



Imagine this!

A Report of the
Campus Master Plan Task Force
to the Congregation

January 2012

Central Lutheran Church
DOWNTOWN MINNEAPOLIS



Central Lutheran Church Archives



“It becomes more and more apparent to me that we need to think boldly, as our founders did and as the building committee did when the sanctuary was designed. We need to think strongly about what future generations will need from our facility to carry on our founders’ dream.”

— *Paul Troselius*

“This is such an exciting time in the life of Central Lutheran Church! We have the opportunity to shoulder the mantle of leadership started by the Founding Twelve, thinking creatively and expansively for our future. This is our opportunity to push through our tentative nature and act courageously for the ministry we cherish.”

— *Rebecca Jorgenson Sundquist*



Imagine this!

Can you imagine . . .

- new, obvious, convenient and welcoming main entrances to our campus—where you don't have to cross oncoming automobile traffic to enter?
- a grand, open, light-filled gathering space able to adequately welcome all who come to worship, events and even our neighbors from the city—a space of public hospitality?
- walking out of worship not “into a wall,” but into open, airy spaces with easy access to education and fellowship areas?
- an increased fellowship hall—able to adequately accommodate many more of our church family and meetings and events of larger scale—served by a new, commercial-grade kitchen?
- an expanded Restoration Center to meet the increasing needs of the poor and homeless who turn to Central for help on a daily basis?
- state-of-the art education facilities able to serve the needs of our congregation—children, youth and adults—as well as the needs of potential partners in an increased “Lutheran presence” in downtown Minneapolis?
- and a multi-purpose chapel, seating just two hundred or so, as an alternative setting for more-intimate worship services, weddings and funerals—and fulfilling the original plans for Central's campus?

If so, then perhaps you can imagine Central becoming what you told us it should be: a missional hub for ministry with the city, the community, the world and the wider church! Read on!

In the photo:

Back Row (from left)—Thomas DeAngelo, Nina Ebbighausen, Sarah Strickland, Ron Fiscus, Franklin Dietrich, Paul Troselius, Bill Masche and Pastor D. Foy Christopherson

Front Row (from left)—Rebecca Jorgenson Sundquist, David Alexander, Kristin Schoephoerster, Deborah Bauknight, Sally Carlson Bancroft and Pastor Rick Nelson

Not Pictured: Pastor Kristen Jacobson, Christopher Lyle and Karl Starr



Joe Bjordal

January 2012

Dear Members of Central Lutheran Church,

**“For I know the plans I have for you—for your well-being,
a future, and a hope...” —Jeremiah 29:11**

Since being nominated and elected by the congregation in January of 2011, this diverse group of Central members has been busy fulfilling our charge—to imagine and discern what opportunities and paths God is calling us to, and to assist in leading the congregation in meaningful reflection, consideration, and implementation of a viable plan for our entire campus that would help us live into the marvelous future God has in store for us.

Through months of meetings and sessions together, led by consultant Sarah Strickland of Cincinnatus and bathed in prayer and attending to the Spirit’s leading, we have been imagining and discerning what God could possibly be calling us to be about in these years leading into our 2019-2020 centennial celebrations—a “20/20” visioning process of sorts.

So, we’ve been busy:

- listening to members and friends of Central through survey, small groups, and personal inputs;
- visiting with key leaders of other institutions who share in our core values, have a stake in the welfare of the city, and are open to discovering future ministry partnerships; and
- considering our legacy at Central, what we do well, what we could do more excellently, and what new things God might be setting before us as ministry opportunities.

We have begun now to imagine ways in which “the palette” of our campus could be improved, developed, and better-utilized as a tool for ministry in God’s world, and for God’s purposes, today.

