

AREA 3 (Ingersoll Street – Baldwin/Dickinson Block)

Factors Potentially Influencing Redevelopment

- Existing office, commercial, industrial, and residential uses
- Large existing commercial/industrial facilities (e.g. Marquip and Metro)
- Importance of Baldwin and Ingersoll Street intersections
- Proximity of single-family residential neighborhood to Washington Ave.
- Proximity to rail and proposed Central Park
- Shallow redevelopment sites and alley (north side of Washington Ave.)

Questions

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

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

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?

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

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