

**ATTACHMENT E  
ALTERNATIVE SITES**

**Leased Facility**

55 NW 23<sup>rd</sup> Avenue (Salvation Army Thrift Store – Private Owner)

- Site Description: 1525 s/f office space and 5700 s/f attached warehouse behind store  
Zoned Industrial (I-1)
- Primary Advantages: Meets programmatic requirements  
RTS Bus stop less than ¼ mile via 6<sup>th</sup> Street  
No lease charge
- Primary Disadvantages: No attractive outdoor space  
Proximity to neighborhoods and charter school  
Significant renovation costs

1000 NE 16<sup>th</sup> Avenue (Private Owner)

- Site Description: 6500 s/f office space (Building F) in Office Complex  
Zoned Mixed Use (MU-1)  
\$11-\$15 s/f depending on renovations required
- Primary Advantages: Meets programmatic requirements  
RTS Bus stop adjacent to site
- Primary Disadvantages: Renovations to accommodate personal care facilities difficult  
Limited outdoor space  
Proximity to neighborhoods, schools and day care center

Landfill site – City Owned Land on SE 13<sup>th</sup> Rd

- Site Description: 20+ acres at site of Water Reclamation Plant  
Not recommended for campus due to landfill concerns
- Primary Advantages: Could meet programmatic needs with modular building  
RTS Bus stop less than ¼ mile
- Primary Disadvantages: Would require lease of modular for temporary location  
Proximity to residential neighborhoods

**Campus Site for Modular Building**

2532 SE Hawthorne Road (Private Owner)

- Site Description: 5 acres for \$600,000; owner will consider a land lease w/ option to buy  
Zoned Mixed Use (MU-1) and Residential Single Family (RSF-1)
- Primary Advantages: Long-term solution as permanent campus envisioned in GRACE  
Attractive outdoor environment  
RTS bus stop at site
- Primary Disadvantages: Proximity to residential neighborhoods  
Cost of purchase not budgeted; does not include modular building

Other City-owned sites