

Master Plan & Athletic Renovations

Master Plan

Saint Rose of Lima
Catholic Church

July 2025

***This is a condensed version
of the Athletic Field
Relocation Master Plan. The
full document is available
upon request.***

Project Narrative

Project Overview

Saint Rose of Lima Catholic Church partnered with Gresham Smith in spring of 2024 to study their existing campus with an eye on both immediate and long range improvement targets. The immediate need was for the relocation of existing athletic fields to a 29.76 acre parcel they had recently purchased immediately North of their existing campus. The largely forested property includes two ponds and wetlands along with a large number of specimen trees. The church set a goal of developing the property while maintaining the sensitive natural environment wherever possible. The overall program provided by the Church included the relocation of a soccer and baseball field, playground and bocce court with the addition of a restroom/concession building, storage, walking/ cross country trails, stations of the cross, grotto and outdoor classroom.

Site Inventory

The initial step in the planning process was establishing a basis of understanding for the property. Working closely with the client team and subject matter experts, the design team assembled the following data to be used as background information for the Concept Development phase:

- Site Survey:** Previously acquired survey data was provided to the design team by the property owner.
- Tree Assessment:** Panther Creek was contracted to provide field location, size and species of existing trees within the study area. Using that data as a starting point, the client team highlighted key species and high value specimen for consideration.
- Environmental Review:** Athena Engineering was contracted to provide an inventory and assessment of environmental features on site. The report identified potential wetlands and water conveyances for avoidance or mitigation through the site development decisions. A preliminary geotechnical investigation was also conducted to determine soil suitability and as an indicator for possible wetland limits.
- Campus Master Plan:** The overall campus master plan which identified building expansion and construction as well as parking needs was provided by the client to the design team for review and consideration in the sports field relocation.

Concept Development

Utilizing the information revealed during the site inventory process, the design team considered a variety of site layout alternatives for the program elements. As the top priority, the soccer and baseball fields were the primary considerations. The early concepts worked to explore all possible locations and orientations to support the fields. The process revealed a number of limitations on site, including the preservation of significant tree stands, avoidance of wetland and water conveyance features and adjacencies with sensitive campus elements.

Along with the athletic fields, the concepts attempted to locate walking/cross country facilities, a restroom and concession building, relocated bocci courts and playground/open play area, stations of the cross, grotto, pedestrian and vehicular connections into and through the property while holding space for the planned building expansions and their required parking.

During this phase of design, further study of the site’s environmental features was ongoing. Athena performed field assessments and worked with the United States Army Corps of Engineers and the Tennessee Department of Environment and Conservation to determine the limits of jurisdictional wetlands on the campus. These findings, along with agreement from reviewing agencies, offered additional development potential for the property, leading to further concept study.

Along with the environmental information, further owner provided input on select tree species and specimen informed the final round of concepts that were provided for review and ultimate selection in moving forward to the final master plan exhibit.

