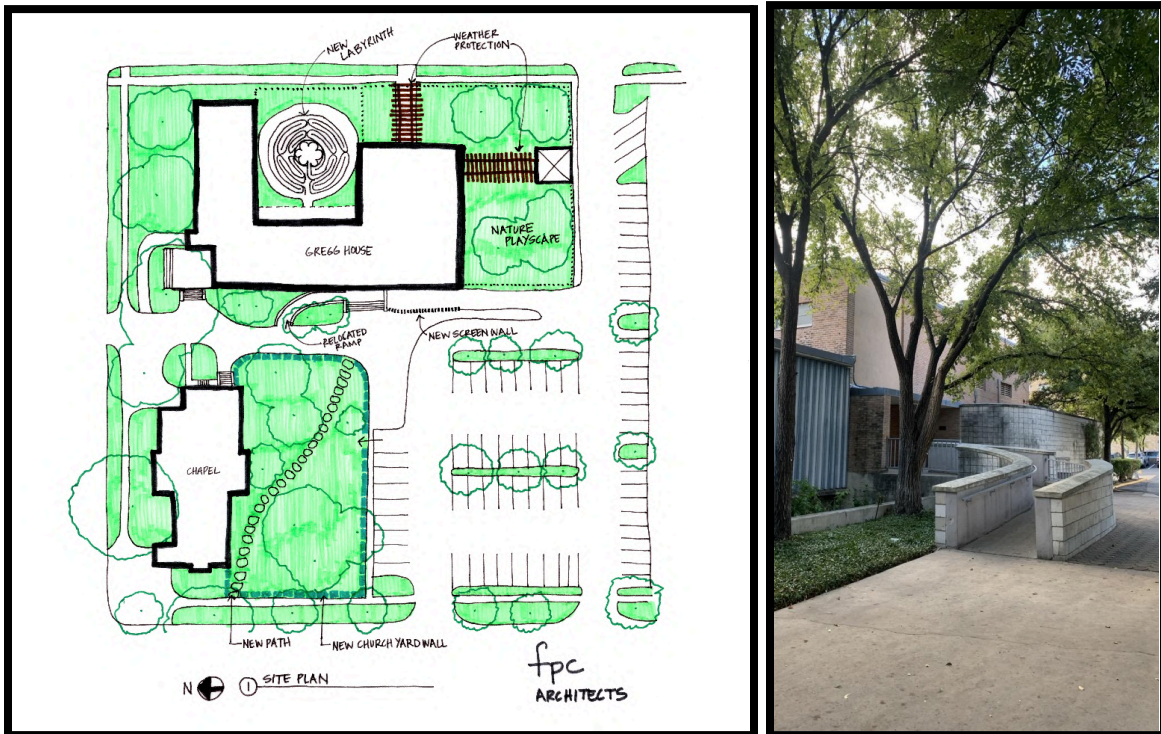


Figure 22. Team #3's proposed site plan of All Saints', which surrounds the courtyard with a low wall, adds a new path directly from the entrance of the historic sanctuary to the entrance of Gregg House, removes the lower-level window well, and flips the arch of the ADA ramp to Gregg House to enlarge the entrance patio and provide a windowless shelter for the Day School.



Figure 23. Team #3's proposed main floor of Gregg House, including an elevator adjacent to the Fellowship Hall, a health clinic, and meeting spaces in place of the choir room. Overall, Team #3's approach involved redistributing spaces without changing the building footprint.



Figure 24. Team #3's proposed lower floor of Gregg House, accommodating Day School expansion and a consolidated Student Center by removing the eating area that is currently between the two anchor tenants. In this proposed plan, the Day School would include a reception/security room at the current entrance, adult restrooms, a new classroom, a large central gathering and eating area served by an L-shaped kitchen, and a windowless library/shelter/safety room.

