



ST. JAMES

2025 Master Plan

August 15, 2025





Dear Community of St. James,

With great joy and anticipation, I write to share our exciting new **Campus Master Plan**, a vision that expands not only our physical footprint, but also the profound promise of our mission at St. James.

As a **faith-based educational community** deeply rooted in transformative, loving relationships, we remain committed to nurturing the hearts, minds, and spirits of the **children, families, graduates, neighbors, and friends who are integral to the life of our community**, walking alongside them as partners in learning, growth, and shared purpose. Guided by our vision of a **world without inequities**, this plan invites us all to invest in a future shaped by justice, dignity, and boundless possibility.

At the core of the Community of St. James are the values that define and inspire our work:

- Belief that every person is a child of God;
- Recognition that each moment is an opportunity for learning;
- A deep commitment to listening, discerning, and growing together;
- The determination to create disruptive change around educational, wealth, health, and other disparities;
- Reverence for the dignity of every human person;
- And partnership with other advocates for social justice.

Our Campus Master Plan, led by Mary Holland, AIA, LEED AP BD+C, Principal of CICADA Architecture/Planning, Inc., is an embodiment of these ideals. Our **Campaign** will provide funding for key elements of the plan, this visionary blueprint reaches even further, offering a long-range picture of how our campus will evolve to realize our mission fully. It builds upon the **We Believe Strategic Plan**, anchored in our mission, vision, and values, and brings to life St. James' three foundational strategic plan goals: **Agency, Deep Connections, and Shared Stewardship**.

One of the most exciting aspects of this campus plan is the addition of facilities to accommodate our **strategic growth to serve even younger learners**, expanding our academic program to welcome **Kindergarten through Grade 3**. By beginning transformational care at an earlier age, we can deepen our impact, strengthen foundations for lifelong learning, and ensure that every child experiences the belonging, love, and opportunity they deserve.



This plan imagines a campus that isn't merely functional; it's a flourishing place of belonging—spaces where relationships take root, curiosity is sparked, healing happens and the whole community gathers in faith, hope, and joy.

I invite you to walk with us into this next chapter—to dream and build together, to steward our shared resources faithfully, and to affirm the transforming power of love-driven, equity-centered education.

Thank you for your belief, your presence, and your unwavering commitment to the children, families, and neighbors we serve. Together, we are shaping a future where inequity yields to possibility, and every human being can flourish.

Sincerely,

Dave Kasievich
President & Head of School

The Rev. Frank Allen
Chair, Board of Directors



ST. JAMES

Campus Plan

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INTRODUCTION

St. James is a faith-based educational community in the Allegheny West neighborhood of North Philadelphia, rooted in our vision of building a world without inequities. The School opened its doors in 2011 to an inaugural class of sixteen 5th-graders on the abandoned property of the historic church of St. James the Less. Founded to address the systemic effects of poverty through education, relationship, and opportunity, the vision for St. James was shaped by the leadership and partnership of St. Mark's Church (Locust Street), Father Sean Mullen, renowned pediatric oncologist Dr. Audrey Evans, and the School's first Head, Dave Kasievich.

By 2017, when the school expanded to include 4th grade, the need for additional space had become evident. A comprehensive Master Plan completed in 2019 identified three phases of development on the north end of the campus. Phase 1 – new classroom space – was designed and constructed shortly thereafter and opened in the fall of 2023.

In 2024, the Community of St. James launched *We Believe: Our Plan for the Future of St. James* and acquired the Royal Electric building and site, which added 85,552 s.f. of property and a 40,000 s.f. warehouse building to the campus footprint. That summer, Kevin Todd, St. James' Vice President of Operations and Strategy, convened a volunteer committee, including project managers, a site designer, an attorney, a building contractor, a civil engineer, and two architects, to explore campus expansion. Their recommendations framed initial planning for the Royal Electric site, and in early 2025 the school engaged CICADA to update the Campus Plan.

The development of this newest Campus Master Plan allows the Community of St. James to serve its broader neighborhood with the same holistic intention with which the School has supported students and families since its founding. It reflects our mission and vision in action, creating spaces where education, relationships, and opportunity work together to bring us closer to a world without inequities. This expansion also represents a key stage in St. James' evolution into a true "Third Place," a community hub where all can gather, grow, and thrive together.

PROCESS

In the development of the Master Plan update, CICADA worked closely with a small planning committee of the school to develop a vision for program elements to be included, and to review and make recommendations about plan options developed by the design team.

During the programming phase, the planning committee in turn reached out to stakeholders to inform the planning process. Input was provided by St. James staff, neighbors, parents, graduates, Welcome Table participants, and the RAH Civic Association.

Once the program was defined, CICADA engaged with architect Ted Agoos, who had served on the 2024 committee, and landscape architects Studio Sustena to help with generating some initial conceptual design ideas for the expanded campus. The team toured the campus, reviewed space needs data, and convened on campus for an afternoon design charette. Three alternative designs were developed, reviewed with the School's Planning Committee, and ultimately refined into the Master Plan presented in this document. The entirety of the process is recorded in the Appendices to this Plan.

SUMMARY

EXECUTIVE SUMMARY

The 2025 St. James Master Plan was developed to advance the vision outlined in the 2024 Strategic Plan, which calls for St. James to evolve from being solely a school into the broader Community of St. James – a community-centered organization with the school at its heart. This shift reflects our growing identity as both an educational organization and a hub for holistic support, relationships, and opportunities for students, families, and neighbors alike

This plan seeks to **preserve** the best parts of the St. James Campus, including:

- The character of the campus as a green oasis
- Close connections between the school, the church, and the community
- The historic character of the campus and buildings
- The light-filled, welcoming interior spaces
- Visual connections between landmarks
- The experience of walking the Yellow Brick Road

Further, the plan seeks to address the **highest wants and needs**, both for the School and for the expanded role of St. James identified in the Strategic Plan, including:

- Develop a gym and auditorium
- Expand the school to serve four additional grades
- Connect all parts of the campus
- Extend green space onto the Royal Electric site
- Establish the campus as a “Third Place”

- Provide a safe and accessible route across Clearfield St.

Key elements of the Master Plan are summarized below.

For ease of reference, the Master Plan refers to the educational campus north of Clearfield Street as the **North Campus**, and the Royal Electric and Church sites to the south of Clearfield Street as the **South Campus**.

The Master Plan recommends different uses between the North and South campuses. It will maintain the safety and security of the north campus and increase accessibility on the south campus.

The **North Campus** will remain the locus of the student educational experiences. The Plan identifies and allocates space to support the growth of the School on the North Campus site, with only physical education and school wide gathering spaces requiring students to cross to the South Campus during the school day.

Outdoor space improvements in the North Campus

Master Plan include two new playgrounds, one for the smallest children in grades K and 1, and another for older elementary age and younger Middle School students.

In addition, they include site improvements to provide outdoor/recess spaces that serve a range of students’ preferences for down time, from playing courts and fields

Key goals and objectives:

- Develop a vision of the campus as the heart of the community.
- Address the three parts of the campus – the school, the church, and Royal Electric – as an integrated whole.
- Plan for the expansion of the school to include grades K-3 as well as 4-8.
- Plan for a gymnasium that will serve the needs of the school and of the community
- Plan for an auditorium large enough to accommodate the entire school community.
- Activate and structure outdoor spaces to meet the varied needs of an active school and community.
- Address accessibility throughout the campus.
- Look to the future to create a plan that will allow St. James to continue to evolve over time.

AERIAL PHOTO OF CAMPUS, 2024



to a nature walk through the treed slope facing Lippincott Street, to covered and open outdoor terraces for quiet games and conversation.

Proposed **building improvements** on the **North Campus** include additional classrooms and bathrooms, arts education spaces, and an expanded lobby on the main floor with direct connections to key administrative offices and a new Library/Learning Center. The plan proposes expanding the community center / dining room on the ground floor to accommodate the entire school community for a shared meal. Finally, the plan proposes renovating and reconfiguring the existing Lower School building as a state-of-the-art Upper School classroom wing, with classroom sizes rivaling the classrooms in the newly constructed classroom wings, and a broad corridor overlooking the outdoor play areas.

The **South Campus** will become the Third Space for the community that is envisioned in the new St. James strategic plan. The South Campus includes two properties:

- The church property, which includes the **Church of St. James the Less** and the walled churchyard around it, the Yellow Brick Road, and the separately walled area including the Chaplain's House (cottage) and St. David's Field.

- The **Royal Electric** property, which abuts the west side of the church property and includes parking lots facing Clearfield St. and West Hunting Park Avenue.

The Church of St. James the Less stands at the heart of the Community of St. James, St. James' community programs, and the RAH neighborhood. Improvements to the church will include the ongoing restoration of its masonry walls, the recasting of its bells, the installation of a new pipe organ, and installation of a new HVAC system. In addition, a self-guided churchyard tour and digital history of the church are under development. Interior and exterior lighting improvements are in design.

Many notable Philadelphians are buried in the churchyard, and paths through the churchyard provide the only route to the church's entrance, which faces Hunting Park Ave. St. James is exploring the feasibility of an arboretum designation of the churchyard, and to designate space for a pet cemetery and a columbarium within the churchyard grounds.

