

March 1, 2017

To: Rachel Kwok

From: NOMA Board

Re: NOMA Final Letter on 4th/5th and Arizona

The North of Montana Association (NOMA) asks that the primary goal of the EIR for the property known as 4th and Arizona be changed to that of a green space park promoted by the majority of the neighborhood associations in Santa Monica. The proposed project for development, The Plaza at Santa Monica by the project applicant Metropolitan Pacific Real Estate as listed in the Public Scoping Meeting EIR held on Monday, 30 January 2017 should be subservient to that of a green space park.

The NOMA Board upon study and reflection on the current Downtown Specific Project Recirculated Draft EIR strongly believes that the last public owned land downtown needs to be a green space park built directly on the land, not a privately developed hard scape among a fully developed group of buildings, one of which could be 129 feet tall. Particularly since the focus of the downtown plan is on hard scape such as sidewalks and pocket parks and other small privately owned parks, the need for our beach city is to find a way to soften this plan with green space large enough to meet the need for the public to find relief downtown from the existing and proposed development downtown. The last publicly owned land downtown is the 4th and Arizona property. Therefore, we request this land be reserved for a green scape park. Not only will such a green space be in keeping with our public image of sustainability and the citizen's love for our location at the edge of the ocean but it will promote these very basic ideals of our citizens and also the tourists who come to enjoy these natural advantages. It will offer a moment of respite in a dense commercial city.

Moreover the trees necessary to provide such a space will provide natural cleaners and air conditioners for the air polluted by cars, buses, and density of buildings in the downtown area.

The park should be open to the public and should not become a private front lawn. Open space should be available to the entire community not limited to the use of those in adjacent buildings.

If three levels of parking are included as in a number of proposed alternatives it could provide revenue to maintain the park while helping to ease the problem of parking downtown.