

NARRATIVE

Property Name **Harrison West**
Street Address Harrison Ave NW & Kaiser Road

Advantages:

- Project Phasing: one simple construction phase would allow for complete build-out while existing county functions remain fully operational
- Site Acquisition: the property is for sale and because the site is large the developer is willing to parcel out the property in smaller sections, making acquisition potentially less cumbersome than other site options.
- Developer would be likely be agreeable to a pre-purchase agreement contingent upon the LLL passing.
- This larger site can accommodate all needed parking without garage (\$20M - \$25M savings).
- This site could accommodate future horizontal expansion.
- Multiple schemes possible: this site can accommodate many smaller buildings, allowing for many high volume, customer service oriented departments, to have easy ground floor access.
- The county campus would not need to utilize all of the site available, thereby leaving several parcels available for adjacent commercial or other complimentary development.
- Topography: gradual slope to site, good access between buildings within a campus setting, several feet above sea level, site is high enough to allow lower level on structures.
- Access and Parking: site allows for multiple points of vehicle access. Direct freeway access from HWY 101 is planned in the next 5-10 years. The Engineering design has been completed.
- ADA Accessibility: good access to and through site
- Sustainable Site Features: site has good solar exposure, utilizes existing fully developed infrastructure.
- Developer / City agreement is in place through 2022 with includes the following significant cost saving stipulations such as: (1) 2007 Stormwater standards, (2) Road widths to be 62 feet in lieu of 84 feet wide, (3) HDC-4 Zoning, (4) no traffic mitigation for future on/off ramp at Kaiser and Hwy 101 and (5) existing permits for Engineering application, Engineering Plat, Sewer Main, Engineering site work, street improvements and water main.
- Utilities: site is served by all required utilities and presently are terminated on the site about 200 feet south of Harrison Avenue. Fiber-optics is available from Century-Link infrastructure located at property line to Harrison Avenue.
- Stability of electrical power service is excellent. In that the hospital is in close proximity, there is a priority to maintaining / restoring power in this area.
- Approximately 18 acres is required for the project, however, additional property could be purchased (and not developed) for future expansion. There is a total of 27 acres available.
- Set-backs of at least 50 feet from property lines could be easily achieved to address security criteria. These set-backs would also alleviate any issue with shading other properties.
- No demolition of existing facilities.
- Standard site prep with no known environmental issues (hazmat, wetlands, flooding, sea-rise, etc)
- Excellent soils for constructing foundations.

Rick Thomas
June 4, 2018

Disadvantages:

- **Community Impact:** This option has limited opportunity to promote economic vitality in the very near future by helping to connect the County's workforce and customers with nearby community services and businesses. However, this will very likely be the next significant growth area within the City limits of Olympia.
- **At present, most staff would need to get into a vehicle for lunch (or not leave the campus).** However, there are multiple amenities within a mile and it is very likely new amenities would come into the area just because of the projected development of this area, particularly once the Hwy 101 interchange is constructed at Kaiser.
- **Pedestrian Access to Site:** modest to low probability of pedestrian and bicycle access
- **Transit:** site is not currently served by transit; however, high likelihood that transit would be extended if county campus built on this site.
- **Proximity to ARC:** one mile further than existing site (approximately 4 miles to ARC); however, future ramp on US 101 could shorten this distance.