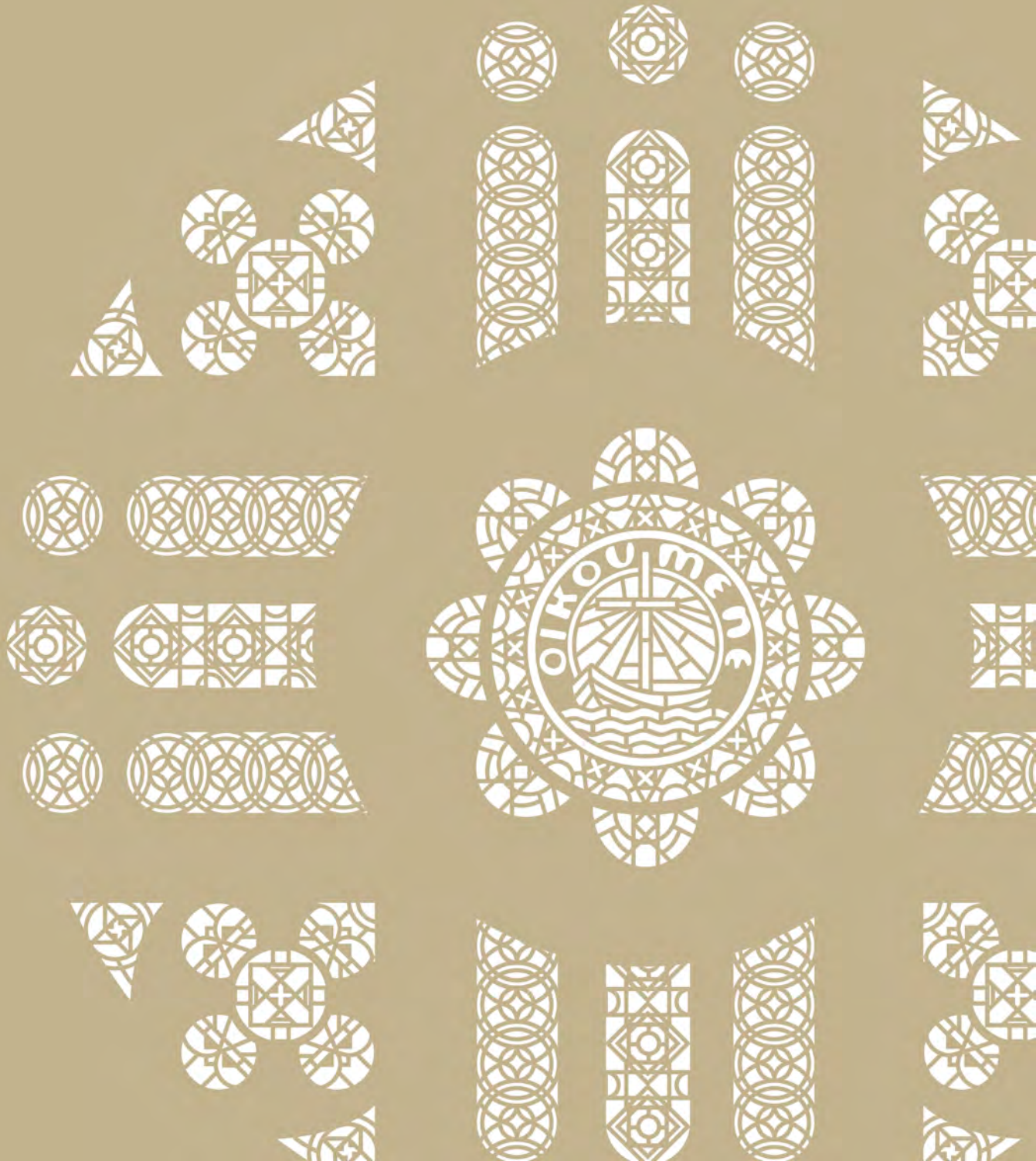


Montview Boulevard Presbyterian Church 2018 Long Term Campus Vision



SINCE 1902, Montview Boulevard Presbyterian Church has been giving thanks to God and seeking to be a place of hope and healing in the community and around the world. Throughout its history, Montview's physical campus has been an integral part of its ministry and identity. From early days worshipping in a cloth-ceilinged tabernacle and then an old schoolhouse, to the construction of the "new" sanctuary in 1958, Montview's footprint has changed with the needs of the congregation. Today, Montview is filled with the sounds of preschool children during the day and in the evenings one is likely to find any number of community groups, from Alcoholics Anonymous to Boy Scouts to The League of Women Voters.

Those who call Montview their spiritual home know perhaps best of all how special the building itself is. Whether one is in the Green Room where the Park Hill Action Committee gathered to confront segregation, or in the "Pastor's Study" where Dr. Martin Luther King had to climb through the window, or sitting quietly in the sanctuary where so many prayers have been lifted through the years, Montview's walls have stories to tell.

Being the stewards of such a historic building means we have a special opportunity and responsibility to care for its preservation and ensure that it continues to tell stories for generations to come. Those who came before us invested generously in Montview and we are the recipients of their faithfulness. Now is the time to plan well for and invest in Montview’s future.

Developed by Tryba Architects, the Denver-based architectural firm with experience working with both historic and religious campuses, this Long Term Campus Vision gives us a roadmap for renovation decisions over the next 15-20 years guided by the principles of Beauty and Awe, Stewardship, Connectivity, and Responsiveness. We see this as a living document which helps to shape near-term planning, while also serving as a foundational document for future decisions. With gratitude for the countless volunteer hours and faithfulness of the Sacred Space Committee, the Worship, Music and the Arts Committee, and Montview’s Session, our prayer is that the vision presented here continues Montview’s long legacy of hospitality and welcome to those who enter its doors.

Reverend Ian Cummins
Co-Pastor
Montview Boulevard Presbyterian Church

Reverend Clover Reuter Beal
Co-Pastor
Montview Boulevard Presbyterian Church

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Introduction

The vision for this plan has emerged through the discussion, debate, thoughts and prayers of Montview's Sacred Spaces Committee. It has been reviewed by Session and the broader congregation in a variety of small and large group meetings.

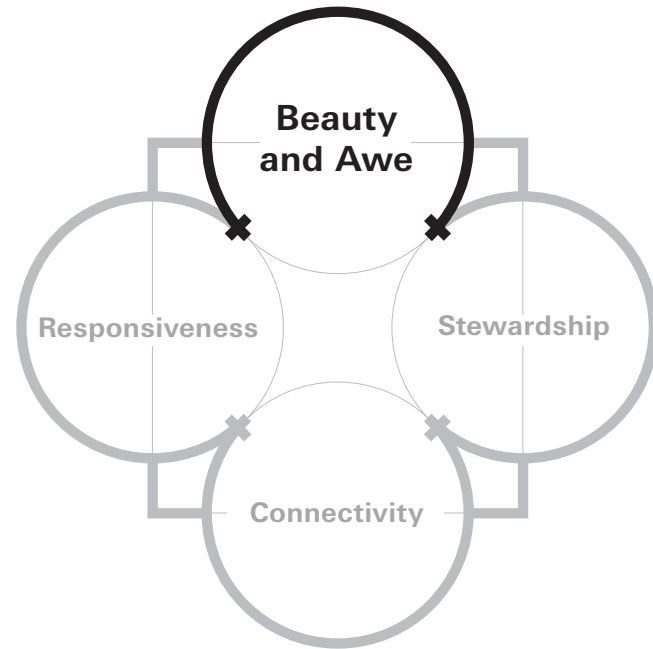
This vision and the subsequent principles have been developed specifically to give context to decisions facing the church

regarding the planning and programming of the spaces and landscapes that form the campus at Montview. This vision must be understood within the broader framework of spiritual and administrative goals held by the church and the mission that these goals support.

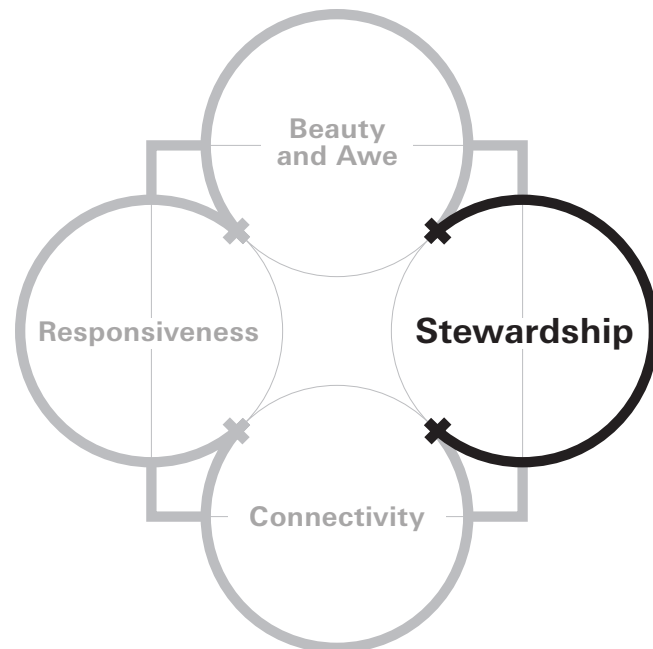
OUR VISION

We will build on the vital legacy of this historic place of worship to provide a sacred center for our community that truly reflects our mission and values as followers of Jesus; an open, authentic, connected place of spiritual hospitality and welcome.

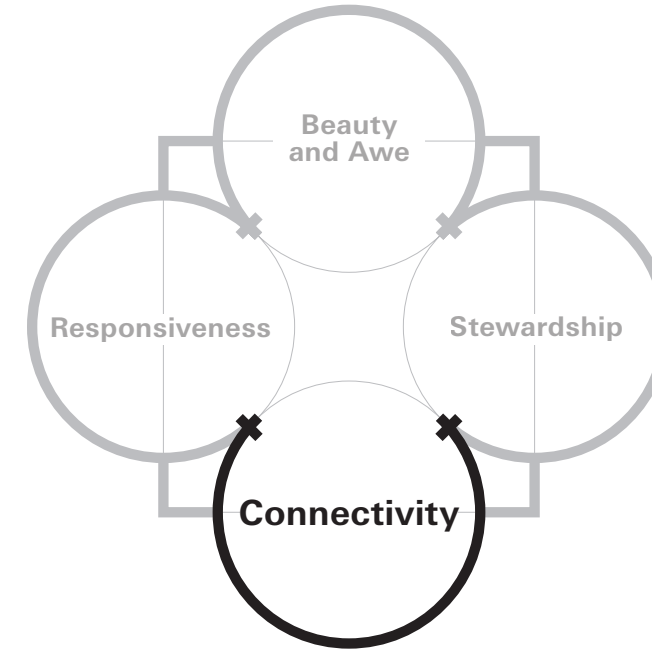
Our Guiding Principles



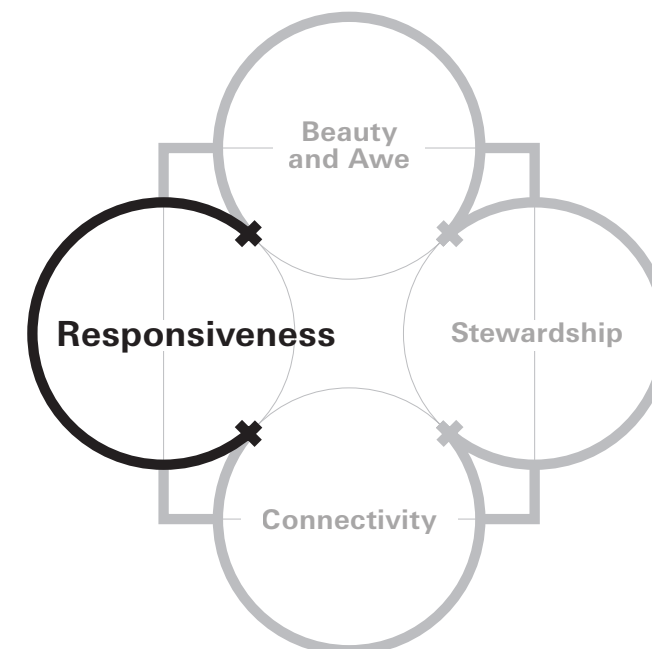
That we recognize that these spaces must reflect and inspire a sacred sense of awe and wonder and a deep and serious connection to the spirit and worship, and that our identity should be reflected through the integration of beautiful, sacred and artful experiences across the campus.



That we value and extend the legacy and history of this place and its buildings and people; heightening our awareness of the past and reshaping for the future.

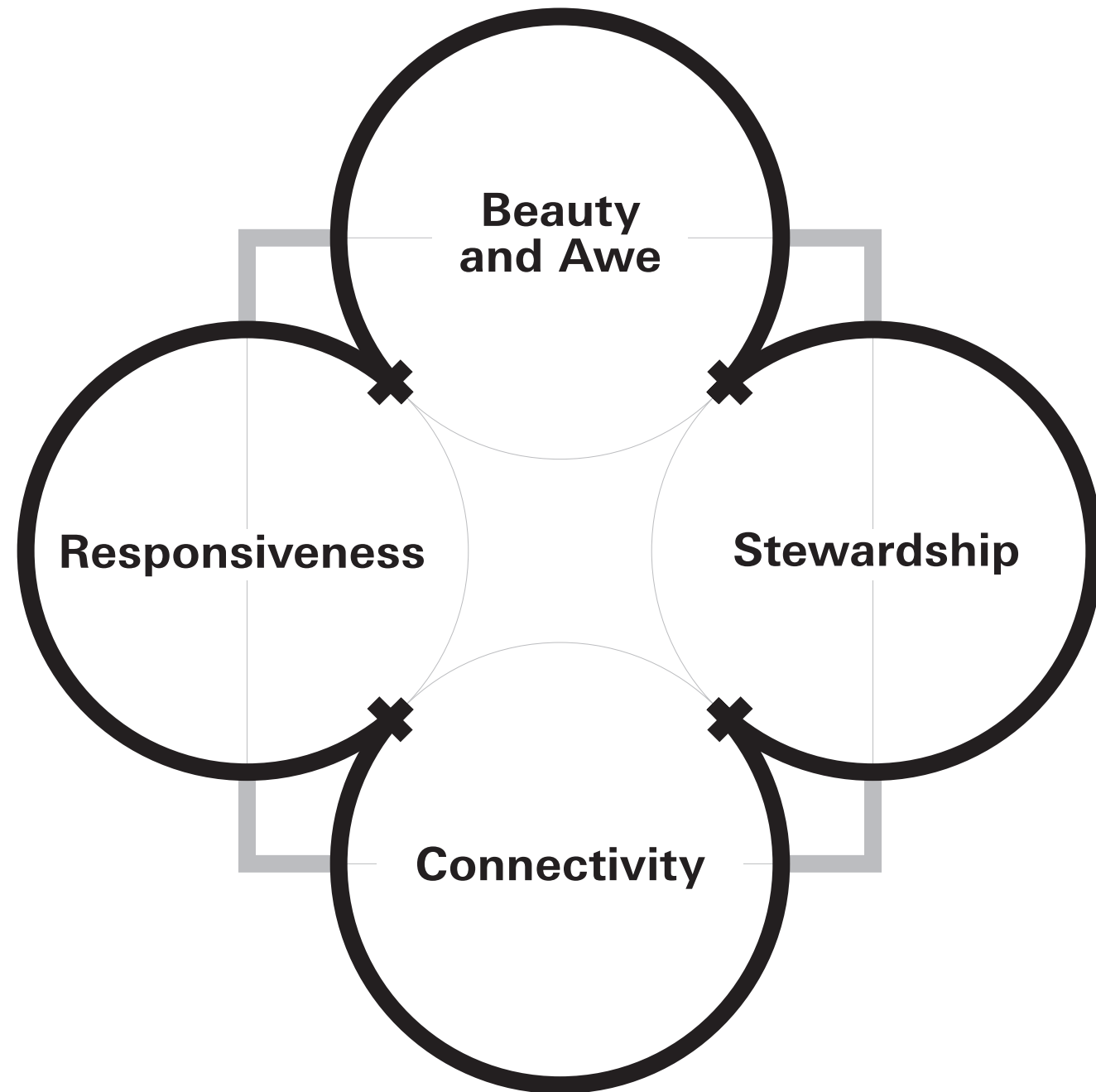


That our buildings and spaces facilitate connections – between people and the Spirit, between members of the congregation, between the congregation and the Park Hill community, for all ages and at all scales – from the individual to the neighborhood.



