

SITE EVALUATIONS FOR A NEW TOWN HALL

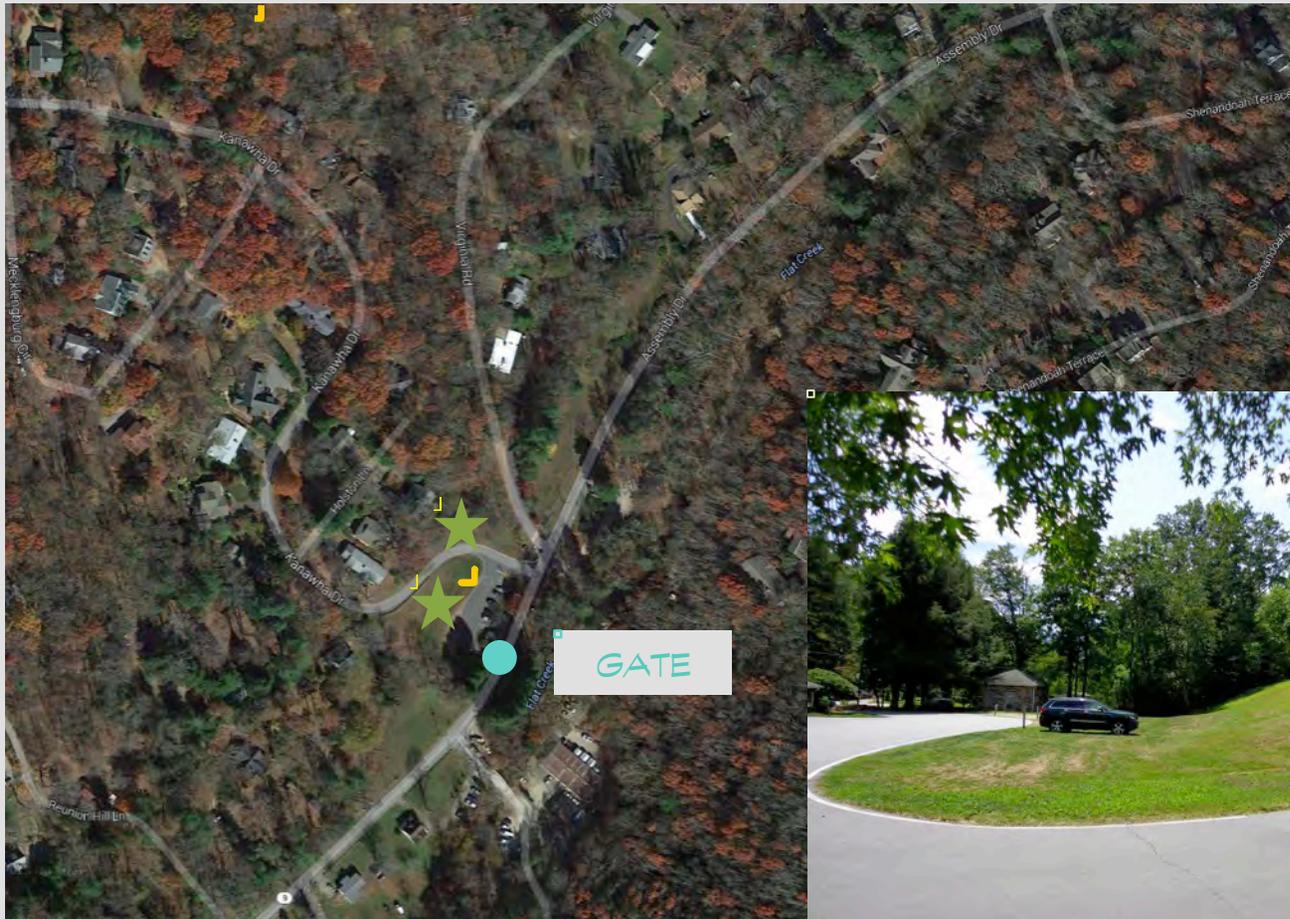
Evaluate Three Additional Sites Inside the Gate for Suitability for the New Town Hall
ADS to Provide Professional Review of Each Site and the Florida Terrace Site

This Summary Includes Head-to-Head Comparisons of Relevant Factors Related To:

- Location
- Site Configuration and Access
- Environmental Issues
- Impacts on Cost

