**Goals:** The analysis of the Milo-Grogan community led us to find that there is a strong neighborhood foundation already in place. It is simply being underutilized. Within Milo-Grogan we found assets that should be preserved as well as assets that need to be renewed.

1. **The strongest asset is the existing urban form of the neighborhood fabric.** The blocks are quite dense with the buildings set back 15’-20’ from the street. This structure creates an attractive urban environment that is becoming increasingly popular for new developments. This urban fabric is being underutilized within the neighborhood due to its many vacant lots. Creating a rise in property values will attract investors to buy and fill these vacancies while benefitting the large number of home owners within the area.

2. **Corridors that once connected Milo-Grogan to the city as well as the ones that unified the community were severed in the early 70s when I-71 cut through the center of the sight.** These connections need to be renewed. Strengthening 5th and Cleveland Aves. will reconnect the neighborhood with the surrounding districts. Updates along streets such as St. Claire and 2nd will reconnect the community within itself.

3. **The Pennsylvania Railroad formed Milo-Grogan in the late 1800s by bringing in industry, business and entertainment creating a live, work and play ideal for the community.** Major setbacks have disrupted the neighborhood since then such as the I-71 corridor and industrial decline. There is great potential to renew this live, work and play ideal by adding light industry, businesses and entertainment facilities.

**Proposals:** The objective of this design is to place an emphasis on the existing urban form of the neighborhood by renewing its identity as a walk-able, live, work and play community. This will be achieved with the redevelopment of two important nodes. Each node will be developed simultaneously. They are designed to spread along the connective corridors over time. This will allow the ideals of a live, work and play community to eventually touch every portion of Milo-Grogan.

1. **Node 1 is the corner of 5th and Cleveland Aves.** This node will focus on high density business, entertainment and housing designed to attract people from the surrounding districts to live, work and play. At its core is a town center plaza where Milo-Grogan can come together with its surrounding communities both socially and economically. As it spreads, it will continue to strengthen the corridors with urban structure and a mix of uses.

2. **Node 2 is located on the corner of 5th and St. Claire Aves.** The goal of this node will be to provide a higher quality of life for the residents of Milo-Grogan. It will contain a grocery store, drug store and educational facilities such as a day care and tutoring rooms. This node will strengthen the community corridors along St. Claire Ave. and will spread through the neighborhood providing pocket parks and safe, walk-able corridors for pedestrian and vehicular travel.