FW: Dec. IDC Mtg.

1 message

Courtney Yannitelli <cyannitelli@scs-carolina.com> Tue, Dec 3, 2013 at 9:30 AM
To: "Martha Morgan (mmionboard@gmail.com)" <mmionboard@gmail.com>

From: Chad Besenfelder [mailto:chad@iongroup.com]
Sent: Monday, December 02, 2013 4:21 PM
To: Leonard Hanson; PAM GABRIEL
Cc: Philip Clarke; Marty Schulken; Courtney Yannitelli
Subject: RE: Dec. IDC Mtg.

Hello all,

The IDC should review the home plan for Lot 11-2 as any other homesite sold to an Assembly member.

I spoke with the architect some time ago about how the developer would like this home to sit on the homesite and street. I think he did a good job. I am reviewing the submittal tonight and will meet with you all tomorrow at 3PM.

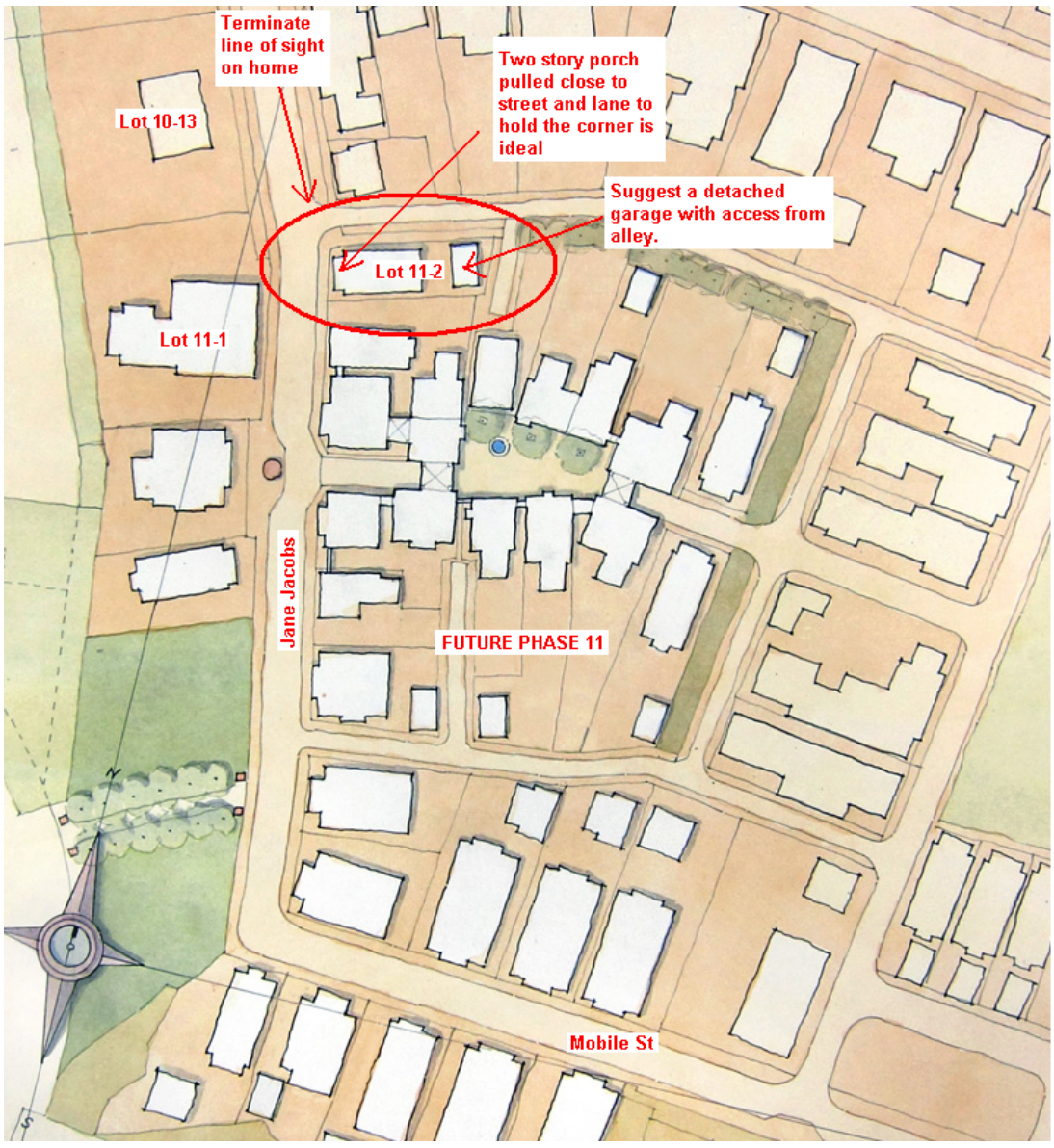
I thought it be helpful to share with you a couple conceptual renderings for Phase 11, please see attached. The developer and an Assembly design committee worked hard to create this design. Below I pasted the new Lots 11-1 and 11-2. See my initial notes regarding community patterns for Lot 11-2. Most of future Phase 11 homesites will be similar to other streets/lots in I'On. However, we wanted to design a special amenity for this final phase just as other phases have special features to them. We do not have a canal, or lakes, or marsh front in Phase 11. Instead, we plant to create an urban gathering place which will be surrounded by attached and/or detached townhomes creating an inviting outdoor room.

