

MASTER PLAN TOWNHALL PART 2

Church of the Holy Spirit
Diocese of Lincoln, Nebraska
September 7-8, 2025

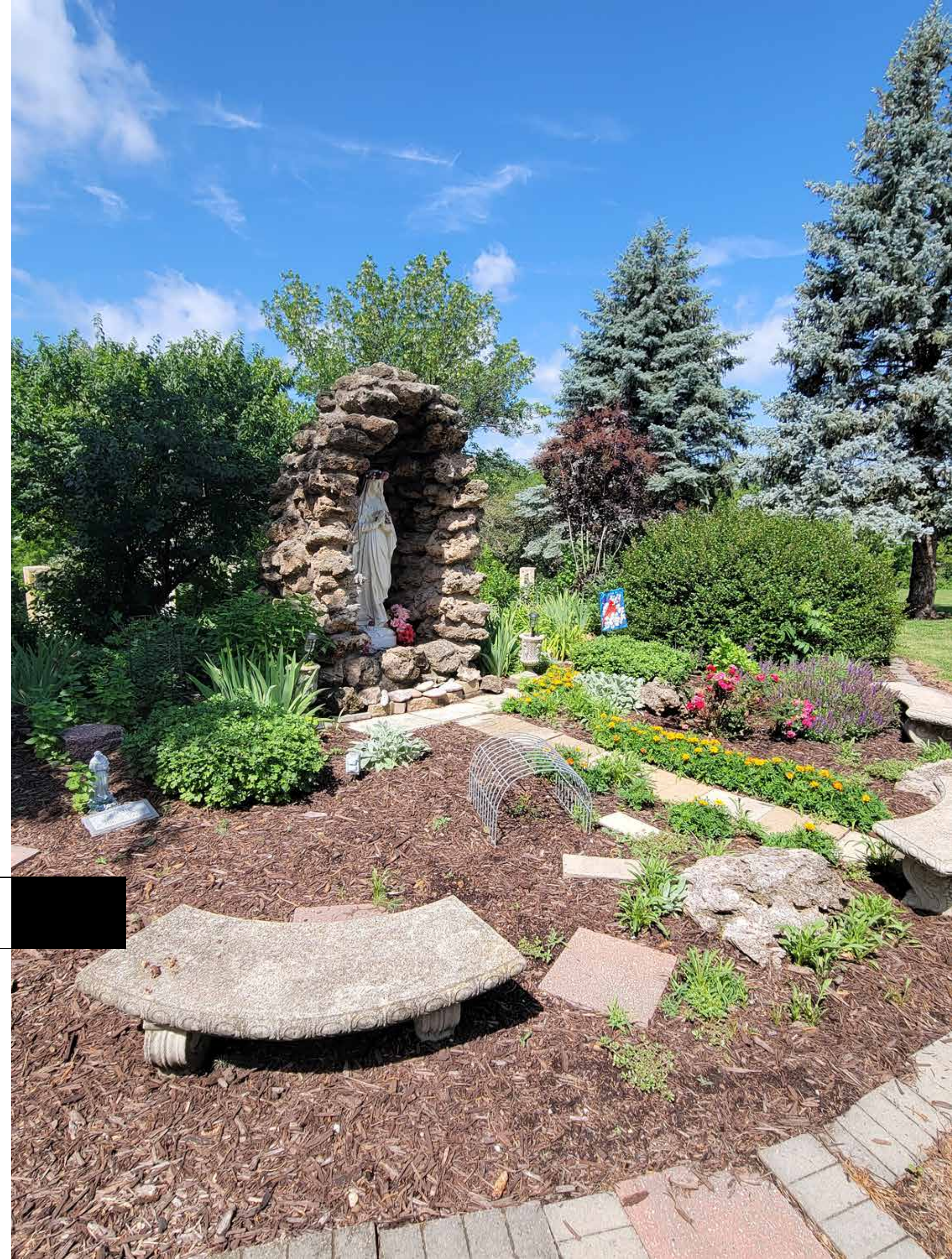


CARLSON
WEST
POVONDRA
ARCHITECTS



PRAYER

Led by Fr. Timmerman





AGENDA

- Results from Townhall 1
- Liturgical Architecture:
'Built of Living Stones'
- Site Access and Possible
Solutions
- Master Plan Options (A-E)
- Provide Feedback

01

TOWNHALL 1

Results from the Listening Exercises



VISIONING EXERCISES



01
Brainstorm



04
Large Group Sharing



02
Small Group Sharing



05
Sticky Dot Voting



03
Ideas on an Aerial

STICKY NOTES

PRESERVE

④ Fellowship
5

① Preserve
✓ Community
- reverent
- Catholic
- dignified spaces
-

Preserve
1. Confessionals
2. Separation of nave and community space
3. The Entrance being on other side of building from Nave
4. Bell Tower ✓
5-

Keep
New
Confessionals
#3

① Preserve
1. Openness of the design
2. Natural bright light
3. Commons Area
4. Beautiful landscaping and Prayer Garden
5

PRESERVE
1. Baptism Font
2.

renovated or new
2. Commons as the entry point for community-building
3. only exit point
- see other side

1. the Commons - a good area for the people to socialize and get to know each other

Keep
Rectory
so priest can walk to school lunch without going outside

① Preserve
1. All the Statues
2. Tabernacle #3
3. Old church space to make a social hall
4. The statues of the cross
5. The Grotto in Back

Preserve
Statues, Confessionals
Father Timmerman
Grotto
School

Preserve 5
- Parish Culture / sense of community
- Adoration

Preserve
Fish Fries

3. memorials, candles
4. Statues
5. Landscaping
6. - church
7. - altar

Preserve
1. Common gathering space post mass
2. Separate adoration chapel
3. Flower garden
4. Grotto

Preserve
* The Grotto/Grounds
* The Main Structure of School
* The large crucifix in church
* The Gym/Stage for school
* Multi-story but re-locate to make better known

Preserve
1. Circulation through spaces to sanctuary
2. Simple Complexity
3. 24-hr Adoration
3.

Preserve
1. * spirit of the Commons
2. not meeting actual building
3. School
4. Adoration Chapel
5. Marian Grotto

Preserve
Grotto + statues

PRAYER GARDEN
- Adoration

Preserve #3
- School
- Campus feeling (grass/trees, etc)
- Thrift Store
- Small farm food
- Bell Tower

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- Campus feeling (grass/trees, etc)
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3. School
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Preserve
Grotto + statues

Preserve
1. Commons area for the people to meet socially after Mass
2. Green space / grass / trees / landscaping
3. Indoor connections between church, school, rectory
4. Stations of the Cross
5. Church - Same location, and as it is now
6. All statues (reuse existing)
7. Crucifix in Sanctuary
8. Land / Site

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7. Crucifix in Sanctuary
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Major Themes / Repeat Comments	# Mentioned			Weighted #
	Day 1	Day 2	Total	
School / Education Pre-K through 8	5	19	24	1
Grotto	9	10	19	2
New confessionals	7	11	18	3
Adoration Chapel (24 hr)	5	11	16	4
Prayer garden	9	6	15	5
Commons area for people to meet socially after Mass	9	5	14	6
Green space / grass / trees / landscaping	5	5	10	7
Indoor connections between church, school, rectory	4	4	8	8
Stations of the Cross	5	3	8	8
Church - Same location, and as it is now	3	4	7	9
All statues (reuse existing)	3	3	6	10
Crucifix in Sanctuary	3	3	6	10
Land / Site	2	4	6	10

STICKY NOTES

PRESERVE

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Land / Site	2	4	6	10

TOP THREE

1. Education Pre-K through 8
2. Grotto
3. New confessionals

STICKY NOTES

ENHANCE

Compiled - ENHANCE

Major Themes / Repeat Comments

	# Mentioned			Weighted #
	Day 1	Day 2	Total	
Beautify the church / help Sanctuary look like church	11	14	<div><div></div></div> 25	1
Improve parking lot layout (drop off and pick up too)	11	6	<div><div></div></div> 17	2
Enhance and/or enlargen adoration chapel	9	5	<div><div></div></div> 14	3
Make front entry more inviting	4	7	<div><div></div></div> 11	4
Enhance common area	3	7	<div><div></div></div> 10	5
Statuary and iconography (Improve or add Art)	5	3	<div><div></div></div> 8	6
Relocate / improve thrift store	5	3	<div><div></div></div> 8	6
Enhance church Altar	5	3	<div><div></div></div> 8	6
Better utilize outdoor campus and green space	4	3	<div><div></div></div> 7	7
Improve rectory	2	4	<div><div></div></div> 6	8
Improve (ADA) Accessibility	3	3	<div><div></div></div> 6	8
Security for school and church	0	6	<div><div></div></div> 6	8
Modern gym - update floor	0	6	<div><div></div></div> 6	8
Improve kitchen	4	1	<div><div></div></div> 5	9
Enhance bell tower	3	1	<div><div></div></div> 4	10
Improve pews (for those with back/hip problems)	2	2	<div><div></div></div> 4	10
Better HVAC	3	1	<div><div></div></div> 4	10
Better sound system in gym and church	0	4	<div><div></div></div> 4	10
Add stained glass	0	4	<div><div></div></div> 4	10
Increase sense of reverence	3	1	<div><div></div></div> 4	10

4. Commons
5.

4. Modern gym - update floor
5. Beauty chapel

5.

5)
would like to Congregate
→ Adult Education

Enhance
- interting
- enrollment

Enhance
1) Parking lot
2) The outside look of school
3. Parking lot
4. change current church so has entry made and Rest shop
5.

Enhance
1) Parish Hall
2) Improve aesthetics in the church (Stain Glass, Door)

Enhance
1. Thrift Store
2. Commons
3. Security for school & church
4. Play ground
5. Sacristy

Enhance
1) Commons
2) Entrance to Church
3) Gym
4) Church Decor
5) Baptismal Font

Enhance
School
- interting
- enrollment

Enhance
- School Enrollment
- Affordability
- Parking

Enhance
1 Gym floor
2 School security (office @ front)
3 Gym/stage sound system
4 Use of school kitchen
5. play ground

Enhance
1. Thrift Store
2. Commons
3. Security for school & church
4. Play ground
5. Sacristy

Enhance
1 Church
2 Gym
3 Security
4 lower level of school
5

Enhance
1. Some sort of Commons
2. First entrance of school
3. Bell Tower
4. Access to west side of campus
5. Change effect of school building

Enhance Rectory
1) Rectory
2) Beauty
3) Water
4) Water
5) Statues

Enhance
1. Stairs
2. Window
3. Stairs
4. Kneelers
5. Pew seat cushions

Enhance
1. Commons area
2. Thrift Store
3. Security for school & church
4. Play ground
5. Sacristy

Enhance
1. Church
2. Gym
3. Security
4. lower level of school
5

Enhance
1. The altar needs to be the first priority
2. Always giving God absolute reverence
3. Communion altar
4. New high altar
5. correct the tabernacle in the center etc (center aisle)

Enhance
more the confessional to a different location
Renovate the church, not replace it.

Back of the Altar so our eyes are more on the altar especially during the Mass - so it feels like we are more like a church - not a warehouse building - make it more welcoming

Enhance
The gym
school security
church accessibility
ADA
computer lab
school Pick up + Drop off row

Enhance
1. Thrift Store
2. Commons
3. Security for school & church
4. Play ground
5. Sacristy

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Enhance
Parking Lot + Bus of traffic
Rectory - per priest ideas

Enhance
1. Stairs
2. Window
3. Stairs
4. Kneelers
5. Pew seat cushions

Enhance
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Enhance
1. Church
2. Gym
3. Security
4. lower level of school
5

Enhance
1. Commons area
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Security for school and church	0	6	6	8
Modern gym - update floor	0	6	6	8
Improve kitchen	4	1	5	9
Enhance bell tower	3	1	4	10
Improve pews (for those with back/hip problems)	2	2	4	10
Better HVAC	3	1	4	10
Better sound system in gym and church	0	4	4	10
Add stained glass	0	4	4	10
Increase sense of reverence	3	1	4	10

TOP THREE

1. Beautify the Church
2. Improve parking lot layout
3. Enhance / Enlargen Adoration Chapel

STICKY NOTES

CHANGE

3. Meeting areas
4. Put school office by front door
5. Have another way to get into building

3. Flooring
4. School office placement
5. Gym floor
6. Heavy doors

for the heart.
→ Need a Community Room
Open to the Community &
Large for use so we can
evangelize: bring people in.

② Utilize outside areas for additional
③

3. Handicap access
4. Bathrooms (so far together)
5. Entrance to school & church

Change
1) Side to side to Center
2) The Store
3) School office
4) Art Work - Need a mural
5) Signage on the outside walls.

CHANGE
- The means of design. More and still the same.
- Can be good but needs to be drastically.

THINK
THINGS LIKE
To change
- remove
- take to
change the
rooms

change
1. Parish hall totally separate from school
2. School office up front
3.
4.
5.

Change
Carpet in school / church

Change
1) Adoration
2) between church & school
3) Front doors
4) Stained glass
5. Air Freshness

change
1. Separate social vs. school space
2. gym vs. stage
3. chapel aesthetic
4.
5.

change
1) Add new social hall
2) more storage
3. School office
4. Large Restroom in church
5.

Change
1. Current Church
2. By rule in front of church
3. ~~By rule in front of church~~
4. Demolish Security (new)
5. "Adoration Chapel (new)

Change
1. Kitchen
2. Parking lot
3. Seating in church
4. Parish hall
5.

CHANGE
CHOIR LOCATION
CONFESSORIALS LOCATION
COMMONS LAYOUT
UPGRADE RESTROOMS

Change
1. Entrance to inside of church
2. Altar
3. Choir area
4. Kneelers - make comfortable
5. Layout of pews
6. Carpet

Change
1. Parking
2. Kid's area
3. Commons
4. Security
5. Bathrooms

CHANGE
1. Altar rail needs to be installed before anything else.
2. High altar to actually show the reverence and worship of our Lord
3. Choir and music in the back of worship space or ideally in a choir loft.
4. whether renegade or

CHANGE
1. UPDATE SCHOOL BATHROOMS
2. SECURE SCHOOL
3. ADD PHYSICAL INTERVIEW ROOMS
4.
5.

Change
Church Space "Build new"
Commons - Renovation "Build new"
Adoration Room "Build new"
HVAC to church & Commons

Change
New bathroom
Make a center aisle & center altar area
tabernacle

Change
1) Enlarge Thrift Store
2) Church -
3) Adoration chapel
4) Room for funerals weddings
5) MORE WINDOWS

Change
1 Commons
2 Church - new main
3 Adoration room
4 New Social Hall
5 After long changing room

CHANGE
1. ENLARGE SCHOOL BATHROOMS
2. SOCIAL HALL - BUILD
3. AESTHETIC FACILITIES - NEW FLOOR - PRAY GROUPS
4.
5.

Change
1. Church Sanctuary
2. Entrance to church
3. Traffic path
4. Security in church and school
5. Parish hall

Change
1) Church
2) Consolidate school space
3)
4)
5)

Change - church - more like a church -
- more than change R.
- make entrance garden area is beautiful
- ADA accessible parking lot

Change
Gymnasium of a church
Parish hall
Play ground

The entrance area - should feel like you are entering a new space - The Commons should be separate & not near the entrance of the church

Security - Commons
Parking
Bathrooms
Entrance to Church

Change
1) Large baptismal font
2) No concrete walls
3) Look like a church when you pull in
4)
5)

CHANGE
1. Parish hall
2. School office
3.
4.
5.

Change -
ceiling
walls
flooring
pews
view to the public

CHANGE
1. ENTRANCE - MORE WELCOMING
2. BATHROOMS - 2 STALLS
3. GO UPON ENTRANCE
4.
5.

Compiled - CHANGE Major Themes / Repeat Comments

	# Mentioned			Weighted #
	Day 1	Day 2	Total	
The Church itself / New Church	13	8	21	1
New Parish Hall	8	13	21	1
Create center aisle	8	7	15	2
Move school office up front	3	8	11	3
Church bathrooms	4	6	10	4
Exterior of the Church	7	3	10	4
Enlarge / relocate Adoration Chapel	4	6	10	4
Entrance (Church)	4	6	10	4
Parking lots / traffic flow	4	5	9	5
Commons	4	5	9	5
Pews and kneelers	4	5	9	5
Relocate confessionals	6	1	7	6
Change flow of the church / layout	2	4	6	7
New thrift store	3	2	5	8
Church ceiling	3	1	4	9
Sloping floor of church	3	0	3	10
Stained glass	2	1	3	10
School drop-off	3	0	3	10
Parish office location	3	0	3	10

STICKY NOTES

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5. Gym floor
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Large for use so we can
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areas for additional
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1) Side to side to Center
2) Side to side
3) Side to side
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Carpet in school / church

Change
1) Adoration
2) between church & school
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CONFESSORIALS LOCATION
COMMONS AREA
UPGRADE RESTROOMS

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Commons - renovate or "Build new"
Adoration Room "Build new"
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5. Afternoon changing room

CHANGE
1. BATHROOM SCHOOL
2. SOCIAL HALL - BUILD
3. BATHROOMS
4. BATHROOMS
5. BATHROOMS

Change
1. Church Sanctuary
2. Entrance to church
3. Chalkboard
4. Security in church and school
5. Parish hall

Change
1) Church
2) Consolidate school space
3)
4)
5)

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- more for change R.
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- ADA accessible parking lot

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Gymnasium of a church
Parish hall
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ceiling
walls
flooring
pews
view to the public

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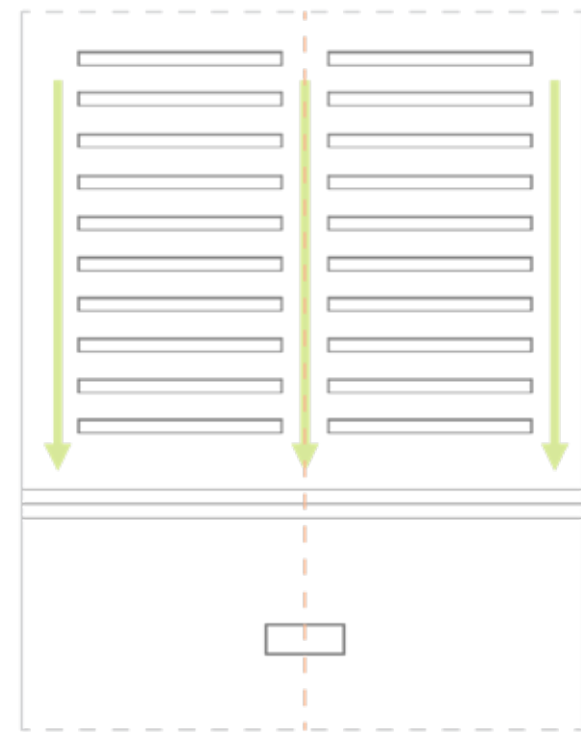
TOP THREE

1. New Church
2. New Parish Hall
3. Create center aisle

DOT VOTING

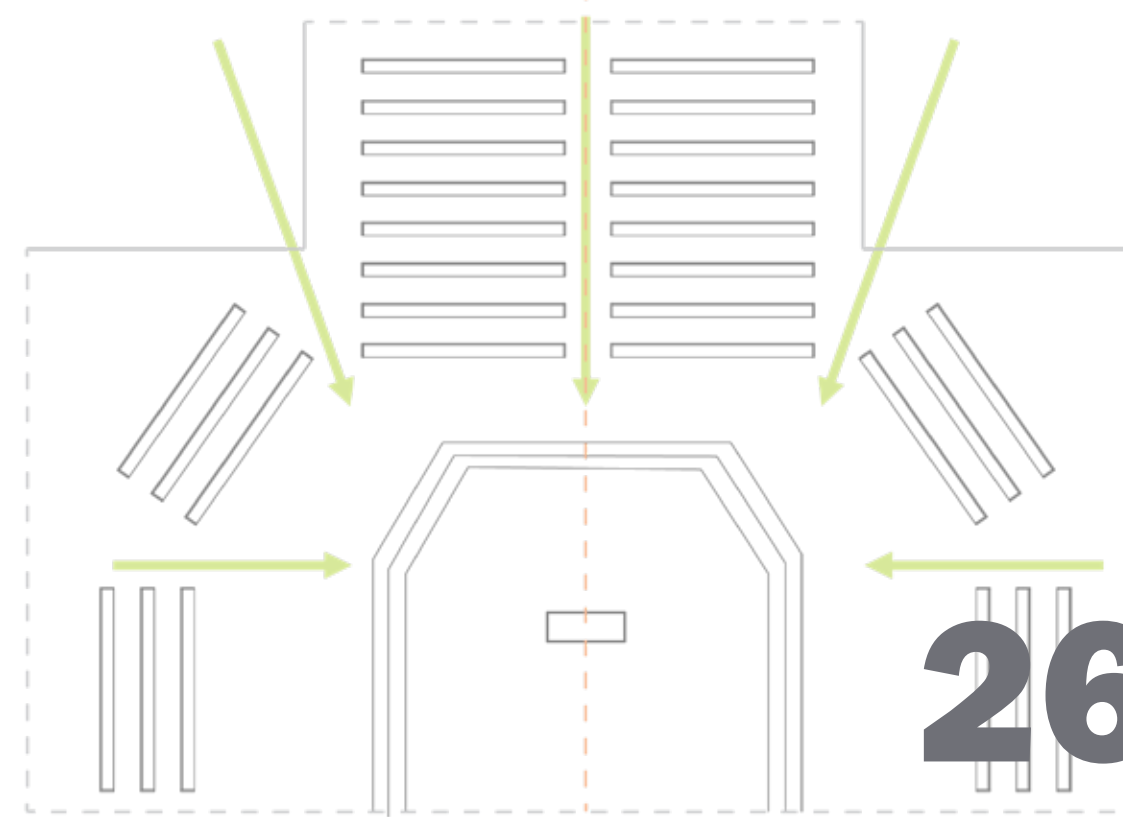
SEATING LAYOUT

BASILICAN



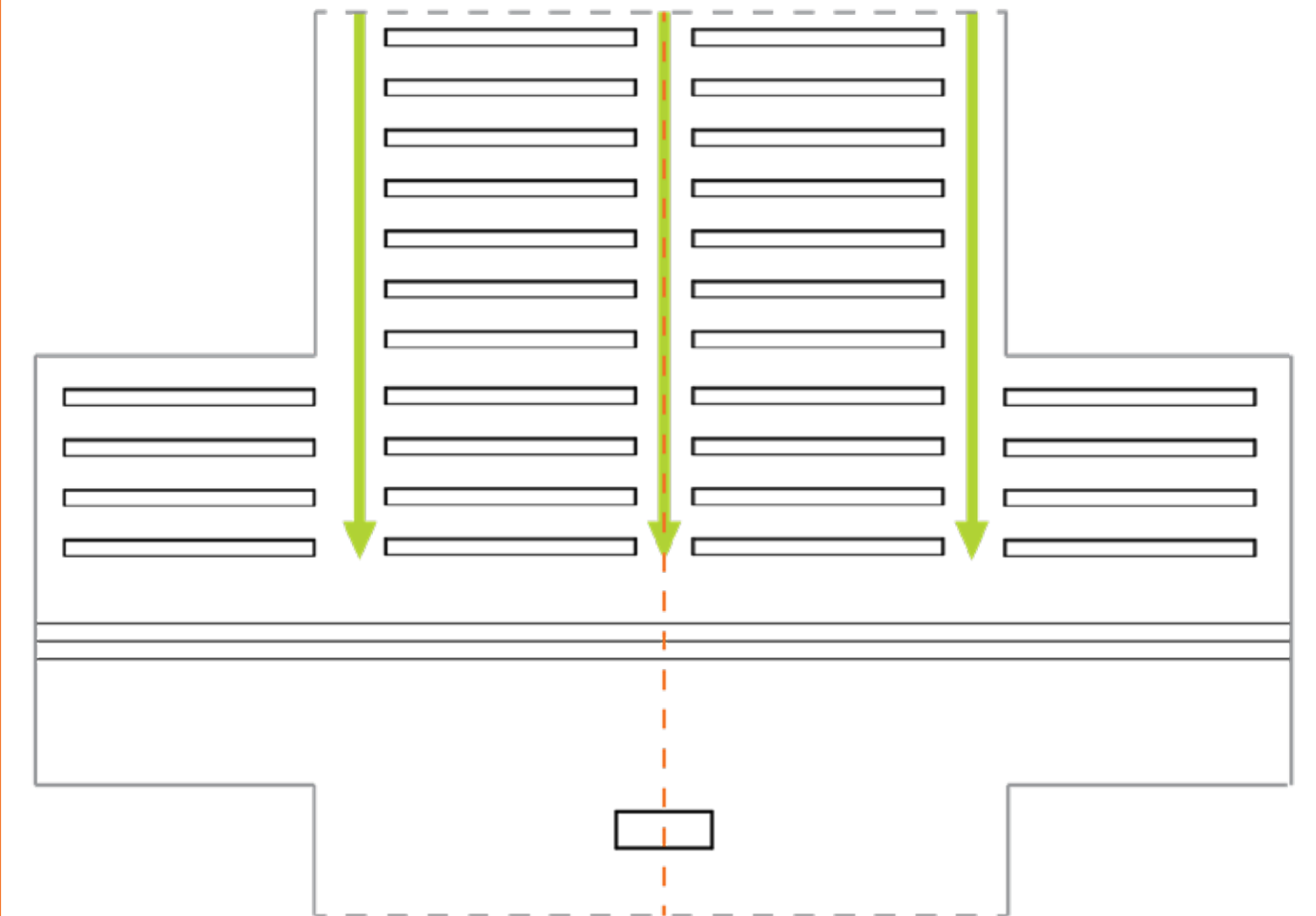
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FAN



