

## **Pros and Cons of Building the PAC at Mountain View vs Lakeview Compiled at 7.21.23 SAC Meeting**

### **Mountain View**

#### **PROs**

- It is already there.
- Years of discussion have included a PAC at Mountain View.
- It draws people south of Grand.
- We have already done a good deal of work to put it at MTV; would that go to waste if it were built elsewhere?
- We have got parking there.
- 500 people fit there; where else can we do that?

#### **Cons**

- Removing the PAC allows for more things that are used daily.
- Removing the PAC would allow for a gymnasium.
- Street traffic very difficult at Mountain View.
- Incompatible uses
- What if there are reasons that the PAC cannot be built at Lakeview? You have destroyed Mountain View. Where would the PAC go then?
- Where do you get 45 pickleball courts if the PAC is at Mountain View?
- No commercial enterprises close by for dining/meeting fellow event-goers.
- Where do the Players go during construction?

### **Lakeview**

#### **PROs**

- Centrally located
- More acreage
- Flexibility
- It can be built without tearing anything down.
- Great place to visit; different atmosphere because of lake
- Traffic patterns
- Event destination (dress, plan to meet others)
- Beautiful location; setting is spectacular
- Avoid mixing unlike activities
- Surrounded by restaurants/bars compared with entirely residential neighborhood at MTV.
- Players club can continue to perform at MTV during construction.
- Timeline is unknown. PAC would be addressed as top priority. Money is available. No reason to delay construction.

#### **Cons**

- Perception that PAC would be delayed again.
- Lakeview better used for community area, not just to go into a building.
- Stop lights can be a negative.
- A PAC at Lakeview would destroy the ambiance there (large building).
- Would have to do something about parking
- If we work on a PAC and MIV at the same time, the improvements for Mountain View require the destruction of the building, meaning more delay
- Parking 1 spot per every 200 sq ft
- While in theater, you do not really make any use of the lake.
- No roadside parking in neighborhood.
- Different clientele for our PAC than P83.
- We must deal with parking no matter where we go.
- Vertical parking is expensive.