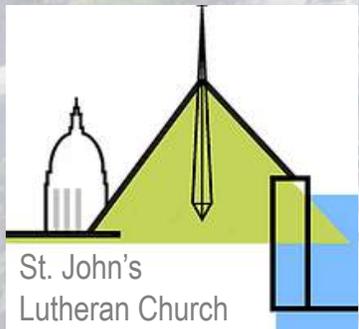


St. John's Lutheran Church

322 East Washington Avenue

Urban Design
Commission
Informational





Site Location: 322 East Washington Avenue



Existing Site Context



East Washington Avenue & N. Butler Street



East Washington Avenue & N. Hancock Street



North Hancock Street

Site Location & Existing Conditions

St. Johns Lutheran Church - 2021.09.00

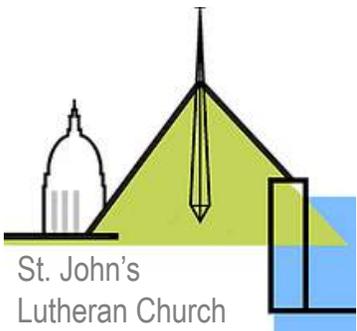
October 25, 2021

1856



CHURCH AND PARSONAGES ON EAST WASHINGTON AVENUE AND NORTH HANCOCK STREET

1905

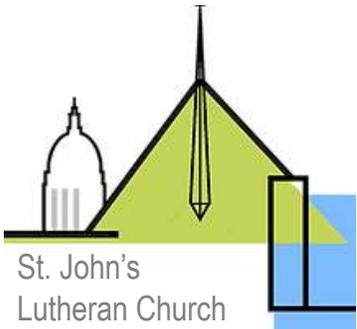


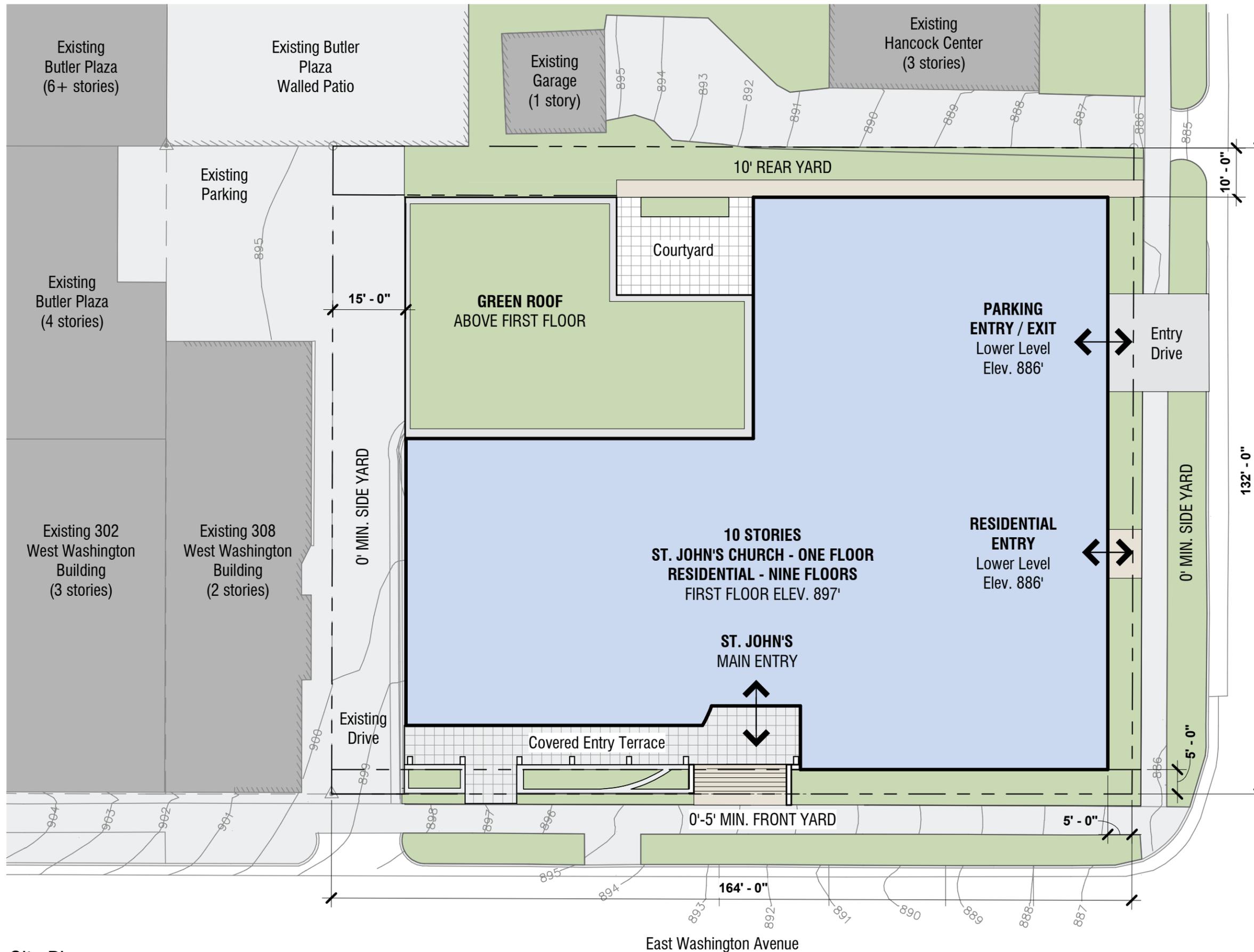
St. John's
Lutheran Church

1950



NOW





322 East Washington Avenue
Zoning Information

Proposed Design
UMX Zoning – Urban Mixed Use
Setbacks: Front 5'
Side: 5' to 15'
Rear: 10'

Max Lot Coverage: 90% <

Max height: St. John's 1 story
Residential 9 stories
Total 10 stories

114' - 0"