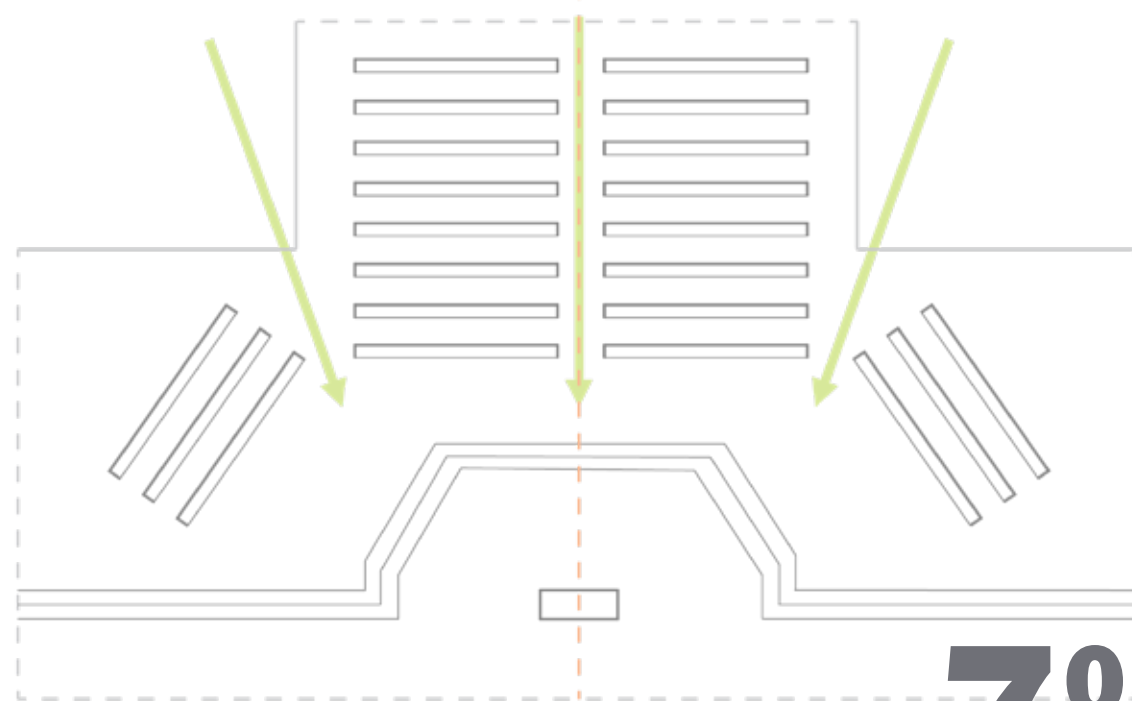
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CRUCIFORM



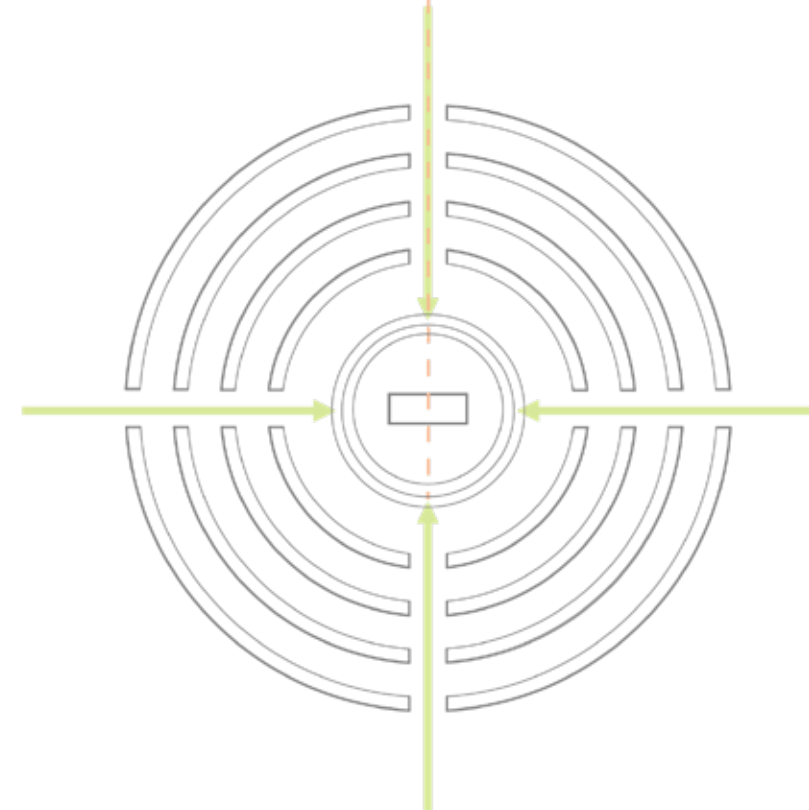
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FAN HYBRID



7%

IN-THE-ROUND

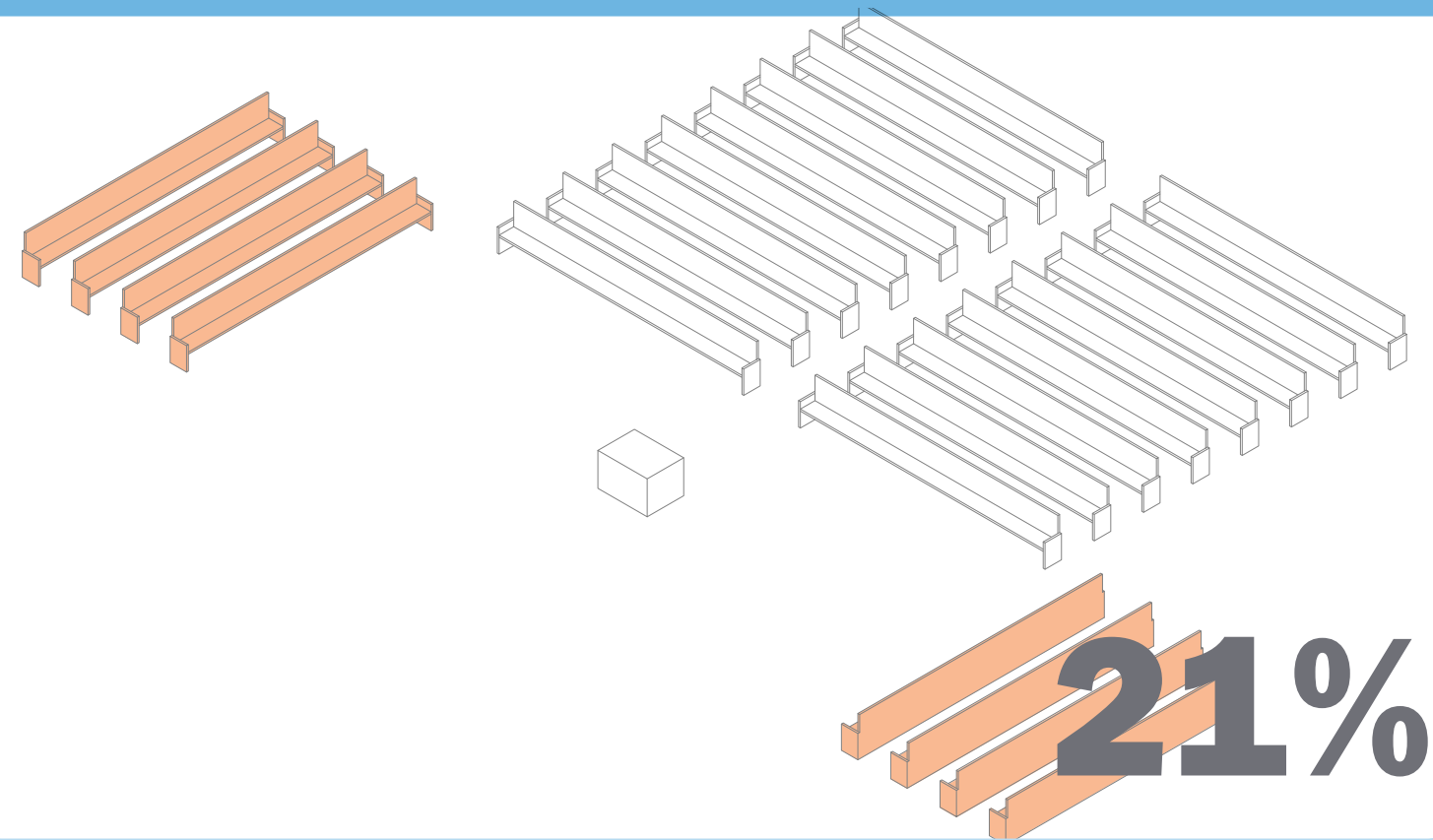


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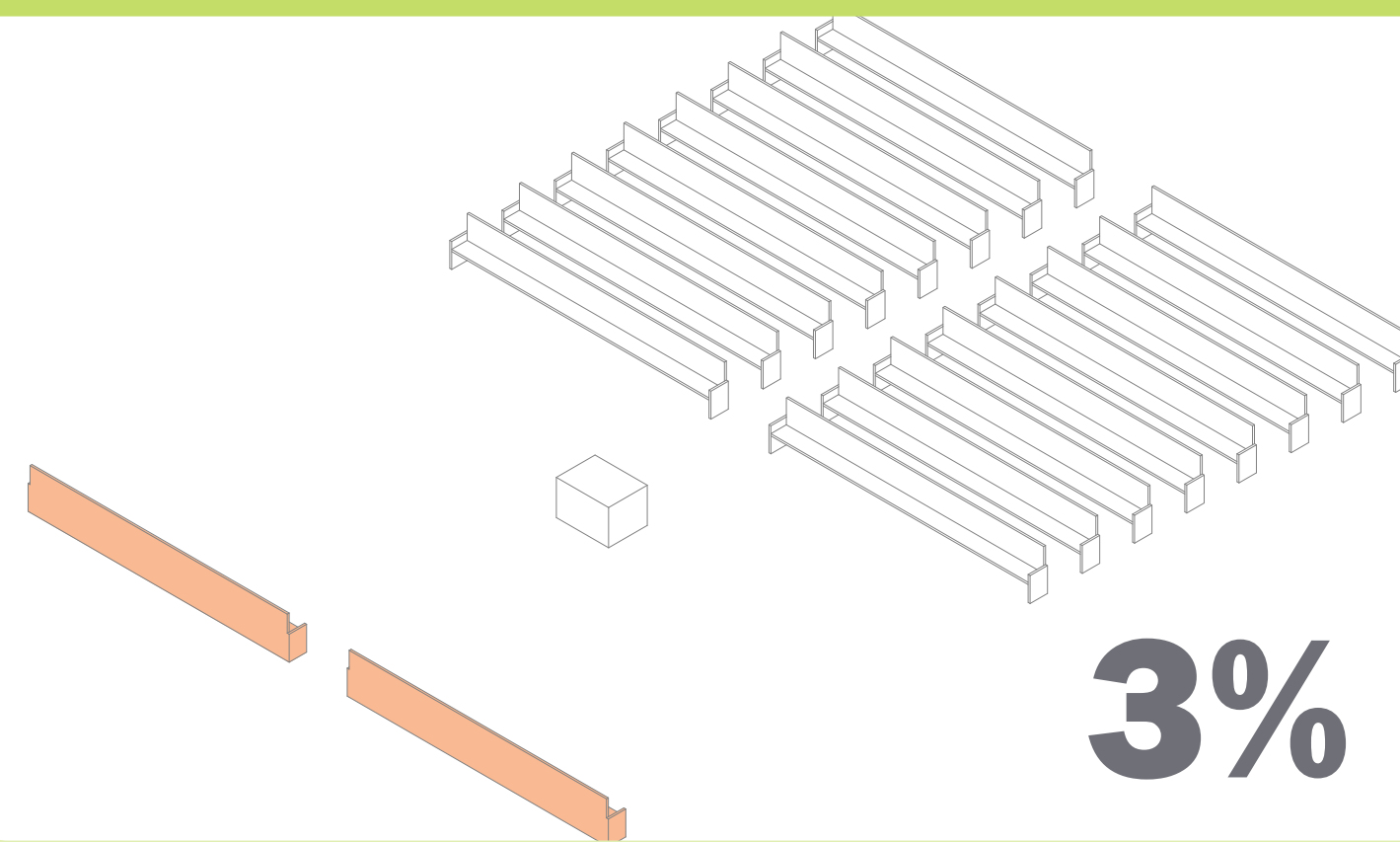
DOT VOTING

