

1 <u>Visit</u>		2 <u>Live</u>		3 <u>Work</u>	
Strengths	Challenges	Strengths	Challenges	Strengths	Challenges
<ul style="list-style-type: none"> Builds on assets and current identity Enhances retail activity Enlivens Capitol Lake waterfront Encourages bus ridership 	<ul style="list-style-type: none"> Probably requires additional parking supply May impact residential quality 	<ul style="list-style-type: none"> Will easily accommodate 5,000 new residents Links downtown to eastern neighborhoods 	<ul style="list-style-type: none"> Doesn't address economic growth Market area already mixed use 	<ul style="list-style-type: none"> Creates most diverse economy Leverages youthful and entrepreneurial energy 	<ul style="list-style-type: none"> Will require collaboration with Evergreen, County, and other interests Ability to attract tech industries may take work Some industries may create impacts
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<ul style="list-style-type: none"> Capitol Way could be a striking “Main St” Builds on current alley improvements Includes several innovative street design concepts 	<ul style="list-style-type: none"> Requires traffic analysis Cost: \$\$\$ 	<ul style="list-style-type: none"> Distributes street improvements around the downtown Connects residents to services Cost: \$ 	<ul style="list-style-type: none"> Doesn’t address major traffic issues Ignores north sector 	<ul style="list-style-type: none"> Focused improvements would have high impact in north sector Cost: \$\$ 	<ul style="list-style-type: none"> Should do study to identify parking and access needs May increase workday traffic Doesn’t address south sector
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<ul style="list-style-type: none"> Features will draw visitors from Puget Sound region Features will serve downtown residents Integrates Capitol Campus to downtown 	<ul style="list-style-type: none"> Features will require lots of resources Cost: \$\$\$ 	<ul style="list-style-type: none"> Features will make downtown more livable for residents Features will not create access and parking demands Cost: \$\$ 	<ul style="list-style-type: none"> Features will not be accomplished in short term Benefits will be very localized No “wow” factor 	<ul style="list-style-type: none"> Focuses energy and resources on one doable project: historic/cultural trail. Leverages private investment to provide amenity Cost: \$ 	<ul style="list-style-type: none"> Neighborhood-enhancing improvements will be delayed Most of the energy will be focused in north sector
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<ul style="list-style-type: none"> Creates “Sunset Magazine” environment Encourages high quality architecture and civic spaces 	<ul style="list-style-type: none"> Caters to people who enjoy amenities and attractions (perhaps at the detriment to other users) Requires high quality development 	<ul style="list-style-type: none"> Encourages families in downtown Enhances residential character Creates unifying pedestrian environment 	<ul style="list-style-type: none"> Caters to residents (perhaps at the detriment to other users) Will require strong design review May be a bit restrictive and bland 	<ul style="list-style-type: none"> Caters to residents (perhaps at the detriment to other users) Will require strong design review May be a bit restrictive and bland 	<ul style="list-style-type: none"> Generally caters to young and creative class (perhaps at the detriment to other users) Streetscapes will be focused more on functional rather than aesthetic and environmental needs
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