

Location Map

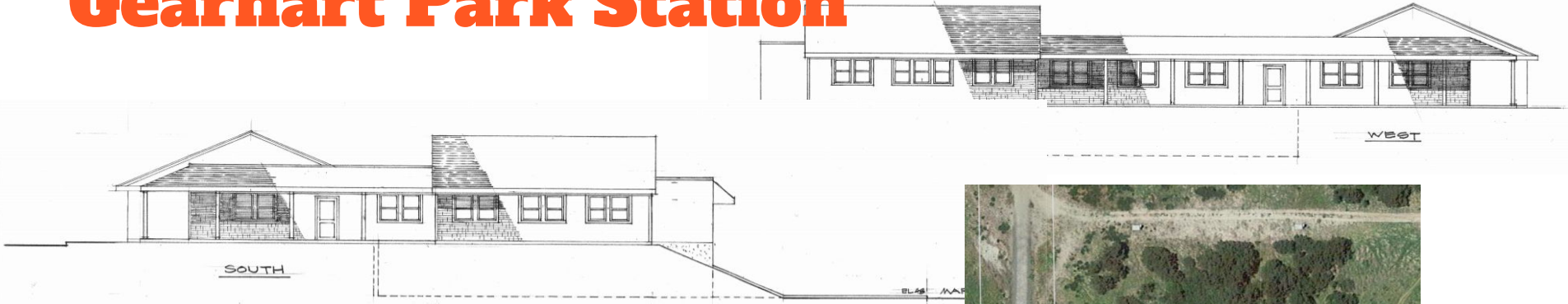
(A) Gearhart Park Station

(B) Pacific Way Station
(Current Location)

(C) Highpoint Station



Gearhart Park Station

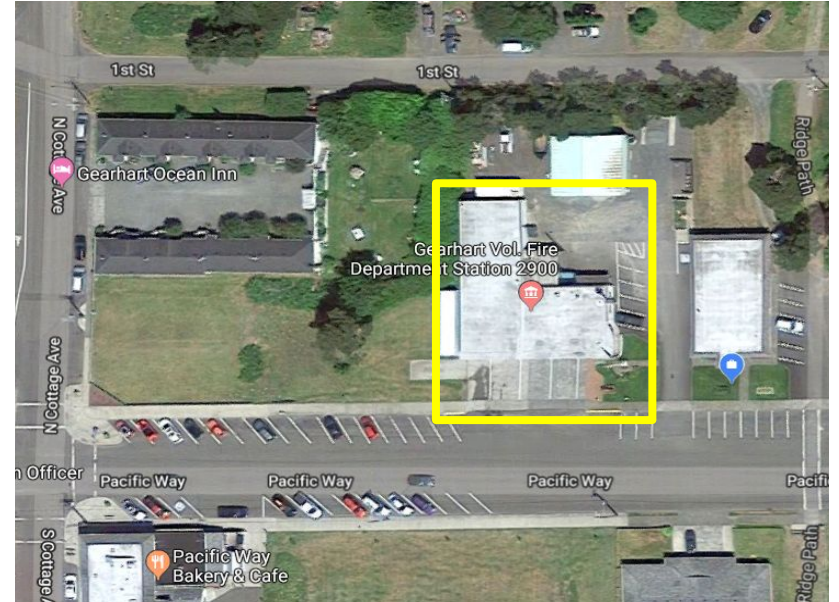


Gearhart Park Station



- **Elevation:** 50' at building site
- **Building type:** 10,000-13,000 sf. Single level w/ possible vertical evacuation to roof
- **Design:** Designed to minimize visual impact and footprint
- **Landscaping:** Able to extend and enhance west and north parts of parks using fill from site construction. Irrigate and plant trees. Create open space (green highlight)
- **Park loss:** Minimal, total net park loss would only be around .3 acres (3/10 of an acre) by extending park west and north (green highlight)
- **Zoning:** County would need to approve removal of deed restriction as they did with water treatment facility, same process, rezone to be Public/Semi-Public
- **Cost:** Estimated currently at \$5 -7M for construction
- **Property Taxes:** The cost per \$1000 of home value would be \$0.55-\$0.77. A \$400,000 home would be assessed \$220- \$308 per year if a bond were to pass.
- **Geology:** Stable, packed sand, minimum prep work required.
- **DOGAMI:** Possible exception required
- **Proximity to Population and Volunteers:** Very good
- **Resiliency:** Good, most likely would be high enough to not be flooded by a M to L event