CHOIR LOCATION

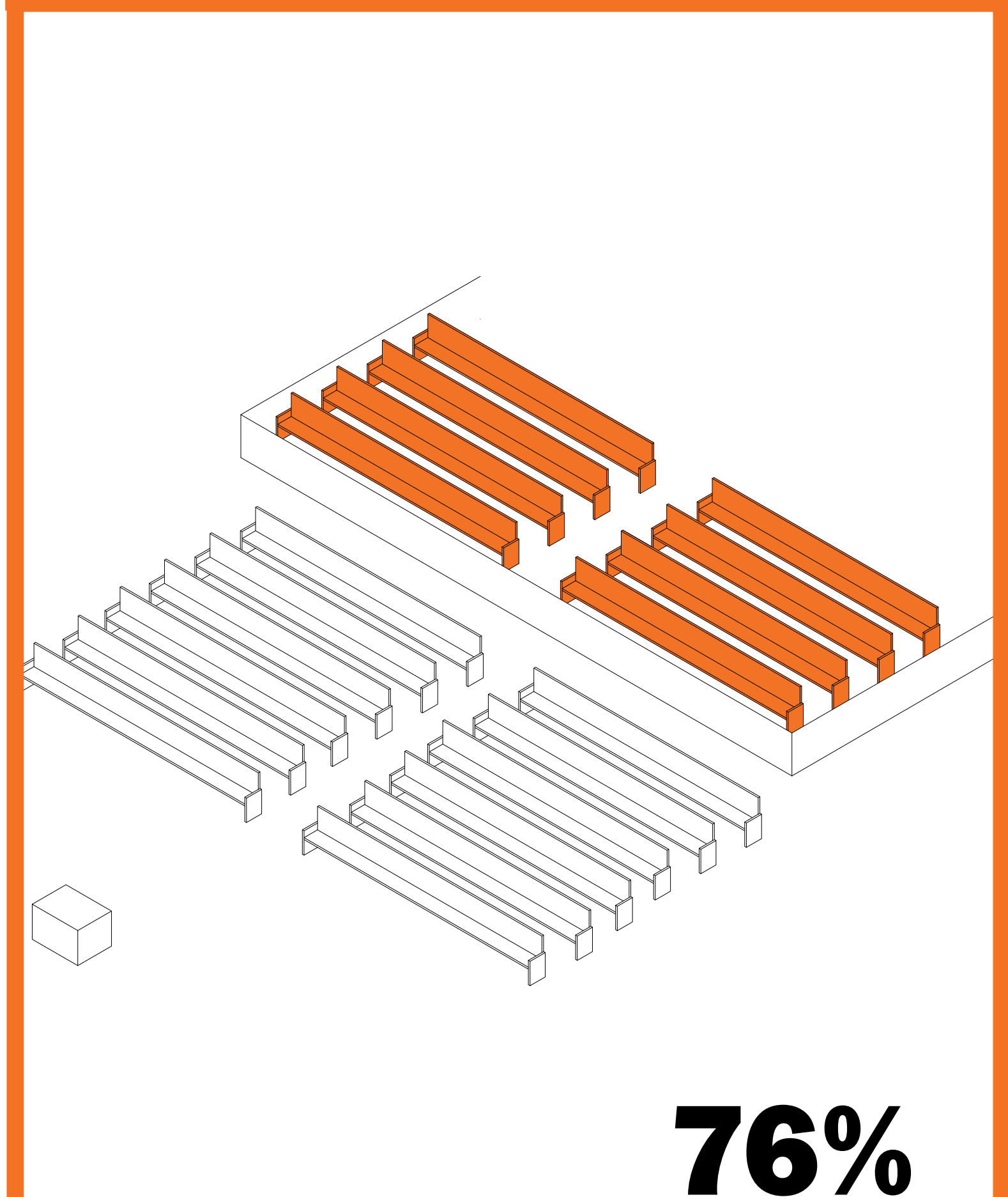
TRANSEPTS



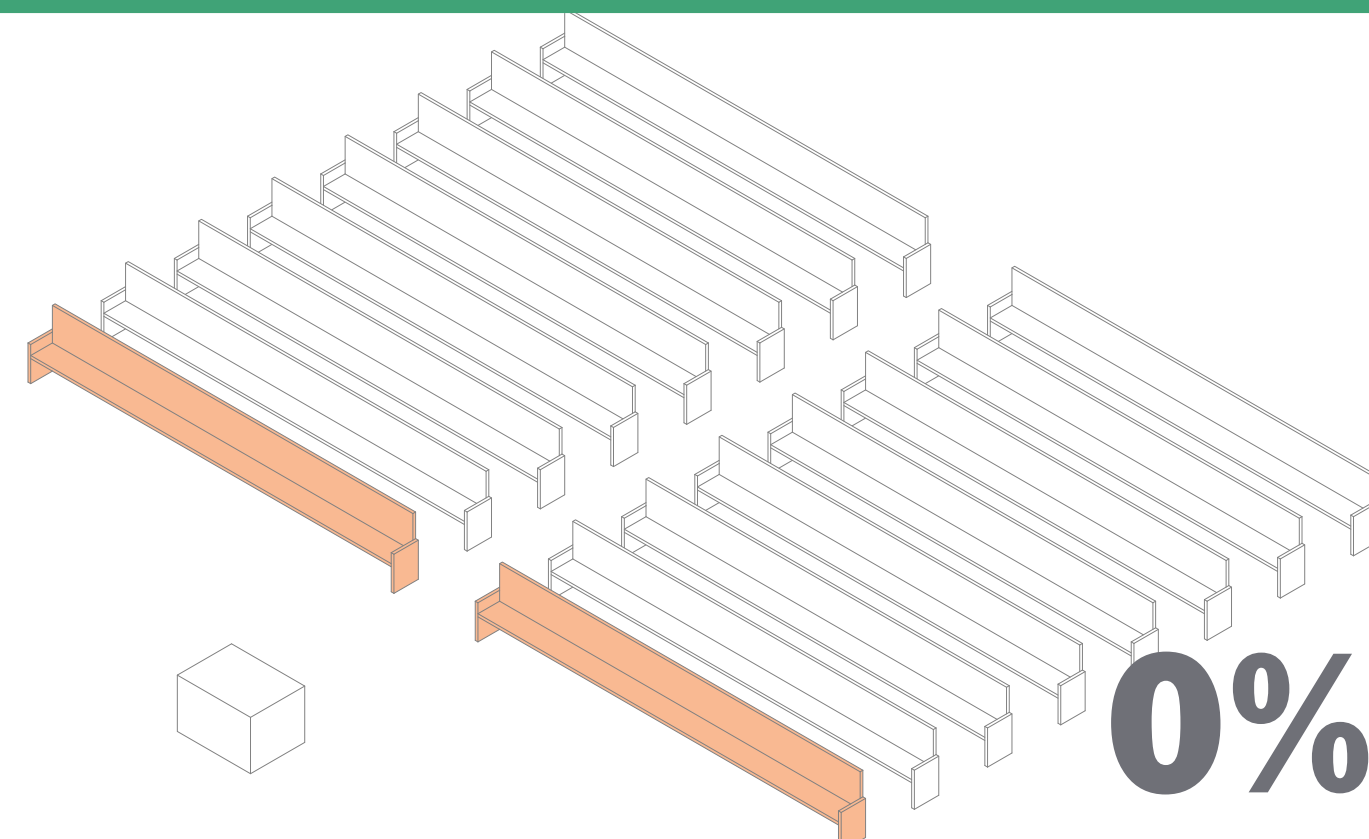
BEHIND ALTAR



CHOIR LOFT



FRONT PEWS



DOT VOTING

ARTWORK STYLE

ICONOGRAPHIC



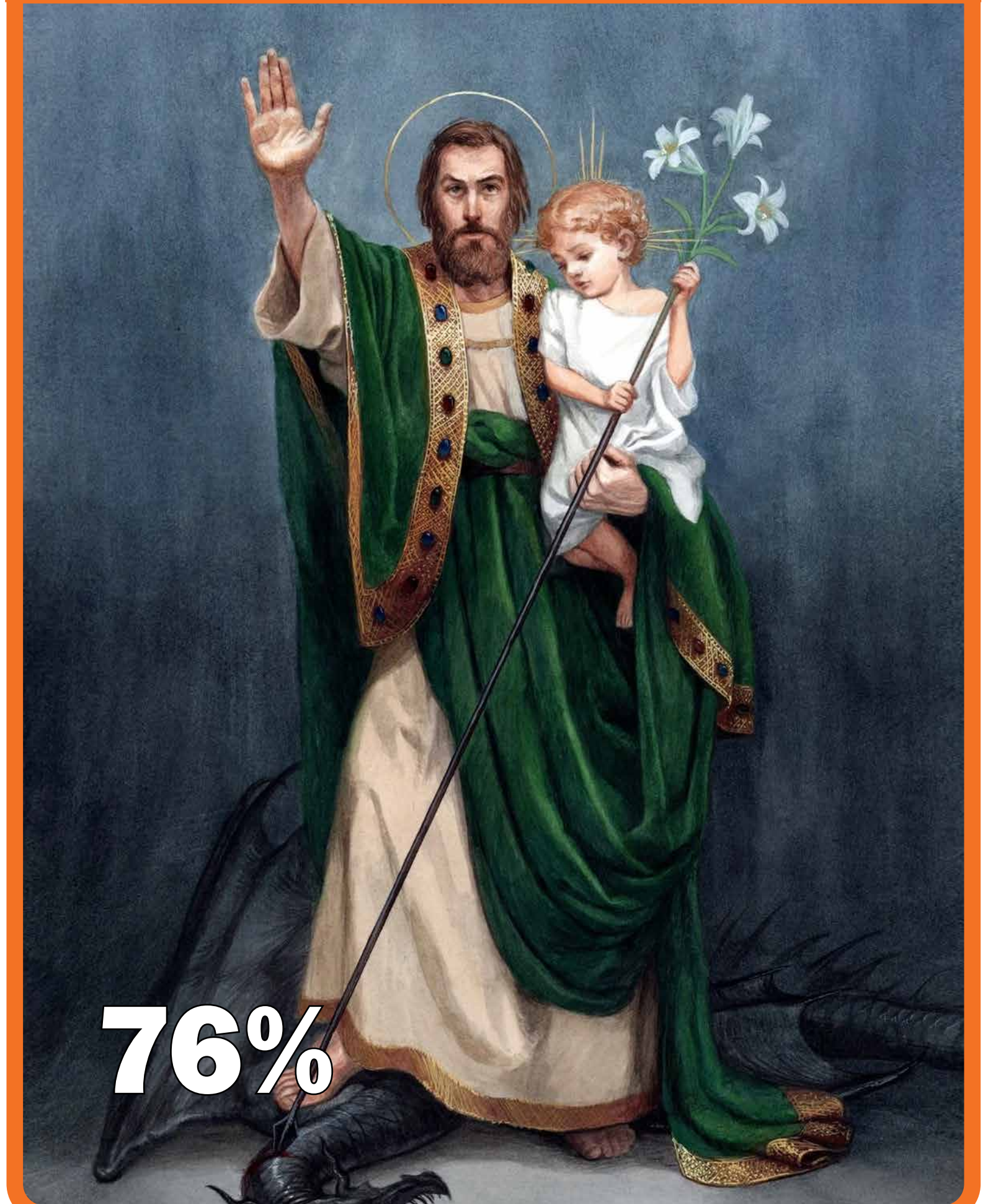
8%

MIDCENTURY / GRAPHIC



0%

REALISTIC



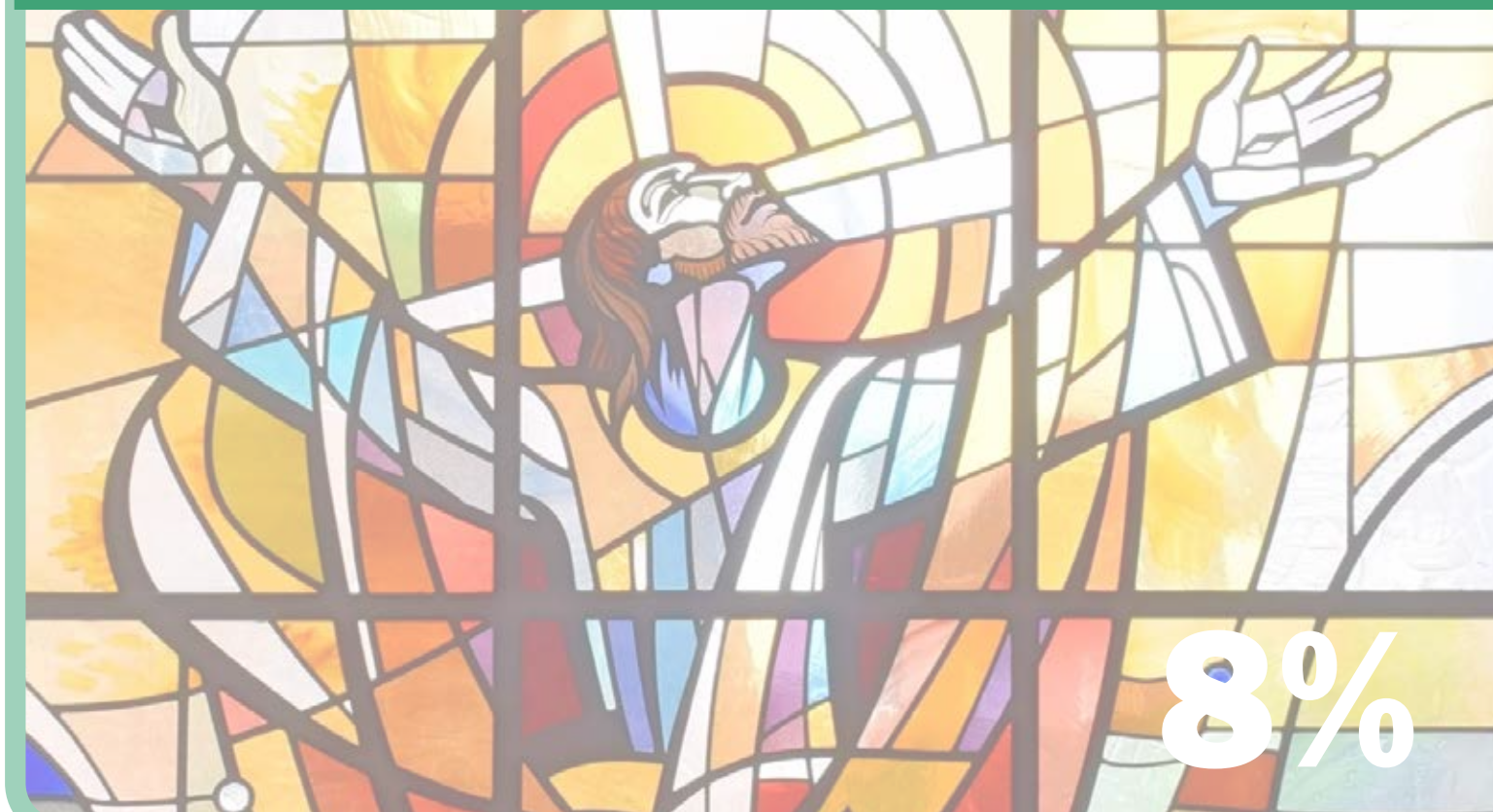
76%

ART DECO



4%

CONTEMPORARY



8%

DOT VOTING

MATERIALITY

WOOD



96%

STENCIL/PLASTER

4%

BRICK



51%

STONE

49%

BLUE CEILING



68%

GOLD LEAF

32%

TILE



59%

TERRAZZO

41%

DOT VOTING

SITE AMENITIES

MORE PARKING

30%

**75/250
VOTES**

NEW THRIFT STORE

23%

**58/250
VOTES**

COURTYARD

18%

**45/250
VOTES**

NEW RECTORY

13%

**31/250
VOTES**

WALKING PATH

7%

**18/250
VOTES**

SEPARATE BAPTISTRY

6%

**16/250
VOTES**

ON-SITE CEMETERY

3%

**7/250
VOTES**

OTHER PLEASE EXPLAIN

0%

**0/250
VOTES**

DOT VOTING

INTERIOR AMENITIES

PARISH HALL

32%

**88/275
VOTES**

COMMONS

25%

**70/275
VOTES**

LARGER ADORATION CHAPEL

15%

**40/275
VOTES**

FRONT OFFICES

13%

SECOND KITCHEN

5%

MEETING ROOMS

5%

SIDE ALTAR OR CHAPEL

5%

OTHER PLEASE EXPLAIN

0%

DOT VOTING

SCHOOL NEEDS

NEW ADMIN/
SAFE ENTRY

40%

**92/232
VOTES**

NEW GYM FLOOR

21%

**49/232
VOTES**

DEDICATED CAFETERIA

18%

**42/232
VOTES**

HIGH SCHOOL

10%

SECURE LIBRARY

6%

MOTHER'S ROOM

5%

SECOND GYM

4%

OTHER
PLEASE EXPLAIN

4%

DOT VOTING

REGIONAL: EXTERIOR

OPTION A



OPTION E



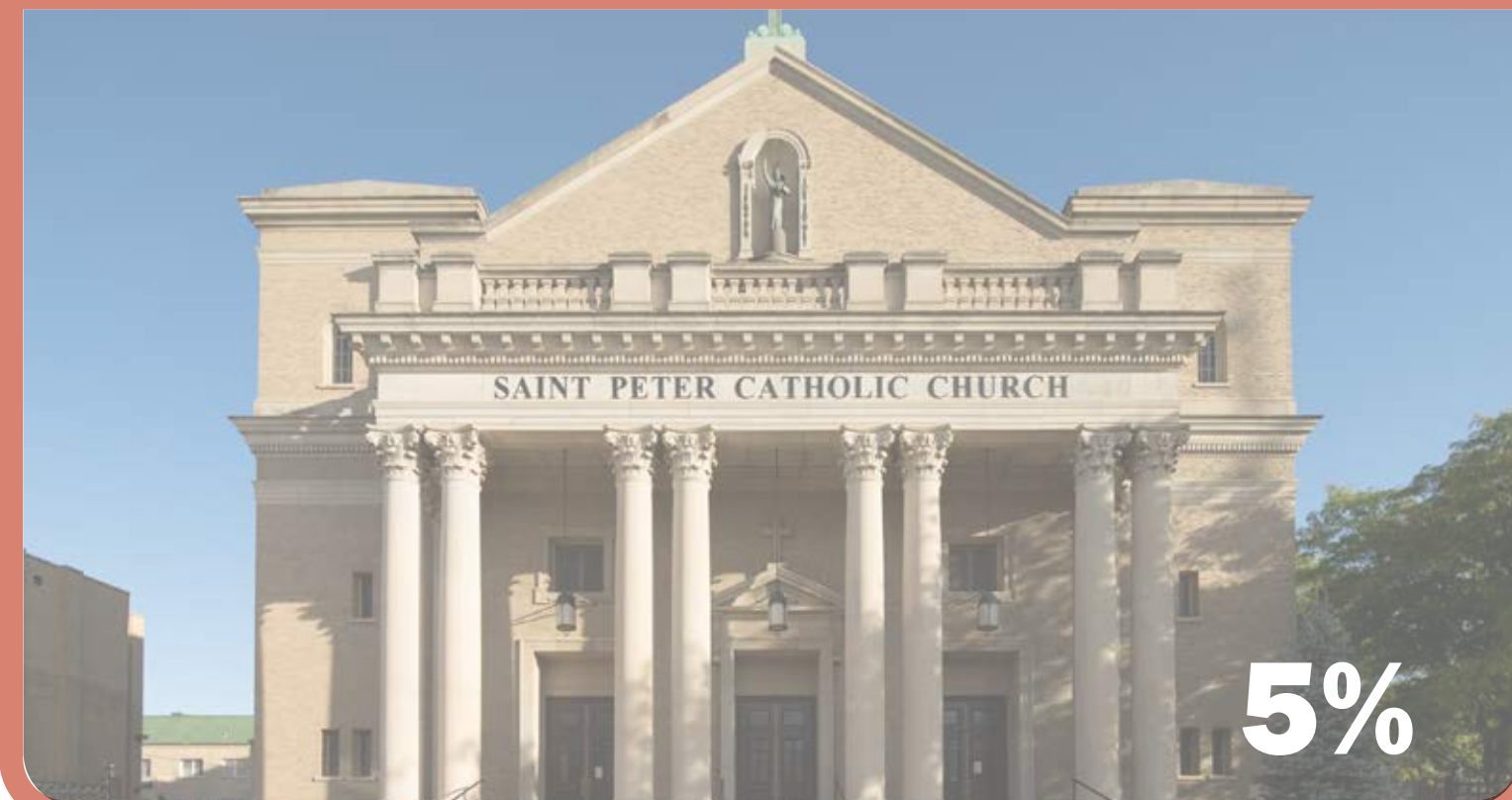
OPTION B



OPTION D



OPTION F



OPTION C



DOT VOTING

REGIONAL: EXTERIOR

OPTION A



OPTION C



OPTION F



OPTION D



OPTION E



OPTION B



DOT VOTING

REGIONAL: INTERIOR

OPTION A



OPTION B



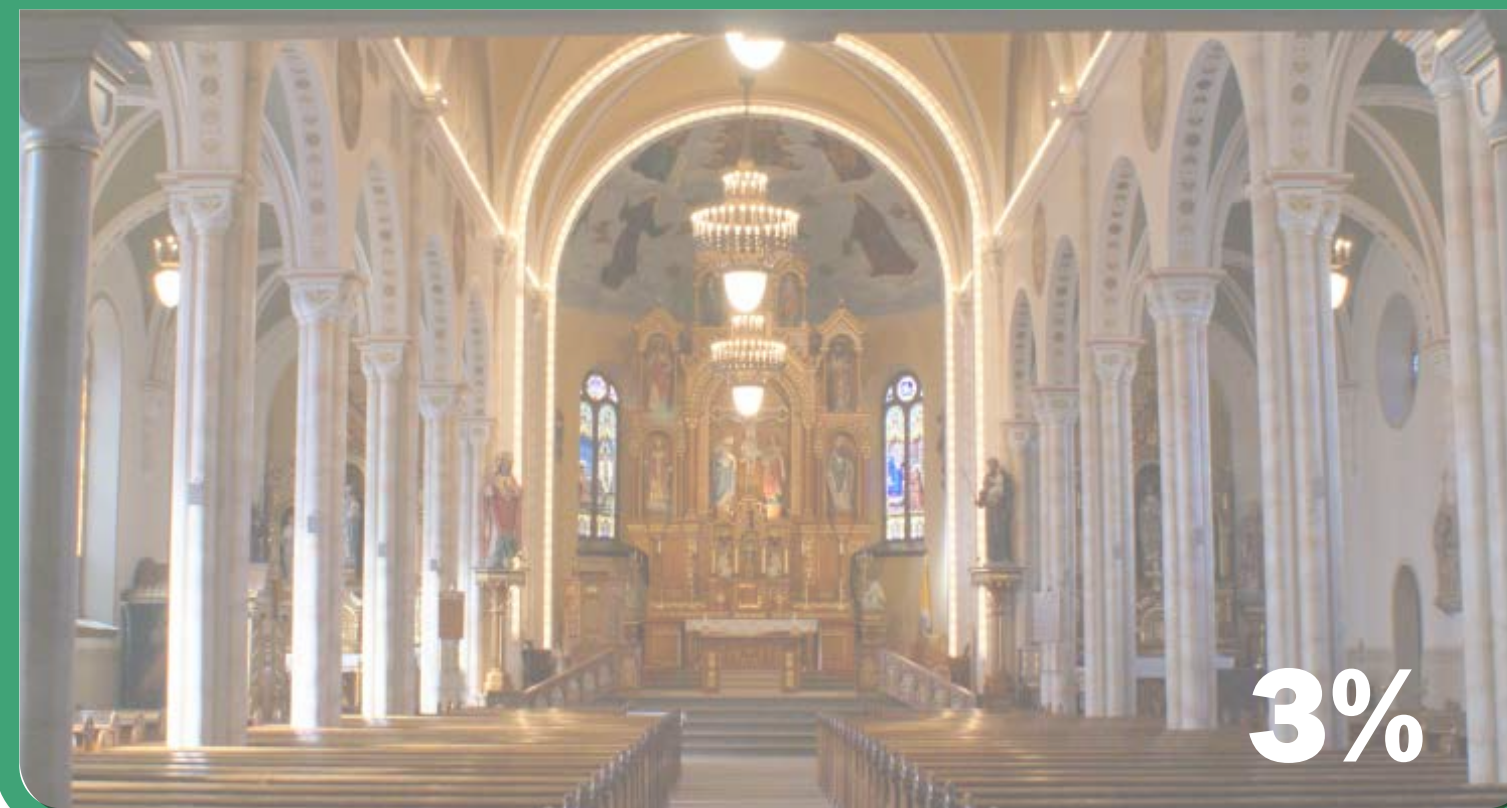
OPTION C



OPTION D



OPTION E



OPTION F



DOT VOTING

REGIONAL: INTERIOR

OPTION D



OPTION C



OPTION A



OPTION F



OPTION B



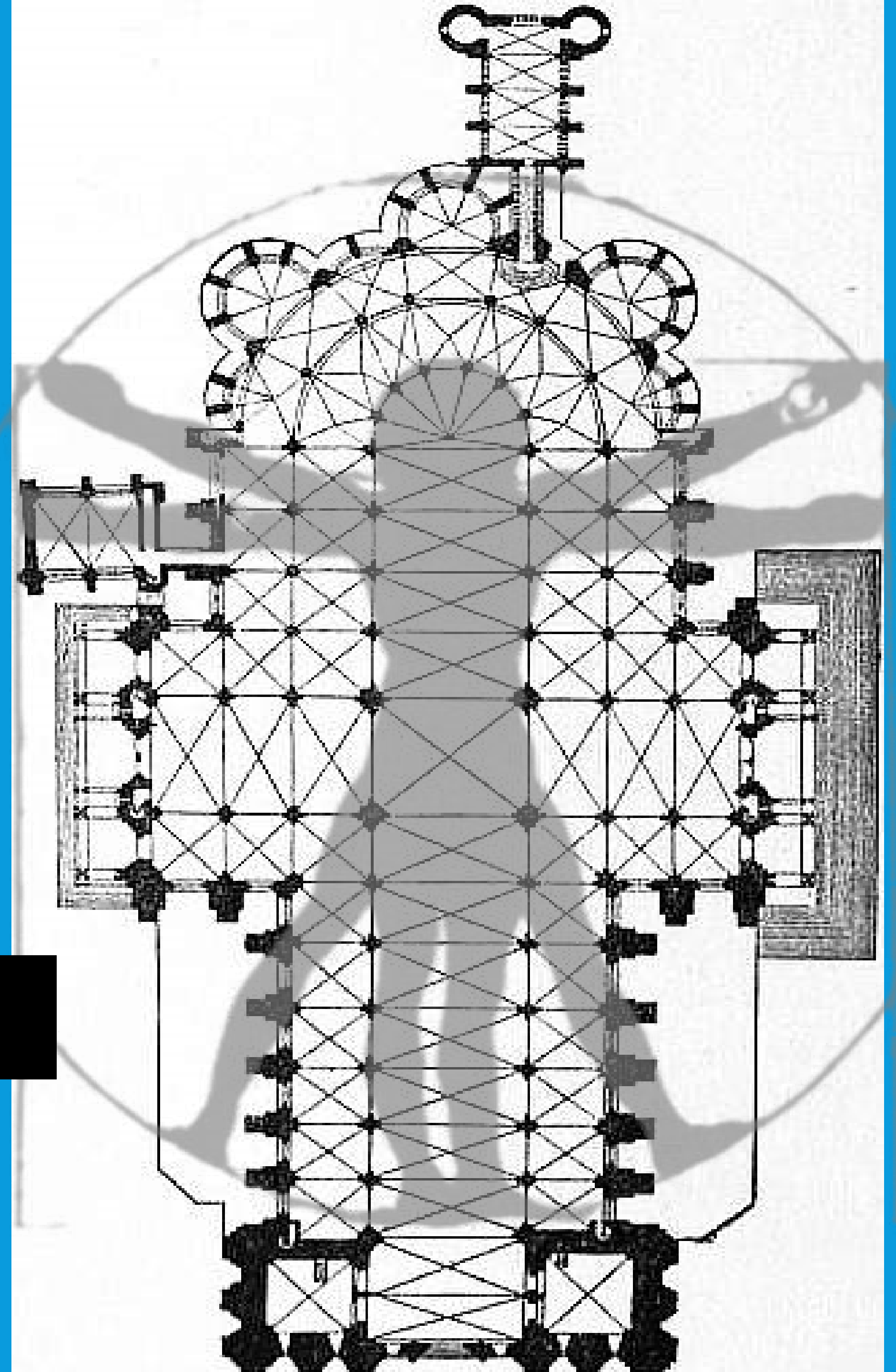
OPTION E



02

LITURGICAL ARCHITECTURE: A PRESENTATION

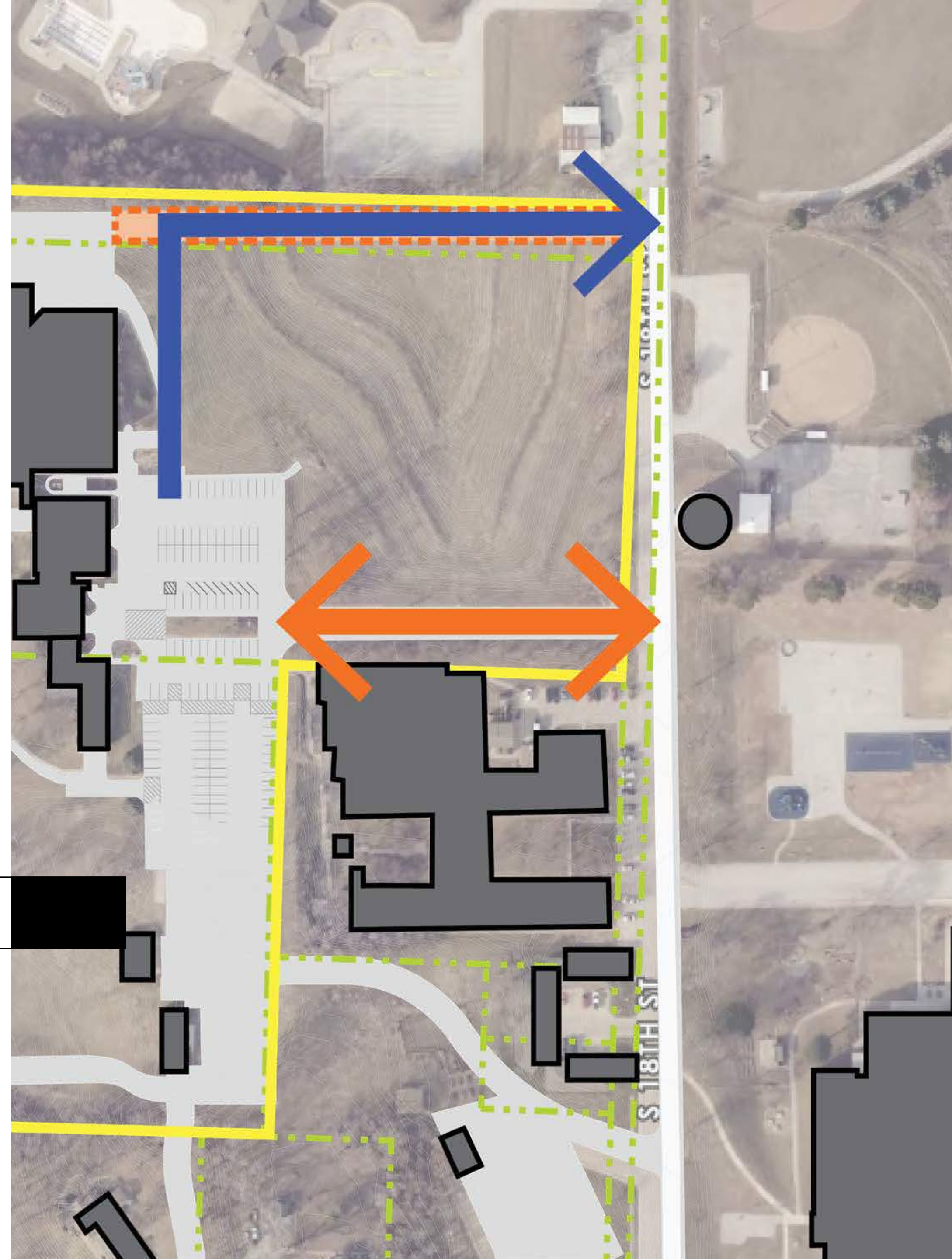
Presented by Nick Manhart,
Archivist of Thomas Roger Kimball
Archives



