



## As We See It: The Changes You Made to the Hyatt Place Project

The evening of November 28, 2017, was the second reading of the Hyatt Place project and included public participation. This was the first project of its kind that was reviewed by citizens at an early stage in the development process.

As we see it, the hotel now gives promise of being a good fit for the old shopping center site on 3rd Avenue. Credit at the City Commission meeting for the multiple changes made were given to citizen involvement. You played a major part. The City Commissioners were sensitive to the suggestions that you made as well as those from other local participants. The developer was cooperative in including them in the final Master Plan Agreement.

You, the members of the NSB Residents' Coalition, were asked to give your opinions of the Master Plan Agreement and the conceptual drawings. 106 of you took time to write outstanding evaluations. You contributed significantly to the developer's making significant changes as follows:

- Height reduction from six stories to four stories - 10 foot allowance for architectural features
- Design:
  - ❖ Florida Vernacular instead of Miami modern
  - ❖ Uniform design standards for all three buildings
  - ❖ Walkways added for nature walks
  - ❖ Callalisa Creek was added to the name
  - ❖ Heavy planting of mature trees on the west face to blend building with mangroves
- Two restaurant Out-parcels
  - ❖ Out parcel 1 remained unchanged at a class A or D - only permits a sit-down type restaurant
  - ❖ Parcel 2, fast food restaurant, reduced in size from 9,000 square feet to 1500 square feet. The current Land Use Regulations are ambiguous on the issue of drive-through type fast food restaurants. The Commissioners have some latitude to discuss the exact type of restaurant that may be built on Parcel 2.
- Traffic: Insufficiently addressed: Coalition will press for a public presentation by the Department of Transportation and the city on traffic flow changes
- Environmental Concerns:
  - ❖ Over two acres of wetlands will be placed in a conservation trust
  - ❖ Storm water runoff must now meet Class II standards
  - ❖ Leeds (green) certification will be sought by the developer
  - ❖ Impervious coverage: Not addressed but Coalition will continue to work for a reduction in the final plan
- Signage:
  - ❖ All signs will be softly backlighted, and all light will be contained on the hotel site made possible by new lighting technology
  - ❖ Large linear sign on the west side of the hotel was removed. A "small" logo was accepted in lieu of the original west side sign

With your active participation we have been able to bring a new modality into the way our city develops. The Leadership Group of the Coalition thanks you for making this citizen-inclusive approach possible.