

INTRODUCTION

Purpose of Master Plan

The purpose of this Master Plan is to guide the growth of the Unitarian Society of Germantown (USG) over the next twenty years. To accomplish this, the goals, needs and requirements of the Church have been analyzed. The development schemes presented in this report outline the phased evolution that should be undertaken in order to accommodate this growth.

Scope of Master Plan

In the late fall of 2008, Brawer & Hauptman, Architects was hired by the Unitarian Society of Germantown to prepare this Master Plan in order to investigate the various site and building issues involved in the anticipated alterations and expansions to the existing Church campus.

This Plan investigates the growing and changing spatial needs of the Church, its members, its staff and the various groups and constituencies that share the site. It also analyzes how the existing structures and new construction can best meet those needs. The present programmatic requirements have been analyzed, and their future needs have been projected. The Church had previously developed a model for growth articulated in a Strategic Plan that proposed five-, ten- and twenty-year membership goals. The existing buildings have been studied and evaluations made to determine what renovations are required and what alterations and additions are needed to meet the demands of these future needs. A previously commissioned detailed report describing the conditions and recommended repairs to the building envelope had been made available to the design team and has been made part of this Master Plan. A recent report evaluating the existing HVAC system was also incorporated into this study by consulting engineers working as part of the design team who also evaluated the electrical, plumbing and life safety systems of the building. Where existing facilities are not adequate for this growth, new structures are recommended in a construction sequence that is sensitive to the operational requirements and realistic development goals of the USG. Budget cost estimates have been included for this work.

The recommendations proposed in this report are the result of an intensive, inclusive and collaborative effort undertaken throughout the fall and winter of 2008-2009 between members of the Strategic Planning Council, the Board of Trustees, various lay Church groups, Clergy and the design team made up of architects and consulting engineers. The culmination of this effort is the Master Plan described in the following pages.

The Master Plan translates the hopes and goals expressed over the past months and inherent in the Church's Mission, into a physical form that will enable USG to remain vital and continue to flourish and serve the surrounding community in the years ahead.

Prior to the collaborative effort with the Architects, the Strategic Planning Council completed an extensive body of preparatory work. Their efforts at that time and during the entire process should be noted:

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