[CONTINUED ON NEXT PAGE]

Key Upcoming Dates

(SEE ALSO PAGE 14)

Sunday, February 5, 2012 — Informational Forum

THE TASK FORCE WILL SHARE UPDATES ON THE MASTER PLANNING CONCEPTS
9:45 a.m. in the Community Room


Sunday, February 19 — Special Meeting of the Congregation

FOR AUTHORIZATION OF EXPENDITURES FOR CONCEPTUAL DRAWINGS AND
THE FINAL PHASE OF CONSULTATION FOR THE WORK OF THE CAMPUS MASTER PLAN TASK FORCE
Immediately following the 11:00 a.m. Worship Service in the Sanctuary

Questions of flow, access, program usage, and architectural excellence are all lively components of the conversation. Our architectural consultants, Nina Ebbighausen and Tom DeAngelo, of Architectural Alliance, are assisting us in this phase of the process.

We invite and encourage you to prayerfully reflect on what is shared on these pages—what we've learned thus far, agreed upon, and guiding principles leading us forward. And, we invite you to attend a special forum on Sunday, February 5, when we will present a new Campus Master Plan—complete with a virtual tour of how exciting new interior spaces could enhance all we do!

The Campus Master Plan Task Force



Sally Carlson Bancroft



Deborah Bauknight



Franklin Dietrich



Ron Fiscus



Bill Masche (chair)



Rebecca Jorgenson Sundquist



Paul Troselius

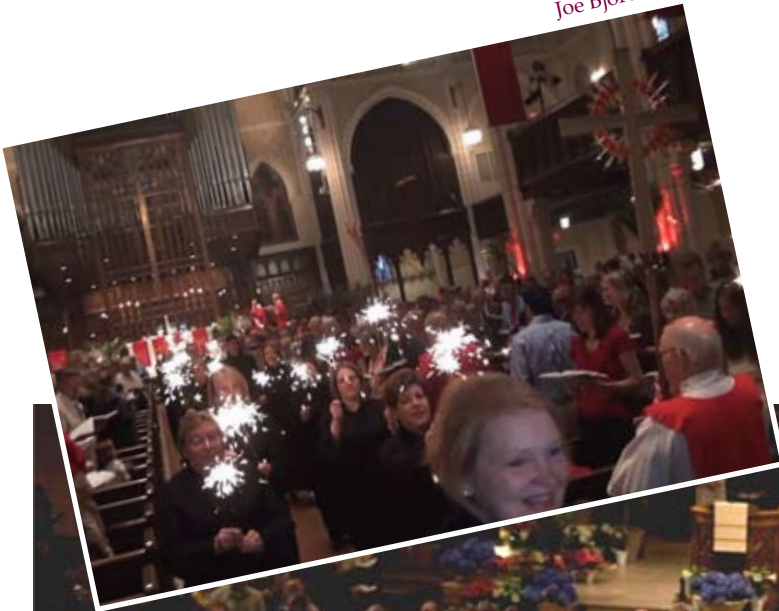
Ex-Officio Members:

David Alexander (*business administrator*), the Rev. D.Foy Christopherson (*associate pastor*),
the Rev. Kristen Jacobson (*associate pastor*), Christopher Lyle (*council president*),
the Rev. Dr. Richard Nelson (*senior pastor*), Kristin Schoephoerster (*council liaison*)
and Karl Starr (*council president-elect*)

Consultants:

Sarah Strickland, Cincinnatus, Inc.
Thomas DeAngelo and Nina Ebbighausen, Architectural Alliance

Joe Bjordal



Tom Baker



“The critical analysis process we have gone through has led me to several realizations. While our sanctuary provides a wonderful setting and atmosphere for high-quality, inspiring worship, the rest of our facilities don’t have the same level of quality to support our current activities or, more importantly, the kinds of activities we could undertake in the future. As we explore all of what it could mean to be a ‘convenor and vehicle for other ministries,’ our facilities need to be designed to achieve the same level of quality as our worship space.”

—Ron Fiscus



Guiding Principles

These guiding principles /core assumptions were developed based on the Task Force's "listening phase," which included a major survey of the congregation, group and individual conversations. Since being adopted in August, these guiding principles have permeated the planning process.

Presented to the congregation on Sunday, September 18, 2011

"When an organization undertakes a significant project, it is critical to develop a set of core assumptions. "They are the vehicle for establishing understanding and alignment between people about internal and external information, perspectives and opinion. These guiding principles provide a reference point over time between phases of a project thus eliminating the need to go back to the starting gate for each phase."

