

Site Development Costs: \$1,827,808

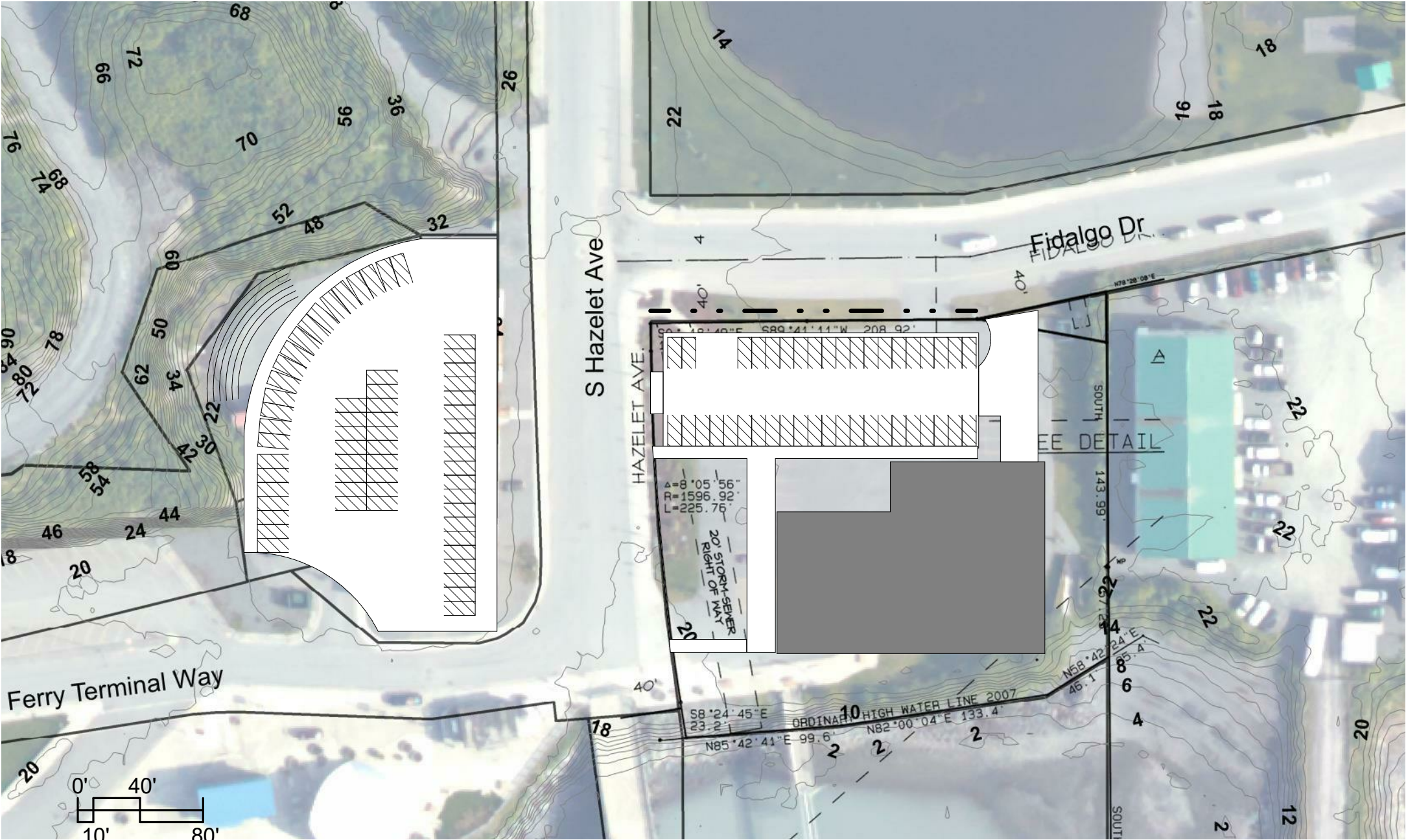
Overall Project Cost: \$21,064,828

Benefits

- Greeting of Dock Arrivals
- Enhanced visitor experience
- Synergy with festivals
- New parking area can be used for gathering
- Positive waterfront development
- Potential for collaborative planning of events and programs
- Interpretive potential with pipeline vantage point
- Programmatic synergy with convention center and Ruth Pond.

