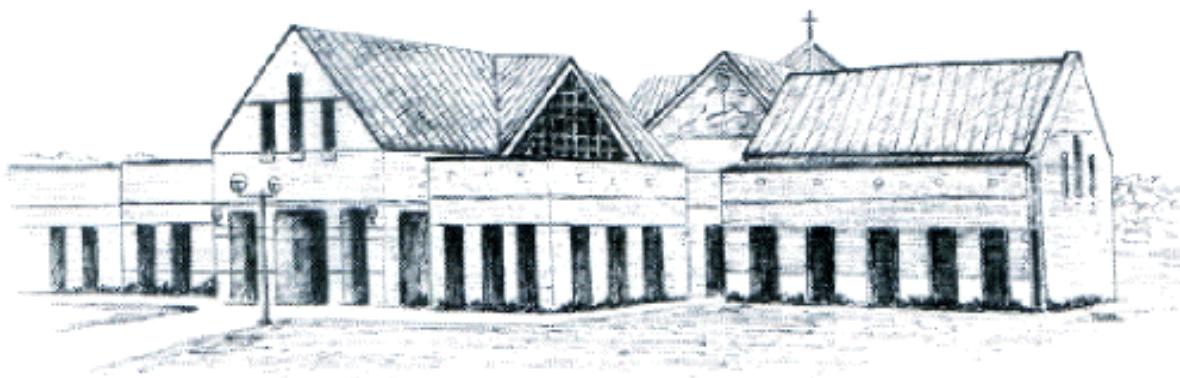


St. John Parish

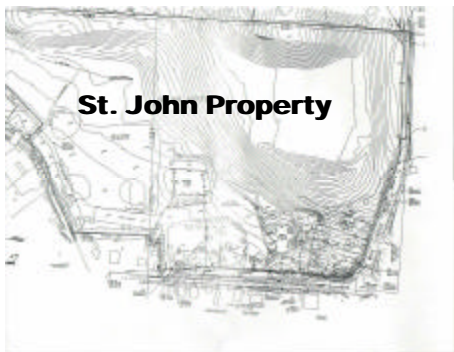
Land Use Committee



Master Plan Recommendations

April 30, 2001

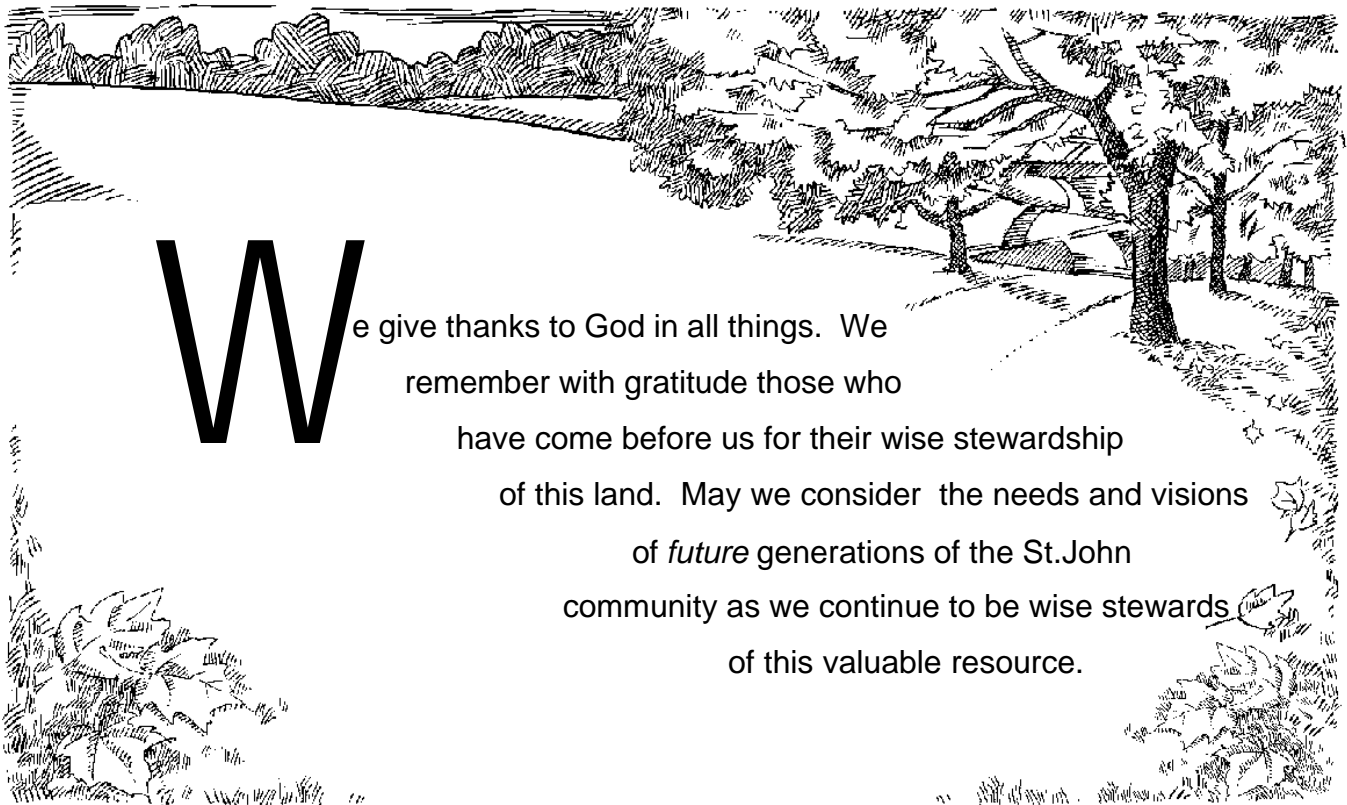
Introduction



Saint John Church has been approached on several occasions to sell or donate portions of the parish property. It is anticipated that proposals to acquire parish property will continue because of our unique location in the rapidly developing, West Chester area. In order to be prepared to respond to future land acquisition requests in keeping

Land Use Study—May, 1999—April 2001

with anticipated needs of the church community, the Pastoral Council appointed a “Land Use Committee” to generate a master plan for the future use of the parish property.



We give thanks to God in all things. We remember with gratitude those who have come before us for their wise stewardship of this land. May we consider the needs and visions of *future* generations of the St. John community as we continue to be wise stewards of this valuable resource.

Land Use Committee Recommendations

1. Remain wise stewards of our resources and avoid selling or giving away any property.
2. Preserve significant portions of St. John property as green space.
3. Areas on the map designated as "buildable areas" should serve as the location for any future structures which might be built to accommodate a variety of activities.
4. An area has been designated for future sports field development.
5. All current St. John buildings should be retained because they are needed to meet the needs of this vibrant and growing community.
6. St. John's Parish should actively participate in the West Chester Township Streetscape Design project.

Master Recommendations