—Sarah Strickland, *Cincinnati, Inc.*

Theology

God has a mission/vision for our community of faith, and our campus is a tool to be utilized to achieve it: wellness, hope, abundance, and service. We seek to faithfully discern the future into which we follow God.

The legacy of our Founders' vision for the ministry of Central: The faith of our fathers, in the language of our children, still prevails and informs the plan.

Our steadfast commitment to all God's children and our firm belief in God's fidelity, providence, and grace guides our ministry, our plans, and our life together. Evidence to this commitment is to be demonstrated by our worship and the arts, music, architecture, hospitality, generosity, service, and engagement in God's world.

Desired Outcome

Central Lutheran Church will be a missional hub for ministry with the city, community, world, and Church by convening, connecting, serving, and engaging people in meaningful activity. As a result, we envision becoming a thriving, vibrant model of urban Lutheran ministry for the 21st century.

Mission

God has a mission in the world through Christ. As followers of Jesus, we seek to be faithful partners in God's mission through Christ for the sake of the whole world. With that as foundation and grounded in **gratitude**, we agree that: Central Lutheran Church, in the heart of the city, **welcomes** all people to **celebrate, discover, and share** the love of Christ.

Primary Audiences

Those at Central already.

Those not yet here, and unattached to any community of faith—downtown residents and business community, as well as the greater Twin Cities area with a strong affinity for the city’s urban core, its diversity, and seeking meaningful engagement with God in neighbor in the surrounding neighborhoods; visitors to the city; virtual friends and visitors wherever they are in the world.

Partners with compatible mission, such as Lutheran ministries and other institutions engaged in education, health care, advocacy, and human services.

The Campus

Acknowledge architecturally that our main entrance is now from the south—need gateway entry space into campus.

Improved entry and exit by cars, and safe navigation by people, from parking to the building is needed.

Large areas of under-utilized spaces and real estate present development opportunities for new congregational and partner ministries, as well as new revenue streams.

Create “green space” on the campus for use by the congregation, neighbors, and visitors as a respite from the concrete surroundings.

Hospitality, safety, and access are important in this downtown setting, 24/7-- including exterior signage and lighting.

Geographic Location

Our geographical context is a gift, challenge, opportunity, and responsibility.

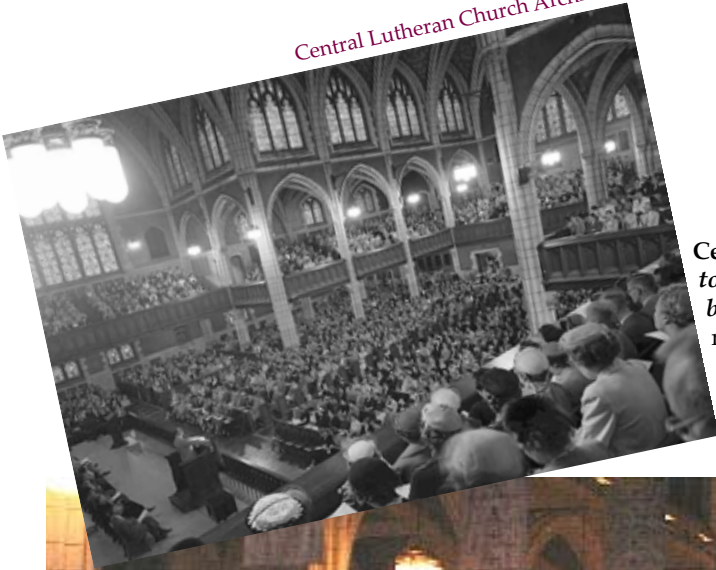
CLC is a downtown destination, yet also a crossroads for four neighborhoods within various economic strata, including many at-risk persons.

Thousands of out-of-town visitors to Minneapolis visit the Convention Center each year, affording CLC a unique opportunity to serve as oasis and host.

An estimated 70,000 cars pass CLC each day as they enter and exit the city, affording us a compelling “gateway” opportunity to welcome, message, and brand ourselves as a vibrant, civic-minded, and relevant Christian community of faith.

