development may also become more feasible after I-295 is completed and resulting office, retail and residential development has occurred at the north end of the corridor.

Industrial development has very limited demand at the present time, and may have limited potential in the future as well. From our market research and analysis, light industrial uses, mostly related to defense, security and technology, may have the best potential.

**Identified Sites**
A total of nine sites were identified as part of the study effort (refer to Figure 23). Each site—often a grouping of several parcels—is discussed in brief below.

**Figure 23. Identified Catalyst Sites, Murchison Road Corridor**
Catalyst Site #1: Murchison and Rowan Area

Importance of the Site(s)

- Primary link between downtown and investments and study area
- Gateway
- Strong roadway access
- Close to downtown and potential multi-modal station locations / mobility options

Potential Development Role(s)

- Medium density residential
- Office uses
- Portion dedicated to greenway and adjacent park linkages

Catalyst Site #2: Old Washington High School Area

Importance of the Site(s)

- Anchor site within a highly desirable location in the study area
- Possible tie-in property with FSU

Potential Development Role(s)

- Research extension of FSU, possibly focused on environmental, agricultural, and / or sustainable design
- Incubator business center
- Medium density residential / lofts
- Senior housing
- Strong civic and linking function / use
Catalyst Site #3:  Jasper Street and Murchison Road

Importance of the Site(s)
- Historic neighborhood retail area
- Neighborhood convenience for College Heights
- Gateway to neighborhood(s) in the area

Potential Development Role(s)
- Continuation / expansion of neighborhood commercial role
- Possible civic functions, such as a post office or small community bank

Catalyst Sites #4 and #5:  Murchison Road near McLamb Drive and Pattina Court

Importance of the Site(s)
- Foster greater densities within walking distance to nearby activities
- Provide urban infill

Potential Development Role(s)
- Medium density residential

Figure 24.  Project Reflective of Similar Elements, Crawford Square Pittsburgh, PA