

**Historic Industrial Experience**

- Celebrate industrial heritage and products
- Create “wall of honor” or “walk of fame”
- Incorporate murals or industrial art
- Enhance street with trees, banners, lighting
- Restore parking strip in front of building to green space



**Ladish Open Space Options**

- Communicate with Ladish on viable reuse options
- Determine presence and extent of contamination
- Possible expansion of Ladish Park
- Possible additional residential such as along Ramsey



**Packard Plaza Renewal**

- Position mixed retail/residential buildings close to Packard
- Bring in new higher-density housing site
- Incorporate under building and shared parking
- Design around central public square
- Orient building entries to public streets and square



**East Side Conversions**

- Small, shallow sites limit redevelopment potential
- Support lot assembly for redevelopment
- Allow mix of housing and neighborhood business
- Focus shopping near Ramsey & College
- Support façade improvements and new buildings
- Retain scattered historically significant buildings



**Kmart Area Renewal**

- Support existing businesses while still viable
- Plan for future mixed use redevelopment
- Create more intimate, pedestrian focused feel
- Support mix of retail, office, live-work & housing
- Extend Kingan and Kimberly Avenues
- Incorporate public green space



**Community Business Crossroads**

- Focus future shopping at key intersections
- Retain anchor stores and help them grow
- Infill oversized parking lots with new buildings
- Support redevelopment of obsolete buildings
- Bring new buildings closer to Packard Avenue



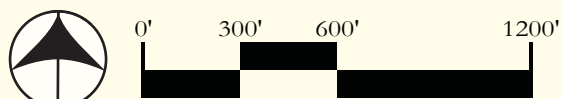
**Packard Avenue Enhancements**

- Clearly delineate total of two travel lanes
- Increase terrace width and landscaping
- Add parking along street
- Bump-out curbs at pedestrian crossings
- Create safer, well-marked crosswalks
- Enhance bus stops and street lighting



**CONCEPT PLAN**

**DRAFT**



- Reinvent area as mixed retail and housing district
- Pursue catalytic redevelopment of key sites
- Enhance the function and appearance of Packard Avenue
- Better connect corridor to neighborhoods through streets, sidewalks, and trails

**Figure 3.3.1**