
July 2, 2025

RE: St Michael Parish – New School Building & Site Circulation Updates

St Michael Parish proposes a new expanded school building to meet the growing size of the school and increased demand for enrollment. The new project is proposed as a two-story building and is accompanied by site circulation and access improvements. All updates are intended to help meet the increasing needs of the school. The new building is roughly situated on the same footprint as a portion of the original school that will be demolished prior to new construction commencing (see site plan for specifics). Along with additional classroom space, the new building will also provide a larger administration and entry area as well as an expanded library. Additionally, a new one-way drop off lane is proposed to be constructed along the west edge of the property. This drop off lane will help provide adequate space for the expanded student capacity while helping to alleviate traffic congestion entering and exiting the lower parking lot off of 11th Ave. The new drop off lane will exit onto 10th Ave at the location of an existing auxiliary parking lot exit (the parking stalls in the auxiliary lot will be removed as part of the circulation updates). The applicant acknowledges that the exit onto 10th Ave may be restricted to right out only, but is interested in any additional feedback.

The remainder of the property (parish center building, main sanctuary, and rectory buildings) will remain as they are. The upper parking area (access off of Boundary St) will also remain unchanged. See site plan and floor plans for the extent of the existing school building that will remain as is. The applicant has also taken care to consider other development constraints on the site, the most acute being pervious/impervious surface coverages. As the proposed updates will add new areas of impervious coverage, the project also proposes the removal of some existing impervious surfaces to offset the new amount. As a result, the project as proposed results in a small net decrease in impervious surface coverage (see site plan for specifics). Additionally, the existing fire lane through the site interior will remain unchanged. Finally, the applicant also acknowledges the current single-family zoning associated with the property and the need to pursue a conditional use path for the proposed project.