SITE EVALUATIONS FOR A NEW TOWN HALL

Site A - Above the Gate

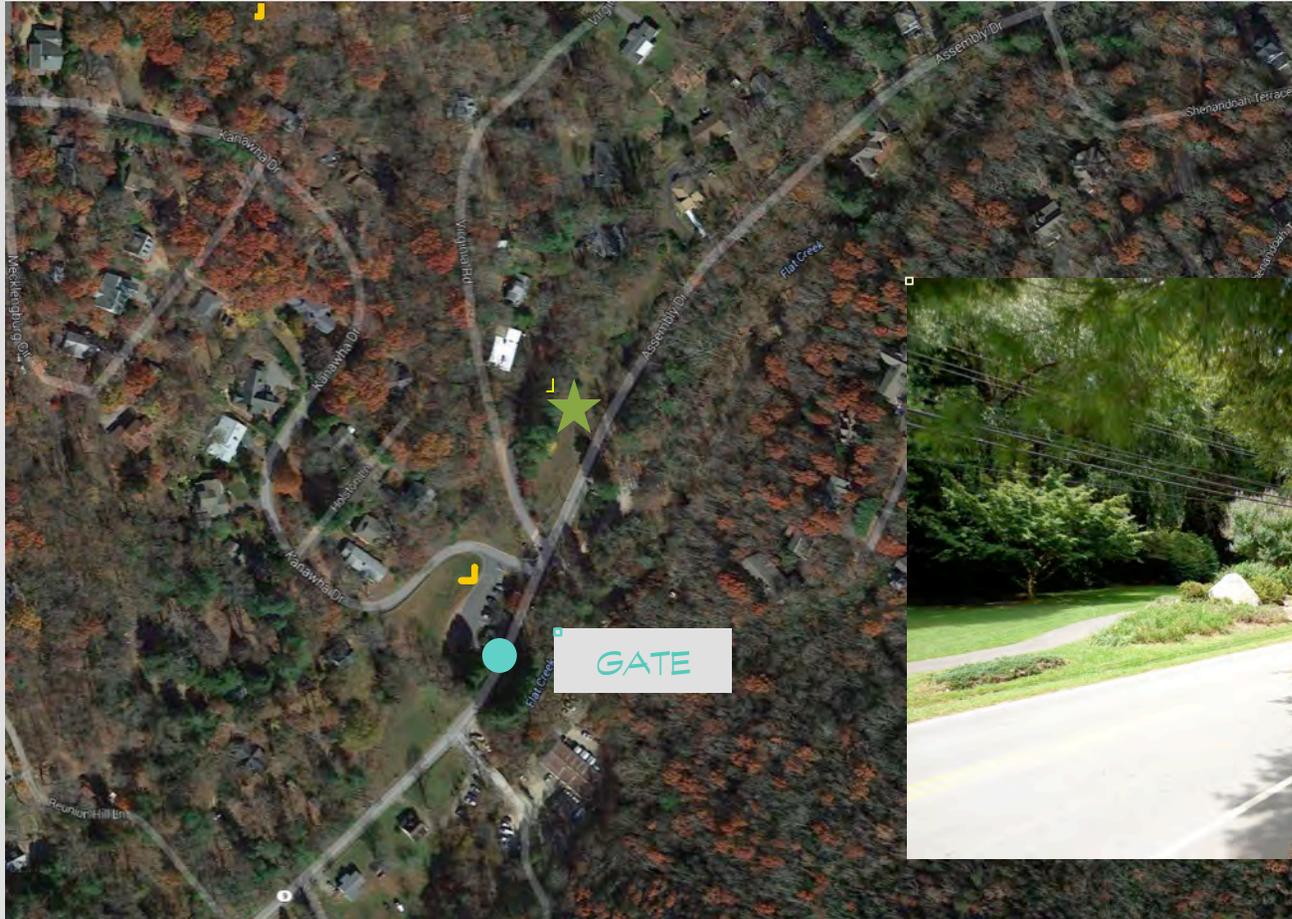


ADJACENT TO THE TRUCK TURN-OUT
STRADDLES KANAWHA DRIVE
OWNED BY TOWN OF MONTREAT



SITE EVALUATIONS FOR A NEW TOWN HALL

Site B – Pratt Park



LANDSCAPED PARK ON ASSEMBLY DRIVE
HOME OF FOUNDER'S ROCK
OWNED BY MRA



SITE EVALUATIONS FOR A NEW TOWN HALL

Site C – Next to Post Office



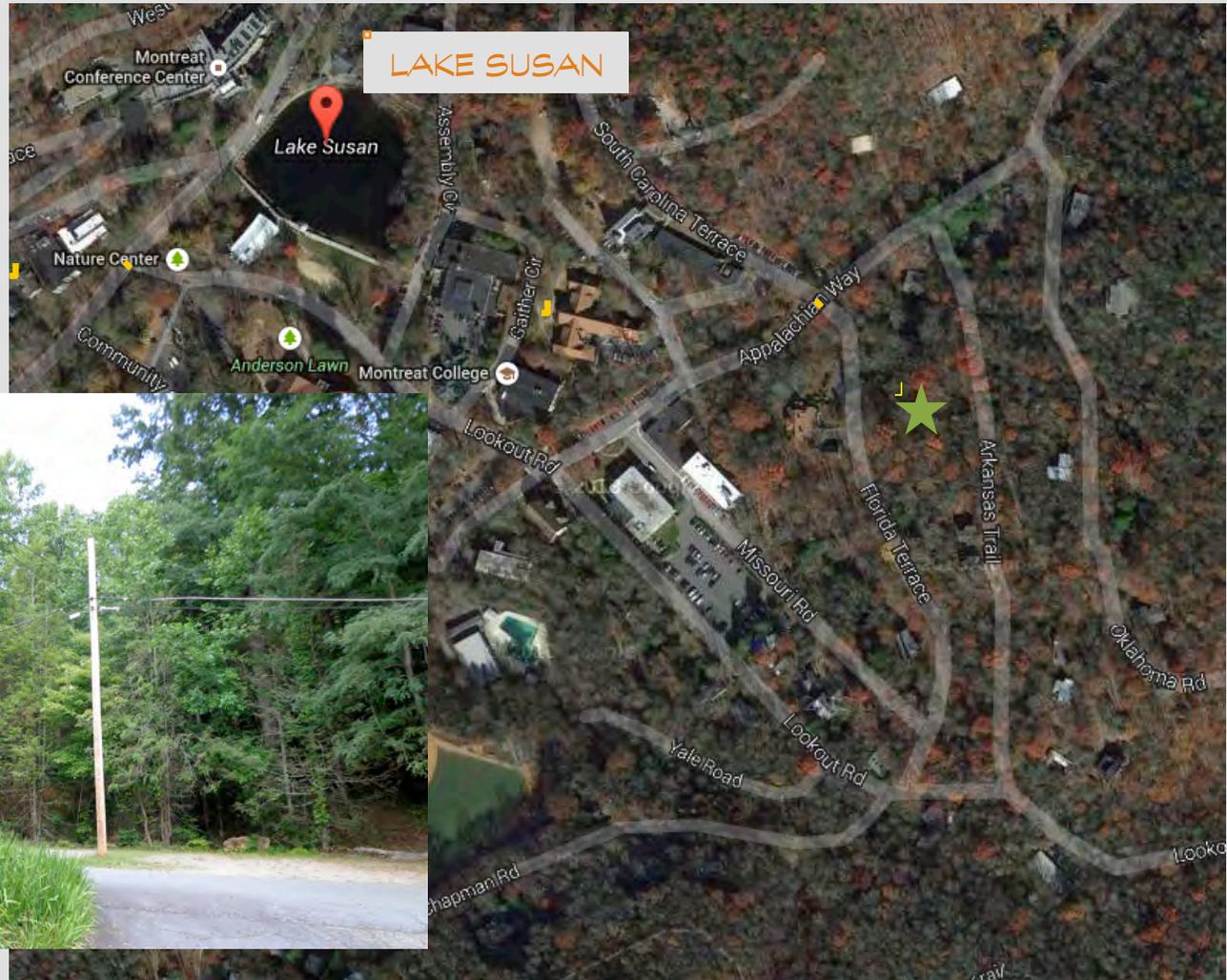
BETWEEN ASSEMBLY DRIVE &
COLLEGIATE CIRCLE
SMALL WOODED LOT
OWNED BY MRA



SITE EVALUATIONS FOR A NEW TOWN HALL

Site D – Florida Terrace

ACROSS FROM PRESIDENT'S HOUSE
LARGE WOODED LOT
OWNED BY TOWN OF MONTREAT



SITE EVALUATIONS FOR A NEW TOWN HALL



(A) Above the Gate



(B) Pratt Park

SCORING SYSTEM

- ★★★ VERY GOOD
- ★ GOOD
- ★ POOR
- ★★★ VERY POOR



(C) Next to Post Office



(D) Florida Terrace

