

WEST SITE

EAST SITE

POTENTIAL SITE EXPENSES

- PROPERTY COST: *T.B.D.*
(ASSESSED \$1,200/ACRE)
- ROADWAY CONSTRUCTION:
60 FT @ \$150/FT = \$9,000
- SANITARY SEWER EXTENSION:
\$30,000
- GRADING WITH BALANCED CUT/FILL:
MINIMAL COST

- PROPERTY COST: \$22,000/ACRE
(ASSESSED \$1,250/ACRE)
- ROADWAY CONSTRUCTION:
420 FT @ \$150/FT = \$63,000
- EXISTING UTILITIES NEAR SITE:
MINIMAL COST
- IMPORTED FILL REQUIRED:
20,000 CU. YD. @ \$10/CU. YD. = \$200,000

CONCERNS

- FLOOD PLAIN OBSTRUCTS WESTWARD EXPANSION
- DISTANCE TO SCHOOLS
- NEIGHBORING USES REQUIRE CONSIDERATION IN DESIGN (*FSC*)

- EXISTING WATERSHED BISECTS SITE
- ZERO NEW STREET FRONTAGE
- COMMUNITY VISIBILITY LIMITED
- GROWTH POTENTIAL LIMITED BY NEIGHBORS
- MULTILEVEL DEVELOPMENT PROBABLE WITH PARKING

CONSIDERATIONS

- FLAT (ONE LEVEL) DEVELOPMENT POSSIBLE WITH ALL PARKING
- GROWTH POTENTIAL NEARLY UNLIMITED TO THE SOUTH
- PROMINENT LOCATION INCREASES CHURCH VISIBILITY
- FREEDOM TO CREATE A NEW AESTHETIC VISION

- PROXIMITY TO SCHOOLS
- EXISTING SANCTUARY OFFERS ESTABLISHED DESIGN CONTEXT