

FRIENDS OF THE WATERFRONT - CANDIDATE QUESTIONS

Candidate: **Hugo J DeAscentis** - Council At Large

1. *It is very possible that the city will be able to purchase the old Navy Hospital land on Third Street. What would you as a candidate like to see on this waterfront parcel?*

First, I strongly believe public input and discussion are necessary if a project is to be successful in the long term. I have no set expectations at this time but a transfer of property from federal to local government should be possible without cost to the city.

Many years ago when I was serving on the Newport school committee the site was seriously (but briefly) considered for the New Thompson Middle School. A building renovation was considered. The site is an outstanding property but perhaps better utilized in other ways. If the site is to be retained for the community then its use must be coordinated with the immediate neighborhood while providing benefit to the entire community. The property may end up in a "highest and best use" scenario by a private entity but keep in mind that these parcels of land are responsible for Newport's unique and desirable character and serve to separate Newport from all other communities. I believe Newport's interests are toward preserving its character.

2. *Many applicants for city building permits are looking to develop on parcels that are zoned WB (Waterfront Business District) or GB (General Business). Would you suggest some public access as part of the permitting process?*

Yes. Many years ago I was fortunate to visit Hawaii (great trip and hope to go back someday). Many hotels are built along the shoreline. I learned that none can "own" the shoreline and must allow passage along the shoreline adjacent to their property. In addition, public access to the shoreline was required of the "developers". This included the pathway to the shoreline, a full parking facility, showers, and changing facilities. All at no charge to the public! This provided the residents and visitors an atmosphere of a less restricted environment.

3. *Do you agree with the concept for a Master Waterfront Development Plan that would work in combination with the existing Open Space Plan?*

I believe Newport's Open Space Plan includes protections for Newport's shoreline and harbor along with their neighborhoods and their natural environment. If a waterfront development plan can function within a broader Open Space Plan then for simplicity one plan should be utilized to provide consistency in implementation. I believe a goal of the Open Space Plan is to provide for the needs of Newport's residents and visitors while preserving the integrity of our natural environment.

4. *Newport Yacht Club is property owned by city of Newport. How do you view this public asset?*

When I was young, I (and many of my friends) were able to learn to sail through their summer sailing program. The fee was very affordable (I used my paper route money). I continued over the course of 3 summers and found it to be worthwhile as they provided everything except lunch and life jackets. I view NYC somewhat as a public asset. Newport has a world class harbor and having a yacht club operating on its property is a plus as long as it remains accessible to the average resident.

5. *Do you agree with the process the City followed with the sale of the Armory?*

I'll speak to my overall beliefs and experiences developed from my 13 years serving on the Newport School Committee regarding proper process. Public input and discussion are critical for a project's public support in the long term. I strongly believe all info should be available to the public (particularly the taxpaying public) and all business should be conducted in open session according to open meeting laws unless specifically required to be held in close session. The outcome of a "vote" may not be different but a thorough process will insure proposals are more fully vetted and helps to maintain public confidence in their local government.

FRIENDS OF THE WATERFRONT - CANDIDATE QUESTIONS

Candidate: **Jeanne-Marie Napolitano** - Council At Large

1. *It is very possible that the city will be able to purchase the old Navy Hospital land on Third Street. What would you as a candidate like to see on this waterfront parcel?*

Various councils have worked with the City Manager and the Navy on this issue for many years. In 2010, when I was mayor, council submitted a resolution to secure public recreational space and access along the waterfront, from the National Parks Services, if successful in obtaining the property. There are many potential uses for this property, which should be consistent with our Comprehensive Plan of best use and practices. This also was done with the endorsement of the federally funded Local Redevelopment Agency (LRA) and the Aquidneck Island Re-Use and Planning Authority (AIRPA) The purchase of this property would be a significant investment for the City, thereby the process followed would be public meetings explaining potential uses and input by Newport residents.

