



UNIVERSITY DISTRICT

ECUMENICAL CAMPUS Coalition

Building Program

July 1, 2010





Table of Contents

Page

Introduction	3
Building Program	
I. Urban Design – the Neighborhood.....	4
II. Architecture – the Building.....	4
III. Functional Program	6
A. Open Space	6
B. Human Service Agencies	6
C. Worship Facilities	6
D. Fellowship Facilities – Atrium	8
E. Fellowship Facilities – Dining Hall.....	9
F. Education Cluster	9
G. Library	10
H. College Student Ministry	10
I. Administrative Center.....	11
J. Nursery	12
K. Music Rehearsal Rooms	12
L. Transportation Facilities	12
M. Tenant Space	13
IV. Building Program Area Assignments	15



Introduction

The Building Program Outline describes the functional elements to be included in a facility to house multiple worshiping communities, including spaces for worship, fellowship, education, campus ministry, and church administration. Additional facilities to be provided include spaces for agencies providing human services, facilities for the use of the general community, public open space, commercial tenant spaces, and parking. The Building Program Outline has been provided to the consultant team charged with development of the conceptual plan for the UDECC facility.

Here is a chronology of the process conducted to develop the Building Program Outline:

- a) October 27, 2007: Initial draft of the Building Program Outline presented to the UDECC Board at full-day planning retreat
- b) February 16, 2008: UDECC Building Program Committee created by UDECC Board
- c) Feb 29 – April 8: Succession of 4 UDECC Building Program Committee meetings
- d) Feb 24 – March 9: Building program brainstorming sessions conducted by 4 separate congregations
- e) March 15, 2008: One combined all-U District congregation and campus ministry workshop to prioritize building program elements
- f) April 19, 2008: Final Draft of recommended Building Program Outline presented to UDECC Board, incorporating hundreds of comments and suggestions from members of the participating congregations.
- g) May 4, 2008: Special retreat of UDECC Board to review Building Program Outline
- h) May 17, 2008: UDECC Board Approval of the UDECC Building Program Outline
- i) August 10 – October 14, 2008: Focus sessions conducted on worship, music & fellowship, church administration, Christian education, and campus ministry. These sessions draw together the clergy and lay leaders of all member congregations for extended discussions of particular elements of ministry. These discussions contributed significantly to further enrichment of the building program outline.
- k) October 25, 2008: Building Program Outline (with amendments) presented to a gathering of the governance groups of the member congregations, who will now facilitate a review of the document within their respective congregations.
- l) December 12, 2008: Deadline for comments and questions from member congregations.
- m) March 25, 2009: UDECC Building Committee concludes review of comments and questions from member congregations
- n) February 22, 2010: Building Program finalized with addition of Building Program Area Assignments
- o) February 27, 2010: UDECC Board approval of final Building Program (including Building Program Area Assignments)
- p) April 24, 2010: UDECC Board review of amended Building Program Area Assignments (Variation E)



Building Program

I. Urban Design: The Neighborhood

- A. The Ecumenical Campus must foster connections between people. “Community” and “hospitality” shall be our most pervasive principals.
- B. The Ecumenical Campus must be located centrally, in the heart of the U. District:
 - 1. Highly-visible
 - 2. With excellent, nearby connections to multiple modes of public transportation
 - 3. Well-located relative to the UW central campus
 - 4. Well-located relative to the active life of the University District community, including commerce, dining and other social activities, and pedestrian density.
- C. The Ecumenical Campus must be knit into the fabric of its neighborhood, so that it becomes integral to the lives of those who visit and live there.
- D. The Ecumenical Campus must contribute positively to an active, vital street environment.
 - 1. Events at the Ecumenical Campus will result in greater numbers of people on the streets of the University District, during more hours of the day and more days of the week. Eclectic programming will ensure that this will be a diverse, multi-generational population.
 - 2. Personal safety and property security are high priorities
 - 3. The street environment must be pleasant, attractive, and engaging.
 - 4. Blank walls must be minimized. Storefronts must be configured to add vitality and visual interest to the street. It must be easy to see into and out of shops along the sidewalk.
 - 5. Continuous overhead weather protection along pedestrian rights-of-way is highly desirable.
 - 6. Paving materials, building materials, landscaping and street furniture must be visually attractive and durable.
 - 7. There should be places to sit.
 - 8. There should be public art.