That we understand that the life of Montview and its spaces is one of fluid continuity; constantly connected to our tradition of worship and work, but adapting to the changing needs of our world and community. Our plans must provide a flexible and adaptable framework to meet these needs into the future, and for a multiplicity of uses now.

Four Pillars



Goals and Objectives

In consultation with Session and the congregation, the Sacred Spaces Committee has identified a series of primary goals and objectives that are aligned with the principles of the plan and are intended to inform specific project proposals across the campus.

General Improvements + Maintenance

Ensure critical deferred maintenance projects are completed and future maintenance is planned and implemented effectively over time.

Dahlia Street Landscape + Entry Sequence

Provide a singular and central space of arrival and community gathering on Dahlia Street.

Montview Boulevard Landscape

Explore opportunities to improve and clarify the campus address on Montview and reactivate this historically important entrance to the church.

Eudora Street Entrance

Simplify levels and resolve landscape to clarify address, improve accessibility and enhance the character of this unique linear space.

Westminster Commons

Improve the sense of arrival and orientation while clarifying the relationship between the historic buildings on the campus.

The Narthex

Provide a welcoming and ceremonial place of decompression as a transition to the sacred space of worship.

The Sanctuary

Restore and refurbish to reflect the warmth and character of the congregation and worship.

The Administrative Offices

Refurbish to provide an uplifting and comfortable work environment for staff.

Barrett Chapel

Refurbish to provide space for intimate reflection and worship.

The Pastor's Study

Refurbish to provide a high-quality, welcoming space to support worship and special event uses.

McCollum Room + Miller Center Theater

Explore options to clarify the use of the space and maximize its flexibility for a range of arts, community and worship uses. Develop arrival and entry sequences and investigate the potential activation of Montview and Dahlia Street facades.

Library Space + Robinson Room

Protect and enhance the character of the original sanctuary while providing more usefully-scaled spaces for small group social breakout and study.

Reception Room

Furnish to provide a space that has a clear function, yet remains flexible for various types of uses.

The Cellar

Work with youth to establish the vision for a comfortable, welcoming, fresh and engaging space that reflects the way in which they would like to meet and interact as a group.

The Education Wing

Ensure this space is fit for its current purpose and is comfortable, safe and attractive to families and office tenants.

The Campus Vision Process

The first steps towards this Long Term Campus Vision were taken by the Sacred Spaces Committee in early 2016. Originally formed to examine opportunities for the integration of art within the Montview sanctuary, the group began to recognize the need for a more holistic process that could address the issues of building stewardship across the campus and provide a framework for decision-making regarding potential improvement projects.

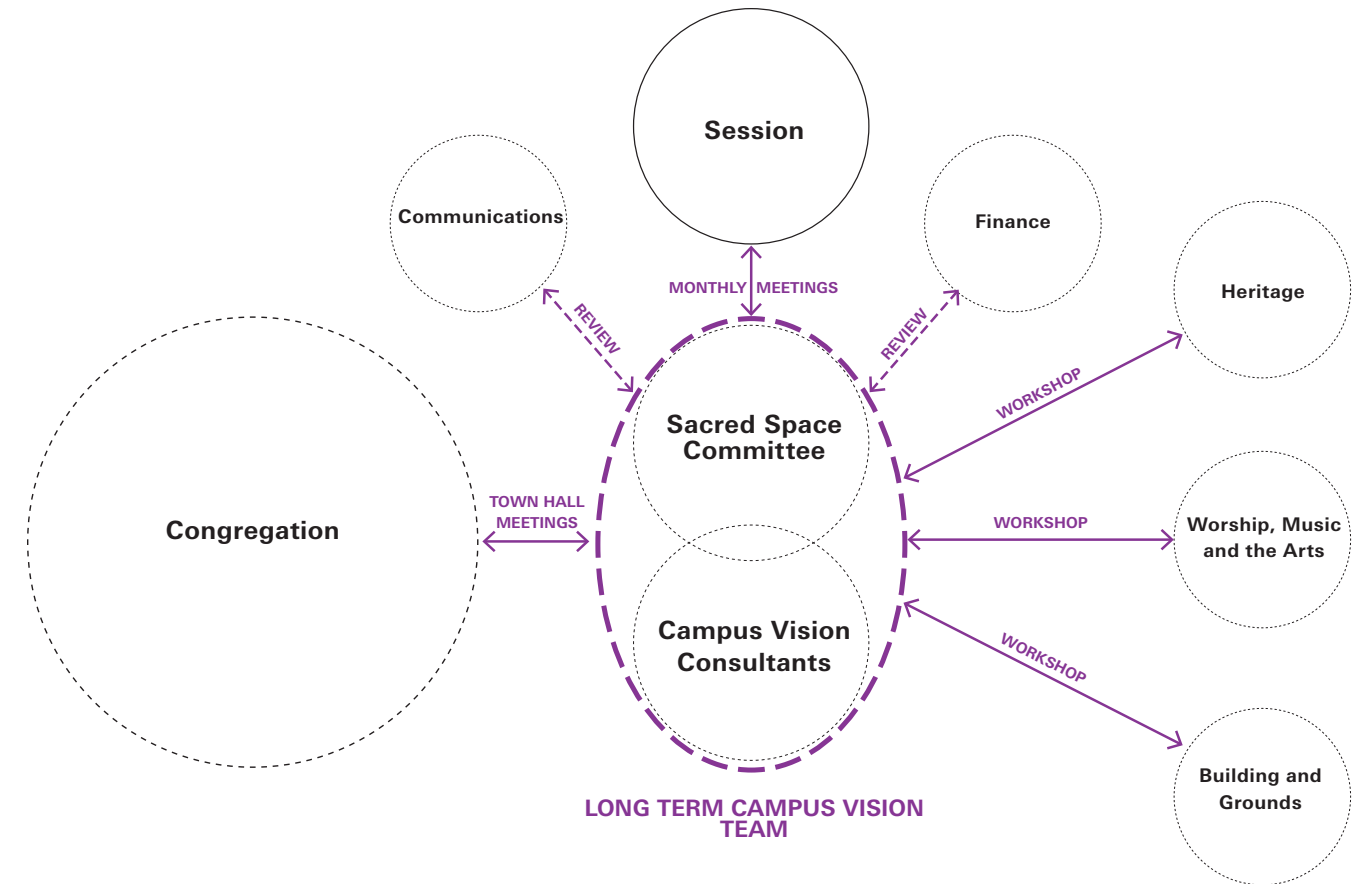
Throughout 2016, the Sacred Spaces Committee met to develop a vision for this process and to establish a series of guiding principles by which success could be measured. These committee meetings were engaging, spirited and thoughtful and this first part of the process culminated in November with a presentation to Session of the draft vision and principles, and a series of initial goals and objectives for review. At this point, funding for a Campus Vision was secured through the LARRK Foundation and Tryba Architects was appointed to lead this process.

In February of 2017, two town hall meetings were held to solicit feedback from the congregation on the draft vision, principles, goals and objectives for the plan. At these sessions, the congregation was polled

to assess individual priorities, asked to provide input on a list of potential projects across the campus and to give feedback on which areas of the campus they felt were most in need of improvement or attention.

Ongoing meetings with Session and a series of more focused workshops with the Building and Grounds Committee, church and school staff, and members of the Heritage, Worship, Music and the Arts, Finance and Communication Committees provided additional input for the consultant team.

In parallel, Tryba reviewed the historic drawings of the buildings within the campus and developed a series of campus-wide plans as a basis for design concepts and budgeting. A review of the 2002



Building Conditions Report and a series of site visits were carried out to understand the opportunities and challenges relating to the current condition of the existing buildings. A variety of reports and plans that had been prepared over the last 10 years were also reviewed for relevant information.

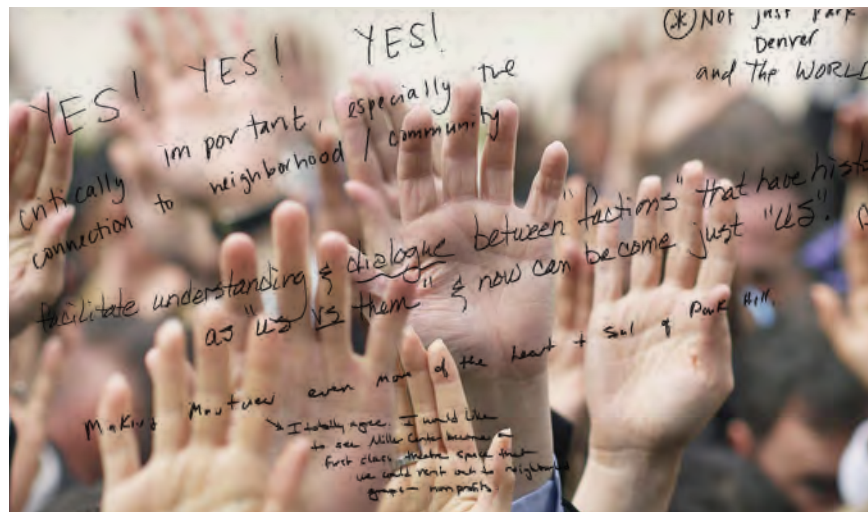
In response to the goals and objectives of the plan and to the analysis outlined above, a series of design concepts were developed for potential projects across the campus. These concepts were presented to Session and then to the broader congregation at a town hall meeting in May of 2017. Again, the congregation was asked to provide comments and feedback on these proposals and to prioritize which of these proposals they felt to be the most important.

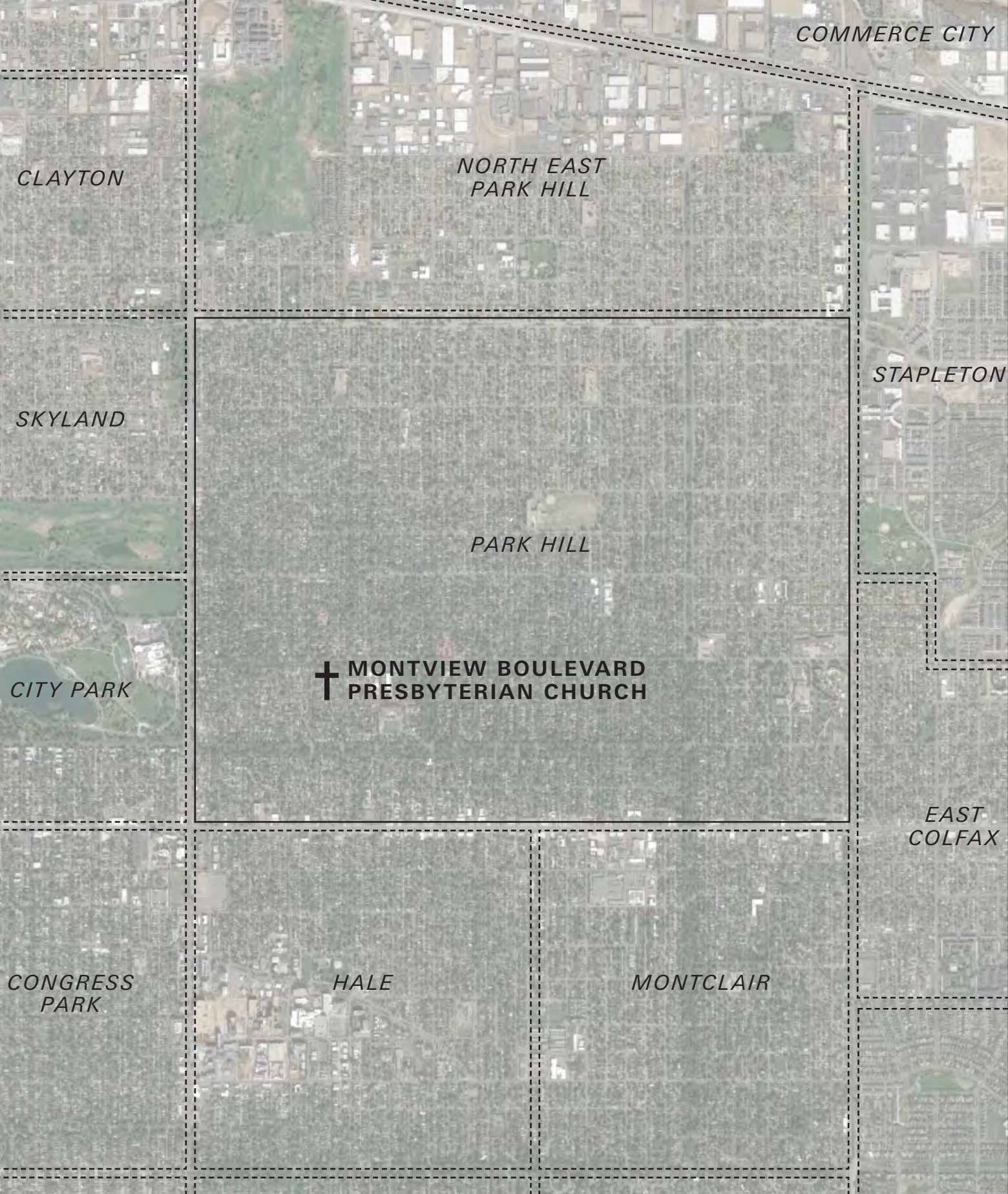
Following analysis of the congregation's feedback, the proposed projects were documented more fully and Ward Construction was enlisted to assist with providing a rough order of magnitude budget estimate for this work. Additional site walks with

Mechanical Contractors and a technical report prepared by MKK Consulting Engineers provided a series of prioritized recommendations relating to mechanical, electrical and plumbing systems that were included in the budget exercise. Significant energy was put into this effort in order to provide a robust budget model for review and refinement and to assist with decision-making around project priorities.

Through August and September, a series of focused Session workshops were held to review the projects and budget and provide a series of implementation scenarios that could inform fundraising targets for a Capital Campaign that is currently proposed for 2019.

This Campus Vision document is the distillation of this process—a focusing lens. The Plan is intended to serve as a road map to guide decision-making, fundraising and improvement project priorities through 2020 and beyond.





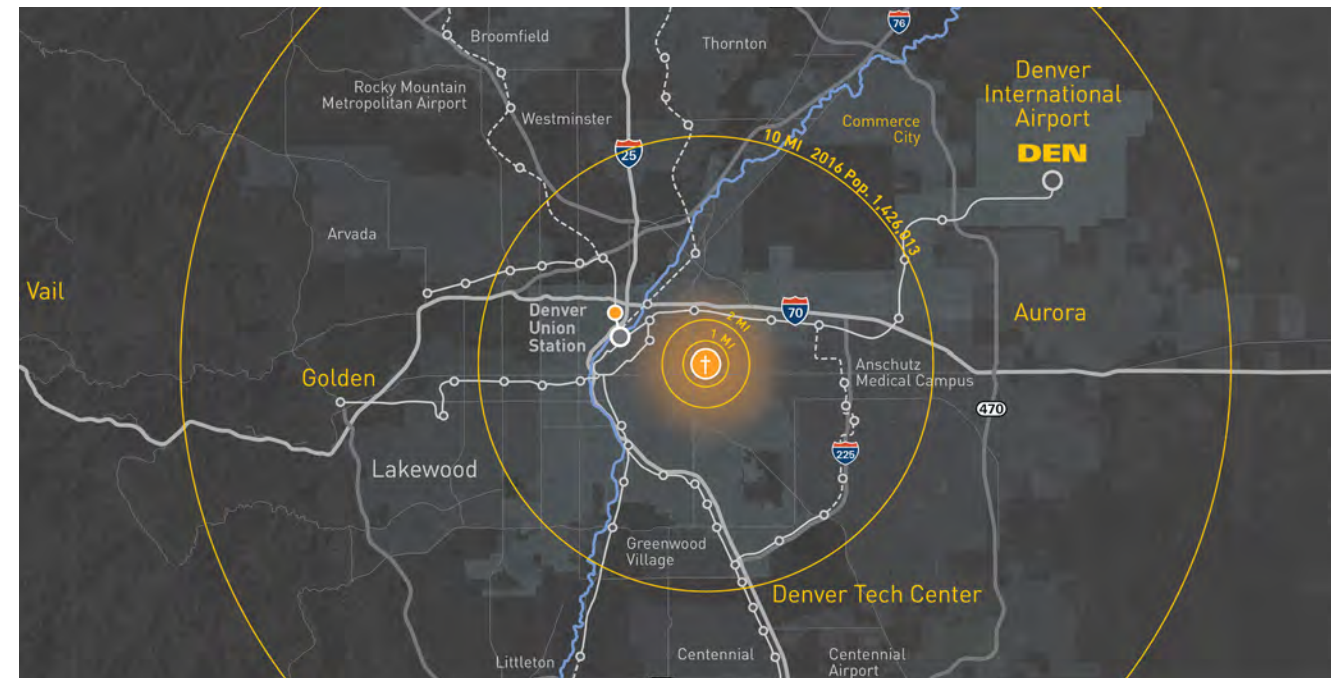
Montview in Context

As the first church in the historic Park Hill neighborhood, Montview has served as a spiritual and social center for this community for over 100 years. The campus has grown and evolved with the neighborhood that surrounds it and offered a place of celebration and solace, support and shelter through periods of complex social change and growth in Denver. As a house of prayer, worship, music, art, education and outreach, the Montview campus supports the church's mission to foster spiritual fulfillment, community, peace, non-violence and social justice.

