Introduction

This report summarizes the Master Plan for Covenant Reformed Presbyterian Church in Asheville, NC. The Master Plan defines the needs identified by the Long Range Planning Committee, with input from the congregation and some pastoral leadership. Specific site and facility requirements are recommended and the design of accomplishing each area of development is provided.

The Master Planning process was initially started on 2006, when Yurko Design & Architecture was hired and work was done documenting existing conditions, assessing current needs, and conducting site studies, schematic building/renovation design, and preliminary cost estimates.

In 2010, a new Long Range Planning Committee was re-organized and charged with completing the Master Plan. The Committee has been responsible for guiding the planning process. It has involved interaction with all facets of the church membership. The Committee has been guided again by YDA. The planning documents evolved through a series of work sessions that reviewed the program requirements, existing conditions, master plan alternatives, and an opinion of probable construction costs.

What follows represents a brief description of the work of the Committee.
Existing Conditions

Covenant Reformed Presbyterian Church is located at 281 Edgewood Rd., in Asheville NC, in Buncombe County. Its location is in close proximity to the UNC-Asheville campus and is approximately 1 mile north of the heart of downtown Asheville.

Covenant Reformed is a congregation of the Presbyterian Church in America.

General Site Data:
PIN #: 9649.19-5981
Site Area: 130,092 sf, 2.98 Acres
Buildable Area (inside setbacks) 85,163 sf, 1.95 acres (65%)
Existing Building Heated Area: 9,630 sf
Year Built: 1980
City of Asheville Zoning: RS8
Fire District: City of Asheville
Deed Date: 10/2/1990
School District: City of Asheville
Tax Assessment, 2012:

- Land $62,100
- Buildings $1,448,600
- Total $1,520,700
- Exemptions/Religious Use $1,520,700
Existing Conditions- Site Features

The site has approximately 370 linear feet of frontage on Edgewood Rd., 100’ of frontage on Hyannis Dr., and 260’ of frontage on Barnard Ave.

There is currently:

• 0.9 acres of unused land area
• Gravel parking for 63 cars
• Paved parking for 16 cars
• 9,630 sf of heated building space
• Sidewalks and pedestrian stair from Hyannis Dr.
**Existing Conditions- Zoning**

**The site is zoned RS8.** It is bounded mostly by RS8 zoned residential properties, with an RS4 abutting property to the west, and an RM6 property to the south.

A Place of Worship is a permitted use in the RS8 zone, subject to Special Requirements. Some of these special requirements are:
- increased setbacks from property lines
- increased landscaping
- low impact exterior lighting
- building height limit of 40'
- outdoor speaker systems prohibited
**Existing Conditions- Flood**

The site is located outside all currently mapped floodways.

The nearest floodway/floodplain along Weaver Blvd. is approximately 1650 lin. ft. away.
Existing Conditions- Topography

The buildings and parking areas occupy the flattest parts of the site.

The perimeter of the site has more steep grades, making development of these areas more challenging.
Existing Conditions - Utilities

There are overhead power lines and utility poles in various locations around the site.

There are 2 existing underground MSD lines, including manhole structures, that run through the property.

A property survey done in 1989 notes this 6" MSD line as ‘inactive’.

There is an existing fire hydrant directly across Edgewood Rd. from the Church building.
Existing Conditions - Adjacent Landowners

- **Carl Ricciardelli**
  - PIN: 9740105197
  - 4261 Pleasant Hill Rd
  - Kissimmee, Fl 34746
  - 0.3 ac.

- **Amber Beane**
  - PIN: 9740107128
  - 16 W. Euclid Pkwy
  - Asheville, NC 28804
  - 0.14 ac.

- **Ileana Grams Moog**
  - PIN: 9740104080
  - 332 Barnard Ave.
  - Asheville, NC 28804
  - 2.42 ac.

- **Moses Harshaw**
  - PIN: 9649192624
  - 474 Windsor Rd.
  - Asheville, NC 28804
  - 0.3 ac.

- **McCullough Holdings LLC**
  - Bryn Mawr Condominiums
  - PIN: 9649195428
  - 57 Woodland Rd.
  - Asheville, NC 28804
  - 1.84 ac.

- **UNCA**
  - PIN: 9649198895
  - 1 University Heights
  - Asheville, NC 28804
  - 0.93 ac.

- **David T Tsui**
  - C&P Investments
  - PIN: 9649198657
  - 5818 Post Corners Tr
  - Centerville, Va 20120
  - 0.38 ac.

- **Kerry P Lindsey**
  - CC&J Enterprises Inc.
  - PIN: 9740200142
  - PO Box 18272
  - Asheville, NC 28814
  - 2.5 ac.