II. Architecture: The Building

- A. The distinct identity of each collocating congregation shall be sustained, respected and meaningfully conveyed.
- B. The unity of the gathered congregations shall be potently expressed.
- C. The architecture must be spiritually uplifting, and must convey the following values:
 - 1. Community
 - 2. Hospitality



3. Care for the Earth, Peace & Social Justice
 4. Beauty
 5. Durability
- D. The project must be economically and environmentally sustainable
1. The cost of construction must be in balance with the funds available
 2. The facility must generate positive net income under normal economic conditions
 3. The structure must be very affordable to operate and maintain, with a long lifespan
 4. Building systems must be highly-efficient and adaptive
 5. The planning, assignment and use of space must be highly efficient
 6. Environmental sustainability must be pervasive
 7. Facility management, operations, maintenance and security will be staffed by professionals working on behalf of the partner institutions
- E. The architecture should be of its own time.
1. New construction should avoid imitation of past historic “styles”
 2. Historic architecture should be sensitively preserved and restored
 3. New construction should relate sensitively to the design and scale of adjacent architecture, but without mimicry.
 4. Worshipping communities that elect to collocate into the facility may wish to salvage remnants of their prior facilities (stained glass windows, iconographic furnishings, other cherished objects). Such treasures and heirlooms shall be introduced into the composition of the new facility in a way that enriches the new home they share, provides historic continuity and contributes beauty, but does not fall prey to tokenism or fetishism.
 5. Sacred art may be a prominent feature, and may include artist-made building parts.
- F. The composition must be sensitive to human scale.
1. Building massing should not be oppressively monolithic
 2. The design should respond to the surrounding context.
 3. Construction should be rendered with care. Finish materials and visible details should be well crafted.
 4. Entrances should be well marked and easy to identify.
 5. From the street, it should be possible to discern the life within.
- G. The entire facility must be clearly welcoming and inclusive to all segments of the community, including full accessibility for persons with disabilities.
- H. The principal arrival/entrance point for the church facilities must make it clear that there are churches within and people of many denominations are worshipping there together, making a statement to the larger community that these worshipping communities believe in and value Christian unity.



III. Functional Program

A. Open Space

1. Public open space shall be provided, to be owned and operated privately, but open and welcoming to the general public during daylight hours, except when closed for special events.
2. The majority of the open space shall be open to the elements, but a portion may provide shelter from inclement weather.
3. Public open space shall be designed to be conducive to a variety of activities, from casual solitary and social activity, to larger gatherings and community events, worship services, and private events such as weddings and memorial services.
4. Inclusion of a “quiet garden” should be considered, which might include a fountain. (See www.quietgarden.co.uk/History.htm) The labyrinth (see below) might be integrated with the quiet garden.
5. The open space shall offer beautiful and environmentally sustainable landscaping, combined with paved “hard-scape” areas.
6. The open space shall be configured to operate safely and securely with minimal required staffing. “Blind spots” must be avoided.
7. Public open space must be configured to be easily vacated, closed and secured during evening hours and at other times when the general public is excluded.
8. The entrances to and boundaries of the open space must clearly indicate that it is privately owned and operated, and that the general public is permitted at the discretion of the owner.
9. Green roofs may offer an additional opportunity for public open space.
10. A large-scale labyrinth shall be incorporated, available to those who wish to “walk” it as a meditative exercise. The labyrinth may be located outside or inside the facility.

B. Human Service Agencies

1. Several nonprofit organizations, providing a variety of services, will be accommodated at the Ecumenical Campus.
2. Service agencies shall have direct street access.
3. Space provided for service agencies shall be sufficient in size, character and flexibility to serve their needs, and configured in such a way that they may compliment each other, coordinate services as necessary and favorable, and avoid or mitigate conflicts between programs and populations served.
4. Facilities for service agencies shall be located, configured and designed in such a way that they remain present to the hosting institutions and to the community at large.

C. Worship Facilities

1. A dedicated space for shared worship shall be available to each partner congregation.
2. At least one “large worship space” shall provide sufficient capacity for large gatherings, ecumenical worship and festivals. This space will have the greatest



seating capacity of all the worship spaces, and will be useful for large ecumenical gatherings/services, as well as community events, concerts, etc.