I will be glad to meet with the IDC and Pam to further discuss the vision for Phase 11. When you have time, please visit this link to a video Vince put together.
http://www.youtube.com/watch?v=NDF96_W3k58

Have a good afternoon,

Chad

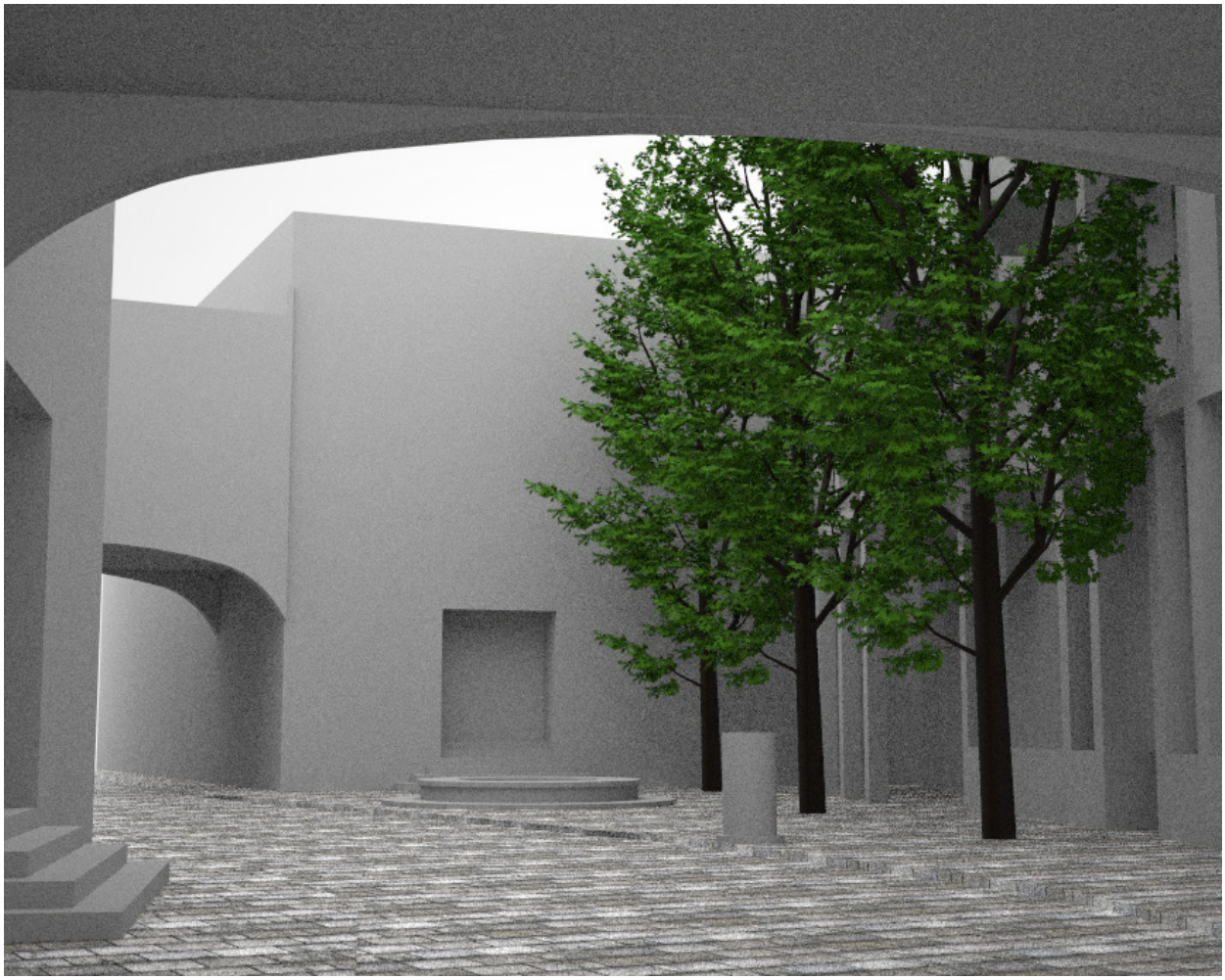
Below are my notes for 11-2:


