

Epiphany Space Use Brainstorming Session  
Compiled Notes  
January 26, 2021

### **Epiphany's Physical Assets**

historical connections, wonderful performance space, great acoustics, location, the kitchen and the coffee pot, the parish hall has promise, variety of spaces.

the diocese is invested in Epiphany where it is currently located - downtown DC presence for the diocese. Acoustics of the church - great for concerts. Metro accessible

Location - fantastic location. Space - one of the largest churches for seating capacity. Parking adjacent, maybe even if at a cost!. Beauty of sanctuary (including stained glass windows). Historical value of the building & sanctuary (not well known, either by parishioners or those outside the church!). Labyrinth (not sure how well advertised it is; maybe do more events around this). An undiscovered gem! Commercial kitchen (rent to budding culinary entrepreneurs)

Location. Labyrinth. Mission focused on social justice. Variety of spaces. Large Nave. Performance space. Office safe to rent. Space to share with others. Beauty of church interior. Excellent acoustics. Excellent organ. Commercial grade kitchen.

Metro Center location. Acoustics and labyrinth platform/stage in Nave for performances. Historic building. Gorgeous architecture. Organ. Commercial kitchen for outreach to poor.

### **Ideas for Space Use**

Offices: more income- spaces have been rented for lots less than was possible for many years. becoming a hub for social justice groups. rent to for-profit groups and ask for a donation. Make the entry space more welcoming and filled with more information

Mission center: A nonprofit version of Cove <https://cove.is> A neighborhood workspace... a sort of Wi-Fi café. A space for entities providing activities for workers: yoga, classes, etc. Rental for offices that want an open space environment – say with a three-year contract. Hospitality to Mission groups from outside the DC area, groups in the metro area, and seminary urban ministry programs

Nave: Maximize space for musical performances and event use. Rehearsal space for arts groups. Make the entry spaces more welcoming and filled with more information

Outside: rent space to house scooters

Music ministry - expansion of. Young People's Fellowship (YPF) - former Epiphany org. focused on bible study, fellowship, etc. Godly Play. Nursery school (Owl School)

residence hall for out-of-state colleges. affordable housing. coffee house. co-working space for small, social justice focused non-profits. Owl School - day care that was formerly onsite at Epiphany. rehearsal space for the arts - Ford's Theater, etc.

Corporate retreats. Host large events (need to advertise). Use Mission Center from Weekend groups, but others on weekdays. Break up open spaces into cubical offices. Simple "dinner and a movie" nights. Divide the Mission Center into smaller rental spaces. Add another floor above the Mission Center (filling in open space at track level). Add stairways to make balconies useful per building code. Renovate the kitchen. Replace pews with flexible seating for liturgical (e.g. "choir seating" facing others) and other events (e.g. banquets, dances, conferences, classes, etc. Upgrade Wifi network. Add "theater flats" per Jeff Levine's proposal. Nursery schools. Day care for neighboring office workers.

Use Nave as performance space with theatre screens and ceiling projector creating backdrop for conferences, debates, artistic performances, yoga/meditation, etc.. Splitting the Mission Center into two floors with office space (3<sup>rd</sup> and 4<sup>th</sup> floor). Create educational space and partner with Virginia Theological Seminary for urban ministry training program and evening/weekend courses.

Stress management workshops in the nave - with labyrinth time. Market to tour guides as a stop on historic tours. We were once a site on a District-wide art exhibit tour about refugees (an event that started in London; Rev. Trin helped get a grant to have us featured as one of the few indoor events on this tour). Tuesday Concert Series - still a unique use - a gift we give to the community. Respite/quiet space during the day is also a gift to the community. Stage - create a practice space for theatre troops (It Berthed Woolly Mammoth Theatre Company & Ford's Theatre used it too). Host operas. Get out in front of the music community more and advertise our space. Have Diocese advertise the space to all Episcopal schools - need a dedicated half-time admin person to do this. Schools pay a reasonable amount to use the space. Add 2 bathrooms on 2nd floor. Really need to invest in a space management person; might be really hard for us to do this piecemeal. Space for groups that need short-term space in central DC - 3 times/year; once/year; commercial entities that need downtown space - financially - who has the money to pay for downtown, DC space for short-term events or for regular events (corporations, businesses). Potentially reduce the space we use for church & let that surplus space go as regularly commercially available (especially the 3rd floor - could be re-arranged with flexible dividers - conference space - has a small kitchen), especially if we are open to modifying the space again (or let someone else pay to change it). Could we do a separate entrance. Make mission center & Community Hall available for dance, art, yoga classes. Day care. After school homework (if an organization wants to provide this). Other church examples: Methodist building by Mt. Vernon square - developed office space above, as did Congregational at 9th & G.

## **Feelings, Fears, and Attachments**

The church as a worship space - do not want to give up using the church as a space for worship.

Favorite activities: Tuesday concerts. Christmas Eve. Welcome Table. Street Church. Eucharist. Excites: More people brought in. Amplify our mission. More/better support for the non-profit community. Scares/fears: Changes/new uses won't be enough to save us financially. It will stop being/feeling like a church.

Don't want to lose: Columbarium. Organ. Rich history of building being used as a church

Everything we currently do at Epiphany advances the reign of God. Anything that makes life easier for others, or gives them a good experience in a church, let's them see what we have to offer in a different way - must get them in the door! Fear: disbanding Epiphany as a parish; our parish no longer existing as a faith community together. Ok with reconfiguration of space. Excited by the possibility of earning revenue for the parish & maximizing the use of the space when it's not used as a church

more excited than worried, seeing this as an opportunity to spread the gospel and introduce more people to Epiphany. Excited by the idea of a marketing brochure including: How to participate in new building use(s), history of the building and information about the congregation. concerned that we have sufficient bathrooms for whatever new thing we might do (Want to be able to offer appropriate hospitality). concern about traffic in the building.

## **Questions and Notes for Vestry**

What are the going rates for rehearsal space, concert use of facilities like ours etc.?  
How do we take better advantage of walking tours of Washington DC?  
Could the same staff person manage space use as well as mission groups coming to the church?  
What are grant possibilities?

Would parking garage management consider a discount for special events for us?  
How much (and where) do we advertise the Tuesday Concert Series? Can we advertise more?

How do we pay for someone to manage the space when people come in? How do we make sure our fees cover the Building Manager expense?

Are we allowed to append a 2nd stairwell entrance on the west side of the building from the parking (so there is separate security for the 3rd floor, if there is a separate user)?

How do we handle security if we have different entrances?

Are we receiving historic preservation grants?