

Agenda # 32253

11-12-13 Lamp House Design Workshop Issue Prioritization: Sticky Dot Exercise Results

Participant groups were asked to give their top five issues about the Lamp House Block that came up during their group discussions. Participants then prioritized issues by voting with five sticky dots per person.

Prioritized comments:

18	How can redevelopment enhance and revitalize the Lamp House
16	Economic value of development including such things as the benefit for the larger business district
14	Plan for larger historic district for the block (*or neighborhood conservation area)
11	Most important factor for redevelopment is that the sense of scale perceived at the street
10	Maintain existing views TO the property, respect most important views (*Butler and Mifflin)
10	Think through the Lamp House as a cultural object
7	Understanding varying context of block (residential – north side of block; commercial- south side of block)
7	Delightful juxtaposition of the landmark and new development is possible
6	Maintain view from Butler St to the site
6	Promote Lamp House with tourist signage and documentation
5	Backs of new construction be treated as “fronts” facing the Lamp House
4	Impacts of new development on Mifflin Street bike boulevard
4	Maintain 2-3 story scale
4	Historic fabric – sense of scale, the houses surrounding the lamp House as part of history
4	Maintain existing views FROM property
3	Respect most important views
3	Preserve physical access for health safety, fire protection
3	Anti-development sentiment – is this process being used for those who oppose development
2	Block’s texture (different rooftops, heights, etc.) would be diminished with large redevelopment
1	Reconsider rear setbacks on North Webster Street
1	Sunlight into house and reverse setbacks
1	Can we make a tourist attraction out of a private building without public access
0	Maintain larger neighborhood context-largely residential
0	Maintain existing context from inside structure
0	Public-private management of historic district
0	Clarity of height and building massing is needed *residential vs. commercial floor to floor heights i.e./ what does 4 stories look like
0	Preserve light and air for house
0	How do you preserve something that is not in a static environment

The following list is those same top issues sorted into several larger groups:

37	18 +16 +3	<p>Economic development issues:</p> <ul style="list-style-type: none"> • How can redevelopment enhance and revitalize the Lamp House • Economic value of development including such things as the benefit for the larger business district • Anti-development sentiment – is this process being used for those who oppose development
35	14 +10 +6 +4 +1 +0 +0	<p>Historic preservation issues:</p> <ul style="list-style-type: none"> • Plan for larger historic district for the block (*or neighborhood conservation area) • Think through the Lamp House as a cultural object • Promote Lamp House with tourist signage and documentation • Historic fabric – sense of scale, the houses surrounding the lamp House as part of history • Can we make a tourist attraction out of a private building without public access • Public-private management of Historic District • How do you preserve something that is not in a static environment
23	10 +6 +4 +3	<p>Views:</p> <ul style="list-style-type: none"> • Maintain existing views TO the property, respect most important views (*Butler and Mifflin) • Maintain view from Butler St to the site • Maintain existing views FROM property • Respect most important views
19	11 +4 +2 +1 +1 +0 +0	<p>Scale:</p> <ul style="list-style-type: none"> • Most important factor for redevelopment is that the sense of scale perceived at the street • Maintain 2-3 story scale • Block’s texture (different rooftops, heights, etc.) would be diminished with large redevelopment • Reconsider rear setbacks on North Webster Street • Sunlight into house and reverse setbacks • Preserve light and air for house • Clarity of height and building massing is needed *residential vs. commercial floor to floor heights i.e./ what does 4 stories look like
15	7 +5 +3	<p>Design issues:</p> <ul style="list-style-type: none"> • Delightful juxtaposition of the landmark and new development is possible • Backs of new construction be treated as “fronts” facing the Lamp House • Preserve physical access for health safety, fire protection
11	7 +4 +0 +0	<p>Contextual issues:</p> <ul style="list-style-type: none"> • Understanding varying context of block (residential – north side of block; commercial- south side of block) • Impacts of new development on Mifflin Street bike boulevard • Maintain larger neighborhood context-largely residential • Maintain existing context from inside structure