

■ *Larry L. Christian, AIA* ■

3801 Kirby Drive, Suite 600
Houston, Texas 77098
tel: 713.664.7974
fax: 713.664.9756
www.castlesdesigngroup.com

January 15, 2015

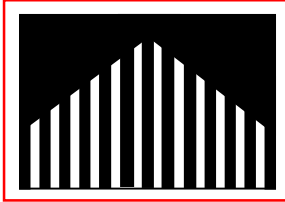
ATTN: Kori Brenton
Historic Preservation Officer
City of Fort Pierce Florida
PO Box 1480
Fort Pierce, Florida 34954

RE: Technical Review
Family Dollar – 1210 South 25th Street (as Mississippi Avenue)
Fort Pierce, St Lucie County, Florida 34950
Project No.: 010028-01-008

To Whom It May Concern,

In regard to the proposed Family Dollar location at 1210 South 25th Street/Fort Pierce, Florida, and as required per City Code Section 22-59 (c) (1) c. & d., please consider the following summary an assessment of the design intent and directive of the developed project drawings.

[DESIGN INTENT AND GOALS SUMMARY CONTINUED NEXT PAGE→]



■ Larry L. Christian, AIA ■

3801 Kirby Drive, Suite 600
Houston, Texas 77098
tel: 713.664.7974
fax: 713.664.9756
www.castlesdesigngroup.com

Design Intent and Goals Summary

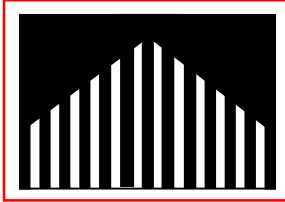
The Design Intent of the proposed Facility for Family Dollar, encompassing both the vertical superstructure and horizontal elements of the site, was to create a visually pleasing and inviting approach while integrating the building's concept in to the neighborhood – without being overstated or audacious. Primarily, this is achieved with a visually articulated building façade including a rhythmic series of projections and material changes – both vertically and horizontally, with a corner entry that provides an inviting approach to customers without facing directly toward South 25th Street, or being hidden from view by facing the parking lot internally. Secondly, the use of materials is consistent with other commercial facilities in the area while providing similar, yet discernable differentiation from the residential structures in the area.

Entry is convenient and accessible in its proximity to the parking area, while also providing inviting pedestrian access from the public way. The building will have a single entrance which has been angled to provide inviting access visible from the road and the centered entry drive/approach from South 25th Street, and to contribute to the visual interest of the facility. The entryway is naturally accentuated due to the designed angle and is further articulated by the raised parapet which offers Family Dollar a favorable vantage for signage placement. A metal canopy is also designed over the entry to provide cover from the weather and protection at the entry doors. Similar conditions with door direction/placement and the use of canopies at primary entrances are present in the surrounding businesses.

Roofing is a standing seam metal roof with 1/2:12 slope which is concealed with the use of parapets. The facades facing the South 25th Street, Mississippi Street, and the internal parking lot have been vertically articulated to provide visual interest and also signify changes in plane/relief in the walls. The parapets also serve double duty to conceal the roof top mounted equipment. Similar conditions with continuous parapets concealing a low-sloping roof can be observed in the designs of the surrounding business as well.

Windows/Glazing has been integrated in to the design to capture natural lighting and vistas from inside the Facility while not compromising Family Dollar's merchandising concept and requirements. Transparent glazing is present in the angled façade and adjacent walls, while faux glazing with louvered shutters have been placed rhythmically on all building facades to provide a consistent appearance and concept. Canopies have also been provided over the faux glazing to tie the concept back to the traditional storefront windows. Similar metered window/glazing placement is also used as a design device in the surrounding businesses.

Building Style is characterized by the use of subtle building materials including EIFS/Synthetic Stucco and Traditional Brick to follow similar building concepts in the State of Florida and the surrounding area. The use of vertically articulated parapets and horizontal façade projects, as well as the integration of crisp angles and corners, broken by variations in material, height, and girth, provide a streamlined contemporary concept while still providing an inviting shopping experience with contextual elements to help anchor it to, and become an integral part the neighborhood and surrounding community.