3. In addition to the large worship space, the following spaces will be provided:
 - One worship space with a 320-seat nave
 - One worship space with a 240-seat nave
 - One worship space with a 200-seat nave
 - One worship space with an 80-seat nave
 - One prayer/meditation chapel. This small, contemplative space is intended for individuals or very small groups - probably no more than 10 people. This purposefully spiritual space shall remain open and accessible at all times to all persons.
4. Additional (non-partner) worshipping communities may be accommodated as renters, increasing usage of worship facilities.
5. It is advantageous for the various worship spaces to provide a range of seating capacities.
6. The leadership and membership of each member congregation shall be actively and directly engaged in the planning and design of the worship space assigned to their congregation. The design of that space shall support and celebrate the unique identity and traditions of that community.
7. While reflecting the distinctiveness and traditions of each congregation, each worship space shall also share a conceptual and formal unity with the overall facility.
8. Design and placement of liturgical stations within each worship space (table/altar, ambo, etc.) shall be in accordance with the practices of that congregation.
9. Through poetic shaping of space and light, each worship space shall have ephemeral qualities that imbue the visitor with delight and wonder.
10. All worship spaces (with the exception of the prayer/meditation chapel) shall be designed for worship gatherings, but shall be readily adapted to use for secular gatherings and performances, as well.
11. Persons occupying each worship space shall be imbued with a palpable awareness of the gathered community.
12. The quantity and configuration of nave seating, and the locations and relationships of liturgical stations, will require careful study. The degree to which the configuration of these items remains flexible will also necessitate further discussion. The answers may be different for each worshipping community.
13. All worship spaces shall be acoustically designed and tuned to be well suited for spoken word (amplified as necessary), acoustical choral and acoustical instrumental music. Amplified vocal and instrumental music will also occur, but may necessitate some acoustical adaptations on a case-by-case basis.
14. All worship spaces shall be acoustically isolated from noise generated by activity elsewhere in the facility, by building systems, and by outside street noise.
15. The role of contemporary technology in the worship experience (and for secular uses as well) must be carefully considered. This must include consideration of audio/visual and communications capabilities, including Internet access and PowerPoint projection.
16. A separate narthex shall be provided for each worship space.



17. A sacristy shall be provided for each worship space. Work areas and storage shall be planned in consultation with the Altar Guild of each congregation.
18. Each worship space shall accommodate an organ and organ console. Whether a worship space is actually equipped with an organ will be determined by the congregation(s) occupying that space.
19. Storage space shall be provided adjacent to each worship space. Storage capacity must be sufficient to accommodate the degree to which the worship space is to be flexibly reconfigurable.
20. A shared gathering place shall be provided for baptismal celebrations. This facility shall accommodate ceremonies ranging from infant baptism to full-immersion of adults. All members of all resident congregations shall be able to gather to witness the ceremony and welcome the new member in their midst. Appropriate changing facilities must be provided in reasonable proximity. (Bride's rooms might appropriately double as changing rooms for baptisms.)
21. Two (2) separate "Bride/Groom Rooms" shall be provided in the general vicinity of the worship spaces, each equipped with a private toilet room, to make it possible to conduct at least two wedding ceremonies on the same day.
22. Well-appointed restroom facilities shall be convenient to the worship facilities.

D. Fellowship Facilities – Atrium

1. An atrium space shall be provided for shared fellowship following worship services. The atrium shall be in a location central to all worship spaces. The character and expression of this space shall convey the sense that it is a "commons" shared by the entire community.
2. During the course of a typical Sunday morning, a continuous "fellowship hour" will be conducted, perhaps starting as early as 8:00 AM and continuing as late as 1:00 PM. During this period, waves of parishioners will come and go as multiple worship services start and end at various times. This "rolling coffee hour" will provide ample opportunities for social connections between members of particular congregations, and among members of the entire ecumenical community of church members.
3. A kitchen facility shall be provided adjacent to the atrium, for preparation and service of foods and beverages, including after-worship coffee hour. The kitchen must accommodate several persons working at the same time.
4. It would be advantageous to locate a tenant space adjacent to the atrium that can be leased to an espresso café. In the absence of such a tenant, an espresso stand or cart might be provided within the atrium.
5. The atrium is the likely location of the "welcome station," the location where visitors are first greeted (see Item I-4, below). In addition to hospitality, this highly visible station will also play an important role in maintaining safety and security.
6. The atrium shall accommodate diverse social interactions. Open floor space shall be sufficient to accommodate numerous small, spontaneous clusters of persons in casual conversation. Lounge furnishings shall be provided for a number of additional clusters, and shall be configured to graciously accommodate disabled persons in wheelchairs.



