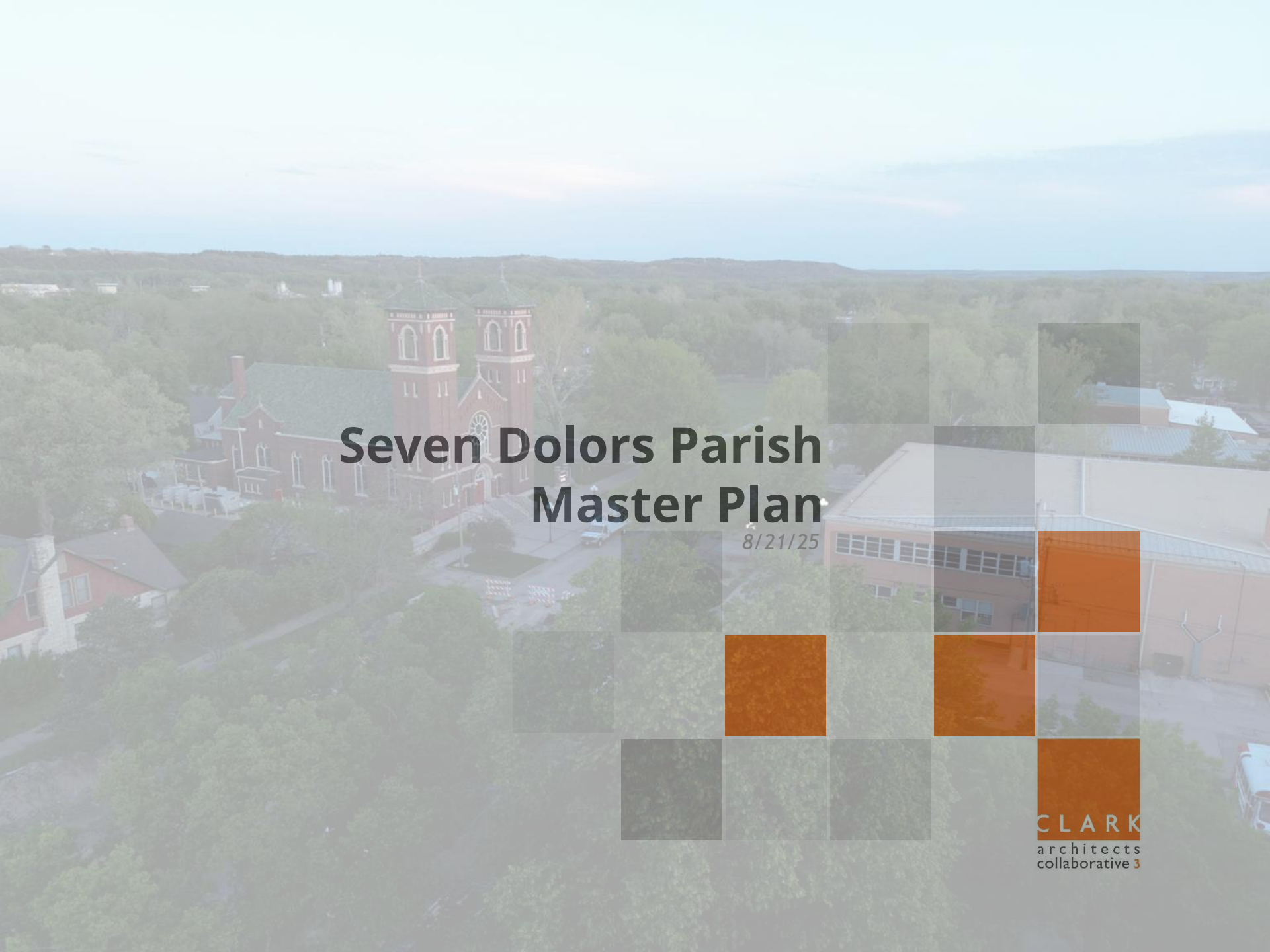

Seven Dolors Parish Master Plan

8/21/25

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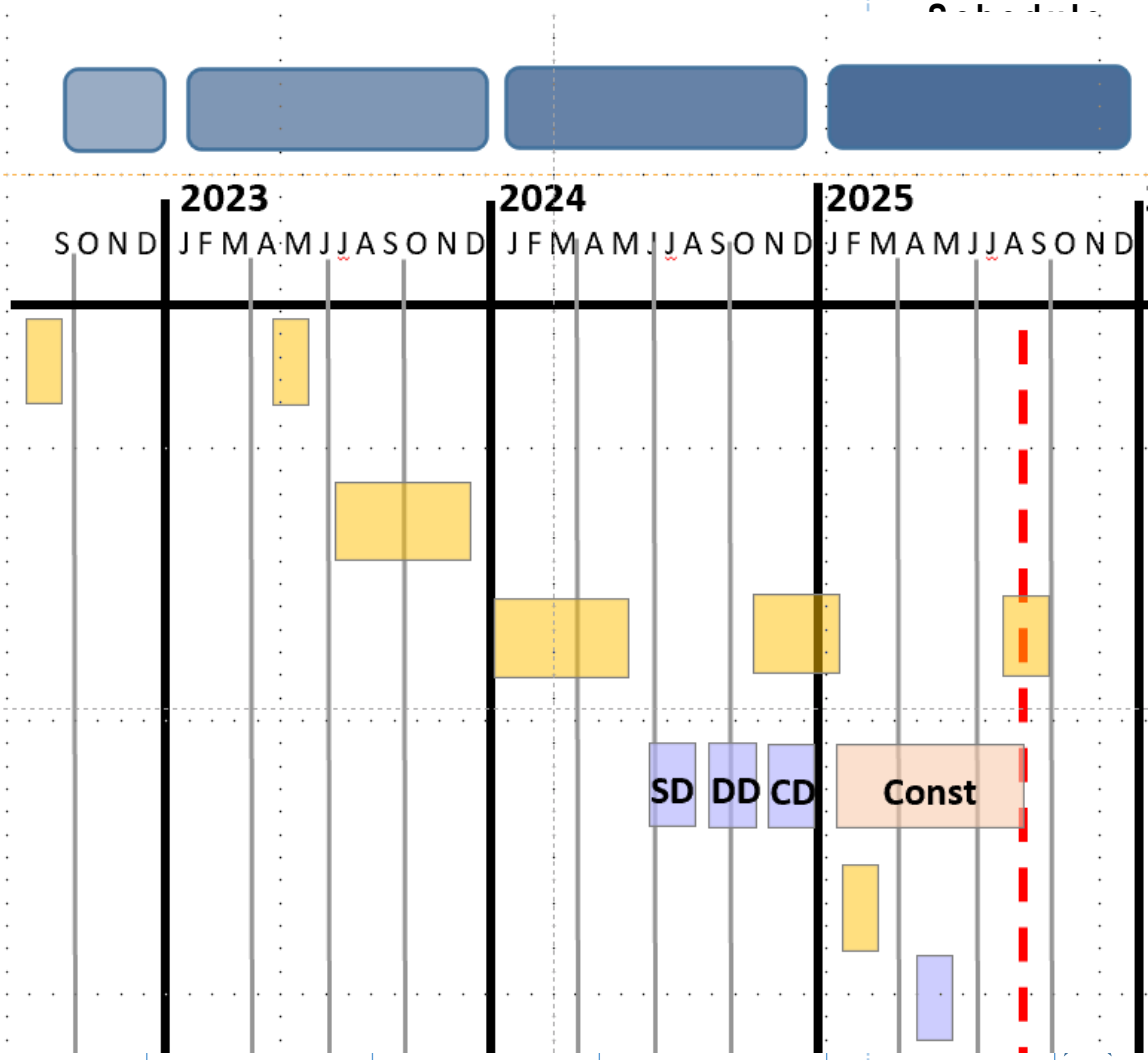
2023 Stated Goals:

