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# ISTHMUS DEVELOPMENT SCENARIOS

MAY 15, 2014

- Discuss desirable mix of uses and design concepts, but not “pick a scenario”
- Provide feedback on next steps, including additional outreach

- Every table
  - Redeveloped the Yacht Club parking lot
  - Included a mix of uses on City-owned properties
  - Connected and extended Percival Landing
- Majority of the groups:
  - Demolished the Capitol Center building,
  - Redeveloped the Image Source building
- Big Differences
  - Location of park land
  - Mix of uses (focus on housing vs. civic vs. retail)
  - Some tables discussed height limit increase

# Existing

Budd Inlet

Percival Landing Park

Olympia Ave

State Ave

4th Ave

Simmons St

Sylvester St

5th Ave

Capitol Lake Park

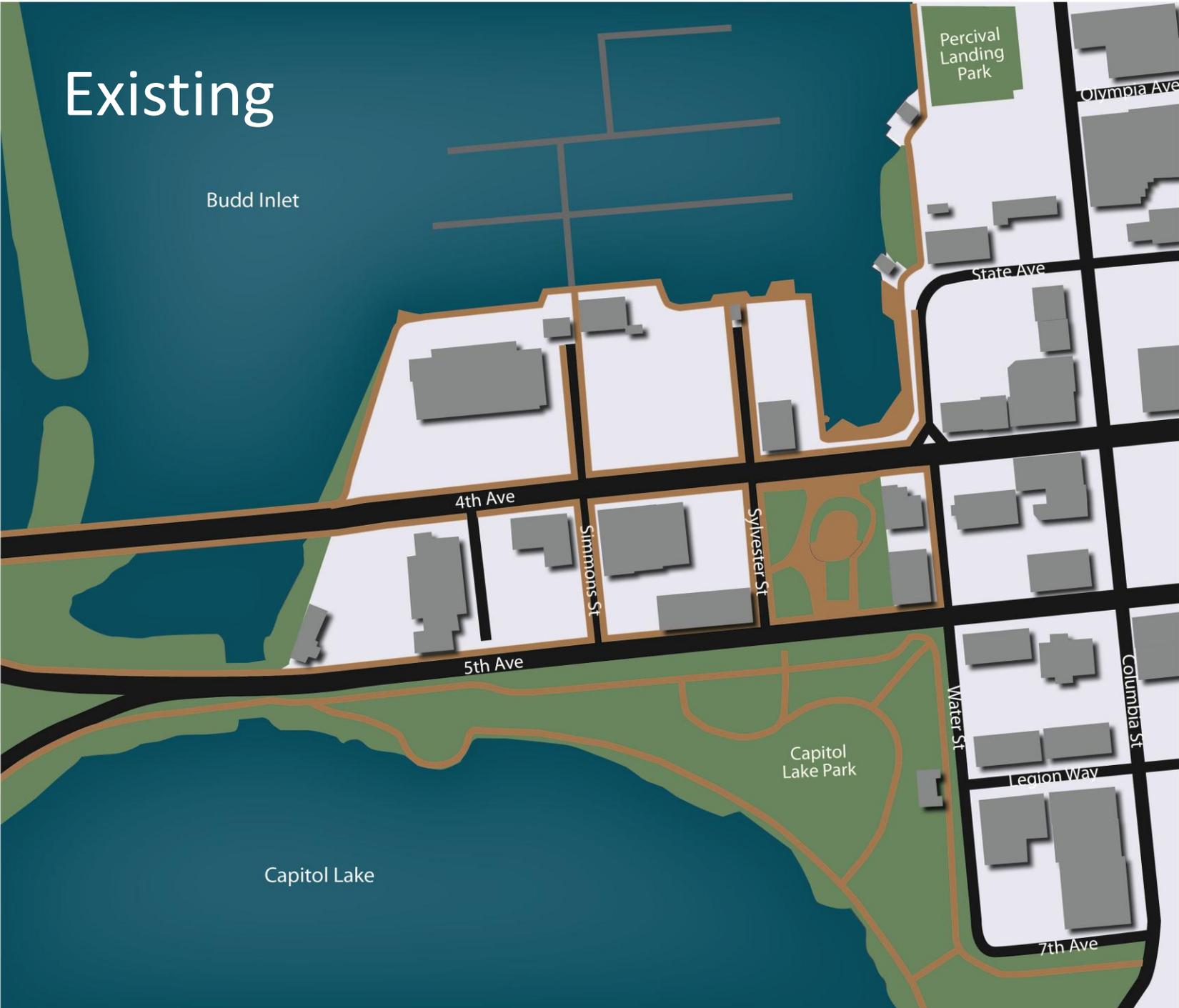
Water St

Columbia St

Legion Way

Capitol Lake

7th Ave



# A: Base Case



# B: Central Park



Budd Inlet

Percival Landing Park

Olympia Ave

State Ave

Surface Parking

3 Story Mixed Use with Structured Parking

Ground Floor Retail

Enhanced Percival Landing

4th Ave

3 Story Mixed Use

Surface Parking

Library or other Civic Space

Simmons St

Sylvester St

3 Story Mixed Use

3 Story Mixed Use

5th Ave

Capitol Lake Park

Water St

Columbia St

Leigon Way

Capitol Lake

7th Ave

# C: Green Connections



# Festival Street -- Bell Street Park, Seattle

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## Discussion – Design Concepts