2. *Many applicants for city building permits are looking to develop on parcels that are zoned WB (Waterfront Business District) or GB (General Business). Would you suggest some public access as part of the permitting process?*

Yes, it is always an important consideration to suggest public access as part of the permitting process. People come to Newport to view our scenic waterfront vistas. Any enhancements for public access would translate to enhancing their own properties. Resolution number 2018-16 submitted by Councilor Lynn Ceglie and co-sponsored by me in February, requested Planning staff and Planning Board of Review address this exact issue in the event of future development within the Waterfront Business District.

3. *Do you agree with the concept for a Master Waterfront Development Plan that would work in combination with the existing Open Space Plan?*

Yes, everything should be incorporated within our Comprehensive Land Use Plan and emanate from there. Many people in our community worked on various aspects of the Open Space Plan during a series of meetings open to the public. Citizens offered ideas and input to the process. The development of the Open Space Plan took many months and meetings to write and refine.. Their invaluable effort resulted in unanimous approval of all their recommendations. The same can be done with a Master Waterfront Development Plan.

4. *Newport Yacht Club is property owned by city of Newport. How do you view this public asset?*

This is a public asset which has enhanced Newport's recognition both nationally and internationally as a welcoming place for boaters, large and small. They have made a major investment to improve their facilities over the past 10 years which cost approximately \$800,000. They support many yachting events and have encouraged participation in our Sister City relationships. Newport Yacht Club along with Sail Newport has opened their doors to training many of our youngsters in sailing and safety on the water.

5. *Do you agree with the process the City followed with the sale of the Armory?*

Initially, there were many concerns regarding the interest of the National Hall of Fame Sailing Museum. There was a workshop and subsequent council meeting regarding this issue. Several councilors, including myself requested clarification of questions from our constituents. As many of these concerns were addressed, the process became clearer and more transparent to both Council and their constituents. There are a number of areas of the building in need of repair and may now be addressed properly.

FRIENDS OF THE WATERFRONT - CANDIDATE QUESTIONS

Candidate: **Wick Rudd** - Council At Large

1. *Do you agree with the concept for a Master Waterfront Development Plan that would work in combination with the existing Open Space Plan?*

It is hard to know at this point what might go there, as it is an historic property. It could be a hotel, or better yet, middle income housing. Whatever it is it needs to include access to the water, the existing stone pier, which should be upgraded, and a walkway open to the public along the water.

2. *Many applicants for city building permits are looking to develop on parcels that are zoned WB (Waterfront Business District) or GB (General Business). Would you suggest some public access as part of the permitting process?*

Yes, I would, but it might be more of a deal by deal situation, as every project is different. The Yachting Center Hotel is a case in point. Waterfront access is being written into the zoning approval. More important is follow through by the City. When access is promised and then doesn't happen, there needs to be follow through.

3. *Do you agree with the concept for a Master Waterfront Development Plan that would work in combination with the existing Open Space Plan?*

I don't have any issues with a coordinated plan, but it also should be coordinated and not contradict the Strategic Plan and the Comprehensive Land Use Plan. We have a number of well-conceived plans (I was a co-author of the Comprehensive Plan). We need to get to work and actuate them.

4. *Newport Yacht Club is property owned by city of Newport. How do you view this public asset?*

The Newport Yacht Club is a unique situation. It is a symbiotic relationship in that they have made many improvements to the property. They also open their kids summer sailing to the public. I know this because both my kids did it. It is certainly something to keep an eye on, but I think they have been good tenants and they do contribute to the community.

5. *Do you agree with the process the City followed with the sale of the Armory?*

I think the process has been somewhat misunderstood. I believe in complete transparency, but before you have that, there has to be some framework of a deal in place to discuss. I think that is where some of the controversy came from. That being said, the beach and Ann St. Pier need to be kept out of this deal. It is just the first and second floors.