7. The atrium shall be located adjacent to the Dining Hall (see below), so that it can serve an adjunct role as reception area for Dining Hall events.
8. The atrium is a potential location for display of historic exhibits, telling the stories of the partner congregations. (Alternative display locations might include the administrative center or the education cluster.)
9. Public drinking fountains and well-appointed restroom facilities shall be convenient to the atrium.
10. A cloakroom shall be provided adjacent to the atrium. The cloakroom shall function either as a self-serve or as a staffed facility. When operating as a self-serve facility, it shall be sufficiently visible to discourage thefts.

E. Fellowship Facilities – Dining Hall

1. A dining hall shall be provided. The maximum capacity of the dining hall shall be 300 persons seated at 8-seat tables. It must be possible to flexibly subdivide the dining hall to accommodate events of various sizes. The dining hall will be used for church gatherings, and will also be made available for rental by other users for charity galas, auctions, wedding receptions, etc.
2. A commercial kitchen shall be provided adjacent to the dining hall, for use by volunteers during church gatherings. It shall also be equipped for use by outside caterers for special events.
3. Well-appointed restroom facilities shall be convenient to the dining hall.

F. Education Cluster

1. The cultivation of community among the young people of the member congregations is a fundamental function of the education cluster.
2. A cluster of classrooms and meeting rooms shall be provided. These spaces will be employed for a variety of uses, including bible classes for church youth and children, adult bible study classes and forums.
3. Sunday school classes for children and youth may be ecumenical, with teachers and children from all participating Christian traditions potentially sharing the same classrooms and lessons.
4. Adult bible classes and forums will be ecumenical, with discussions open to all. Due to varied worship schedules at each congregation, it may prove useful to routinely schedule two blocks of class time on Sunday mornings.
5. Education cluster classrooms shall be equipped with technologies as appropriate for wireless broadband access and multi-media presentations.
6. Separations between certain spaces in the education cluster shall be removable, to permit flexible use of the spaces.
7. A comfortable gathering space with a stage shall be available, for use in dramatic presentations, and for movie nights. This space could also serve as a multipurpose room for recreational youth activities. A nearby kitchen is important.
8. Education cluster facilities will also be made available for rental by outside users for meetings, gatherings of civic and cultural groups, and classes.
9. A program in theological/spiritual instruction for laypersons, tentatively named the Questions of Faith Institute (QOFI), will use the education cluster.



10. The education cluster should accommodate youth “lock-ins” and overnight stays by visiting youth groups. Availability of showers in the facility would serve this goal.
11. Education cluster facilities shall serve the additional purpose of a retreat center.
12. Well-appointed restroom facilities shall be convenient to the education cluster.

G. Library

1. A shared church library shall be provided. The location of the library shall be convenient to church members, as well as the general public.
2. The library shall be sized to accommodate the combined library resources of the collocating churches.
3. There shall be lounge seating in the library, as well as study carrels and study tables.
4. A music listening room shall be provided.
5. The library must be configured in a way that daylight entering the library will provide even, diffuse light of a quality suitable for reading and study, but controlled to avoid damage to library materials from sun exposure.

H. College Student Ministry

1. College student ministry program(s) shall be provided with suitable space, including gathering/worship space, lounge and other activity areas, and office space as necessary. Other Ecumenical Campus resources, such as education cluster facilities, fellowship and dining facilities, will also be available for campus ministry use.
2. College student ministry facilities shall be located in a way that conveys a sense of autonomy from the other collocating congregations. Separate and direct street access is highly desirable.
3. The facilities for college student ministries should convey the character of a “clubhouse,” a place where a community of students gathers for worship and fellowship; a community to which one belongs. At the same time, it must not seem “exclusive,” but must clearly convey a message of welcome and hospitality. It is a place of refuge and retreat, and an important social environment for participants.
4. By being present at the Ecumenical Campus, participating students will have the opportunity to observe and learn about a variety of denominational traditions.
5. College student ministries present an opportunity to coordinate service-learning opportunities between students, service agencies and community programs.
6. The character of the facility should reflect the culture of the student community for which it is designed.
7. College student ministry facilities shall include dedicated kitchen facilities. Meal preparation and other cooking activities are shared social activities that are an important component in the life of this ministry.
8. If suitably located, a single chapel / gathering space could serve the needs of the college student ministries, as well as the collocating congregations.
9. Administrative facilities for college student ministry staff must function in concert with space dedicated to this ministry, but could potentially benefit from proximity and/or sharing of resources with the Administrative Center (see Section I, below).
10. Space for college student ministry is sacred space.



