

SITE OPTION **1** SAN FELIPE ROAD SITE

PRO'S

- SERVES SO. EVERGREEN AREA
- CENTER OF GEOGRAPHIC AREA
- BUS LINE
- FUTURE POP. GROWTH TO SOUTH
- MORE BEAUTIFUL
- 4 LANE ROAD FOR ACCESS
- SPREAD OUT
- ON FUT. TRAIL (THOMPSON CREEK)
- CLOSE TO COM. CTR.
- " " EVER. COL.
- SHARED PARKING.
- SILVER OAK (APPROX. 1 MI)
- NEAR VILLAGES

SITE OPTION **1** SAN FELIPE ROAD SITE

PROS

- Serves South Evergreen area
- Center of geographic area
- Site on bus line
- Future population growth to South
- More beautiful site
- Four lane road for access
- Spread out
- On future trail (Thompson Creek)
- Close to community center
- Close to Evergreen College
- Shared parking
- Silver Oak Elementary School (approx. 1 mile)
- Near Villages

CONS

- TRAFFIC EGRESS ON SAN FELIPE
- SHARED PARKING
- FUT. EXPANSION TO 2ND FLR.
- SAFETY CONCERN FOR PEDESTRIANS
- NOT PRACTICAL FOR WALKING (FROM SCHOOL)
- RESIDENTIAL DENSITY IS LOWER
- IMPACT NEARBY STREET FOR PARKING.
- COMPETITION FOR PARKING ON SAT. (FOR WEDDINGS) OR SUN.
- SINGLE DESTINATION
- LIMITS EXPANSION OPPORT. FOR CHURCH
- ADDITIONAL COST DUE TO RIPARIAN CORR.
- STORM DRAINAGE COST ADDITIONAL
- HIGHER INSURANCE
- IMPACT ON WILDLIFE

CONS

- Traffic egress on San Felipe
- Shared parking
- Future expansion to 2nd floor
- Safety concern for pedestrians
- Not practical for walking (from school)
- Residential density is lower
- Impact nearby street for parking
- Competition for parking on Saturday (for weddings, etc.) or Sunday
- Single destination
- Limits expansion opportunity for church
- Additional cost due to riparian corridor
- Storm drainage additional cost
- Higher insurance
- Impact on wildlife