

AREA 4 (Baldwin/Dickinson Block – Yahara River)

Factors Potentially Influencing Redevelopment

- Existing office, commercial, and industrial uses
- Borders the Yahara River and Parkway
- Importance of Baldwin Street and Washington Avenue intersection
- Adjacent to new Yahara riverfront residential (on Main Street)
- Railroad line passes through area and crosses Washington Ave.
- Large contiguous parcels
- Remnant parcels

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, Mifflin Street, and Main Street “streetscapes”?