Pacific Way Station

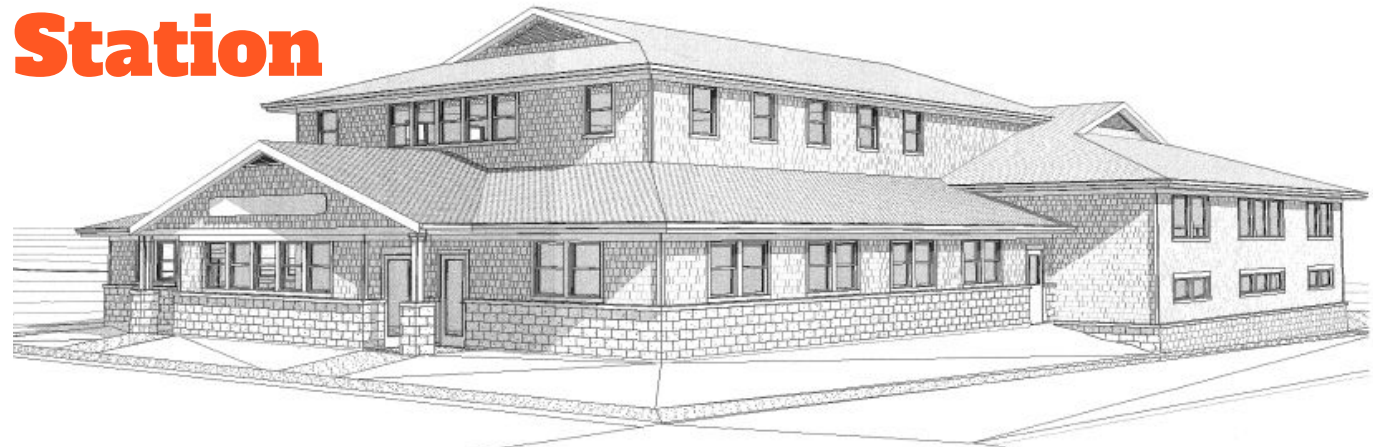


Pacific Way Station



- **Elevation:** 25' at building site
- **Building type:** 11,000-13,000 sf. May require 2 stories to accommodate public works, temporary structure and facilities would be required during construction
- **Design:** Designed to minimize visual impact and footprint
- **Landscaping:** Plant trees and shrubs to minimize impact and to match landscaping across the street
- **Zoning:** No re-zoning required.
- **Cost:** Estimated currently at \$6-8M for construction, temporary facilities will have to be erected
- **Property Taxes:** The approximate cost per \$1000 of assessed home value would be \$0.66-\$0.88 A \$400,000 home would be assessed \$264-\$352 per year if a bond were to pass.
- **Geology:** Built on fill, may require extensive site prep to meet seismic code.
- **DOGAMI:** Exception required because of height.
- **Proximity to Population and Volunteers:** Very good
- **Resiliency:** Fair, most likely would be flooded by a M or L event

Highpoint Station



Highpoint Station

- **Elevation:** 62'-65' at building site
- **Building type:** 11,000-13,000 sf. double level most likely due to geographic constraints
- **Design:** Designed to minimize visual impact and footprint
- **Landscaping:** Plant trees and shrubs to help minimize impact and create as much residential feel as possible
- **Zoning:** Conditional use for government facility
- **Cost:** Estimated currently at \$6-9M which includes construction and property acquisition costs
- **Property Taxes:** The cost per \$1000 of home value would be \$0.66-\$0.99. A \$400,000 home would be assessed \$264-\$396 per year if a bond were to pass.
- **Geology:** Stable, packed sand, minimum prep work required.
- **DOGAMI:** No exception required because of height.
- **Proximity to Population and Volunteers:** Very good
- **Resiliency:** Excellent, most likely would not be flooded by any size event