SITE EVALUATIONS FOR A NEW TOWN HALL

SITE A
ABOVE THE GATE

SITE B
PRATT PARK

SITE C
NEXT TO POST OFFICE

SITE D
FLORIDA TERRACE

LOCATION

PROXIMITY TO CENTER

Please take notes as we go along

PROXIMITY TO GATE

PROMINENCE

PEDESTRIANS

SITE CONFIGURATION & ACCESS

SIZE & SHAPE

ZONING

SLOPE

UTILITIES

VEHICULAR ACCESS

PARKING

SITE EVALUATIONS FOR A NEW TOWN HALL



SITE EVALUATIONS FOR A NEW TOWN HALL Location



(A) Above the Gate

(B) Pratt Park

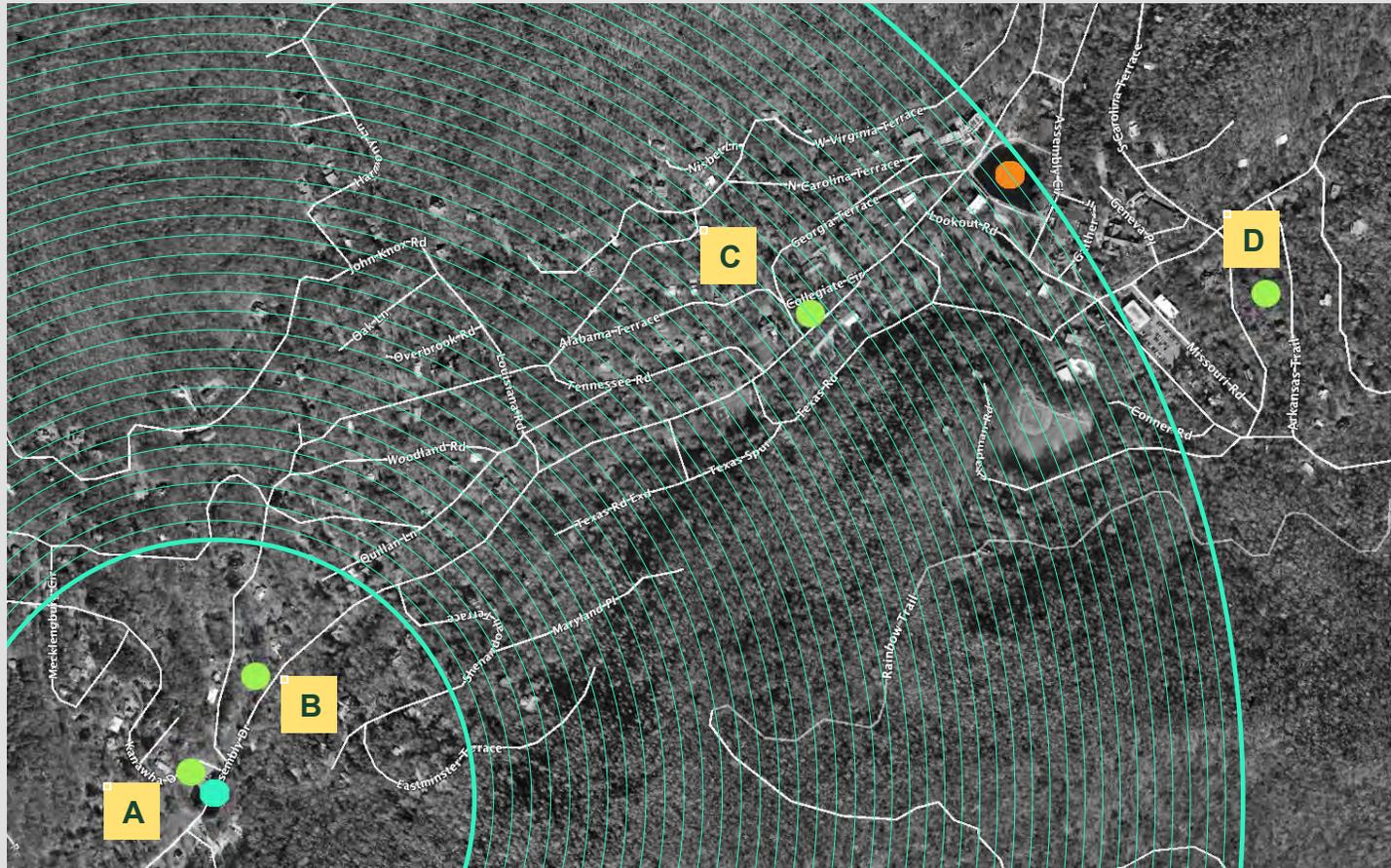
(C) Next to Post Office

(D) Florida Terrace

SITE EVALUATIONS FOR A NEW TOWN HALL

Location

PROXIMITY TO CENTER
PROXIMITY TO GATE



(A) Above the Gate
★★★★★

(B) Pratt Park
★★★★

(C) Next to Post Office
★★★

(D) Florida Terrace
★★★

SITE EVALUATIONS FOR A NEW TOWN HALL

Location

PROXIMITY TO CENTER
 PROXIMITY TO GATE
 PROMINENCE
Close to Assembly Drive
Highly Visible