The Chaplain's House and St. David's Field are included in the plans for development of the Royal Electric Building.

Outdoor space improvements around and on the **Royal Electric** site include an entry garden and path facing the south end of N 33rd Street, a new playing field built partly on St. David's Field and partly on the Royal Electric roof, an accessible walking path from the south parking lot to St. David's Field and thus to the lychgate leading to the church, development of a storm water management feature along the east wall of the Royal Electric buildings, and optimization of parking and vehicular service in the north and south parking lots.

Building Improvements to the **Royal Electric** building will include administrative offices for St. James (already underway), a gymnasium/auditorium space with a lobby and support spaces, a Building Trades education and workshop suite, space for the Welcome Table, St. James' facilities maintenance department, and storage space.

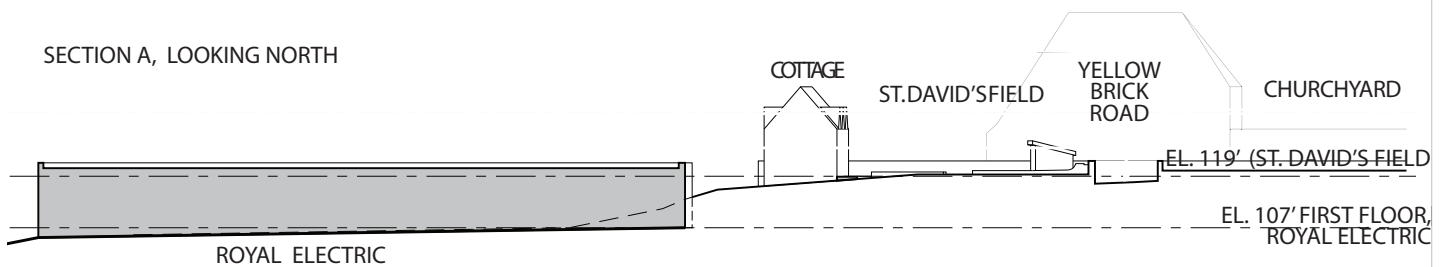


EXISTING CONDITIONS

EXISTING OVERALL CAMPUS PLAN



SECTION A, LOOKING NORTH



EXISTING CONDITIONS

SUMMARY AND PHOTOS

St. James School was established on the abandoned grounds of the historic Church of St. James the Less. The campus is designed to evoke the feeling of an English countryside church campus, with its serene setting and timeless architecture. The grounds are enclosed by rubble stone walls; the former caretaker's cottage, rectory, and parish house are all built of rubble stone and limestone, with steeply pitched slate roofs, and shaded by mature trees.

The original rectory (Audrey's House) and parish house (the Lower School House) occupy a site north of Clearfield Street. Clearfield and Lippincott slope downward from 32nd toward 33rd; however, the school site is relatively level, surrounded by a stone retaining wall that rises over ten feet along the 33rd street side. Play areas to the north of the buildings include a fenced basketball court, a grassy field for free play that needs frequent maintenance, and a paved driveway. The west end of the site is used for food production, with several vegetable gardens and chicken coops. Several inviting areas of shaded lawn to the south of the buildings provide opportunities for outdoor classes and quiet conversation.

There is currently no on-site parking available on the school property, creating daily challenges for staff, visitors, and service providers. All deliveries, including essential food deliveries to the kitchen, must be carried in through the east stairway of the classroom addition, which is neither efficient nor accessible. Trash removal is also cumbersome, relying on small wheeled dumpsters housed in an enclosure at the end of the access driveway. These must be manually wheeled to the street for pickup, adding operational strain and raising safety concerns.

The Church, churchyard, rectory, and a brick-paved abandoned street referred to fondly as the "Yellow Brick Road" occupy a site bounded on the north by Clearfield St., on the south by Hunting Park Ave., and on the west by the Royal Electric site. Much of that site is also relatively level thanks to the perimeter stone retaining wall. The Yellow Brick Road, however, slopes through the site, and the southwest corner of the site slopes and steps down to meet the street.

There is an abrupt change in grade between the west side of the church property and the east side of Royal Electric, marked by a steep and eroding slope. The slope west of the rectory has no ground cover and is eroding badly. Similarly, the slope along the west side of St. David's Field is eroding, undermining the roots of mature trees, piling eroded soil along walls not designed as retaining walls, and resulting in moisture weeping through the walls during rain events.

The Royal Electric building is a steel-framed building with a flat roof, masonry exterior walls, and steel windows. Exterior walls and interior structural members appear to be stable. The building has a list of deferred maintenance items that need to be addressed in the next few years, including: the replacement of the chiller and air handler serving the Welcome Table programs, replacement of the roof, addressing erosion and stormwater issues impacting the east wall, and targeted repointing of the exterior masonry walls. Site improvements are also in poor condition.



L to R: Royal Electric Building, Wanamaker Tower, Church of St. James the Less



View of Audrey's House from the "Yellow Brick Road"



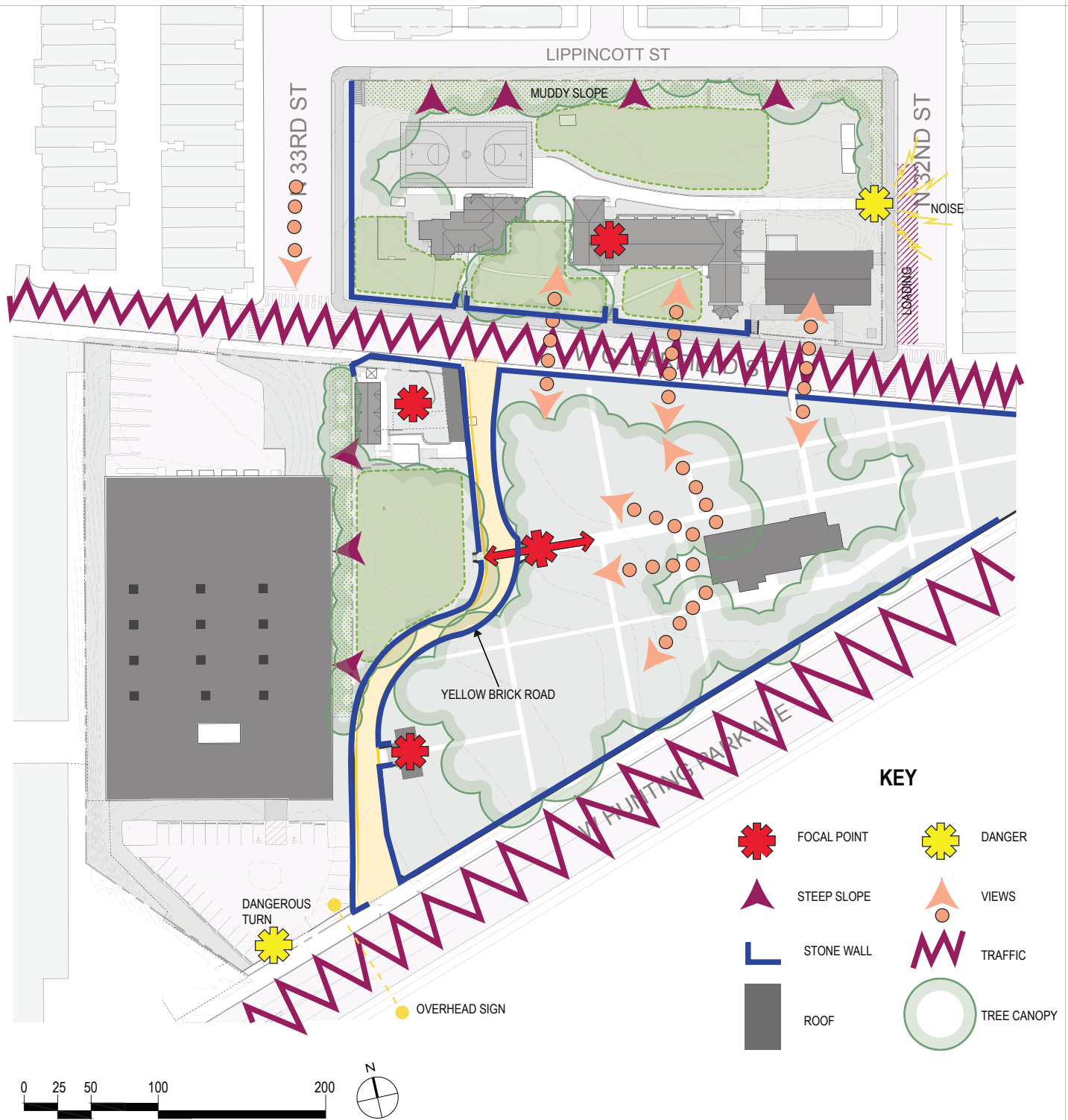
View of Lower School from the Church Yard



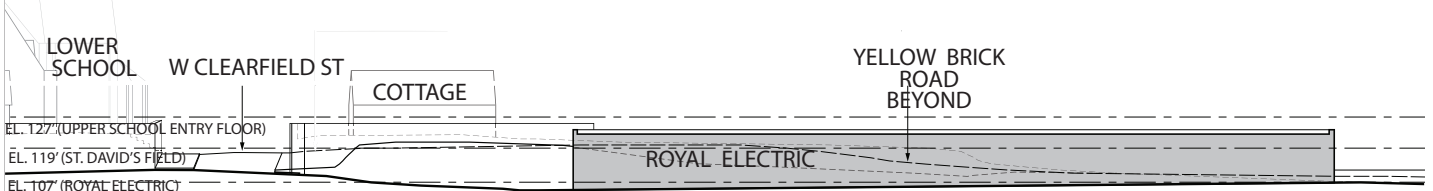
View of Upper School from Clearfield Street

OPPORTUNITIES AND CONSTRAINTS

OVERALL CAMPUS DIAGRAM



SITE SECTION B LOOKING EAST



OPPORTUNITIES AND CONSTRAINTS

SUMMARY AND PHOTOS

The St. James campus is composed of three areas, largely separated by roadways. Clearfield Street separates the main educational campus to the north from the churchyard, and an historic brick-paved street (the “Yellow Brick Road”) separates the churchyard on the east from the Royal Electric site on the west.