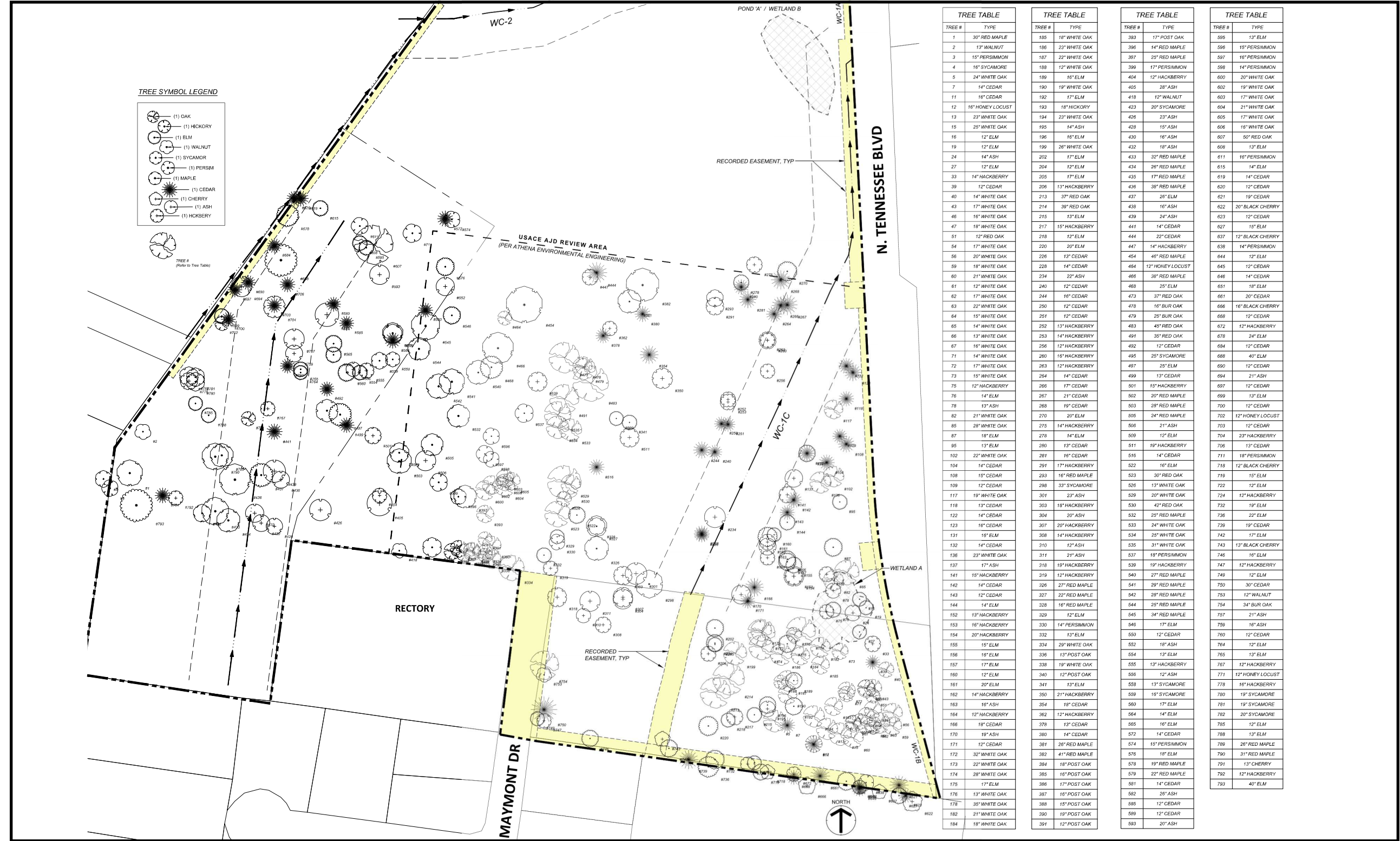
Final Master Plan and Phasing

After careful consideration, the owner provided final direction on a preferred concept. Incorporating the environmental limitations and boundaries including desired preservation of specific specimen trees, comfortable owner threshold for impact to wetlands, and desired perimeter buffers for sports fields, the final master plan was developed along with a preliminary opinion of cost. An initial phase recommendation was provided to meet the owner’s immediate needs for field relocation while maintaining a manageable budget for early development.

