

LP3architecture

NORTHERN GATEWAY

Updated Letter of Explanation

09-02-21

The changes to our prior concept are minor in terms of the resulting site design as it pertains to site layout, density, massing, architecture imaging, parking, landscape, and etc.. The basic change is due to our inability to reach an amenable and in our eyes, reasonable compromise with the Design Review Committee (DRC). Our concept has not really changed since our original submittal over 14 years ago; relocating the little historic gas station from Main and Palmyra to Glassell and Collins and rotating it 45 degrees so that it addresses both major streets equally. The rotation of the little building was ultimately not acceptable with the DRC.

The primary reason for relocating the little building was to make way for a four story medical office building at Main and Palmyra. The secondary benefit of the relocation was to place the little historic building at the intersection of Collins and Glassell acting as a landmark and "gateway" to the plaza and historic district from the north. Obviously these two benefits were lost with the DRC decision.

Having struggled to reach approval of the relocation and reorientation for so many years with numerous historic organizations, the DRC and with virtually hundreds of thousands of dollars expended on special consultants, some eight separate special consultants, we decided to give up with the proposal for a medical office building and simply leave the little building where it is.

We still feel strongly that there is a wonderful opportunity to create a "gateway" to Old Towne from the north on this site. We therefore have designed a unique little building that resembles the historic one but is contemporized to emphasize the sense of gateway. It is proposed in the same location resulting in a plan nearly identical to that proposed earlier.

The new proposed little building takes on the overall form of the historic one but also strengthens its identity with a translucent roof and a glass block building mass below. The DRC did suggest that the location was ideal for a small food service use with outdoor dining. That suggestion is incorporated into this proposed new plan.

I trust that the Planning Commission, staff, and others who read this updated Letter of Explanation will understand our intent to use proper planning principles in our work as developers in this community and our continuing efforts to enhance it.

Sincerely,



Leason F Pomeroy III, FAIA
architect/development partner

158 N. Glassell St., Ste 201
Orange, California 92866
Telephone: 714.771.8400
Facsimile: 714.771.8494
LP3ARCH@aol.com