Clearfield Street is a one-way east-bound street that is heavily traveled. It provides the only vehicular route to the main entrance to the school. It serves as an emergency bus route when the main bus route is blocked or diverted, and drivers trying to beat traffic on other routes sometimes fly up the street. Providing **safety for pedestrians** crossing the street between the north and south campuses is a high priority.

Both the campus and the church property are elevated above the level of the street and surrounded by high walls, so views between them are largely unobstructed by traffic on the street, making the campus feel **visually connected**. Architecturally similar **focal points** visually unite the campus as well: the church and its steeple, Audrey’s House, the Lower School building, the Wanamaker tower, the lychgate along the Yellow Brick Road, and the Cottage.

Lippincott Street, which borders the north side of the main educational campus, is a quiet, residential, narrow, two-way street, with parking only along the north side. The steep slope on the St. James side is largely unusable and subject to erosion.

North 32nd Street is a two-way street that tees into Clearfield. It, too, has relatively little traffic other than traffic to the homes that line it, and traffic related to the School, including delivery and trash trucks.

North 33rd Street is also a two-way street. It has more traffic, although not as much Clearfield, and it too tees into Clearfield. That visual axis provides the opportunity for a focal point at the northeast corner of Royal Electric.

The Royal Electric building and site are very different in character from the rest of campus. The ground floor of the Royal Electric building is at an elevation of 107’, while the elevation of St. David’s Field is 12’ higher, at 119’. The ground level of the school site at the SE corner is 121’. The Royal Electric building itself is simply a very large, flat box. The site is largely devoid of green space, in sharp contrast to the rest of campus.

The lychgate, which sits at the peak of the Yellow Brick Road, is at the very center of campus. It forms a viewpoint along an axis from the longest path through the churchyard that could be an organizing element in locating a new, upper level entrance to the Royal Electric building.

West Hunting Park Avenue, which borders the south side of the campus, is a four lane street with heavy, fast-moving vehicular traffic. The gate to enter the south Royal Electric parking lot is partly concealed by stanchions for the overhead highway sign. It is dangerous to enter and exit due to the sharpness of the turn, the lack of visibility, and the speed of traffic.



View toward the Cottage along the east wall of the Royal Electric building



View along Lippincott Street



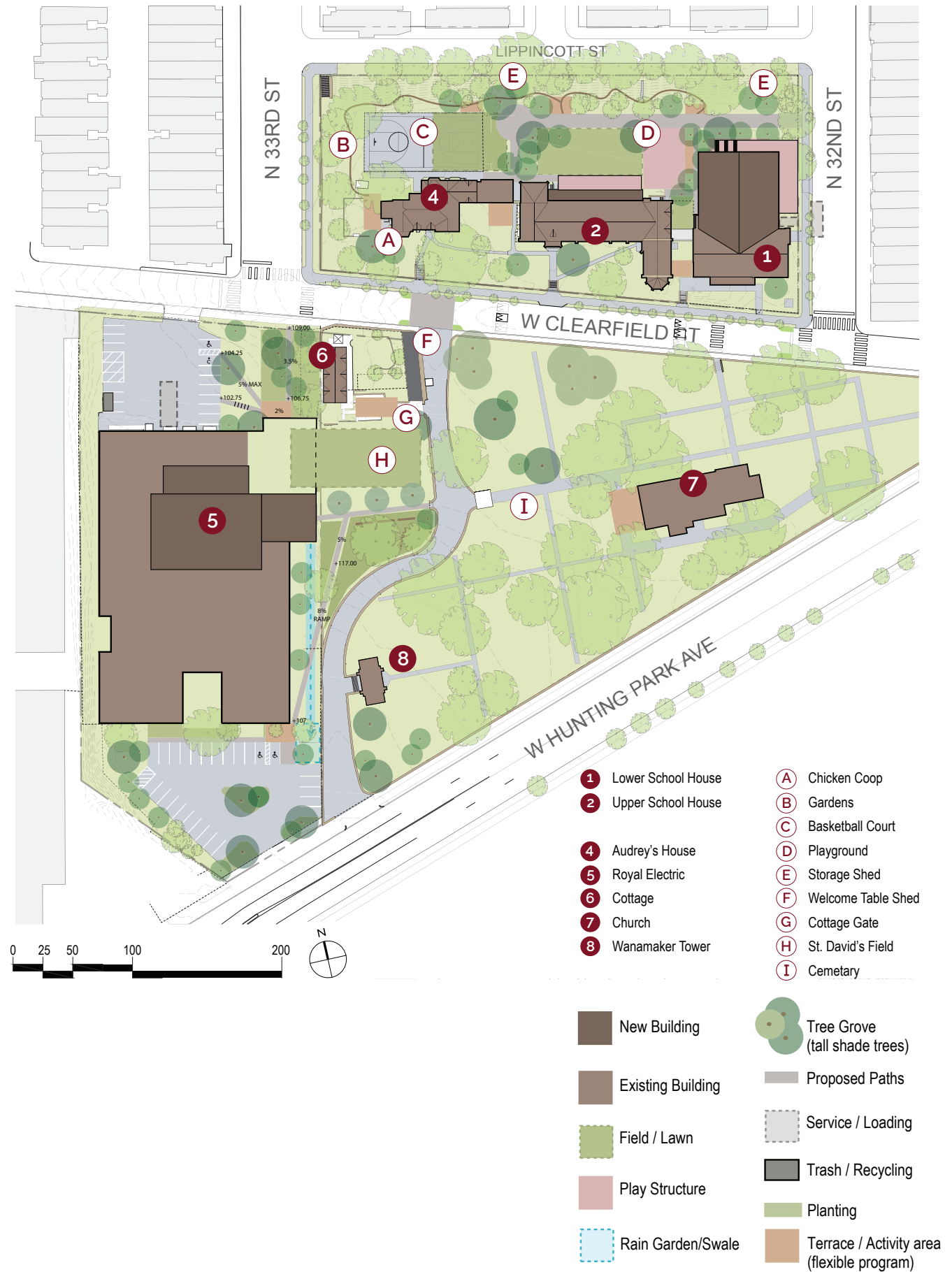
View south from 33rd Street



View Southwest along W Hunting Park Avenue

CAMPUS PLAN

PROPOSED OVERALL CAMPUS PLAN



CAMPUS PLAN

PROPOSED OVERALL CAMPUS PLAN

The 2025 St. James Master Plan was developed to advance the vision outlined in the 2024 Strategic Plan, which calls for St. James to evolve from being solely a school into the broader Community of St. James – a community-centered organization with the school at its heart. This shift reflects its growing identity as both an educational organization and a hub for holistic support, relationships, and opportunities for students, families, and neighbors alike.

It builds upon the Master Plan created in 2019, which sought to maximize the potential of the school site, expanding the goals and character of the campus to embrace the newly added Royal Electric site and building. In so doing, it envisions a unified campus, with the North Campus focused on the school, and the South Campus providing opportunities and services to community members of all ages.

The North Campus plan provides for the expansion of the school to include Grades K-3 as well as 4-8. Targeted building additions will be added to the east end of the campus, while the plan envisions developing and defining the open spaces used for recess and recreation to address the needs of children of all ages, abilities, and activity levels. The upper floors of Audrey's House will be used fully for Servant Year housing.

A critical component of the campus expansion will be **safe transit across Clearfield Street**. We recommend the addition of a broad table crossing, bookended by landscaped bump outs, as the designated primary crossing location; speed bumps in addition to the table crossing, and an additional striped crossing between the main school entry gate and the steps to the Churchyard. In addition, sidewalks need to be widened to accommodate groups of students walking together. Parking will remain along both sides of Clearfield, as it is an effective component of a traffic calming strategy.