(A) Above the Gate
 ★★☆☆☆☆
 Up Behind Gatehouse

(B) Pratt Park
 ★★☆☆☆☆
 Highly Visible on Assembly

(C) Next to Post Office
 ★★☆☆☆☆
 Highly Visible on Assembly

(D) Florida Terrace
 ★☆☆☆☆☆
 Off the Beaten Path

SITE EVALUATIONS FOR A NEW TOWN HALL Location

- PROXIMITY TO CENTER
- PROXIMITY TO GATE
- PROMINENCE
- PEDESTRIANS



(A) Above the Gate



Edge of Town, Heavy Traffic at Truck Turn-Out

(B) Pratt Park



Edge of Town, on Greenway

(C) Next to Post Office



Center of Town, on Greenway

(D) Florida Terrace



Uphill, Off the Beaten Path

SITE EVALUATIONS FOR A NEW TOWN HALL

Site/Access

(A) Above the Gate ★★



Highly Irregular Shape
Bisected by Kanawha
Largely Unusable

(B) Pratt Park ★



Largest Lot
Portions Too Slim for Use
Power Line Easement

SIZE & SHAPE

Large Enough for Town Hall

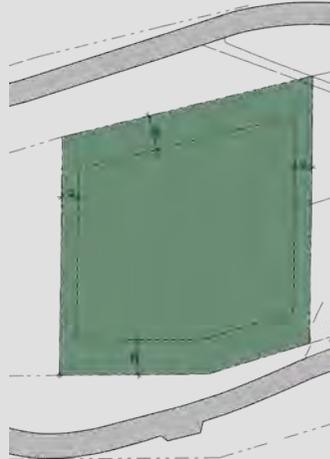
*Images Are Visual Aids,
Not Shown to Scale*

(C) Next to Post Office ★



Smallest Lot
Challenging to Fit Building & Parking
Power Line Easement in Setback

(D) Florida Terrace ★★



Large, Regular Shape

SITE EVALUATIONS FOR A NEW TOWN HALL

Site/Access

(A) Above the Gate ★★ ★★



□ R-1

Within Setback: 7,348 SF
Buildable Area: 4,583 SF

(B) Pratt Park ★★



□ Becoming R-2

Within Setback: 23,747 SF
Buildable Area: 18,375 SF

SIZE & SHAPE

ZONING

Setback Requirements
Contiguous Building Area
Within Setbacks
Height Restrictions

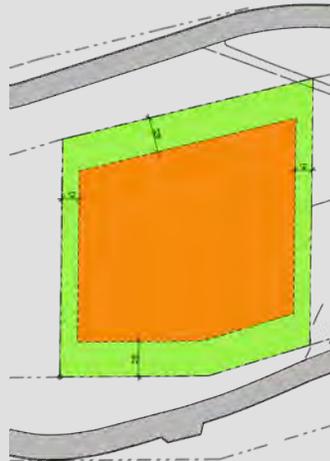
(C) Next to Post Office ★★



□ I/R

Within Setback: 12,500 SF
Buildable Area: 8,346 SF

(D) Florida Terrace ★★ ★★



□ I/R

Within Setback: 21,434 SF
Buildable Area: 21,434 SF

SITE EVALUATIONS FOR A NEW TOWN HALL

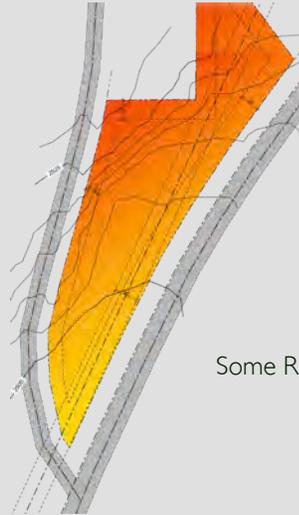
Site/Access

(A) Above the Gate ★★ ★★ ★



Some Retaining Walls

(B) Pratt Park ★★ ★★ ★



Some Retaining Walls

SIZE & SHAPE

ZONING

SLOPE

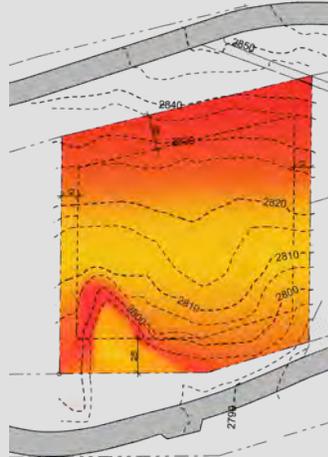
No Easy, Flat Sites

(C) Next to Post Office ★★ ★★ ★



Some Retaining Walls

(D) Florida Terrace ★★ ★★ ★★ ★★



More Retaining Walls

SITE EVALUATIONS FOR A NEW TOWN HALL

Site/Access

(A) Above the Gate ★★ ★★ ★★ ★



✓ Water, Sewer, Power

(B) Pratt Park ★★ ★★ ★★ ★



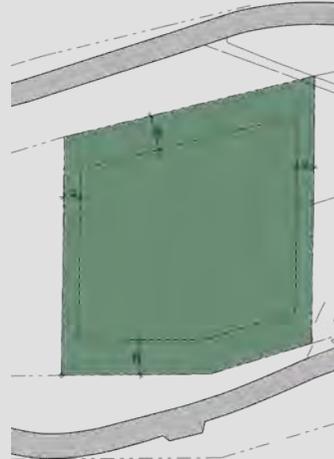
✓ Water, Sewer, Power

(C) Next to Post Office ★★ ★★ ★★ ★



✓ Water, Sewer, Power

(D) Florida Terrace ★★ ★★ ★★ ★★ ★



✓ Water, Sewer

✗ Power

- SIZE & SHAPE
- ZONING
- SLOPE
- UTILITIES

SITE EVALUATIONS FOR A NEW TOWN HALL

Site/Access

(A) Above the Gate ★★ ★★ ★ ★★ ★★



Entry Conflicts With Truck
Turn-Out Traffic

(B) Pratt Park ★★ ★★ ★★ ★★



Access from Virginia and
Drive Through the Park or
Enter from Assembly Drive

- SIZE & SHAPE
- ZONING
- SLOPE
- UTILITIES
- VEHICULAR ACCESS

SAFETY

Access from Secondary Street

Safe, Uncongested Access

CONVENIENCE

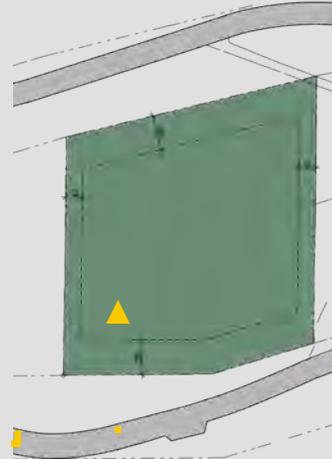
Near Major Street

(C) Next to Post Office ★★ ★★ ★★ ★★



Access from Georgia Terrace or
Collegiate Circle
Congestion on Georgia Terrace
Collegiate Circle One Way Traffic
Difficult Left Turn From Collegiate
onto Assembly Drive