FRIENDS OF THE WATERFRONT - CANDIDATE QUESTIONS

Candidate: **Lynn Underwood Ceglie** - Council Ward 2

1. *It is very possible that the city will be able to purchase the old Navy Hospital land on Third Street. What would you as a candidate like to see on this waterfront parcel?*

In 2010, the city council passed a resolution recommending a portion of the 8.3 acres of the property be dedicated for the public's use with public access to the water. I support this resolution and believe that residents should be able to enjoy this beautiful piece of property. The purchase of this property could come at a high price tag; therefore, a portion of the property would require some type of development. I would like to see a business model that fits into the vision of the Innovation district focusing on a "blue" or maritime/resiliency economy. Any uses of the property must be consistent with the city's Comprehensive Land Use Plan. Public meetings for resident input will be paramount.

2. *Many applicants for city building permits are looking to develop on parcels that are zoned WB (Waterfront Business District) or GB (General Business). Would you suggest some public access as part of the permitting process?*

Yes, public access should be considered for any development along the Waterfront or General Business zones. In February, I submitted a resolution (2018-16), co-sponsored by Jeanne-Marie Napolitano and approved by the council that requests the Planning Board and city staff to review and enhance zoning and planning ordinances to ensure preserved and incorporated waterfront access in the Waterfront Business District.

3. *Do you agree with the concept for a Master Waterfront Development Plan that would work in combination with the existing Open Space Plan?*

A Master Waterfront Development Plan should work in combination with city's guiding document, the Comprehensive Land Use Plan which required exhaustive work by residents, the council and staff. Much of the Open Space Plan was incorporated into the City's Comp Plan and the same process of should be done for a Master Waterfront Development Plan.

4. *Newport Yacht Club is property owned by city of Newport. How do you view this public asset?*

Boating is a major economic driver and the Newport Yacht Club is an important asset that provides affordable membership along with easy access due to its downtown location. Over the past several years, \$800,000 worth of investments, paid for by the yacht club, improved the property and its programs. The members encourage public events such as the annual Newport Public Schools' Holiday Art Show/Contest as well as community meetings, dinners and other public gatherings to take place at the yacht club.

5. *Do you agree with the process the City followed with the sale of the Armory?*

The process for a more sustainable use of the Armory began 10 years ago when the city took ownership of the building from the Redevelopment Agency. The council requested - and specified in the most recent rental agreement with the antiques representatives - that city staff explore more financially beneficial uses for the property. Over the years, several interested parties rejected the use realizing the enormous cost of rehabilitating the building as well as renovation restrictions due to historical encumbrances. The National Sailing Hall of Fame expressed an interest in leasing at market rent, and then decided that purchasing the building best suited their needs. All of these developments evolved over time and concerns were clarified for the council and residents in public. A public workshop and the "citizen's forum" which takes place at the beginning of each council meeting gave residents opportunities to address any concerns about the property. On many occasions, the city made clear that public access to the beach behind the Armory and Ann St pier were never - and will never be - at risk. As public discussions progressed, a proposal to "condo" the building seemed to be the best alternative, allowing the city to remain an owner and stakeholder while acquiring a partner that would purchase a portion of the building at the appraised value, pay property taxes and assist with the badly needed restoration. As a result of months of public input and discussions, I believe the process was proper and transparent.

FRIENDS OF THE WATERFRONT - CANDIDATE QUESTIONS

Candidate: **Jamie Bova** - Council At Large

1. *It is very possible that the city will be able to purchase the old Navy Hospital land on Third Street. What would you as a candidate like to see on this waterfront parcel?*

I feel very strongly that the Navy Hospital land must be developed with public access as a priority and a requirement for potential developers. Development on the property should be tied into the Innovation District that the City is working to build in the land that will eventually be opened up by the Pell Bridge project. However, it should not become an office park; the parcel is large enough that it can incorporate housing that is desperately needed in Newport. Open space must also be a priority on the property; the City Council has committed to the part of the land closest to the water becoming a park. Open space, parks, and public access to the waterfront are key to maintaining quality of life and the character of Newport.

