

AUG 20, 2013 R-4
PROVIDED BY JANET SCRAPER

My name is Janet Scrapper and I live at the Esplanade. I am a member of the Esplanade Development Review Team, a group of owners who represent least 53 unit owners at the Esplanade and a few neighbors. Our group has been carefully studying the site plans for Marina Lofts and working closely with city staff working to clarify the details, **for almost a year.** During this time, we have continuously identified and communicated to both city officials and staff our concerns regarding issues that will negatively impact the city and our neighborhood.

While there are many concerns, they generally fall into the categories of:

- Inappropriate Transition/Neighborhood Compatibility
- Conflicts with Parking Access and Traffic Flow
- Lack of Required Parking *with spaces short*
- Non-compliance with Design Guidelines
- Phasing of the western and central building

I have attached our latest position paper to our 55 letters of support, and would like to submit them for the record.

I would like to also state that we are in total agreement with the testimony presented tonight by the Expert Witness, Ralph Stone, and fully support his analysis.

Most of us in this room DO want development on this site. We ALL want to activate the river front and to have appropriate urban density to support a vital city. We ALL want streetscapes to encourage safe pedestrian and bicycle use. The developer has succeeded in promoting this vision to a great many people, and I applaud his marketing expertise. **HOWEVER, the devil is in the details.**

I think it is fair to say that a great number of supporters of Marina Lofts, favor the CONCEPT of the development, but have little or no knowledge of the actual details of the site plan and how the reality of this development, if built as proposed, will affect the surrounding area and neighborhood. On the other hand, I think you will find that those who are speaking in opposition to specific issues regarding the plan, ARE familiar with the details, live in the neighborhood and/or have FIRST HAND KNOWLEDGE of the reality of the negative impact these problems will cause for both current residents and prospective residents of Marina Lofts.

The plan as proposed violates a large number of the policies and guidelines that the city has put in place to assure that development follows the city vision for growth. The plan overdevelops the site to such an extreme degree, that the very "intent" of the project as stated repeatedly in the narrative, is in fact made impossible by the massive nature of the buildings and the garages. It literally smother's itself and the surrounding area with its size and density.

In addition, I would like to address the proposed Phasing of this project.

First, we would like to see the River Walk completed in front of the western AND central buildings as part of Phase one.

Second, we would like the western and central towers built together in Phase one.

To support this, reference both the Downtown and New River Master Plans, which call for vertical open spaces. This specifies at least 60' of separation between multiple towers on a single development site, and buildings to be at least 60' from the property line. The western and central towers of this plan are shown as a single building connected at the top and with only 30' of separation, designed as a crack in the façade and are clearly designed to stand as one building, thus the "iconic" architecture. The current plan allows for only the western building to be built in Phase one. If the western building is a separate tower, then there should be 60' of space between the buildings and it should be 60' from the property line. However, if the western and central tower is one building, then they should both be built as phase one.

Our concern is that if only the western building is built and phase 2 is never completed, that we will have **not only an eye sore towering over the River Walk, but also an undevelopable parcel** of land next to it, and a Riverwalk to nowhere.

In closing, you have been tasked with deciding if this proposed development meets the standards and requirements of the ULDR and is consistent with the Downtown Master Plan. It clearly is not. But that doesn't mean your choice is between this project as proposed or nothing.

Marina Lofts can be redesigned so that it will follow guidelines, provide for urban density and activate the Riverfront. Lowering the density to a more appropriate level for the site would provide some breathing room needed to mitigate many issues.

We are asking you to please send this project back to the drawing board, to be redesigned in such a way that is more in line with the guidelines and with a lower density and profile to create a real transition into the Tarpon River Neighborhood, while at the same time achieving the city goals of an active urban center.

Thank You.

I would like to also state that we are in total agreement with the testimony presented tonight by the Expert Witness, Ralph Stone, and fully support his analysis.

In addition, I would like to address the proposed Phasing of this project.

First, we would like to see the River Walk completed in front of the western AND central buildings as part of Phase one.

Second, we would like the western and central towers built together in Phase one.

To support this, reference both the Downtown and New River Master Plans, which call for vertical open spaces. This specifies at least 60' of separation between multiple towers on a single development site, and buildings to be at least 60' from the property line. The western and central towers of this plan are shown as a single building connected at the top and with only 30' of separation, designed as a crack in the façade and are clearly designed to stand as one building, thus the "iconic" architecture. The current plan allows for only the western building to be built in Phase one. If the western building is a separate tower, then there should be 60' of space between the buildings and it should be 60' from the property line. However, if the western and central tower is one building, then they should both be built as phase one.

Our concern is that if only the western building is built and phase 2 is never completed, that we will have **not only** an eye sore towering over the River Walk, **but also** an undevelopable parcel of land next to it, and a Riverwalk to nowhere.

Please require that the Western and Central building and the Riverwalk in front of them are built as part of phase one.

We are asking you to please send this project back to the drawing board, to be redesigned in such a way that is more in line with the guidelines and with a lower density and profile to create a real transition into the Tarpon River Neighborhood, while at the same time achieving the city goals of an active urban center.