(D) Florida Terrace ★★ ★★ ★★ ★★



Safe Access from Florida Terrace
Not Near Major Street

SITE EVALUATIONS FOR A NEW TOWN HALL

Site/Access

(A) Above the Gate ★★ ★★ ★ ★★ ★★ ★★



(B) Pratt Park ★★ ★★ ★★ ★★ ★★

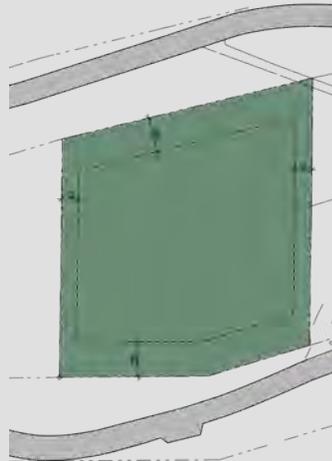


- SIZE & SHAPE
- ZONING
- SLOPE
- UTILITIES
- VEHICULAR ACCESS
- PARKING
- 17 Parking Spaces*
- Location, Configuration*

(C) Next to Post Office ★★ ★★ ★★ ★★



(D) Florida Terrace ★★ ★★ ★★ ★★ ★★



SITE EVALUATIONS FOR A NEW TOWN HALL

Site/Access

(A) Above the Gate ★★ ★★ ★ ★★ ★★ ★★



(B) Pratt Park ★★ ★★ ★★ ★★ ★★



- SIZE & SHAPE
- ZONING
- SLOPE
- UTILITIES
- VEHICULAR ACCESS
- PARKING
 - 17 Parking Spaces*
 - Location, Configuration*

(C) Next to Post Office ★★ ★★ ★★ ★★ ★★



(D) Florida Terrace ★★ ★★ ★★ ★★ ★★



SITE EVALUATIONS FOR A NEW TOWN HALL

Environmental

(A) Above the Gate ★★



No Existing Trees

(B) Pratt Park ★★



Park Landscaping
Dedicated 1953

SITE IMPACT

Affect on Existing Vegetation

(C) Next to Post Office ★



Majority of Vegetation Will Be Displaced

(D) Florida Terrace ★



Most of Vegetation Will Remain

SITE EVALUATIONS FOR A NEW TOWN HALL

Environmental

(A) Above the Gate ★★ ★★



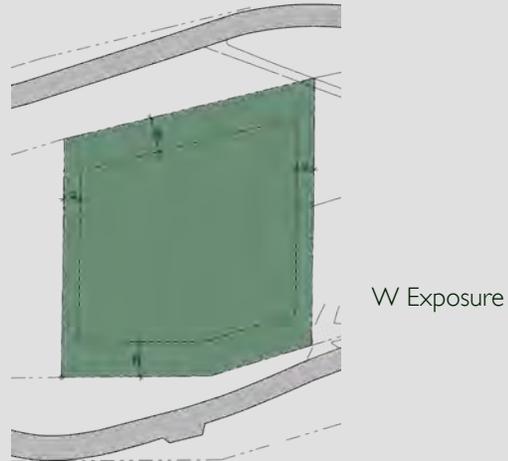
(B) Pratt Park ★★ ★



(C) Next to Post Office ★ ★



(D) Florida Terrace ★ ★★



SITE IMPACT

SOLAR ORIENTATION

South is Best, West is Worse

SITE EVALUATIONS FOR A NEW TOWN HALL

Environmental

(A) Above the Gate ★★ ★★ ★



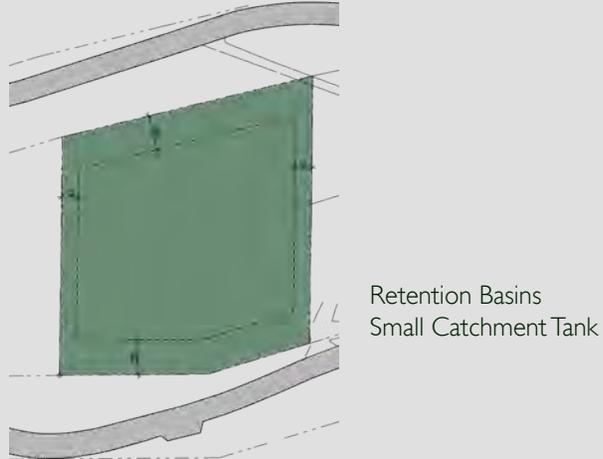
(B) Pratt Park ★★ ★★ ★



(C) Next to Post Office ★★ ★★



(D) Florida Terrace ★★ ★★ ★



SITE IMPACT
SOLAR ORIENTATION
STORMWATER
*Exposed Basins Less Costly
Buried Tanks More Costly
Tie-In to Municipal System*

