



St. Philip the Apostle Catholic Church

One Bread, one body – a community for all!

December 1, 2025

Dear Parishioners and Parents,

As you know, in May of 2025, Mrs. Ramirez and I became aware of a potential Caltech project being built on the corner of Holliston and Green streets, right next to the rectory and Ministry Building. Over the next few months, we raised safety and security concerns, met with involved parties multiple times, and protested with signs and letters. Some of you joined committees that met to express our concerns, and we are grateful for all of the support we received.

At the same time, we were doing the above, the Archdiocese provided real estate experts and legal counsel, including a land-use attorney, to help us untangle the zoning laws that affected this property. We met with Caltech and Trammell Crow, the developer, and expressed our concerns. We also met with our council person, Jason Lyon. Additionally, Robert Montano, a former school parent and current parishioner, met with others in the city and at Caltech and pursued alternative options for us, while Susan Kun, also a former parent and parishioner, gathered a committee to plan a call to action. I am grateful to both of them and to all of you who stepped up to help.

At the end of the day, we've been made to understand that Caltech owns this property and is complying with applicable laws in the design and construction of this building.

The Archdiocese has advised us that it would be very difficult and costly to stop construction. Caltech and Trammell Crow want to be good neighbors and are willing to work with us to address our concerns. With this in mind, we sent a letter of concern to Caltech and Trammell Crow, listing our concerns and making specific requests to alleviate them.

Below are the requests that we made;

- Alleviate the security concerns of the building, including open windows facing the school and parish, public access to the portions of the building facing the school, the heat impact of windows on the parish buildings, and the height impact of the fourth floor.
- Permanently relocate the Transitional Kindergarten to the south campus, away from construction and building.
- Repair the church doors to ensure they seal tightly and keep construction dust out.
- Work with the school to provide Caltech resources in the educational program, including scientists for lessons and as science fair judges.
- Offer the use of the Caltech track for football and track, and for the Falcon Invitational.
- Provide use of parking for the church and school during non-operating hours.



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On Tuesday, November 25th, Mrs. Ramirez, Mr. Yniguez, and I met with representatives from Caltech, Trammell Crow, and the Archdiocese to discuss how we can proceed. Trammell Crow presented their new building design, which now features a fourth-floor setback, reduced windows with anti-glare treatments, non-opening windows on the south and east sides, and restricted public access to all areas facing the school and parish. The new building design is attached to this letter. You'll see that the fourth-floor setback and reduced windows make a big difference, making the building far less imposing than the original design.

Additionally, Trammell Crow will pay to move the TK to the south yard for a total cost of \$450,000, repair the church doors for a total cost of \$50,000, and provide parking for the parish and school during non-operating hours on six occasions each year. Caltech has offered to work with the school to provide resources that will enhance our science and technology programs. At this time, they cannot provide regular use of the track, but they are looking into whether we can use it for the Falcon Invitational.

After discussions with Mrs. Ramirez and Mr. Yniguez regarding the TK and with the Archdiocese regarding different options, we were advised that this was a generous offer made in good faith to be good neighbors, and we accepted it. Personally, I am happy that we have reached an agreement, and I know we could not have gotten to this point without each letter, signature, phone call, and meeting you all provided. It was your voices, joined together, that brought Caltech and Trammel Crow to the negotiating table. I am grateful to each of you.

For this reason, the town hall meeting scheduled for tomorrow night is canceled. I hope you will support this decision, as I believe it is good for our parish and school.

You still have the right to disagree, and should you decide to join the Design Commission meeting on December 9, I understand. Still, I do believe the benefits to the school and the church outweigh continued protest, especially since the longer we protest, the less likely our negotiated settlement will stand.

I want to thank each of you. This has been a trying time, with each of us having different opinions, but all of us wanting what is best for our school, our children, and our parish. Now is the time to come back together and look to the future with optimism.

As always, Mrs. Ramirez, Mr. Yniguez, and I are available to answer any questions. I look forward to the future of our school and parish with hope.

In God's love,

Fr. Tony

Fr. Tony

[Building Redesign](#)