2. *Many applicants for city building permits are looking to develop on parcels that are zoned WB (Waterfront Business District) or GB (General Business). Would you suggest some public access as part of the permitting process?*

I think that it would be worth looking into requiring a review of public access to be a part of the permitting and zoning processes in the Waterfront Business District and General Business District. The Zoning and Planning Boards and Departments would need to be involved in the development of such a process. Newport's waterfront is a jewel and public access to it needs to be a priority.

3. *Do you agree with the concept for a Master Waterfront Development Plan that would work in combination with the existing Open Space Plan?*

A Master Waterfront Development Plan would be very useful to guide the City's approach to waterfront development. The Newport Tree, Parks, and Open Space Plan states its goal is to "ensure the long-term sustainability of Newport's trees, parks, and open spaces". A Master Waterfront Development Plan could do the ensure the long-term sustainability of Newport's waterfront. The development of the Open Space Plan was an involved process with many community stakeholders, so a similar process would need to be undertaken to develop a Waterfront Master Plan and ensure that it is effective and has community buy-in.

4. *Newport Yacht Club is property owned by city of Newport. How do you view this public asset?*

The lease of the Newport Yacht Club was signed in 1993 and runs until 2023, with an option to renew for an additional 10 years. The Newport Yacht Club has been a good tenet and a good neighbor throughout the lease and have given back to the city in many ways. I view the land that the Yacht Club leases as a public asset and I believe that the City and the Council must do our due diligence when the lease is up in 2023 and determine whether it is in the best interest of all Newport residents for this piece of public land to remain closed to the public through a private club.

5. *Do you agree with the process the City followed with the sale of the Armory?*

I did not agree with the process for the sale of the Armory, the procedure set in place by city ordinance was not followed. The City has an ordinance in place regarding the disposition of "surplus property" but it does not adequately define surplus. There is no process in place regarding the disposition of property that is not deemed "surplus" and so I believed that we needed to follow the Procedure for disposition of surplus property ordinance (2.116.010). Transparency and public input were not made a priority throughout the process and Newporters' voices were not heard.

FRIENDS OF THE WATERFRONT - CANDIDATE QUESTIONS

Candidate: **Marco Camacho** - Council At Large

1. *It is very possible that the city will be able to purchase the old Navy Hospital land on Third Street. What would you as a candidate like to see on this waterfront parcel?*

I am open to commercial, mixed-use, or residential. My preconditions to any redevelopment are that it must be cleaned by the Navy to EPA residential standards, be vetted by our citizens, added to the tax rolls, and guarantee public waterfront access.

2. *Many applicants for city building permits are looking to develop on parcels that are zoned WB (Waterfront Business District) or GB (General Business). Would you suggest some public access as part of the permitting process?*

Yes. Public access is smart business investment. The fact that a waterfront promenade (free of vehicle traffic, starting from Perrotti Park, continuing down lower Thames, and terminating at King Park) doesn't exist is a loss to businesses and our citizens alike. We Newporters and our visitors would have not only the natural beauty Cliff Walk, but also a true unobstructed Harbor Walk thru our urban core.

3. *Do you agree with the concept for a Master Waterfront Development Plan that would work in combination with the existing Open Space Plan?*

Yes, so long as it is also complimentary to the Comprehensive Land Use Plan. I can see how a Master Waterfront Development Plan could build in greater detail on both the CLUP and Open Space Plan.

4. *Newport Yacht Club is property owned by city of Newport. How do you view this public asset?*

I am for maintaining this mutually beneficial relationship. The NYC preserves our city's maritime traditions, provides an affordable price point for membership, preserves waterfront access to the public, and adds value to the taxpayers by paying rent to the City.

5. *Do you agree with the process the City followed with the sale of the Armory?*

Yes. RI General Laws, City Charter and ordinances, and Robert's Rules of Order were all followed throughout this yearlong process. Are some folks disappointed in the outcome? Yes. Was the process broken? No. I feel for the antique dealers who will ultimately be required to relocate. However, I could not in good conscience continue to lease the property at over \$100,000 per year below market rate, Armory Antiques couldn't afford the rent increase, nor could they counteroffer on the purchase price. The deal ultimately preserves waterfront access in perpetuity, adds a portion of the Armory back on the tax rolls, and secures a nearly \$1.7million cash windfall. We will need that money for school repairs.