SITE EVALUATIONS FOR A NEW TOWN HALL

Environmental

(A) Above the Gate ★★ ★★ ★★ ★★ ★★



Active Creek on Site
North of Kanawha
Regulatory Hurdles to
Culvert the Creek

(B) Pratt Park ★★ ★★ ★★ ★★ ★★



Active Gully on Site

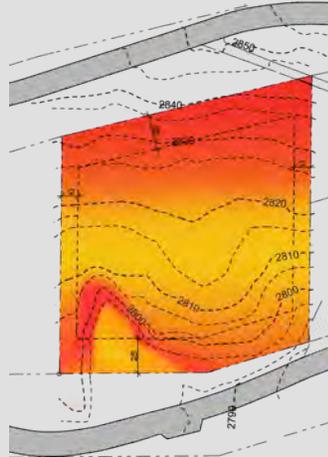
SITE IMPACT
SOLAR ORIENTATION
STORMWATER
SURFACE WATER

(C) Next to Post Office ★★ ★★ ★★ ★★ ★★



No Active Creek

(D) Florida Terrace ★★ ★★ ★★ ★★ ★★



No Active Creek

SITE EVALUATIONS FOR A NEW TOWN HALL

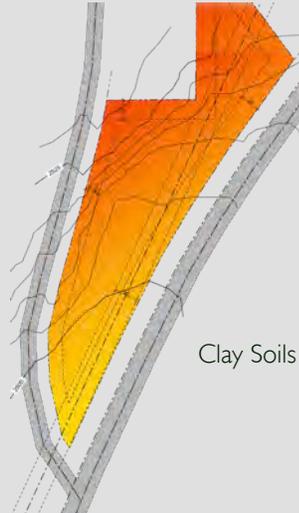
Environmental

(A) Above the Gate ★★ ★★ ★★ ★★ ★★ ★★



No Problems Anticipated

(B) Pratt Park ★★ ★★ ★★ ★★ ★★ ★★



Clay Soils Anticipated

- SITE IMPACT
- SOLAR ORIENTATION
- STORMWATER
- SURFACE WATER
- SOILS

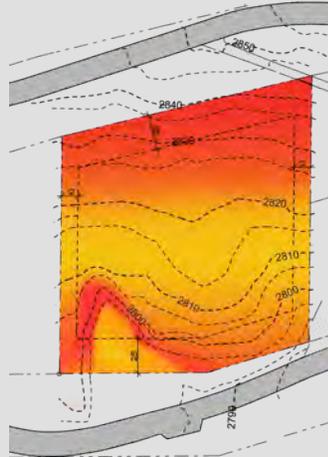
*Educated Guesswork -
Testing Required for Accurate
Assessment*

(C) Next to Post Office ★★ ★★ ★★ ★★ ★★



No Problems Anticipated

(D) Florida Terrace ★★ ★★ ★★ ★★ ★★



Geotech Report Indicates
No Rock Anticipated

SITE EVALUATIONS FOR A NEW TOWN HALL

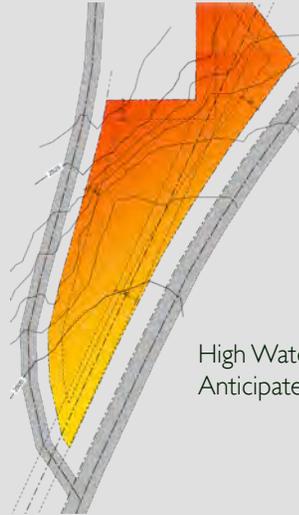
Environmental

(A) Above the Gate ★★ ★★ ★★ ★★ ★★ ★★



No Problems Anticipated

(B) Pratt Park ★★ ★★ ★★ ★★ ★★ ★★ ★★ ★★



High Water Table Anticipated

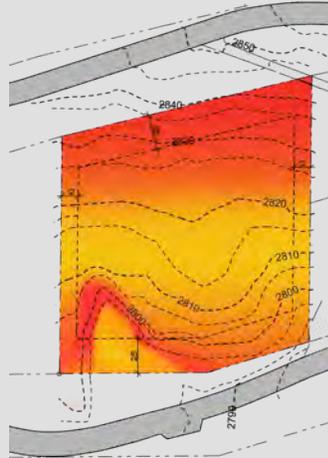
- SITE IMPACT
- SOLAR ORIENTATION
- STORMWATER
- SURFACE WATER
- SOILS
- SUBSURFACE WATER
- Springs or High Water Table*

(C) Next to Post Office ★★ ★★ ★★ ★★ ★★ ★★



No Problems Anticipated

(D) Florida Terrace ★★ ★★ ★★ ★★ ★★ ★★



No Problems Anticipated

SITE EVALUATIONS FOR A NEW TOWN HALL

Costs

(A) Above the Gate ★★



Some Retaining Walls
Creek Mitigation

(B) Pratt Park ★



Some Retaining Walls
Bury Power Lines

DESIGN CONSTRAINTS

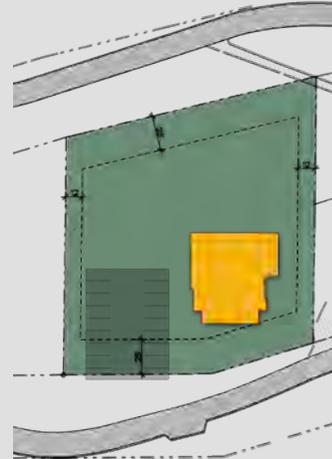
*Unusual Features Which
Increase Project Cost:
Retaining Walls
Creek Mitigation
Bury Power Lines*

(C) Next to Post Office ★



Some Retaining Walls
Bury Power Lines

(D) Florida Terrace ★★



Extensive Retaining Walls

SITE EVALUATIONS FOR A NEW TOWN HALL

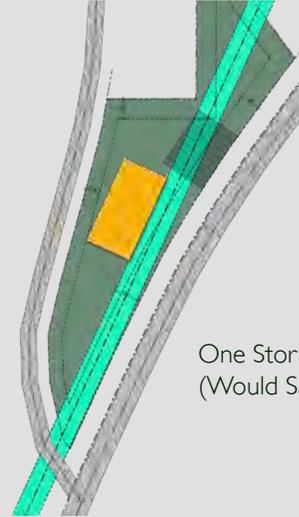
Costs

(A) Above the Gate ★★ ★★



Probably Three Story

(B) Pratt Park ★ ★★



One Story Possible
(Would Sacrifice Park Space)

DESIGN CONSTRAINTS

BUILDING FORM

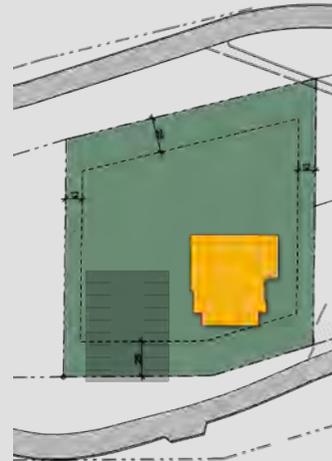
Fewer Stories, Less Cost

(C) Next to Post Office ★ ★



Two Story Anticipated
Less Efficient Narrow Building

(D) Florida Terrace ★★ ★



Two Story Design Approved
Efficient Shape

SITE EVALUATIONS FOR A NEW TOWN HALL

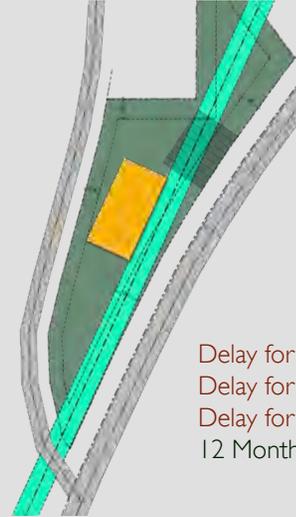
Costs

(A) Above the Gate ★★ ★★ ★



Delay for Redesign
3 Months

(B) Pratt Park ★ ★★ ★★



Delay for Property Acquisition
Delay for Rezoning
Delay for Redesign
12 Months Total