In addition to serving its immediate community, the strength of the Montview congregation, the longevity of the Church and the sense of welcome, fulfillment and community that it provides draw people from across the Denver region. The mission programs at Montview extend the reach of the congregation into the city, nation, and world. From this place, a broad variety of programs that aim to assist the homeless,

the hungry, the disadvantaged and the displaced are conceived and managed.

These multiple scales of engagement require faith, focus, passion and energy. This Long Term Campus Vision is focused on the physical structure of the campus, the connection of the spaces within it and its connection to the community that surrounds it. It is also focused on ensuring that the infrastructure exists to support worshipers and visitors who arrive at the campus from near and far and on ensuring that within the walls of the church there is an elegant and considered series of spaces that serve the diverse needs of the congregation. As with any workplace, these spaces must be healthy, safe, stimulating and truly fit for purpose. In addition, the spaces within the campus should reflect the fundamentally sacred nature of the work at Montview and promote a sense of awe, wonder and connection to art, to light, and to the Spirit.



1918



2017



Campus Development

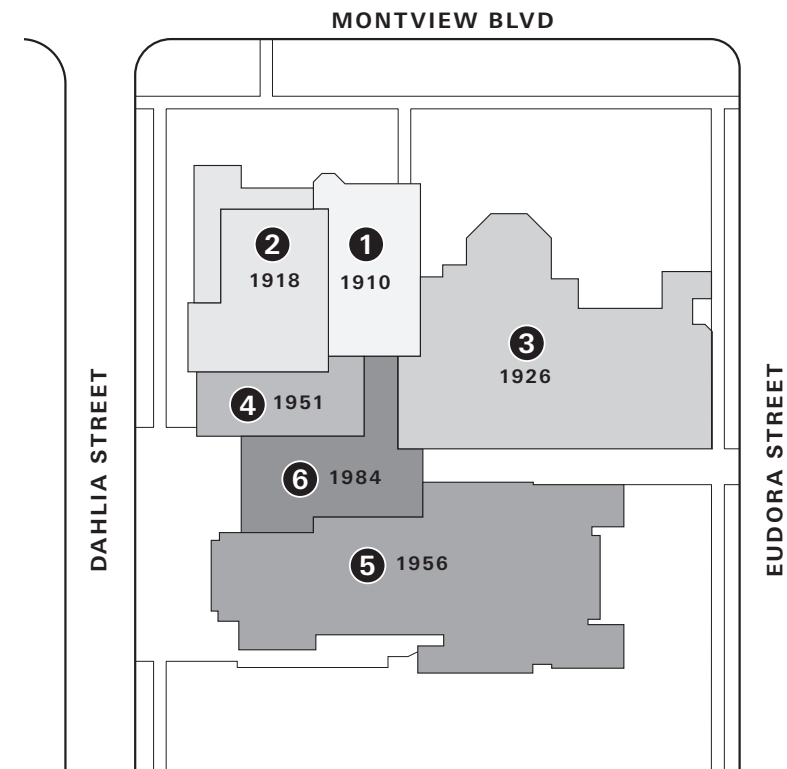
The full architectural history of Montview is well summarized in the National Register of Historic Places documentation appended to this plan.

Montview Boulevard Presbyterian Church has evolved from a single wood-floored canvas-roofed tabernacle to a complex campus of buildings of significant architectural quality and significance. The Montview of today provides a breadth of worship, education, mission and outreach programs that could not have been imagined when the congregation was first established in 1902. Each of the successive buildings of the campus represents a reaffirmation of the importance of this place and reflects a determined and optimistic vision of the role of the church in the life of future generations.

The continuity of material language and the quality of the buildings across the campus is a testament to the work of a sequence of able and talented

architects, contractors, craftspeople and artists. The current state of the buildings, despite their age and limited funds for maintenance, is a testament to the commitment of the congregation, committees and staff who have worked to keep the buildings and systems maintained and operational.

While each building within the campus has an inherent beauty and order, there are critical architectural challenges as a result of the age of the buildings and the organic growth of the campus over time. The intent of this plan is to bring a new level of quality and clarity to the various street addresses of the campus, to address maintenance and stewardship issues associated with the age and complexity of the structures and to radically improve the legibility of circulation within and between the buildings.



- 1 Library and Heritage Center**
The original chapel in Richardson Romanesque style and constructed in pink, tan and grey rhyolite stone.
- 2 Miller Center**
Sanctuary expansion in Richardson Romanesque style with matching rhyolite stone and incorporating a cupola and a square plan bell tower.
- 3 Education Wing**
Richardson Romanesque style with stucco and rhyolite accents.
- 4 McCollum Room and Administration**
Increased capacity to 500 and added two levels of meeting and office space and a vertical circulation tower incorporating an elevator, stair and kitchens.
- 5 The Sanctuary**
In Gothic Revival style with innovative precast concrete structure and rhyolite facing stone.
- 6 Westminster Commons**
A connecting lobby and entry pavillion.



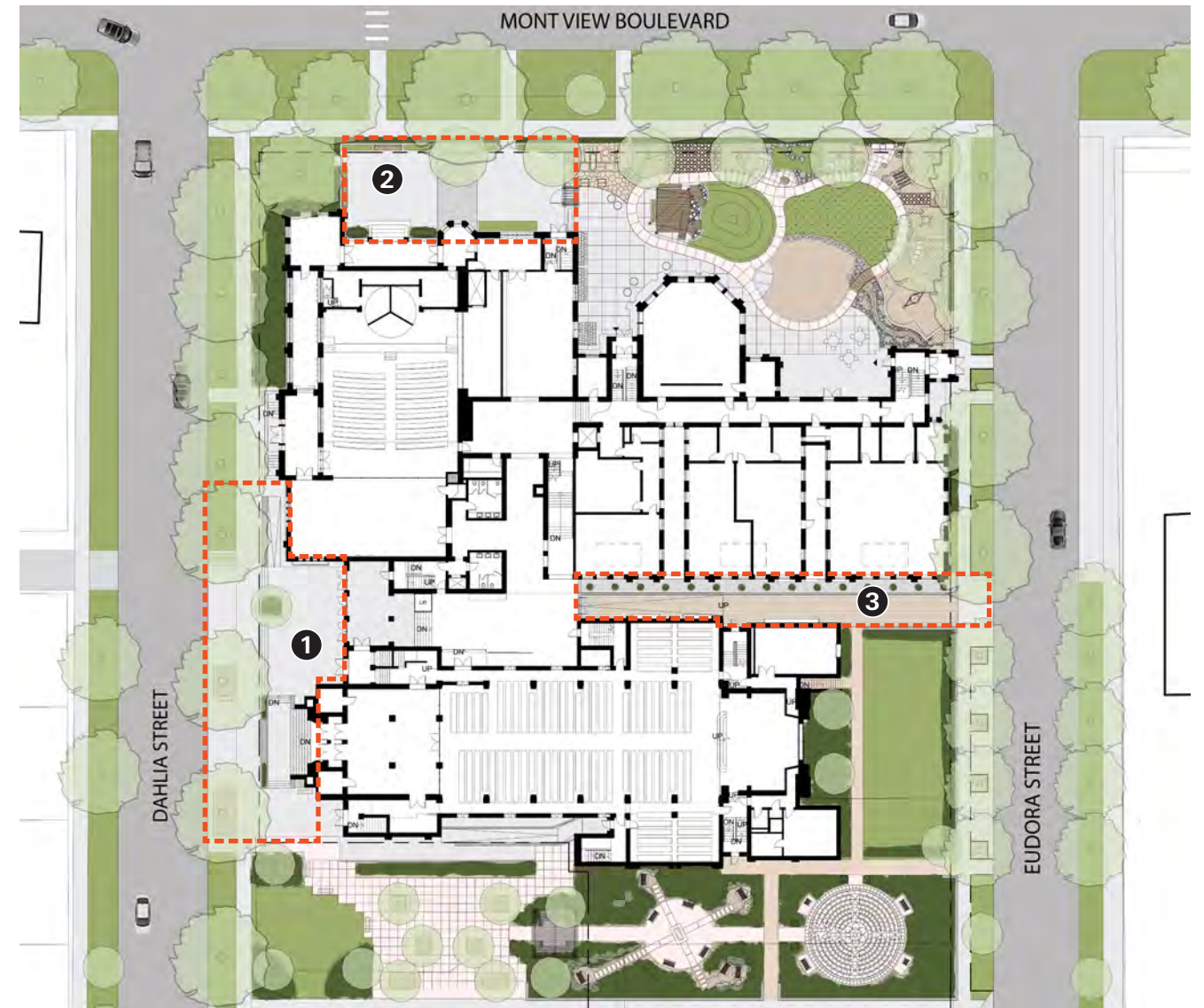
Existing An inactive and ambiguous address to Montview



The Campus

To the south and east, the edges of the Montview Campus are formed by a series of well-defined outdoor spaces. The Contemplative Garden and Labyrinth, the Columbarium, and the Children's playground provide sheltered and comfortable spaces for play, meditation, gathering and conversation.

Despite its historic role as the primary address of the campus, the landscape along Montview and the northern section of Dahlia Street is of much lower quality and is confusing and ambiguous in its relationship to the historic entry doors.



Proposed A series of well-defined outdoor rooms

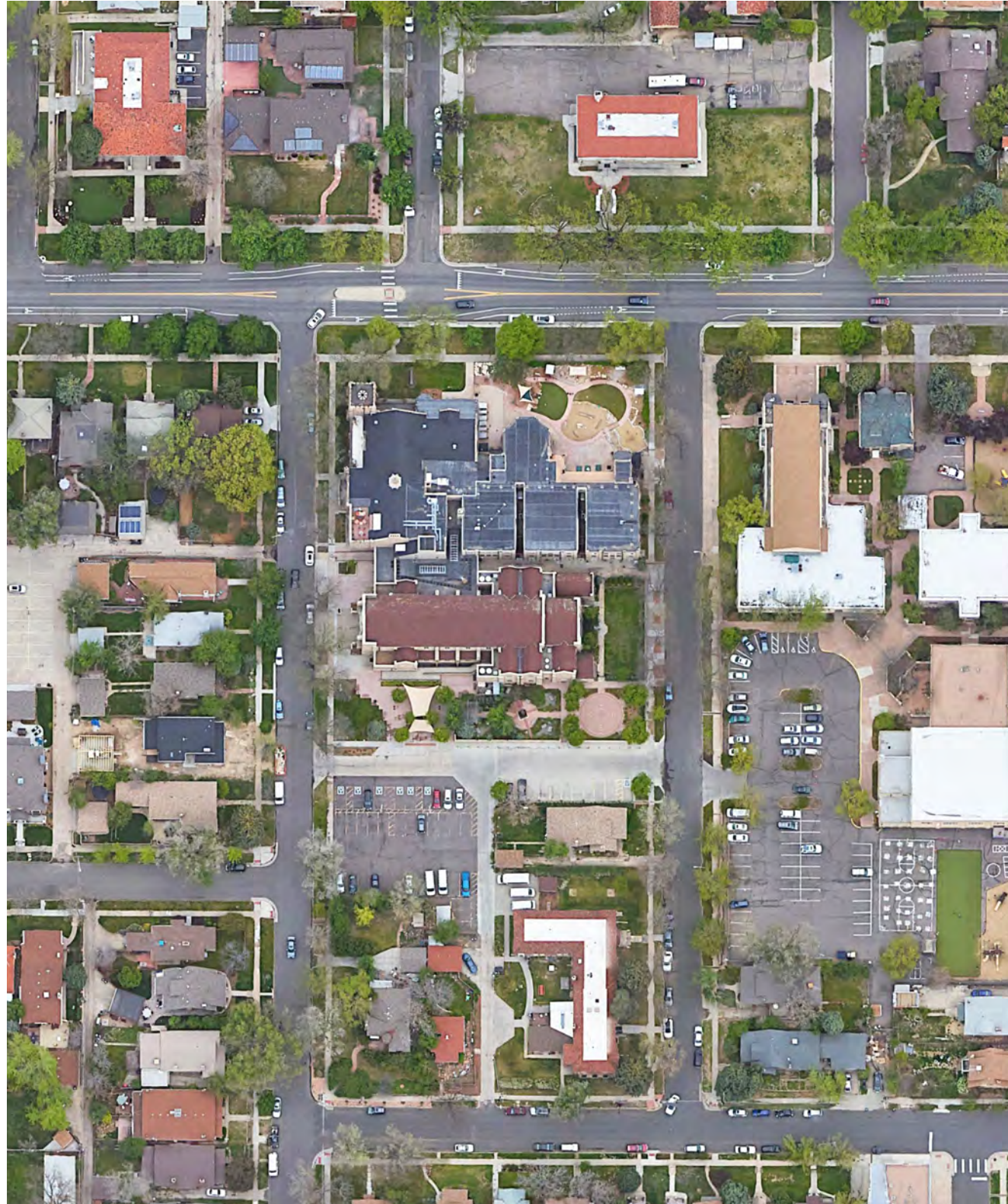


In combination with inactive and poorly maintained facades, this landscape lacks clarity and quality and presents a significant opportunity to improve the address of the campus to the north.

Additional improvements to the arrival court on Dahlia Street and the long, narrow entry from Eudora Street provide the opportunity to improve access for all and further celebrate the sequence of arrival and entry to the church.

Key Legend

- ① An expanded and simplified entry court on Dahlia Street
- ② A new courtyard garden on Montview Boulevard
- ③ A simplified paving surface and high-quality materials to the Eudora entrance



Growth and Parking Strategies

It is not possible to fully anticipate the manner in which the Montview congregation may grow or contract over the coming years. Following consultation with staff, the Campus Vision team has established a future membership of 2,000 as a baseline case for the assessment of the need for expansion. This campus has served a membership of 4,000 in the past. There is a natural limit to the worship population on campus based on the size of the sanctuary (approx. 880 seats, of which approx. 620 have unobstructed views), additional subsidiary worship spaces with AV links and the number of services that can be offered through the week. Growth in peak visitor numbers at Montview will likely be based on increased programming of the existing spaces and the potential for multiple events to be happening within the campus at any given time.

There is currently a sea-change occurring within the transportation sector with technological advances in automated vehicles likely to impact parking strategies in yet to be understood ways. This may involve increased density in parking areas due to

self-parking cars, finding centralized community hubs within neighborhoods for car share systems, or distributed community programs for car and van share to maximize transportation options and minimize vehicle trips. With their dedicated parking areas, churches like Montview may well become neighborhood hubs for new types of shared travel.

It is the conclusion of the Long Term Campus Vision team that there is a significant degree of expansion possible within the existing campus if spaces are better connected, more fully utilized and fit for purpose. Given the considerable cost of constructing, operating and maintaining new buildings, the investment that has been made in the existing buildings on campus and the quality and character of these historic structures, it is our firm belief that the stewardship of the existing campus should be the primary focus in the coming years.



Long Term Campus Vision



Introduction

The Montview Boulevard Presbyterian Church Long Term Campus Vision sets out a series of refurbishment, restoration and expansion projects that aim to ensure a fully functional, attractive campus enhances the growth and mission of the Church over the next 50 years.

Constructed between 1910 and 1986, the series of buildings that comprise the Montview Campus have been a center for the Park Hill neighborhood's spiritual, social and community life for over 100 years. Major construction efforts in 1910, 1918, 1928, 1958 and 1986 have created a series of buildings of significant architectural character and quality. The age of these buildings means that a significant investment is now required to ensure that the spaces of the Campus remain uplifting, safe, comfortable, and fit for purpose, and that they truly reflect the life and spirit of Montview for current and future congregations.

The work proposed is varied in scale and complexity and focuses both on improvements to existing site-wide infrastructure and services and on more localized efforts to improve key spaces within the campus. The projects and their prioritization and implementation are driven by the guiding vision and principles described earlier in this document.