I. Administrative Center

1. An office suite shall be provided to house clergy and the administrative staff of all congregations. Safety, confidentiality, and productivity are the highest priorities for this facility.
2. A separate office suite shall be provided to house the property management team that will manage and operate the Ecumenical Campus facility.
3. The office suites for church staff and property management staff may share certain resources and facilities, as appropriate (meeting rooms, for example).
4. A single “welcome station” (with good security considerations) shall be provided in a location convenient to visitors, to welcome visitors and direct them to their destination, whether that destination is the church administrative center, the property management office, a human service agency, an office tenant, or other resources on site or in the neighborhood. This hospitality station is a separate function from the reception area for church administrative staff.
5. Personal safety for clergy and administrative staff is a very high priority. Issues include access control, hiding places, escape routes, lighting, etc.
6. A shared reception area shall be provided in the church administrative center for receiving guests and deliveries. The presence and identity of each congregation must be readily apparent to arriving visitors. (Visitors must not be confused about who they are talking to.)
7. Office administrative personnel and volunteer office workers shall be gathered into a common work area, where office resources can be shared, and administrative tasks can be managed flexibly and efficiently.
8. A private workspace shall be provided for each church secretary, proximate with corresponding clergy office(s). Acoustical privacy is very important, and may necessitate private offices for church secretaries.
9. Individual private offices shall be provided for all clergy.
10. Private offices may also be necessary for certain additional staff, such as parish nurse or youth minister.
11. Private counseling rooms shall be provided and discretely located proximate to clergy offices. Counseling rooms need to comfortably accommodate up to 3-4 persons. Due to limited privacy in open work areas, private counseling rooms may be useful for confidential conversations between staff, and phone conversations.
12. Private offices and private counseling rooms must balance the need for acoustical privacy and confidentiality with the need for some degree of public visibility, which is a personal safety and liability consideration.
13. Meeting rooms in a range of sizes shall be cooperatively managed for efficient use by staff, governance groups and committees. Room scheduling will be an important management item.
14. Secure area(s) necessary for handling monetary receipts, including storing, counting and preparing deposits.
15. Mail distribution and handling must be secure.
16. Telephone systems and procedures must safeguard direct access to individual churches, without going through a “shared switchboard.”
17. Joint purchasing and use of office equipment and supplies shall be accommodated with sufficient shared work and storage space.



18. A single data network shall be professionally administered for the use of all administrative staff, partitioned as necessary to maintain privacy and security.
19. Individual storage spaces shall be provided for each worshiping community, for general and archival storage. Confidential files must be secured.
20. Sufficient custodial facilities and storage shall be provided.
21. Well-appointed restroom facilities shall be convenient to the administrative center.

J. Nursery

1. A shared, professionally staffed nursery shall be provided in close proximity to the worship spaces.
2. The nursery shall be located and configured to maintain security. There must be a single control point for access.
3. The nursery shall have three separate activity areas; infant (quiet), toddler (medium), and preschool (active).
4. The nursery shall be equipped with its own restroom facilities appropriate to small children.
5. The nursery shall be equipped with storage sufficient for toys and other equipment.
6. The nursery may double as a staffed drop-in childcare facility for public events throughout the week, thereby enabling parents of young children to attend civic and cultural events without having to arrange for baby sitters.

K. Music Rehearsal Rooms

1. Music rehearsal rooms shall be provided for the use of church choirs, bell choirs, and other choral and instrumental ensembles.
2. Some music rehearsal rooms might be shared between multiple worshiping communities, if scheduling is adequately managed.
3. Storage spaces shall be provided for individual congregations' use for music libraries, choir robes, and instrument storage.
4. Music rehearsal rooms shall be acoustically isolated.
5. Music rehearsal rooms shall be convenient to worship spaces, and to choir lofts in particular.
6. Music programs for children and youth shall be accommodated.
7. Restroom facilities shall be convenient to the music rehearsal rooms.
8. The nursery shall be reasonably proximate to the music rehearsal rooms.
9. The music rehearsal rooms could perhaps be part of the education cluster.
10. A "musicians' green room" would be very useful, in proximity with worship spaces.
11. Music directors' office space must be located proximate to the music rehearsal rooms. Proximity to the church administrative center is also advantageous, but not essential.
12. The music directors of the various congregations may elect to lend choir music to each other, effectively expanding available resources.

