

NARRATIVE

Property Name **Hilltop Plaza Expansion**
Street Address 2000 Lakeridge Drive SW

Advantages:

- Site Acquisition: The county owns the property, however, In order to accommodate required surface parking an additional 3 – 5 acres would likely need to be purchased.
- Option to construct new space for required additional Court and office space while renovating existing buildings.
- Sustainable Site Features: site has good solar exposure.
- Good soils for constructing foundations.
- Utilities: site is served by all required utilities (however, capacity will need to confirmed).

Disadvantages:

- Project Phasing: A multi-phased construction sequence would be required to maintain county functions at an operational level.
- This site would not be able to accommodate future horizontal expansion.
- Community Impact: relative to other options being studied, this option has a lower opportunity to promote economic vitality by helping to connect the County's workforce and customers with nearby community services and businesses.
- Growth Management: relative to other options being studied, this option has a much lower opportunity to support the local community's growth management plan objectives in the siting and acquisition of real property and facilities.
- Topography: Although the county owns over 25 acres, only about 16 acres are buildable due to steep slopes, which would likely result in partial structured parking still being required
- A bit remote from existing restaurant and stores, minimal impact on promoting new.
- Most would need to get into a vehicle for lunch (or not leave the campus)
- Pedestrian Access to Site: modest to low probability of pedestrian and bicycle access
- Transit: Currently serves the site.
- Stormwater: this site has no stormwater exemptions.
- Access and Parking: site has multiple points of vehicle access, however, parking is limited and in some incidences a long walk to the buildings.
- Proximity to ARC: one mile further than existing site (approximately 4 miles to ARC); however, future ramp on US 101 could shorten this distance.