

Questions for the Civic Core Project Leadership Team and City Council

The following are questions that COTI suggests the Civic Core leadership team and City Council consider and, as appropriate, provide responses to the community:

Civic Core Design and Planning:

- (1) Civic Core represents a geographic concentration and an expansion of existing cultural and community facilities; can these changes be explained in the context of the Sanibel Vision Statement and with Sanibel continuing as a unique barrier island sanctuary?
- (2) What will be the implications, environmental and otherwise, of the use of undeveloped land that is located within a designated conservation area?
- (3) Particularly with respect to the need to replace the Center 4 Life facility, are there realistic alternatives to the Civic Core project?
- (4) How does the present percent coverage for the approximate 26-acre project site compare to the percent coverage that will exist when the project is complete including all buildings, parking, driveways, roads, paths, landscaped areas, green area, etc.?
- (5) What is the interior square footage of all existing Big Arts and Center 4 Life facilities and how will the square footage increase in the new facilities? What specific functional benefits will the increased interior area provide (e.g., X additional classrooms, Y additional auditorium seating, Z increase in exercise room space, "green room", etc.)?
- (6) What is the existing number of parkings spots for the organizations (including spots south of Periwinkle)? What will be the corresponding number of new parking spots and what was the planning rationale for that specific increase?
- (7) Will a professional analysis be prepared prior to the referendum showing the expected traffic congestion implications resulting from (a) the parking improvements, (b) the relocation of Center 4 Life, and (c) the activity levels proposed by the participating organizations?

Project Construction and Financing:

- (8) If there are variances in the cost of construction, how will they be handled?
- (9) Assuming outside grant funding is provided, will there be any disadvantages to such grants, i.e., will the acceptance of any such grants restrict the City's management of the facility or limit future ability to obtain funds for other priorities?

Project Operation:

- (10) Will there be any increase of facilities operating costs and how will this amount be divided between the stakeholders and the City? Will this additional operating cost be expected to increase over future years and how will any unplanned increases be funded?
- (11) How will the stakeholders coordinate event scheduling? Would this include some form of delegated event permitting?

(12) Will the project generate more traffic from off island, and what can be done to reduce the likelihood of that happening?

(13) What are the intended civic or community benefits of the project beyond expanded building and parking spaces, and how will these be achieved?

City Governance:

(14) What limitations or structure will City government impose on the operation of the project to ensure that proliferation of events and attraction of visitors do not result in unacceptable increases in traffic congestion?

(15) Will the referendum be scheduled for a date that will provide opportunity for all citizens to be fully informed about the project, and, in advance of the referendum, what opportunity will be provided for residents to learn about the project and to ask questions?