The City of Minneapolis anticipates continued residential growth in the downtown neighborhoods, including families with children, over the next 10 years.

Central Lutheran Church Archives



Central as convener and host:

top—a convention of the Evangelical Lutheran Church, 1953;
bottom—Pastor Rick Nelson welcomes 2,800 persons to the midwest premier of “Bullied” in November 2010

Joe Bjordal



“I’ve acquired many new insights during our planning process. I’m more knowledgeable and appreciative of the courage of Central’s founders and early members. They stepped out in faith to extend Christ’s mission in the city and met financial and demographic challenges with grace and determination. I’m also much more cognizant of the significance of Central’s location and surroundings—the opportunities that both offer to our current and future ministries.”

—Sally Carlson Bancroft



Joe Bjordal

“It’s been a very good experience in terms of understanding the congregation—where the congregation wants Central to be headed. This campus is in an ideal location for growth of many kinds—including through the Restoration Center and inviting new partners to join us.”

—Franklin Dietrich

Missional Hub for Ministry with the City, Community, World and Church

A campus that architecturally and programmatically serves as a gathering place for the greater Twin Cities area, the larger Church, and the four neighborhoods in/near which Central exists—our mission is to welcome all into worship, reflection, ministry, service, hospitality, and a wide variety of gatherings and events.

Grounds that enliven and attract people into the campus—beauty, transparency, “greening” issues, and relational spaces are important. The grounds should demonstrate the congregation’s connection to and commitment to foster relationships and care for God’s whole world.

Flexible hospitality spaces to serve events with banquet seating for up to 400 people, standing/roaming casual receptions up to 1200—approximately half the capacity of the sanctuary.

State-of-the-art telecommunications and technology capability throughout, so the people who are gathering at CLC can reach out and connect globally, and that people can be connected and engage with our ministries from anywhere in the world.

A Campus Serving Our Members

Maintain and enhance the campus and facilities in direct relationship to the number of people attending worship and other events, musical programming, and community ministries.

Flexible, multi-use spaces for gathering, as well as kitchen facilities, are needed to serve the programmatic and hospitality ministries of CLC.

The campus and facility design should allow for The Restoration Center to expand its ministry with and for those at-risk.

Design spaces to support and encourage activities for children, youth, and family ministries.

Central’s performing groups, and other partners, could benefit from improved rehearsal spaces and storage.

Create multi-use, beautiful, and worthy alternative worship space for smaller gatherings.

The Building Basics

There is a great deal of square footage on our campus, but not all of it is viable and future-oriented. There is the need for different, multi-purpose space.

The campus' major infrastructure (heat, cooling, plumbing, electric, water, safety) needs to be updated to meet today's codes, and minimize our carbon and water footprints.

Any new architecture or renovations need to match the level of "excellence" in the Sanctuary, and complement the existing architecture. The exterior of the Sanctuary and Parish House should not be changed,

Let in as much natural light as possible both for aesthetics and to reduce use of artificial (electric) lighting, increasing visibility and transparency so people can "see in and out."

Priorities include—

- The main entrance to the buildings, which is now from the parking lot, needs to be clear and architecturally apparent.
- The problem of interior multi-levels and multiple exterior surfaces needs to be solved,
- A modern, commercial -grade, kitchen and dish room that serves the master plan,
- Any exterior maintenance issues should be included as part of the project (i.e., masonry tuck pointing),
- Unimproved restrooms must be refurbished, and consideration of adding even more is desirable,
- All interiors should be designed and/or refurbished for today's standards – light, acoustics, color, art and furniture,
- The narthex/entry area from 12th St. side needs new lighting and to be able to be "opened up" to the outside without compromising energy efficiency,
- Storage is a key functional need for all departments and ministries,
- Excellent exterior and interior signage and communication tools are key functional requirements,
- Design decisions, including any demolition as well as selection of construction materials, will reflect responsible use of finite and renewable resources.

Financial Parameters

A broad notion of stakeholders beyond Central "members" must be developed.