The narrative and accompanying drawings included in the appendices to this document describe these projects in sufficient detail to allow for a rough order of magnitude budget to be established. This budget will be used to prioritize critical projects, assist in future strategic planning, and inform fundraising targets for upcoming capital campaigns.

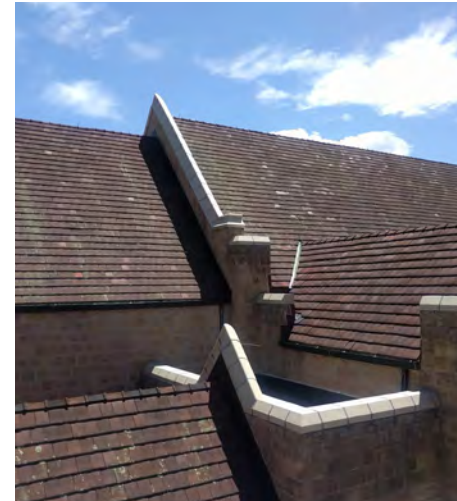
Deferred Maintenance

Through discussion and review with members of the Building and Grounds Committee, the following items have emerged as critical stewardship projects for the campus. These items are of a scale and cost that have made them difficult to complete under the annual maintenance budget.

Sanctuary Roof Repairs

Both the existing heavy tile roof over the sanctuary and the flat roofs of the Education Wing have been reviewed and found to be in good condition. An amount has been included within the project budget to allow for the replacement of 5% of the tiles on the heavy-tiled roof and local repair of the underlay that provides the waterproof layer beneath the tile. A recommendation has also been made to clean and seal this roof in order to prevent the buildup of mold and surface deterioration of the tile.

Within the next 25 years it is likely that the underlay will deteriorate sufficiently to require replacement. An amount has therefore been identified for the full replacement of the roof underlay in order to allow for future planning around this required maintenance.



Sanctuary roof

Mechanical, Electrical and Plumbing System Upgrades

The mechanical system within the building is in generally good condition and has been well-maintained throughout its life. There are a number of improvements required to bring this system up to current code standards, particularly regarding the provision of fresh air. Upgrades could also be made to the system to improve user comfort, control and efficiency.

The electrical and plumbing systems are in a poorer state and reflect the age and incremental growth of the campus and its infrastructure over time. New systems have been 'piggy backed' onto old, leading to a number of issues which require correction.

An initial MEP due diligence report has been prepared by ME engineers to isolate critical items that require immediate attention and identify where further engineering investigation is required. This report has allowed for initial budget work to be carried out for these system improvements, but further analysis is required to finalize the best strategy for carrying out this work.

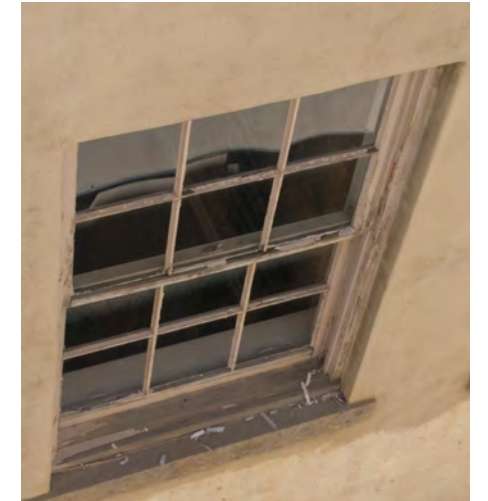


Basement mechanical space

Window Replacement and Refurbishment

The repair, refurbishment or replacement of the existing 'non-religious' windows on the campus has been identified as a critical piece of work for completion. The work carried out for this plan builds on a documentation and specification package that was bid out following the completion of the building conditions survey in 2002. This work has been partially completed over time.

As part of the research for this plan, a visual survey of the windows was carried out to begin to assess the scope of this task. Refer to Appendices for this information. A budget figure has been assigned to completing this scope of work as a single project. Many windows within the campus are still in a poor state of repair, particularly in the Education Wing. Improvements to these windows will positively affect both user comfort and energy efficiency.

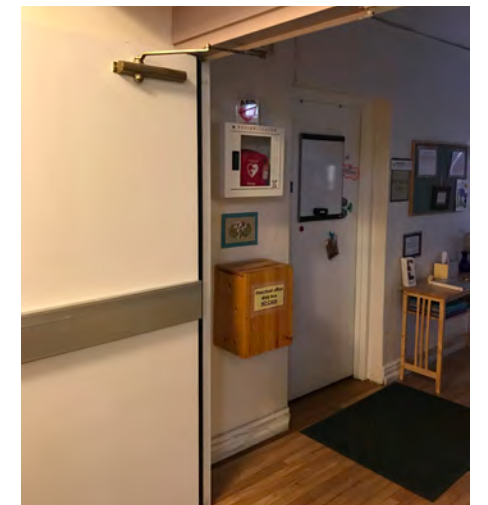


Education Wing window

Fire and Life Safety Improvements

Any major project on the campus will trigger the need for fire and life safety improvements. Given the age and historical status of the building, it is difficult to assess the extent of improvements required. This will be a case specific negotiation with the Denver Fire Department. The designation of the building and its existing uses provide opportunity for negotiation around minimum requirements.

The project budget has assumed a worst case scenario requiring the sprinklering of the entire campus and associated pump, alarm and notification improvements that could come with this. As a result of this planning process, the recommended approach is to fully sprinkler the Education Wing, basement level and administration spaces. It is likely that the church could negotiate to avoid sprinklering the sanctuary spaces due to their historic interiors and the difficulty in integrating the required piping distribution network.



Fire rated door at Education Wing

Study Areas

Following careful analysis of the buildings and campus, and review of the goals and objectives of the plan, a series of potential projects have been identified. These projects have been developed at a conceptual level and budgeted to inform decision making.

These projects have been clustered together into Study Areas to allow for prioritization and to recognize that many parts of the campus are interrelated and require consideration as a whole.

It is very unlikely that we can afford to carry out all of the work outlined within this plan within the next five years. The intent of this effort is to provide a vision that allows the broader congregation and church leadership to productively debate and discuss priorities and understand the impact that work in one area of the campus might have on other projects.

The vision also allows for more targeted capital campaign efforts with an illustrated 'menu' of building and grounds-related projects for consideration.

For the Sacred Spaces Committee and Session, the plan has provided a process by which initial assumptions of priorities and focus have been tested and in some cases adjusted through considered and thoughtful dialogue, discussion and prayer. It is important for the members of the Montview community to spend time with the ideas and opportunities outlined on the following pages in order to fully understand where the priorities of the congregation lie.

Finally, it is critical to note that the projects outlined here represent a conceptual starting point, not a finalized product. As each project is implemented, further analysis, design and testing will be required to ensure that the design response is practical, elegant, effective and truly fit for purpose.



Historic Montview

The original sanctuary spaces at Montview were accessed directly from Montview Boulevard and presented their primary facades to this historically important and prominent street. The construction of the 1956 sanctuary relocated the primary entry to the campus onto Dahlia Street.

The prominence of the 1918 bell tower, the historic entrances on Montview and the current configuration of the landscape leads to confusion and ambiguity regarding the address of the Church.

The deterioration of the historic windows and the use of the interior spaces behind them for storage and theater support uses results in an inactive and dilapidated appearance for the Campus on Montview Boulevard. This presents a significant opportunity to

improve the address of the Church on Montview and provide a new sense of light, activation and legibility for the face of the building which is most visible to people moving within and through the neighborhood.

There is a significant opportunity to restore and improve the interior spaces of the two most historic sanctuaries within the campus. With careful reorganization, the Library and Heritage Center can maintain its important role as a historic and cultural heart for the campus and also provide a new active and vibrant social gathering space on Montview Boulevard. With focused restoration, improvement and programming, the Miller Center can provide a new multi-purpose worship and performance space for the congregation and community.



View from the 1918 Sanctuary



New Library and Heritage Center



Historic Montview Miller Center and McCollum Room

Careful restoration of historic wood paneling and windows, upgraded carpet and paint, refinishing of the pews and lighting upgrades will elevate the interior experience of this historic sanctuary space.

An approach to acoustic treatments that allows the space to be adjusted into a variety of acoustic configurations will allow for the space to provide a venue for a broad range of events, from small scale worship services to musical and theatrical performance. The intent is that the Miller Center provides a space for smaller worship services, weddings and funerals and that it maintains its role as a home for the theater program while providing an opportunity for musical performance – whether they involve a band, quartet or choir. In addition, the space will continue to provide a venue for lectures and talks that expand the education and community outreach programs of the church.

The introduction of electronically controlled blackout blinds provides the opportunity to open up the historic windows and rediscover the dramatic natural light that was a fundamental part of the experience of the original sanctuary. These blinds allow the space to be blacked out for performance and presentation when necessary, without negatively impacting the exterior facades to Montview and Dahlia Streets by rendering them dead and inactive.

Reconfiguration of the stage location and the loss of one row of pews enable a backstage connection to be made at the rear of the stage. This radically improves the functionality of the space and removes the need for the gallery to be used as a back of house circulation space during performances.

Reinstating a high-quality operable acoustic partition between the Miller Center and the McCollum Room ensure maximum flexibility in the way these two spaces operate together. A new glazed window links the Green Room to the Miller Center at level 2 and provides for visual connections from the Green Room to the stained glass windows and performances below.

The opening up of the Miller Center to the historic choir loft space and the creation of a storage area within the existing library space allow the storage currently held within the bell tower and the gallery spaces to be consolidated and relocated away from the exterior facades. The installation of a new industrial lifting platform connecting this space to the basement provides easy and convenient access to additional theatrical storage in the existing Gates Room below. This allows the potential for events entry to take place off the historic sanctuary entry from Montview Boulevard and for the use of the Bell Tower as a space for small scale meetings, retreat or meditation.

- 1 Stage moved forward by 3'
- 2 Reconstructed rotating stage set flush
- 3 Back-stage walkway created to link wings and provide connection to green room
- 4 Pews refurbished, new carpet, acoustic and lighting upgrades to the Miller center
- 5 Refurbished windows with electronic blackout shades for light control
- 6 Back-stage walkway created to link wings
- 6 New theater storage area with refurbished paneled door system to Miller Center
- 7 Lifting platform to basement storage
- 8 Robinson Room provides green room
- 9 Refurbished porch provides events entry
- 10 New entry courtyard
- 11 Storage removed from gallery and windows refurbished to provide circulation and improve street presence on Dahlia St.
- 12 Tower windows refurbished and storage removed. Lighting of upper floors to provide an illuminated lantern on Montview and space for small meetings.
- 13 New operable acoustic panel
- 14 Refurbished McCollum Room
- 15 New pre-function and arrival spaces
- 16 Improvements to Dahlia Street landscape



Level 1 Plan at Miller Center and McCollum Room

Historic Montview
Miller Center and McCollum Room



Before



After

Historic Montview Library and Heritage Center

The Library and Heritage Center is conceived of as a new social gathering space for the campus. Library storage shelves and heritage displays are reorganized into a long linear wall element fronting the new theater storage area and retain their important role in defining the character of this historic space.

Comfortable furniture groupings are established in clusters aligned with the original stained glass windows. The entry from Montview Boulevard is upgraded to provide direct connections to the reconfigured landscape and courtyard to the north. A micro-kitchen counter is added to the space to

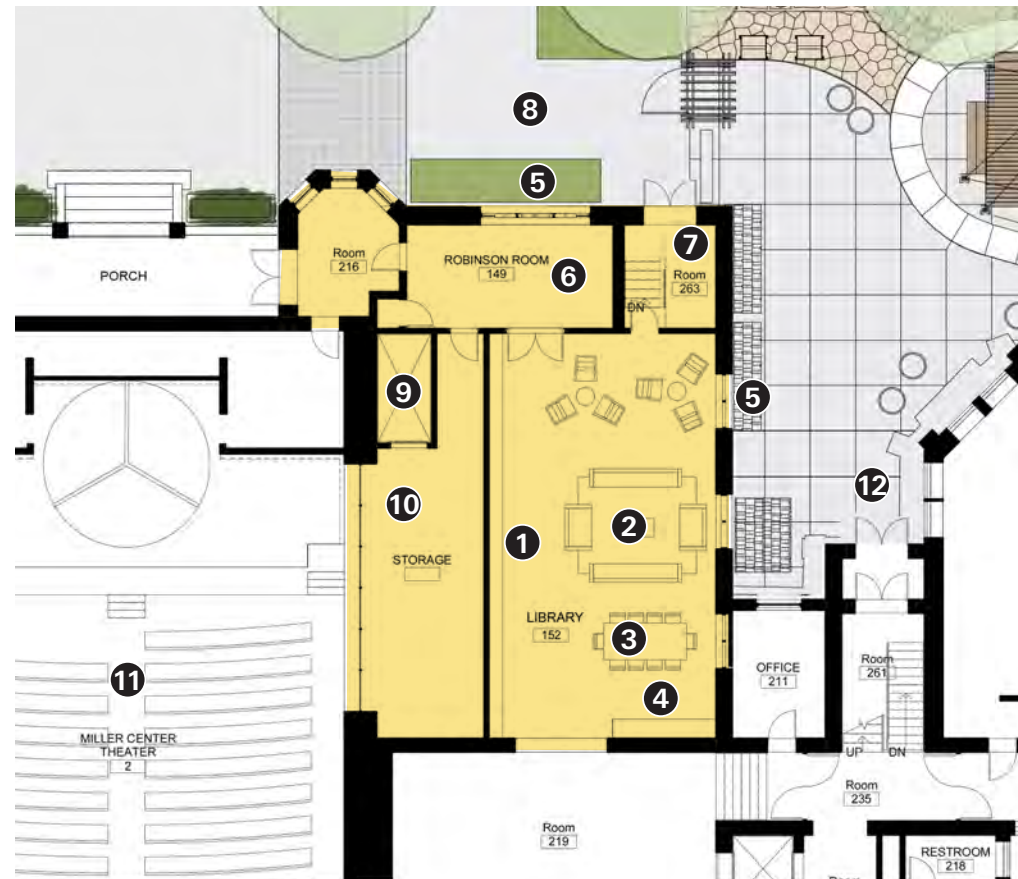
provide coffee and tea-making opportunities. The room becomes a comfortable space for social groups to meet or for parents to get together after school drop-off.

Above the storage area, a mezzanine space is established providing spaces for breakout and study and for the display of additional books.

The Robinson Room is restored as a small group meeting room and children's library and functions as the green room for theater and musical performances in the Miller Center.

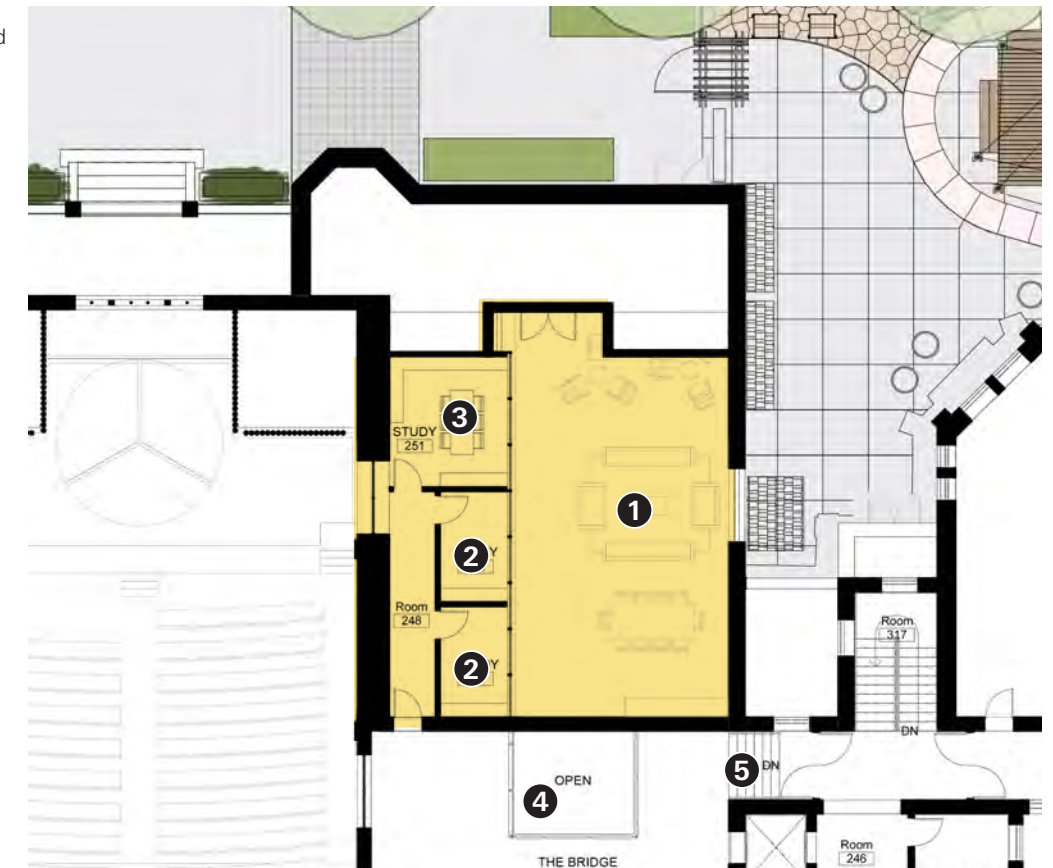


- 1 Library and Heritage display wall
- 2 Lounge seating
- 3 Community table
- 4 Coffee
- 5 Restored windows
- 6 Meeting space and children's library within the Robinson Room
- 7 Renovated entrance
- 8 New arrival courtyard
- 9 Lifting platform to basement for theater storage
- 10 Miller Center storage
- 11 The Miller Center
- 12 Entry to the Education Wing
- 7 The Bridge



Level 1 Plan at Library and Heritage Center

- 1 Open to the Library and Heritage Center below
- 2 Study
- 3 Group meeting / library
- 4 Open to below
- 5 New bridge link
- 6 Reconfigured stair to Education Wing
- 7 The Bridge



Level 2 Plan at Library and Heritage Center

Historic Montview

Montview Boulevard Landscape Improvements

The landscape off Montview Boulevard is reorganized to provide a well-defined outdoor 'garden room.' Extending the existing hedge provides definition for the space. A line of new ornamental trees provides a colorful seasonal edge to the street. The space includes a small children's memorial garden.