Grow God's Kingdom
Great place to work
Vibrant Parish Family
Enable sacramental life – reconciliation, marriage, baptism
Retain families in the parish and bring Catholics back to church
Enable connections to the larger church (MC3, Deanery, Diocese)
Effective buildings and grounds (efficient, safe, low-cost operations, flexible for future needs)
Increase the number of young people in MCS, religious education, and faith formation
Support an active parish life (social, spiritual, material)
Esthetically pleasing
Consistent with the community and city designs

Schedule:

- Financial Gift 2021
- Long Term Planning
- Master Planning
- Kitchen and Hall Renovation
- CM Interviews
- Programming updates



Team Owner Architect / Engineers Contractor

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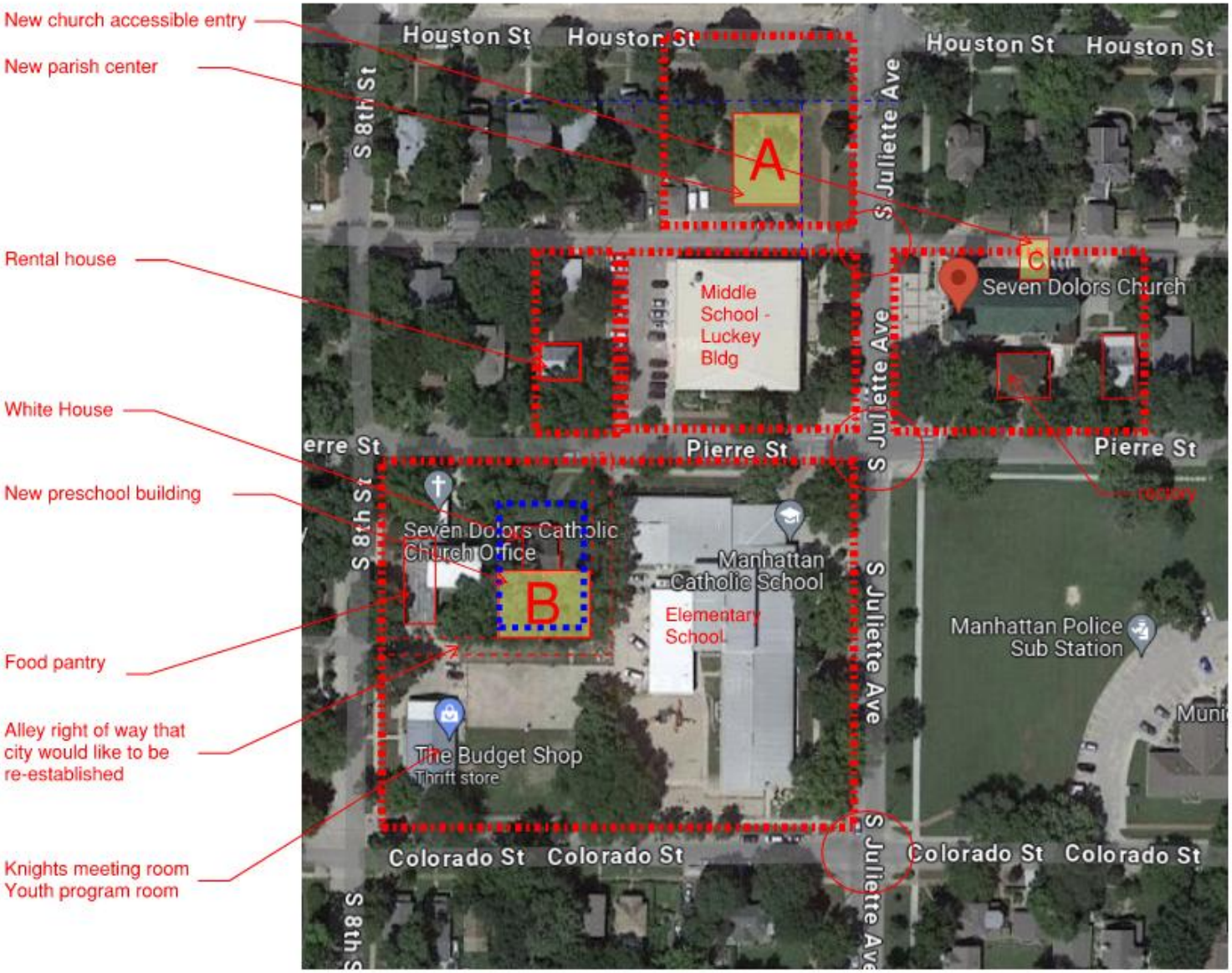
Campus:

Master Plan Began – Dec. 18, 2023:



