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SUPERIOR COURT LAND USE ISSUES

Cortez Hill	Walker Scott
A. URBAN DESIGN	
1) Nature of Use	
Mixed use project encouraging governmental uses as well as office, restaurant, retail and residential. Existing offices, restaurants and family courts located nearby.	Nature of use is 9am - 5pm for entire building; bank-like use which already exists on two adjacent corners. Three of four corner sites would be 9-5 uses, and as such, no nighttime "24 hour" uses encouraged.
2) Parking Access/Ramps	
Existing street level access with minimal curb cuts and sidewalk impacts.	Ramp access to minimal underground parking will compromise 5th Avenue sidewalk use.
3) Public Interaction	
Proposed closure of 8th Avenue will provide street level gardens and a courtyard for pedestrian activity.	Blank wall at street level, violating street wall and transparency design guidelines.
B. TRANSPORTATION/PARKING	
1) Congestion	
Adjacency to I-5 and I-163 keeps cars from impacting congested downtown grid.	Brings additional traffic into an already heavily congested downtown grid.
2) Parking	
385 parking stalls available. 125 spaces exclusively assigned for court use. Secured parking for judges.	Stacked mechanical lifted stalls. Limited on-site assigned parking (60 spaces). No public parking availability on-site. Therefore, all public parking must be on-street or at Horton Plaza.

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3) Transportation	
Located adjacent to major bus routes. Shuttle service is being negotiated with County.	Relies heavily on public transportation usage in spite of the fact that most of the uses will be automobile dependent.
Easily accessed by automobile from major freeways.	Difficult access to site from major freeways.
C. FUNCTION	
1) Expansion Potential	
Unlimited potential for expansion of Court and associated uses within the 4 block masterplanned development.	Questioned viability of expansion beyond initial renovation, which requires 2 floors to be added to the existing "Historic Site."
2) Space Design	
Open clear-span structure. Provides optimum space design flexibility.	Existing interior columns compromise flexibility of space design/tenant improvements.
3) Assembly Use	
Structure originally designed and permitted for large occupancy/assembly uses. Structural design complies with emergency occupancy for public buildings under seismic criteria.	Building originally designed as a retail complex. Extensive renovation required to comply with Occupancy Code.
D. HISTORICAL/SCHEDULING	
1) Historical	
No constraints related to historical designations. Exterior facade treatments flexible to create desired image.	Compliance with historical renovation criteria compromises judicial/public building facade imagery.

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2) Scheduling	
Anticipated 5-month occupancy schedule with potential for phased early occupancy.	"Ambitious" 9-month occupancy schedule. Potential for extensive delays due to historic designation.
E. ECONOMICS	
1) Renovation Costs	
$2.5 million renovation required.	$13 million renovation required.
Minimal structural renovation necessary for existing Convention Center and parking structure.	Possible delays by unforeseen structural problems and historic criteria could further inflate renovation costs.