Two gated entries provide the opportunity to manage access to the space. This new courtyard provides a place of respite and rest for people passing on Montview Boulevard and can function as a new entry space for events within the restored Miller Center.

Moving the entry to the courtyard off the central axis of the Miller Center windows reduces confusion around the role of this entry to the campus, and by connecting directly to the preschool playground, provides a unified and shared address for the campus from this important street.



Removing storage from the bell tower, restoring the windows, and providing a new system of interior lighting allows the tower to function as a softly lit lantern on Montview Boulevard. A beacon for the new life of the campus. A new monument sign is relocated to the corner to make it clear that the primary entry to the campus is from Dahlia Street.



Landscape Plan at Montview Boulevard

- 1 Courtyard garden provides a well-defined and sheltered outdoor room on Montview Boulevard. A space for respite for passing pedestrians and a new entry space for events within the Miller Center.
- 2 New entry gates
- 3 Bench seating element
- 4 Structured planting within garden beds
- 5 New planters
- 6 Storage removed and tower rooms above refurbished to provide small meeting spaces.
- 7 Refurbished windows
- 8 Enclosing hedge and metal railed fence extends pattern of enclosure along Montview



Existing Condition



Proposed View - Enclosure and activation

Connectivity and Light

By reconfiguring the central vertical circulation within the campus, it is possible to bring additional light into the space between the existing buildings, provide a more direct connection to the basement from Westminster Commons, provide a more elegant and comfortable solution for disabled access to the preschool and make a strong and direct connection to the library and heritage center.

A new stair runs north-south from Westminster Commons directly to the basement circulation corridor. The stair from level 2 to level 4 of the administration building is reconfigured to stack above, and a new glazed skylight brings light down through the stair to the basement.

Relocation of the existing restrooms and the new stair location provides pre-function and gathering spaces outside both the McCollum Room and Miller Center. There is a direct line of sight connection from Westminster Commons to the stained glass windows within the Library and Heritage Center.

A new double entry elevator is located to provide access to all floors of the campus and replace the stair lift currently used for ADA access to the Education Wing.



Westminster Commons - Before



Connectivity and Light Improved Circulation and Access

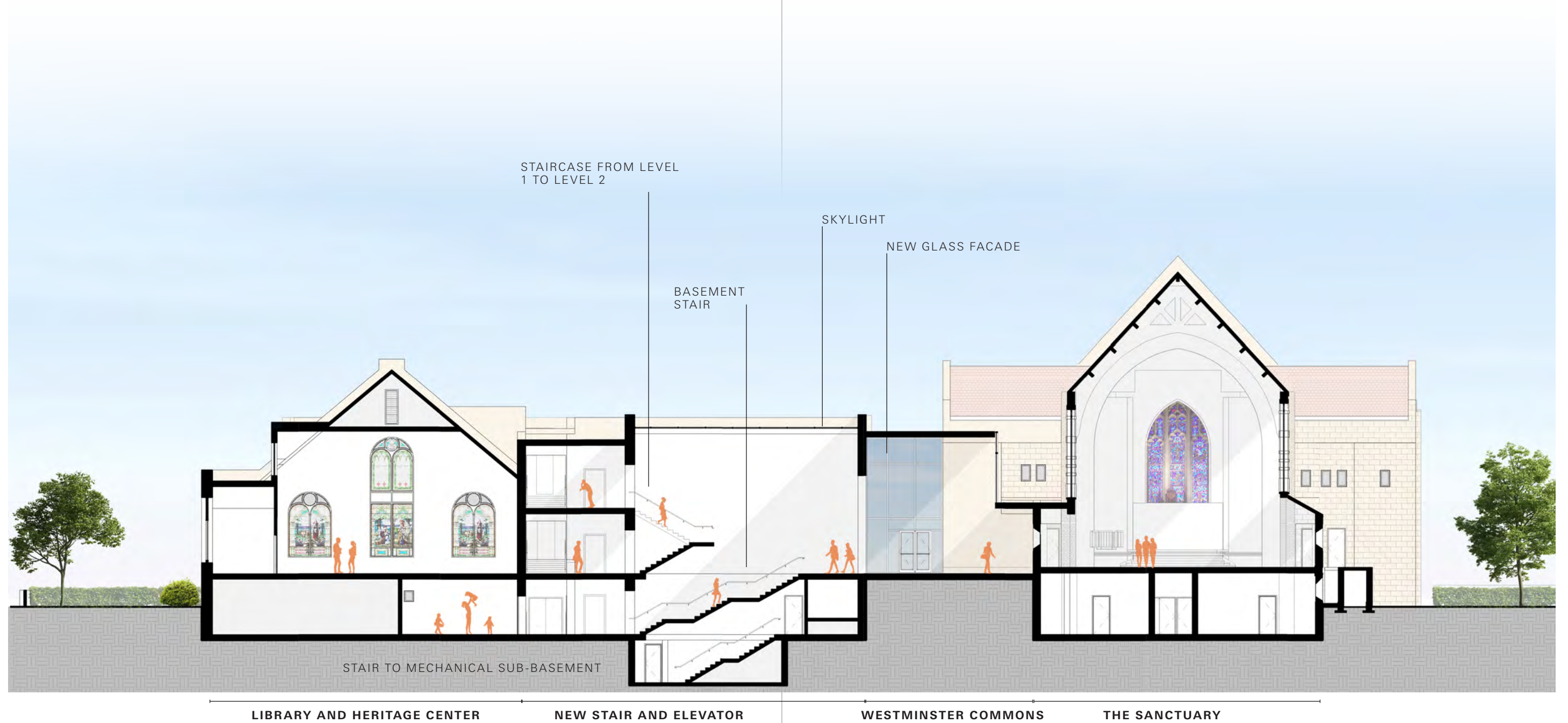
- 1 A new straight run stair from Westminster Commons to the basement provides a simple, legible connection to Fellowship Hall, resulting in improved way finding and a new clarity in the circulation.
- 2 Skylights above the stair bring light into the basement blow.
- 3 Reconfiguring the existing stair and providing a new opening to the library and heritage center allows a line of sight connection from Westminster Commons to the Robinson Room and the historic stained glass window above.
- 4 Reconfigured restrooms provide a new pre-function space at the entrance to the McCollum Room, allowing for gathering and welcome prior to events and meetings.
- 5 Relocated kitchen
- 6 A connecting stair from level 1 to level 2 stacks over the stair to the basement. The landing provides a space of overlook and visual connectivity between floors.
- 7 Relocated stair to the Education Wing
- 8 A new gathering and pause space is created at the intersection of the north-south and east-west corridors. An opening in the level 2 floor provides top light from skylights above and connectivity between the floors. This space can act as an alternate pre-function space for the Miller Center.
- 9 A new elevator connects all floors of the Campus and provides a simple and elegant accessible route for the Education Wing for all.



Westminster Commons - After



Connectivity and Light
Cross Section at New Basement Stair



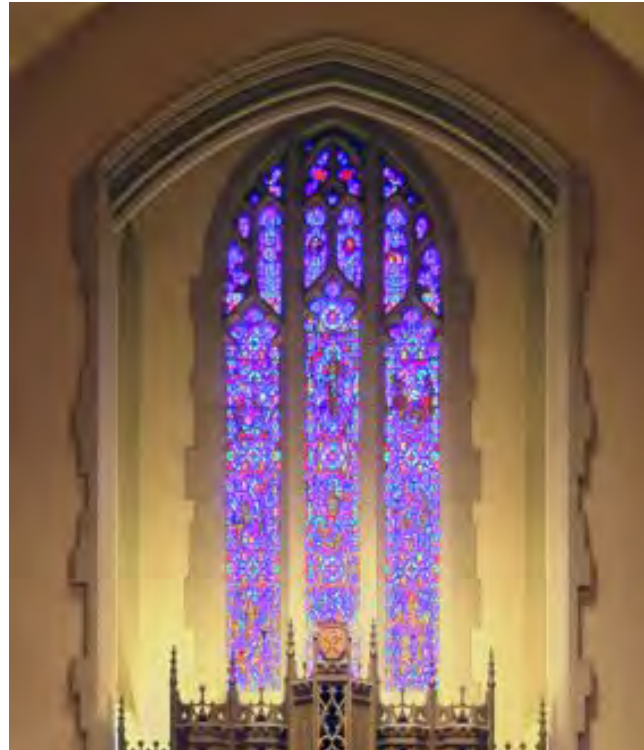
The Sanctuary

Construction of the Sanctuary in 1956 dramatically increased the capacity for worship at Montview. The improvements proposed are intended to enhance the experience of worship and elevate the quality of the existing space for the congregation and visitors. The intent is to build on the impressive and sacred qualities of the space, enabling it to more fully reflect the warm, welcoming and supportive character of worship at Montview.

Proposed projects include restoration and cleaning of the stained glass windows, painting of the space in a color selected to enhance both the natural stone and stained glass windows, improvements to the HVAC system to provide additional fresh air and night cooling capacity, lighting enhancements

to improve the color rendition and efficiency of the existing pendants, new specialist lighting for the chancel, acoustic improvements including a hearing loop, the provision to refurbish or refinish the existing pews and decorative woodwork, new carpet and the creation of a new door facilitating easier access for move in and move out of elements from the accessible ramp along the south elevation.

In addition, allowance has been made for a refurbishment of Barrett Chapel to restore and enhance the character of this space and for the renovation, restoration and refurnishing of the Pastor's Study to provide a more hospitable and comfortable space for both staff and guests.



Interior Sanctuary stained glass



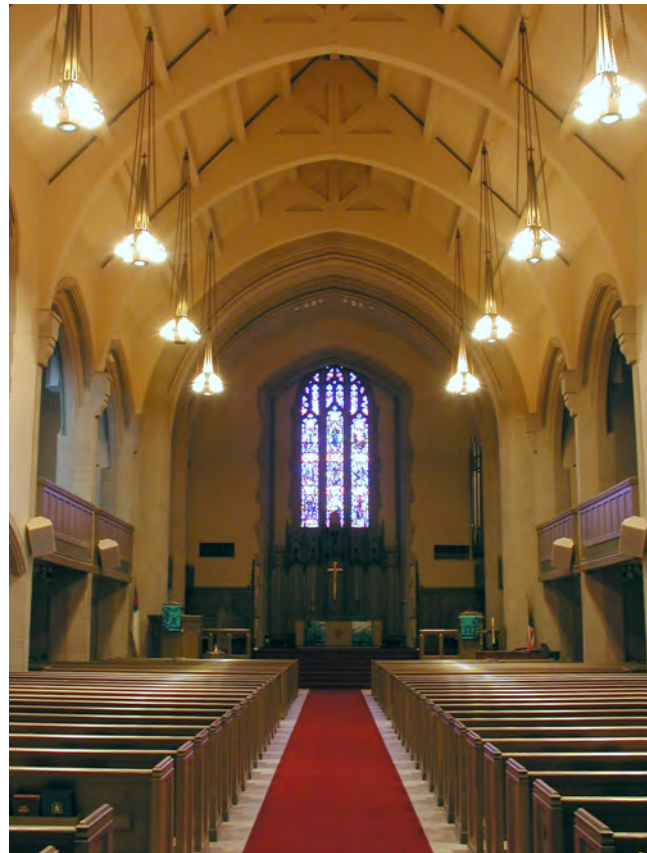
Sanctuary entrance



The Sanctuary

Refurbishment Plan

- 1 New carpet throughout
- 2 Refurbishment of existing chandeliers and re-lamping
- 3 New feature lighting for Nave and Chancel
- 4 Allowance to refinish / refurbish pews
- 5 General improvements to HVAC performance to provide night cooling
- 6 Provision of hearing loop and better integration of audio technology
- 7 Replacement of temporary ply decking in choir loft
- 8 New screens mounted to rear of balcony seating
- 9 New paint throughout
- 10 Cleaning and refurbishment of religious windows
- 11 New door for service access from south ramp
- 12 Refurbishment of Barrett Chapel for small group worship and study
- 13 Refurbishment of the Pastor's Study
- 14 Improvements to HVAC for choir loft