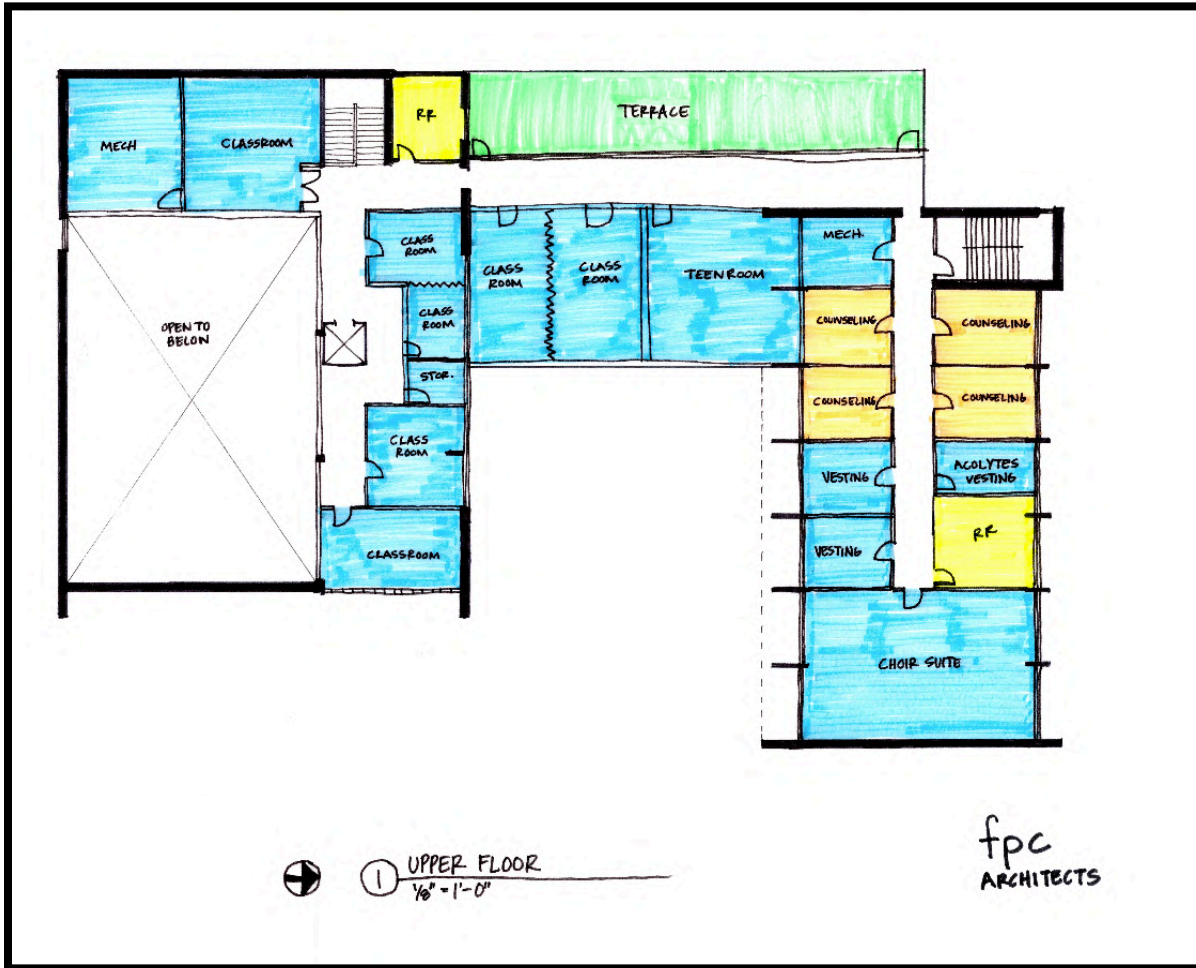


Figure 25. Team #3's proposed upper floor of Gregg House, with a single-loaded enclosed corridor that connects the north and south wings of Gregg House while also providing access to a rooftop terrace that faces the site's churchyard.



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