■ Larry L. Christian, AIA ■

3801 Kirby Drive, Suite 600
Houston, Texas 77098
tel: 713.664.7974
fax: 713.664.9756
www.castlesdesigngroup.com

In support of the above project summary, please also find attached supporting photographs of the existing property and adjacent frontage, as well as photos of other business in the surrounding area that provide contextual similarities and references to the proposed Family Dollar Facility.

Thank you for the opportunity to present the Family Dollar project for your review and approval, and should you have any questions or need any additional information in this regard, please feel free to contact me.

Respectfully submitted,

Larry L. Christian, AIA, NCARB (AR-0010755)
Larry L. Christian, AIA - Architect

architecture since 1952

3801 Kirby Drive, Suite 600
Houston, Texas 77098

Tel.: 713.664.7974 x1306

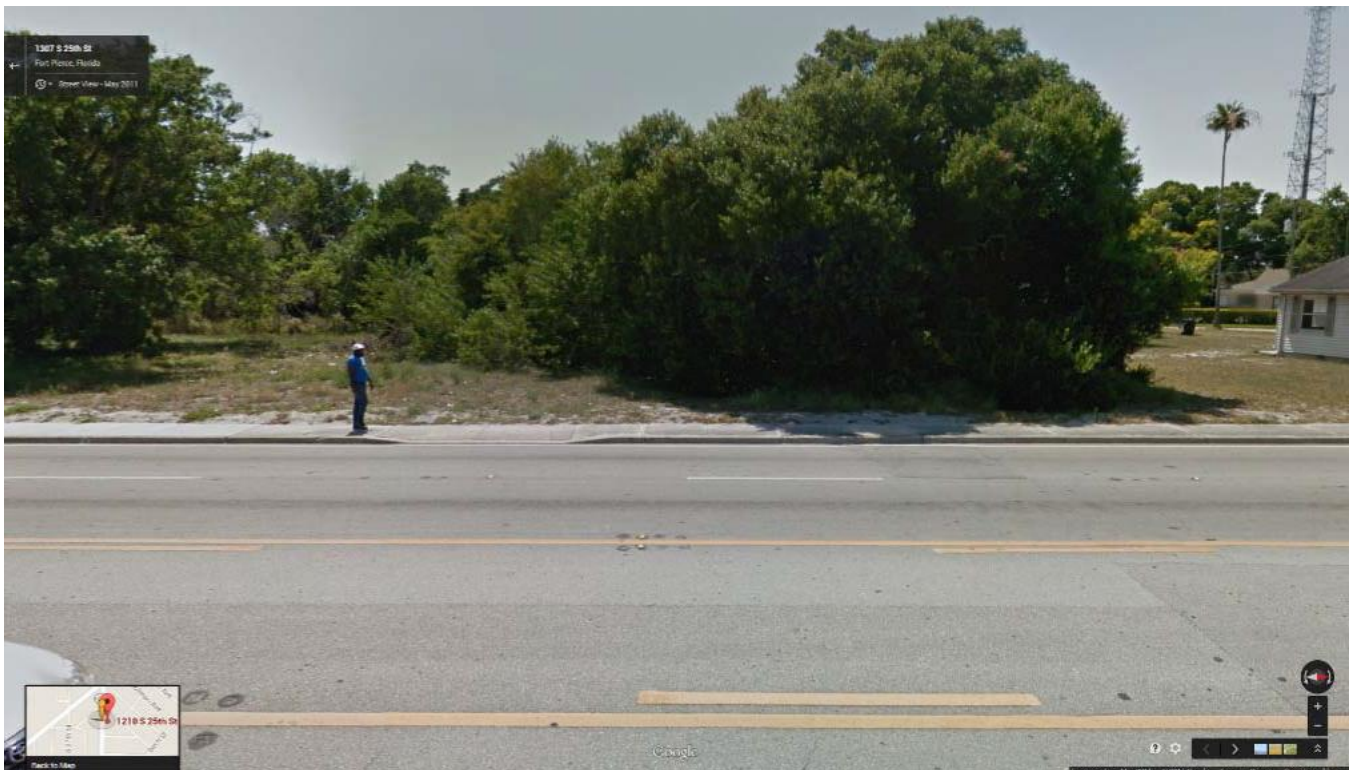
Fax.: 713.664.9756

Cel: 932.236.4714

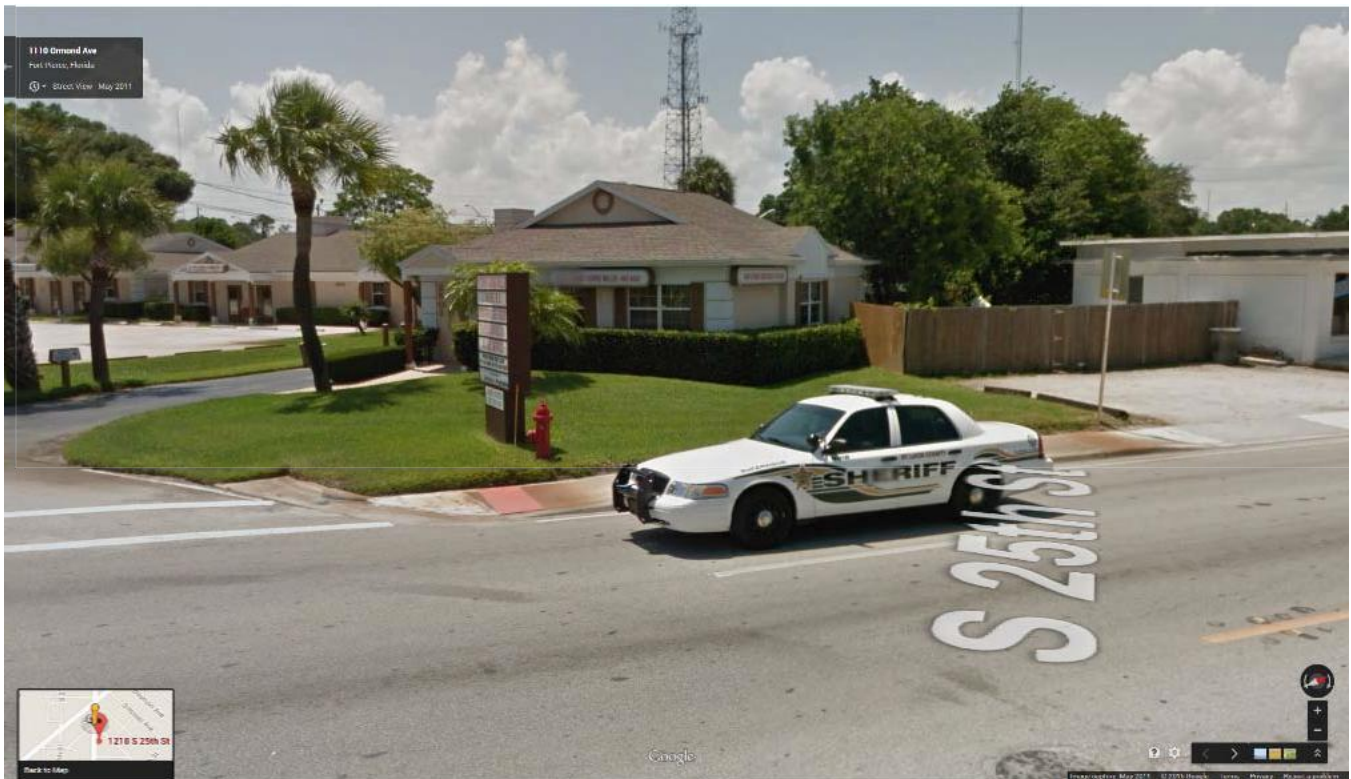
Web.: <http://www.castlesdesigngroup.com>



Photo of property from South 25th Street (Currently Undeveloped).



Undeveloped & unoccupied land - directly across from proposed site.



Existing business along South 25th Street which integrates window repetition and shutters with "Florida Concept" landscaping, similar to the proposed Family Dollar Facility.



Existing business along South 25th Street which externally mounted canopy over central entry with repetitive window pattern, similar to the proposed Family Dollar Facility.



Existing business along South 25th Street which integrates linear contemporary concept with traditional brick facade with EIFS/Synthetic Stucco, similar to the proposed Family Dollar Facility.



Existing business along South 25th Street which integrates a continuous flat parapet which conceals a low sloping roof as well as any roof top mounted equipment.



Existing business along South 25th Street which integrates a linear contemporary facade with vertical and horizontal articulations in plane and an EIFS/Synthetic Stucco facade, similar to the proposed Family Dollar Facility.