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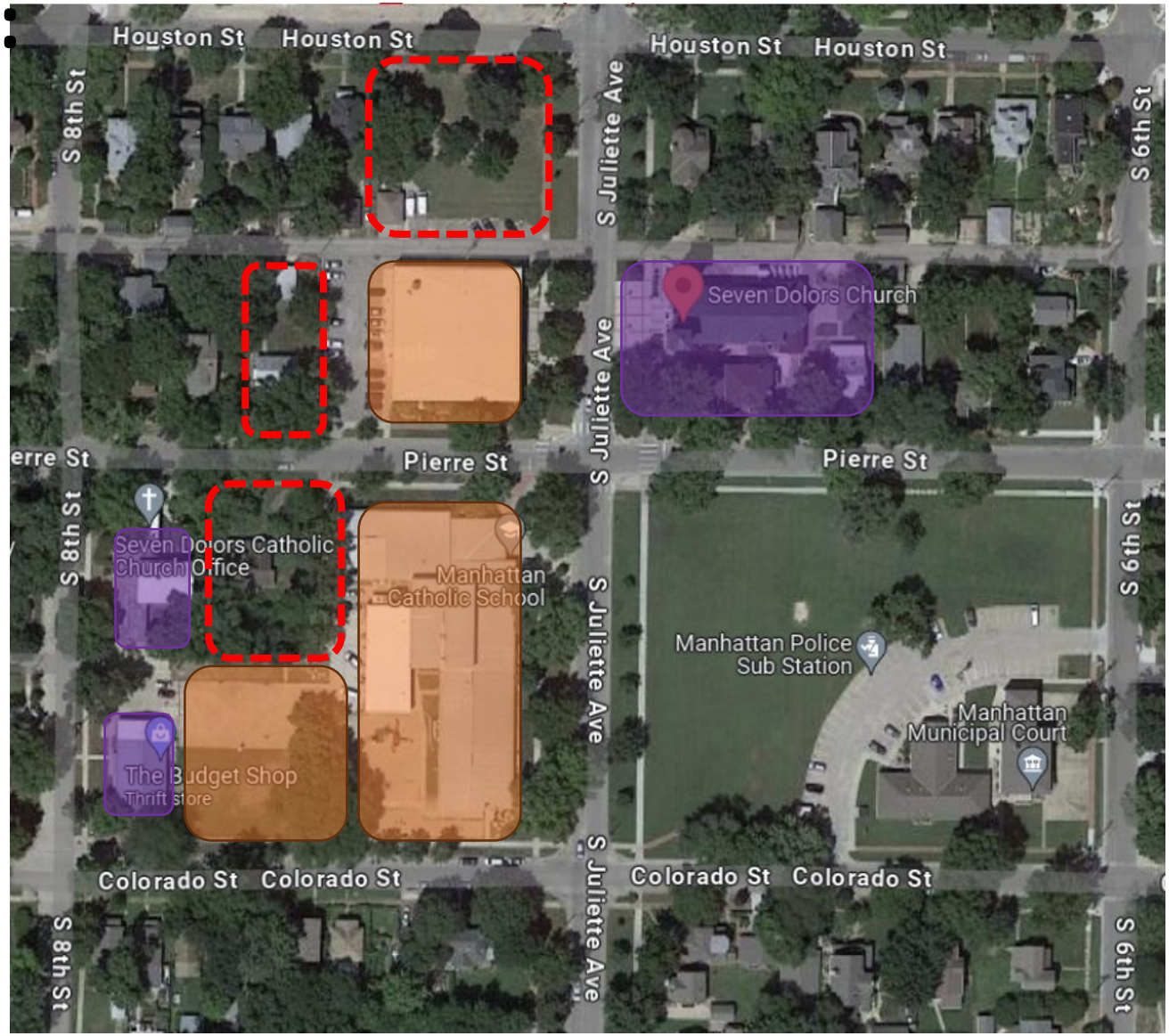
Master Plan:

Church

Education

Underutilized



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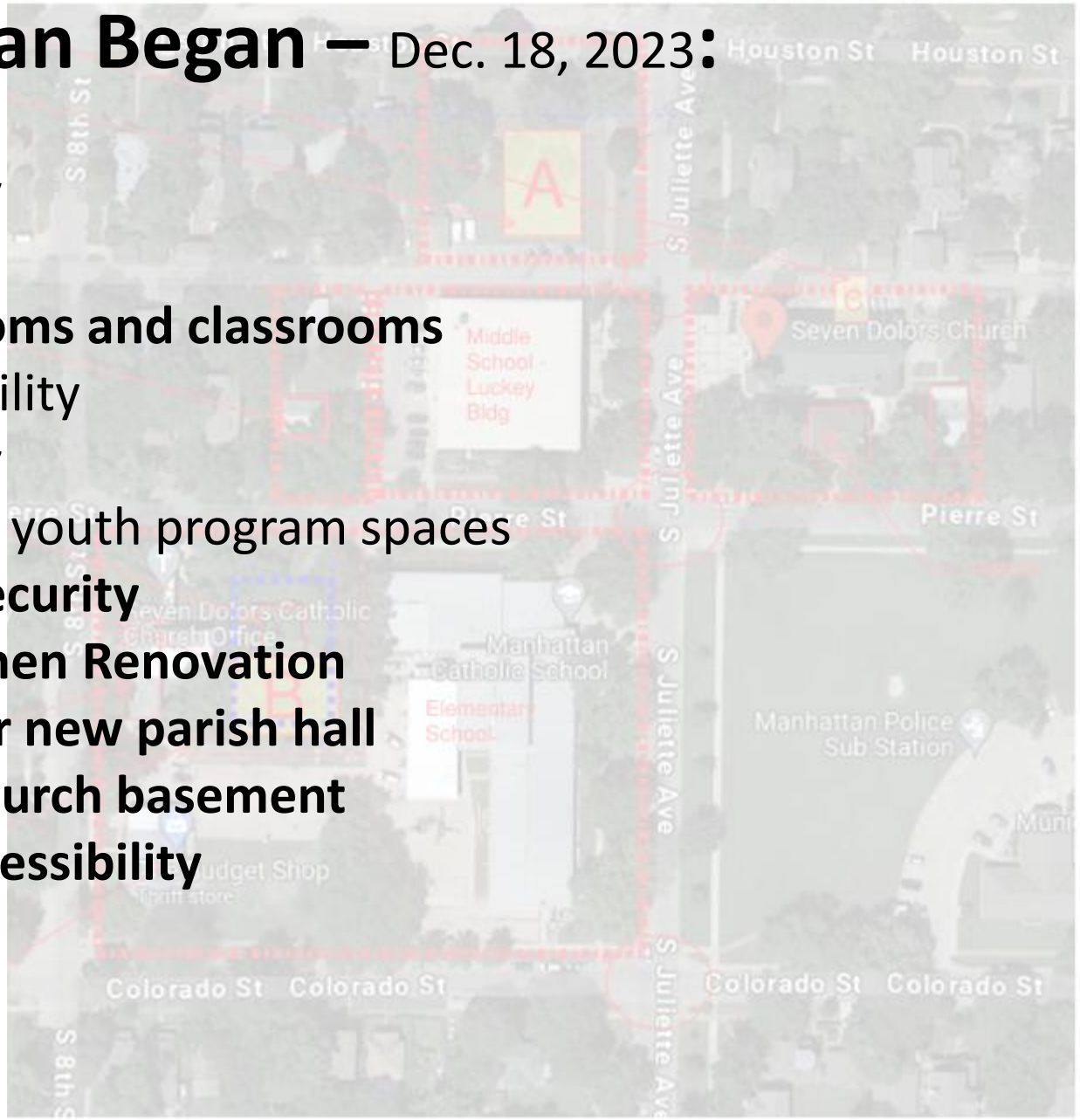
Master Plan Began – Dec. 18, 2023:

- **Offices**
  - Quantity
  - Upgrade
- **Meeting rooms and classrooms**
  - Accessibility
  - Quantity
  - Upgrade youth program spaces
- **Improved security**
- **Church Kitchen Renovation**
- **Expanded or new parish hall**
- **Access to church basement**
- **Campus Accessibility**



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Kitchen Renovation:

- **Need Identified**
  - New Parish Hall was considered but ruled out due to:
    - Space limitations on campus.
    - Alcohol permit and insurance complications.
  - Jan. 2024 - Decision made to improve existing facilities.
- **Consultation**
  - Input from Feb. 23, 2024:
    - Knights of Columbus, Seven Dolors Catholic Women.
    - Funeral Hospitality Group and Parishioners
- **Improvements Made (show plan)**
  - New serving window.
  - New dirty dish window.
  - Increased space.
  - Updated appliances.

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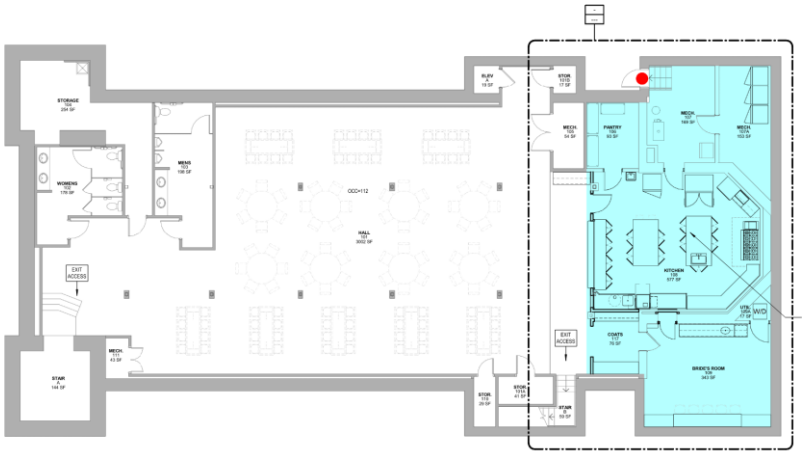
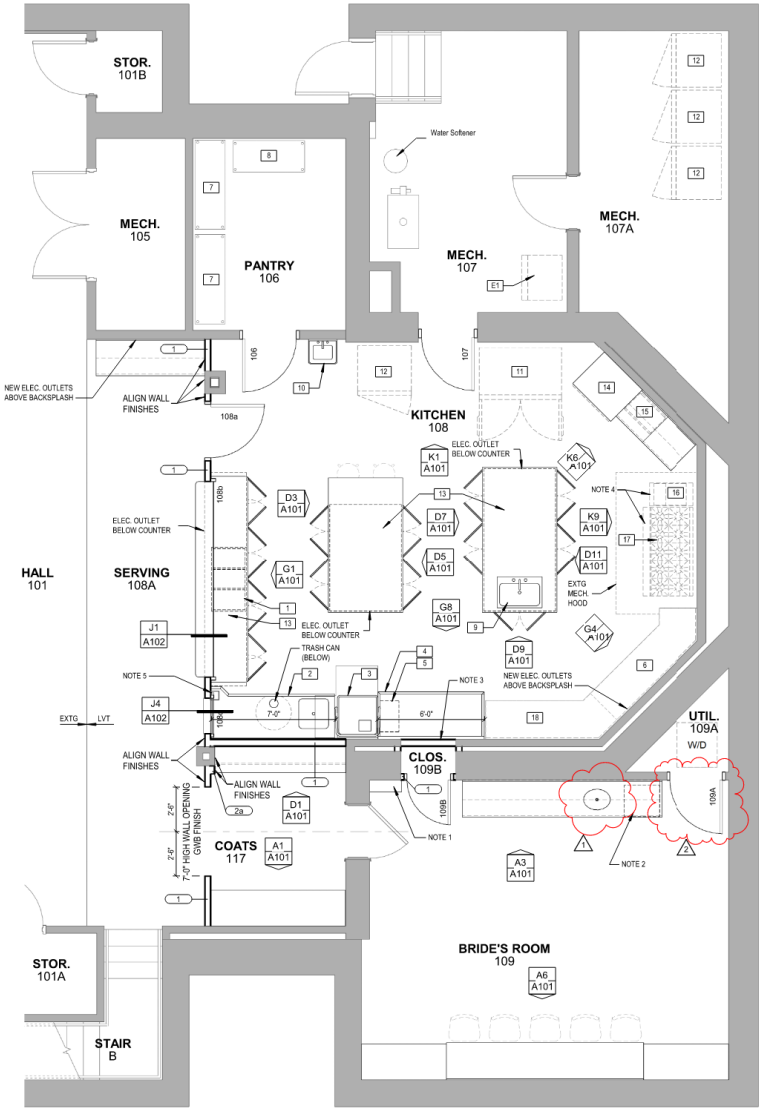
Kitchen Renovation:





Improvements

- New tested design
- New serving window.
- New dirty dish window.
- New flooring
- Increased space
- Updated appliances
- Bride’s rooms update

