

SCHOOL SISTERS OF NOTRE DAME REDEVELOPMENT

Building Board Meeting
Plan Review Application

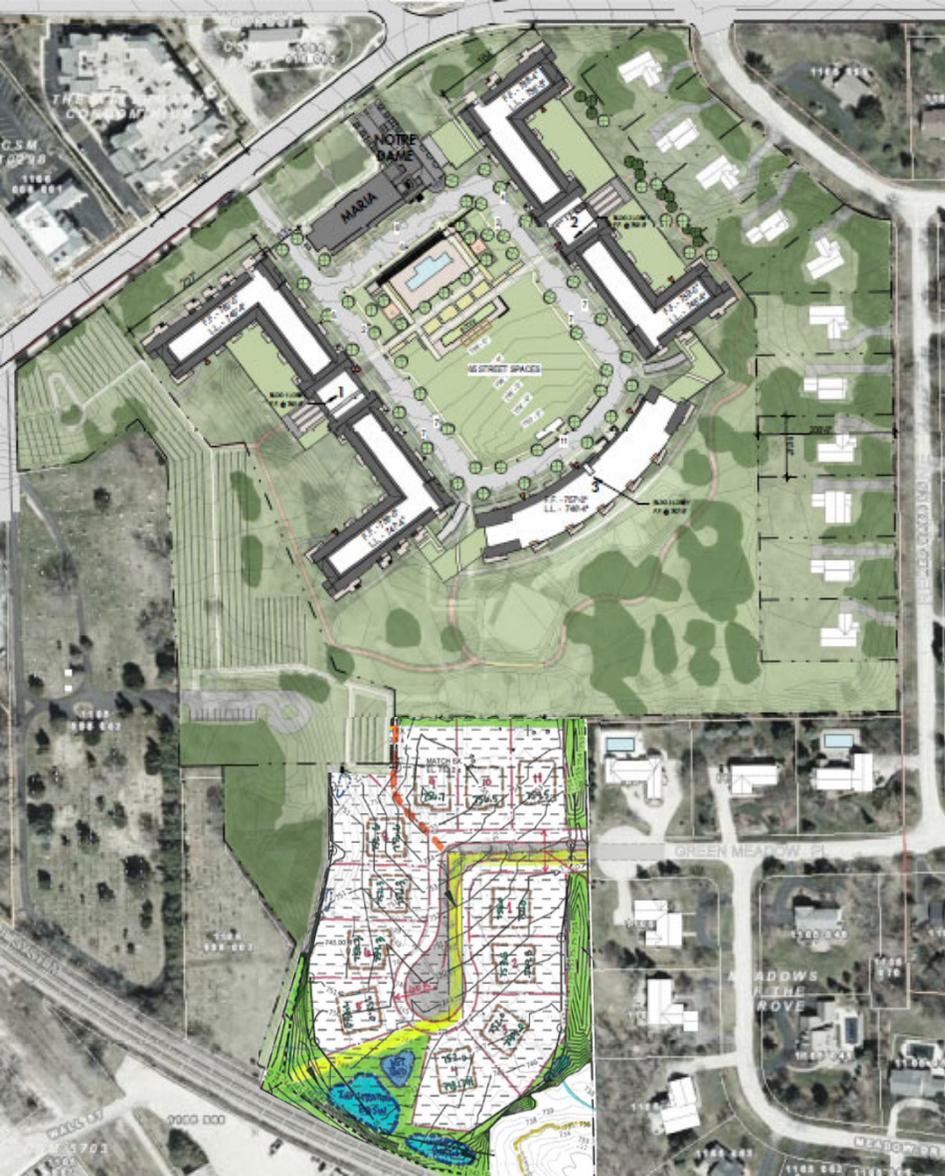
February 17, 2021

5:30 PM

Program

	Original	Sept 2020	Jan 2021	Feb 2021
Apartments (Historic Buildings)	66	30	30-35	30-35
Apartments (New, 3-Story Buildings)	200	200	200-205	200-205
Apartments (New, Side-by-Sides)	34	0	0	0
Senior Living	100	100	0	0
Single Family	0	11	26	22
Total	400	356	256-266	252-262
Density (Dwelling Units/Acre)	15.6	13.3	10.0-10.4	9.8-10.2





RESIDENT CONCERN

ADJUSTMENT

Preference for single-family homes along Stephen Place and Red Barn Lane	Removed 34 side-by-side duplex cottage homes and replaced with 11 single-family homes
Preference for single-family homes on south part of campus	Removed 100 senior-living apartments and replaced with 15 single-family homes
Road on outside of apartment buildings too close to homes along Green Meadow Place and Red Barn Lane	Moved road to interior of apartment buildings
Apartment buildings too close to homes along Red Barn Lane	Moved apartment buildings farther from Red Barn Lane and towards Watertown Plank Road
Surface parking for guests may be inadequate	Increased widths of roads to nearly double the amount of surface parking.
Traffic impacts along Stephen Place and Red Barn Lane from east egress	Closed the eastern egress after studying impact of single egress on Watertown Plank Road
Buildings too close to homes along Green Meadow Place	Moved southern building farther northeast than existing building
Appropriate buffer not provided between home at corner of Red Barn Lane and Green Meadow Place	Reduced single-family home lots from 12 to 11 to create buffer
Buildings along Watertown Plank Road need to be readily identifiable as residential buildings	Modified architecture to create depth and residential rhythm to buildings
Nearly all-white face of south façade of south apartment building too stark	Introduced wood bays that project from the white curve of the building creating visual interest to the form of the building
Apartment buildings too visible from homes along Green Meadow Place and Red Barn Lane	Adjusted location of buildings to preserve numerous trees along Red Barn Lane and between Green Meadow Place and the apartment buildings
Apartment buildings too visible from homes along Green Meadow Place	Created berm and plantings to minimize view of apartment buildings from homes. Reshaped berm to create a natural-looking, gentler incline in backyards.
Potential for flooding near homes along Green Meadow Place	Made adjustments to berm and discussed stormwater management plan at on-site meeting