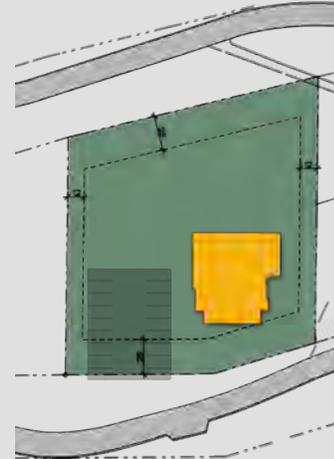
DESIGN CONSTRAINTS
BUILDING FORM
POTENTIAL DELAY

(C) Next to Post Office ★★ ★



Delay for Property Acquisition
Delay for Redesign
9 Months Total

(D) Florida Terrace ★★ ★★ ★



No Delay

SITE EVALUATIONS FOR A NEW TOWN HALL

Costs

(A) Above the Gate ★★☆☆☆



+\$100,000 to +\$200,000

(B) Pratt Park ★☆☆☆☆



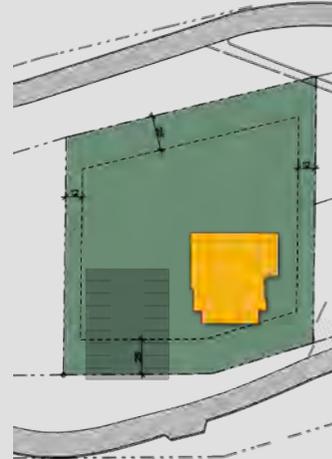
-\$100,000 to -\$150,000

(C) Next to Post Office ★★☆☆



-\$100,000

(D) Florida Terrace ★★☆☆☆



Baseline \$0

- DESIGN CONSTRAINTS
- BUILDING FORM
- POTENTIAL DELAY
- CONSTRUCTION COSTS

*Apples to Apples Comparison:
Same Construction Schedule
Groundbreaking Spring 2015*

SITE EVALUATIONS FOR A NEW TOWN HALL

Costs

(A) Above the Gate ★★ ★★ ★★ ★★ ★★



+\$145,000 to +\$245,000

(B) Pratt Park ★ ★★ ★★ ★★ ★★



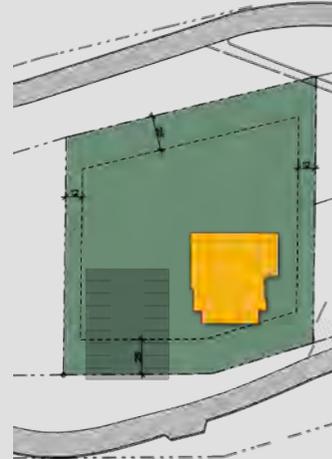
-\$10,000 to -\$60,000

(C) Next to Post Office ★★ ★★ ★★ ★★



-\$10,000

(D) Florida Terrace ★★ ★★ ★★ ★★ ★★



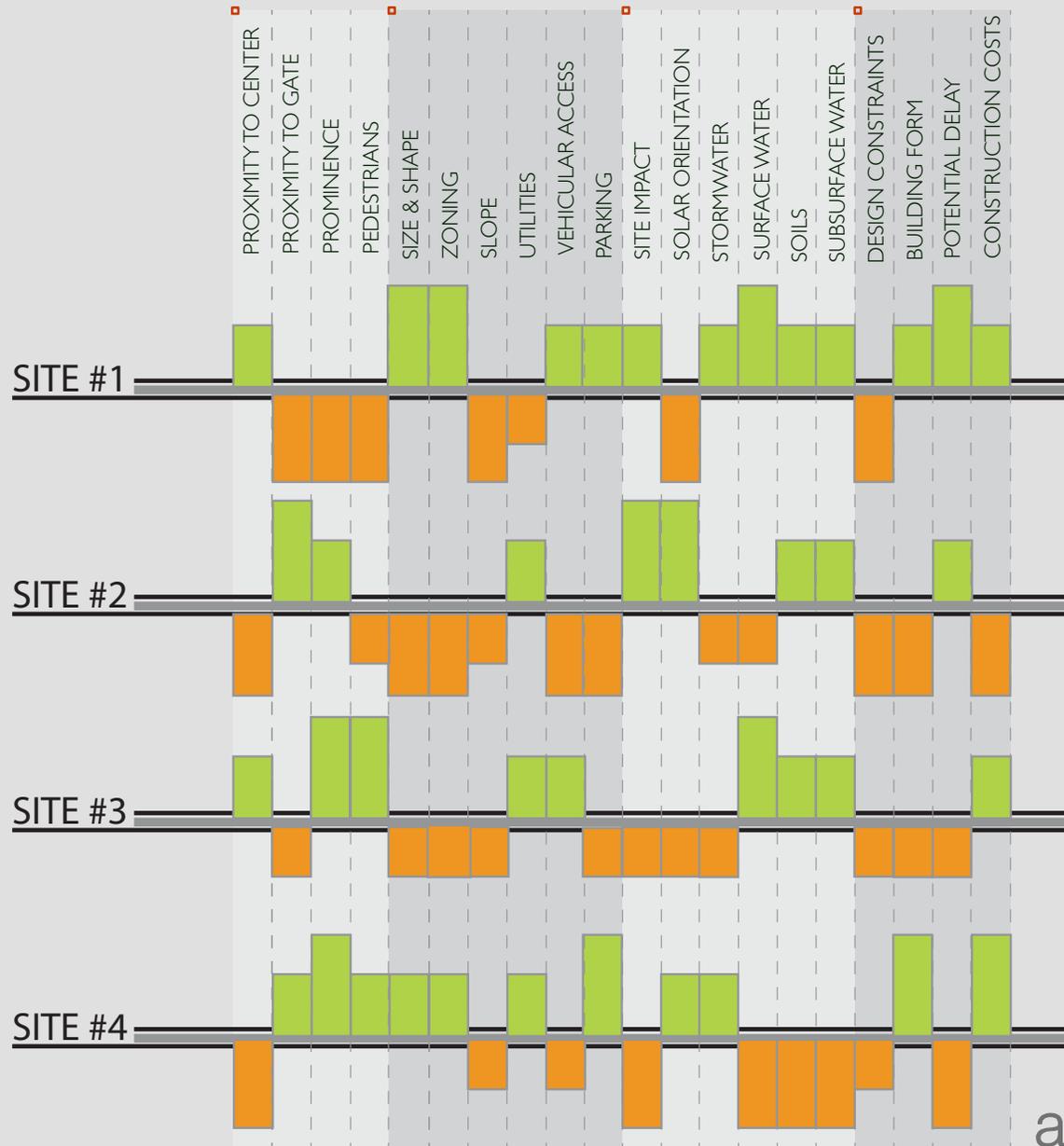
Baseline \$0

- DESIGN CONSTRAINTS
- BUILDING FORM
- POTENTIAL DELAY
- CONSTRUCTION COSTS

*Apples to Apples Comparison:
Same Construction Schedule
Groundbreaking Spring 2015*