FRIENDS OF THE WATERFRONT - CANDIDATE QUESTIONS

Candidate: **Susan Taylor** - Council At Large

1. *It is very possible that the city will be able to purchase the old Navy Hospital land on Third Street. What would you as a candidate like to see on this waterfront parcel?*

As has been reaffirmed by multiple council votes, the waterfront must become a public park. I support that 100%. For the buildings, I would like to see a mixed use property that encourages public use, such as retail and restaurants on the ground floor, with office space and incubator spaces for innovators above. My fantasy: a ground floor with specialty food shops and restaurant options, with a permeable floor to address climate change concerns. I would like to see Newport take inspiration from Hope & Main in Warren (offering shared commercial kitchens to incubator food start-ups), the Pike Place Market in Seattle (open air market with permeable surface and restaurants), or Eataly or Le District in New York (ground floor of office building dedicated to Italian and French foods, respectively).

2. *Many applicants for city building permits are looking to develop on parcels that are zoned WB (Waterfront Business District) or GB (General Business). Would you suggest some public access as part of the permitting process?*

I am committed to expanding the Harbor Walk so that residents and tourists alike can experience Newport's connection to the water and the maritime industries and pursuits. The variety of activities along the waterfront, from lobster fishing to boatyards to restaurants, all contribute to the vibrancy, and we should be able to stroll with minimal interruption along the length of the waterfront. The permitting process is the ideal way to ensure public access in those cases where waterfront access has been or threatens to be compromised.

3. *Do you agree with the concept for a Master Waterfront Development Plan that would work in combination with the existing Open Space Plan?*

I don't know what work has been done on a Master Waterfront Development Plan but I agree with the concept. Public access to the waterfront includes walking, swimming boating, and visual access as well. I am committed to public access to the waterfront in the same way that I am committed to preserving open space for public use. The benefits for health and well-being are well documented.

4. *Newport Yacht Club is property owned by city of Newport. How do you view this public asset?*

The Newport Yacht Club serves an important function, providing a relatively affordable home base for those who love to be active boaters. I realize there is a waiting list for dock space and moorings but that is a separate issue, prevalent throughout the city. The club hosts many public functions during the year. I realize the club and the city enjoy a long history, and the terms of rent and access need to be revisited periodically.

5. *Do you agree with the process the City followed with the sale of the Armory?*

I believe the process would have been improved by holding a public workshop to discuss the current state of the building structure, describing the efforts to obtain funding for necessary repairs and improvements for this historic building, and seeking public input on a forward-thinking, long-term solution. Please see my letter to the editor, printed in full on my Facebook page (Susan Taylor for Newport Council at Large) for an explanation of my thinking. The process to explore the best use of the Gateway Visitors Center area presents the city with an opportunity to do a better job. We have recently hired our Communications Director, Tom Shevlin, and I expect in the future the city will hold public meetings for the exchange of information and views among city officials, Newport residents, and all stakeholders.

FRIENDS OF THE WATERFRONT - CANDIDATE QUESTIONS

Candidate: **James Dring** - Council Ward 1

1. *It is very possible that the city will be able to purchase the old Navy Hospital land on Third Street. What would you as a candidate like to see on this waterfront parcel?*

The first thing that I would insist upon when Newport acquires the Navy property is waterfront access for the public. I would like to see something similar to the walkway at King Park with public access in perpetuity. When I was chairman of the Newport Planning board, we always insisted and conditioned for waterfront access on any agenda item when the property was located near or had access to the harbor.

2. *It is very possible that the city will be able to purchase the old Navy Hospital land on Third Street. What would you as a candidate like to see on this waterfront parcel?*

As I've stated in the first question, any area near the waterfront that is developed must have waterfront access as a condition for development. I believe that it was a tragedy that during the downtown redevelopment in the 60's, 70's and early 80's that we lost significant public waterfront access. We must be certain to make sure that never happens again.