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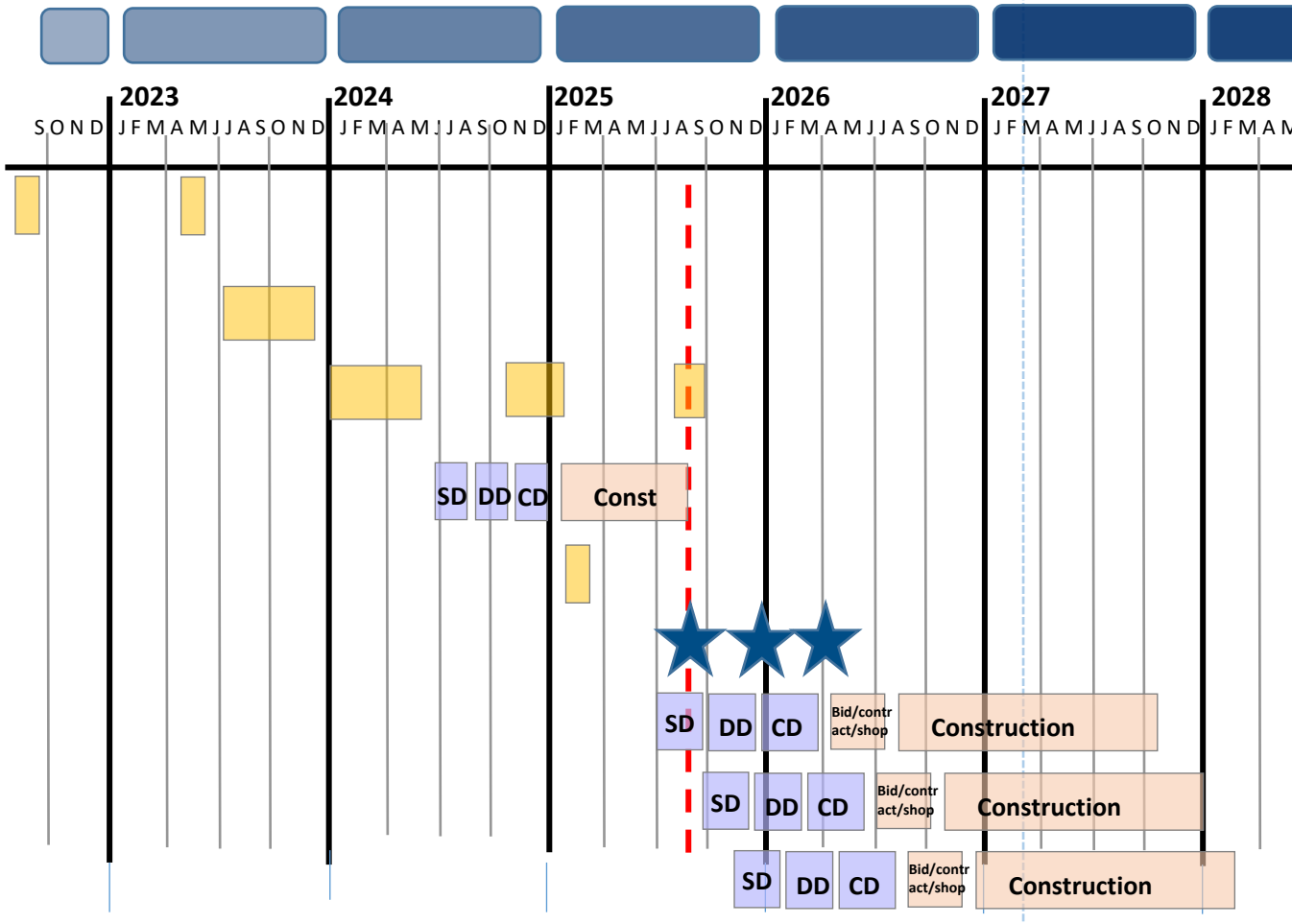
Schedule:

- Financial Gift 2021
- Long Term Planning
- Master Planning
- Kitchen and Hall Renovation
- CM Interviews
- Parish Input
- Parish Center
- Elevator addition
- Early Learning Center



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Early Learning Center:

Current Status

Enrollment at Manhattan Catholic Schools is increasing. More space needed for larger class sizes.

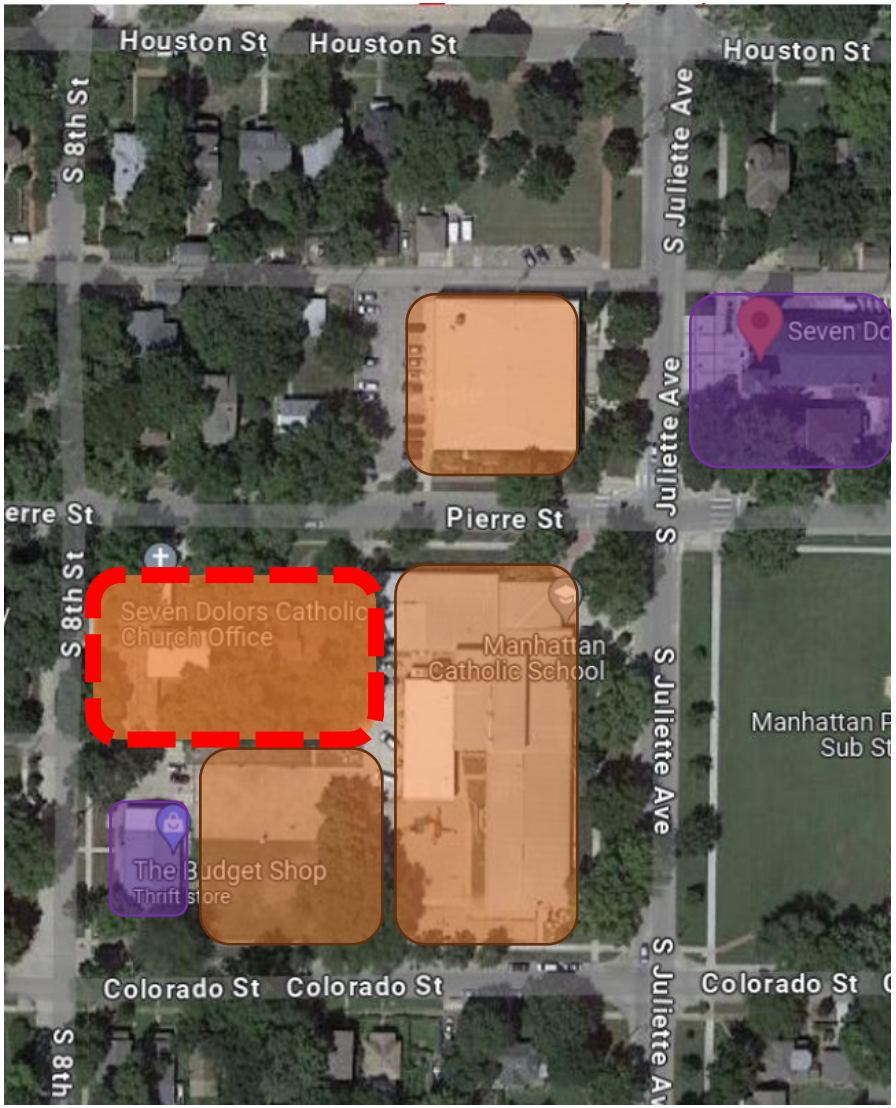
Historic Considerations

Historic white house on site to be preserved.

Potential expansion behind the house.

Planning

Conceptual plans are in progress but not yet ready for public sharing.



