



IMMACULATE
CONCEPTION

This year, Immaculate Conception Parish celebrates its centennial.

It is time to secure a future for the legacy left to us by our founders. We must create a faithful Immaculate Conception Parish that will be ready to face the challenges of the next 100 years. With this, we share the findings of our strategic planning process that will prepare us for our future.

History of IMMACULATE CONCEPTION

On December 8, 1915, Immaculate Conception Parish was established by the Right Reverend James J. Hartley, D.D., Bishop of the Diocese of Columbus, Ohio. The Reverend C.J. Norris was appointed as our founding pastor. The following day, we secured a \$5,000 loan and purchased three lots on East North Broadway where the church and school would later be located. Bishop Hartley dedicated the new chapel on December 8, 1916, the Feast of the Immaculate Conception.

In 1922, we established a private residence on the property as a convent for the Sisters of St. Francis of Joliet, Illinois, who subsequently started our parish school. They set aside three rooms of the convent and some additional space in the rectory for use as classrooms. In the first year of the Immaculate Conception School, the Sisters taught 90 new students and purchased a new school bus.

In 1923, Reverend John J. Fagan was appointed by Bishop Hartley to lead our thriving school and growing parish. On June 25, 1939, we completed construction on our current church building, which was blessed and dedicated by Bishop Hartley.

On August 31, 1960, the Right Reverend Monsignor John J. Fagan died after 37 years of leading his flock. The Reverend Richard Crosser was chosen as our new pastor. One of Father Crosser's first projects was the creation of our Marian Grotto, dedicated the next year on December 8, 1961. It was created with stones from every state in the union and from several nations around the world, including some from the Holy Land. In 1970, Father Crosser retired from Immaculate Conception and Reverend Father Robert Schmidt became our pastor. He was succeeded by Reverend James Smith in 1983.

In 1991, Reverend Monsignor Anthony Missimi came to Immaculate Conception to be our pastor. Under Monsignor's guidance, in 2002, we undertook major renovations of the parish buildings, school, and infrastructure. Most notably, we constructed the Marian Hall and the Gathering Space that joins together our church and school and serves the many needs of the Immaculate Conception community. In 2008, after 17 years of faithful stewardship, Msgr. Missimi retired, and Reverend Monsignor Stephan Moloney was chosen as our new pastor. Fr. Moloney was transferred to St. Andrew's Parish in Upper Arlington in July 2013 and Reverend Father Matthew Hoover came to serve as our ninth pastor.

We are very proud of first 100 years of our parish history and tradition. We pray that, with God's blessing and the continued support and involvement of our parishioners, Immaculate Conception will be a vital part of our community and the Diocese of Columbus for the next 100 years and beyond.

The Journey CONTINUES

Any vibrant community that strives for ongoing success, including a parish community like ours, has to keep one eye on the future. In late 2012, Msgr. Stephan Maloney, pastor, announced that repairs needed to be made and funds needed to be raised to do so, resulting in the formation of the Feasibility Committee. In February 2013, the committee began working with the Diocese to investigate ways to raise funds, but was interrupted as Msgr. Maloney learned he was to be transferred. Our current pastor, Fr. Matthew Hoover, arrived in July 2013 and continued this process. He gathered the original members of the Feasibility Committee, added new members, expanded its mission and changed its name to the Strategic Planning Committee. The members of this committee have a breadth of background and the ability to represent and understand multiple perspectives and user groups. This team has expertise in facilities, real estate, planning, finance, management and architecture and includes representatives from the major stakeholders of the parish -- the school, staff, church leadership and the various ministries and parish committees.

In February 2014, a parish maintenance committee and the Superintendent of Buildings from the Diocese assessed the current state of the grounds and structures to develop an initial list of maintenance projects around the IC campus. With the centennial approaching, Fr. Matt asked the Strategic Planning Committee to assess the parish and school needs again. The committee set forth to determine the following:

- What is the physical shape of the current buildings and grounds?
- How many people are using them?
- When are they being used? How are they being used?

Using the results of a prior survey and personal interviews with over 300 parishioners, the committee looked into how these facilities can be changed and adapted to be able to serve the IC community for the next 100 years.

FIVE AREAS OF FOCUS WERE DETERMINED:

CHURCH: Maintenance and repairs (i.e. plaster, leaks). The interior walls need to be refaced, and decorative painting and the addition of sacred art are also being considered.

PARISH KITCHEN: Full kitchen to support a number of parish-wide events including the spaghetti dinner, fish fry, pancake breakfast, etc. The existing school kitchen and warming kitchen in Marian Hall are inadequate for the evolving parish and school needs.



MEETING SPACE FOR THE PARISH: There is a wide variety of parish activities with diverse space needs. Many IC groups meet regularly. Additionally, there are special events that take place throughout the year.

PARISH ADMINISTRATIVE SPACE/RECTORY: Immediate need is to separate the rectory from the parish administrative offices. Currently, there is little to no privacy within the administrative space. The Business Manager's Office serves as a pass-through to Fr. Hoover's office. The rectory kitchen and dining room are used by parish administration for meeting space and a lunch area.

PARISH SCHOOL NEEDS: Three key components to the needs identified are: student learning area, teacher/staff space, and maintenance and repair.

These findings were shared with the parish in December 2015. With the needs identified, the Committee brought in professionals to study the space and facilities. Diocesan representatives consulted with a space assessment professional, engineers and architects, reviewing parish history, the facilities, site plans and user interviews. They looked into what projects were feasible and made some changes to the original plans. The committee again shared these revised plans with the parish in a June 2016 meeting.

What has come out of this study has been a Master Plan — a conceptual layout for the 6.5 acre parish property. It looks at historically placed buildings, the next phase of growth, and future growth. The following are the results of this exhaustive study.