03

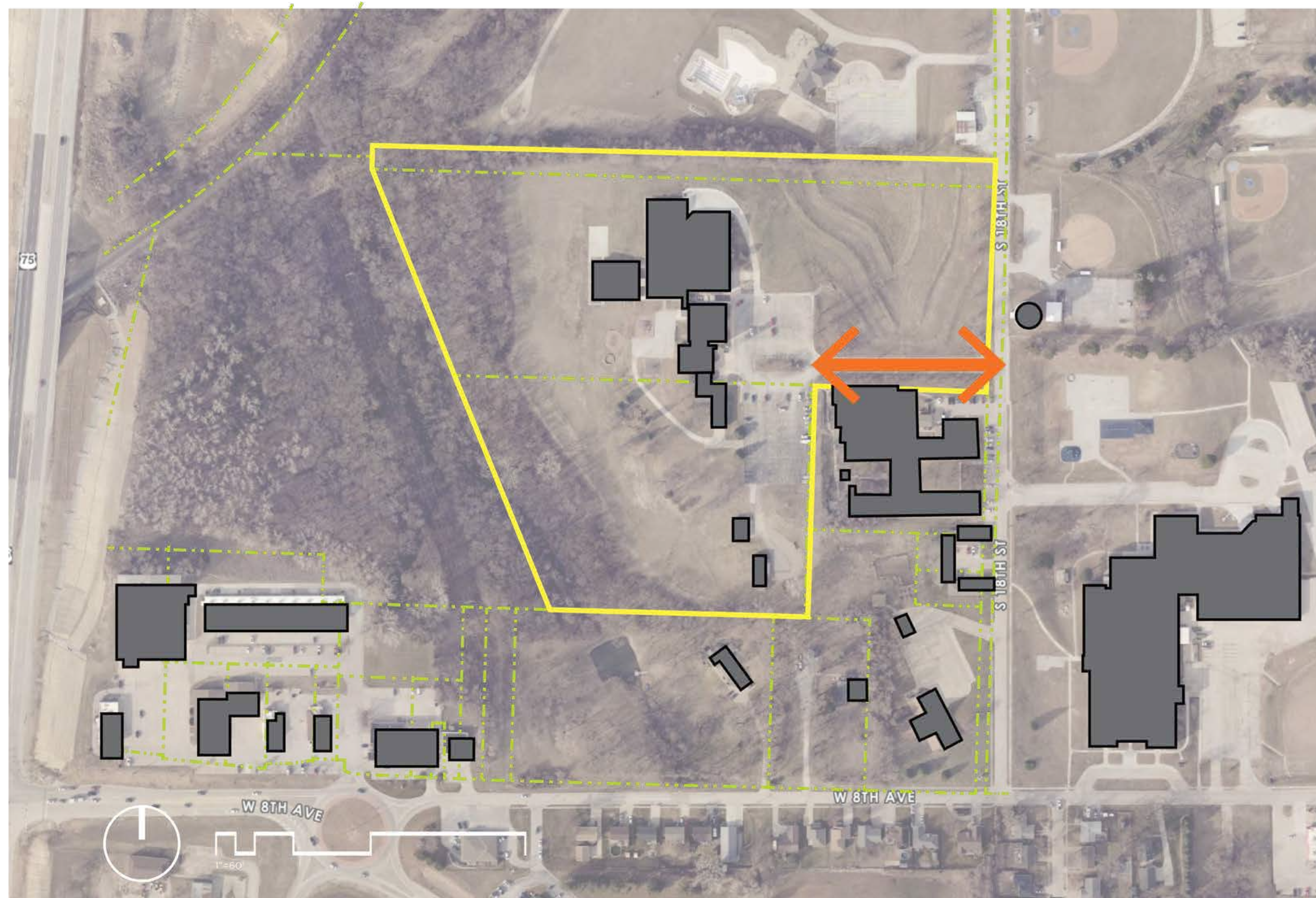
SITE ACCESS + DESIGN

Discuss Possible Solutions



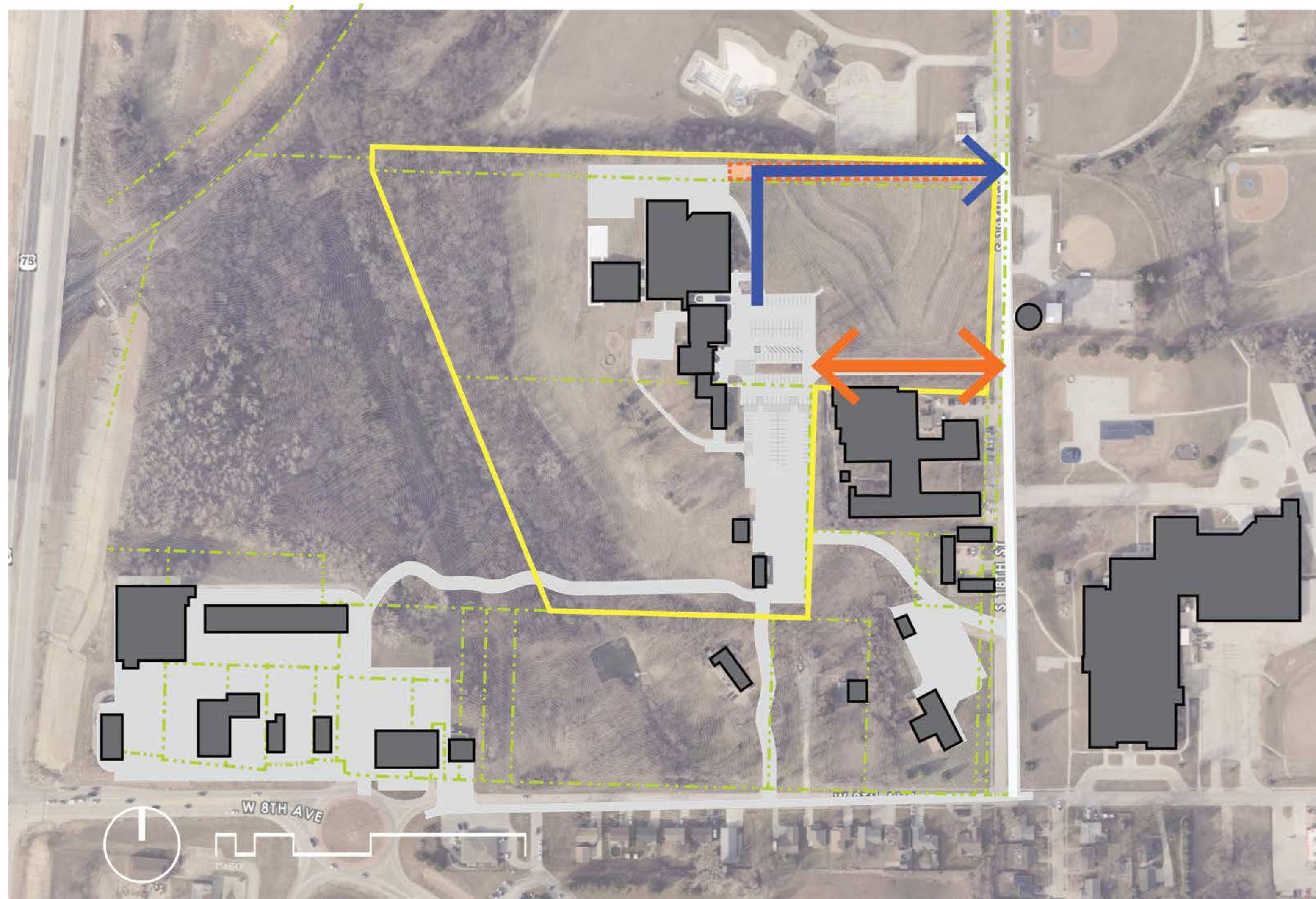
IMPROVE TRAFFIC

ACCESS ROUTES



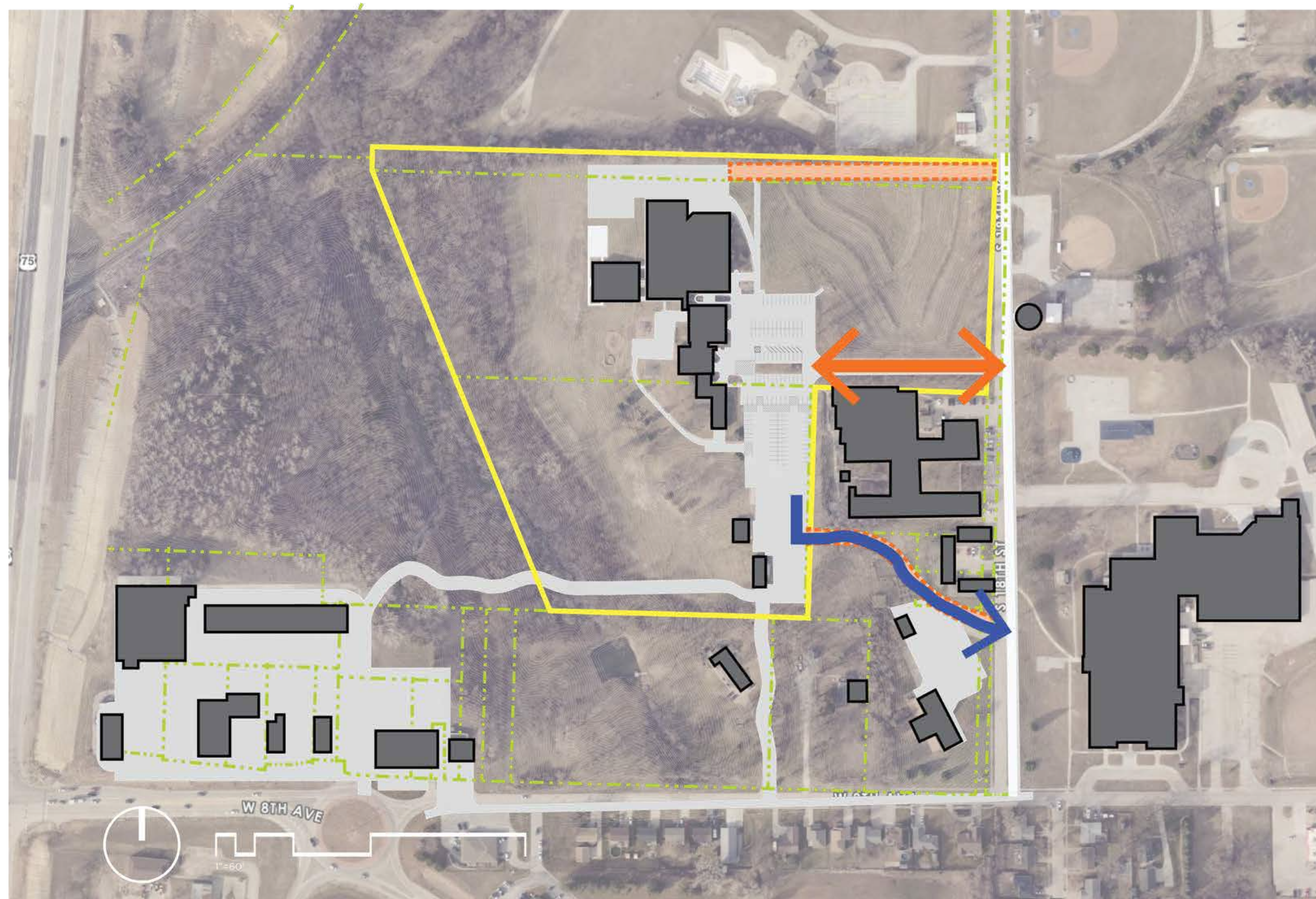
IMPROVE TRAFFIC

ACCESS ROUTES



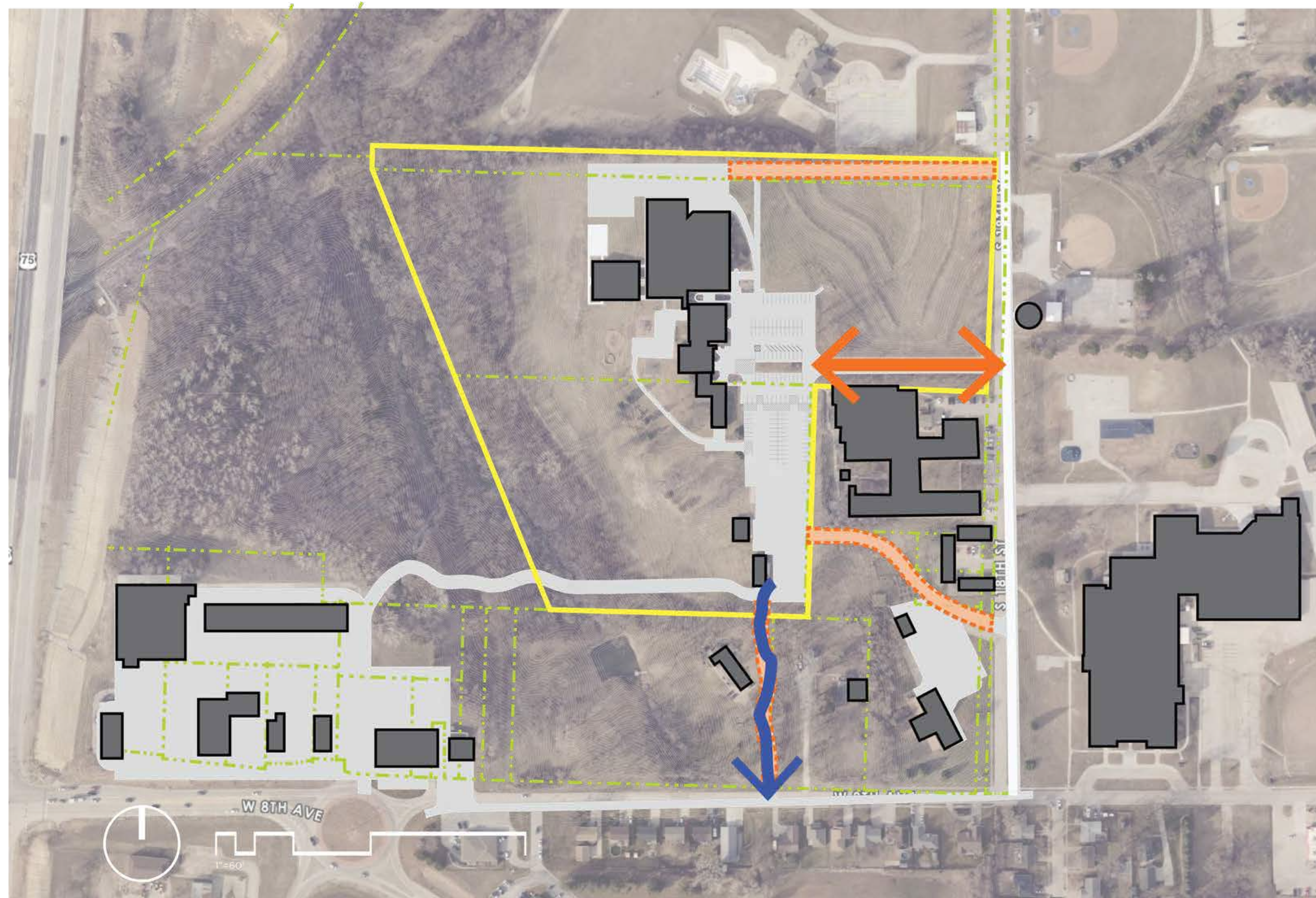
IMPROVE TRAFFIC

ACCESS ROUTES



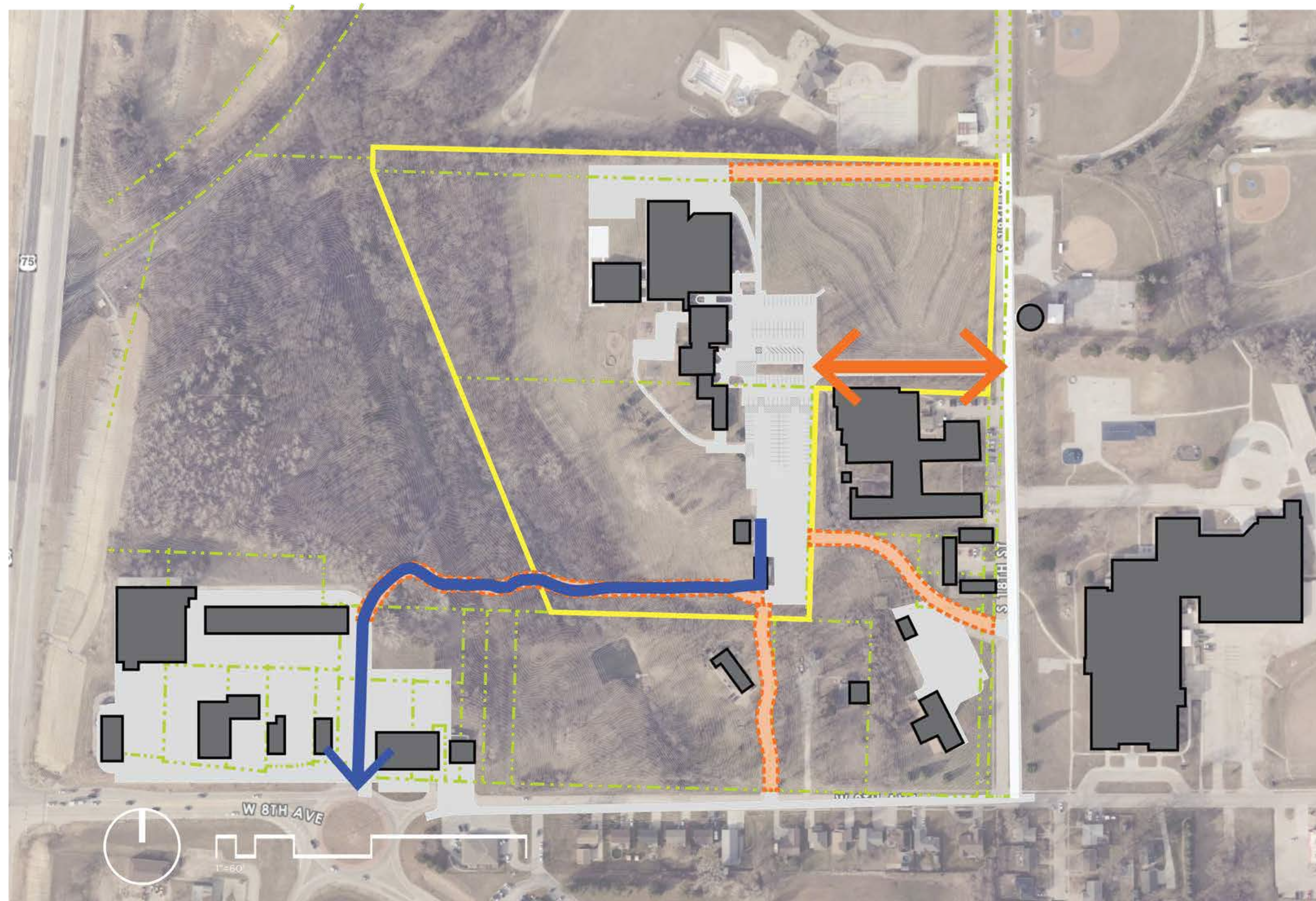
IMPROVE TRAFFIC

ACCESS ROUTES



IMPROVE TRAFFIC

ACCESS ROUTES



IMPROVE TRAFFIC

GRADE OF ROAD

47% DECLINE

67'-0"

144'-0"

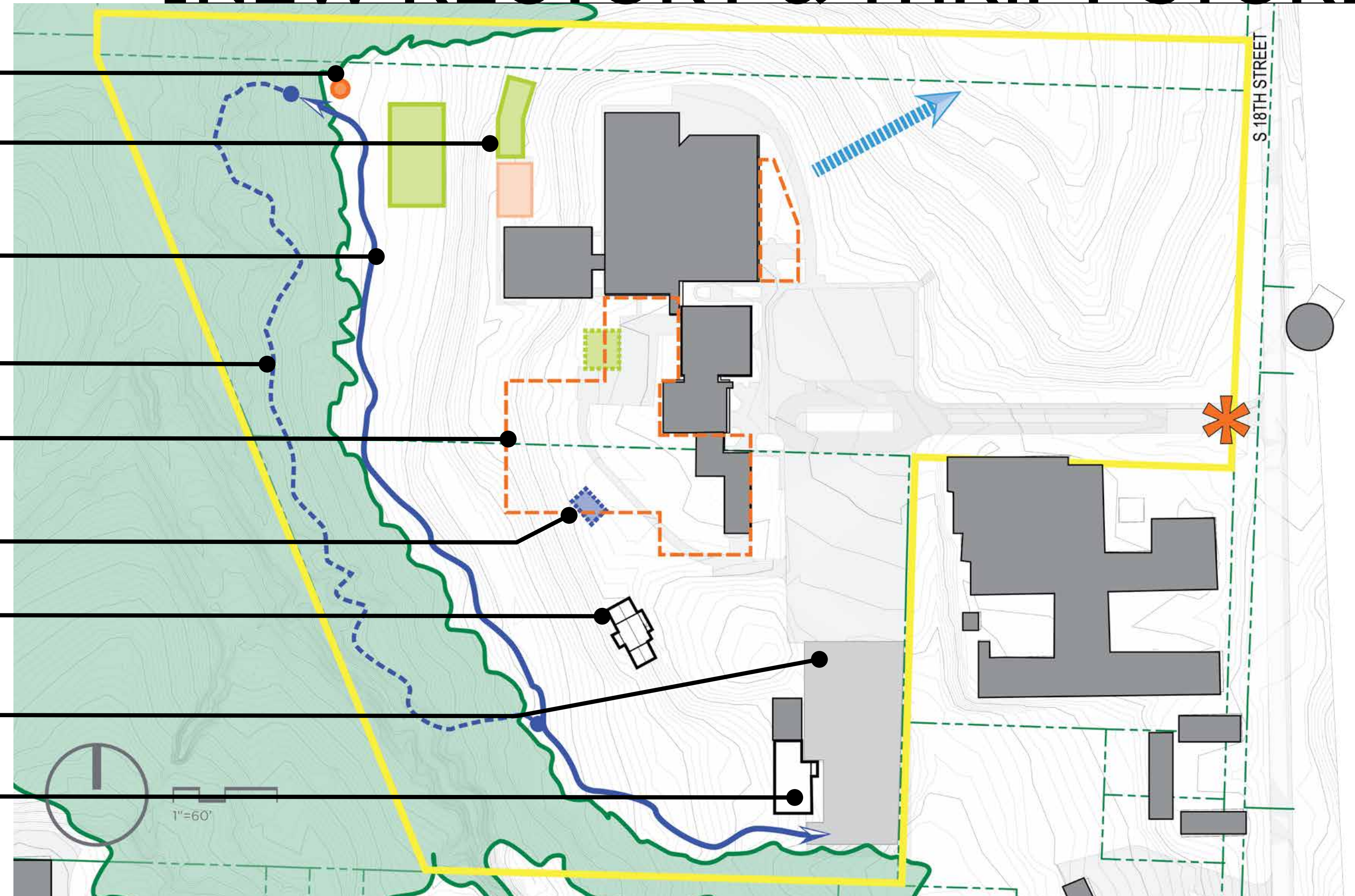
Nebraska Department of Transportation
Chapter One: Roadway Design Standards

NEW AND RECONSTRUCTED MUNICIPAL STATE HIGHWAYS	
AASHTO CLASSIFICATION: SUBURBAN COLLECTOR	
STATE FUNCTIONAL CLASSIFICATION: MAJOR ARTERIAL	
NATIONAL FUNCTIONAL CLASSIFICATION: COLLECTOR	
Design Speed	35 mph
Lane Width	10 ft.
Shoulder Width	Curbed: Not Applicable ADT > 2,000 VPD: 6 ft. ADT 400 – 2,000 VPD: 4 ft. ADT < 400 VPD: 2 ft.
Horizontal Alignment	
Superelevation	e _{max} = 8%
*Minimum Radius (Based on Maximum Superelevation)	314 ft.
Vertical Alignment	
*Crest K Value	29
*Sag K Value	40
*Maximum Grade (5)	7% Level 9% Rolling
*Stopping Sight Distance	200 ft.
Cross Slope	
Lane	1.5% to 3% (A)
Shoulder	2% to 6% paved (B) 6% to 8% turf
Lateral Offset to Obstruction	Curbed: 1.5 ft. from face of the curb (3 ft. at intersections). Non-curbed: The greater of the shoulder width or 4 ft. from the edge of the traveled way.