- **William Turner Gray**
  - C&P Investments
  - PIN: 9649197637
  - PO Box 523
  - Hot Springs, NC 28743
  - 0.72 ac.
According to this survey done in 1989, at the time the church acquired the property the parcel area was 2.848 acres. This parcel area was recently increased due to the acquisition of a narrow, 0.094 acre strip of land encroaching on the unused northeastern quadrant. The survey shows the buildings, paved parking, and utilities as they currently exist.
Existing Conditions- Site Planning

Development Areas
Based on the evaluation of existing site conditions, this 3 acre site has 65% (85,162 sf, 1.95 ac.) of the property available within the setbacks for facility development. The existing buildings and parking consume 43,990 (1.00 ac) of developed land area.
Existing Conditions - Buildings

Existing Buildings
There are currently 2 buildings on site and occupied by the congregation;

1. The original church building, including the worship space, entry, corridor, meeting rooms, offices, bathrooms, mechanical room. The construction is brick on framing, with laminated wood bents in the worship space. Interior walls are non-load bearing. The women’s bathroom is handicapped accessible; various other doors and the men’s bathroom are not handicapped accessible. Exits and egress are largely code-compliant. HVAC, plumbing, and electrical systems appear to be operational and safe. The roof, gutter, and runoff system appears to be functioning.

2. The ‘metal building’ addition, which includes the fellowship hall, kitchen, bathrooms, nursery/toddler, classrooms, corridor. The construction is pre-engineered metal building with non-load bearing exterior and interior walls. Doors and bathrooms are not handicapped accessible. Exits and egress are largely code-compliant. HVAC, plumbing, and electrical systems appear to be operational and safe. The roof, gutter, and runoff system appears to be functioning.
Existing Conditions- Buildings
Existing Conditions - Buildings
Master Planning

The Master Planning efforts included a feasibility study of the option of additional property acquisition, to expand the church's parcel area. It was determined that no additional land is currently needed to fulfill the church's immediate goals, although the church's future goals could benefit from the acquisition of property to the immediate north/northwest of the buildings.

The Master Plan identifies how the future growth of the Church's facility will be accomplished. It is an opportunity to improve on successful current programs and revitalize an established congregation whose goal is to promote growth in areas that are currently underserved.

The Master Plan is the comprehensive guideline for the long-term development of Covenant Reformed Presbyterian Church. It is the integration of the program requirements with the natural capabilities of the site. It is a series of plans that define land use, circulation systems, code and ordinance requirements, operation and program facilities, site utilities and site improvements.
Master Planning- Program Objectives

Program Objectives
Covenant Reformed Presbyterian Church was founded over 30 years ago. Looking forward, several critical development needs have been identified for the future.

When initial Master Planning efforts were made in 2006, a congregational survey was conducted and an assessment of needs was made. Those needs include, in order of priority:

1. Christian Education
   a. 3) Adult classrooms; one that will accommodate 25-30 persons, the rest utilizing the worship & fellowship hall
   b. 1) large room for 25 high school age youth
   c. 1) room for 16 middle school age youth
   d. 10) children’s classrooms, large enough for 6-10 kids
   e. Nursery complex
2. Fellowship Hall (multi-purpose recreational facility) and kitchen
3. Internal circulation
4. Bathrooms
5. Parking (traffic & pedestrian safety)
6. Administration space
7. Worship

In 2011, the CRPC Long Range Planning Committee revised this Priority List:
1. Traffic flow & pedestrian safety
2. Fellowship Hall (multi-purpose recreational facility) and kitchen improvements
3. Nursery complex
4. 1) large room for 25 high school age youth
5. 10) children’s classrooms, large enough for 6-10 kids
6. 1) room for 16 middle school age youth
7. 1) Adult classroom
8. Additional Parking
9. Administration space
10. Bathrooms (need for a family bathroom)
11. Worship

It is also an Objective to propose as little demolition of the existing facilities as possible.
Master Planning - Development Concept

The Development Concept reflects the program objectives and analysis of existing conditions. It integrates the existing facilities while creating a plan for incremental, phased improvements based on budgetary constraints.

The concept attempts to establish a more reasonable circulation pattern throughout the facility, both pedestrian and vehicular. This is challenging, given the long, linear dimensions of the site and existing buildings.

From a Pedestrian standpoint, the concept attempts to direct worship attendees away from the existing fellowship entrance, and to use the existing Narthex/foyer. This will allow the Fellowship Hall to be used without disturbance, and will require a number of improvements to ensure a comfortable walk, the primary improvement being a covered walkway from the paved parking area to the Narthex.