Challenges

- Demo of Yellow Building
- Soils at building site unknown
- Development of new parking needed to replace what is going away.
- Potential community concern on loss of current lay down area (mitigated somewhat by development of yellow building site.)
- Confirm no conflicts with Museum use in the Foreign Trade Zone



Site Development Costs: \$3,231,202

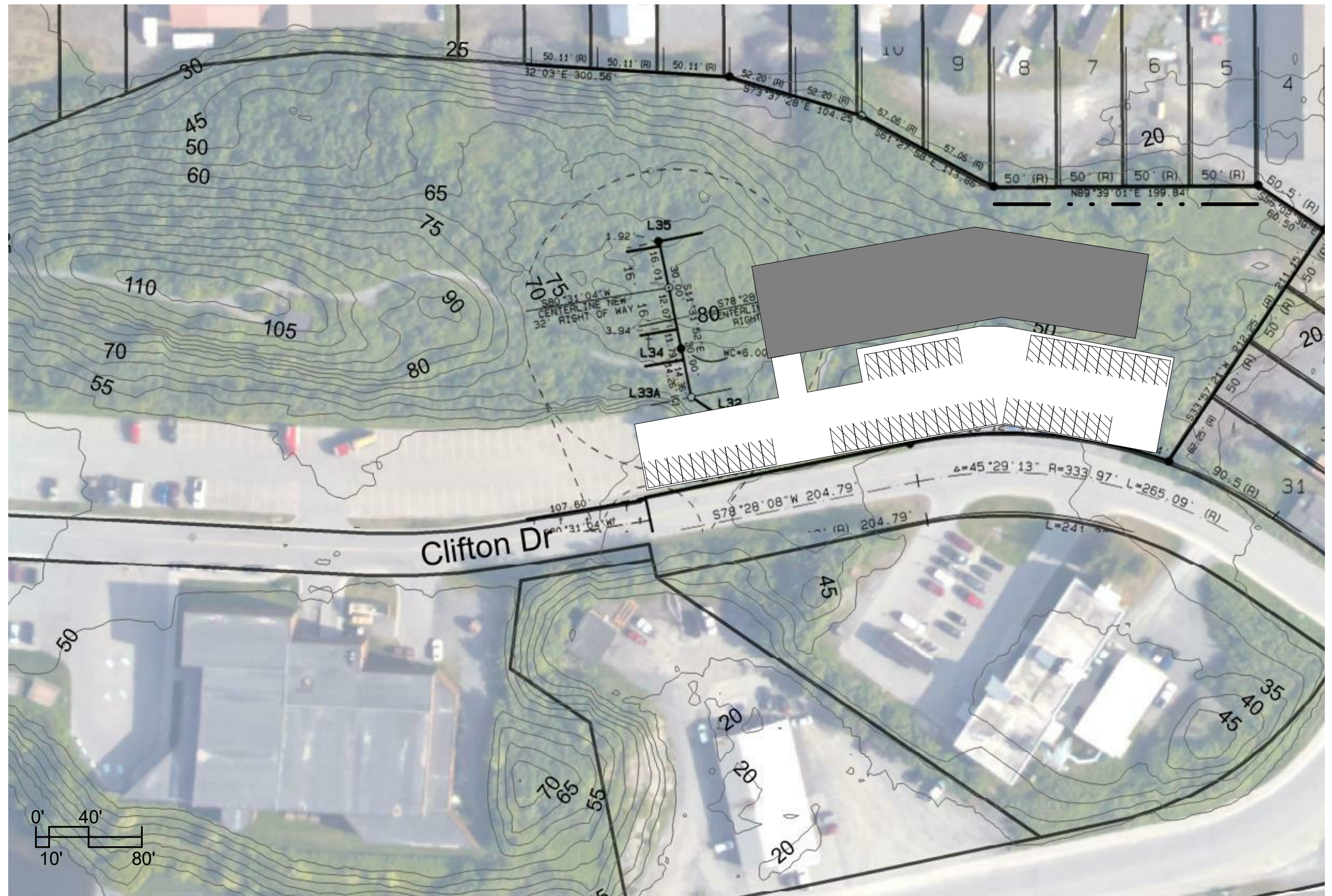
Overall Project Cost: \$22,468,222

Benefits

- Potential collaboration of use with convention center.
- Centralized location
- City owned site
- Potential views from higher elevation.
- Potential for more iconic architectural form.

Challenges

- Site topography will likely lead to higher development cost and floor plan that may not be as adaptable
- Unlikely synergy with Homeland Security across driveway. Lends and overly institutional feel.
- Less incidental pedestrian or vehicular traffic to site and residual to businesses around museum.
- Limited separation between receiving and main entry visibility
- Additional story necessary to take advantage of views.



