

CHANGES MADE IN RESPONSE TO CITY REQUESTS/SUGGESTIONS – MARCH 2007-AUGUST 2007

Planning department and Pas Heritage commented that the open, below street level parking was not desirable.

Master plan was revised to incorporate a fully enclosed below grade parking structure at considerable expense to the church.

Planning department recommended that a consultant be hired to address historic resources and compatibility issues.

Historic Resources Group was hired to prepare report.

Department of Trans. requested that parking access ramp be moved from Walnut to Euclid.

Revision to show parking access to Euclid.

Planning department noted that locations of the school play area on the roof may create noise problems for the hotel.

Play area was relocated on grade, adjacent to the classrooms in Master Plan Submittal.

Pas. Heritage noted the second level walkway and expressed elevator tower connecting the Euclid building to the Rectory. Concerned about compatibility of these elements.

Second level connection was eliminated.

Planning Dept noted that landscaping and treatment of Euclid/Walnut street edge is critical.

Interim use is for parking and youth basketball. Fence line was set back and landscaped to screen the site.

Planning dept requested that ASC submit a Master Plan Application to address the issue of phasing.

Agreed. Master Plan submitted.

Pas. Heritage and Planning Dept were concerned about the amount of green space and pedestrian street activity.

Footprints adjusted to create larger open space, pedestrian access to the campus was added from the north and a courtyard with tables, chairs and a café were added to the north end of Euclid building.

DESIGN COMMISSION HEARING ON MARCH 24, 2008; APPLICATION DENIED COMMISSION CONCERNED ABOUT LACK OF DEVELOPMENT ON CORNER SITE. Master plan submittal No. 2 proposed residential housing for the corner to be constructed in second phase of development.

Length of Euclid building and relation to Maryland Hotel Wall were concerns.

Design of façade was revised to break up massing and respond to regulating lines “of gothic church façade.” Canopy added to entrance north of Wall and sunscreen materials revised from cast stone to copper.

Commissions were concerned about pedestrians and location of parking ramp next to café.

Went back to DOT and given permission to move ramp back to Walnut. Euclid building elevator relocated into building mass to open up the views from Euclid into courtyard; courtyard canopy changed to arbor.

Pas. Heritage wanted Euclid building to be moved further north or turned to east/west orientation.

This plan does not meet our programmatic needs for a cloistered courtyard for church events or for an internal pedestrian route.

PLANNING COMMISSION RECOMMENDS THAT A FULL ENVIRONMENTAL REVIEW BE PREPARED.

Church paid the city to have a full EIR prepared.

Pas. Heritage continues to voice concern that Euclid building is too long, does not respect Maryland Hotel Wall, and does not relate to architecture of the church.

Euclid building façade was redesigned to incorporate a stone cloister whose proportions reflect the existing church. Also proposed that Wall be moved west to create more space for public walkway which connects to the stone cloister and exposes Wall to public circulation route.