From a Vehicular standpoint, the site design concept includes improved parking lot circulation and a circle drive in the drop-off area. This will allow a smoother, less congested process before and after church. It might also allow for a covered drop-off, where attendees can be protected from weather as they circulate into the building. The parking lot capacity is increased, and features a network of sidewalks. All sitework will include increased landscaping as required by the Asheville UDO.
Master Planning- Phasing Concept

The CRPC buildings will undergo a series of additions/renovations, phased according to immediate need and budgetary constraints.

The phasing schedule represents the preliminary guidelines for implementation. It must be implemented in accordance with established development priorities and the practical considerations of operation, utilization, coordination, and financial resources. It is important to note that each phase may be carried out over several years based on funding and construction sequencing. In addition, since the phasing schedule is based on thoughtful and prayerful consideration of current needs, the autonomy of each addition allows for the phasing schedule to be re-arranged in the event that priorities change in the coming years.
Master Planning- Phase 1

The Phase 1 project will include a 30’x52’ addition to the Fellowship Hall, an enlarged and renovated kitchen, new entrance doors on the south wall of the Fellowship Hall, new fixtures, furnishings and equipment, and sitework including the parking lot and landscaping. An option, should the budget allow, is to include a 1600 sf classroom addition to the west end of the existing corridor.
Master Planning- Phase 1
Master Planning- Phase 1
**Master Planning- Phase 2**

The Phase 2 project will include a 1600 sf classroom addition, addition and renovations to the toddler/nursery area, an administration suite, and a roofed connection between these two additions to improve the appearance of the existing metal building Fellowship Hall. This roofed connection will also provide a roofed entry area for the new doors into the Fellowship Hall that were installed in Phase 1.
Master Planning - Phase 2

Phase 2 Floor Plan
10,256 Heated SF

- Major Renovation: 0 SF
- Minor Renovation: 0 SF
- Addition: 3,763 SF
- No Work

Total Post-Development Heated SF 64.4% Increase from Existing Building 3% Increase from Phase 1 Building
Master Planning- Phase 2

Classroom addition

Admin. addition

Nursery/ Toddler addition

New Entry
Master Planning- Phase 3

Phase 3 will see the construction of a new 346 seat worship space, in the location of the existing worship space, with renovation of existing space into a larger Narthex/gathering space. This space is essential in providing a sense of community within the church, and takes circulation loading off of the existing corridors. The addition will include a large covered entry/commons, which is connected to the roofed walkway from the circle drive and parking area.
Master Planning- Phase 3

Worship Space Addition

Covered Walkway
Master Planning- Phase 3
Opinion of Probable Cost

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The associated Opinion of Probable Construction Cost is based on an evaluation of the construction costs for each facility and site improvements. These estimates have been determined as general contract construction costs on a square-foot or lineal–foot basis, based on the consultant’s local experience with church construction over the past few years. In addition to the unit construction cost, each phase includes cost allowances for site improvements (circulation, site utilities, and landscaping), and equipment and furnishings. A design and construction contingency of 10% is included.

The project costs include budget allowances for permits, testing, insurance, professional fees for architecture, engineering, and landscape architecture, legal expenses, and direct expenses associated with document reproduction and supplies.

In providing opinions of probable development costs, CRPC understands that Yurko Design & Architecture PA and our consultants have no control over costs or the price of labor, equipment, or materials, or over the Contractor’s method of pricing, and the opinions of probable construction costs provided herein are made on the basis of our qualifications and experience. Yurko Design & Architecture PA and our consultants make no warrantee, expressed or implied, as to the accuracy of such opinions as compared to bid or actual costs.

At a later date, CRPC will hire a general contractor to provide pre-construction services.
The Planning Team

About the Planning Team
Yurko Design & Architecture PA is an architectural firm based in Asheville, NC, and specializing in faith-based projects. Founded in 1998, the firm has to date completed over 80 projects nationwide in the area of church architecture, ranging in scope from small renovations to 30,000 sf new facilities. Our firm has extensive background in Master Planning, which we believe is an essential step in responsible church development. Our efforts are augmented by a highly qualified staff with personal and professional experience in the design of facilities for spiritual worship, education, community, recreation, and outreach. As a design team, we have worked with many Jewish and Christian denominations and community service organizations, and have a practical understanding of the concerns unique to these organizations and their human services objectives.

The Planning Team includes:

Architect
John Yurko AIA
Yurko Design & Architecture PA

Covenant Reformed Presbyterian Church
Long Range Planning Committee
Cathy O’Brien, Chair
Bonnie Cook
Scott Carter
Bob Drake