

Highlands Community Church, Renton, WA
Facility and Ministry Expansion Project Concept

8/20/15

The purpose of this description is to outline a plan approved by the City of Renton in 2009 which remains as our best plan to expand the Renton site. Actual start of the first phase will not be before 2019 and must be again approved by the Elders and the City & fundraising obtained.

The current facility is roughly balanced between parking, education space, and worship center. Any expansion will need to have all three expanded to the same degree to keep one portion from being a constraint.

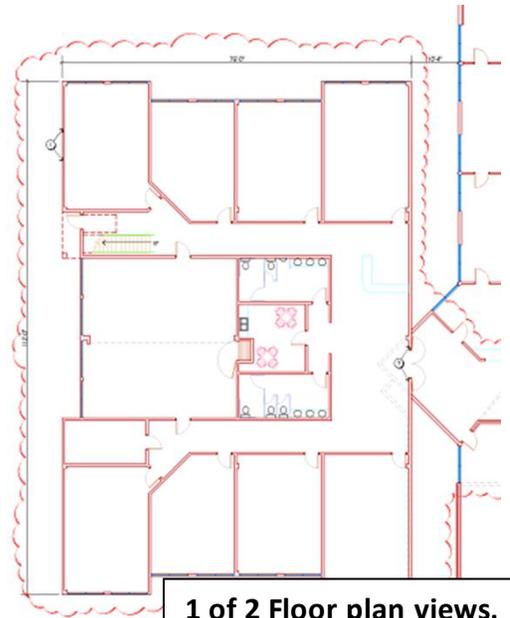
Phase 1

(See Site diagram) 304 new parking stalls are added with paving of the currently church owned lot to the west with the first phase. However, before any expansion, we will need to run underground utilities including hydrants. The City will also require us to pay substantial water mitigation fees and improve the existing parking landscaping.



Phase 2

A new two story Children's Education building will be added to the east of the current structure, with the sum total of children's education space sized to support the Worship Center to be built in the next phase. This will provide some immediate relief to the current 9:30 hour, but we will initially leave some interior space without walls to enable Student Ministries (Jr. Hi and High School) to function while we are remodeling the gymnasium, which is their current space on Sunday mornings. Furthermore, open space will be needed for other programs that would otherwise use the gymnasium.



**1 of 2 Floor plan views,
Education Bldg.**



**Parking lot view from SW
of new Education Bldg.**

Phase 3

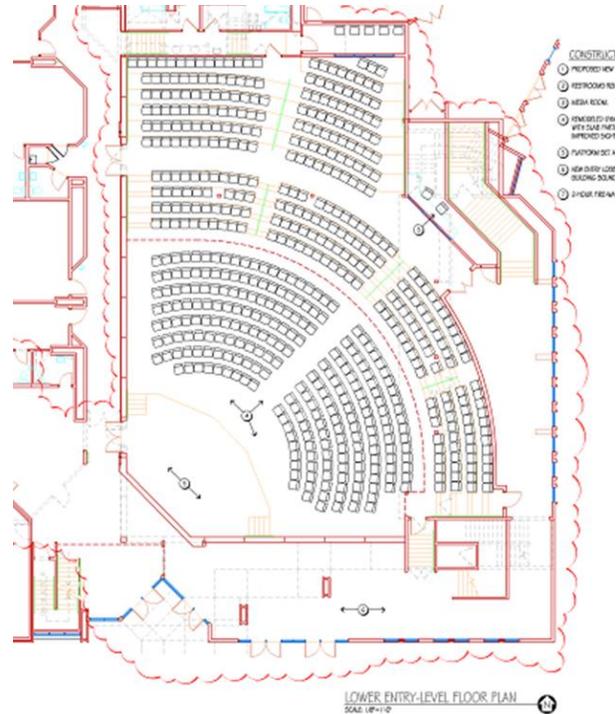
The current gymnasium along with adjoining rooms will be remodeled in to a Worship Center. This will finally place the parking lot near to the Worship Center and gives a logical flow of movement through the building. This moves us from our current 530 seats to 900 seats.



From the start of Phase 3 until the completion of Phase 4, all current uses of the gym will need another alternatives. Student Ministries will need to utilize a floor of the Phase 2 Children's Education building, AWANA can use the same space or the current Fellowship Hall, but Upward will likely need rented space for this time period. We looked seriously at building a new gymnasium, but it added more than \$5M to the costs and would trigger additional City and neighborhood concerns over the size of our footprint.

The new Worship center will have foyer space added to the south, slightly expanding the building's footprint, but staying within the sightlines of the existing structure.

Seating will be as shown with a substantial balcony that is accessible from the upper "forum" entrance to the current building. The loss of the classrooms will be more than made-up with the additional class rooms of Phase 2.



Phase 4

The final phase will remodel the existing Worship Center in to a Student Ministry and multi-purpose area, usable for both Upward and AWANA programs—the floor dimensions being 5 feet less in length and width of the current gymnasium.

In addition, interior space will be remodeled for increased use of Adult educational space, including large meeting space.

Overall

The full cost of all four phases was estimated to be just under \$10M in 2009. Phase 1 parking lot, infrastructure, and City mitigation fees were about \$1M. It is important to view the entire project as a whole, although incremental benefits will be noticeable.