SITE

NEW RECTORY & THRIFT STORE

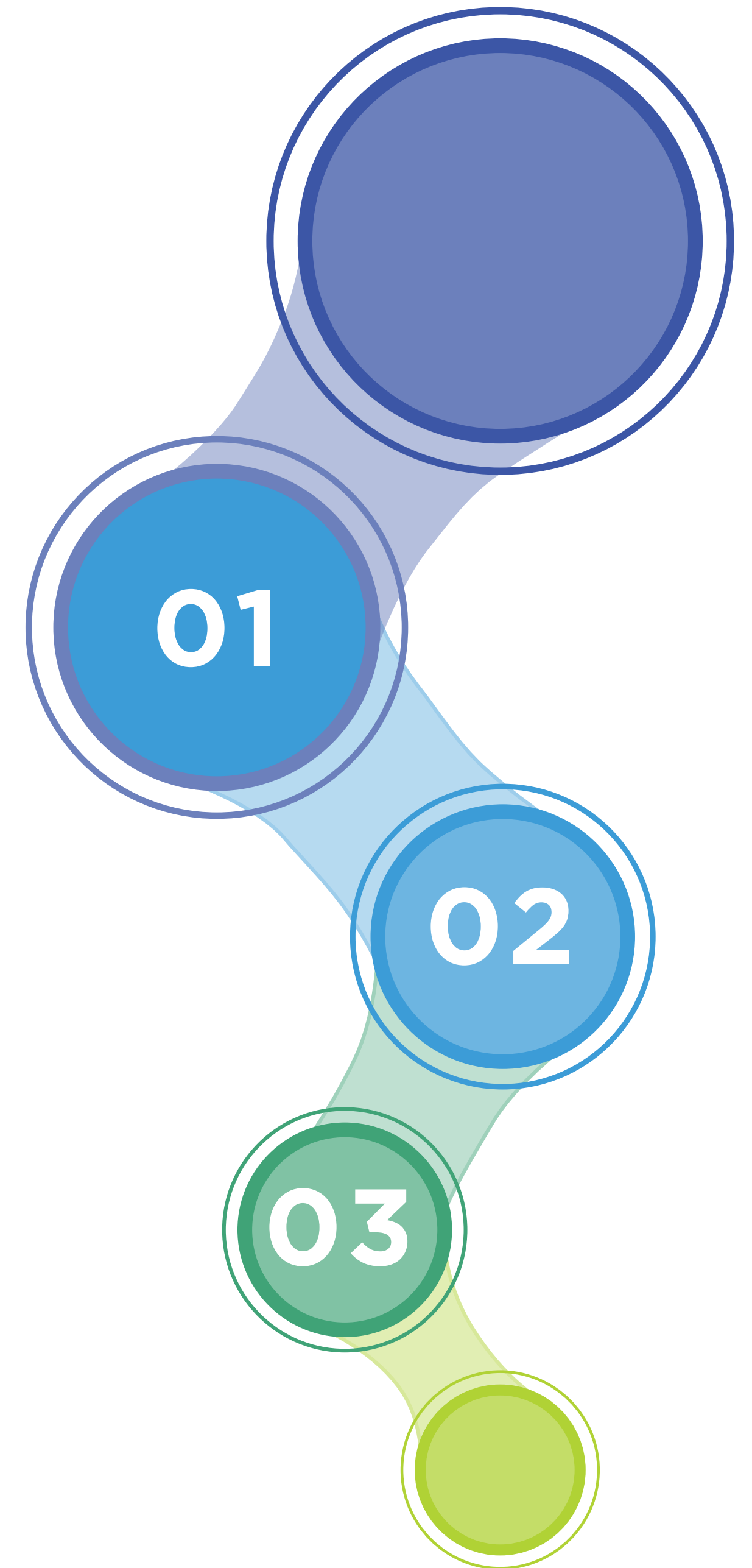
- Bonfire
- Relocated playground, if/as needed
- Elongated Stations of the Cross
- Hiking / Prayer Path
- Potential New Build Zone
- Grotto
- New Rectory, if/as needed
- Added parking
- New Thrift Store with delivery bay



04

MASTER PLAN OPTIONS

Five Options to Consider



EXISTING PLAN



A

RENOVATE





RENOVATE

New Parish Hall

Enlarged
Adoration Chapel

Renovate Nave

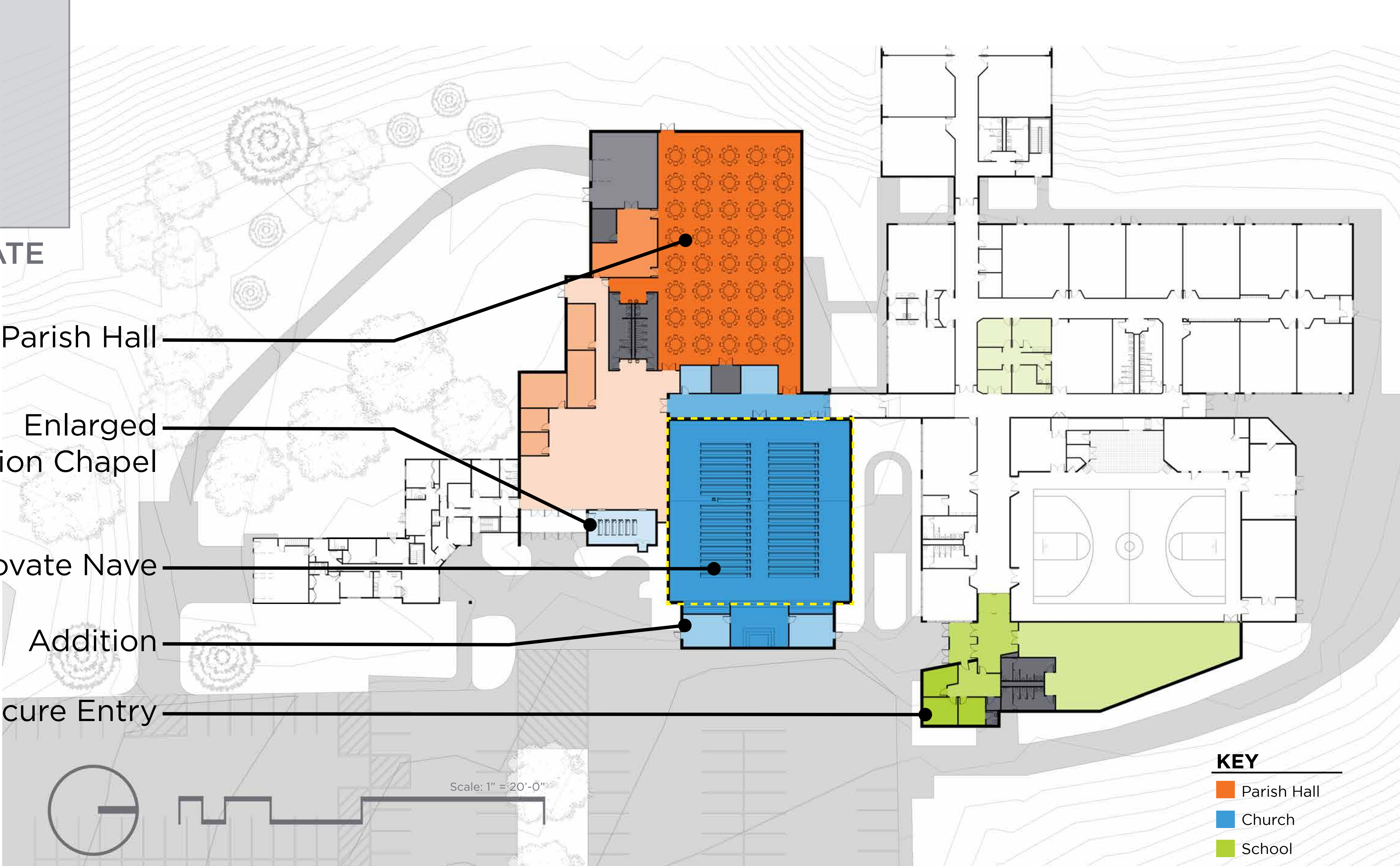
Addition

Secure Entry

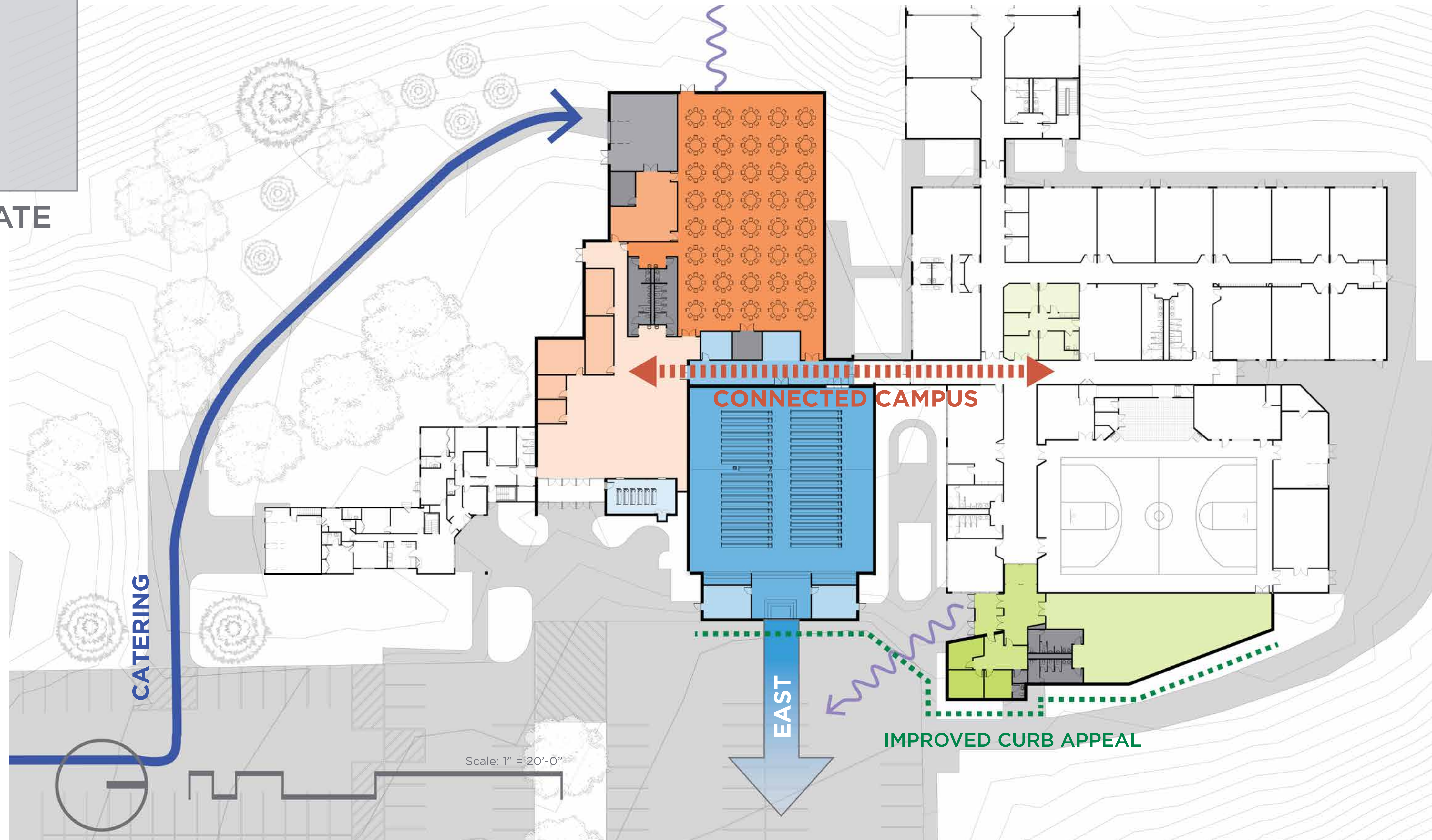


KEY

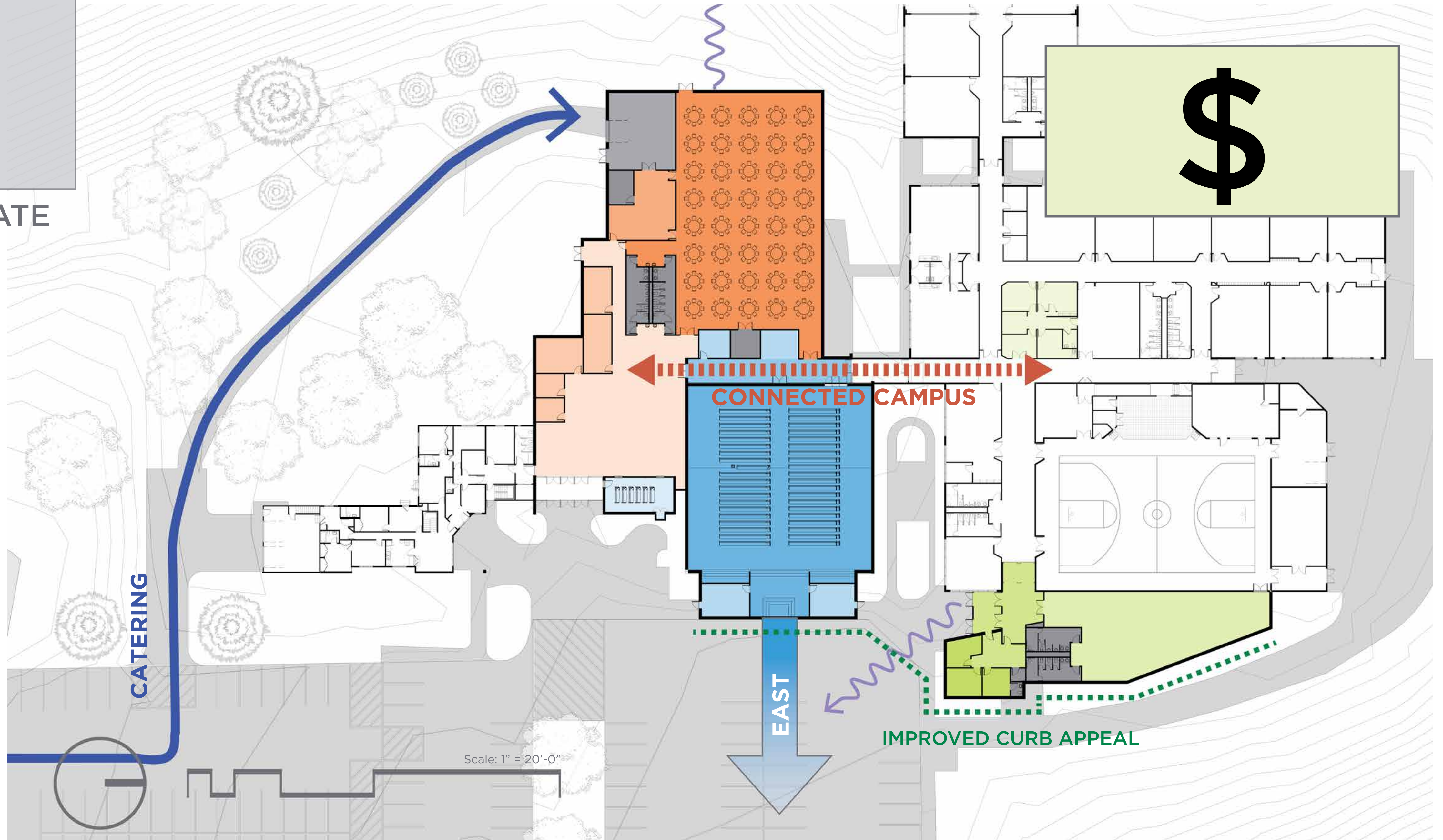
- Parish Hall
- Church
- School



A
RENOVATE



A
RENOVATE



B

ROTATE



B

ROTATE

New Parish Hall

Renovate Nave

Addition

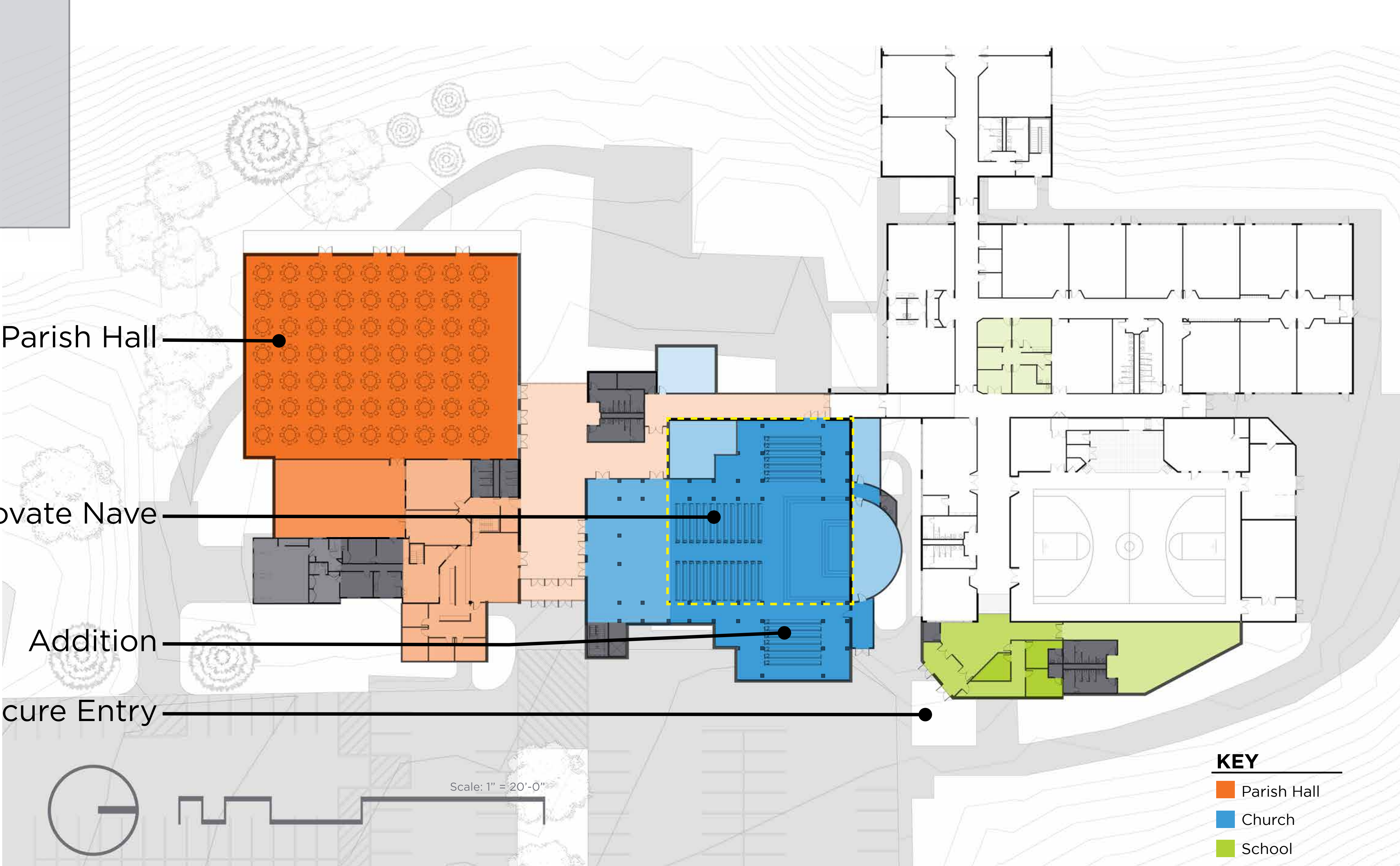
Secure Entry



Scale: 1" = 20'-0"