The South Campus Plan includes a garden at the end of N 33rd Street, leading to a new north entrance to the Royal Electric building. At its northern end, the Royal Electric building will be largely rebuilt to provide adequate high ceilings and column-free spans in the **Gymnasium/Auditorium** and above the stage. This work will include a new retaining wall along the property line, which will provide for the expansion of **St. David's Field onto the roof of Royal Electric**, tying the building to the site.

At the southern end, a part of the building will be carved out to create a courtyard that will let daylight into the heart of the building, and provide garden space for visitors. **An accessible pedestrian path** will lead up the slope from the Hunting Park parking lot to St. David's Field, emphasizing views of the Cottage, the historic Church of St. James the Less and the Wanamaker Tower. From here, visitors will pass through the lychgate to the Church, or follow the historic "Yellow Brick Road" to the new crossing of Clearfield Street on their way to the school building on the North Campus. The main route from the School to the gymnasium and auditorium will be along the "Yellow Brick Road" and across St. David's Field to an upper-level entrance overlooking the gym.

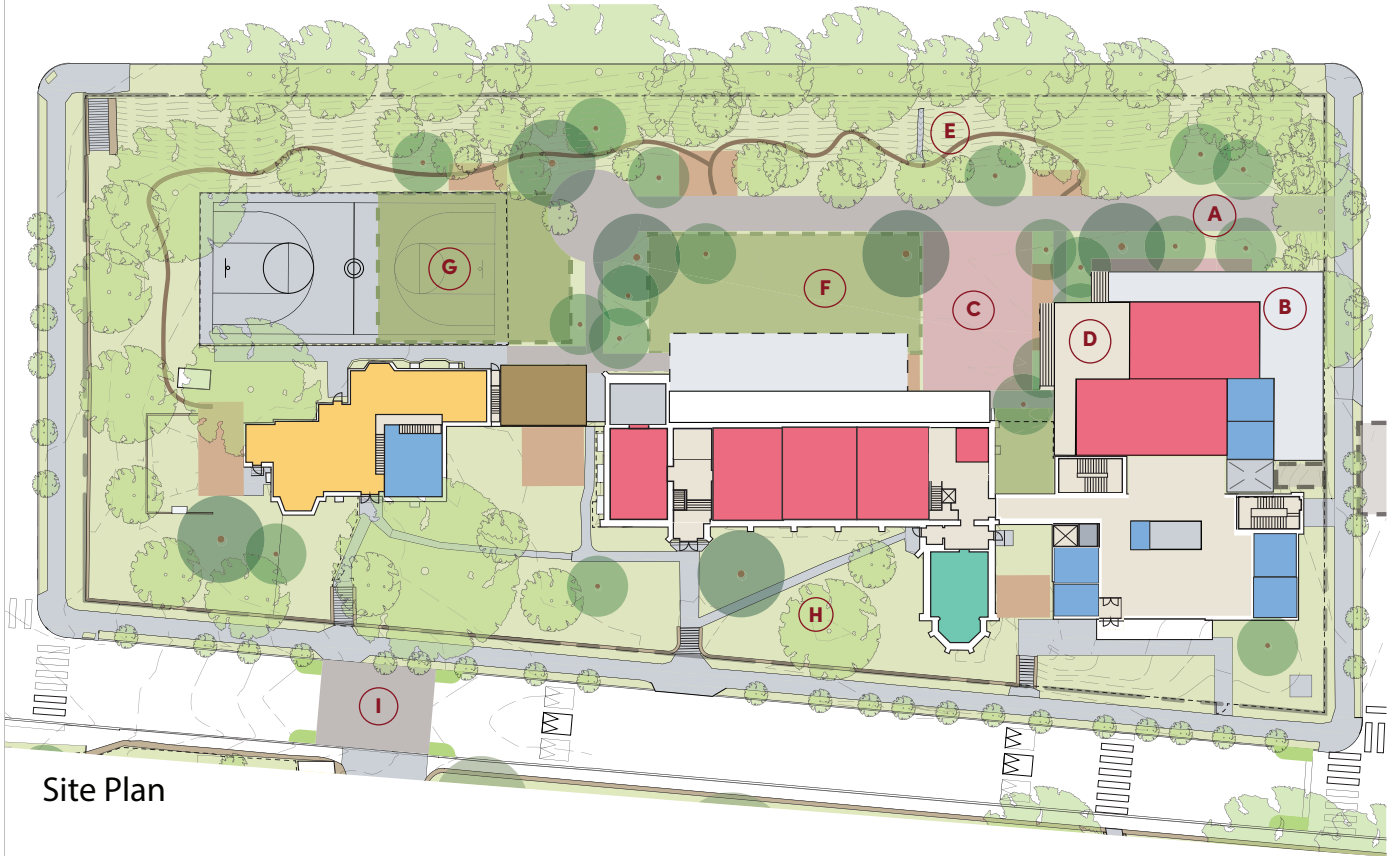
The Plan includes 41 parking spaces in the Royal Electric lots, supplemented by 30 on-street spaces on Clearfield. SJS is aware that this exciting growth will include events hosting up to 400 people, and is looking into opportunities for parking in the neighborhood. In addition, additional work needs to be completed regarding traffic patterns and day-to-day operations, allowing the plan to be adjusted accordingly.



Section through Royal Electric Building Looking East

NORTH CAMPUS SITE IMPROVEMENTS

PROPOSED SITE PLAN

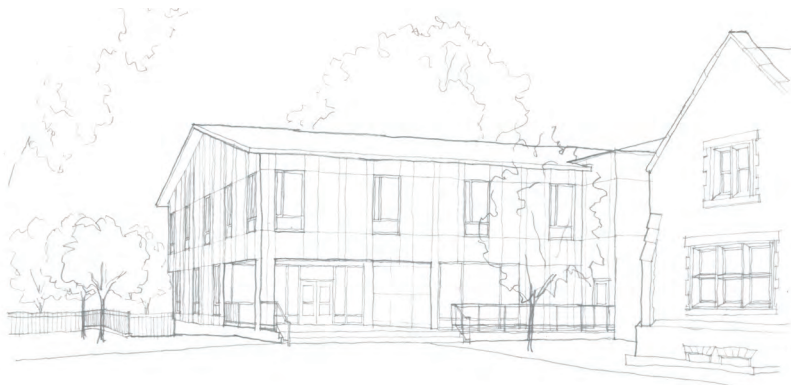


Site Plan

- (A) Access Driveway
- (B) K-1st Playground
- (C) Elementary Playground
- (D) Outdoor Classroom
- (E) Lippincott Nature Play
- (F) Recess Lawn
- (G) Possible Field Alternative
- (H) Existing Outdoor Spaces
- (I) Pedestrian Safety/ Clearfield Crossings



Elementary Playground



View of Addition and Outdoor Classroom from Courtyard



Woodland Path through Lippincott Woods

NORTH CAMPUS SITE IMPROVEMENTS

PROPOSED SITE IMPROVEMENT DESCRIPTIONS

A Access Driveway:

Construct a new access drive at the top of the slope parallel to Lippincott. Incorporate a trash enclosure and trash removal strategy into the design of the driveway near the 32nd St. end. Extend the driveway to a circular, paved play area on axis with the passageway between the East Schoolhouse and the Play Storage garage.

B K-1st Playground:

Construct a playground for the youngest children at the ground floor level, directly outside of the new kindergarten and first grade classrooms. Connect that playground to the main school play and outdoor areas with an outdoor stairway along the north end of the new addition.

C Elementary Playground:

Construct a playground incorporating a safe play surface and playground equipment just to the West of the new addition.

D Outdoor Classroom:

Construct a covered space at the northwest corner of the new addition, at the entry floor level, just outside of the Learning Center and the Art classroom. Include a slate chalkboard wall along one side, and movable tables and chairs. This space can be used for table games and conversation during recess, as an outdoor dining space for small groups, and as an outdoor classroom.

E Lippincott Nature Play:

Preserve the wooded hill parallel to Lippincott Street. Install wooden raised trails and quiet seating areas dispersed through the trees. Plant additional trees to provide for succession as the existing trees mature and age. Plant the slope with abuse-resistant ground cover to control erosion.

F Recess Lawn:

Preserve an area of lawn for free play at the center of the site. Consider whether this lawn should be natural lawn, artificial turf, or some other material. Integrate new tree plantings at the perimeter of the lawn to provide shady areas at the edges.

G Possible Field Alternative:

Once the gymnasium has been constructed on the Royal Electric site, the School might consider reducing the size of the basketball court from a full court to a half court, in order to maximize play opportunities for other pickup sports on the open areas of the north campus. A playing field of approximately 50' x 65' could be added, covering part of the existing basketball court.

