

Saint Patrick Roman Catholic Church

Mystic, Connecticut



Master Plan : TASK 1 Summary

This brochure is a summary of the completed Task 1 Analysis that was presented to the St. Patrick Facilities Committee on March 20, 2017. Your continued input throughout the master planning process is important to provide the best outcome. We invite you to review the full presentation online (available on the St. Patrick website) and give us your thoughts. A hardcopy may be reviewed at the Rectory Office upon request. It is designed to get you thinking about the St. Patrick campus and for you to share your insights.

Task 1: Thorough Investigation

The results of the data collected and analyzed during Task 1 are presented on the following pages:

1. History of Site Development (pg. 1)
2. Existing Conditions Analysis - buildings, building systems, and site (pg. 2)
3. Questionnaire Response Data - your answers to the Kick-Off Questionnaire (pg. 3)
4. Preliminary List of Priorities (pg. 4)

We also hope you will take a few minutes to complete the questionnaire insert and provide us with additional feedback. Thank you for your participation in this process.

History of Site Development



1909



1956



2014

A timeline of site and building development was assembled from 1866, when St. Patrick Church was first officially established as a mission church out of Stonington, to the present day.

The timeline reveals (3) notable observations:

1. The last significant building project (the Parish Center) was constructed over 60 years ago.
2. Most of the building and renovation projects over the 140 year presence of St. Patrick Church in Mystic, have been focused on the Church building.
3. Buildings such as the Parish Center (school cafeteria, gym and auditorium) and Shamrock House (residence) were built for specific uses that are different from the way they are actually used today.

The timing is right to pay some attention to the greater St. Patrick context.

Existing Conditions Analysis



Church



Parish Center



Shamrock House

Our team of Engineers (civil, structural, mechanical, electrical, and plumbing) surveyed the Church, Parish Center, and Shamrock House on February 6, 2017. Below is a summary of their findings. A full report of their analysis will be included in the final Master Plan document.

CHURCH:

- The structure is in good condition.
- The Choir Loft exhibits noticeable bounce which needs to be reinforced if it is to be occupied.
- The existing boiler chimney should be thoroughly cleaned and inspected.
- Current boiler is near the end of its useful life. When replaced, the new boiler should be located in a drier location.

PARISH CENTER:

- The structure is in good condition.
- Exterior brick veneer is in poor condition. Rusted lintels have caused cracking. Glazed brick at the front of the building is spalling at many locations. Exterior repair will be required.
- The furnaces should be replaced soon.
- Return air registers need to be ducted to meet current building codes.
- The hot water boiler and radiators at the front of the building need to be replaced.
- All electrical equipment and Romex wiring should be replaced due to condition and age.
- The walls are not insulated. Roof is insulated.
- This 1956 building most likely contains hazardous materials that will need to be removed. This will be investigated.

SHAMROCK HOUSE:

- The structure is in good condition.
- The building is currently heated with an inefficient one-pipe system.
- The boiler is in excellent condition. It can be modified for an efficient forced hot water heating system.
- All one-pipe radiators should be replaced with finned tube baseboard.
- Replace all Romex wiring.

ALL BUILDINGS:

- The existing exposed hot water and domestic water piping should be insulated in all buildings.
- Efficient ADA compliant plumbing fixtures should be provided in all bathrooms if/when upgraded.
- Whenever possible, existing lighting should be replaced with LED fixtures.
- The fire alarm system in all buildings should be updated with an addressable system.

SITE:

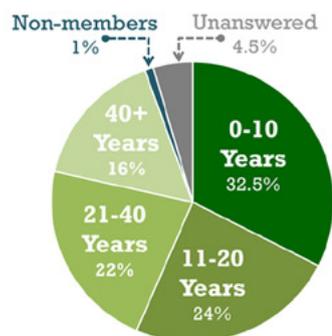
Floodplain Management: Improvements to existing buildings that exceed 50% of the appraised value of the structure will trigger the floodproofing requirement. The base flood elevation for this area is 11.0 feet. Non-residential structures must be floodproofed to one foot above the base flood elevation (12.0'). First floor elevations for the existing buildings are as follows: Church: 8.95', Center: 8.2', Shamrock House: 9.75'.

Stormwater Management: No stormwater management systems currently exist on the site. Any change to the campus involving over 10 parking spaces or additions of over 1,000 square feet of impervious surfaces will trigger stormwater management requirements.

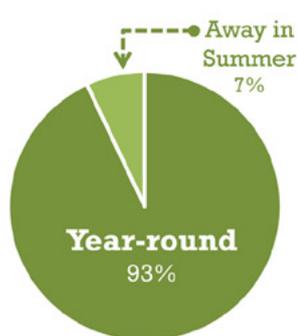
Parking: There are currently 69 parking spaces, 4 of which are handicap accessible. Some existing spaces do not conform to the typical dimensional requirements. Current zoning regulations require 1 space per 4 seats minimum.

