

## Mark Engel

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**From:** Mark Engel [mark@engelaia.com]  
**Sent:** Wednesday, December 05, 2007 8:49 AM  
**To:** 'Cindi Hutchinson'; 'novalue@yahoogroups.com'  
**Subject:** Last Nights presentation

Cindi,

I hope the rest of the commission understands the opposition to the proposed Value Place. It's kind of hard to cover everything in a three minute presentation and I only got about half way through my information

I know you are meeting today with the City Manager. We have not yet compiled a complete list of suggestions but I want to throw a couple out there for you to discuss. Just a reminder, I don't want this developed here and I don't think it meets the definition of a Hotel, so I think it should be turned down by DRC. These suggestions are in case the city attorney finds Value place meets the definition of a hotel and this project proceeds.

1. Building mass, scale and location.
  - a. The building is way too big at four stories and does not fit into the neighborhood.
  - b. A two story structure would be much more compatible.
  - c. The building should be moved up to 441 so even at two stories it is not looking in on the residents back yards across Riverland and is not imposing to Riverland road as you enter our neighborhood.
    - i. See Planning comment #3
  - d. The building should not put it's back to Riverland Road, Service areas, dumpsters, AC, generator, electrical rooms should not face Riverland Road.
  - e. All parking should be located on the front entry side of the building. This will require all residents to enter the building through the security desk area.
1. Landscape
  - a. Increase buffer along Riverland road
  - b. Maintain both sides of Riverland road (which looks terrible)
  - c. Provide an attractive wall fence around property and restrict entrance to sidewalk from 441 and entrance drive from Riverland road to keep people from walking from bus stop thru the field to the "hotel" and littering.
    - i. This fence should have concrete block columns every 10-20 feet with a black aluminum picket fence between.
    - ii. This fence would replace the chain link fence that is along 441
  - d. Provide taller trees than required and more trees along Riverland Road
  - e. Dumpster enclosure should be well screened and away from Riverland Road.
2. Security
  - a. Provide security cameras around entire perimeter of site and inside the building,
  - b. Provide security cameras at the park across the street to monitor "residents" of the value place that might go over there at night or during the day.
  - c. Monitor these cameras 24 hours a day
  - d. Provide more than the one employee sitting behind the desk at the hotel. (value place is staffed with 4 total employees, one day and one night) When that person goes to change a light bulb, who sneaks into the hotel.
  - e. Provide some assurance that there screening methods will be in place and verified. Perhaps they provide a log of all guest screened, accepted and rejected to the Police department and or the local civic associations.
  - f. Attend monthly Southwest coalition meeting to address resident's ongoing concerns if the project is developed.
3. Traffic
  - a. Layout the site in a way that there will be access provided to the two site to the North.
    - i. The site on the corner has an access easement in the center of the site. This should line up with the access easement provide by value place and by the access easement that will be required for the middle property.

- ii. No additional access points shall be given on Riverland road.
  - b. Review the traffic study, which underestimates the impact that 124 rooms will have on traffic in the morning when all the residents of the neighborhood and the “residents” of value place are leaving for work.
  - c. Explore a left turn only, out of the access way so that trucks and “residents” of value place aren’t using Riverland road as a thru fare.
  - d. Require Value place to examine and install additional traffic calming on Riverland road as it is already hard to cross and dangerous for people to ride bikes, run or walk. This could be in the form of additional 4 way stop signs/intersections, round-abouts or other traffic calming devices.
  - e. Sidewalks should be provided on West side of Riverland Road from 441 to site. This will prevent people from walking across Riverland road to go from the sidewalk to the site.
  - f. Provide sidewalks from the site to Riverland along 441.
4. Lighting
- a. Update Street lighting from 441 to site. This should be an attractive neighborhood scale light fixture not the big cobra head fixtures
  - b. These same smaller scale lights should be used throughout the site.
  - c. All overhead power should be put underground for the entire site.

These are just my comments. I need to compile the comments of other residents which are coming in slow but steady.

Please share these comments with the planning department to see if they can be incorporated in the official comments by the City.

You can call me if you have any questions.

Sincerely,

Mark

cc: [novalue@yahogroups.com](mailto:novalue@yahogroups.com)  
<http://groups.yahoo.com/group/NoValue/>

Mark Engel, AIA  
**Engel and Associates, Inc.**  
AA0003607  
4800 SW 64<sup>th</sup> Ave, Suite 104  
Davie, Florida 33314  
Phone: 954.791.4810  
Fax: 954.791.4811  
[mark@engelaia.com](mailto:mark@engelaia.com)