Project Narrative
Redevelopment Study for existing R-1 zoned Church in Capitol Hill, DC.
Contemplated subdivision to create (2) separate lots: one to support the continued church and religious use, the other three to support the conversion of the existing structure's religious use to a 6-unit Apartment House w/ a partial second story floor addition.

The existing surface parking lot across I St NE to the north to undergo subdivision towards the creation of (4) new lots, each to support a residential flat alongside, through a covenant, shared parking occupying the rear yard.

Sheet Index
AP0 Cover Sheet
AP1 Existing Conditions
AP2 Calvary South Plan
AP3 Calvary North Plan
AP4 Front Birdseye View
AP5 Rear Birdseye View
AP6 Front Residential Birdseye
AP7 Rear Residential Birdseye
CIRCA 1904
509 I ST NE
± 13,623 SF LOT AREA
(SSL: 0832 | 0051, 0802 & 0803)

CIRCA 1916
820 6TH ST NE
± 7,045 SF LOT AREA
(SSL: 0831 | 0801 & 0040)

CIRCA 1978
824 6TH ST NE
EXISTING SURFACE PARKING LOT
± 24 SPACES

5th St NE

6th St NE

PUBLIC ALLEY

CALVARY "SOUTH"

OWNED BY CALV. CHURCH

PUBLIC ALLEY

CALVARY "NORTH"

EXIST'G SURFACE PARKING LOT
± 24 SPACES

OWNED BY CALV. CHURCH

± 50.0'

± 25.0'

SCALE:
1" = 30'-0"

10/23/20

AP1 Existing Conditions

REDEVELOPMENT FEASIBILITY STUDY
CALVARY CHURCH (820 6TH ST NE)

Sketch Number:
AP1
Conversion of an existing non-residential building or structure to an apartment house shall be permitted as a matter of right in an RF-1, RF-2, or RF-3 zone subject to the following conditions:

(a) The building or structure to be converted is in existence on the property at the time of filing an application for a building permit.

(b) The maximum height of any addition to the existing structure shall not exceed thirty-five feet (35 ft.), 22,528

(c) There shall be a minimum area per dwelling unit.

PUBLIC ALLEY

OWNED BY CALV. CHURCH

OWNED BY CALV. CHURCH

EXISTING NON-CONFORMING REAR YARD, GRANDFATHERED

OPEN COURT: 2’/12" HEIGHT, NOT LESS THAN 6’ IN WIDTH.

CHURCH PARKING REQUIREMENTS ARE WAIVED/GRANDFATHERED (7/8/1950 DATE OF CO, ISSUED BEFORE ZONING CODE)

ADMIN BLDG AREA ±6,000 SF ±12k TOTAL GSF

CHURCH BLDG AREA ±4,000 SF BLDG AREA ±10k TOTAL GSF

TOTAL BLDG AREA ±10,000 SF ±84% LOT OCCUPANCY (±78% W/INC. ADJ CHURCH-OWNED "ALLEY" LOTS TO WEST)

CONTEMPLATED 3RD STORY ADDITION

CONTEMPLATED LINE OF SUBDIVISION.
(2) LOTS DRAWN TO MAINTAIN EXISTING LOT OCC @ EACH RESULTING PARCEL

CONTRIBUTED LINE OF SUBDIVISION.

PROJECTED BAY

TOTAL LOT AREA ±13,623 SF

CONSTRUCTION DRAWN TO MAINTAIN EXISTING LOT OCC @ EACH RESULTING PARCEL

CHURCH Owned BY CALV. CHURCH

MADE "OPEN" BY CONNECTION TO ALLEY 1ST NE ROW'S

EXISTING CLOSED COURT

RIDGE OF GABLE IS ENCLOSING WALL OF COURT

BAY PROJECTION

RESIDENTIAL CONVERSION TO APARTMENT HOUSE (6 UNITS)

CONSTRUCTION DRAWN TO MAINTAIN EXISTING LOT OCC @ EACH RESULTING PARCEL

AP2 CALVARY SOUTH PLAN

REDEVELOPMENT FEASIBILITY STUDY

CALVARY CHURCH (820 6TH ST NE)

SCALE: 1/16" = 1'-0"