Zoning: The campus is located in a RH10 Zone (residential) and is therefore a Special Permit Use requiring a 25' buffer adjacent to neighboring properties. Maximum height allowed is 35 feet. The existing Church entry terrace is located within the front setback and the rear of the Parish Center is located within the rear setback. 2

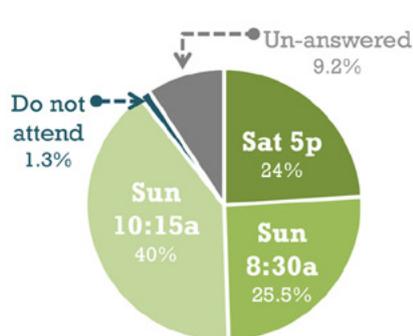
Questionnaire Response Data



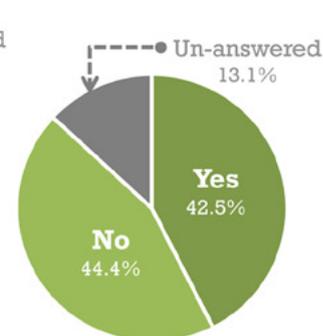
Q1: How long have you been a member of the Parish?



Q3: Year-round resident or part-time?



Q10: Which Mass do you typically attend?



Q20: Do you attend Groups/Ministries?

The Kick-Off Questionnaire was made available in Church and Online from February 5th to February 27th. There were a total of 155 responses received which we consider an excellent turnout. The survey results charts above show an even range and wide cross section of Parishioner participation. It should be noted that respondents are “year-round” residents, so we feel that conducting a supplemental questionnaire in Mid-May/Early June would be beneficial.

Below is a summary listing of the Top 3 or 5 survey responses. The full analysis of the survey can be found in the Task 1 Presentation available on the St. Patrick website.

TOP RESPONSES: Interior & Exterior Work

Church:

Interior:

- 1.Church is beautiful as it is
- 2.Need Narthex/vestibule
- 3.Upgrade bathroom
- 4.Provide additional seating
- 5.Move Choir

Exterior:

- 1.Increase parking & improve flow
- 2.Better handicap accessibility
- 3.Restore original wood shingle siding
- 4.Love Our Lady's Garden
- 5.Better exterior lighting

Overall:

- 1.Need a Narthex/vestibule
- 2.Maintain beauty of existing Church
- 3.Move Choir

Parish Center:

Interior:

- 1.Interior is cold, outdated and uninviting
- 2.Upgrade Kitchen
- 3.New, updated bathrooms
- 4.Classroom/meeting room space is lacking
- 5.Inefficient heating, need A/C

Exterior

- 1.Unattractive architectural style
- 2.Need covered/better handicap ramp
- 3.Larger exterior gathering space
- 4.Need connection to Church
- 5.Need new windows/doors

Overall:

- 1.More meeting rooms and classroom space
- 2.Upgrade Kitchen
- 3.Useful multi-purpose gathering space

Shamrock House:

Most Parishioners surveyed have never even entered Shamrock House. The building's residential scale and handicap inaccessibility limit its use to small meetings and some Faith Formation Classes.

OVERALL PARISH GOALS:

- 1.Increase community outreach
- 2.Rebuild or Renovate the Center
- 3.Get children and youth involved more
- 4.Include WIFI/AV/Sound system technology campus-wide
- 5.Focus on families

Preliminary List of Priorities



Church



Parish Center



Shamrock House

The list below will be modified and prioritized throughout the master planning process to ensure that it adequately meets the needs and expectations of the Parish.

CHURCH:

- Narthex/vestibule
- Additional seating
- Improved accessibility
- Bathroom upgrade
- Move Choir
- Smaller Baptismal Font
- Storage
- Replace carpet
- Replace Altar windows
- Re-shingle exterior

PARISH CENTER:

- Classrooms
- Meeting Rooms
- Upgrade bathrooms
- Upgrade kitchen
- Improved accessibility
- Connection to Church
- Offices
- Space for Youth Activities
- Storage
- Choir Area
- Library
- WIFI, AV
- HVAC
- New doors & windows
- Energy efficient

SITE:

- Improve parking flow
- Improve drop-off
- Exterior lighting
- Large outdoor gathering space near Parish Center
- Pergola for Our Lady's Garden in summertime
- Playground
- Better drainage overall

OTHER:

- The complete list of maintenance items is arranged by building and is available online. It is a combination of items identified in the engineering analysis and as provided by the St. Patrick maintenance staff.
- An analysis of space needs for the Center is available in the full Task 1 Presentation. It takes the space needs into account as compared to the Center's current square footage and indicates that the Center needs about twice the amount of space it currently provides to meet the Parish needs reflected in the survey responses.

Next Steps

Please take a moment to complete the Task 1 Questionnaire insert in this brochure (or access it online at <https://surveymonkey.com/r/StPatrickTask1>). You may return it to the Parish Office or drop it in the collection basket during Mass no later than **April 10, 2017**.

A hardcopy of the full Task 1 Presentation may be reviewed at the Rectory Office upon request. It is also available to view on the Saint Patrick website: <http://stpatrickmystic.org/>

Thank you for your feedback - your input is essential in developing the vision for Saint Patrick Church!