H Existing outdoor spaces:

The North Campus includes a series of lovely outdoor “rooms” along the Clearfield side of the site, which should be preserved. We recommend adding a few young trees as succession plantings, to provide future shade and greenery to replace the mature trees when they succumb to age

I Pedestrian Safety/Clearfield Avenue Crossings:

We recommend the following improvements along Clearfield Street to facilitate more pedestrian traffic and crossings to the south Campus:

- Widen the sidewalks along the north side of Clearfield by eliminating the planting strip between the sidewalk and the stone retaining wall. This will allow people to walk side-by-side and to more easily pass in opposite directions on the sidewalk.
- Construct a raised table crossing at the north end of the Yellow Brick Road, protected by planted bump outs at both sides, and with signage requiring vehicular traffic to stop for pedestrians.
- Retain the existing speed bumps on Clearfield further up the street.
- Create a painted pedestrian crossing, with signage, connecting the north sidewalk to the gate and stairs leading to the churchyard, roughly opposite the existing main entrance to the school
- Consider reducing the width of the brick sidewalk and relocating the curb along the stone wall on the south side of Clearfield to allow parking closer to the wall.

J Parking:

We recommend continuing the practice of parking on both sides of Clearfield Street. The number of spaces will be slightly reduced by the new table crossing and bump outs.

NORTH CAMPUS SCHOOL BUILDING IMPROVEMENTS

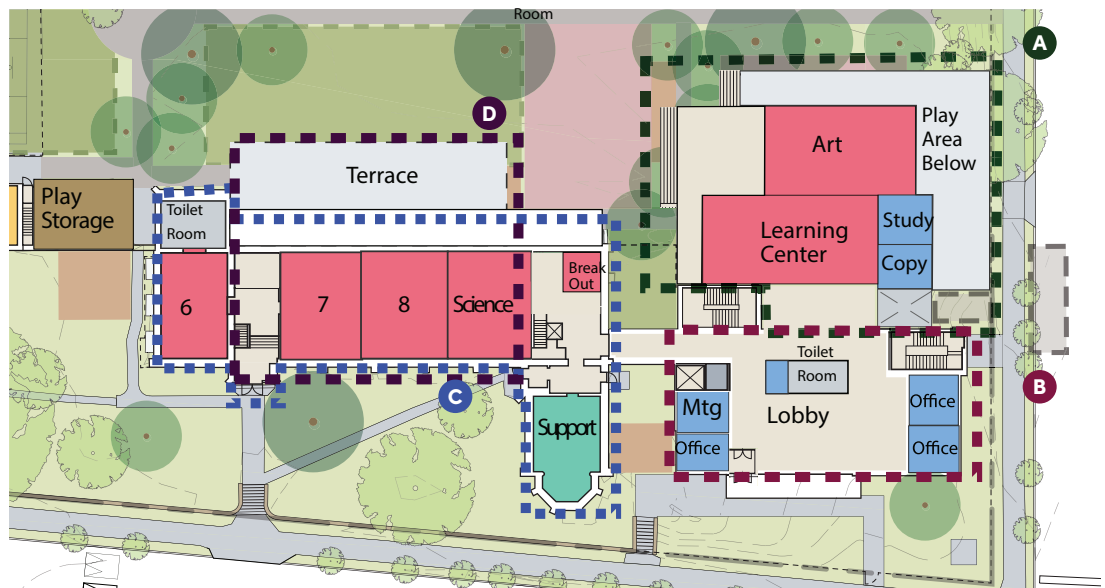
FLOOR LEVEL PLANS

LEGEND

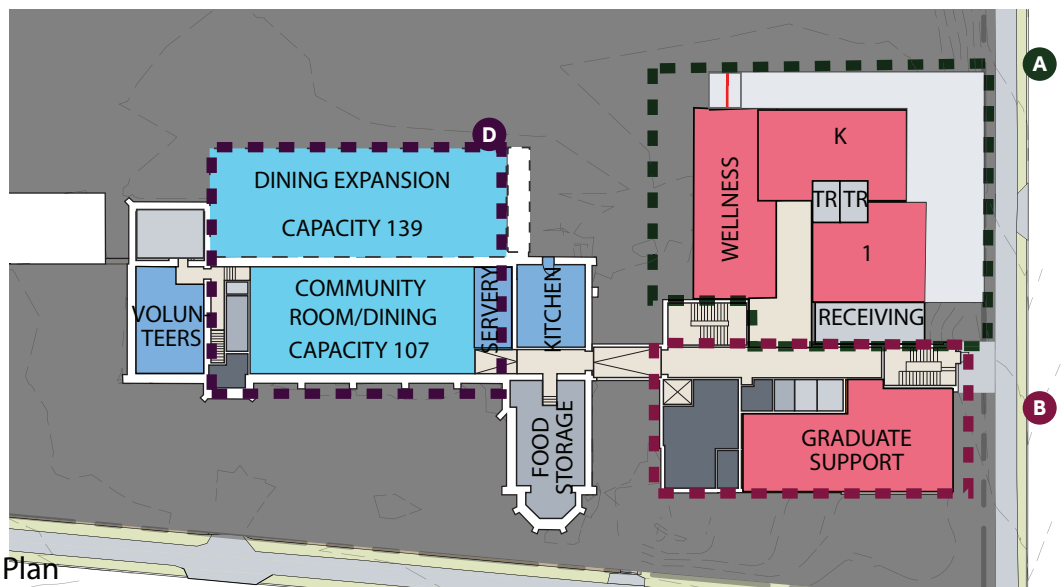
- Admin
- Music
- Outdoor Storage
- Shared
- Welcome Table
- Academic
- Grad Support
- Wellness
- Residential
- Circulation
- Restrooms
- Service & Mechanical
- Storage



2nd Floor Plan



1st Floor Plan



Ground Floor Plan

NORTH CAMPUS SCHOOL BUILDING IMPROVEMENTS

KEY AREA DESCRIPTIONS

A New Addition to the School

The planned new addition is envisioned as a building that will nestle into the site, next to the previous addition, and provide connections to the outdoors at multiple levels. It will provide six new classrooms for Grades K through 5, a new Wellness Center, an Art classroom, and a Library/Learning Center, as well as several small rooms that could be used as shareable/flex spaces. In addition, the plan includes a receiving/storage room with a freight lift that would allow deliveries to be wheeled directly in at grade, lowered to the ground floor, and stored for a short period before being distributed. The kindergarten and first grade classrooms, located at the ground floor level, would have doors opening directly into a small outdoor play area along the east side of the new addition. At the first floor level, the plan proposes a covered outdoor space facing the playground that could be used as an outdoor classroom or as a space for quiet games and activities during recess. 3rd through 5th grade classrooms are proposed on the second floor.

B

Existing Upper School Wing

The Master Plan proposes the reconfiguration of the main entry level of the school, and the conversion of the upper floor classrooms to choral and instrumental music rooms, taking advantage of the volume of the rooms, with their high ceilings. The lobby is the main entrance of the school, and is the first place where the school's guests are greeted. Every student and graduate passes through the lobby; it serves as a gathering space after drop-off and before classes begin, a welcoming place for members of the school community to meet and connect during the day, and a multipurpose area used for testing, volunteer activities, and many other functions. At the ground floor, it also contains the Graduate Support space – known as the Huskies Hangout – where graduates return regularly to engage with staff, receive support, and stay connected to St. James.

The Master Plan proposes doubling the size of the lobby by eliminating the corner classroom on the entry level, replacing a part of that space with offices for the Chaplain and other school leaders. This will place the office of the Chaplain at the heart of the school.

C Schoolhouse Main Floor

The Master Plan proposes the reconfiguration of the main floor of the original schoolhouse and the expansion of the dining room/community room at the ground floor. The proposed reconfiguration at the main floor of the schoolhouse would increase the number of classrooms from three to four, increase the sizes of three of the classrooms to be more equivalent to those in the existing and new additions, and provide for new, spacious restrooms to serve the older students. It would accomplish this by eliminating the corridor on the south side of the building, expanding the classrooms to encompass the full width of the building, and constructing a new corridor along the north side of the building. The reconfigured Schoolhouse can then comfortably house the Middle School, with classrooms for 6, 7, 8 and science, taking full advantage of the tall ceilings and historic details of the space.

D Community Room/Dining Room Expansion

Lunch at St. James is a dining experience and a central part of the day. The whole school eats together, and students are recognized for their achievements in front of the entire school. However, the size of the existing room barely accommodates the existing student body; the addition of Grades K-3 will require two seatings unless the space is increased in size. The Master Plan proposes more than doubling the size of the existing dining space, and relocating the books that now line the wall to the new Learning Center in the new addition. Above the expanded lunchroom will be both a new, wider corridor for the main floor of the Schoolhouse, and an outdoor terrace overlooking the play space.