Answering THE NEED

Immaculate Conception Parish, like any other organization, needs to welcome the challenge of change in order to meet the evolving needs of parishioners, as well as to continue to be good stewards of existing facilities. Change is difficult. But, without change, an organization becomes stagnant, and people complacent. We need to evolve as our church evolves. Our responsibility to Immaculate Conception's future depends on our ability to meet the needs established by the Strategic Planning Committee.

RENOVATE/RESTORE THE CHURCH

- Necessary repairs – plaster, roofing, identified maintenance items
- Decorative painting – when walls are finished, introduce original colors and art to enhance the worship experience
- Sacred art – that will be consistent with and enhance the Romanesque architecture of the Church

PARISH/SCHOOL KITCHEN AND CAFETERIA — APPROXIMATELY 8,500 SF ADDITION

- New parish kitchen – This new kitchen will be positioned to serve a new dedicated school cafeteria and have improved connectivity to Marian Hall for service to parish-wide functions such as the Lenten Season Fish Fry, spaghetti dinners, pancake breakfasts or other large parish gatherings. The catering kitchen, or warming kitchen, in Marian Hall is proposed to remain and allow for smaller events without utilizing the school kitchen, or for bereavement luncheons which might conflict with school lunch service.
- New school cafeteria – A dedicated school cafeteria will allow for improved lunch service, provide a needed place for lunch activities, and open up the gymnasium for lunch hour programming and/or utilization for recess on inclement weather days.
- Extended school entry/lobby – As part of the kitchen/cafeteria addition, the accessible rear entrance to the school will need to extend east. This will allow for alternative access control between the school and Marian Hall, and repositioning of the school receptionist which, in turn, allows for new space within the school administration area for needed workstations or conferencing areas.



PARISH ADMINISTRATION SPACE AND ADDITIONAL MEETING SPACE—NEW BUILD APPROXIMATELY 10,000 SF

- After reviewing plans with the Diocese of Columbus buildings supervisor it was discovered that, because of the age and configuration of the Children's Center, it would be over \$1.6 million to convert the center. A new building of 10,000 square ft. at \$200/SF would be around \$2 million. It is a policy of the diocese that if the cost to renovate a building is 60% of what it would cost to build new, then it is recommended to build new (unless there is historic value).
- The Eucharistic Chapel will be a top priority – it will be updated and have easier, safe access for parishioners.
- Administrative offices – offices with appropriate space and technology that will help support the staff of today and have the room for growth for the demands of the future.
- Reception area, meeting spaces, handicap accessibility and storage
- New updated spaces for Children's Center activities
- PSR Religious Education, Before and After School Care
- Wee Care Nursery, Sunday Preschool and Vacation Bible School

RECTORY—RENOVATION

- Return Rectory back to its original use as a home for pastor and other clergy in residence or visiting; add handicap accessibility

ADDITIONAL SCHOOL NEEDS

- A new teacher's lounge – Complete with break area/kitchenette, men's/women's restrooms and a small conference area. This project will occupy the space presently used for the lower level boy's/girl's restrooms in the SW corner of the school. *Approximately 1,150 SF*
- New boy's/girl's restrooms and locker/changing rooms – This project will occupy the space currently serving as the main school kitchen and supply areas. *Approximately 1,630 SF*
- Elimination of west stairwell – This stairwell and door to the exterior are redundant and occupy usable square footage for a small teacher's aide workspace, meeting room and storage area. *Approximately 800 SF*
- Reconfiguring of lower level toilet/storage areas south of classroom/former music room – Classroom space will remain, with an option to store musical instruments (currently stored under stairwell) and reclaiming of space as music room. *Approximately 920 SF*

NEW SCHOOL SECOND FLOOR CLASSROOMS—APPROXIMATELY 6,500 SF

- Taking full advantage of the structure and lost land/parking areas, it is proposed to provide up to three new classrooms located above the kitchen and cafeteria. School administration has identified a future need for additional classrooms space opening up opportunities for new or improved academic programs.

SCHOOL FRONT ENTRY—EXTERIOR/NON-CONDITIONED SPACE—ADDITION

- Front porch – The E. North Broadway entrance to the school can present a confusing and un-ceremonial front door for visitors and students. With two stairwell doors across the South façade, land-marking a front door will help visitors trying to get to the school administrative areas. Having the accessible ramp at the East door and the best direct corridor to the elevator and corridor to the receptionist, this door is the logical point to welcome visitors. Considering the architecture of the church and Marian Hall, a covered porch, protecting the ramp and children in inclement weather, is proposed to solve this architectural concern.



The cost

The total of \$6.9 million can appear to be overwhelming, but these projects can be completed in stages. This depends on the priorities established by the parish and the financial support from parishioners. The parish now has a plan for the future.

It has been more than 13 years since the members of Immaculate Conception Parish have been asked to give for capital improvements. It is time to position the Immaculate Conception community for the next 100 years. Those before us provided a solid physical environment for us and our children – and NOW it is our turn.

Our parish has touched all our lives in this community; it is time to step forward to ensure that these facilities can continue to be home for our parish family for many years to come.

For More INFORMATION

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Below are estimates based on square footage and known variables.

Church Restoration	\$300,000
School Addition (New Kitchen/Cafeteria/Lobby)	\$1,954,978
Administrative Offices/Meeting Rooms, Eucharistic Adoration Chapel Addition	\$2,000,000
Rectory Renovation	\$200,000
School Renovations (Teacher's Lounge, Student Lockers/Bathrooms, Stairwell, Music Room, School Front Façade, School Soft Costs)	\$1,312,583
New School Second Floor Classrooms	\$1,124,186
TOTAL OF ALL PROPOSED COSTS	\$6,891,747