

Q: What are we voting on and what happens if the referendum doesn't pass?

A: Your vote to approve the referendum on November 5 is important for many reasons:

- If not approved, the marina, boatyard and restaurants will at least temporarily remain in their dilapidated state of disrepair.
- Tax payers would have to foot the bill for the \$2 million - \$8 million investment needed to in order to maintain the operation of the marina.
- The restaurants would likely close because without the ability to offer a long-term lease, most restaurant owners would be reluctant to operate the spaces occupied by Scotty's and Chart House.
- More important is that Regatta Park would be significantly delayed because without the enhancements to the northern part of the waterfront – especially the parking garage – the City will be unable to reclaim the asphalt surface lots and turn them into green space.

Ballot Language for the November 5, 2013 election:

"Shall the City be authorized to lease approximately 7 acres of waterfront land in Coconut Grove to Grove Bay Investment Group, LLC, for \$1.8 million of minimum guaranteed annual rent upon completion and approximately \$17.9 million of privately funded improvements to redevelop an existing marina, construct restaurants, improve the public baywalk, fund a portion of a parking garage, and other improvements, which lease shall have a 50 year term with two 15 year renewal options?"

Q: What's the height of the parking garage?

A: To put things in perspective, the historic hangers already on the site are protected by law and tower at between 41 and 52 feet. The **new parking garage** adjacent to Bayshore Dr. will be **31 feet high** to the roofline plus another 8 feet of green trellis for **a total height of 39 feet**.



Q: Why do we need a parking garage?

A: The citizen-approved Sasaki Plan specifies the need for a modern, efficient parking garage that consolidates surface parking and allows us to reclaim what are now asphalt or dirt lots and replace them with green or public space. The final specifications for the proposed garage call for it to be a total of 39 feet high – 31 feet to its roof line plus another 8 feet of green trellis – which is significantly lower than the 51-foot historic hanger north of the site.



The historic hangers now on the site are protected by law and each already towers between 41 and 52 feet.

The new parking garage near Bayshore Dr. will be 39 feet high in total and its orientation will allow for the creation of a central promenade and enhanced water views.

Q: Why not do away with marina and create a park instead?

A: The citizen-approved Sasaki Plan does call for a 14-acre park to the southwest of the area where The Harbour will be built. Known as Regatta Park, it will begin with the reclaiming of the area where the Expo Center currently stands as well as much of the surrounding asphalt surface lots. The Expo Center, once demolished and remediated, will yield acres of green parkland. Below is a concept rendering of the park, which will be completed once the commercial part of the waterfront is redone.



Q: Will the proposed restaurants be larger than what's currently there?

A: The Harbour Plan calls for two new restaurants on roughly the same size footprint as the existing restaurants: Scotty's and Chart House. Patrons of both restaurants will also access a brand new public pier.



(left) The low-cost concept known as Hanger 42 will sit slightly higher and will be set back 50 feet to create a new “front yard” to the water’s edge and allow for better, more dramatic views of the water.

(below) The higher-end diner will be able to choose between steak and seafood all under one roof: Shula’s Steak House and Oceano will occupy the same footprint as the Chart House does now. Additional roof-top seating will give patrons water views not currently accessible.

