

MEMORANDUM

December 12, 2008

Ms. Christy Dominguez
City of Hallandale Beach
400 South Federal Highway
Hallandale Beach, FL 33009

From: Elijah Driscoll

Re: Village at Gulfstream Park – Building 800
209038.01
Intended Hallandale Beach Design Guidelines compliance

This memorandum is in regards to design intent for the new retail structure identified as “Building 800” at Village at Gulfstream Park, located at South Federal Highway/US 1 & Breeze Way in Hallandale Beach.

The current design of this new retail building has incorporated the intent of the Hallandale Beach Design Guidelines. The following is summary of our design intent and our response to the specific elements noted in the Hallandale Beach Design Guidelines:

1. Windows are included on each elevation of the façade to increase visibility from exterior.
2. The two main storefront systems and façade treatment are coordinated with similar color and materials to demonstrate compatibility and consistency in style throughout the exterior elevations.
3. The main storefront entrances are easily identified from street and parking lot.
4. The “pick up” windows are designed with the main storefront elements as integrated part of our main façade.
5. The roof-mounted mechanical equipment is screened from view. The mechanical screens will be painted to match the building color and will not be visible from the street level.
6. The scale of the building and the lot coverage is compatible with the adjacent land uses.
7. The basic color schemes are designed to blend with the development. Accent colors and materials are selected to enhance the architectural details.
8. Signage is designed in proportion to the scale of the exterior elevations and the materials are selected as integral architectural elements.
9. Landscaping will be provided to enhance the overall architectural and design theme of the property but not overpower it.
10. Fabric awnings and an entry trellis are designed as an integral part of the architecture.
11. Lighting design will provide safety and clear path of travel around the building. The lighting is also designed as integral part of the overall architecture and landscaping to enhance specific design features.

Village at Gulfstream Park – Building 800, 209038.01

Memorandum to: Ms. Christy Dominguez

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Sincerely,

Elijah Driscoll, LEED AP
Project Architect

ED:sc

Enclosure

c: Forest City Commercial Group: Will Vogele, Stephanie Dorsey, Bill Rowe
KA Inc.: Sue Bercik, Tom Simecek
Callison: Shirley Cheng, Sam Wilson, File #209038.01

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