KEY

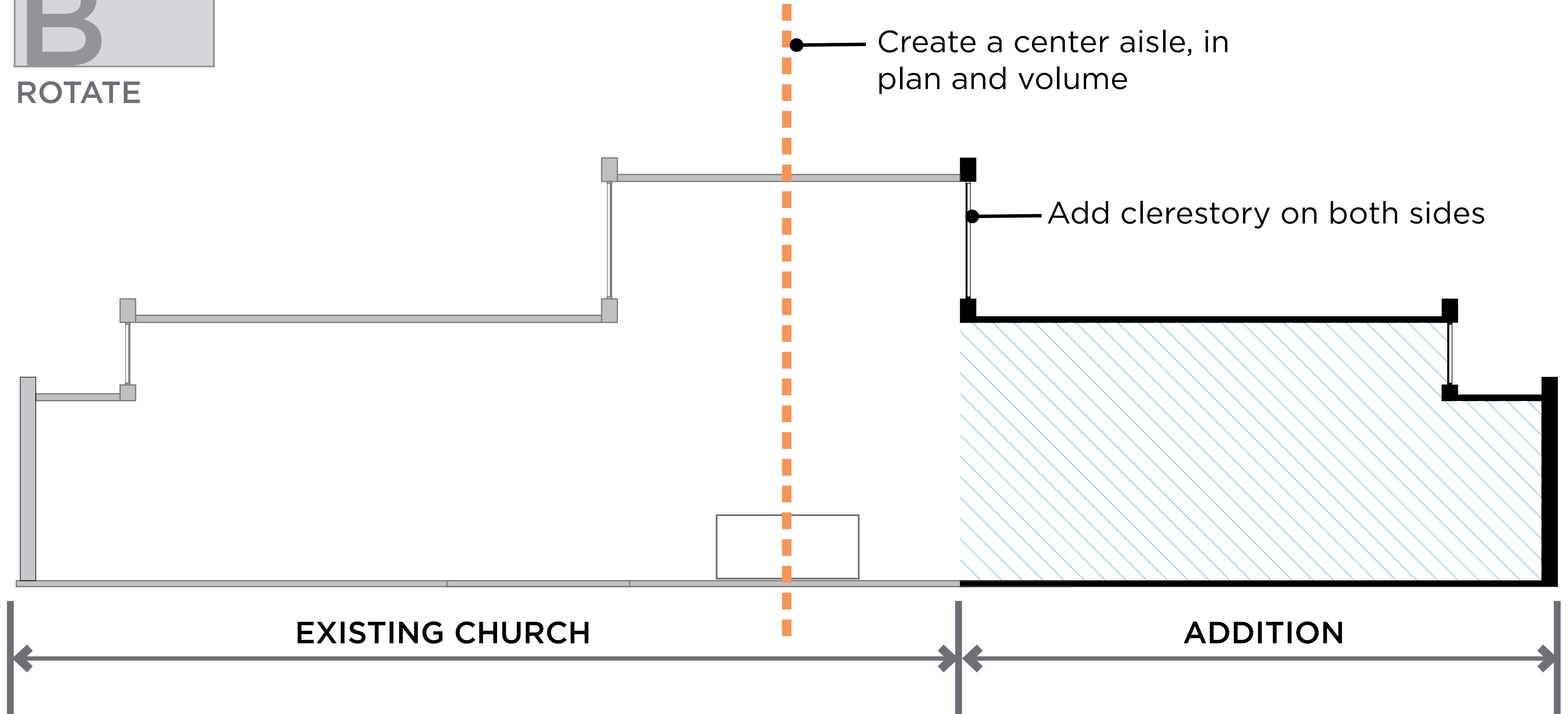
- Parish Hall
- Church
- School



SECTION THROUGH EXISTING CHURCH

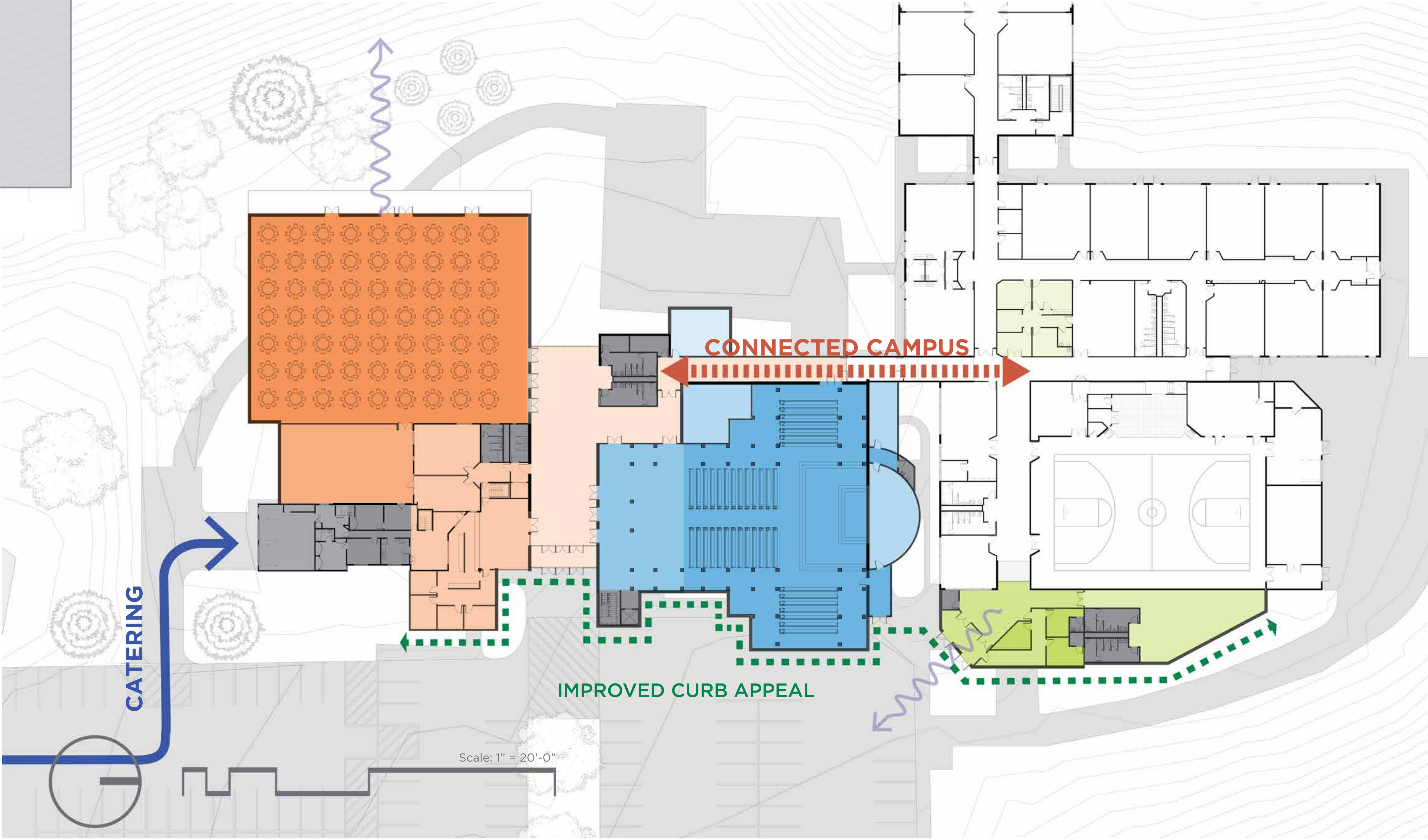
B

ROTATE



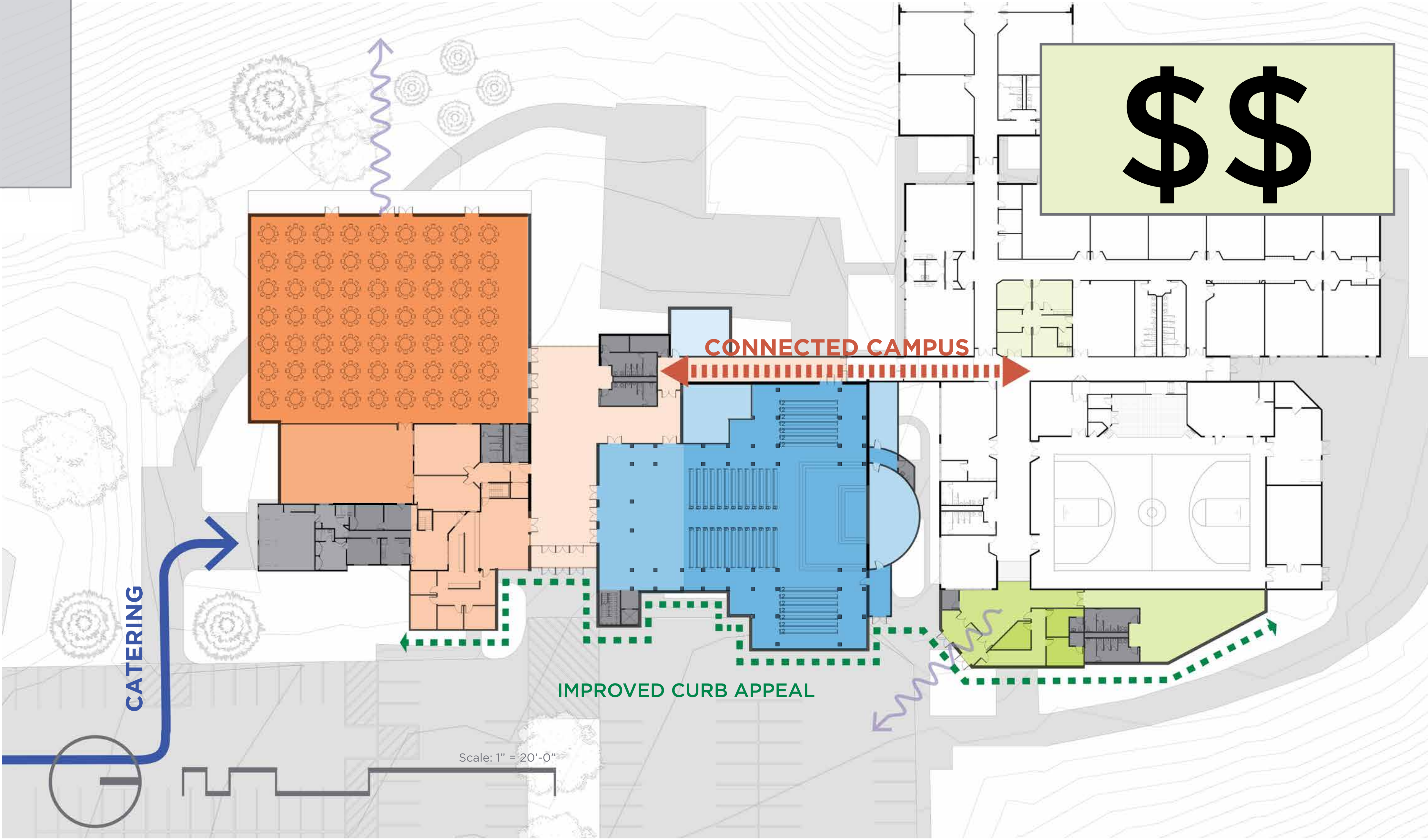
B

ROTATE



B

ROTATE



C

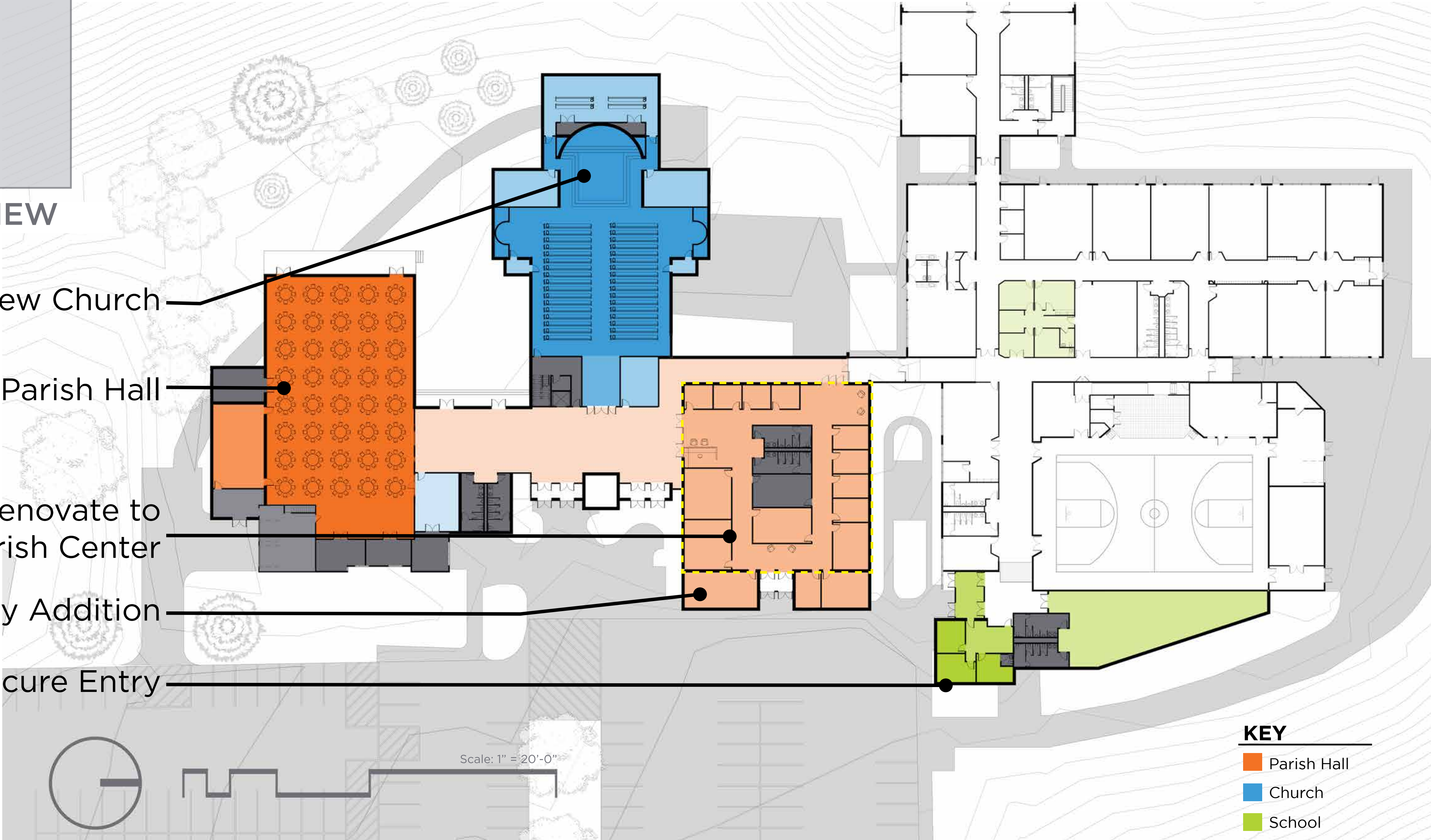
OLD + NEW





OLD + NEW

- New Church
- New Parish Hall
- Renovate to Parish Center
- Entry Addition
- Secure Entry