3. *Do you agree with the concept for a Master Waterfront Development Plan that would work in combination with the existing Open Space Plan?*

Yes, I agree that the Master Waterfront Development Plan should work with the Open Space Plan. We need to be certain that where possible, any open space like the Navy properties will have public waterfront access.

4. *Newport Yacht Club is property owned by city of Newport. How do you view this public asset?*

The Newport Yacht Club has been at its present location for many decades and although I believe that it should pay a rent that more closely reflects market rent, I see no need to change its use.

5. *Do you agree with the process the City followed with the sale of the Armory?*

When discussing the Armory sale, it is important to note that the entire property is not being sold. The city is retaining the lower level for maritime and public use. The city is also maintaining ownership of the Ann Street Pier. The process wasn't perfect, but it was a unique situation since the city was approached by the Hall of Fame to purchase property. There was public input and I don't think that the public was ever going to lose waterfront access. My advocacy for public access to the waterfront is well documented and I will continue to be a strong advocate when on the City Council.

FRIENDS OF THE WATERFRONT - CANDIDATE QUESTIONS

Candidate: **Angela McCalla** - Council Ward 1

1. *It is very possible that the city will be able to purchase the old Navy Hospital land on Third Street. What would you as a candidate like to see on this waterfront parcel?*

The nine-acre waterfront property would be ideal for some mixed land use developments. I believe that any plans for this project need input from the neighborhoods in order to be sustainable. Continuing with the Friends of the Waterfront mission, this property would be a great opportunity to combine waterfront access with open space which would allow residents to access the waterfront with safe passage.

2. *Many applicants for city building permits are looking to develop on parcels that are zoned WB (Waterfront Business District) or GB (General Business). Would you suggest some public access as part of the permitting process?*

Yes, some sort of public access to the waterfront should be agreed upon prior to receiving a building permit. Newport residents and travelers alike could have access to our beautiful natural landscapes. Commitment to public access to the waterfront needs to be a part of any new or expanding business development.

3. *Do you agree with the concept for a Master Waterfront Development Plan that would work in combination with the existing Open Space Plan?*

Yes, I would support a concept like this. A Master Waterfront Development plan would determine the shape of Newport's environment. The plan should also present the unique opportunities and challenges that our community would have to think about. Providing the public with options for discussion would be essential, especially, when considering opportunities for new streets, walkways, beaches and hopefully more connection to the downtown area.

4. *Newport Yacht Club is property owned by city of Newport. How do you view this public asset?*

This is something I would have to investigate further and would be open to hearing people's opinion on a something like this.

5. *Do you agree with the process the City followed with the sale of the Armory?*

I think the transparency of the sale was a disappointment. I was there when the purchase and sale agreement was pushed through even though not enough information in regards to the condos was available.

FRIENDS OF THE WATERFRONT - CANDIDATE QUESTIONS

Candidate: **Justin McLaughlin** - Council At Large

1. *It is very possible that the city will be able to purchase the old Navy Hospital land on Third Street. What would you as a candidate like to see on this waterfront parcel?*

I view that land as consisting of two parcels: the area immediately adjacent to the water, including the pier, and the land on which the Naval Hospital buildings are located. During previous terms on the council, I was responsible for council resolutions that declared that the waterfront land would be a park and would be open for a variety of public uses. I would continue to advocate for such use, regardless of what is done with the rest of the land. The saga of what to do with, or rather what can be done with, the land on which the buildings are located is too complicated to resolve in a few words. In general, I would be in favor of low impact commercial use that could include some residential units. Whatever is done, however, it needs to take into consideration its impact on the adjacent Point residential area. (148)

2. *Many applicants for city building permits are looking to develop on parcels that are zoned WB (Waterfront Business District) or GB (General Business). Would you suggest some public access as part of the permitting process?*