A comprehensive giving approach that includes legacy, capital and annual components coordinated together over the next ten years is necessary to fund the Campus Master Plan.

New revenue opportunities and partnerships aligned with Central's core mission need to be discovered and incorporated into the funding plan for the Campus.

Innovative financing and giving opportunities for different phases of the plan need to be researched.

Funding projections cannot be based on a sudden growth in new members.

Tom Baker



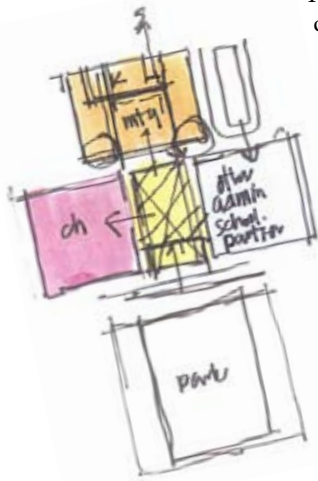
Joe Bjordal



“What I have been constantly reminded of during this process has been the connection of our future to our past—to the vision of our founders (“the faith of our fathers in the language of our children”) and the need to design for the future, not the past.”

— Deborah Bauknight

Of details and designs: the Campus Master Plan comes to life



Following months of listening and assimilating the results of a major congregational survey, group and one-on-one conversations—taking what Pastor Rick Nelson called “the balcony view” of hopes and dreams for the future of Central—the Task Force dived “into the weeds” of details in August. The “scenario phase” began with the selection, through a search committee, of an architectural firm that “can translate words and directions into physical concepts and a graphic plan and can test our concepts against the constraints of the buildings and the site,” according to Task Force member Ron Fiscus, committee chair.

The Minneapolis firm Architectural Alliance was chosen from a field of 15 proposals. Under its guidance, the Task Force has completed a thorough review of existing conditions throughout the campus by functional area, by utilization, by facility condition and by infrastructure status. The analysis revealed that there are many areas/rooms on the campus that are highly over-utilized, while other spaces receive very little use. The study also showed that extensive renovation is necessary in many areas. The study also included a “bird’s-eye view” of the existing site plan in terms of

infrastructure, zoning, traffic flow (including pedestrian and bicycle) and parking. Drawings documenting the findings of this effort were on public display for several weeks and can be found now in the Campus Master Plan Task Force section of Central’s website (www.centralmpls.org).

Down to the square foot

The Task Force then completed a process of gathering, compiling and prioritizing information about future ministry needs—not from the previous “balcony view,” but with detailed specificity. One small group worked to determine future parking requirements as a basis for investigating alternative uses of some current parking areas. Another effort of the phase was a space needs assessment. Staff and ministry leaders compared existing square footage to projected needs—three and fifteen years into the future—for more than 50 different campus spaces, grouped by function: worship, gathering, education, music, Community Ministries, tech ministry, administration, support, storage, mechanical and circulation.

The discussion also included the numbers of people to be accommodated in gathering (social) space and banquet facilities; emotional attachment to the two buildings (Parish House and Education Building) erected in the 1950s and the hospitality impact of walking out of one of the world’s grandest worship spaces and being literally met by a wall.

Then it was time to put ideas to paper. A simple, iconic sketch (above) by architect Tom DeAngelo—addressing the key issues of access and circulation—gave birth to more detailed plans and a new way of thinking about using the palette of the campus. These were shared with the Congregation Council, in November, which provided feedback and input. The organizational diagram at right shows the Task Force’s current thinking about placement of functional areas. Based on this concept, a detailed campus master plan, with exact building layouts will be created.

Key upcoming dates move toward approval of plan

Work on developing the campus master plan continues and is on track. The Task Force will present **an important update on Sunday, February 5**, seeking additional input from the congregation before detailed drawings are created. A **special meeting of the congregation will be held Sunday, February 19** for the purpose of authorizing the expenditure of funds for those drawings and the final phase of consultation for the work of the Task Force. Additional communications and presentations will be scheduled as necessary leading up to another special meeting of the congregation—sometime in the spring—to consider approval and the next steps in implementation of the campus master plan.



Central Lutheran Church

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