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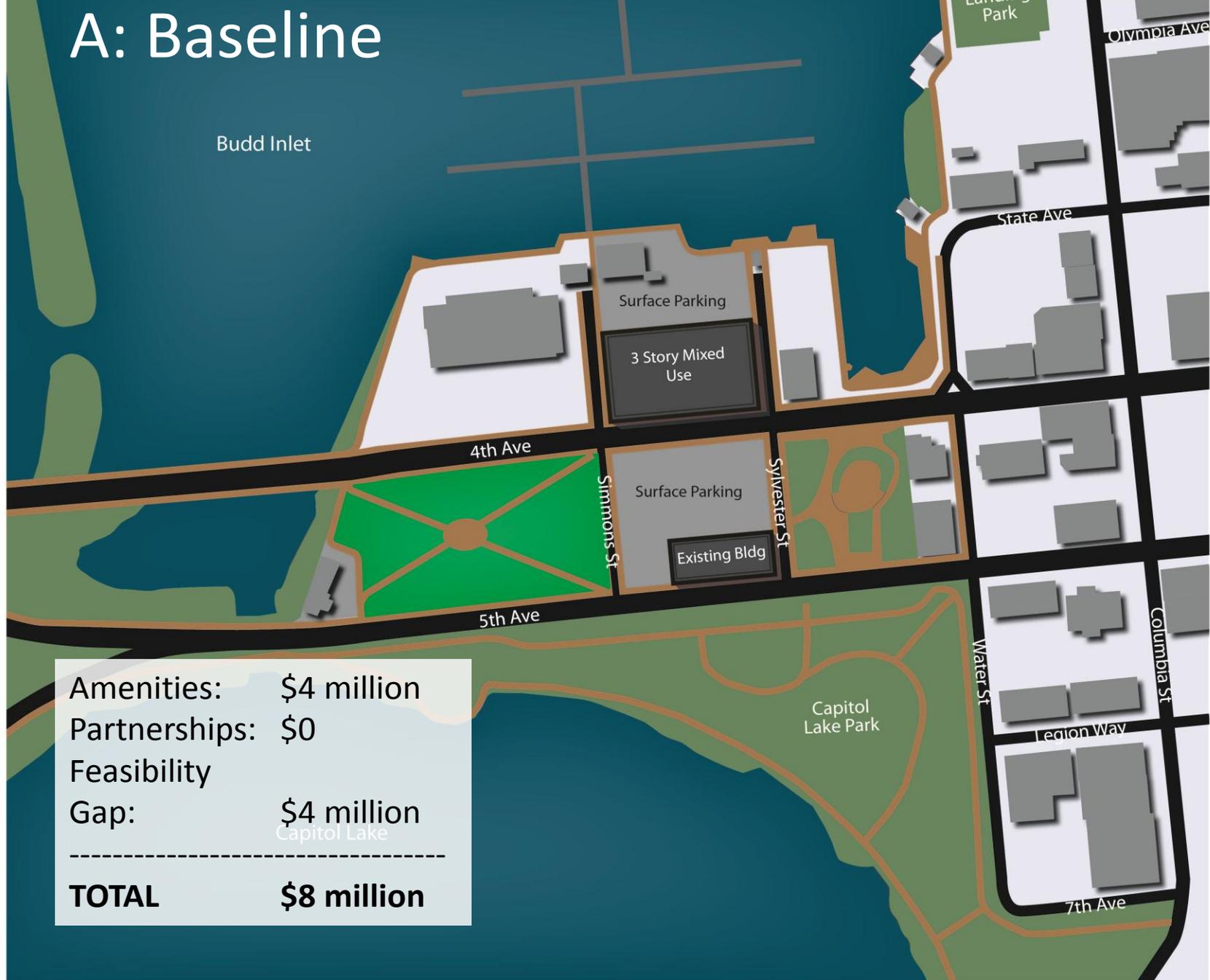
- Do these designs reflect community priorities?
- What do you like?
- What do you not like?