These Master Plan recommendations are based on the previous list of priorities. The recommendations in this section pertain to the Disposition of Property, Green Space, Buildable Areas, Sports Fields, and Streetscaping.

It should be pointed out that while recommendations are being made for various uses of the land, this report is not proposing that these facilities be built at this point in time. Nor is this document a building plan. This document is simply stating that the uses referred to in the plan are those uses for which the parishioners feel the most strongly toward.

The purpose of the land use plan is to identify the areas of parish property which are best suited for these uses. When the parish feels it necessary to pursue any of the building projects this committee recommends that a building committee be established specifically for that project. That building committee would be responsible for further study to determine the specifics of the project, the details of the design and the exact location and layout within the specified areas. Consideration should also be given to facilities which combine various uses.

Disposition of Property

Based on the wishes of the parishioners, one of the highest priorities, and certainly the single most passionate issue, is that we not sell or give away any property. Throughout the 50 year history of this property we have been able to retain over 90% of the land. This judicious use of the land has served to help us in the past and we should continue this practice well into the future. As we learned from the data gathering phase of this process, the surrounding parishes of St. Max, St. Susanna, and St. Michael are either land locked or nearly land locked. Each advised us to be frugal with our resources. While we are making long range proposals in this report it is impossible to foresee all possibilities. For this reason it is strongly recommended that the parish retain all property.

