

Charles Minozzi

From: Leo Torres <ltorres@gdcllc.com>
Sent: Monday, May 09, 2016 11:29 AM
To: Charles Minozzi
Cc: Joseph Dziegelewski
Subject: RE: Last night's ARB
Attachments: 2016-05-09_rendering 1.pdf; 2016-05-09_rendering 2.pdf

Follow Up Flag: Follow up
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Buddy,

We have reviewed the ARB's comments. While we understand the nature of these comments we feel that the board is too strictly trying to make these garden/site features fit in with the Architecture of the buildings. As such, our response to their comments are as follows:

1. BBQ Pavilion – while we understand the opinion of the board to want this pavilion structure to fit in with the Architecture of the buildings, we feel this is too literal an interpretation of the design. The design as proposed is more informal, friendly, and inviting than, we feel, a square plan would be. This space is meant to be a community gathering space in a garden like setting. The octagonal shape is more conducive to this function and idea of gathering, especially given the garden setting, than a square shape. This pavilion is meant to evoke the idea of gathering of a traditional gazebo whilst paying homage to the adjacent building architecture through its materials and colors. Typically, industrial shed like buildings would be rather ugly and uninviting as they are made to be inexpensive and utilitarian. While we are willing to revise our design if the ARB feels very strongly about their opinions we do feel the building works and will fit in with the buildings, as well as, its garden setting and we, as the designers, are pleased with it. To that end, please find attached revised renderings of the BBQ pavilion with the revised materials and colors. We would ask that the ARB re-consider their opinions as we feel the more modern revisions to the materials and colors is enough to connect this garden pavilion to the other structures.
2. Fire pit – We feel that the ARB's comments are not suitable to the necessary function of this amenity. This amenity functions in-the-round. Typically, people sit around a fire in a circle. We have merely sought to materialize this form with garden seat walls. While we are willing to, and will, facet the circle, we are not willing to square off this site feature. Again, we feel that the ARB's comments are too literal for a garden type feature such as this. This is a site feature and will be seen as such. We strongly do not believe that this site feature must look industrial in an effort to coordinate with the architecture of the buildings. As such, we will agree to facet the circle.
3. Retaining walls – we will modify the site plan as noted below.
4. Sidewalk – We are not sure what this comment refers to. We can discuss this further.

Regards,

Leoncio L. Torres, RA, LEED AP

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From: Charles Minozzi [<mailto:cminozzi@hastingsgov.org>]
Sent: Tuesday, May 03, 2016 2:22 PM
To: Leo Torres
Subject: RE: Last night's ARB

That's unfortunate!!
Next meeting is June 6th
Submission date is May 23rd
B

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From: Leo Torres [<mailto:ltorres@gdcllc.com>]
Sent: Tuesday, May 03, 2016 1:37 PM
To: Charles Minozzi <cminozzi@hastingsgov.org>; Joseph Dziegelewski <jdziegelewski@gdcllc.com>
Subject: RE: Last night's ARB

Hi Buddy,

Unfortunately, there was some miscommunication on our part. We thought the meeting was next week. Could you please tell me what the date of the next ARB meeting will be?

In regards to the ARB's comments below we will look into them. If we have revisions when would I need to get you revised drawings?

Regards,

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From: Charles Minozzi [<mailto:cminozzi@hastingsgov.org>]
Sent: Tuesday, May 03, 2016 10:31 AM
To: Leo Torres; Joseph Dziegelewski
Subject: Last night's ARB

Good morning,

We were surprised not to have representation at last night's ARB meeting for the re-submission for SML. Your case was not officially reviewed for there was no one to present the changes, however there were some comments that the Board felt I should give you a preview of, so next moth you could be more prepared. They do not like the octagonal roof at the BBQ area, they feel it just does not mesh well with the project, maybe a shed roof or something more industrial looking. They do not like the round BBQ area or the round fire pit for the same reasons, again maybe something more squarish or more industrial as well.

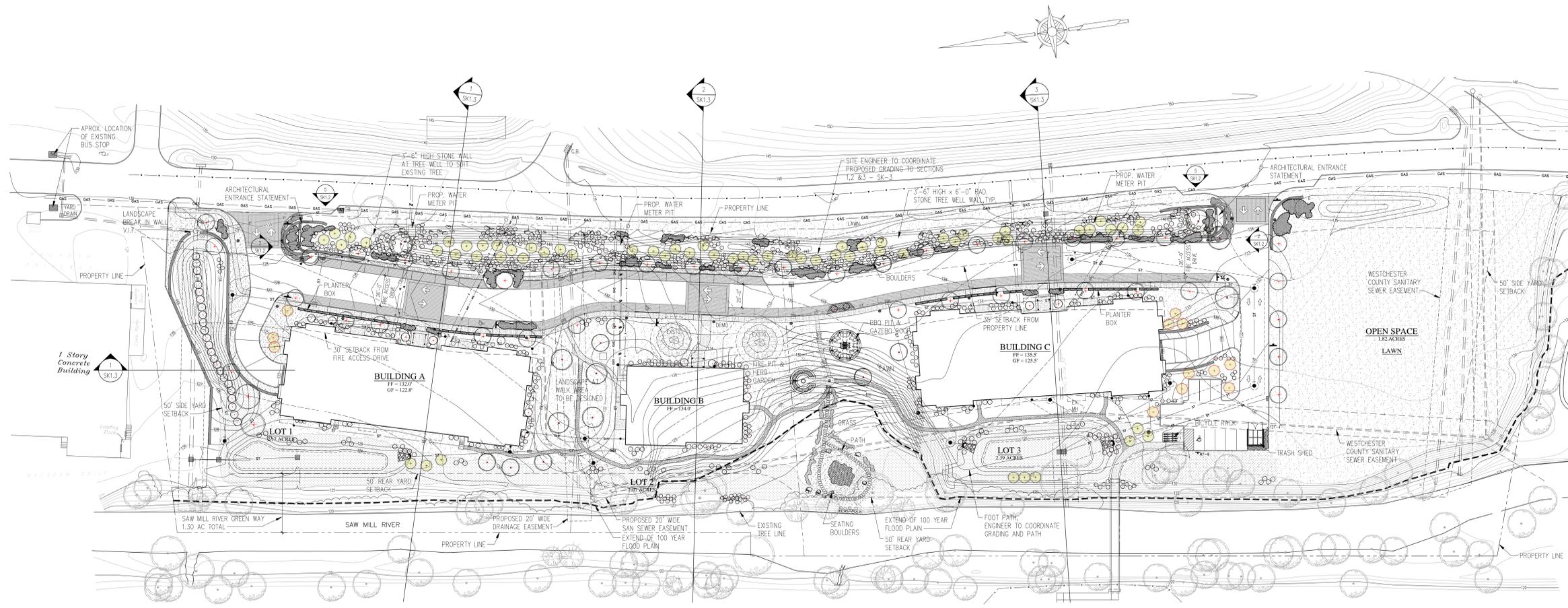
They do not like the cut in the retaining wall, it was supposed to be two by-passing walls.
They do not like the change in materials from the stamped sidewalk to the pavers.
Hope this is helpful.
Thanks B

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1 PROPOSED SITE PLAN
1" = 40'-0"

