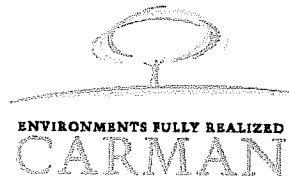


Ivy Clinton, ASLA, RLA
CARMAN
400 E. Main St., Unit 106
Louisville, KY 40202



March 27, 2017

Louisville Metro Planning & Design Services
444 South Fifth Street, Suite 300
Louisville, KY 40202

RE: Development Plan review for St. Albert the Great Parish Life Center Expansion

The existing site at 1395 Girard Drive serves as home to St. Albert the Great's parish church and Preschool through 8th Grade school.

The overall scope of work for this project will consist of minor renovations of two of the existing buildings, Willet Hall gymnasium and Hendricks Hall. Renovation work will include, but may not be limited to, renovation of the HVAC system, plumbing and fire suppression, selected ceilings and lights, windows, flooring, and painting. A small concession addition is proposed off the north-east corner of Willet and a stand-alone restroom building is proposed between the existing playground and sports field just north of Willet Hall. A larger addition to house the Parish Life Center will connect Hendricks and Willet Halls.

Site improvements mainly include reworking some of the existing utility services and routing of new service lines to the various additions. New sidewalks and a seat wall/ planter bed will be added at the Parish Life Center addition as well as creating a rock garden space between the new addition and existing Hendricks Hall.

The overall campus serves two uses, a preschool through 8th grade school and a church, whose opposing primary hours of operations have allowed the campus to share parking without impact to the surrounding neighborhood for decades. The school is primarily in session from Monday through Friday, 7:30 am through 3:30 pm with occasional evening events. The church's primary hours are during the weekend, although it does offer a small mass in the morning Monday through Saturday. While this project does propose to increase the square footage, it is not anticipated that the number of users on the campus will increase, rather the increase in square footage is to better accommodate the existing uses' programs. The project also utilizes some of the existing parking for the new addition footprint however the parish feels there is ample parking available to serve the site and the loss of the spaces will not be detrimental to providing adequate parking on this site. Although the site plan does not meet current parking counts for both the church and the school, the intent would be to continue utilizing the parking as shared between the uses.

Sincerely,

Ivy M. Clinton, ASLA

RECEIVED

MAR 30 2017

PLANNING & DESIGN SERVICES

LANDSCAPE ARCHITECTURE, LAND PLANNING, SITE ENGINEERING

CARMAN, 639 E. JEFFERSON STREET #102 LOUISVILLE, KENTUCKY 40202
CARMANSITE.COM | PH: (502) 446-5561