Terminate line of sight on home
Two story porch pulled close to street and lane to hold the corner is ideal
Suggest a detached garage with access from alley.
Lot 10-13
Lot 11-2
Lot 11-1
Jane Jacobs
FUTURE PHASE 11
Mobile St

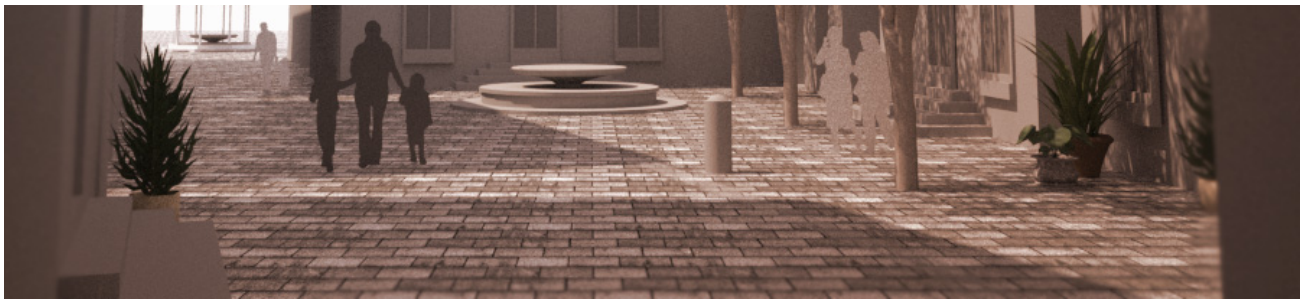
Below are some photos for Phase 11 (Southstar piazza) inspiration:

Below was one of my first sketches of Southstar piazza.

We started with massing of the piazza, below is just one of dozens of models we created:



Then a scaled clay model of the piazza below:



And then a color rendering of the piazza:

From: Leonard Hanson [mailto:lfhanson@gmail.com]
Sent: Monday, December 02, 2013 3:00 PM
To: PAM GABRIEL
Cc: Philip Clarke; Marty Schulken; Courtney Yannitelli; Chad Besenfelder
Subject: Re: Dec. IDC Mtg.

Are there extenuating circumstances that warrant reviewing the plans?

-LenH

On Mon, Dec 2, 2013 at 2:31 PM, PAM GABRIEL <pdgabriel@yahoo.com> wrote:

Attached is agenda for tomorrow's meeting; however, a plan for 11-2 was dropped off today asking for Final Design review tomorrow. I do not how to proceed with this. Did not know there was a plot for phase 11? - are their community patterns for here? The person dropping this off said he was told by Pam Martin to drop this off with us.

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-Len Hanson
843-849-8479H
843-606-0264G

2 attachments

ion.phase11.plan.watercolor.lo.jpg
444K

ion.phase11.perspective.lo.jpg
390K