Green Space

The area designated as Green Space was selected to meet the needs for several land use suggestions received by the land use committee. During the parish information gathering session - "Dessert with the Pastor", the committee heard numerous comments such as "save the land, don't sell the land, and preserve nature". When combined, these comments indicated that the Parish wanted to preserve significant portions of the St. John property.

After reviewing the various current and future land use restrictions and limitations, the map of recommended land uses was developed with areas designated for green space. These areas can actually be used for many of the different uses listed below.

- ◆ Create Greenbelt/buffer areas
- ◆ Maintain view of the Church
- ◆ Keep property in reserve
- ◆ Parking overflow areas (for events like the festival)
- ◆ Tree preservation
- ◆ Fire pit
- ◆ Meditation areas
- ◆ Outdoor classrooms/education
- ◆ Pedestrian paths
- ◆ Create a focal point

Decisions regarding actual locations and design for meditation areas, fire pits, etc will be made in the future.

It is also important to point out that the "sports fields" land use designation fits into the theme of "preserving the land." Minimal changes would need to be made to this portion of the property, preserving it for future use.

Sports Fields

One of the Parish priorities is to develop sports fields. This is the least expensive improvement in the Master Plan recommendations. The land is

large enough to support two baseball fields, several soccer fields, and parking as indicated on the map. If required, a school playground could be incorporated into any part of the available green space. The gym area would be updated at the appropriate time in the planned “buildable area.”

Buildable Area

The parish needs which require structural facilities include a family life center, a shared elementary school, a more functional gym, and office/meeting space. A need for separate facilities versus one all encompassing structure was not specified by the parishioners; rather the simple need for space to accommodate the variety of activities was indicated. This report therefore recommends a location for such a structure/s, should they be built in the future.

The area indicated as “Buildable” on the Master Plan was chosen as the location for a future structure/s for a variety of reasons, each of which will be explained as follows:

Access Route Currently, the main access to the new church is from the Cincinnati-Dayton Rd. entrance. Due to the design of the access, the flow of traffic allows for a drop-off at the front door of the church. This access could also provide a drop-off site for another building in the area indicated, while maintaining the current traffic flow.

Proximity If a new structure were built to fill the already mentioned needs of the parish, it would be both functional and helpful to have it located near the new church and the pre-existing parking lot. In addition, by building on the indicated area, we could utilize the current center as part of the new structure/s.

This area, is used for a school, also allows room for a playground and access to the proposed ball fields.

Quality of Land Based upon the topography of the available land, this area would require minimal adjustments thus making it a more suitable area to build than other parts of the property.

Modification The current center is represented on the Master Plan as part of a much larger buildable area. This is to indicate that the facility could be modified to better suit the needs of the parish by becoming part of a larger structure.

The area indicated on the Master Plan as “Buildable” shows multiple structures. This was only chosen as a way of indicating use of the space. This was not intended to either recommend or not recommend multiple structures versus a single building.

Current Facilities

St. John Hall (former worship space), Rectory, Pavilion, and Parish Center are all currently needed to meet the needs of this vibrant and growing parish community. These facilities supply much-needed space for meetings, Scouts, Youth activities, sports, office space, pastors’ residence, and religious education programs.

Property Fronting Cincinnati-Dayton Rd.

West Chester Township plans to develop a Streetscape design, including “focal points,” walkways, and landscaping, along the Cincinnati-Dayton Rd. area of Olde West Chester. It is recommended that St. John Parish actively participate in these projects.

Traffic Access

Currently, St. John Church has access to Cincinnati-Dayton Rd. in two areas, as well as access to Station Rd. It would be desirable to obtain access to West Chester Rd.



Mission Statement

We are the Catholic Christian Community of St. John, diverse in age, talent and theology. Our Stewardship of Time, Talent and Treasure provides opportunities for spiritual and personal growth. We are called to love and serve God through each other, by caring for those within our community and beyond and by creating an environment that promotes Christian growth and faith. As a Christian community, we help individuals and families become more Christ-present through worship, education and service. We are actively committed to reach out selflessly and prayerfully to others. We warmly welcome all who seek to deepen their faith in Jesus Christ.