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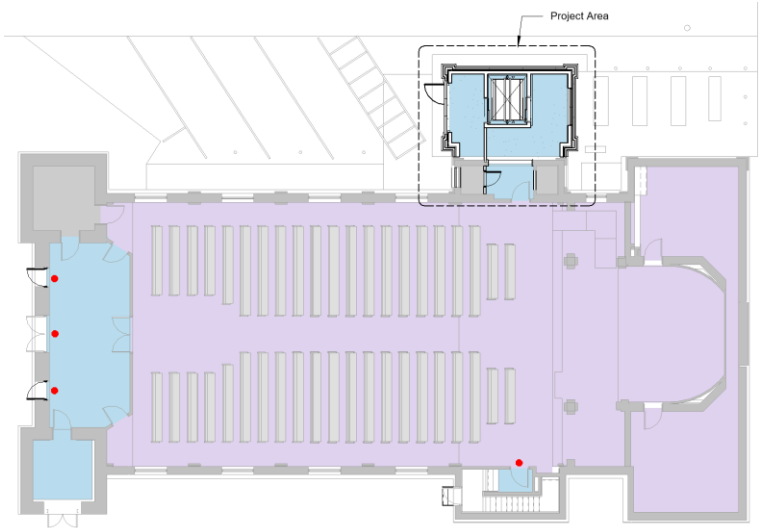
Elevator Addition:

Current:

Existing elevator is small, unreliable, and has maintenance issues.



Proposed:

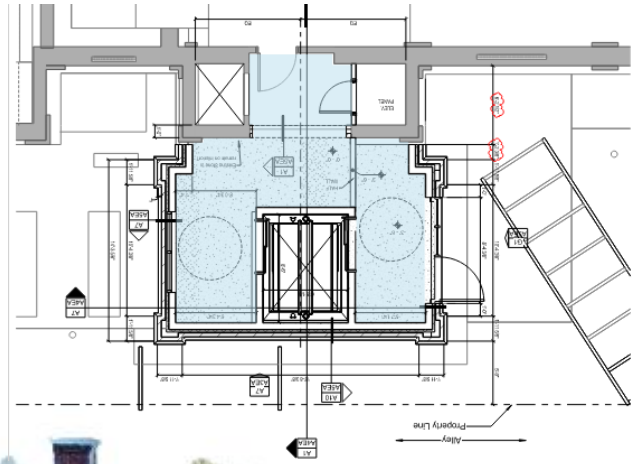
Study all possible locations

Relocate HVAC unit to the roof.

Install full-service elevator to access:

- ADA parking area.
- Main sanctuary.
- Basement.

Elevator Addition:



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Elevator Addition:

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Elevator Addition:

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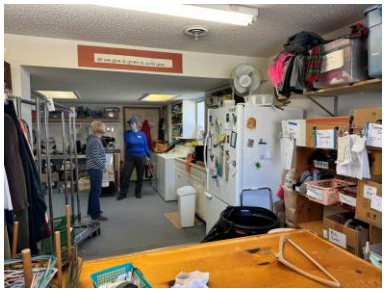
Parish Center:

- **Current**
  - Too small
  - Worn out
  - Lack of classrooms and offices

- **Proposed**
  - New building on Houston and Juliette lot
  - Larger, modern systems, energy efficient
  - Move Offices, adoration chapel, classrooms to new bldg
  - Building to blend the Church, Luckey Bldg and neighborhood aesthetics.