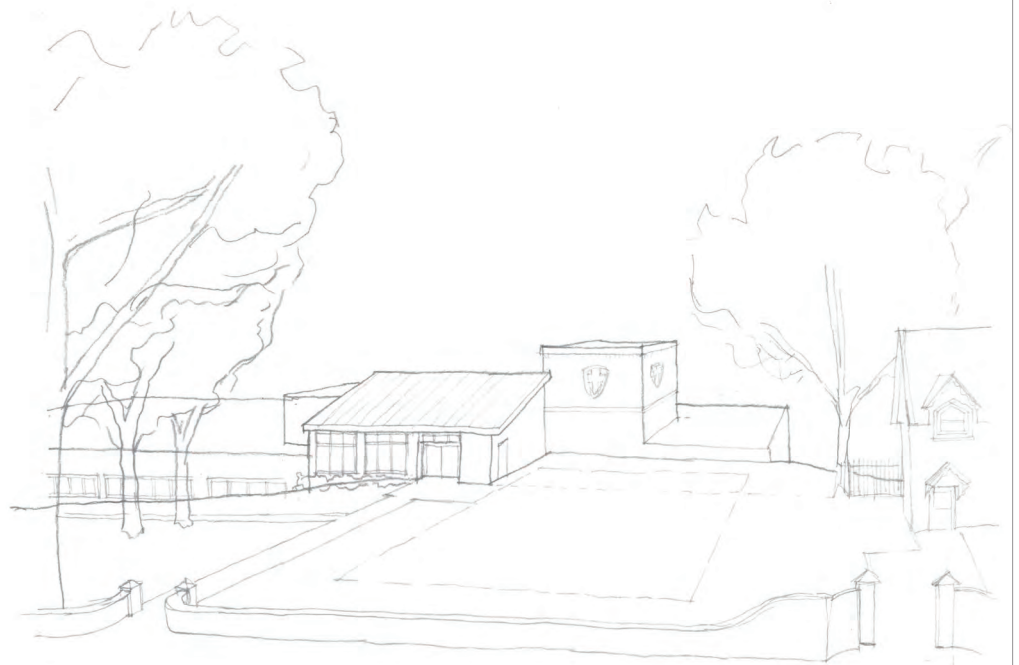
View of Addition from Corner of 32nd and Clearfield

SOUTH CAMPUS SITE IMPROVEMENTS

PROPOSED SITE PLAN



- (K) Yellow Brick Road
- (L) North Entry Garden
- (M) North Parking Area
- (N) St. David's Playing Field
- (O) Hillside Walkway
- (P) Nature Expansion Garden
- (Q) South Parking Area
- (R) Churchyard



View of St. David's Field and Addition from Yellow Brick Road

SOUTH CAMPUS SITE IMPROVEMENTS

PROPOSED SITE IMPROVEMENT SUMMARIES

K Yellow Brick Road:

Preserve the Yellow Brick Road. Close it to vehicular traffic at both ends using removable bollards that allow access in case of emergency and for maintenance vehicles as needed to access the site. Repave missing sections of brick paving. Re-set and mortar a section of the paving to provide an accessible path from Clearfield St. to the lychgate, and the new path leading to the Royal Electric building and to the Hunting Park Ave. parking lot.

L North Entry Garden:

Develop a new entry garden at the northeast corner of the Royal Electric site, to provide a green gateway at the south end of N 33rd Street. This garden would include accessible paths from the Clearfield St. sidewalk and the north parking area to a new north entrance of the planned gymnasium lobby, an accessible path from the north parking area. The garden will include plantings and ground cover on the steeply sloped area west of the Cottage, to beautify it and to control any further erosion of that slope.

M North Parking Area:

The north parking area will include: short-term parking for campus visitors and staff, a loading dock for deliveries, and space for a dumpster with full access for trash removal. Three of the parking spaces would be designated as short-term parking, as the space they occupy is necessary to allow turning of delivery and trash removal trucks.

N St. David's Playing Field:

Develop a new, 50' x 110' turfed playing field that spans from grade on the church site to a lowered roof area over part of the Royal Electric building. The east end of the field will be tied into the new accessible path along the Yellow Brick Road to the north. The south side of the field will connect to the new Hillside Walkway, providing an accessible route to the south parking area. At the west end, an entrance to a new upper-floor lobby in the Royal Electric building will provide accessible toilet rooms for players and visitors to the field and to the churchyard.

O Hillside Walkway:

Construct a sloping path along the south end of the hill between the Royal Electric and Church sites, providing a view of the Cottage at the top of the hill. The path will provide an accessible route from the Hunting Park Ave. parking lot to the Church of St. James the Less and through the south campus to Clearfield St. The path will pass through a hillside garden on the east and a stone waterway; leading to a new rain garden on the west, which will manage stormwater runoff from the slope above.

P Nature Exploration Garden:

Construct a nature play area and garden among the existing mature trees adjacent to the curve of the Yellow Brick Road. This garden will include tables that invite visitors to relax outdoors, as well as a nature play area with a shredded bark surface that provides outdoor play opportunities for young visitors.

Q South Parking Area:

Envisioned as a parking area only, the south parking area will have a large central planted island to bring greenery to the south end of the Royal Electric building.

R Churchyard:

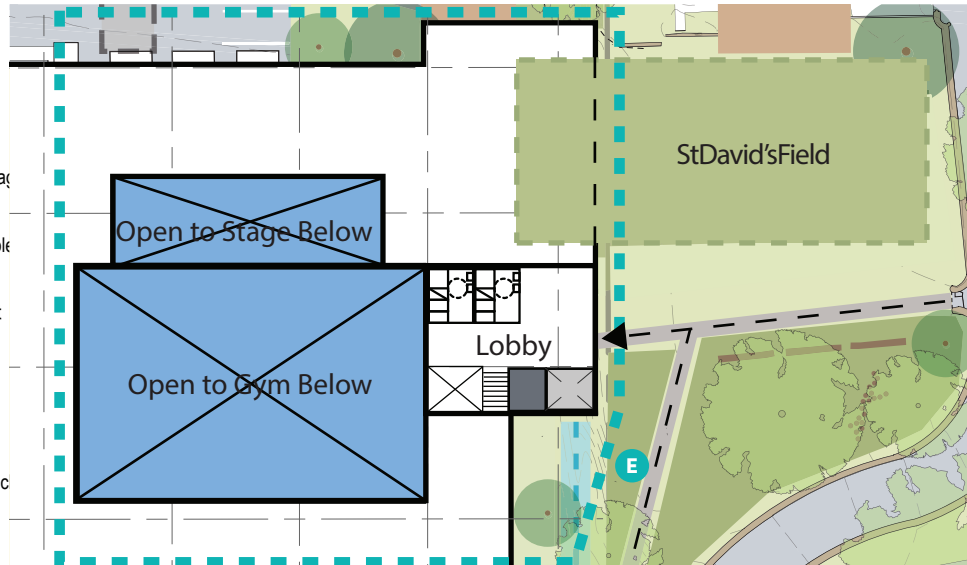
A preservation plan is underway for the protection of the historic church, monuments, and churchyard.

ROYAL ELECTRIC BUILDING IMPROVEMENTS

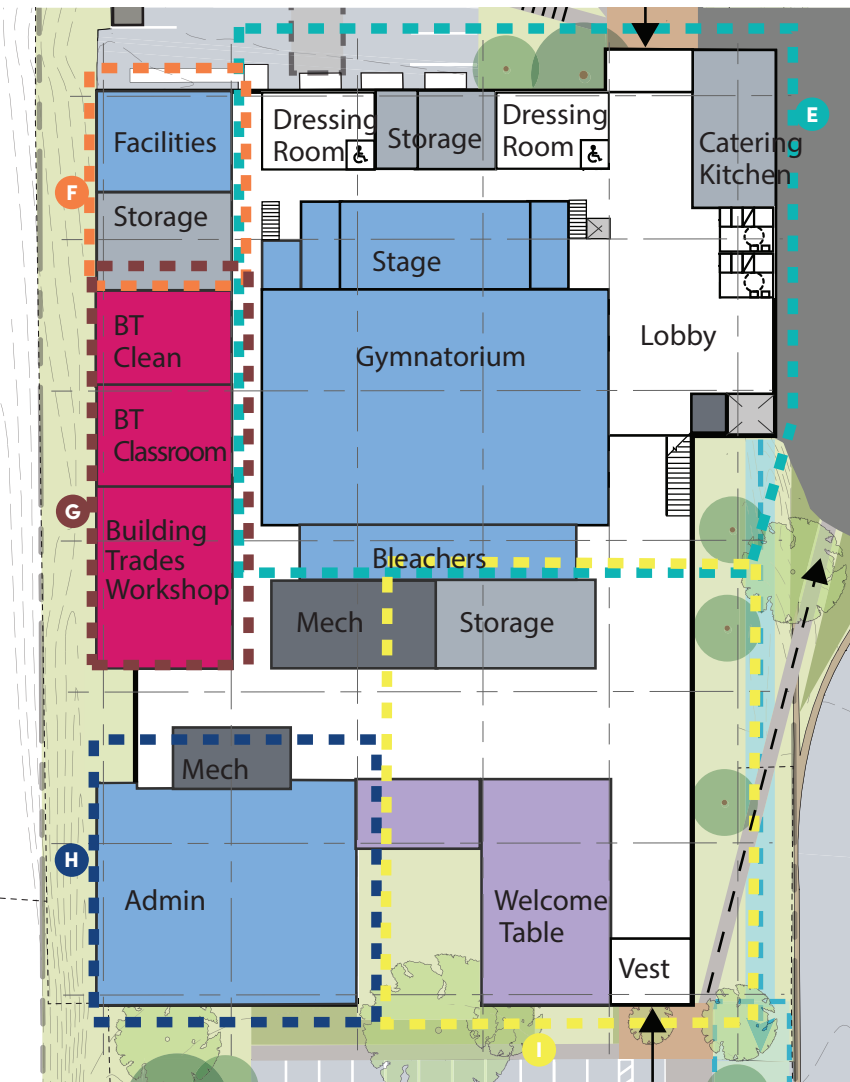
FLOOR LEVEL PLANS

LEGEND

- Admin
- Music
- Outdoor Storage
- Shared
- Welcome Table
- Academic
- Grad Support
- Wellness
- Residential
- Circulation
- Restrooms
- Service & Mec
- Storage



2nd Floor



Ground Floor

ROYAL ELECTRIC BUILDING IMPROVEMENTS

KEY AREA DESCRIPTIONS

E Gym and Auditorium:

The combination gymnasium and auditorium will address needs of the School and of the community. It will hold a regulation high school basketball court, retractable bleachers, and will have the capacity to host community events of up to 400 people. The adjacent stage opening into the gym and auditorium space is envisioned as a full-fly proscenium stage with wings. Nearby spaces will include changing rooms, restrooms for the public and for athletes and performers, a receiving area, and storage space.

