

**AREA 1 (Blair Street - Livingston Street)**

**Factors Potentially Influencing Redevelopment**

- Existing utility, office, and commercial uses
- Importance of Blair Street and Washington Avenue intersection
- Proximity to Capitol
- Proximity to MG&E and State Capitol power plants
- Adjacent to City Market and Das Kronenberg Apartments
- Adjacent to new medium-density residential
- Smaller infill sites (south side of Washington Ave.)
- Larger and contiguous parcels (north side of Washington Ave.)

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**Questions**

A. How should new development respond to the existing context? What buildings, places, and characteristics should be preserved and respected?

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B. What general and specific opportunities does this area hold? What constraints to desired development should be considered?

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C. What future uses and activities are most appropriate for this area? What are the most appropriate mixes and locations for these uses and activities?

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D. What should be the overall physical character (scale, personality, etc.) of this redevelopment area?

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E. What, more specifically, should be the character of Washington Avenue and Mifflin Street “streetscapes”?

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