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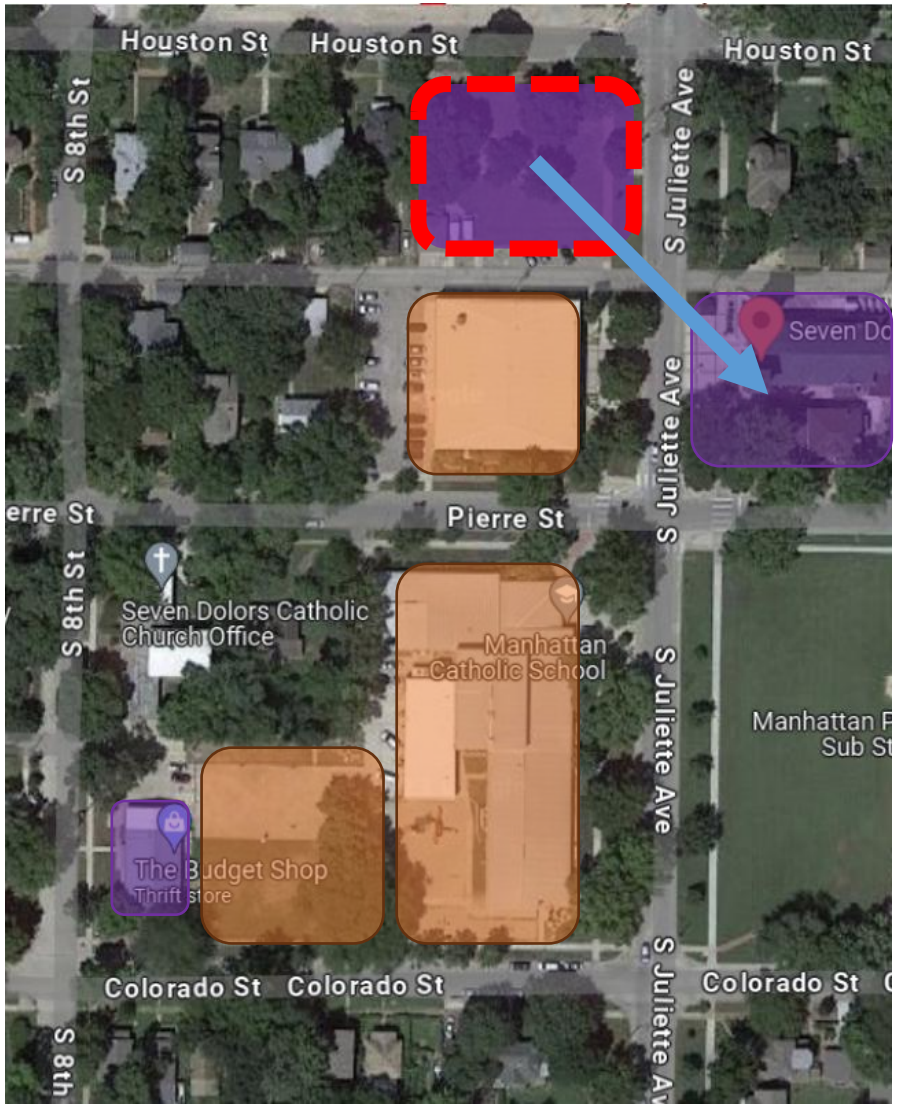
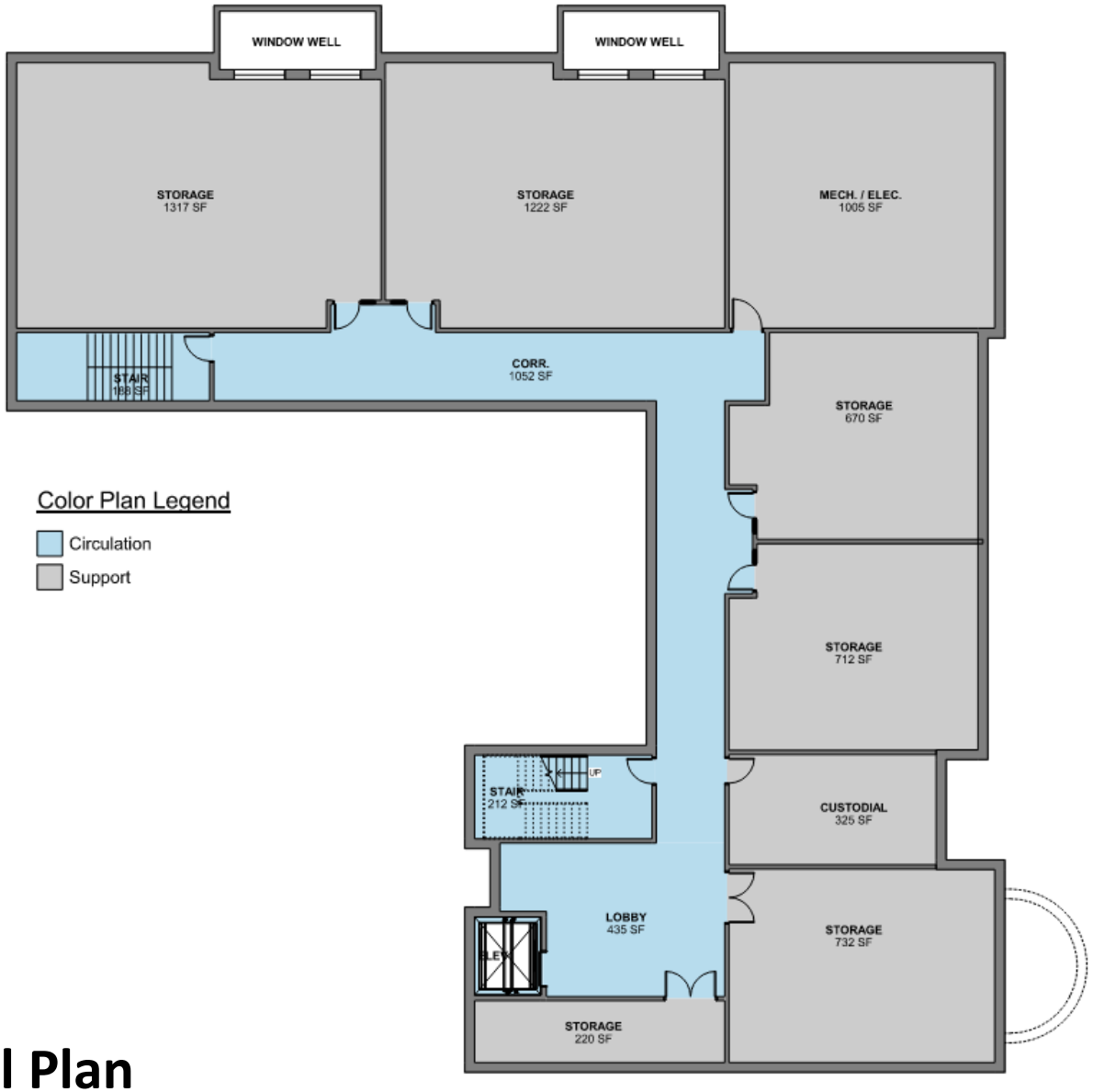
Parish Center:

- **Proposed**
  - Location to capitalize on connection to the church



Parish Center:



Lower Level Plan

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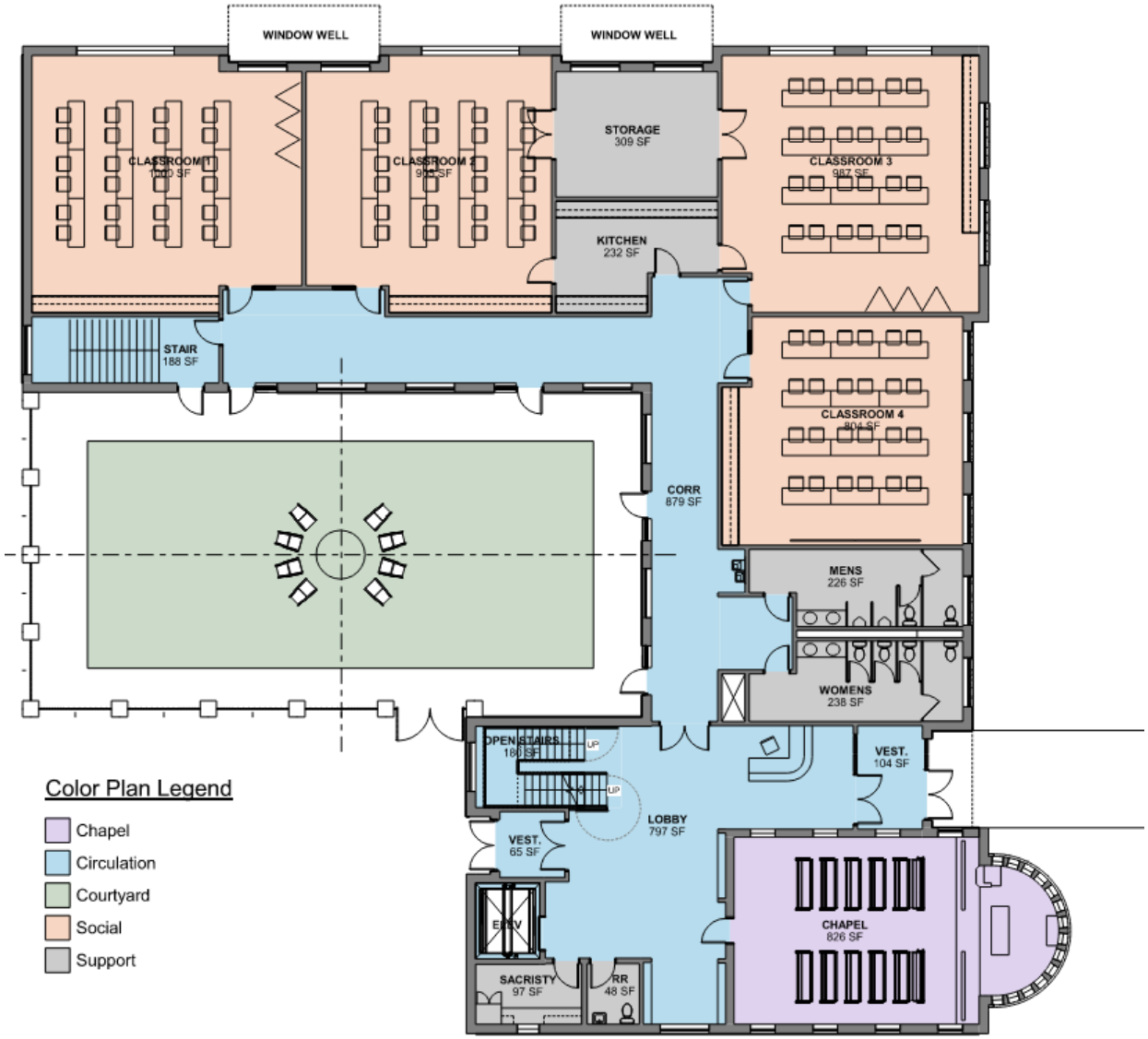
Parish Center:



