

Put Neighbors and Bay Farm First When You Vote This November!

Think about how Mayoral and City Council Candidates view the following two significant Bay Farm Island issues:

- 1.) **Preserve Harbor Bay Isle’s 30-year-old *Master Plan*, retaining established recreational space – the Harbor Bay Club site**
- 2.) **Create a permanent closure at the end of Island Drive, reducing traffic and promoting safety in our neighborhoods**

Candidate		Preserve Master Plan	Create Permanent Closure
Mayoral	Trish Spencer	✓	✓
	Marie Gilmore (incumbent)	declined to declare	✓
City Council	Jim Oddie	declined to declare	✓
	Stewart Chen (incumbent)	declined to declare	✓
	Frank Matarrese	✓	✓

Remember to Vote on Nov. 4!

Join *Harbor Bay Neighbors* today! Together we can stop Ron Cowan’s plan to build up to 160 homes or a hotel at the current Harbor Bay Club – the Master Plan’s established recreational space – and improve neighborhood safety.

Website: harborbayneighbors.wordpress.com

E-mail: harborbayneighbors@gmail.com

Twitter: @HBNeighbors

5 Good Reasons to Oppose HBIA's Moving the Harbor Bay Club!

1. **IT CONVERTS OUR COMMUNITY ASSET TO A DEVELOPER ENTITLEMENT.**
 - City documents show that Cowan swapped 44 acres of public recreation space for the 10-acre private Club parcel with the provision that it serve local residents.
 - ***Now he wants to re-build the Club at the Business Park and convert this last 10-acres of open space to lots for 80-160 houses, adding more density and traffic to Bay Farm Island!*** This 10-acres is protected community recreation. Once it's gone, it's gone forever.
2. **IT VIOLATES THE PROTECTIONS OF OUR PLANNED COMMUNITY.**
 - Harbor Bay is a completed Planned Development (PD) with protections against changes that lower home values and upset the balance between residential, commercial and recreational land use.
 - ***Removing recreational/open space is inequitable to residents who purchased homes at Harbor Bay Isle and sets a dangerous precedent for other PDs.***
 - ***What if the owner of the Harbor Bay Landing decided he could make more money converting portions of our only shopping center to lagoon-frontage luxury homes??***
3. **HARBOR BAY RESIDENTS WILL LOSE DIRECT ACCESS TO THE CLUB.**
 - **Moving the Harbor Bay Club to the Business Park takes direct access away from Harbor Bay residents—those the Club is *specifically designated to serve*.** Children enrolled in the Club's after-school program will have to be bussed from school to the Business Park.
 - ***There is no direct access by car to the proposed Club site on North Loop Road unless the City opens up Island Drive.***
4. **HBIA REFUSES TO TELL THE CITY ITS PLANS FOR THE CURRENT CLUB SITE.**
 - HBIA has stated repeatedly that it needs to rezone the current club site for houses in order to finance the new Club. **Now HBIA has withdrawn its application and is telling the City it has no immediate plans for the current club property. NOT!**
 - HBIA is attempting an 'end run' to build a new Club in the Business Park, ignoring community input and making a mockery of the application process. ***The two sites are inextricably linked and their use should be submitted as ONE proposal so the community has the opportunity to fully consider the implications of any decision.***
5. **HBIA IS ALL ABOUT ADDING MORE HOUSES TO HARBOR BAY ISLE!**
 - HBIA desperately wants to build more houses at Harbor Bay Isle even though it completed the build-out of its agreed-to master plan decades ago. The original agreement stated Cowan and HBIA could build ***up to 3200 homes on the land that was zoned residential in the PUD plans***. This land DOES NOT include the current Club parcel. For an in-depth explanation, see the FAQs on our website, <http://harborbayneighbors.wordpress.com>
 - Moving the Harbor Bay Club in order to free up water-front property for luxury homes is ***HBIA's third attempt to find a place to put more houses!*** First it attempted to rezone the North Loop Road site--the Planning Board unanimously denied this. Then it attempted to make a deal with the City to build homes on the Mif Albright municipal golf course—the community vehemently opposed this and finally won out. Let's stop the greed now!

READ THE DOCUMENTS AND GET THE FACTS!
<http://harborbayneighbors.wordpress.com>