

Property Name **Plum Old City Hall**
Street Address 900 SE Plum St

Advantages:

- Site Acquisition: City of Olympia owns the primary site, however, additional property may need to be purchased to accommodate all the parking needs.
- Community Impact: this option has the opportunity to promote economic vitality by helping to connect the County's workforce and customers with nearby community services and businesses
- Growth Management: supports the local community's growth management plan objectives in the siting and acquisition of real property and facilities.
- Potential good relationship to nearby City and State government
- Project Phasing: one construction phase would allow for complete build-out while existing county functions remain fully operational, however, temporary space off-site would be needed for the Olympia Municipal Court.
- Stormwater: costs should be less since site appears to be within the "flow control exemption area"
- Utilities: site is served by all required utilities (however, capacity testing will need to be conducted)
- Site allows for multiple points of vehicle access. Easy, direct freeway access.
- Pedestrian Access to Site: good pedestrian and bicycle access.
- Transit: site is currently served by transit
- ADA Accessibility: good access to and through site
- Sustainable Site Features: site has good solar exposure

Disadvantages:

- Site size would accommodate less than half of the required parking, unless a parking garage was constructed.
- Site size would not accommodate for future expansion.
- Offsite Requirements: infrastructure improvements to access site may extend to adjacent streets
- Limited amenities (restaurants, stores, etc.) within a half mile. Most would need to get into vehicle or take bus for lunch
- Soils: Poor. Deep piles would be required.
- Environmental: wetland and underground piped stream.
- Existing structure may have Historical significance.
- Proximity to ARC: 1/2 mile further than existing site, but slightly less travel time.
- Limited site set-backs for security protection