To the extent allowed by zoning ordinances and the Comprehensive Land Use Plan, I would always advocate for robust public access to the waterfront. Ideally, there would be a waterfront walkway from the State Pier to King Park. To the extent existing zoning ordinances don't allow or encourage that, I would support revision of those ordinances to do so. (59)

3. *Do you agree with the concept for a Master Waterfront Development Plan that would work in combination with the existing Open Space Plan?*

I would agree in concept. Development of any tool that assists the city in managing and assuring public access to the waterfront would be a good thing. Moreover, I think that any vision of the future waterfront should be informed not just by what is there now, but also by what could be there in the future. That vision must address the impacts of sea-level rise and the more intense and more frequent storm surges. In one hundred years, the waterfront will probably not be where it is today: we need to plan for that reality. (96)

4. *Newport Yacht Club is property owned by city of Newport. How do you view this public asset?*

One can question the terms (including time limits) of the existing lease, but the reality is that the current state-of-affairs is a consequence of decisions that were made many years ago. The most recent extension of that lease was granted in conjunction with a major investment by the Newport Yacht Club in their piers. Ideally, this land should be more available to more Newport residents, but that is something that will only happen quite some time in the future. In the meantime, city government should explore future options so that it has a vision of what might happen at that site in the future. (104)

5. *Do you agree with the process the City followed with the sale of the Armory?*

The city failed to develop a long-term plan for the Armory many years ago. That, and the city's failure to properly maintain the building, created an opportunity to consider less than ideal options. But, in some ways, that is immaterial, because the city simply lacked a plan, so almost anything could appear attractive. I would not have supported the sale of the building at this time, but I would not have opposed a market-rate five-year lease to the National Sailing Hall of Fame. (83)

FRIENDS OF THE WATERFRONT - CANDIDATE QUESTIONS

Candidate: **Valarie Larkin** - Council Ward 2

1. *It is very possible that the city will be able to purchase the old Navy Hospital land on Third Street. What would you as a candidate like to see on this waterfront parcel?*

I would envision mixed-use, including retail, and office space in keeping with the development of the Innovation Hub. I do not believe that we need to consider another hotel on this site. I am open to considering any proposals and this needs to be well-studied to ensure that the site is utilized to the maximum benefit for the people of Newport. There are two components which I feel are mandatory for any development proposal: (1) The historical buildings on this site must be preserved to the extent possible, and (2) a waterfront park, open to the public, must be incorporated.

2. *Many applicants for city building permits are looking to develop on parcels that are zoned WB (Waterfront Business District) or GB (General Business). Would you suggest some public access as part of the permitting process?*

I am fully committed to the notion of maximum public access to the waterfront. I need to study in greater detail the extent to which this can be mandated. I do feel that public access should be negotiated as part of any permit on waterfront property. In some cases, this has been successful in getting developers to provide access as part of their projects.

3. *Do you agree with the concept for a Master Waterfront Development Plan that would work in combination with the existing Open Space Plan?*

Absolutely. We had a process for development of the Open Space Plan to encourage civic involvement in order to achieve a clear and inclusive process for decision-making. This process needs to be extended to any development of our waterfront. The lack of a master plan not only is detrimental in the ability to ensure public access to the waterfront; it also makes it more difficult for developers to propose projects that are likely to be approved. I see the adoption of a Master Waterfront Development Plan as a win-win situation for developers and residents.

4. *Newport Yacht Club is property owned by city of Newport. How do you view this public asset?*

I believe that the partnership between the City and Newport Yacht Club is a mutually beneficial one. For instance, the City is able to keep some of its harbor vessel docked there. However, NYC should pay an equitable rent to the City for use of that property. My understanding is that the club management wishes that as well. The lease with the City will be up for renewal in five years. It is important that the new lease be negotiated so that the City receives fair revenue.

5. *Do you agree with the process the City followed with the sale of the Armory?*

I do not agree with the sale of the Armory; nor do I agree with the process by which it was conducted. Input from Newport citizens should have been solicited, and the transaction was not conducted fully in the open.