First Floor Plan

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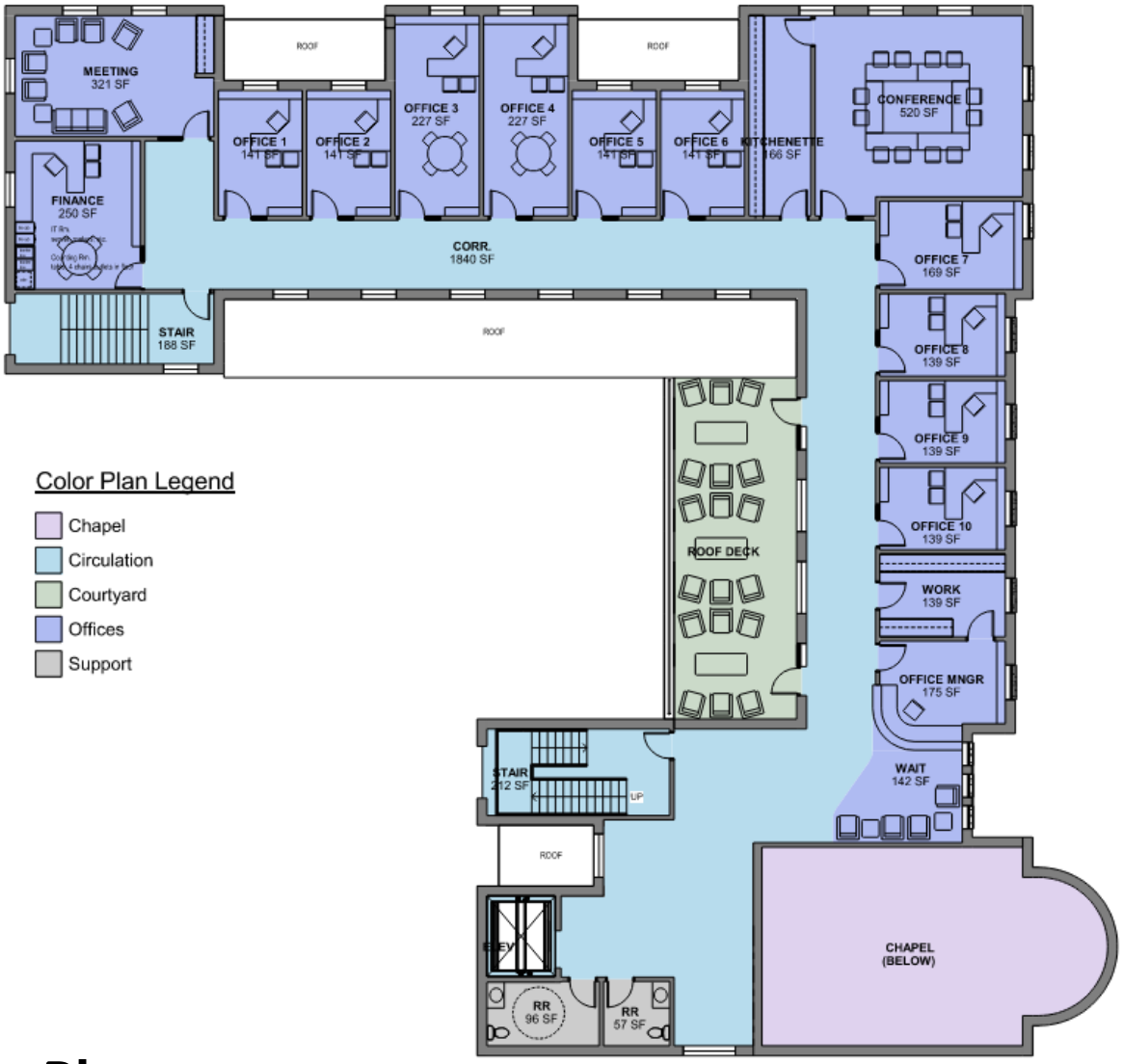
Parish Center:



Second Floor Plan

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Parish Center: Elevations

Elevations

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Parish Center:

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Support an active parish life (social, spiritual, material)
Esthetically pleasing
Consistent with the community and city designs

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Committee:

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Brayson Benne - braysonbenne@gmail.com

Craig Ronnebaum - craigronnebaum@gmail.com;

Dale Anderson - dalefingers38@gmail.com;

Diane Noll - noll.diane@gmail.com;

Ulises Martinez - umartinez@manhattancatholicschools.org;

Maria McAnerney - youth@sevendolors.com;

Oscar Bonilla - mamaesbebe@hotmail.com

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Budget:

Elevator:	$1,000,000
Parish Center:	$9,000,000
Early Learning Center:	$4,500,000
Architectural and Engineering fees:	$1,500,000
Furnishings:	$500,000
Total:	$16,500,000

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Next Steps:

- **Budget / Cost Estimating**
  - **BHS** – Adam Crowl

- **Parish Involvement**
  - Building Committee seeks feedback.
  - Parish Council, Finance Council and Diocese will be involved.
  - Future Parish input sessions

- **Communication**
  - QR Code for comments, questions and concerns
  - Sign-up available for informative email updates

- **Reminder**
  - Visit the Kitchen Renovation area after the presentation