L. Transportation Facilities

1. A below-grade parking garage shall be provided, sufficient to satisfy zoning code requirements for parking.



2. Parking shall provide quick and easy circulation for disabled persons from accessible parking spaces to the worship spaces.
3. Vehicular circulation into and out of the parking garage shall be planned to minimize traffic congestion and disruption of traffic flow in the neighborhood.
4. Parking capacity for church attendance on Sunday mornings or for evening events should not be redundant with parking capacity for daytime commercial uses.
5. Freight entrance and loading area must accommodate trash and recycling collection vehicles, dumpsters, trash compactors, etc.
6. Secure bike storage, with racks and lockers, shall be provided in sufficient quantity.
7. Accommodations shall be provided for vanpools and other high-occupancy vehicles.
8. Accommodations for car sharing programs shall be considered.

M. Tenant Space

1. Tenant space (office space and storefront retail space) shall be provided in sufficient quantity and of sufficient marketability to enable the capitalization of the development, supplementing the equity available from the partner institutions. Such space may be sold as commercial condominium space, or may be held for long-term income generating purposes.
2. Ownership of some portion of the tenant space shall be retained by the partner organizations. Revenue generated by this tenant space will be used to cover facilities operating costs, and to fund outreach ministries.
3. Some portion of the tenant office space shall be made available for rental to regional church bodies, advocacy groups and/or other mission-driven agencies whose purposes are embraced by the member congregations.
4. Tenant storefront space shall be sold or leased to enterprises that will enhance the facility's role as a nexus of community identity and activity. Locally owned and owner-operated enterprises shall be favored. Some possibilities include:
 - YMCA
 - Medical clinic
 - Grocery store
 - Barbershop
 - Bakery
 - News stand
 - A "Fair Trade" retail store
 - Wedding-related businesses (florist, caterer, etc.)
5. Special consideration should be given to potential occupants of tenant spaces that can add a social/recreational component to the facility. These might include:
 - Health club or other athletic/social facility
 - Bowling alley
 - Family-oriented cinema
 - Coffee house or bistro
 - Guest house / retreat lodging



Building Program Area Assignments

Function	Net Useable Floor Area (sf)
A. Open Space	
B. Human Service Agencies	
1. General Population	12,900
2. Youth	8,730
3. Seniors	0
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	21,630
C. Worship Facilities	
1. "Large Worship Space" (existing UCUCS sanctuary)	0
2. 300-seat Sanctuary (incl. Narthex, Nave, Chancel, Sacristy, Choir Loft)	6,750
3. 240-seat Sanctuary (incl. Narthex, Nave, Chancel, Sacristy, Choir Loft)	5,670
4. 200-seat Sanctuary (incl. Narthex, Nave, Chancel, Sacristy, Choir Loft)	0
5. 80-seat Chapel (incl. Narthex, Nave, Chancel, Sacristy)	1,800
6. Meditation Chapel (incl. Narthex)	720
7. (2) Bride/Groom Rooms	630
8. Baptismal Pool/Font (included in atrium)	0
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	15,570
D. Fellowship Facilities – Atrium	
1. Atrium	7,200
2. Welcome Station w/Cloak Room	360
3. Kitchenette	360
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	7,920
E. Fellowship Facilities – Dining Hall	
1. Dining Hall	4,455
2. Kitchen w/Storage	1,485
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	5,940
F. Education Cluster	
1. (8) Classrooms & Meeting Rooms	2,880
2. Multipurpose Room w/Stage	0
3. Kitchenette	270
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	3,150
G. Library	1,800
H. College Student Ministry	2,200



I. Administrative Center	
1. Church Administration	4,410
2. Building Management Office	1,800
3. Conference Center (4 meeting rooms)	1,440
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	7,650
J. Nursery	1,350
K. (2) Music Rehearsal Rooms	1,620
L. Transportation Facilities	
1. Parking Garage	
M. Tenant Space	
1. Tenant Office Space	0
2. Tenant Storefront Space	1,320
3. Clinic	0
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	1,320
Total Net Useable SF*	70,150

* Does not include parking garage or exterior open space