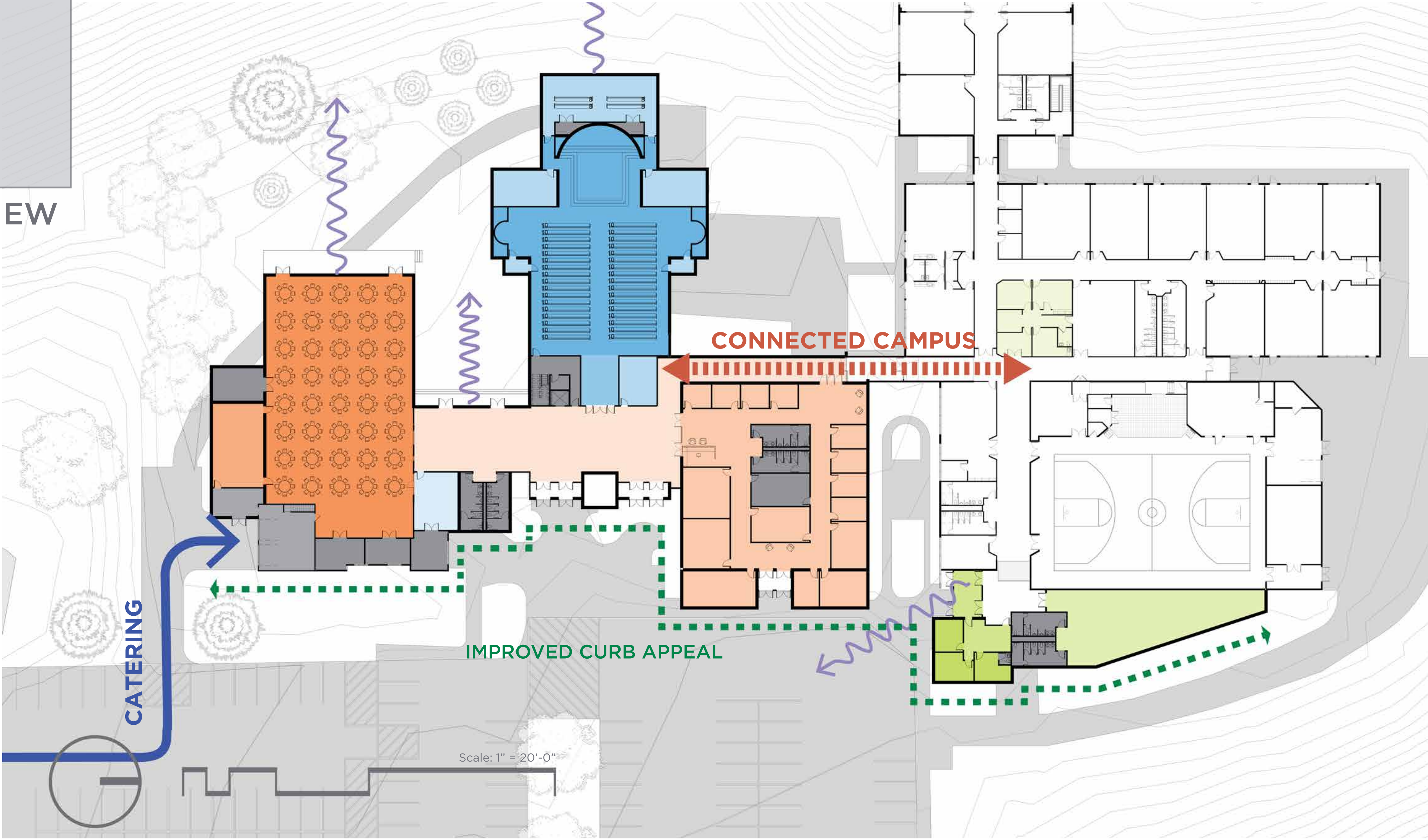


KEY

- Parish Hall
- Church
- School

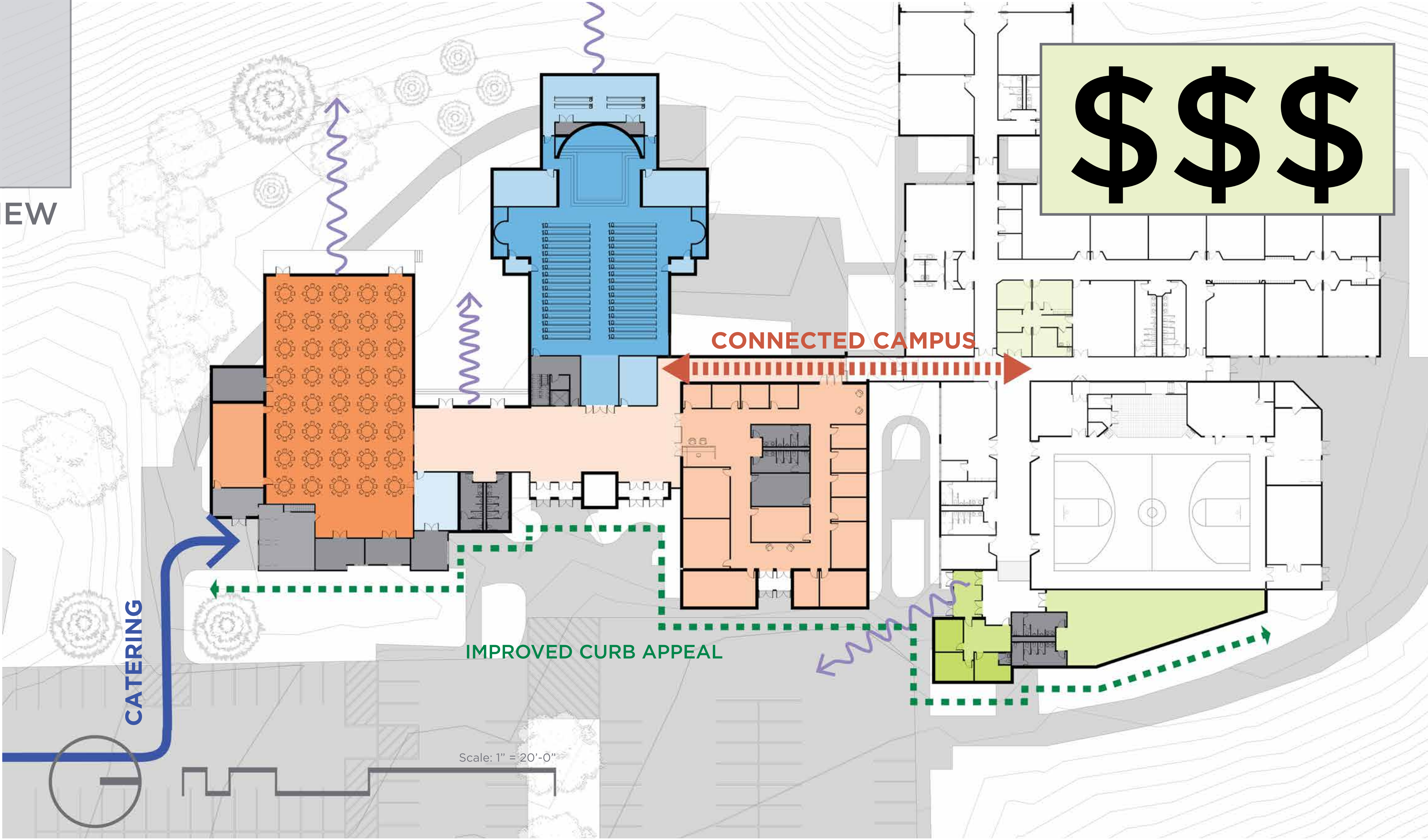
C

OLD + NEW



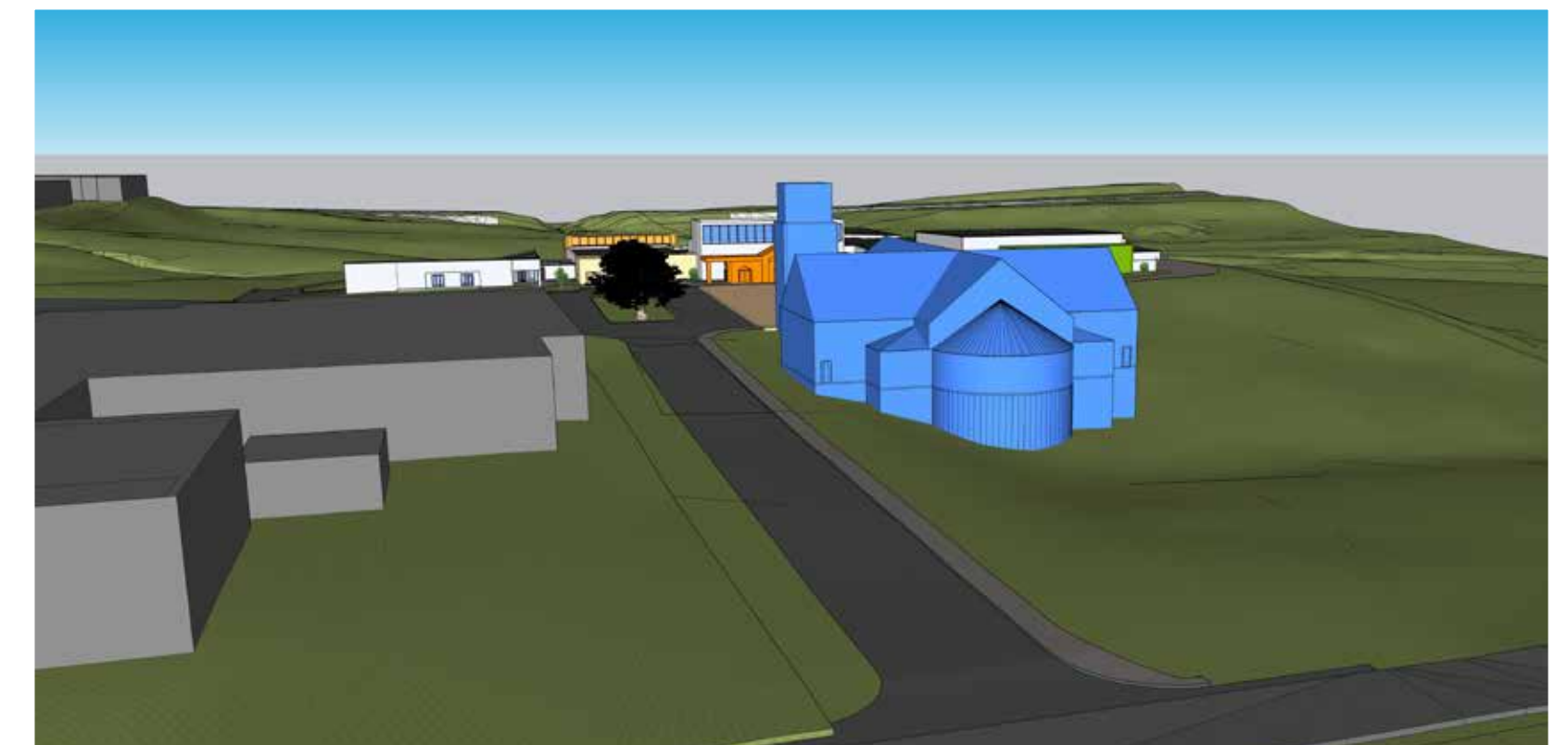
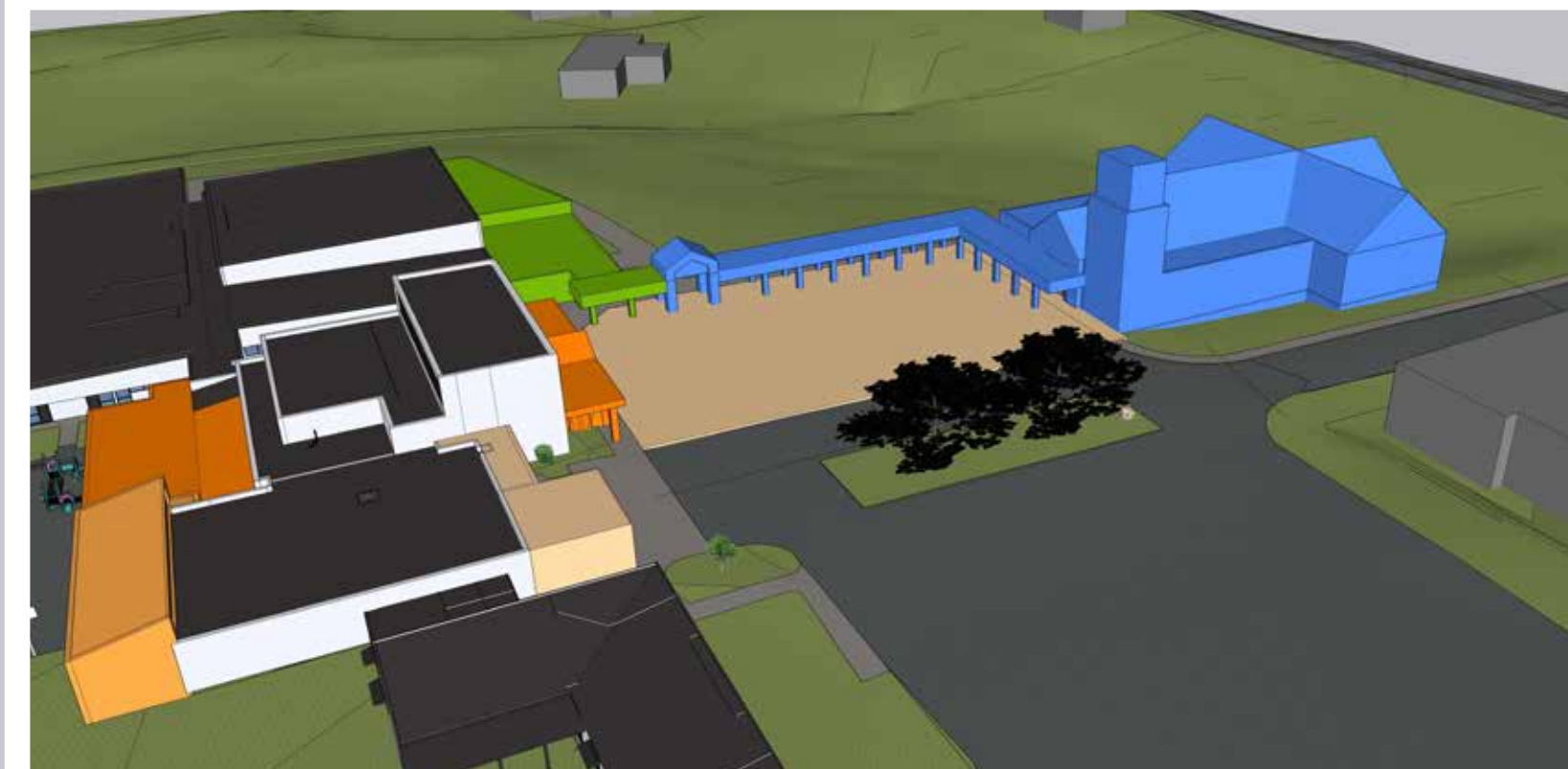
C

OLD + NEW

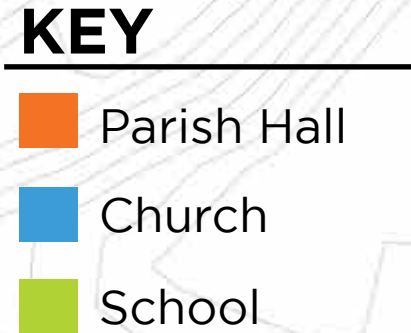


D

NEW -
FREESTANDING



NEW-FREESTANDING



Scale: 1" = 30'-0"

D

NEW-FREESTANDING

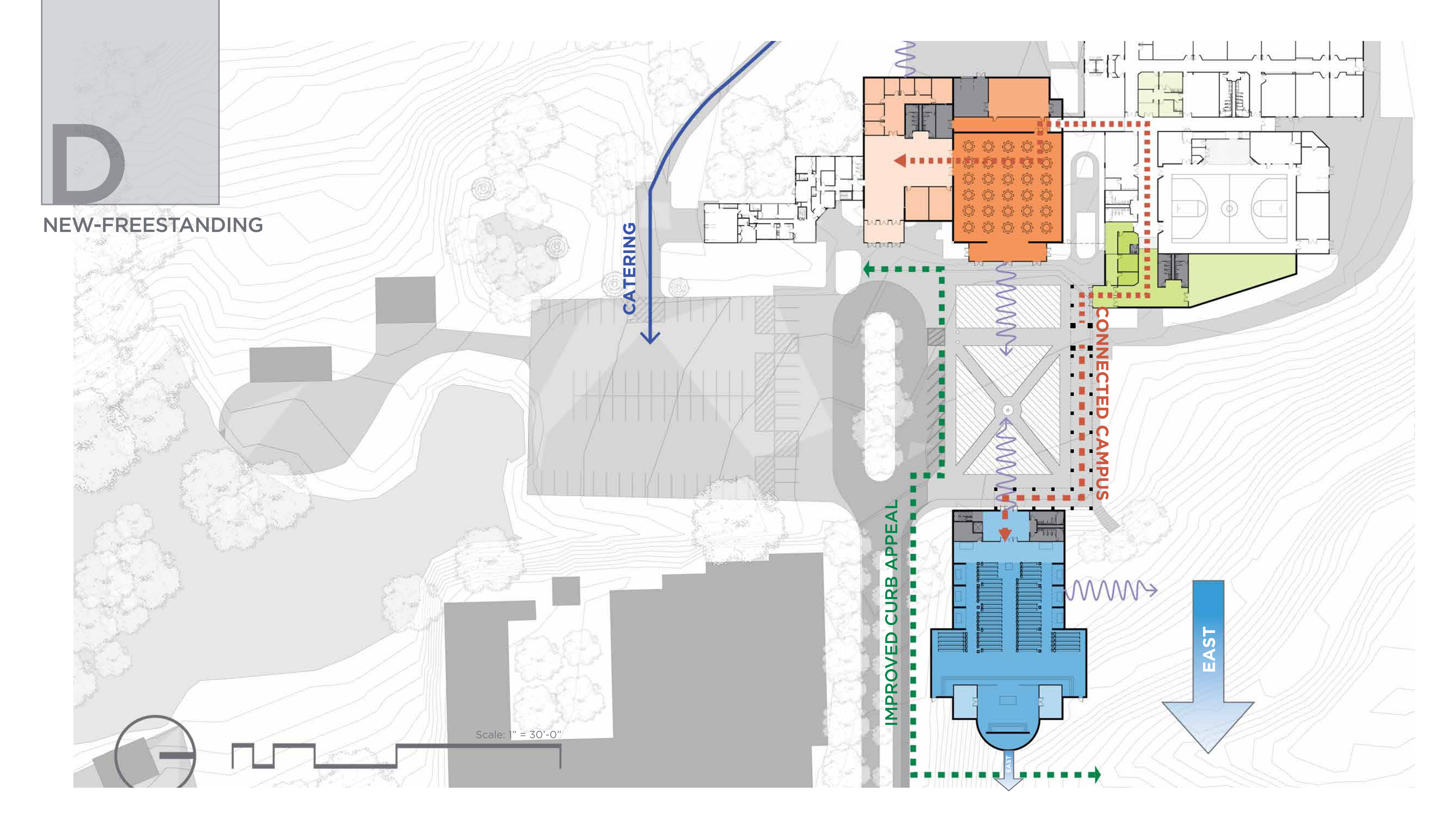
CATERING

CONNECTED CAMPUS

IMPROVED CURB APPEAL

EAST

Scale: 1" = 30'-0"



D

NEW-FREESTANDING

\$\$\$\$

CATERING

CONNECTED CAMPUS

IMPROVED CURB APPEAL

EAST

Scale: 1" = 30'-0"

E

NEW -
ON AXIS





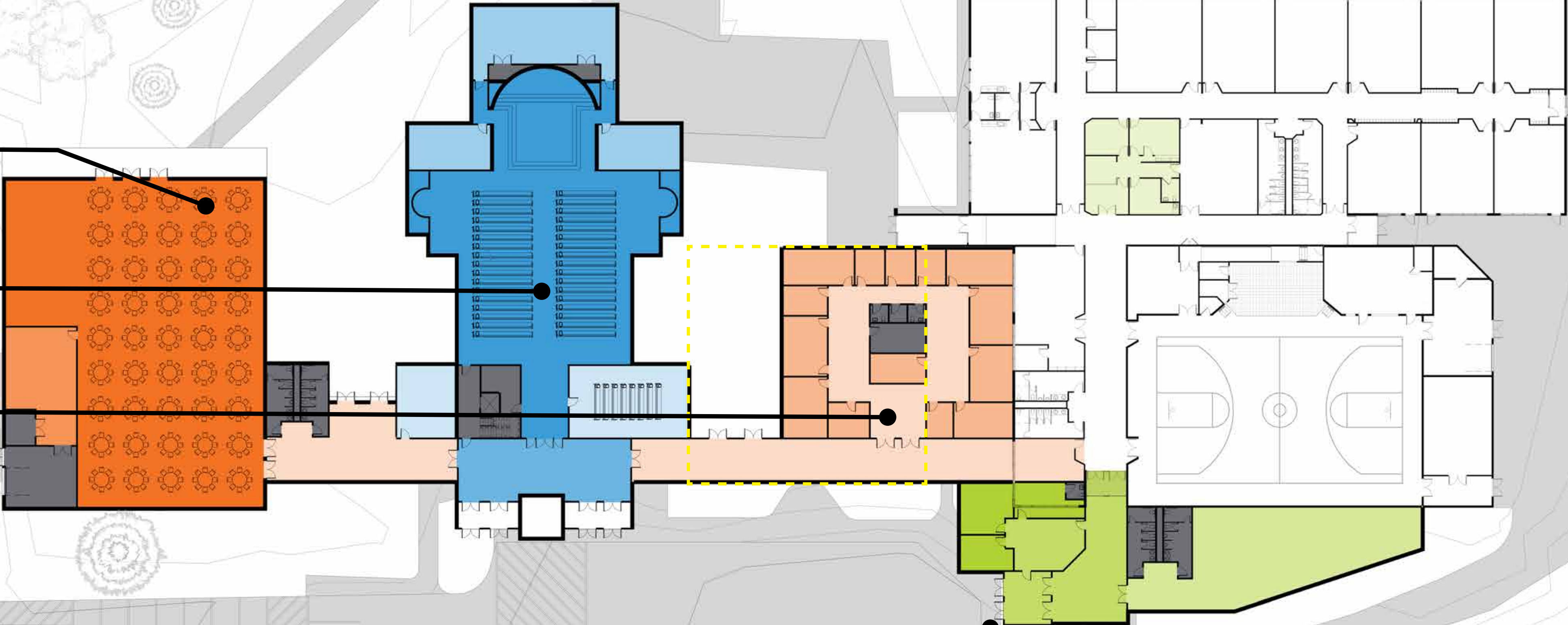
NEW - ON AXIS

New Parish
Hall

New Church

New Parish
Center

Secure Entry

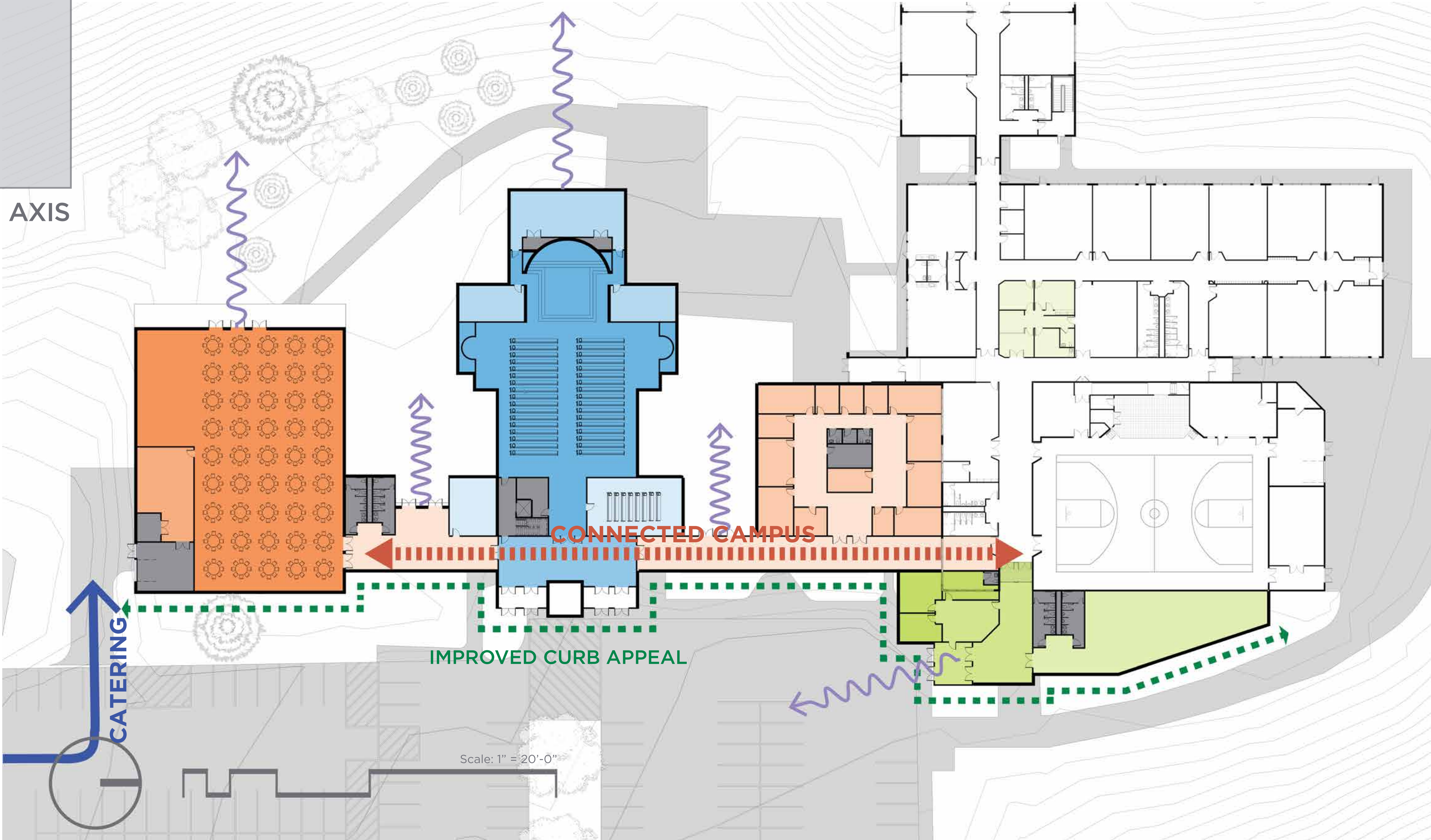


Scale: 1" = 20'-0"

- KEY**
- Parish Hall
 - Church
 - School

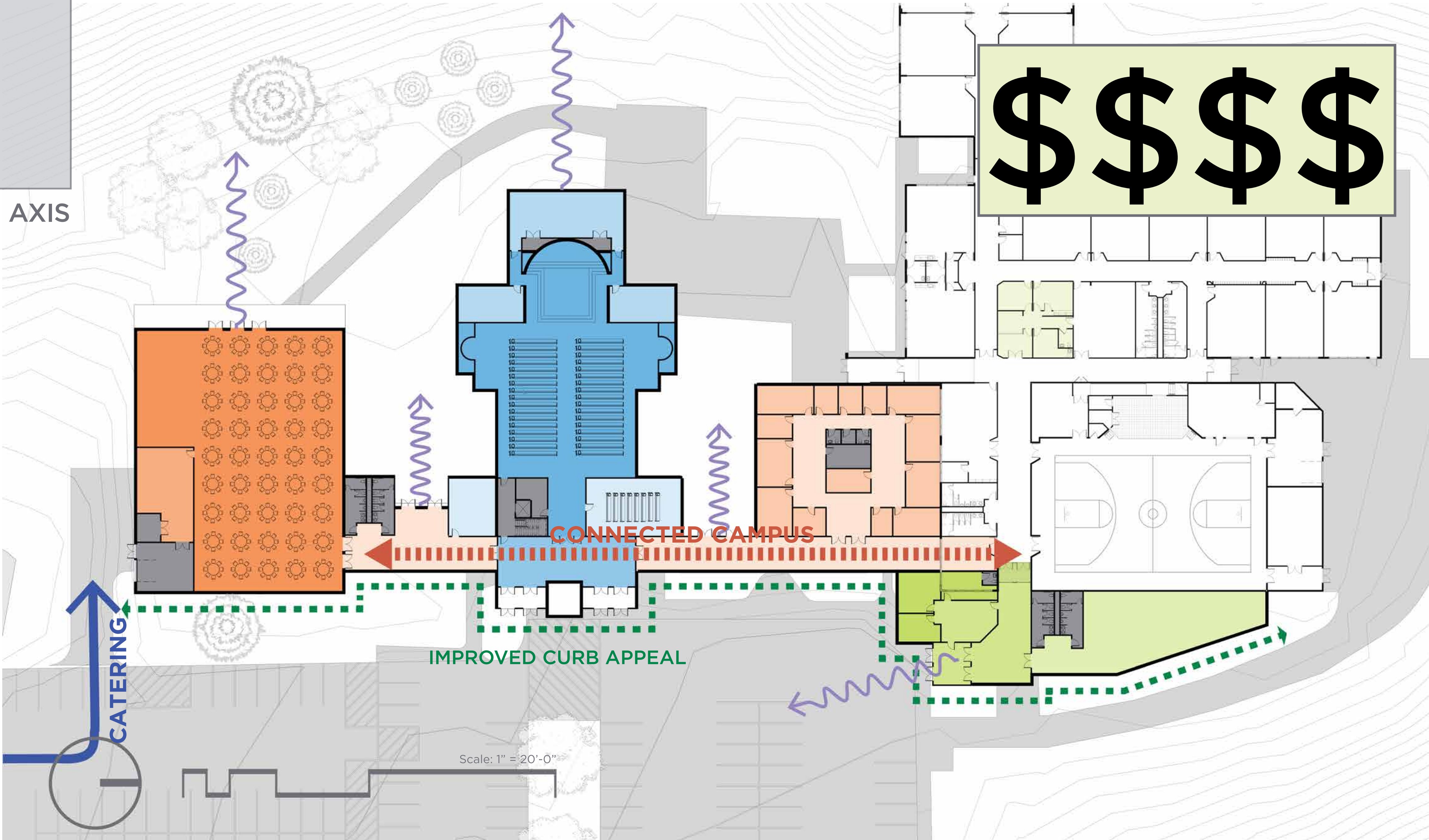


NEW - ON AXIS





NEW - ON AXIS

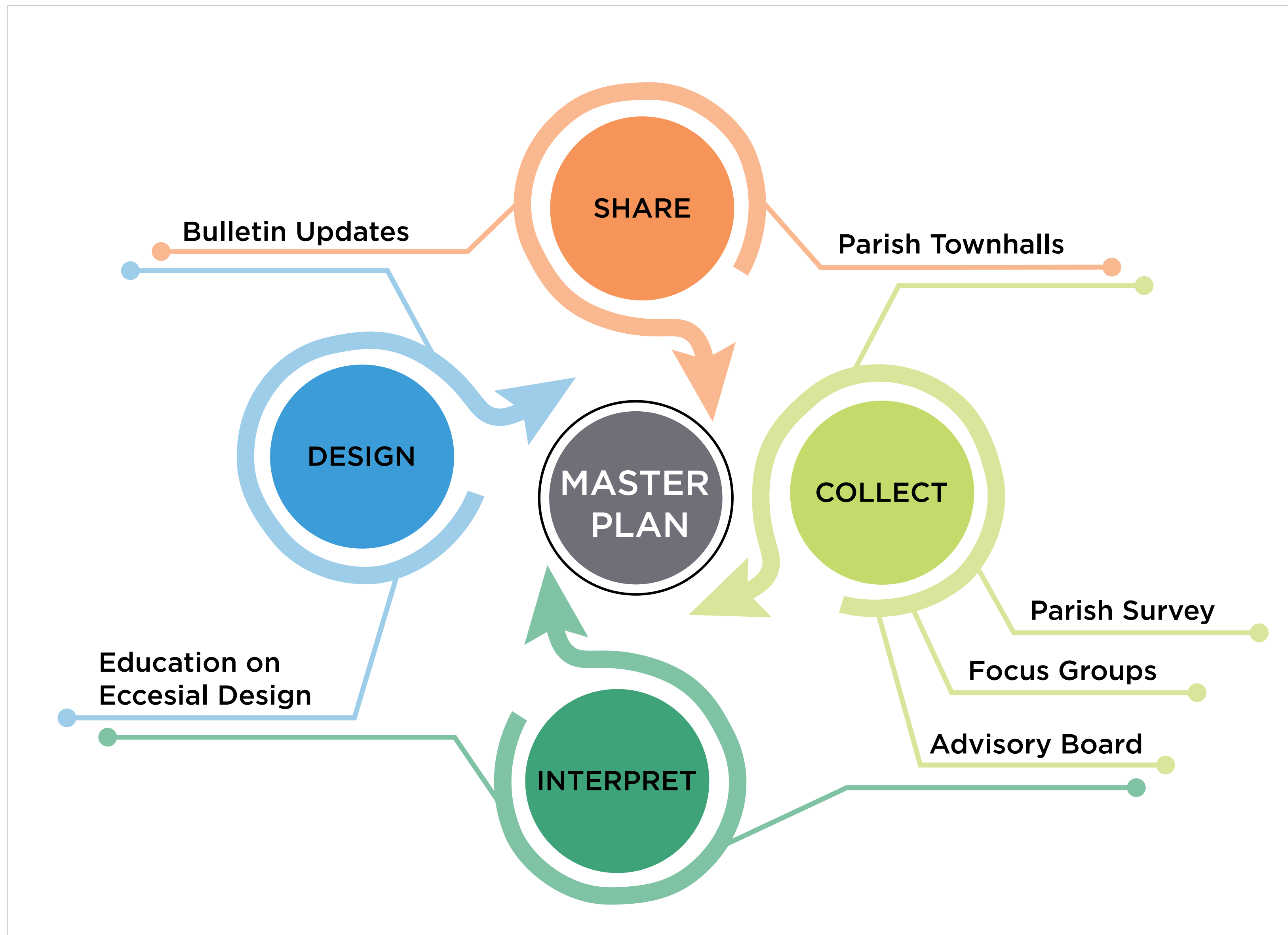


05

FEEDBACK:

Which is your favorite?

