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To: Members of the Planning Commission, Roxanne Tanemori, Senior Planner

From: North of Montana Association Board of Directors

Regarding: Environmental Impact Report for the Miramar Project

The North of Montana Association would like the Environmental Impact Report for the Miramar project to include the following:

1. Infrastructure– How much water, electricity, and sewage disposal would be required for this project on an ongoing basis? What are the cumulative effects of multiple hotel projects placing similar demands on infrastructure?
2. Water. How would this project affect the city's stated goal of reducing water usage to 123 gallons per city resident per day by the year 2020, as outlined in its Urban Water Management Plan? Please provide an estimate of the number of gallons of water per day that would be used in this project for all purposes, including (but not limited to): showers, flushes, laundry, kitchen, spa, pool, lawn and landscaping. Please provide an estimate of this project's water usage as calculated on the basis of: gallons consumed per project resident per day; and, as gallons consumed per city resident per day.
3. Geology -- How would this huge construction project affect the stability of the palisades bluff across Ocean Avenue from the site?
4. Construction effects -- How would the noise, cement dust, asbestos, etc. from the demolition of existing buildings, as well as the construction of the new buildings affect the

affect the Moreton Bay fig tree, nearby residences and hotel? What effects will the construction vehicles have on traffic in this congested area?

5. Parking – How could the proposed 484 subterranean parking spaces be sufficient to accommodate all hotel employees; guests in 280 hotel rooms; people dining in the restaurants, people using the spa, people attending special events held at the hotel, and people shopping in retail space; as well as all residents occupying 120 luxury condos and 40 affordable apartments across Second Street? Please verify that there is sufficient parking for each of the uses of the site, especially because condo parking was proposed as separate and secured– precluding shared parking.

6. Aesthetics -- How will shadows and possible changes in wind currents and velocity created by the proposed new 320-foot structure affect residential neighborhood and businesses? Why add to the height and mass of the project a tower that is made up of completely uninhabitable space?

7. Urban forest – The landmarked Moreton Bay fig tree needs an entire environmental study of its own to determine if it can survive during construction and under the new conditions after construction, particularly but not limited to: How will it be affected by the depth of the soil and the possibility of contamination of the soil by emissions from the subterranean garages to be located in the near vicinity; How might removing the protection of existing buildings affect it since it is currently located in a 3/4 enclosed courtyard– involving but not limited to changes in sunlight, water, and wind?

8. Transportation and circulation – What specific impact will each of the proposed venues on site – the hotel, the spa, the condos, the affordable housing, the restaurants, and the expanded retail– have individually as well as cumulatively? What can we expect from each of these individual uses? What are the cumulative effects of multiple hotel projects in the same area?

9. Study of alternatives– downsizing the project, addressing, but not limited to the following:

- a. significantly less height?
- b. significantly less retail space?
- c. significantly less spa space (i.e. less demand on infrastructure)?
- d. significantly less density?
- e. significantly less traffic impacts?

- f. fewer condos?
- g. no condos at all?
- h. no condos at all and more hotel rooms?
- i. no dead space tower?
- j. maintaining the existing footprint as was done in the award winning Santa Monica Place?
- k. adaptive reuse of existing buildings on the site?