DATE: 10/23/20

SKETCH NUMBER: AP2

R. McGHEE & ASSOCIATES
Calvary North Plan

REDEVELOPMENT FEASIBILITY STUDY

CALEVARY CHURCH (820 6TH ST NE)

6th St NE

 LOT BOUNDARY, 1 OF 4

Scale: 1/16" = 1'-0"

Date: 10/23/20

Sketch Number: AP3

TOTAL LOT AREA
±7,045 SF

1/16" = 1'-0" SCALE OF FEET
SUBJECT

PROPERTY

CONTEMPLATED

ADDITION

APARTMENT HOUSE

CONVERSION (6 UNITS)

PROP SUBDIVISION

OWNED BY CALVARY

VIA ALLEY CLOSURE

(5 PARKING SPACES)

CHURCH BUILDING

PUBLIC ALLEY

OWNED BY CALVARY

VIA ALLEY CLOSURE

(5 PARKING SPACES)

REDEVELOPMENT FEASIBILITY STUDY

10/23/20

CALVARY CHURCH (820 6TH ST NE)

Rear Birdseye View

Scale:

Date: 10/23/20

Sketch Number: AP5
11 PARKING SPACES

(4) RESIDENTIAL FLATS (8 UNITS) CONTEMPLATED

PUBLIC ALLEY

33' - 0" ±

5TH ST NE

1ST NE

APARTMENT HOUSE CONVERSION (6 UNITS)

CONTEMPLATED ADDITION

(4) RESIDENTIAL FLATS (8 UNITS)

32' - 0" ±

REDEVELOPMENT FEASIBILITY STUDY

CALVARY CHURCH (820 6TH ST NE)

Front Residential Birdseye

Scale:

Date: 10/23/20

Sketch Number: AP6
AP7

Rear Residential Birdseye Redevelopment Feasibility Study
Calvary Church (820 6th St NE)

Scale:

Date: 10/23/20

Sketch Number:
TABLE F § 302.1: MAXIMUM PERMITTED FLOOR AREA RATIO

<table>
<thead>
<tr>
<th>Zone</th>
<th>Maximum FAR</th>
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<tbody>
<tr>
<td>RA-1</td>
<td>0.9</td>
</tr>
<tr>
<td>RA-2</td>
<td>1.8</td>
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<tr>
<td>RA-3</td>
<td>3.0</td>
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<tr>
<td>RA-4</td>
<td>5.0</td>
</tr>
<tr>
<td>RA-5</td>
<td>6.0</td>
</tr>
</tbody>
</table>

SOURCE: Final Rulemaking published at 63 DCR 2447 (March 4, 2016 – Part 2).

303 HEIGHT

303.1 Except as permitted in Subtitle F § 203, the maximum permitted building height, not including the penthouse, in the RA-1 through RA-5 zones shall be as set forth in the following table:

TABLE F § 303.1: MAXIMUM PERMITTED BUILDING HEIGHT/STORIES

<table>
<thead>
<tr>
<th>Zone</th>
<th>Maximum Height (Feet)</th>
<th>Maximum Number of Stories</th>
</tr>
</thead>
<tbody>
<tr>
<td>RA-1</td>
<td>40</td>
<td>3</td>
</tr>
<tr>
<td>RA-2</td>
<td>50</td>
<td>No Limit</td>
</tr>
<tr>
<td>RA-3</td>
<td>60</td>
<td>No Limit</td>
</tr>
<tr>
<td>RA-4</td>
<td>90</td>
<td>No Limit</td>
</tr>
<tr>
<td>RA-5</td>
<td>90</td>
<td>No Limit</td>
</tr>
</tbody>
</table>

ZONING COMMISSION IS REQ'D FOR RA-2 MAP AMMENDMENT. COULD TAKE YEARS, PERHAPS AS LONG AS A P.U.D.

SPECIAL EXCEPTION - CHANGE 900 SF/UNIT REQUIREMENT

VARIANCE REQ'D - NEW MULTI-FAMILY HOUSING @ EXIST'G PARKING LOT

DISCUSS AFFORDABLE HOUSING W/ DHCD, JEANNE BULLMASH (SP?). HIGHER # OF AFFORDABLE UNITS.

DETERMINATION LETTER FOR TODAY'S DISCUSSION, "MATTER OF RIGHT"