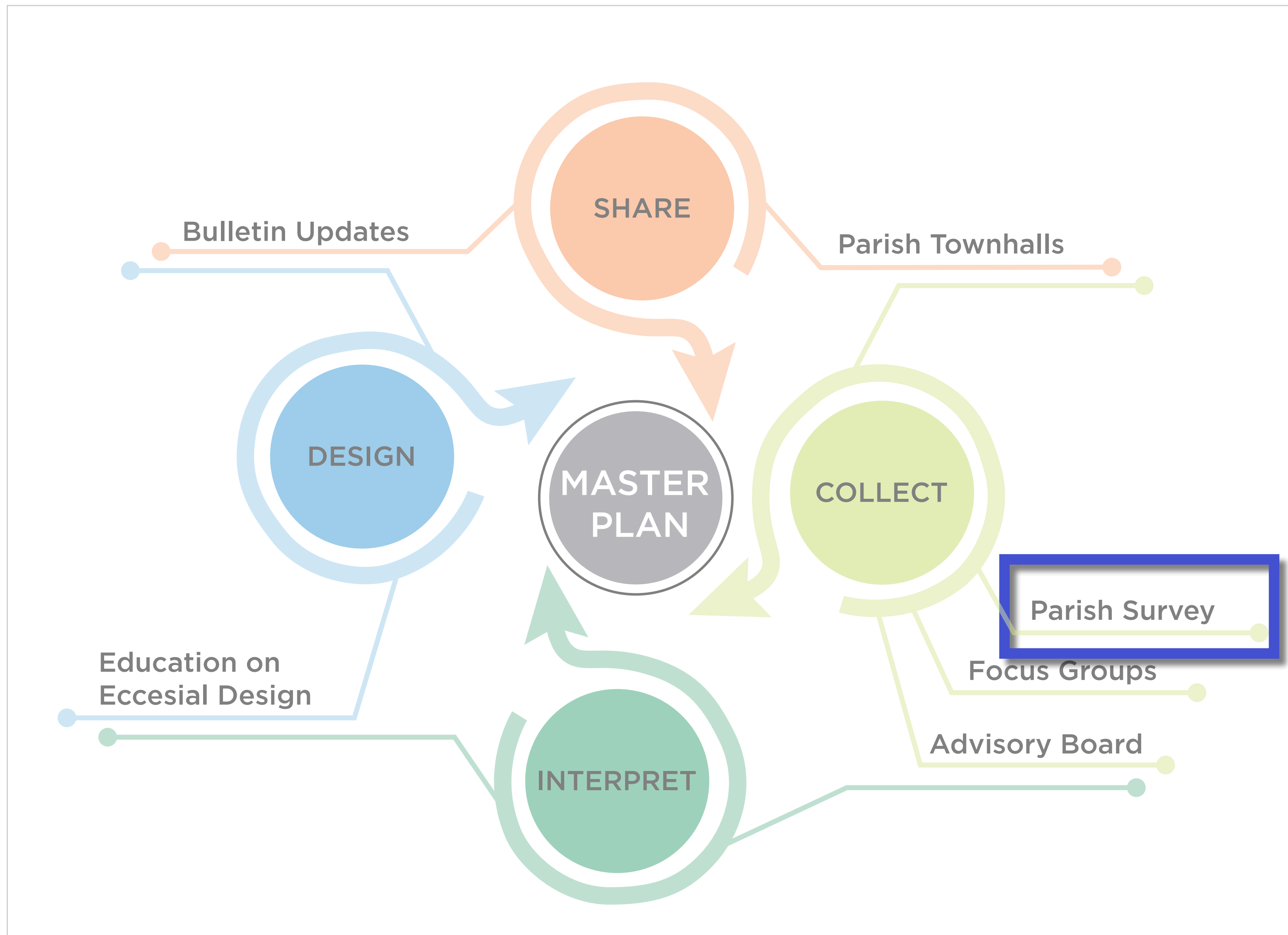




FEEDBACK LOOPS

We heard there have been past experiences that have left people feeling voiceless, even hoodwinked into a built form that was not in line with their values.

This flow chart showcases the many built-in opportunities for transparency and input from parishioners into the shape of this Master Plan.



FEEDBACK LOOPS

We heard there have been past experiences that have left people feeling voiceless, even hoodwinked into a built form that was not in line with their values.

This flow chart showcases the many built-in opportunities for transparency and input from parishioners into the shape of this Master Plan.

SURVEY: WHICH OPTION IS YOUR FAVORITE?



A RENOVATE



B ROTATE



C OLD + NEW



D FREESTANDING



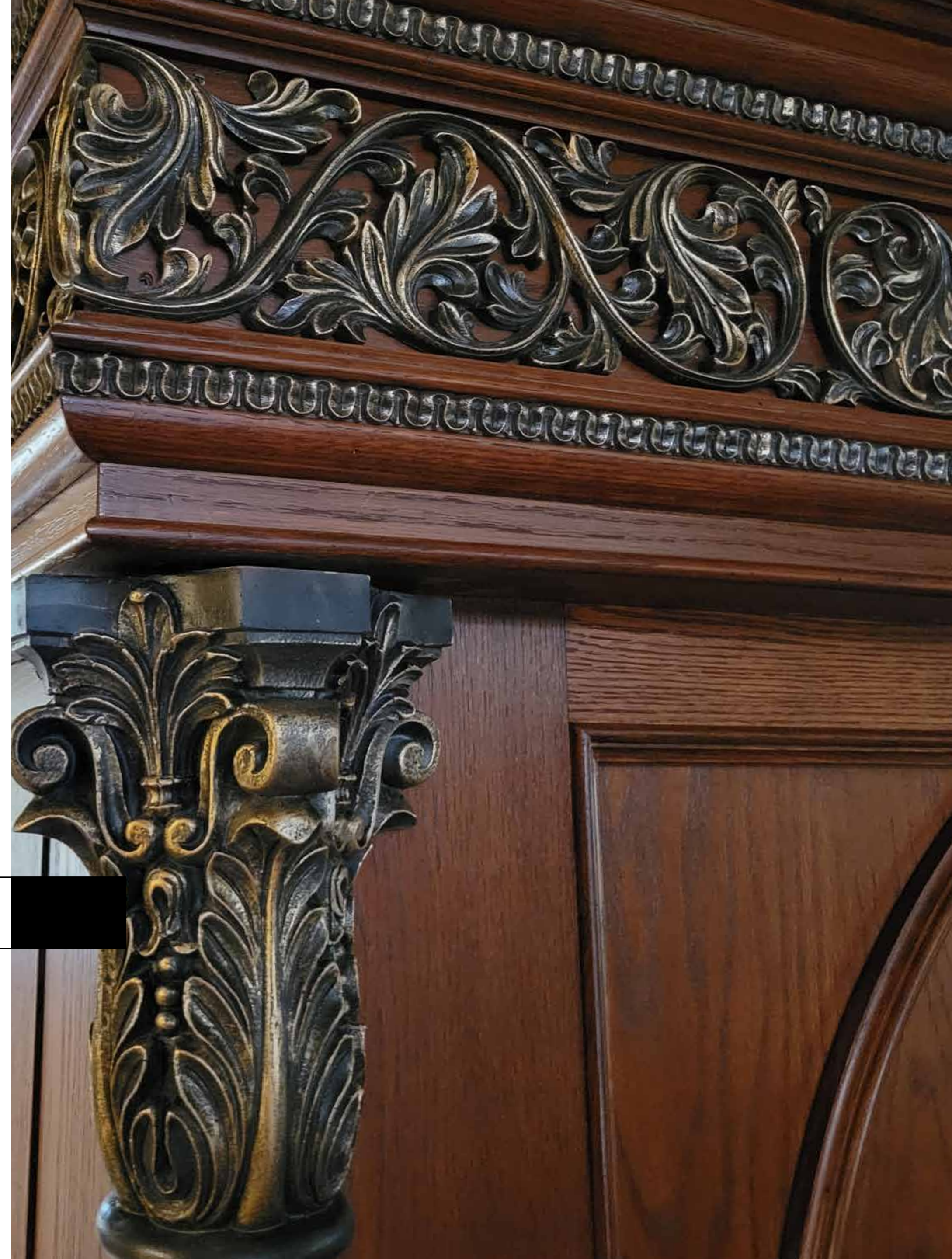
E ON-AXIS



06

COST COMPARISON

Back of Napkin numbers



COST

THE PRICE OF DOING NOTHING



COST

THE PRICE OF DOING NOTHING

Code Compliance + Maintenance - Site-wide

Church	\$	1,870,250
School	\$	2,207,100
Rectory	\$	145,100
Thrift	\$	35,500
Grand Total	\$	4,257,950

\$4,260,000

COST

HOW DO THESE COMPARE?



A RENOVATE



B ROTATE



C OLD + NEW



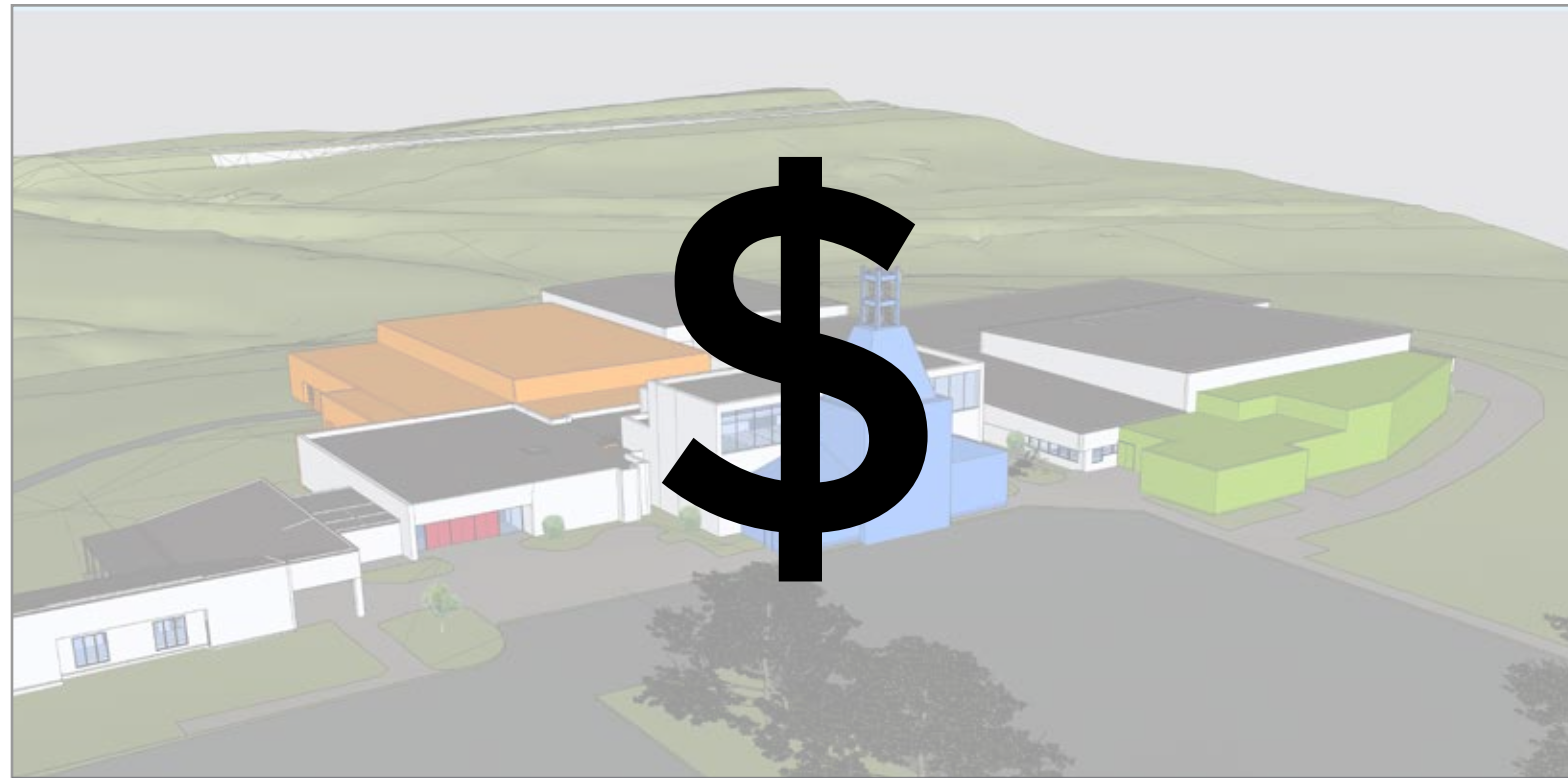
D FREESTANDING



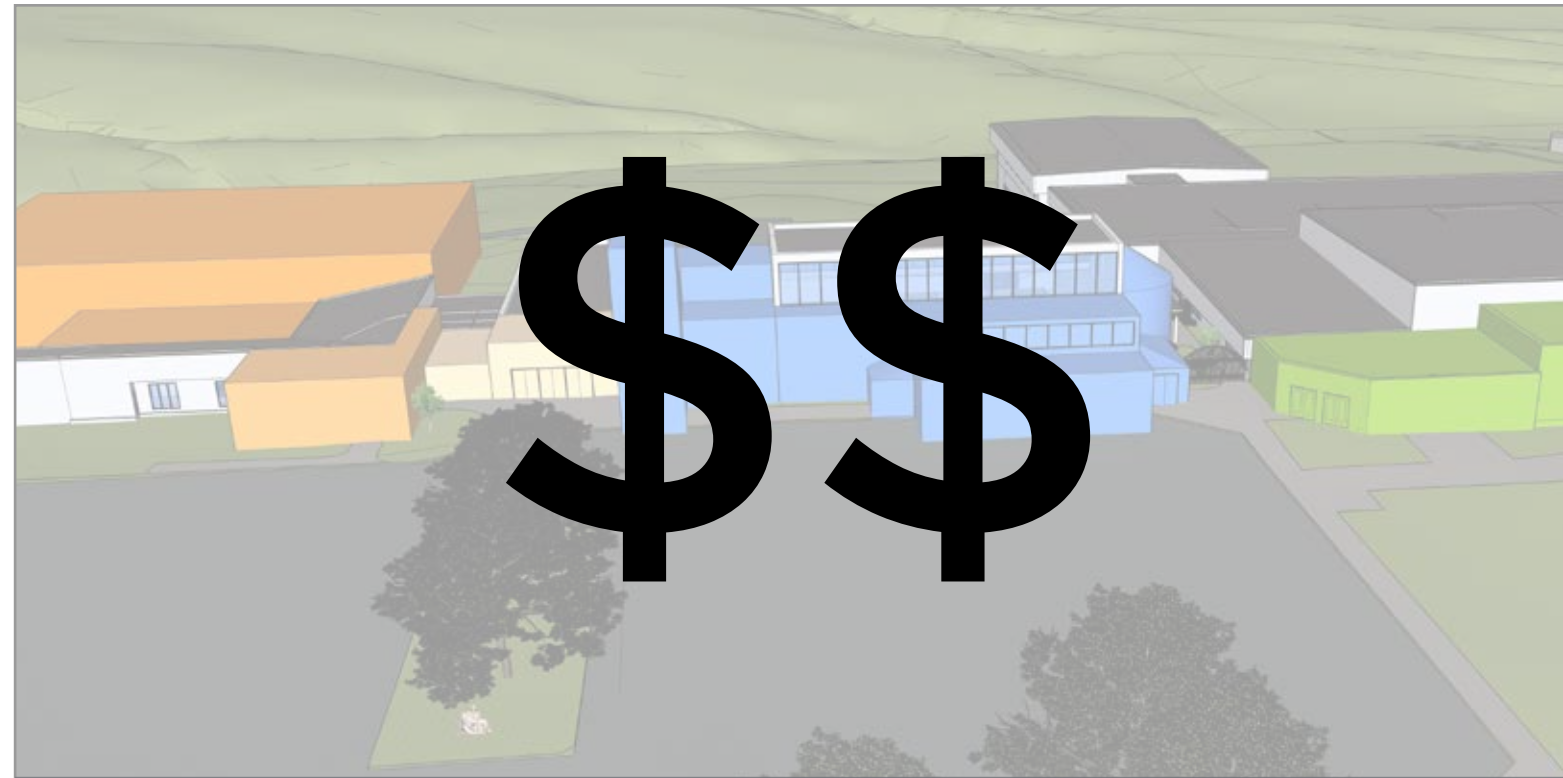
E ON-AXIS

COST

HOW DO THESE COMPARE?



A RENOVATE



B ROTATE



C OLD + NEW



D FREESTANDING



E ON-AXIS

COST

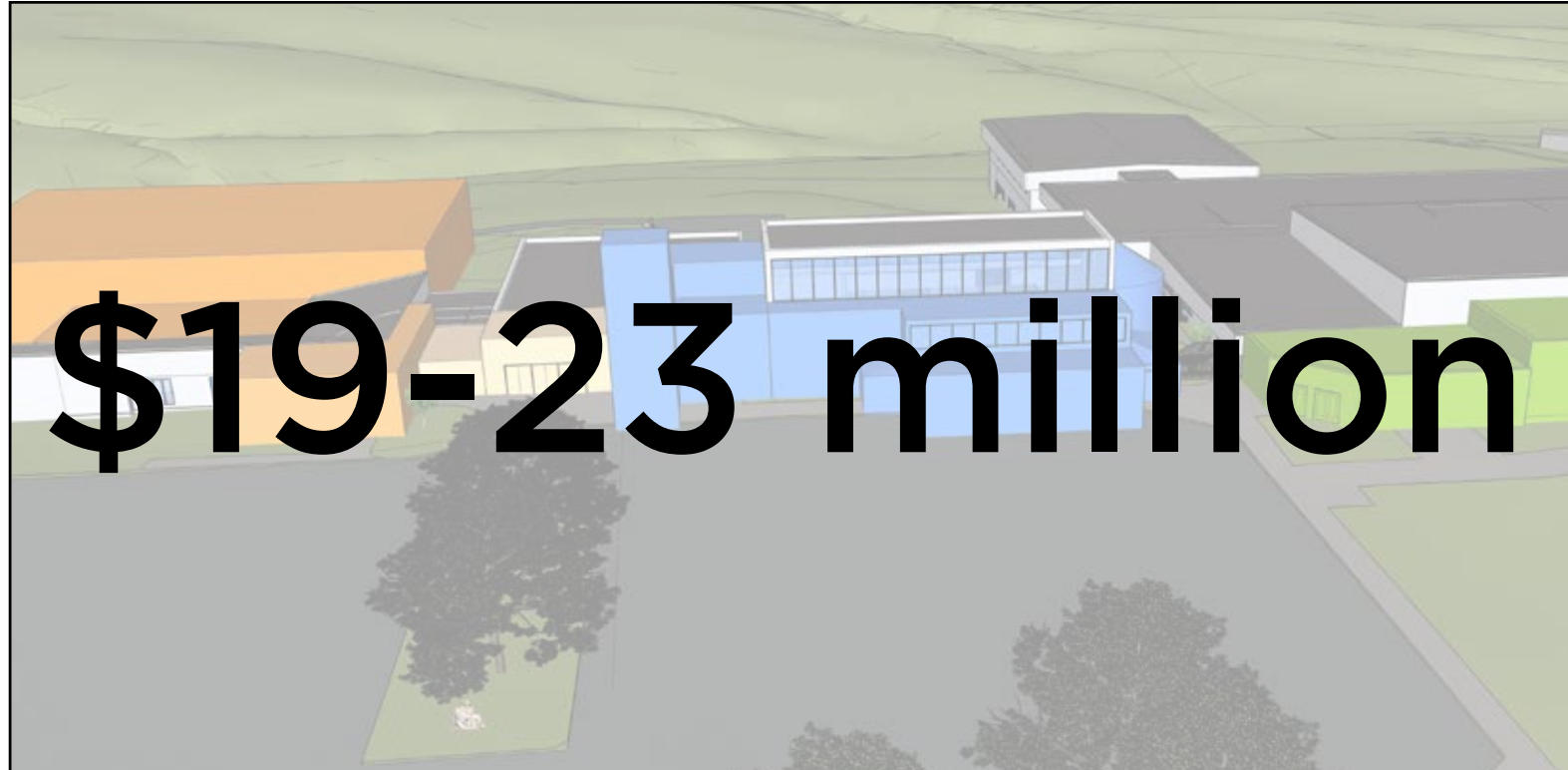
HOW DO THESE COMPARE?



\$13-16 million

An aerial architectural rendering of a campus renovation project. It shows existing white buildings with new blue and orange sections integrated into the existing structure. The surrounding landscape is green with rolling hills in the background.

A RENOVATE



\$19-23 million

An aerial architectural rendering of a campus renovation project. It shows existing white buildings with new blue and orange sections. The new sections are more prominent and integrated with the existing buildings.

B ROTATE



\$22-26 million

An aerial architectural rendering of a campus renovation project. It shows existing white buildings with new blue and orange sections. The new sections are more prominent and integrated with the existing buildings.

C OLD + NEW



\$29-33 million

An aerial architectural rendering of a campus renovation project. It shows existing white buildings with new blue and orange sections. The new sections are more prominent and integrated with the existing buildings.

D FREESTANDING



\$25-29 million

An aerial architectural rendering of a campus renovation project. It shows existing white buildings with new blue and orange sections. The new sections are more prominent and integrated with the existing buildings.

E ON-AXIS

WRAP-UP & NEXT STEPS

Prayer led by Fr. Sean Timmerman

Further Thoughts?

Call or email us at:
(402)551-1500

Ken - kkirkpatrick@cwparchitects.com
Maggie - mmyers@cwparchitects.com
Melia - mberkemeier@cwparchitects.com
Kade - kjensen@cwparchitects.com

Save the Date: Parish Festival

Saturday October 4th