HOWEVER:
*Schedule Must Be Extended Where
Property Acquisition or Rezoning is
Involved
AND
Delays Cost Money*

SITE EVALUATIONS FOR A NEW TOWN HALL

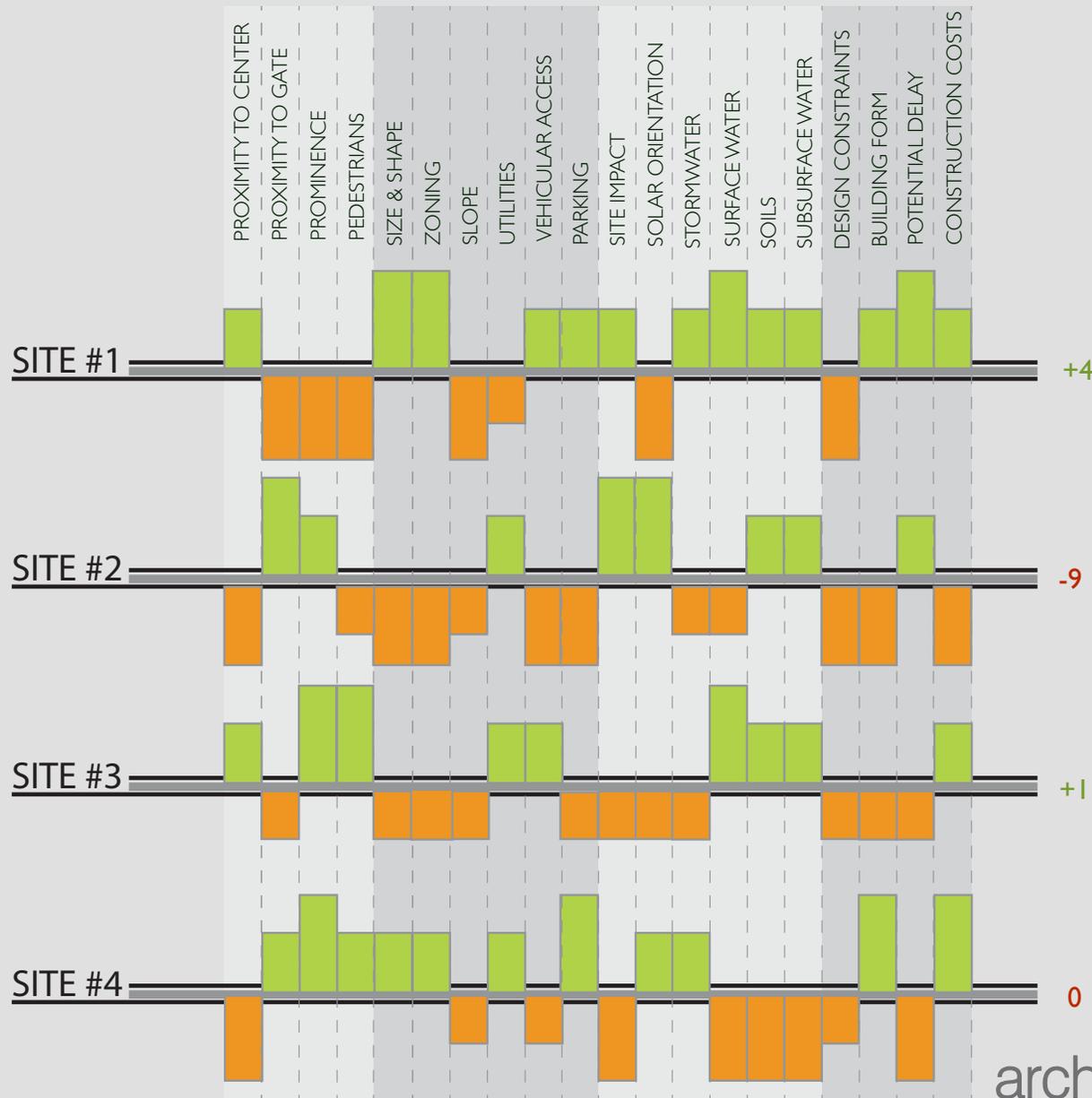


LOCATION
 SITE CONFIGURATION & ACCESS
 ENVIRONMENTAL ISSUES
 IMPACTS ON COST

SITE EVALUATIONS FOR A NEW TOWN HALL

THESE ARE NOT RANKINGS!
This is a Tally of Pros & Cons

UNWEIGHTED COMPARISON
No Individual Factors Weighted
Higher Than Others



(D) Florida Terrace

(A) Above the Gate

(C) Next to Post Office

(B) Pratt Park

SITE EVALUATIONS FOR A NEW TOWN HALL

Summary

SITE A: Above the Gate

Not Viable Site
Configuration, Access & Parking Critically Poor
Very Good for Environmental Issues
Some Delay to Project
Most Expensive to Develop

SITE B: Pratt Park

Viable Site
Very Good for Location
Very Good for Site Configuration & Access
Worst for Environmental Issues
Greatest Potential Delay to Project
Costs Good, Slightly Less Than Site D
Potential Land Costs Not Analyzed
Property Acquisition is Not a Certainty
Loss of Public Park Space

SITE C: Next to Post Office

Viable Site
Best for Location
Poor for Configuration & Access
Poor for Environmental Issues
Major Delay to Project
Costs Good, Marginally Less Than Site D
Potential Land Costs Not Analyzed
Property Acquisition is Not a Certainty

SITE D: Florida Terrace

Viable Site
Worst for Location
Best for Site Configuration & Access
Very Good for Environmental Issues
No Delay to Project
Costs Good, Roughly at Par with Site C