

Lamp House Block Plan Potential Recommendation Options

Preservation Proposals

Plan A proposed by FLW Building Conservancy

Illustrate with drawing & implementation ideas

Plan B proposed by FLW Building Conservancy

Illustrate with drawing & implementation ideas

“Plan C” – Preserve buildings on either side of Butler Street entry

Illustrate with Scanlon map of building significance & implementation ideas
(from discussion at December 10th meeting)

Redevelopment (to the extent preservation is not pursued)

East Washington Avenue Block Face

Setbacks and/or step-backs retained to preserve “light and air”

Model gaps between buildings above 4 or 5 stories

Require projects to provide shadow studies and gaps between buildings
adequate for meaningful sunlight to reach the Lamp House

Webster Street corner

- May be taller at the corner without shading Lamp House
- Step down along Webster Street to reduce shading of the Lamp House and begin to blend with height established for residential redevelopment on the Webster Street Block Face

Webster Street Block Face

Model with gap between buildings to maintain view in to Lamp House

Model “medium” level of building

Model plinth + stick built stories (City Row example)

Show how/whether topography of street might influence building height

Setbacks and/or step-backs retained to preserve “light and air”

Design guidelines to maintain compatible residential character **

** In addition to whatever other implementation strategies staff may offer, consider whether Zoning Code guidelines (on pages 28-70 to 72 in the packet provided) currently stated for “street-facing façades” as potentially applicable to the rear Lamp-House facing façades on this block, especially sections 3(c, d, e, f, g and h) concerning façade articulation, story heights and treatment, door and window openings, building materials, screening of service areas and equipment on the ground and on rooftops.

Mifflin Street Block Face

Retain gaps between buildings to preserve glimpses of the Lamp House
Establish rooftop heights to maintain current lake view
Design guidelines to maintain compatible residential character**

Butler Street Block Face

Preserve current entry location and view into the Lamp House
Corner development proposals should maintain current lake view
Design guidelines to maintain compatible residential character**

Lake Mendota View from the Lamp House

Corner of Butler and Mifflin Streets

- Establish building heights that maintain current lake views
- Design guidelines to maintain compatible residential character **

Beyond Mifflin Street

- Parking ramp block
 - Webster Street half of ramp – maintain 8-story height limit
 - Butler Street half of garage – maintain height of current parking ramp top level
 - North triangle – establish 4-story residential height limit compatible with neighborhood across the street
- James Madison Park Neighborhood – rooftops and heights may need design guidelines, special consideration to exceed 4 stories
 - Maintain residential character
 - Rooftop equipment

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