

AREA 2 (Livingston Street - Ingersoll Street)

Factors Potentially Influencing Redevelopment

- Existing utility, office, commercial, and industrial uses
- Landmark presence of Breese Stevens Stadium
- Adjacent to Reynolds Field and Lapham School
- Clusters of historic (landmark) buildings (south side of Washington Ave.)
- Proximity to MGE power plant, storage facilities, and transmission line
- Importance of Paterson and Ingersoll Street intersections
- Larger and contiguous parcels (including whole block ownership)
- Existing redevelopment proposals

Questions

A. How should new development respond to the existing context? What buildings, places, and characteristics should be preserved and respected?

B. What general and specific opportunities does this area hold? Are there constraints to desired development that should be considered?

C. What future uses and activities are most appropriate for this area? What are the most appropriate mixes and locations for these uses and activities?

D. What should be the overall physical character (scale, personality, etc.) of this redevelopment area?

E. What, more specifically, should be the character of Washington Avenue, Mifflin Street, and Main Street “streetscapes”?