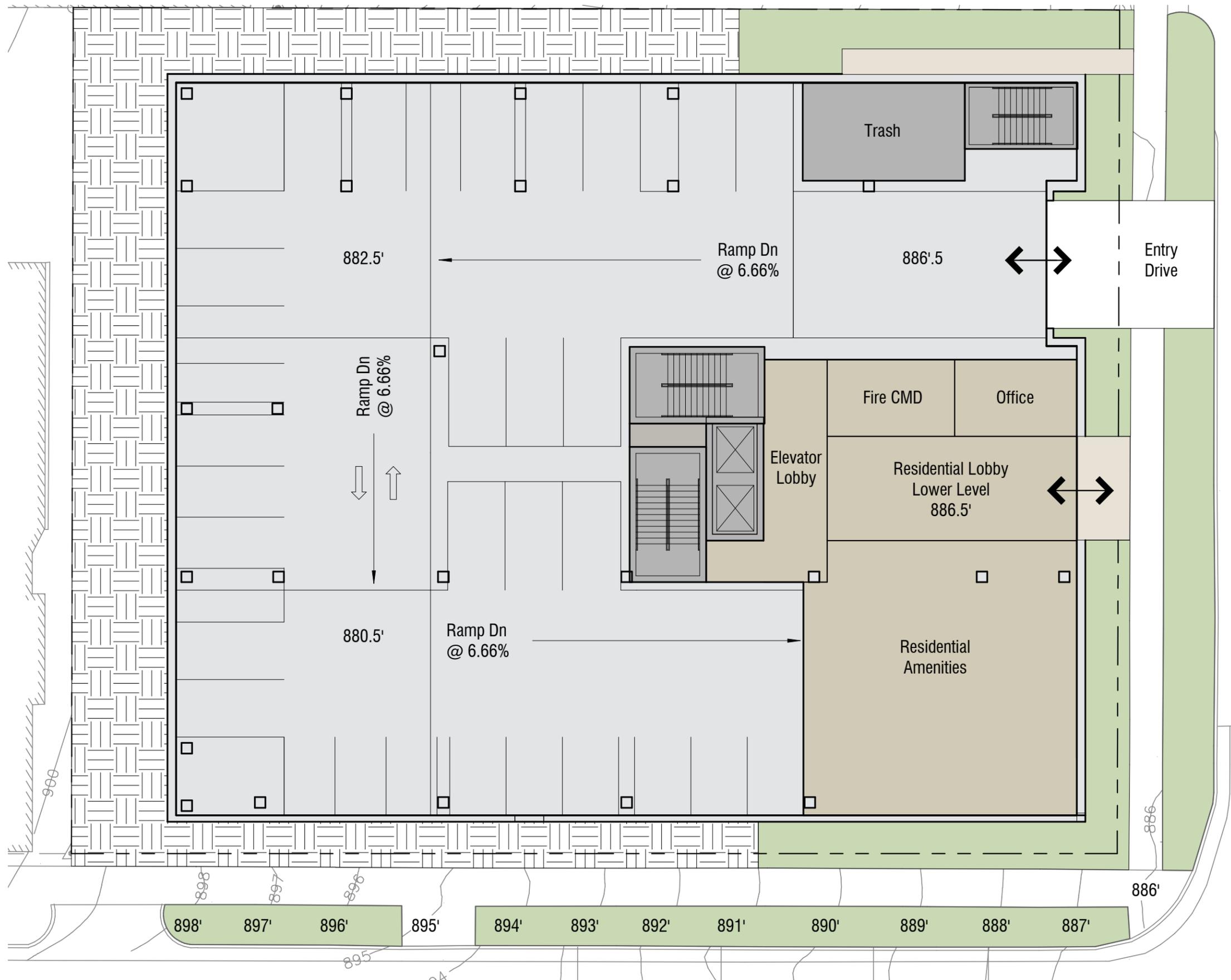
Stepbacks: TBD

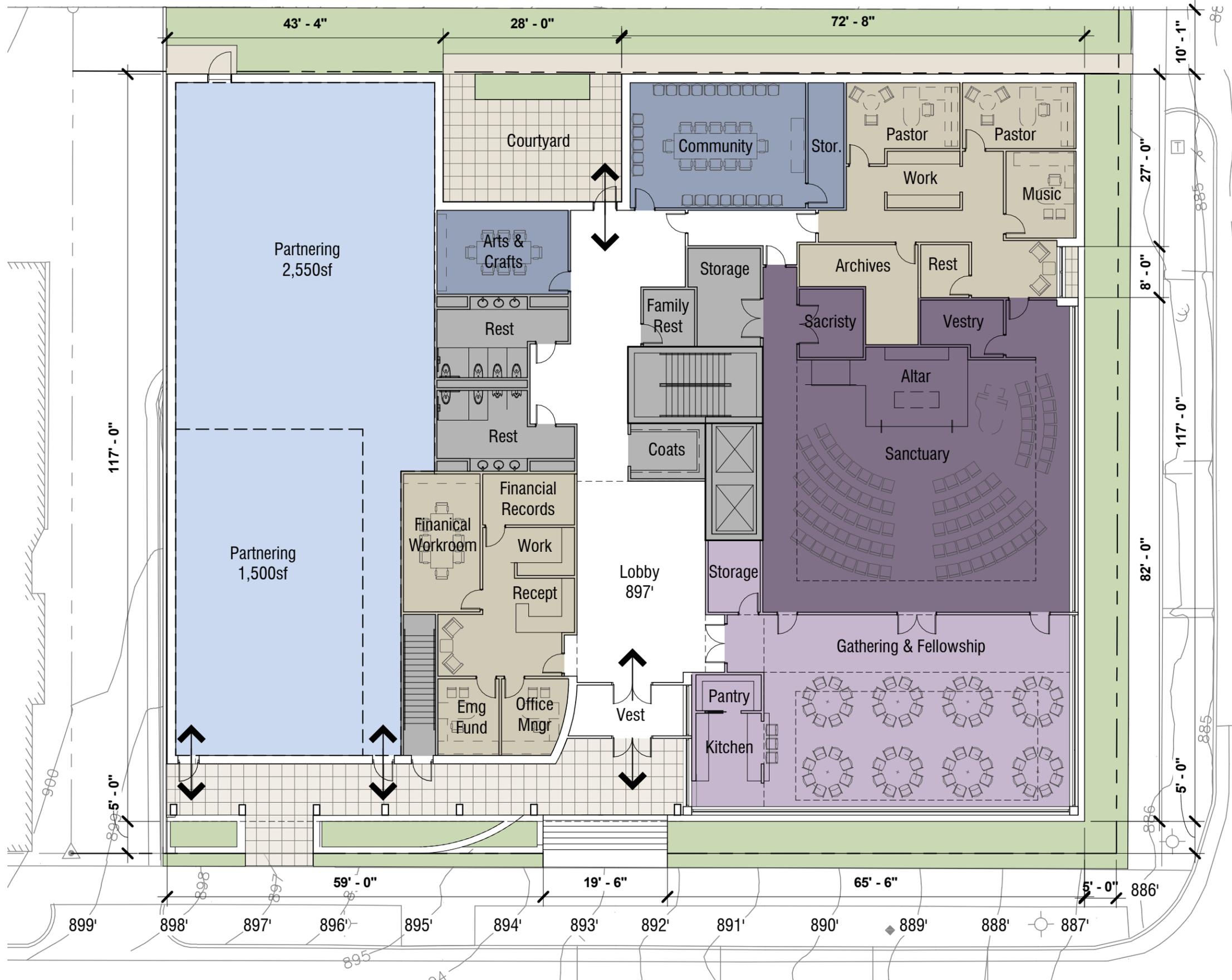
Useable Open Space: 10 Sq. ft. per bdrm

Residential Units: 110-126 units

Parking Stalls: 99 stalls

North Hancock Street



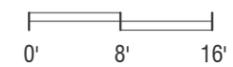


First Floor Plan
 St. Johns Lutheran Church - 2021.09.00
 October 25, 2021





Units / Flr	
(4)	Studio Units
(5)	1BD Units
(5)	2BD Units
(14)	Total





Exterior Perspective - East Washington Avenue
St. Johns Lutheran Church - 2021.09.00
October 25, 2021



Exterior Perspective - East Washington Avenue & North Hancock Street

St. Johns Lutheran Church - 2021.09.00

October 25, 2021



Exterior Perspective - North Hancock Street
St. Johns Lutheran Church - 2021.09.00
October 25, 2021



Exterior Perspective - Green Roof
St. Johns Lutheran Church - 2021.09.00
October 25, 2021



Exterior Perspective
St. Johns Lutheran Church - 2021.09.00
November 22, 2021



Exterior Perspective - East Washington Avenue & North Hancock Street
St. Johns Lutheran Church - 2021.09.00
October 25, 2021



Exterior Perspective - North Hancock Street Residential Entry

St. Johns Lutheran Church - 2021.09.00

October 25, 2021