

Submitted by Bill
Wayland 9/19/19

**Landmarks Commission Proposal
September 19, 2019**

I am here today to offer an alternative to the plans offered by the Archdiocese and the plan discussed by the petitioners. With input from Charles Cash of Vital Sites, I have sketched a development plan that I would like to present to this commission. It is a plan based on strong urban design principals.

The plan reflects the following:

By rotating the proposed Catholic Charities building, 4th Street is strengthened, and parking is primarily centered on the campus between the new building and the historic church and rectory. Parking is also accessed off 4th Street but the layout is more efficient, and provides the number of spaces needed for the activities of both Catholic Charities and the parish. As a result, the site of the Historic Convent Building **is not** impacted.

To summarize – this proposal will:

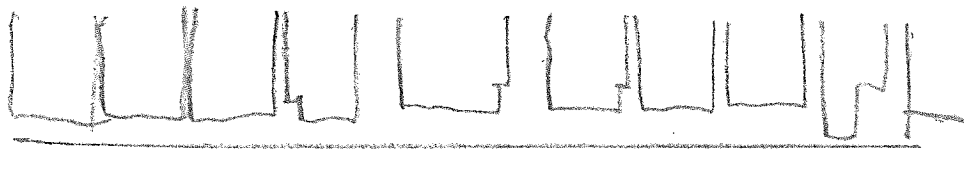
1. Allow for the construction of the well-designed new structure for Catholic Charities on the Southwest corner of the property with its primary façade anchoring 4th Street.
2. Provide needed parking efficiently and more centralized on the Parish Campus.
3. Allow the presence of Catholic Charities on the campus to strengthen the Parish Mission and its commitment to the maintenance of the historic church and rectory which anchor 3rd Street.

And 4- Based on the efficiencies of the new plan, the Diocese can commit to maintaining the roof of the historic convent in order to preserve that property until it can be reused by the Parish or redeveloped by third parties once the market and the availability of increased incentives create feasible opportunities.

I hope the Commission will strongly consider this alternative – For while neither side will get what they want- I believe your leadership can provide the best solution for our community and set a precedence for mediated solutions to meet our broad-based urban needs.,

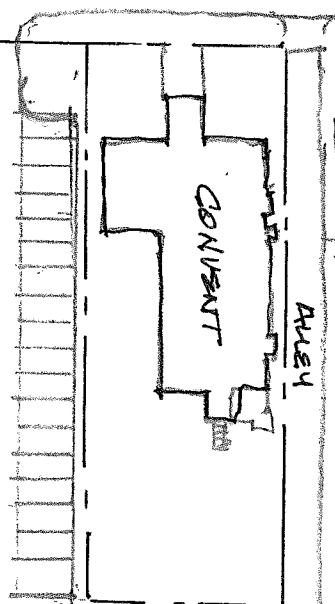
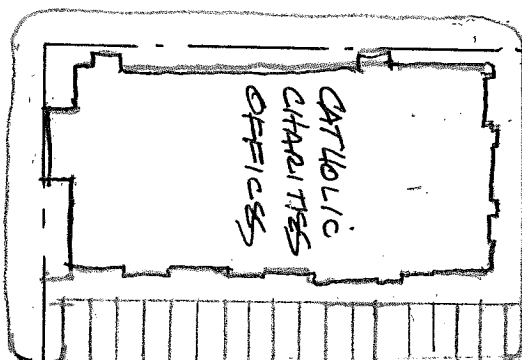
Thank you!!

I will be available for questions



SOUTH FOURTH ST.

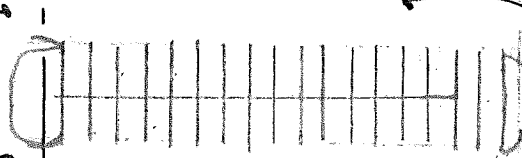
NEW CURB CUT



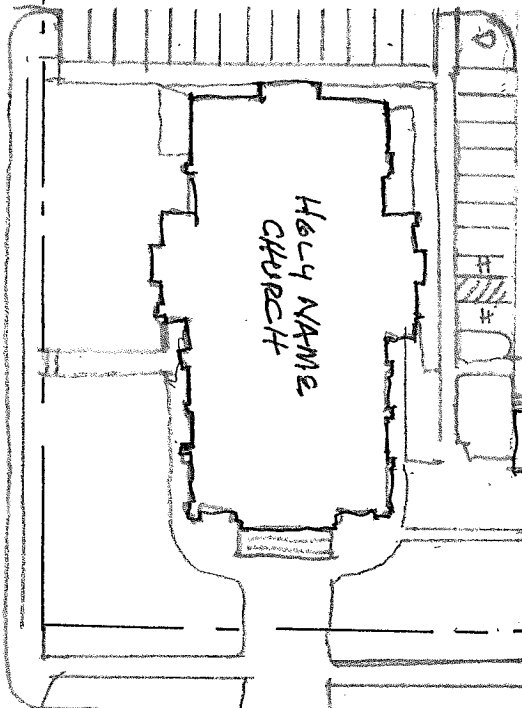
ALLEY

ALLEY

102 PARKING SPACES



NEW CURB CUTS



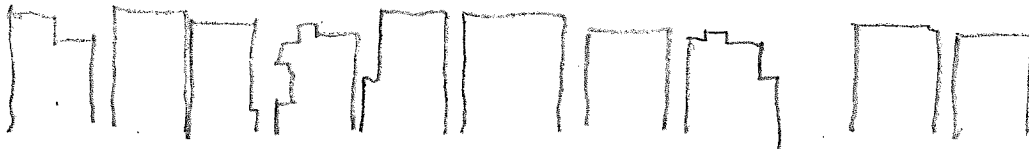
RECTORY

HEYWOOD AVE

PROPOSED SITE PLAN

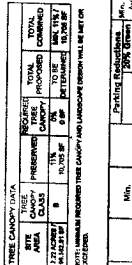
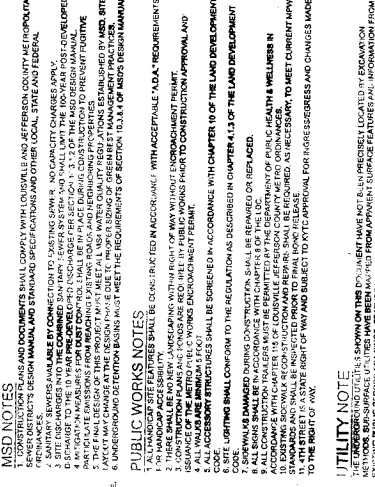
9-19-19

SOUTH THIRD ST.



0 15 30 60 90
GRAPHIC SCALE



[illegible]

TARC NOTE
THE RELOCATED BUS STOP BENCH, TRASH RECEPTACLE AND SURROUNDING AREA SHALL BE KEPT CLEAN BY OWNER.
NOTICE: THEIR POSITIONS MAY BE CHANGED CLOSELY UPON THE MAT. THE SURVEYOR MAKES NO GUARANTEE THAT THE
SURROUNDING UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED.
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