View east to the Nave and Chancel



The Chancel from the south balcony



Level 2 Plan at Sanctuary

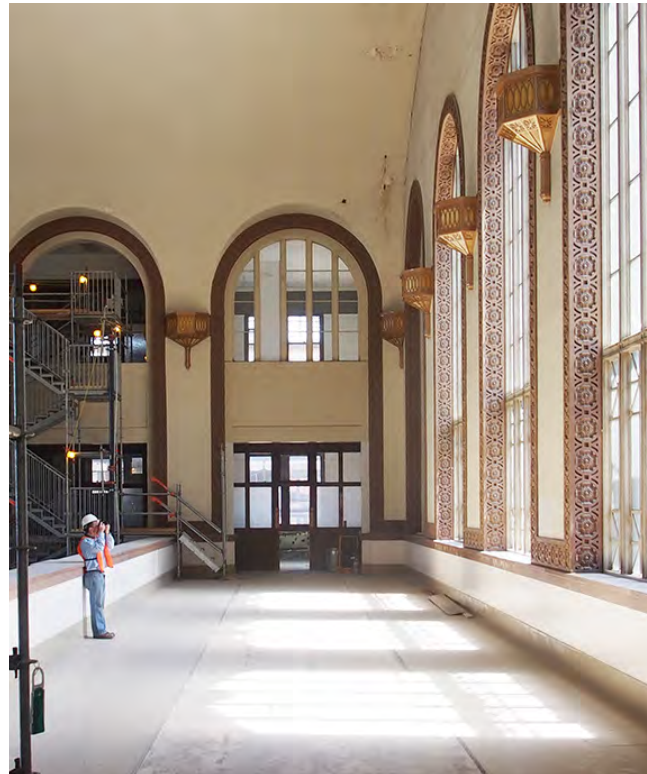


Ground Level Plan at Sanctuary

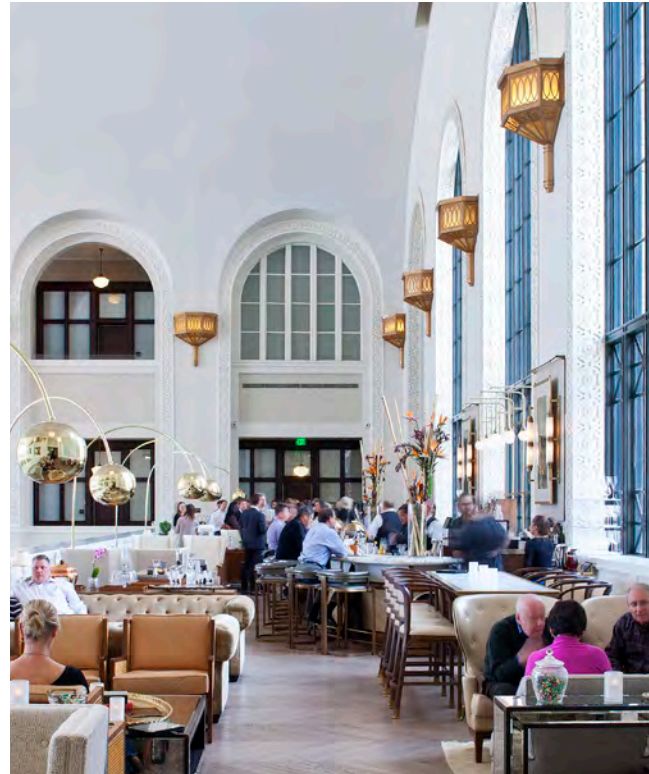
The Sanctuary

Examples of Refurbishment

Denver Union Station



Before



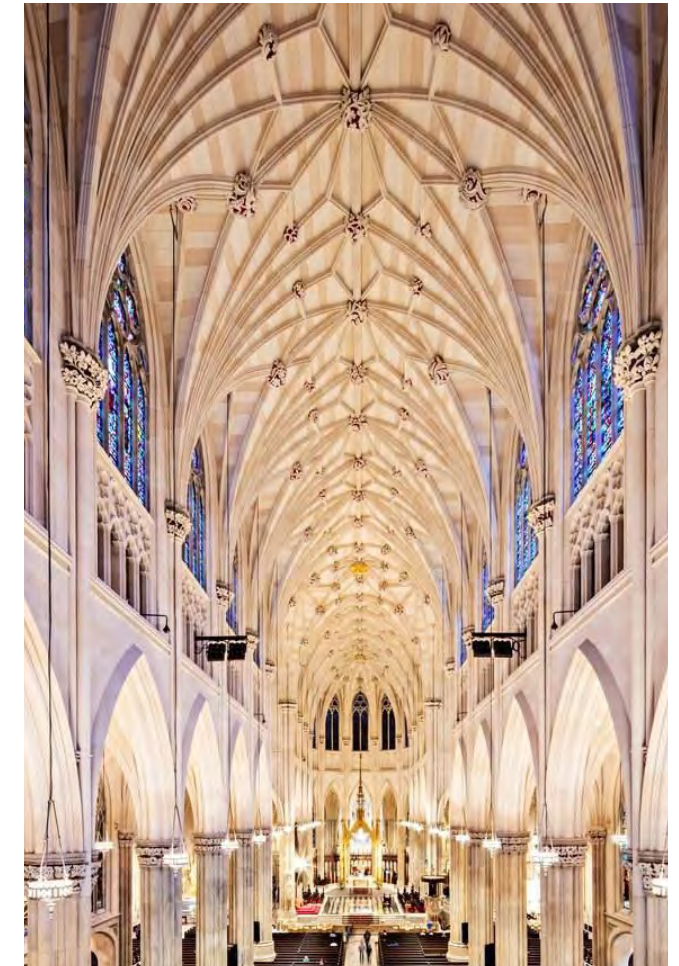
After

These refurbishment examples give a sense of the impact that a sensitive and refined approach to restoration, color and lighting can have on an existing space.

Saint Patrick's Cathedral - New York



Before



After

Spaces of Welcome

The primary entrance to the campus occurs from Dahlia Street and is supported by secondary access through a lane-like approach from Eudora Street. The Dahlia Street entry sequence currently involves multiple doors and is recessed within a loggia. This condition means that entry to worship, weekday events and the church offices can be confusing and ambiguous.

Formal processional entry to the sanctuary is via a separate formal axial entry from Dahlia Street to the Narthex. The existing stairs from the street edge to this ornate and elegant entry threshold are steep and land abruptly on the street edge.

There is a significant opportunity to improve the street presence of the campus on Dahlia Street and to strengthen the exterior spaces of arrival and congregation prior to entering into the campus.

The following proposals concentrate on providing a central space of arrival and gathering within a simplified street edge terrace and improving accessibility and landscape treatments along Dahlia Street and the lane from Eudora Street.

In addition, the projects proposed provide greater clarity for both the Narthex and Westminster Commons as spaces of arrival, information, social exchange, spiritual transition and decompression. The intent of the proposals is to enhance both of these spaces and ensure that each plays a different yet complementary role in the welcoming of the congregation and visitors to worship, work or events within the site.



Entrances to Westminster Commons



Eudora Street entry lane - Education Wing at left



Spaces of Welcome Dahlia Street Landscape

By elevating the surface of the existing entry court on Dahlia Street, it is possible to remove a number of steps, landings and handrails allowing for a larger simpler area for arrival and congregation. A smaller number of stairs are provided at the edge of the sidewalk, providing a simple transition to this upper level. Relocation of the accessible ramp to run along the west facade of the McCollum Room enables a further expansion of the space and provides an opportunity for vehicle drop-off close to the base of the ramp on Dahlia Street.

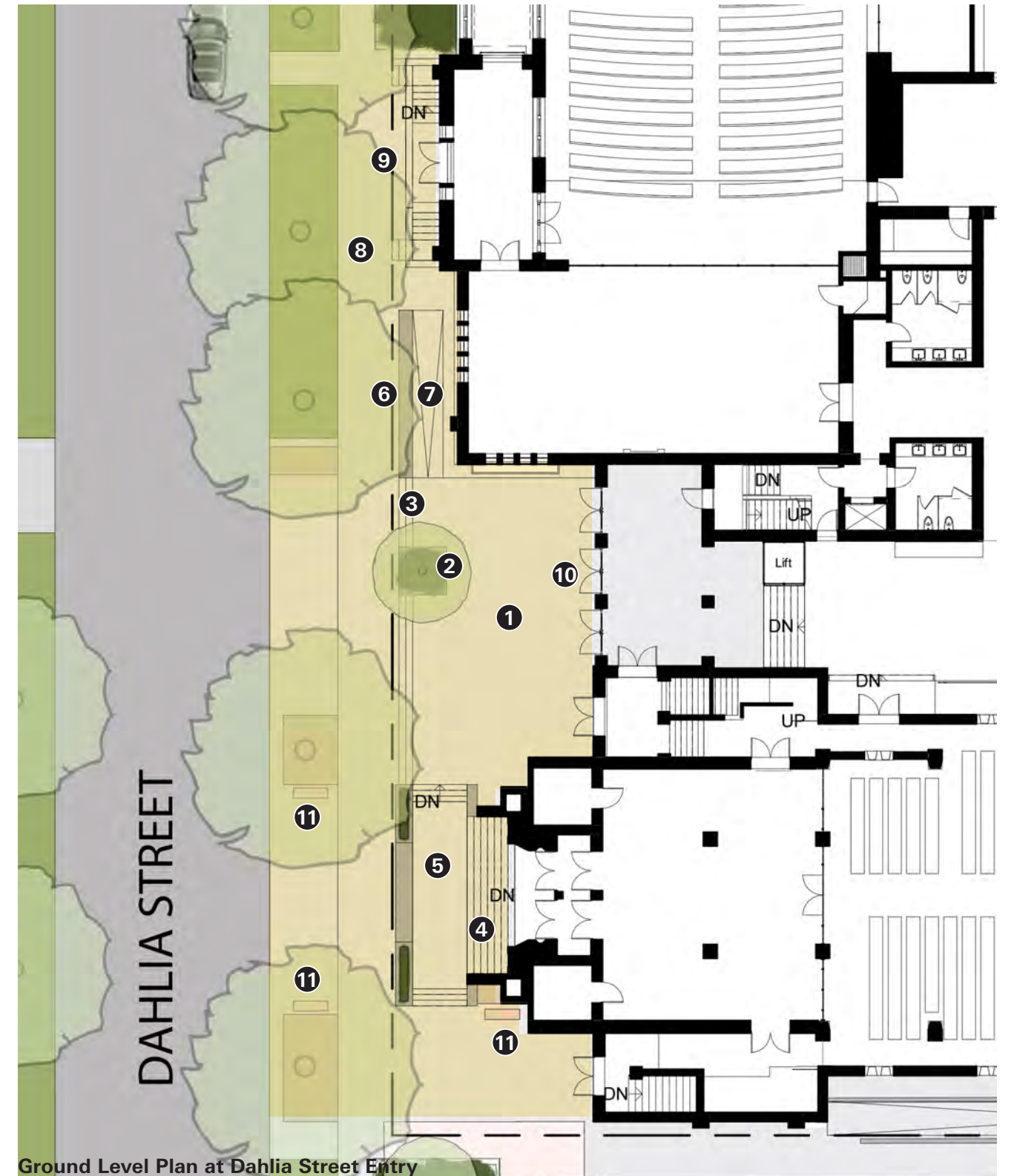
This new entry court provides a central gathering space from which visitors can move into either Westminster Commons or the Narthex. The grand stair to the Narthex entry is reconfigured with a new landing that provides a seat height planted wall element against the street edge. The last runs of stairs are redirected to the north and south allowing the stair to be reconstructed at a slightly lower angle and for a direct connection to the arrival court.

New stone paving, low walls, planters, guardrails, signage and planting create an elegant, fresh, legible and welcoming address for the church on Dahlia Street.

- 1 New simplified stone paved arrival court
- 2 Tree in planter
- 3 New stone stairs with bronze handrails
- 4 Existing stairs reconstructed with stone treads and eased
- 5 Redirected stair landing with seat edge
- 6 Stone wall with integrated bronze sign
- 7 Relocated accessible ramp
- 8 Sidewalk widened to Montview
- 9 Existing stairs maintained
- 10 New all glass entry doors
- 11 Existing stone benches

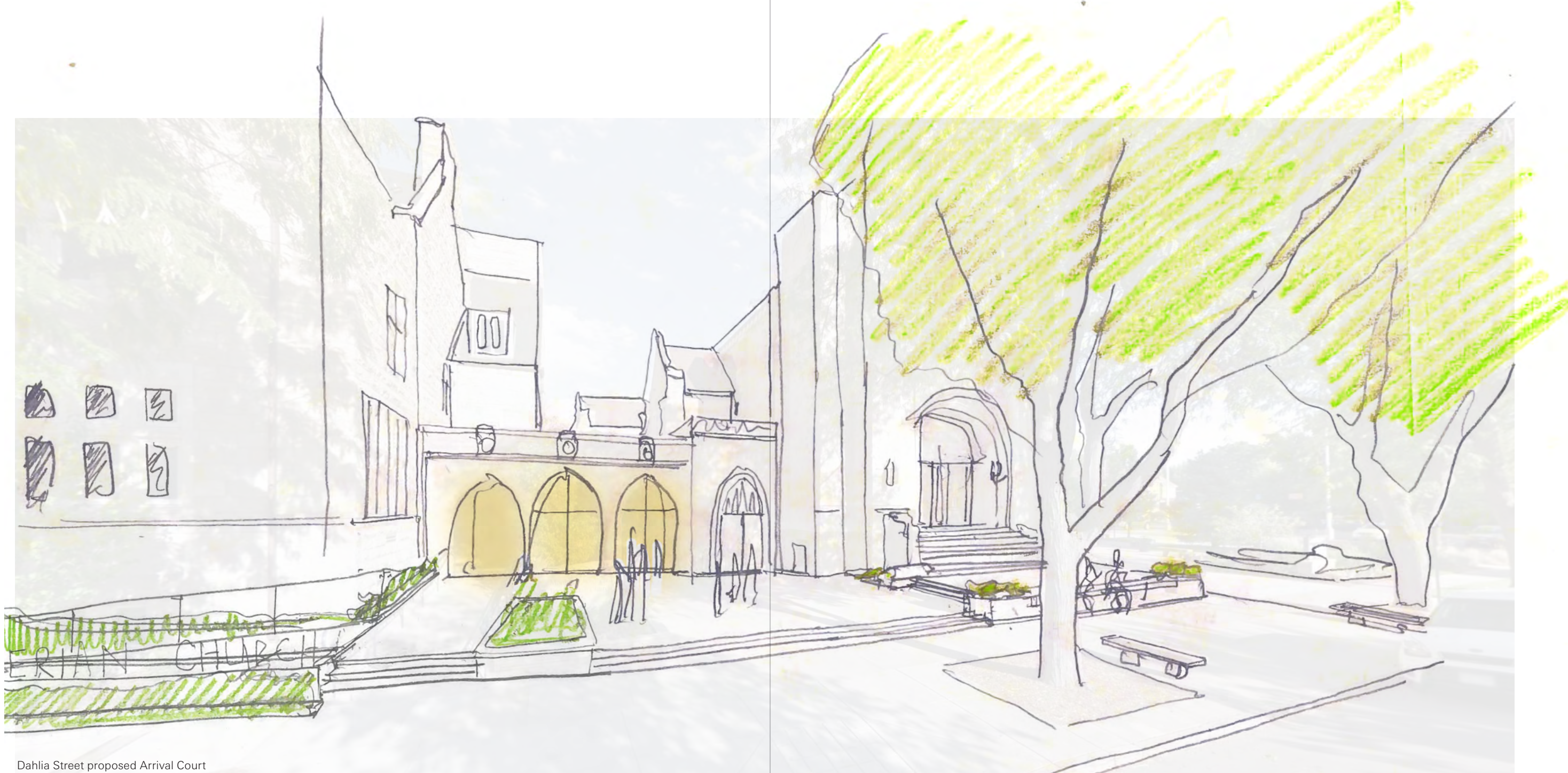


Dahlia Street Existing Entrance



Ground Level Plan at Dahlia Street Entry

Spaces of Welcome
Dahlia Street Landscape



Dahlia Street proposed Arrival Court

Spaces of Welcome Eudora Street Entrance

The entry to the Montview campus from Eudora Street is along a narrow lane-like space formed between the sanctuary and the Education Wing. The lane provides the northern access to the Columbarium Garden, service access to the kitchen within the basement, and egress for both the Education Wing and the sanctuary. The lane also provides the only accessible ramped entry into Westminster Commons that does not rely on a lifting platform.

This lane has a unique almost medieval quality and could be significantly enhanced as an entry. The levels within this space are complicated and issues associated with drainage and leaks within the tunnel which passes below have resulted in a series of engineered solutions to water management that affect the grade and ease of access within the space. A number of existing doors into the space limit the ability to radically depart from existing levels, but there is definite opportunity for improvement.

Proposals for the lane include new stone paving, a simplified kerb edge and re-grading for greater accessibility. Refurbishment of the windows and stucco of the Education Wing will improve the quality of the space and a new glazed facade to Westminster Commons will provide a welcoming lantern-like element at the termination of the entry axis.

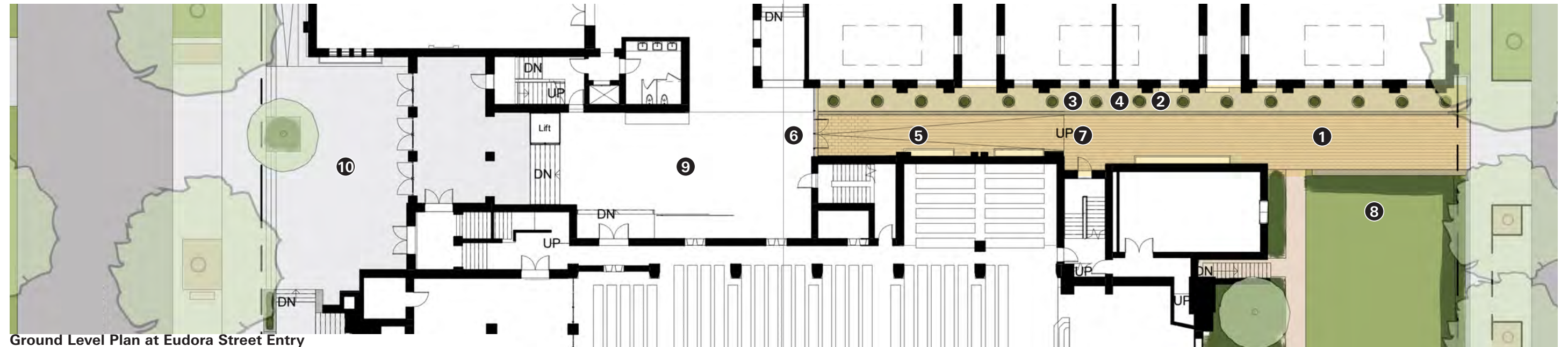
- 1 New stone paving and simplified grading
- 2 Integrated drainage below
- 3 New formed kerb
- 4 Planters along raised edge
- 5 Simplified ramp
- 6 New glass facade
- 7 Existing tunnel below
- 8 Existing Columbarium
- 9 Westminster Commons
- 10 New arrival court



Eudora Street Entry - looking west



Eudora Street Entry - looking east



Ground Level Plan at Eudora Street Entry

Spaces of Welcome
Eudora Street Entrance



Existing view from Eudora Street



Proposed view from Eudora Street

Spaces of Welcome Westminster Commons and the Narthex

The proposals outlined aim to clarify and distinguish the role of each of these key spaces of entry in relation to the arrival for worship and to the campus more broadly.

