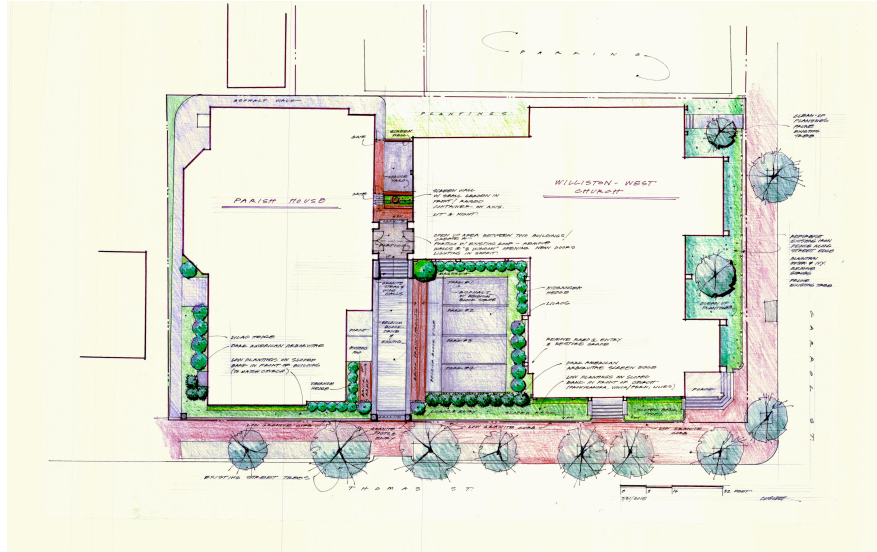


Proposed Site Plan and Preliminary Landscape Plan

On the attached plans we have shown a proposed redevelopment of the principal courtyard on the property. The courtyard of the property has an existing curb cut and two in-line parking spaces. An existing entry to the Parish House is at the southwest corner of the courtyard. An old ramp and side entrance to the church sanctuary lies to the eastern corner. Several overgrown plantings surround the perimeter of the courtyard with a single tree at the center.

A preliminary site plan was developed showing a renovated courtyard with 4 proposed parking spaces and a new primary entrance to the residential units in a renovated portico. The attached photo shows that original scheme.

We met informally with Historic Preservation Manager Deb Andrews to review this scheme and to get her preliminary feedback on it. We shared the idea of pulling cars in and to the right of the existing driveway, creating a visual corridor with an unobstructed (by car bumpers) view of the building. A hedgerow along the sidewalk to help screen the parked cars and we shared some very preliminary thoughts on how the portico could be re-imagined as a front door to the new apartments and a new entrance to the transept of the sanctuary. Four cars parked in the courtyard with proper drainage a cobblestone driveway and very minimal to no planting in front of the transept and south facade of the main sanctuary structure and finally removal of the ramp leading up to the sanctuary.



Deb was somewhat concerned with the notion that vehicles would be parked in front of the historic stained glass in the transept. A feature that Deb also would not like to see heavily screened by the hedgerow, which while screening the cars acts as a foil to the important architecture of the sanctuary.

Where this ultimately led us was to talk about the possibility of moving the curb cut to the opposite side of the courtyard and closer to the sanctuary. If we moved the curb cut we would then turn into the courtyard and park to the left toward the parish house. This would accomplish a number of possible positive outcomes. It provides a more dramatic and unobstructed view of the stained glass of the transept and the south face of the sanctuary. It also serves to take the focus off the portico.

We also discussed some thoughts about creating a small walk leading up to the offices, again taking some focus off the portico. Deb would ultimately hope that we could come up with some further thoughts and ideas that transforms the portico, perhaps makes a more modern statement to better connect the parish house and the sanctuary.

With that feedback from Deb it led us to redesign the courtyard and try to strike a balance for the demands for the functional re-use of the site and the concerns of Historic Preservation. This new plan builds on that feedback. With the entrance to the courtyard flipped the site access to the the courtyard is now adjacent to the sanctuary. If approved, this new location will provide for a better unobstructed view of the historic stained glass windows in the transept. The main entrance remains at the portico, but the proposed stair leading up to it has been rotated 90° to allow for closer parking to the Parish House and to increase the views line of the stained glass. New materials in the courtyard include brick pavers, cobblestones and grass pavers (if required to mitigate impervious increases). A hedgerow would still block the view of cars parked in the courtyard, but again view of the stained glass would be maintained from the new driveway.

Finally the existing entrance to the parish house would now be accessed from the sidewalk at Thomas Street. A hedgerow is proposed to screen the parking area and provides a modest but strong view corridor to the parish house entrance and the existing masonry and wood timber frame that frames the opening.