This facility will primarily be accessed by the school community via an accessible path across St. David's Field to an upper-level entry. That entry will include restrooms servicing the outdoor spaces on St. David's Field, as well as a window overlooking the gym and auditorium below, an elevator for accessibility, and a grand open stair into the main lobby below.

F Building Trades Center:

The Building Trades Center will allow both St. James School students and community members to learn carpentry and woodworking trades. It will include a Trades Workshop with equipment, tools, and workbenches; a classroom for instruction and project planning, and a clean maker space for product finishing and storage. The Center will include ample storage space for student projects.

G Welcome Table:

The Master Plan provides for a suitable, permanent home for the diverse programs and needs of the Welcome Table. The Welcome Table is the community resource center of St. James; the department was established to support neighbors by providing access to comprehensive resources

and a space for community development. The Welcome Table's work takes place primarily through programming (e.g. food distribution, adult education classes, home repair support, etc.) offered year-round to all members of the local community..

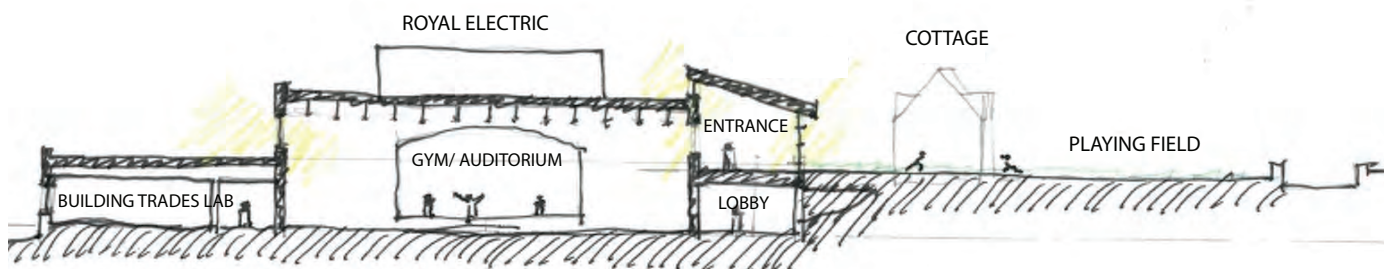
The entrance to the Welcome Table space will be a furnished lobby, with space to meet other visitors, work on a laptop, or just relax before an appointment or class. In addition, the Welcome Table Suite will staff workspace, adult education classrooms, storage space, and a retail space for The Closet.

H Facilities Management:

The Plan designates space for campus Facilities management offices, storage, and workspace in the Royal Electric building, near the loading dock and the workshops of the Building Trades Center.

I Administrative Offices:

Space in the Royal Electric building has been designated for those St. James administrative offices that are not in direct contact with students, freeing up space on the academic (north) campus for student-centric spaces. The administrative suite will provide offices for the President, HR, Finance, and Advancement as well as a conference room, a collaborative workspace, restrooms, and a small kitchen.



Section through Royal Electric Building Looking North

CHURCHYARD

DESCRIPTIONS

The Church of St. James the Less stands as a rare and extraordinary example of English Gothic Revival architecture in the United States. Its adjacent churchyard-home to centuries-old burials, a historic Lychgate, serpentine stone walls, and the iconic Wanamaker Tower-represents a deeply sacred and historically rich landscape in North Philadelphia. As part of our campus master plan, we are undertaking a long-term Preservation Plan that will secure the legacy of this treasured site while unlocking its potential as a dynamic cultural, educational, and spiritual asset.

This Preservation Plan will include in-depth conditions assessments of the church building, the churchyard and its headstones, the surrounding walls, the Lychgate, and the Wanamaker Tower. These assessments will guide recommendations for necessary restoration, accessibility improvements, and prioritization of critical repairs. Our approach is both reverent and forward-looking: preserving the site's historic integrity while imagining new ways to activate the churchyard as a space of learning, reflection, and community engagement.

The churchyard's potential is immense. Once restored, it could serve as the setting for regular guided tours highlighting notable burials and the rich stories they represent-from prominent Philadelphians to early parishioners who helped shape the city's religious and civic life. The architectural beauty of the site invites deeper appreciation through public events, student-led history walks, and partnerships with local schools, universities, and historic organizations. For our St. James School students, the churchyard becomes not only a play of reverence, but also a living classroom where history, architecture, and faith come alive. Concerts, art exhibits, seasonal festivals, and neighborhood gatherings are all part of our vision to make the church and its grounds an open, welcoming anchor in our community.

At the heart of this sacred space will be a newly installed pipe organ - an investment that echoes through both time and purpose. The new organ will serve as a vital teaching and worship tool for students at St. James School, elevating our daily and weekly masses with music that deepens prayer and invited wonder. Students will encounter the organ not just as listeners, but as learners-exploring sacred repertoire, understanding classical traditions, and even trying their hand at playing under skilled supervision. The presence of a high-quality instrument enhances our Ambassador Choir rehearsals and performances, allowing students to grow vocally and musically within a space that honors excellence and beauty.

Yet the reach of the organ will extend far beyond our school walls. It will enrich our weekly Sunday Night Masses, which bring together neighbors, alumni, families, and staff from across the area. The organ will support the congregational singing that builds communal bonds, lead our volunteer choir in gospel anthems and Anglican chant, and offer moments of spiritual reflection that uplift all who gather. Our open-door philosophy means this instrument will also become a centerpiece for seasonal celebrations, choir festivals, and organ recitals - events that welcome the broader public and reinforce our commitment to cultural renewal in North Philadelphia.



CHURCHYARD

DESCRIPTIONS



early congregants, and the architectural significance of the church and its grounds. Physical displays, photographs, and rotating exhibits will provide context for visitors, students, and scholars alike. As the main point of entry to the graveyard, the tower will orient guests, provide educational materials, and serve a threshold between the present and the past

Together, the restoration of the churchyard, the installation of a world-class organ, and the revitalization of the Wanamaker Tower represents a unified vision—one rooted in preservation, propelled by education, and open to community. These initiatives will ensure that the Church of St. James the Less remains not only a National Historic Landmark, but also a living, a breathing center of beauty, learning, and belonging for generations to come.

In addition, the organ will play a vital role in life's sacred milestones. Whether it is a wedding uniting two people in love, a funeral honoring a life well lived, or a community service in response to collective grief or celebration, the organ's voice will bring beauty, solemnity, and shared emotion to these moments. We also anticipate partnerships with other congregations, community choirs, and young musicians, offering them a venue for practice, performance, and discovery. Ultimately, this instrument will cultivate musicians, inspire music lovers, and strengthen a community connections—serving a bridge between tradition and transformation.

Finally, standing tall at the western edge of the churchyard, the Wanamaker Tower offers an extraordinary opportunity to further connect the past with the present. We envision this historic tower becoming a central gateway into the churchyard—a symbolic and functional entrance that is both welcoming and informative. The gates, currently closed, will be opened, and the tower itself restored, lit, and proudly visible as a beacon of heritage and hope.

Inside the tower will become a hub interpretation: telling the story of the Church of St. James the Less, the legacy of



CAMPUS PLAN PHASE 1

PROPOSED OVERALL CAMPUS PLAN



LEGEND

- Admin
- Music
- Outdoor Storage
- Shared
- Welcome Table
- Academic
- Grad Support
- Wellness
- Residential
- Circulation
- Restrooms
- Service & Mechanical
- Storage

CAMPUS PLAN PHASE 1

DESCRIPTIONS

The initial phase of development of the Master Plan will address the areas of most critical need: An addition to the school to allow the addition of Grades K-3, the gymnasium/auditorium and associated spaces in the Royal Electric building to create needed space for children to play in inclement weather, and an indoor space that will accommodate the entire school.