The Narthex provides a formal and sacred space of welcome, transition and decompression for worshipers. This space is intended to deepen the threshold between the space of the street and the sacred space of the sanctuary and provide a sense of compression and closeness that enhances the drama and scale of the primary space of worship. The proposals for this space are intended to distill this sense of formal entry and provide a sense of stillness and spiritual welcome. The minimization of information display and exchange and the integration of art is intended to provide a more spiritual and contemplative experience. Enhanced lighting and repainting complement the natural materiality of the space while maintaining an elegant, warm sense of light and color.

In contrast, Westminster Commons is intended to be a bright and open space of welcome, congregation and social exchange. Proposals for this space include relocating the entrance doors and glazing to the front edge of the loggia to expand the interior space and provide a brighter and more welcoming address on the arrival court. This expansion also serves to ease the transition from the doors to the entry stair. A new glass facade to the Eudora Street entry brings light and character to this lane. Updated lighting, finishes, signage, information display and furniture will provide a new sense of legibility, hospitality and welcome to this critical space at the heart of the campus.

- 1 An expanded and simplified entry court on Dahlia Street
- 2 New all glass entry doors relocated to outside face of loggia
- 3 New glass facade to Eudora entry
- 4 Reconstructed stair with additional tread
- 5 Furniture group
- 6 Art
- 7 Movable reception desk and welcome point
- 8 New information display
- 9 Expanded threshold at base of stair
- 10 Remove decorative coves, repair and paint walls and ceiling, replace lighting
- 11 Large scale artwork
- 12 Gallery bench
- 13 New acoustic ceiling, refurbished lighting, new paint to walls and ceiling
- 14 Existing elevator



Ground Level Plan at Westminster Commons and Narthex

The Workplace

Administration Offices

The existing administrative and Pastor's offices are located at levels 2 and 3 of the 1951 extension to the Miller Center. Improvements to these areas are intended to provide more comfortable and fit for purpose workspaces using simple and efficient space planning strategies to allow the opportunity for in-space expansion.

At level 2, office spaces are refurbished with improvements to finishes, HVAC and lighting systems. The provision of centralized heating and cooling to these office spaces allows the removal of window mounted AC units which are causing damage within the window system and are inefficient to manage and control. The existing kitchen is also upgraded to provide staff with more suitable facilities for the preparation of food and the support of daily lunch activities and events. The Green Room is also renovated with new carpets, paint and lighting to support meetings, presentations and gatherings. A new window opens views from this space to the McCollum Center below.

At level 3, offices for two Pastors and the Executive Director are maintained in their existing configuration and refurbished as comfortable and elegant spaces for both work and small group or individual meetings. By slightly reducing the size of the western most office, a new reception and welcome space is created at the top of the stairs. This space includes a reception desk for a staff member and a comfortable waiting area. The reconfiguration of the administrative office area into a simple shared workspace provides open desking for 4 staff members linked to the west facing terrace.

- 1 New window to Miller Center
- 2 Refurbished publications office
- 3 Refurbished Green Room
- 4 New HVAC to office spaces
- 5 New lighting throughout
- 6 Existing roof terrace
- 7 New open office space
- 8 Coffee point
- 9 Upgraded restrooms
- 10 Reception and waiting area
- 11 Pastors office
- 12 Executive Directors office
- 13 Miller Center below



Existing terrace



Pastor's Study



Level 2 Plan at Administration Wing



Level 3 Plan at Administration Wing

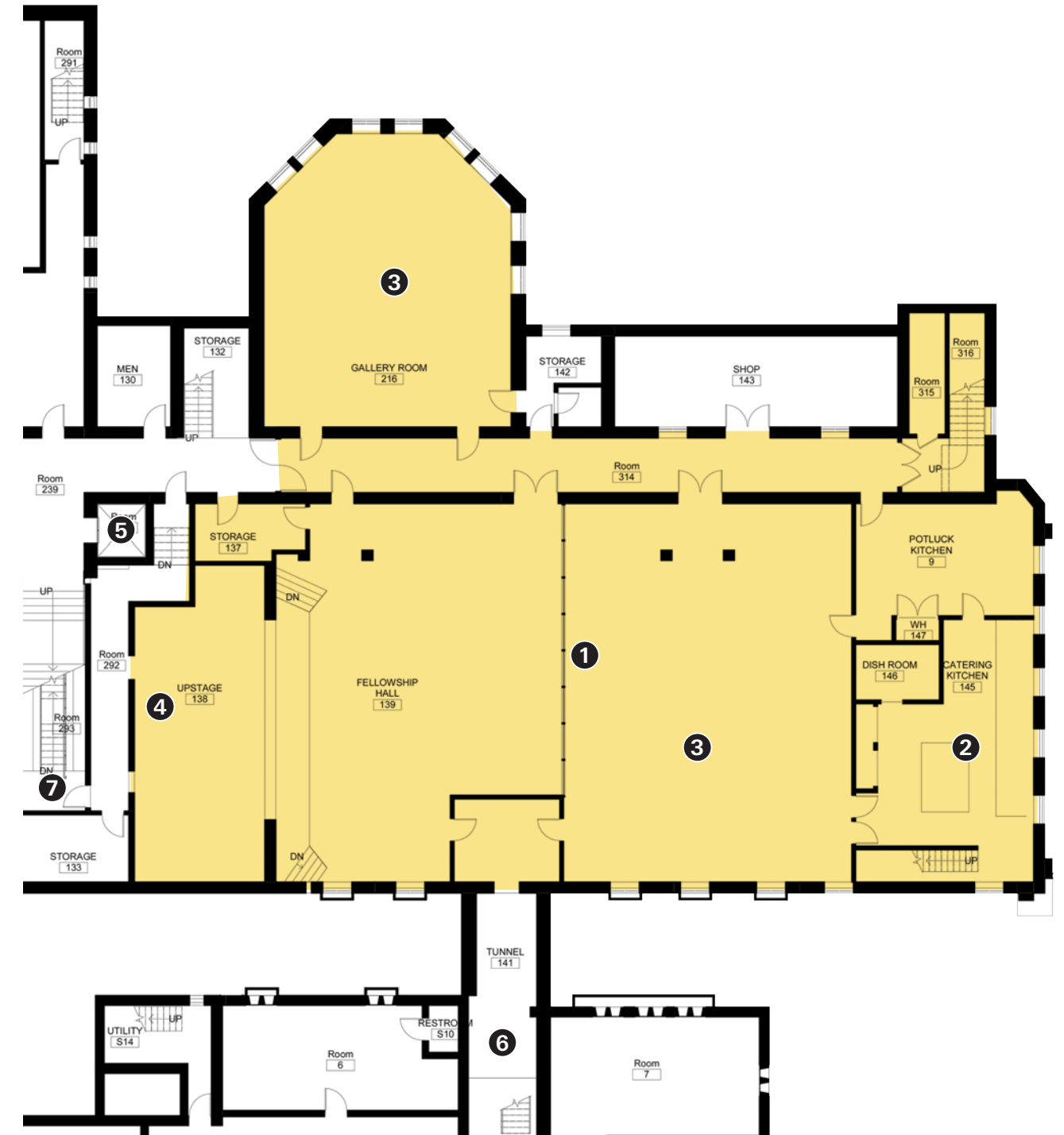
Fellowship and Food

Fellowship Hall and Kitchen

Located in the basement level of the Education Wing, Fellowship Hall provides the primary space for large scale events, lectures and social gathering on the Montview campus. The hall was refurbished in 2013; however, to aid in future strategic planning, initial budget information has been established for a series of upgrades to the existing space.

This includes providing sprinklers throughout the Education Wing, ceiling replacement with reintegration of HVAC, lighting upgrades, allowances for upgrades to finishes and the reinstatement of an acoustic partition to allow the space to be subdivided. Similar allowances have been made for improvements to the Gallery Room and circulation spaces. The kitchen has been studied and assessed to be fit for current purposes; however, a budget has also been established to enable future strategic planning around renovation and equipment replacement. While not budgeted for, reorganization of the storage and workshop rooms within this area could also yield greater efficiency and the potential to free up space currently used for storage elsewhere.

- 1 Reinstated acoustic operable partition
- 2 Refurbish and replace kitchen equipment in kind
- 3 Replace ceiling grid system and integrate HVAC, lighting and fire protection
- 4 Reconfigured back stage area
- 5 New elevator location
- 6 Existing tunnel from sanctuary
- 7 Stair to mechanical space below



Basement Level Plan at Fellowship Hall

The Education Wing

The Education Wing

Constructed in 1926, the Education Wing houses the Montview Community Preschool & Kindergarten, Montview staff offices, music and drama rooms with a small number of office tenants in space at level 2, and Fellowship Hall, the Gallery Room and the kitchen within the basement. Montview Sunday School students share the preschool classrooms during Sunday services.

The structure is wood-framed with rhyolite stone and stucco facades in Richardsonian Romanesque style and retains significant historic character. Due to its age, the building has a significant deferred maintenance requirement associated particularly with window repair and replacement. In addition, significant improvements to fire safety and environmental comfort - both thermal and acoustic - would ensure the building remains safe, comfortable and fit for purpose into the future.

Proposed improvements to the Education Wing include upgrading the fire alarm system and providing sprinklers throughout. It is anticipated that these improvements along with careful consideration of fire door locations would enable negotiations with the Denver Fire Department regarding the potential of abandoning the exterior drop down fire escapes that currently exist within the elevated light wells between the education buildings.

The new elevator location proposed as part of the improvements to vertical circulation would also enable a more elegant and discrete means to access the raised first floor for those with disabilities.

- 1 Proposed elevator
- 2 Reconfigured / extended restroom
- 3 Reconfigured toddler and crib room
- 4 Current fire escape to be abandoned if possible
- 5 New stair location
- 6 Refurbished kitchen
- 7 Reconfigured classroom



Level 2 Offices with historic partitions



Stair within Education Wing



Ground Level Plan at Education Wing

The Education Wing

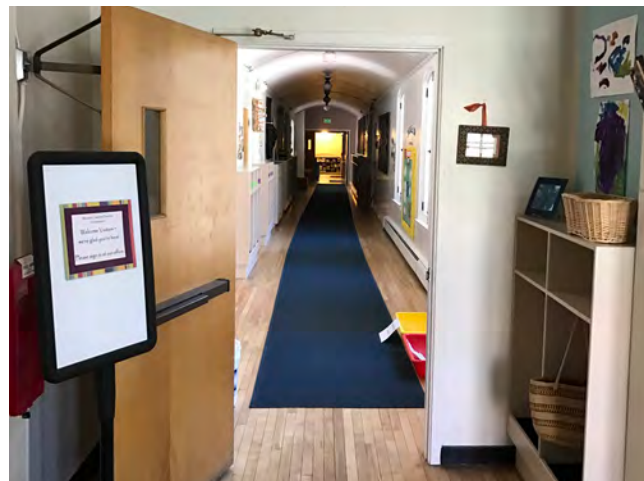
The Education Wing

Additional improvements proposed for the Education Wing include replacement of the existing wood floors with new solid wood floors, the integration of a new HVAC system providing heat and cooling to classroom and office spaces at levels 1 and 2, restoration of the historic partition system and the installation of a new ceiling between boxed beams in classrooms to allow for the integration of sprinkler pipes and HVAC.

Allowances have been made for wall relocation to allow for space reconfiguration to open up classrooms and consolidate office and services space. In addition proposals include the extension and refurbishment of restrooms and kitchen spaces to provide facilities that are code compliant, comfortable and suited to purpose.

Consultation with the Preschool and Kindergarten suggests that expansion of these facilities are not required. It is anticipated that, should significant expansion of Montview's administrative facilities be required, the third floor of the Education Wing could provide additional space for offices and meeting rooms. This would require the departure of one of the current small office tenants. The provision of acoustic ceiling clouds in office and meeting spaces at level 2 has been allowed for in order to further improve the performance of these spaces.

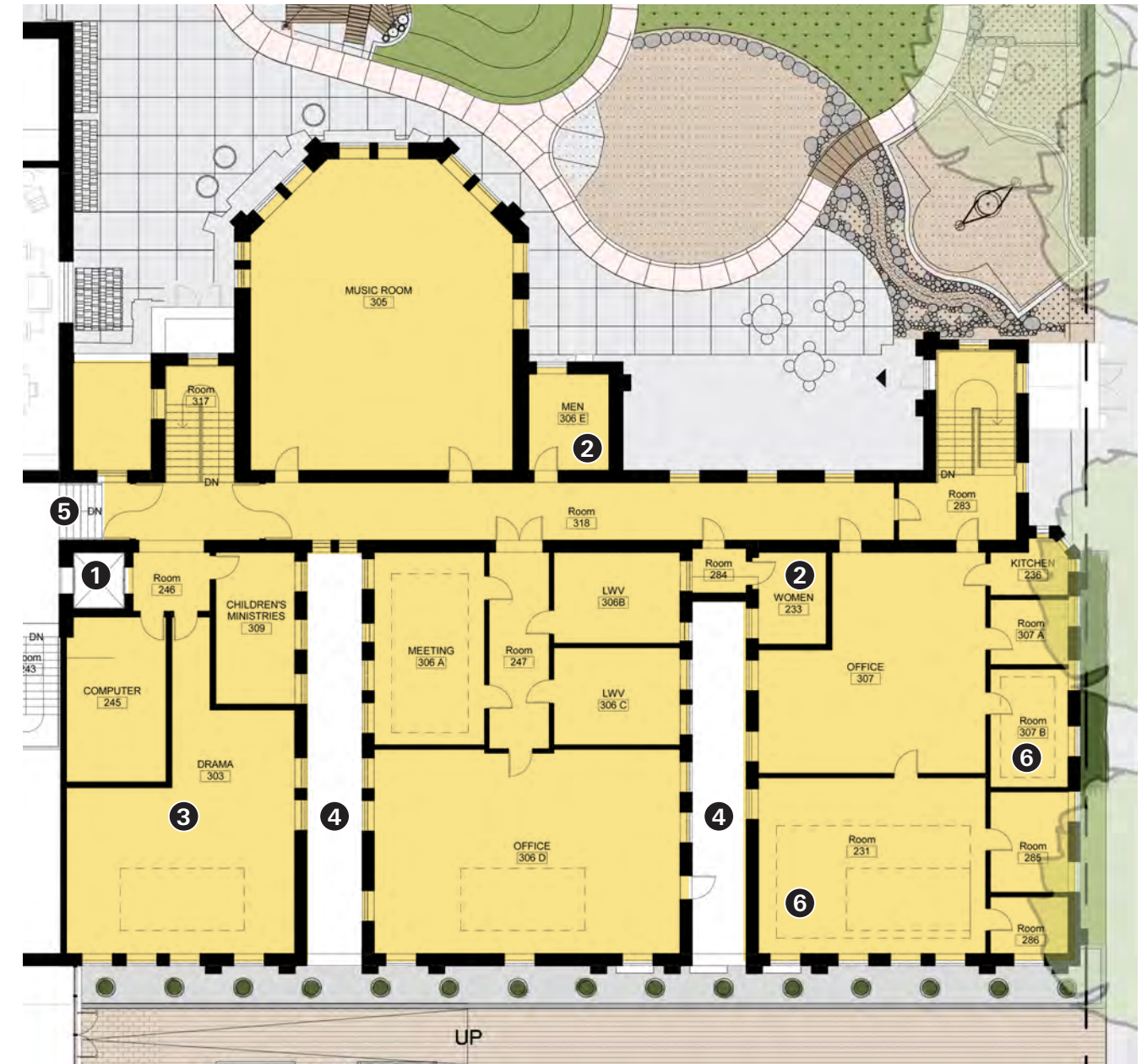
- 1 Proposed elevator
- 2 Reconfigured / extended restroom
- 3 Reconfigured drama and computer rooms
- 4 Current fire escape to be abandoned if possible
- 5 New stair location
- 6 Provision of acoustic ceiling cloud above



Main Corridor



Classroom



Second Level Plan at Education Wing

The Lantern

The Lantern

A double height glazed extension to Westminster Commons provides a warm and glowing lantern at the heart of the campus. The new glazed screen contrasts dramatically with the stone masonry of the existing buildings, enhancing their sense of permanence and presenting a contemporary yet complementary image of the church to the neighborhood.

