

BROOKHAVEN PRESBYTERIAN CHURCH

MASTER PLANNING

IMAGINING THE FUTURE

Intro to Master Planning.

Goal // *Create Vision, Gain Consensus, and Plan Strategically*

What is master planning?

This is the strategic planning phase where the overall vision for a property is established before major design decisions and construction begin. It creates a coordinated roadmap for how a project will be designed, developed, phased, funded, and built over time.

Why was this important for us to do?

We hope this master planning process will serve as a foundation for the next 10+ years of growth and development. Before moving into construction documents, it will help establish a clear vision, reduce costs and avoid rework, improve coordination, guide thoughtful phasing, and protect the long-term value of our property.

Zoning and SLUP info

Our property is currently zoned as R-75 (residential zoning), which the city desires to keep that way. Due to this, we are pursuing a Special Land Use Permit (SLUP).

What is a SLUP? It is zoning approval that allows a property to be used for a specific purpose that is not automatically permitted under its current zoning classification.

Community Meeting // January

Meet The Team.

Owners Rep // *Vandermeer Management*

Vandermeer's mission is to manage clients' commercial construction projects with the same level of care and dedication as if they were our own, allowing them to concentrate on their core business activities.

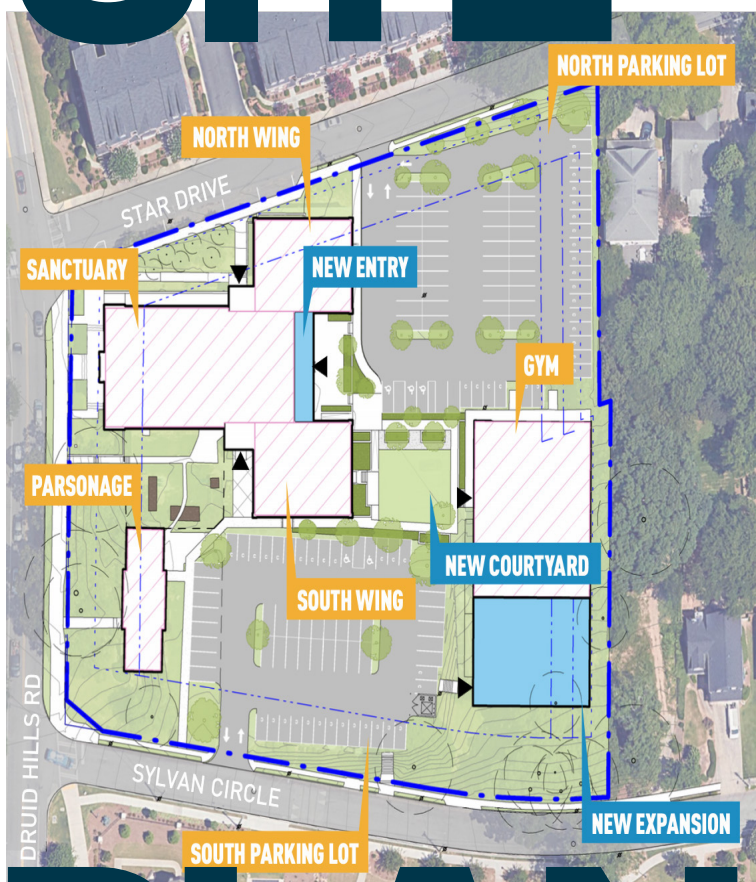
Architect // *KUA*

Kronberg Urbanists + Architects is a multidisciplinary design studio integrating architecture, urban design, policymaking, and real estate development to create better neighborhoods.

Building committee // Mallory Chow, David and Kristen Ware, Jennifer Koontz, Will Harper, Arthur and Ann Kennedy, Ken Matlack

Design committee // Stefan Cashwell, David and Kristen Ware, Janet Webb, Mallory Chow

SITE

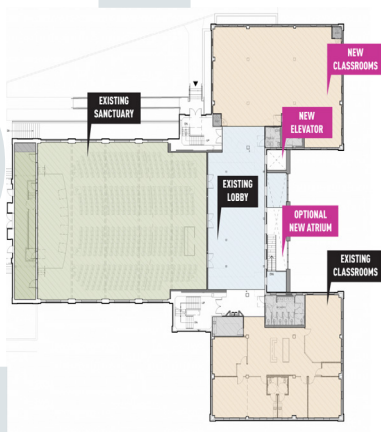
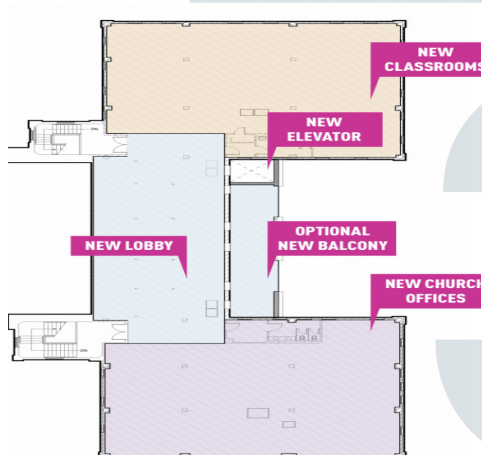


PLAN.



1

2



3



KRONBERG
URBANISTS
ARCHITECTS

RENDERINGS

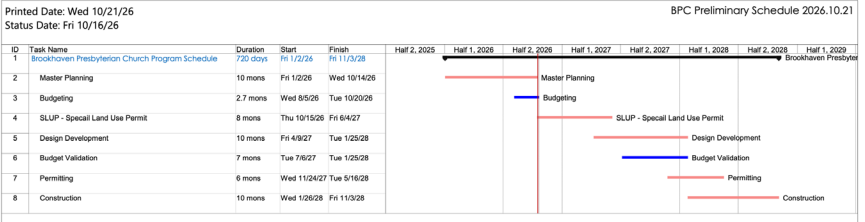
WHAT WILL IT TAKE?

- Parking Lot / Courtyard - \$2,575,000 - \$3,000,000
- Gym - \$800,000 - \$930,000
- Ground Floor: Each Wing - \$1,240,000 - \$1,440,000
- Ground Floor: Back Entrance, Lobby, and Elevator - \$2,060,000 - \$2,575,000
- Ground Floor: New Back Atrium Addition - \$1,350,000 - \$1,650,000
- Ground Floor: Fellowship Hall - \$1,960,000 - \$2,270,000
- Second Floor: North Wing - \$930,000 - \$1,130,000
- Third Floor: North Wing, South Wing, and Lobby - \$2,270,000 - \$2,575,000
- Miscellaneous Building Exterior - \$1,430,000 - \$1,730,000
- Mortgage - \$3,000,000

— \$17,615,000 - \$20,300,000

Not included here: *new front entrance, new steeple, potential gym expansion, potential parking additions*

WHAT'S NEXT?



TIMELINE

2026

February: Building committee interviews and selects professional partners

March: Master planning process begins

April: Launch of Build Initiative

October: Wrap of master planning process and obtain preliminary pricing on master plan
we are here

Last quarter: begin honing scope of next construction phase, apply for SLUP

2027

First quarter: continue SLUP process, begin design process

Second quarter: SLUP approved (hopefully!), continue design process

Third quarter: budget validation process, second congregational informational meeting with plans, begin permitting process

Fourth quarter: possibly begin interior construction

2028

Begin exterior construction