# Top 5 Results from ranking the Guiding Principles

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Poster Number	Guiding Principle	Number of Votes (Dots)
1	Create a vibrant mixed use area combining housing, retail, office and park space.	50
4	Create an extraordinary pedestrian environment, which could include public art, public gathering spaces, outdoor dining, street vendors, performance space, retail and restaurants.	48
8	Consider how to eliminate blight and stimulate reinvestment.	36
14	Consider the viability of redevelopment proposals from an economic perspective.	36
2	Consider the needs of existing businesses and property owners so they can grow and prosper.	33

# A: Baseline



Amenities: \$4 million

Partnerships: \$0

Feasibility

Gap: \$4 million  
Capitol Lake

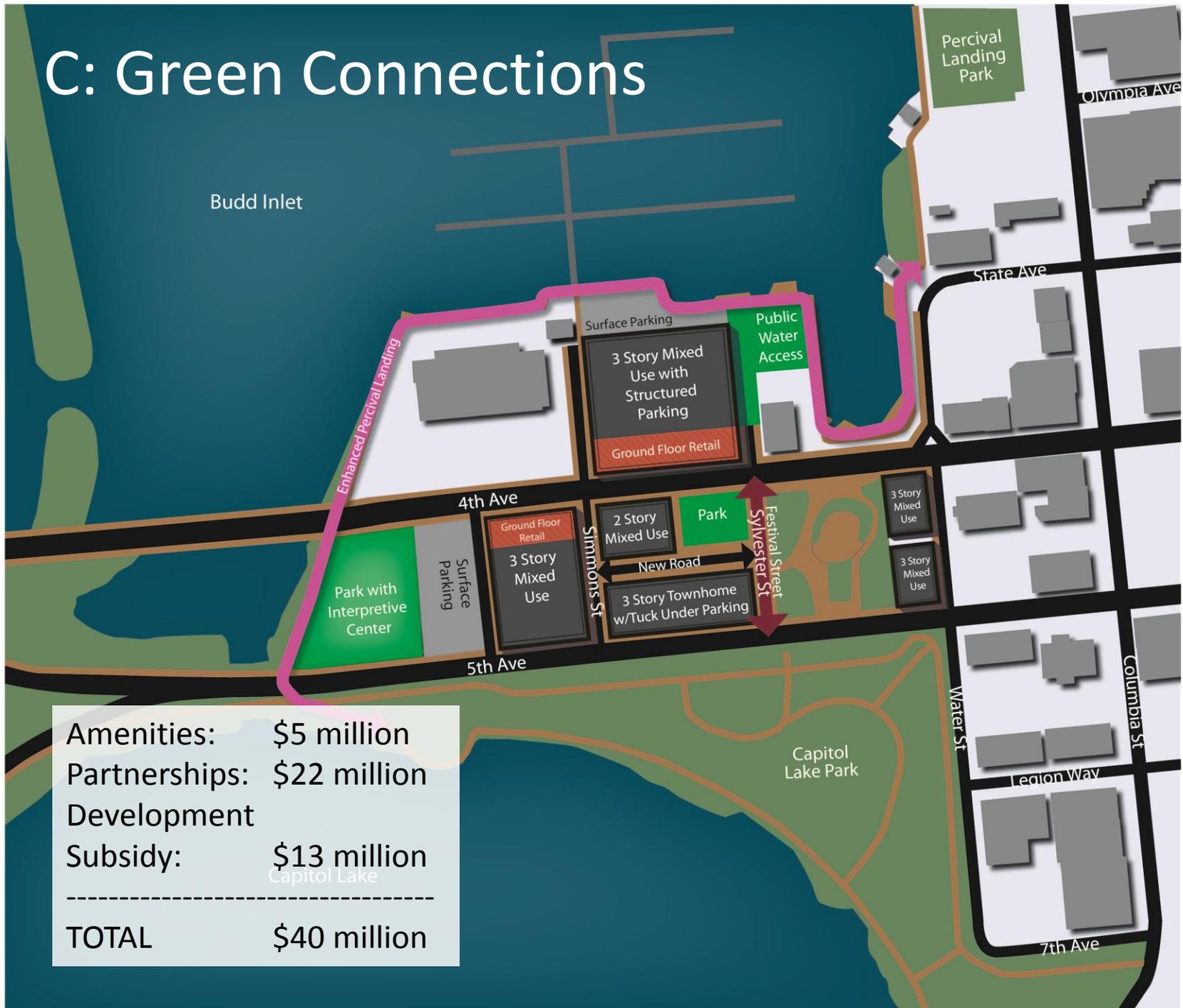
**TOTAL \$8 million**

# B: Central Park



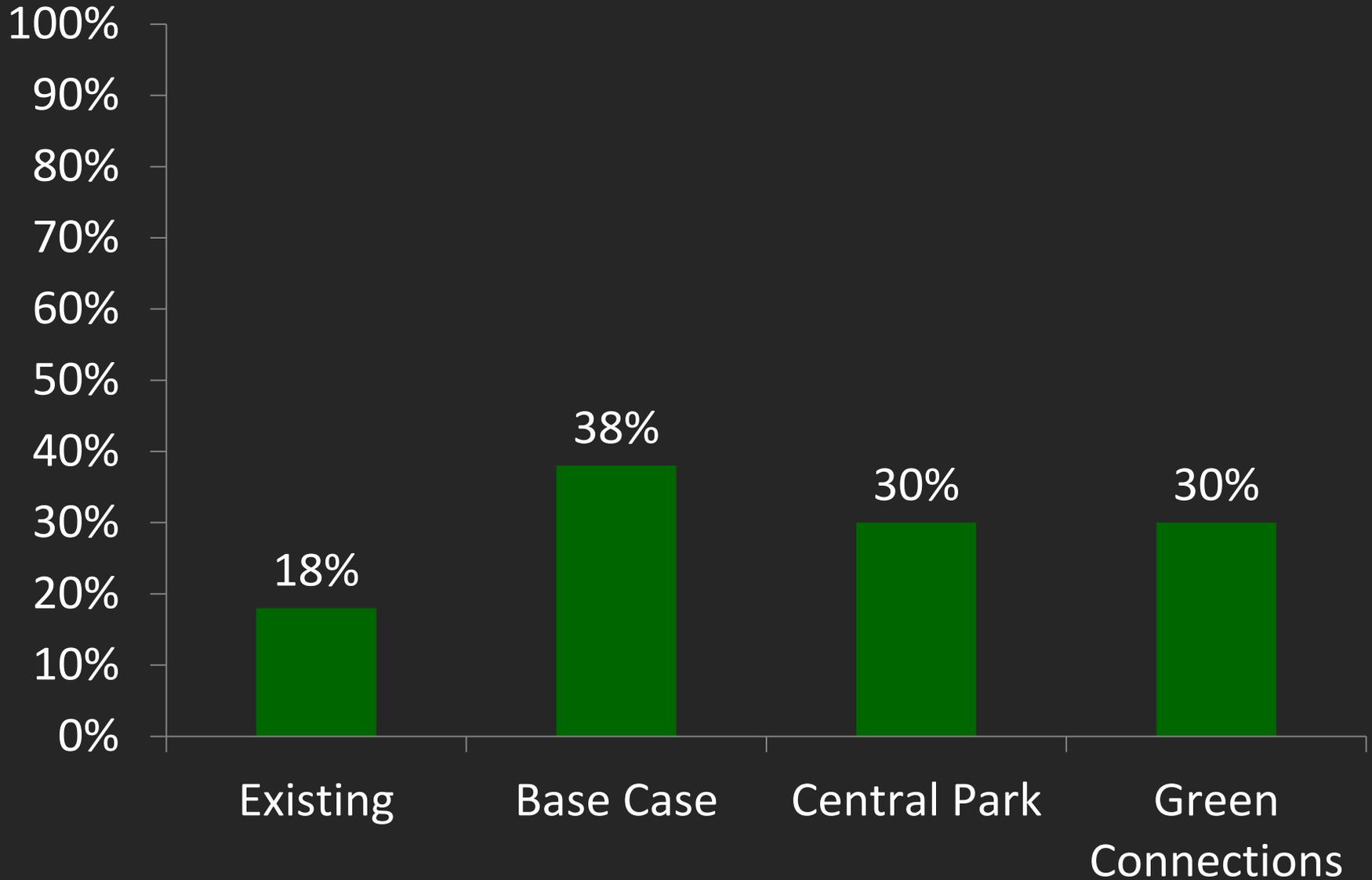
Amenities:	\$18 million
Partnerships:	\$19 million
Feasibility	
Gap:	\$12 million
	Capitol Lake
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<b>TOTAL</b>	<b>\$49 million</b>

# C: Green Connections



Amenities:	\$5 million
Partnerships:	\$22 million
Development	
Subsidy:	\$13 million
	Capitol Lake
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TOTAL	\$40 million

# New Park Area (percent)



- Decrease development costs
  - Building height
  - Parking ratios
  - City-developed parking
  - City sponsored acquisition, brownfield remediation, demo
- Increase achievable rents
  - Mix of uses (retail, etc.)
  - Streetscape improvements
  - Parks

## Discussion – Costs and Feasibility

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- How does this change your thinking?
- What about mix of uses?
- What about implementation?

- Are we ready for this?
- What are the obstacles?
- What do you think we call this area?