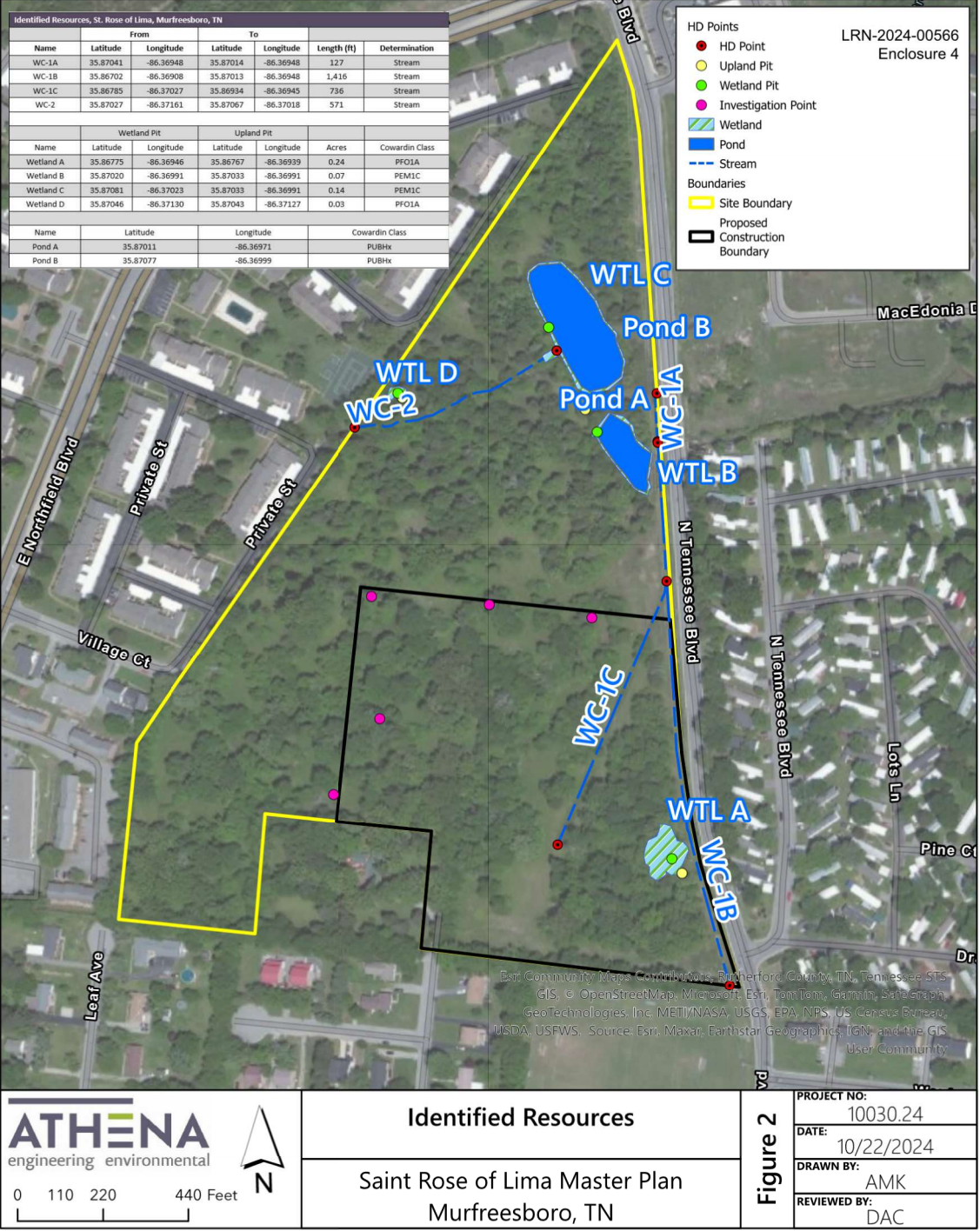
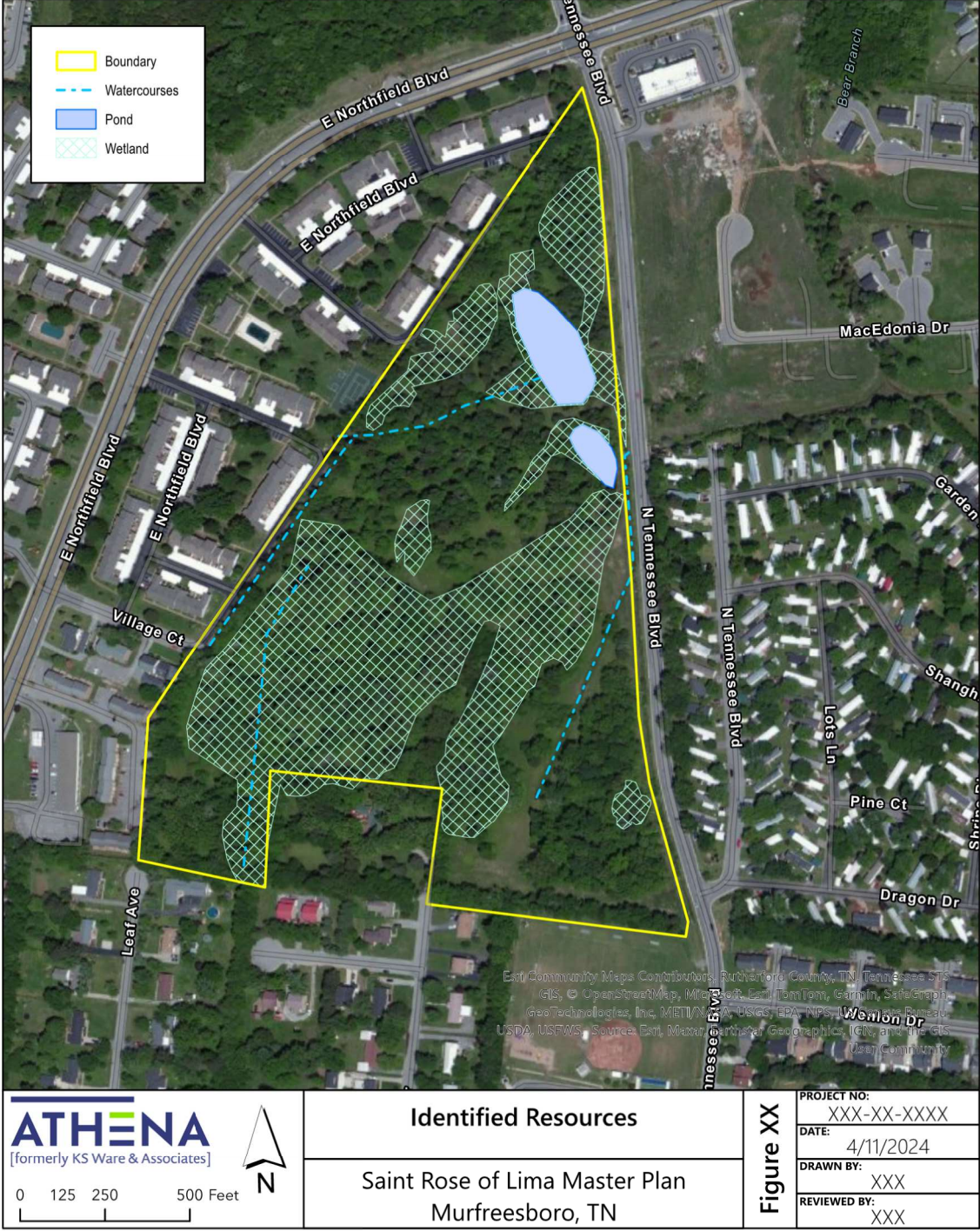


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Saint Rose of Lima | Tree Survey



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