

2023-04-13 Editorial Laura Leventhal

Compromise is necessary and possible' for final HRA plans....

To the Editor:

At Monday night's HRA meeting, I appreciated both Mr. Zaia's advice to his team to update and clarify material that the HRA posts to the public, and Mr. Kelly's openness to alternatives to the HRA plan. Compromise is necessary and possible.

However, we still do not see renderings from an environmentally aware architectural landscaper/ engineer. We citizens don't have the resources to hire such a consultant. It would be enormously helpful to see conceptual drawings that preserve the coast, improve the land, and offer opportunities for revenue. We need to see the nuts and bolts of other possibilities, just as we have seen the presentations from TEC and Form + Place, Inc.

The HRA drawings for the proposed buildings do not show how the buildings would have to be raised to comply with coastal zoning. I can't picture how that would look or how that would affect the proposed outdoor dining, strolling, etc. The HRA is planning to present its financial analysis at the next public forum. I expect this will include the proposed costs of:

1. Construction with flood- and storm- resistant materials;
2. Utilities such as water, electricity, sewer, and gas to service the residents of the hotel and homes;
3. Emergency services;
4. Repairs and maintenance due to storm and flood damage;
5. Implementing the two-way roads system;

And also to include the proposed revenue:

1. From the 65-room hotel and 18 residences; how calculated?
2. That will be a year-round gain; how calculated?

I hope I got my facts right. If not, please advise. Thank you, Laura Leventhal A