

Figure 19:
SWITCH TRACK ALLEY
 PLANNED MIXED USE DISTRICT
 CONCEPT PLAN



Key Recommendations

1. Enhance neighborhood gathering space function
2. Preserve historic buildings.
3. Infill vacant lots with housing organized around community green spaces.
4. Install community gardens and other public open space.
5. Repair streets and install streetscape improvements.

Merrill Neighborhood Gathering Space

- Existing community center
- Potential local market
- Park space
- Churches
- New residential housing
- Community garden

Buildings

- H** Historic
- N** New Investment
- R** Redevelopment Target
- V** Vacant

Historic Building

- Reuse for civic purpose
- Renovate facade



Reuse Buildings

- Recruit businesses and foster growth
- Neighborhood employment

IPM Foods

- Historic architecture
- Renovate facade



Potential park and/or gardens

Consider removal of building for open space

Potential artist loft space

Add entrance feature from main road

Potential residential redevelopment

Potential artist loft space

Streetscape Improvements

- Repair curbs
- Resurface road
- Install pedestrian lights
- Replace sidewalks
- Install landscaping and neighborhood signage

Residential Redevelopment

- Attached housing (e.g. row houses)
- 2-3 stories
- Units organized around community green spaces



500 Feet