The scope of Phase 1 development on the north campus will include:

- A three-story (ground, 1st and 2nd floors), 9,000 s.f. addition to the north of the existing Upper School. This addition will add six classrooms, a Wellness Center, an Art Room, and a Learning Center to the educational resources the school now offers, as well as additional restrooms.
- The addition will also include a receiving area with a lift, which will remove delivery traffic from the east stairway of the existing Upper School, and provide a small delivery staging area to allow the organized distribution of items delivered to the school.
- A dedicated K-1 playground, and a separate playground for older elementary-age students, both with safe play surfaces and age-appropriate play equipment.
- The relocation of the service driveway to the north end of the site.

The scope of Phase 1 development on the south campus will include:

- The reconstruction of the northeast corner of the Royal Electric building, including new columns, roof structure and exterior wall assemblies.
- The construction of a new combined gymnasium and auditorium space, with 25 feet of clear overhead height, the gymnasium will be sized to enclose a high school sized basketball court, with sufficient space to seat up to 600 people on the floor of the gym for large assemblies and performances.
- The gymnasium/auditorium will be bordered on one side by retractable bleachers capable of seating 600 people, and on the other by a proscenium opening leading to a full fly stage with a clear overhead height of 40 feet.
- The construction of a two-level entrance lobby: the lower level will be accessed from the north, and the upper level will be accessed from St. David's Field. The lobby

will include restrooms, a catering kitchen, and a furniture storage room.

- The construction of back stage spaces to serve the gymnasium and auditorium: locker rooms that can double as dressing rooms for performances, a receiving area for sets, a backstage storage room, a tech/lighting booth, and restrooms for players and performers.
- Repaving a portion of the Yellow Brick Road to provide an accessible walkway from Clearfield Street to the new walkway to the upper Royal Electric lobby.
- The development of the new St. David's playing field.

The scope of Phase 1 development to connect the campuses will include:

- The widening of the south side of Clearfield Street to improve parking along that side.
- The construction of a table crossing across Clearfield, flanked by landscaped bump outs at both sides, to improve pedestrian safety crossing between the north and south campuses.

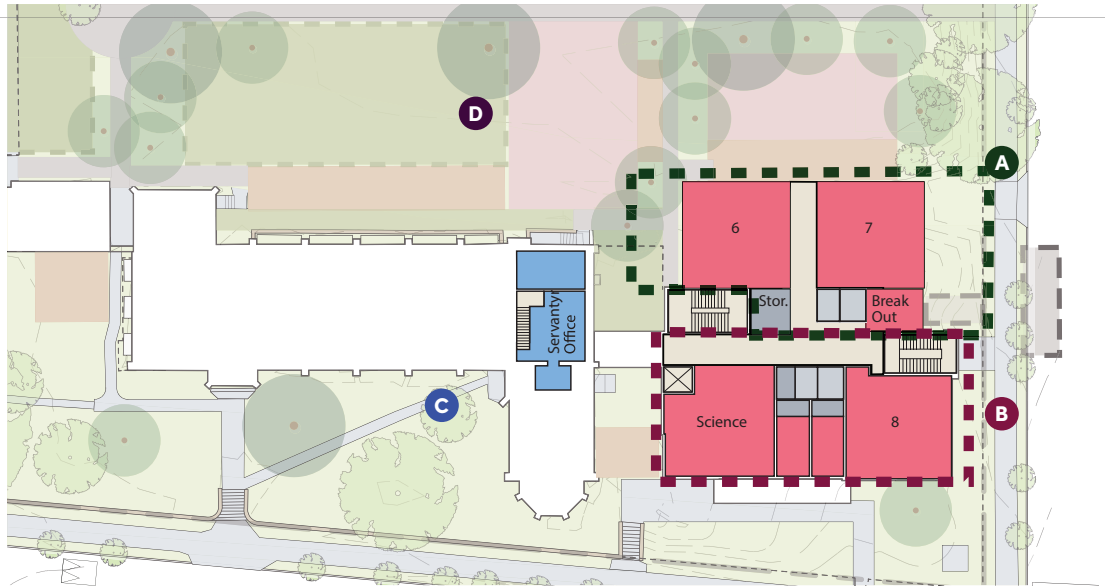
NORTH CAMPUS PLAN REDUCED SCOPE

FOCUS AREAS

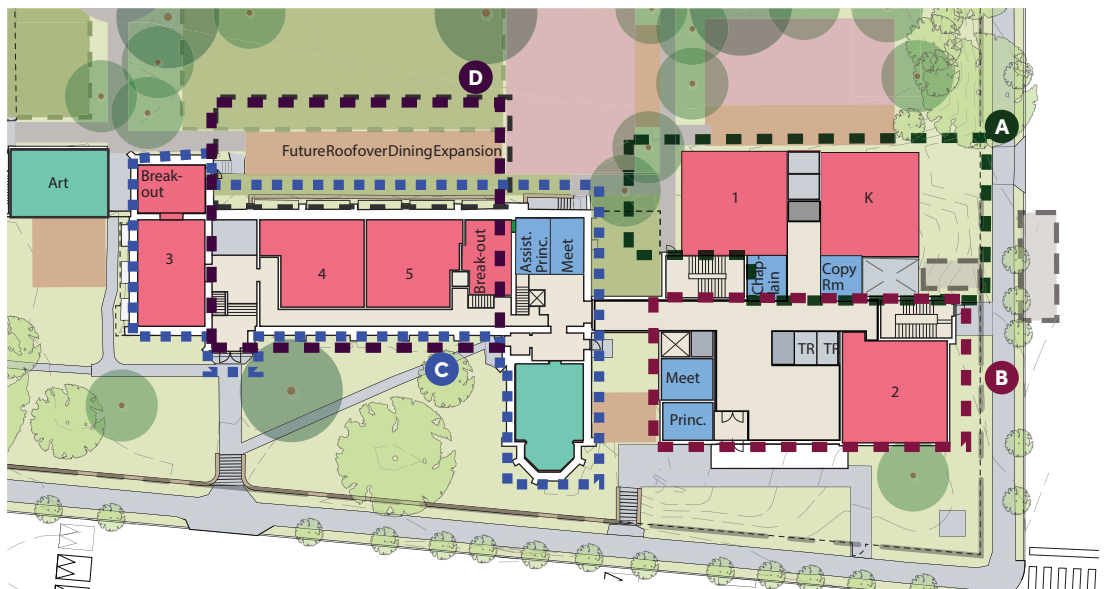
LEGEND

- Admin
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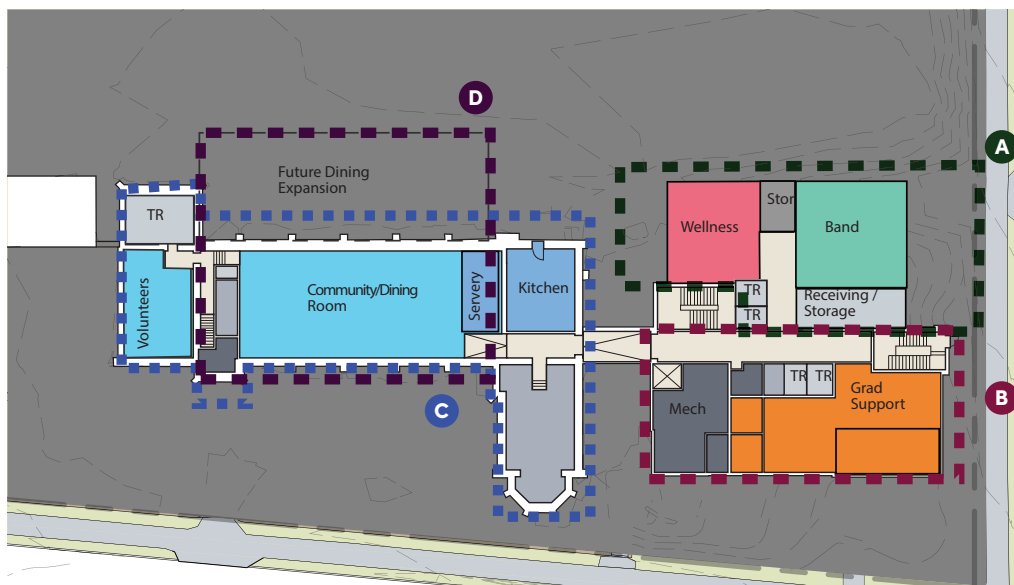
2nd Floor



1st Floor



Ground Floor



NORTH CAMPUS PLAN REDUCED SCOPE

FOCUS AREA SUMMARIES

A New Addition to the School

The planned new addition will provide four new classrooms, a new Wellness Center, and an instrumental music room. In this plan, the Wellness center and Band Room would be at the ground floor level, Grades K-5 would be at the main floor of all wings of the building, and the Upper School would be on the 2nd floor, providing classrooms for Grades 6, 7, and 8 and a dedicated science room. An office for the Chaplain would be provided near the school lobby in the new addition.

B Existing Upper School Wing

No changes are proposed to the existing Upper School wing.

C Schoolhouse Main Floor

The only changes proposed to the original schoolhouse are the conversion of the existing Wellness Center into a meeting room, a breakout/enrichment room and an office for the Assistant Principal.

D Community Room/Dining Room Expansion

The plan references a future expansion of the Dining Room as described in the comprehensive master plan.