The increased height of Westminster Commons allows for a new bridge linking the existing elevator core within the administration building to the choir loft – enhancing access for all. This bridge provides a new meeting space above the entry to the Commons. The double height of the lantern allows for visual connections from Westminster Commons to the bridge, linking the Miller Center and Education Wings at level 2 and creating a new sense of connectivity. In combination with the proposed new open stairs, this also enhances way finding dramatically.

- 1 Proposed elevator
- 2 New stair to basement below
- 3 New stair to level 2
- 4 Open to Westminster Commons below
- 5 New bridge linking existing elevator to the choir loft
- 6 New meeting space above entry
- 7 Existing elevator



Precedent: Fourth Presbyterian, Chicago



Precedent: Convent of the Sacred Heart, New York



Ground Level Plan at Westminster Commons

The Lantern

Visible from both Dahlia and Eudora Street entrances to the campus, the transparency of the Lantern represents the open, welcoming and hospitable character of Montview. A new symbol of entry and a simple message: welcome to the light.



View from Eudora Street - Before



View from Eudora Street - After



View from Dahlia Street - Before



View from Dahlia Street - After

The Cellar and Reception Room

The Cellar

The Cellar has a long history as a space dedicated to the youth of Montview. In the past, this space has had a variety of characters that express the interests and passions of the time. Improving the character and quality of this space is high on the priority list for the congregation, and creating a space that represents the commitment of the church to the next generation is a very important aspect of this plan.

It is critical that both the youth leadership and the younger members of the Montview congregation are involved in the planning concepts for the Cellar. A number of proposals have been made in order to establish a budget and initial scope of work for the space, but the final design should be the result of an interactive and collaborative process that engages the final users of the space to ensure it feels relevant, useful and welcoming for them. The initial concepts create a series of sub-areas within the space, providing varied opportunities for group study, interaction, presentation and play. A small youth chapel is created within the existing meeting room space.

- 1 Youth Chapel
- 2 New carpets, paint color, graphics and lighting throughout
- 3 Lounge seating group
- 4 Games area
- 5 Stadium seating and digital screen
- 6 Glazed doors to Youth Chapel
- 7 Repair existing fireplace
- 8 Reorganized storage space



The Cellar



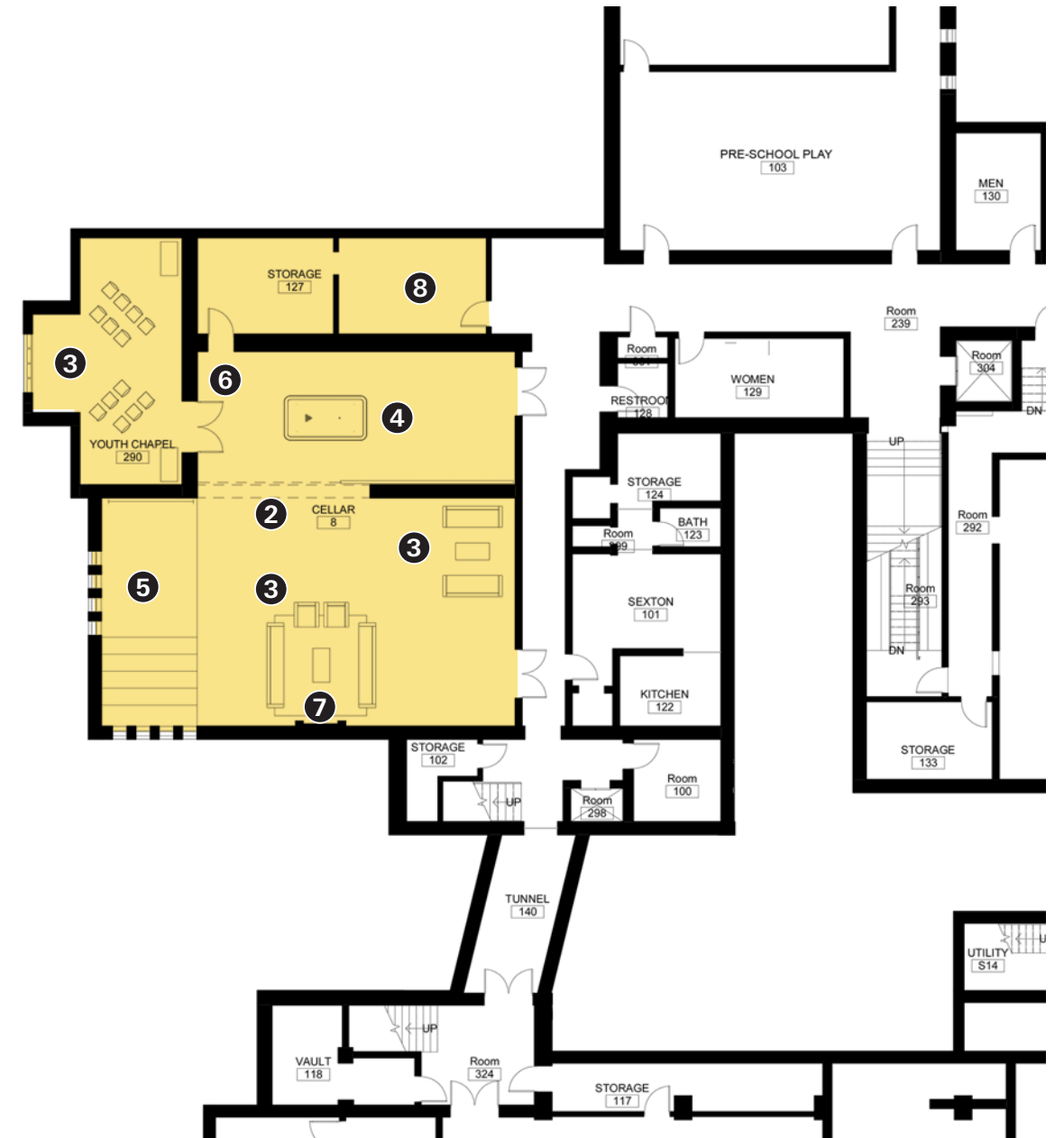
Current meeting room within Cellar



Historic image of the Cellar



Youth Space



Basement Level Plan at Cellar

The Cellar and Reception Room

Reception Room

The reception room is a flexible multi-use space that is intended to provide a large group meeting room, an alternate venue for viewing services via monitor, and a social gathering space for events. The space currently suffers from a lack of character and a sense of ambiguity about how it is intended to be used. In addition, it is dark and insular with no sense of connection to the outside or daylight.

Proposals for this space include relocating the music library to allow the space to be reconnected to the exterior windows to the south, refurbishing the kitchen to improve its quality and level of service, and creating a number of furniture clusters that allow the space to be occupied as a series of gathering spaces when it is not in group meeting mode. These clusters include a lounge group, sharing tables, and comfortable sofa chair groups to provide a range of settings. Furniture would be movable to allow the center of the space to be used for group meetings. Better access to the storage space to the north side of the room would facilitate ease of set-up and breakdown.

- 1 Lounge seating group
- 2 Refurbished kitchen
- 3 Music library removed for access to windows and natural light
- 4 Location for art
- 5 Refurbished restrooms
- 6 Sharing / community tables
- 7 Seating group
- 8 New access to storage
- 9 Allow to repair and paint walls and ceilings; provide for new lighting



Group meeting set up



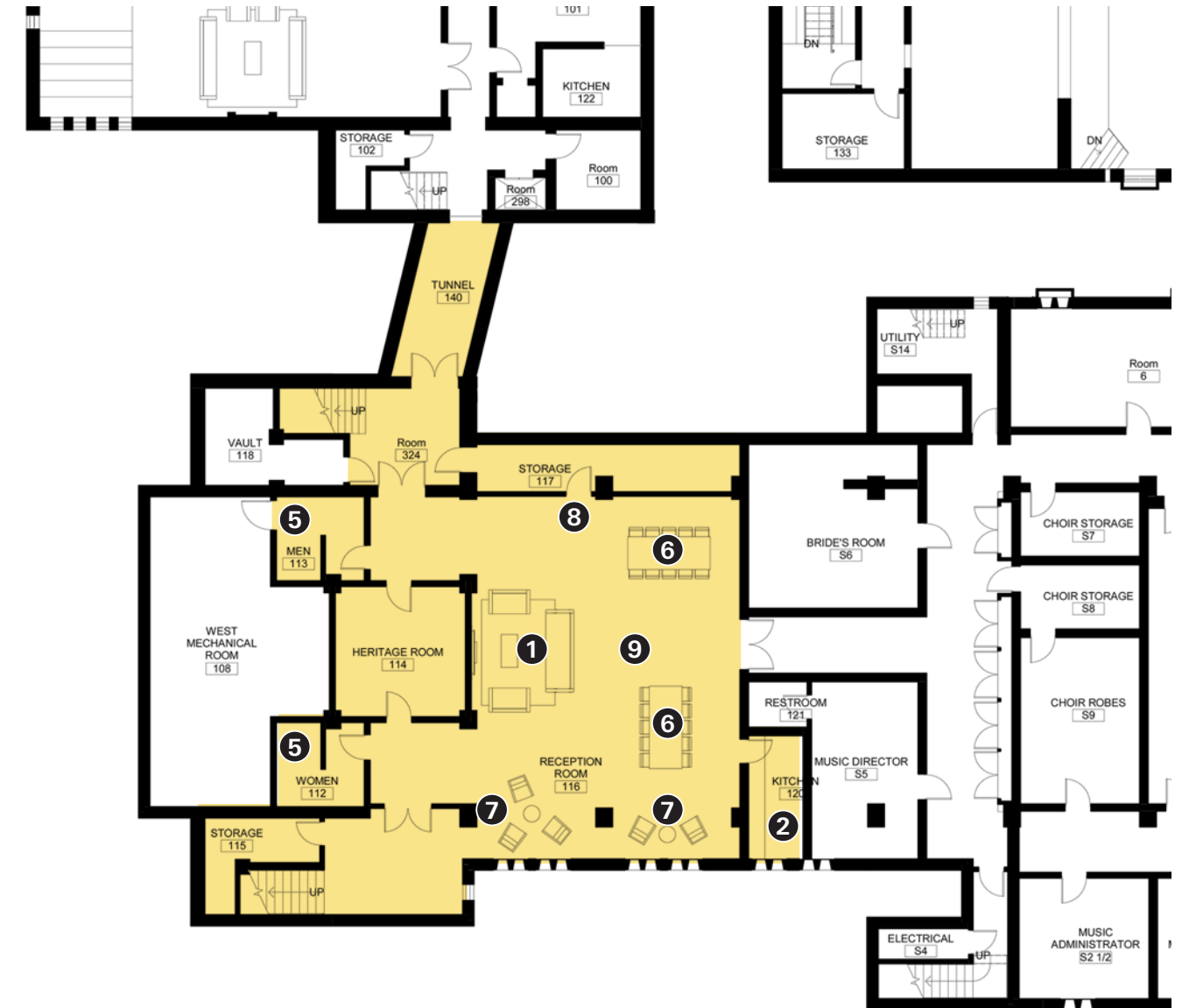
Screen and entrances



Entry to the Reception Room



Reception Room Kitchen



Basement Level Plan at Reception Room



Next Steps

This Long Term Campus Vision is a roadmap to guide decision-making for the Montview Community into the future. Framed by Guiding Principles, the plan presents a series of projects that focus on both the stewardship of the existing Montview buildings and enhancements that will improve the campus experience for all and ensure this place meets the needs of future generations.

The Long Term Campus Vision is informed by a careful analysis of the existing facilities, broad discussion with leadership and the congregation, general contractor and specialist consultant input on construction sequencing, building systems and phasing efficiencies, and an initial conceptual budget developed in response to project documentation prepared by Tryba Architects.

It is critical to understand that this is a long term plan that is intended to be carried out in a series of phases over the coming years and with a pace and sequence that reflects a clear understanding of current financial resources and future fundraising opportunities. We cannot afford to do everything that is outlined in this plan now.

We hope and believe that the work that went into creating this vision will serve as an invaluable resource and tool for the Montview community moving forward. The questions of how, when and in what stages to implement this vision rest with the church leaders of the day to answer in the context of the current time and life of the church. We trust that God's spirit carry through this congregation the generosity and wisdom necessary to ensure a vibrant future for our campus, our congregation and our community.

Acknowledgments

Members of the Montview Boulevard Presbyterian Church Sacred Spaces Committee

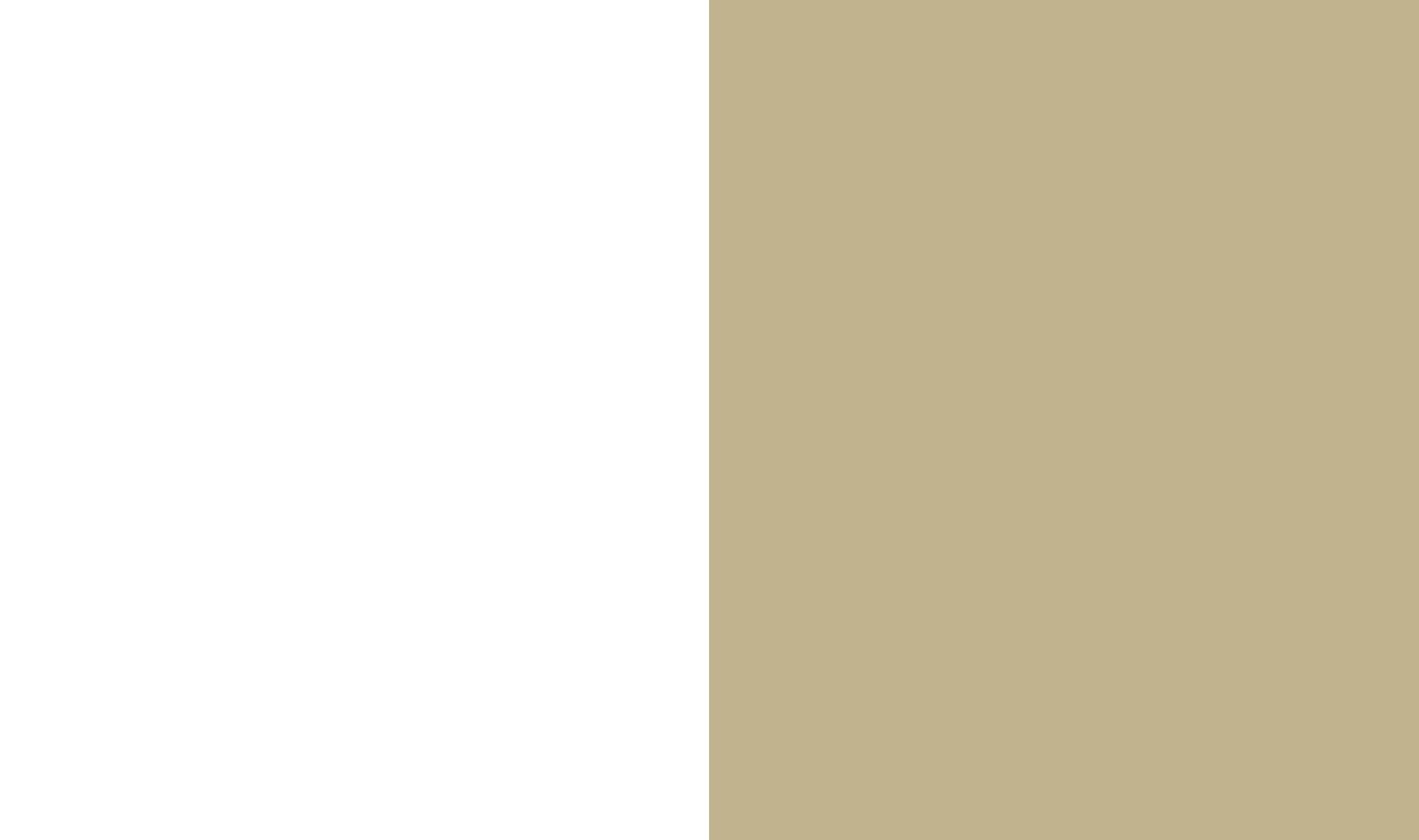
Louisa Journayvaz	Chair	Jean Sibley
Ian Gregory Cummins	Co-Pastor	John Farnam
Clover Reuter Beal	Co-Pastor	Paul Heitzenrater
Martha Carlson		April Favara
Sandy Prouty		Page Shaver
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Norm Whitcomb	Co-author of the 2005 Strategic Plan

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