Site Development Costs: \$1,371,300

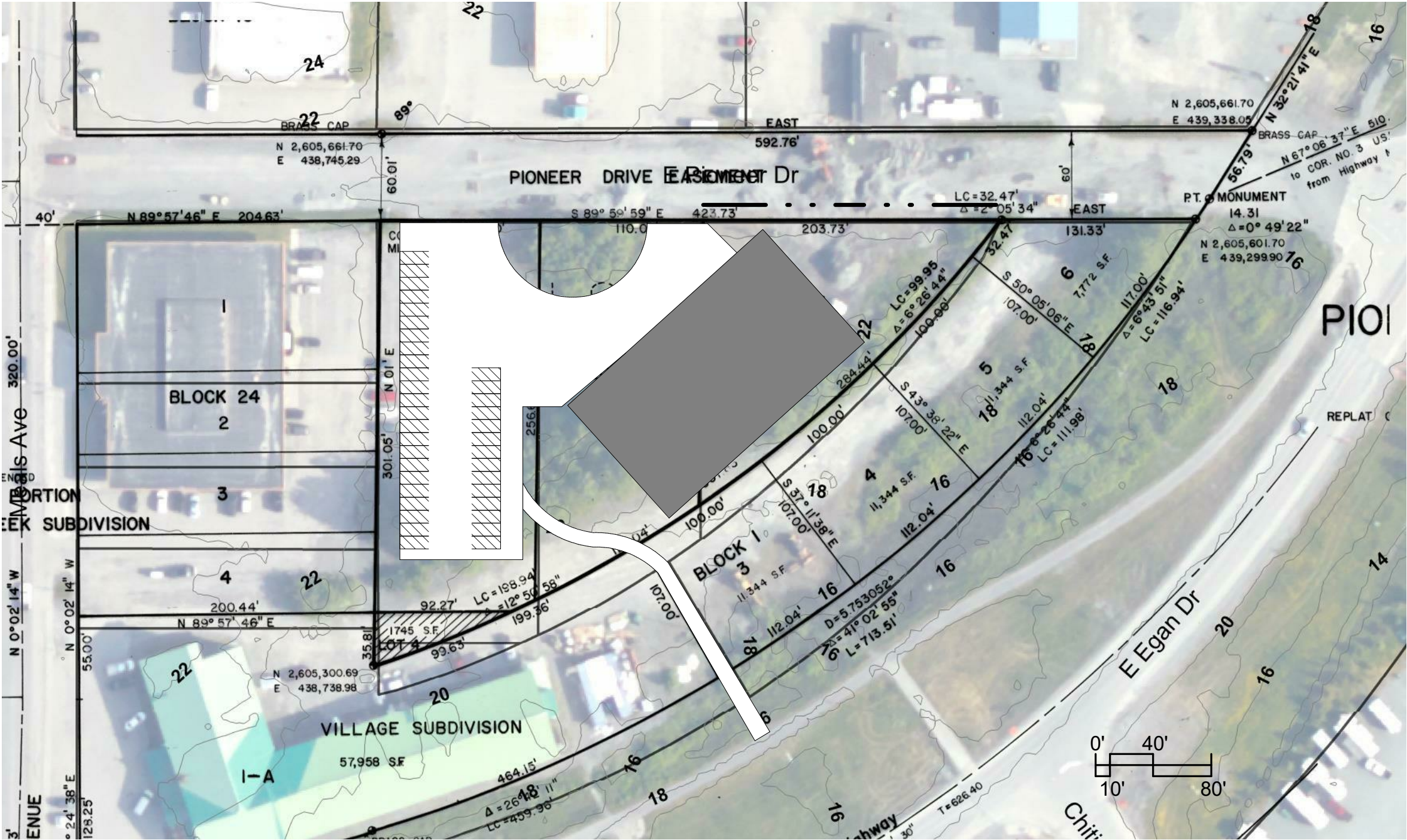
Overall Project Cost: \$20,608,320

Benefits

- Good potential for bus pull through and drop off.
- Potential visibility from gateway.
- More options for alternate layout in regard to parking and building position
- Flat site.
- Possible expansion potential

Challenges

- Difficult pedestrian connection
- Distance from business development.
- View more prominent on Pioneer Dr. than Egan Dr.
- Impact from development of properties to the south unknown.
- Water table issues may be present.



Site Development Costs: \$580,364

Overall Project Cost: \$20,542,014

Benefits

- City owned.
- Project could be phased to avoid temporary relocation for artifacts during build
- Reuse of portion of existing building.
- Potential downtown revitalization catalyst.
- Maintains presence in business district.
- Returning visitors familiar with location.
- Synergy with Library civic functions

Challenges

- Shared parking with Library needs confirmation.
- Smaller overall footprint may be necessary due to setbacks.
- Two stories (additional square feet) would be necessary to meet same program.
- Diminished potential for outdoor display.
- Noise from street traffic may have greater impact.
- Floor Plan flexibility may be diminished and may limit future programs.
- Concern over limited open space.

