



East Washington
Site Aerial View
October 13, 2014





East Washington
Site Aerial View
October 13, 2014



ISSUED
 October 6, 2014

PROJECT TITLE
 Stone House
 East Washington

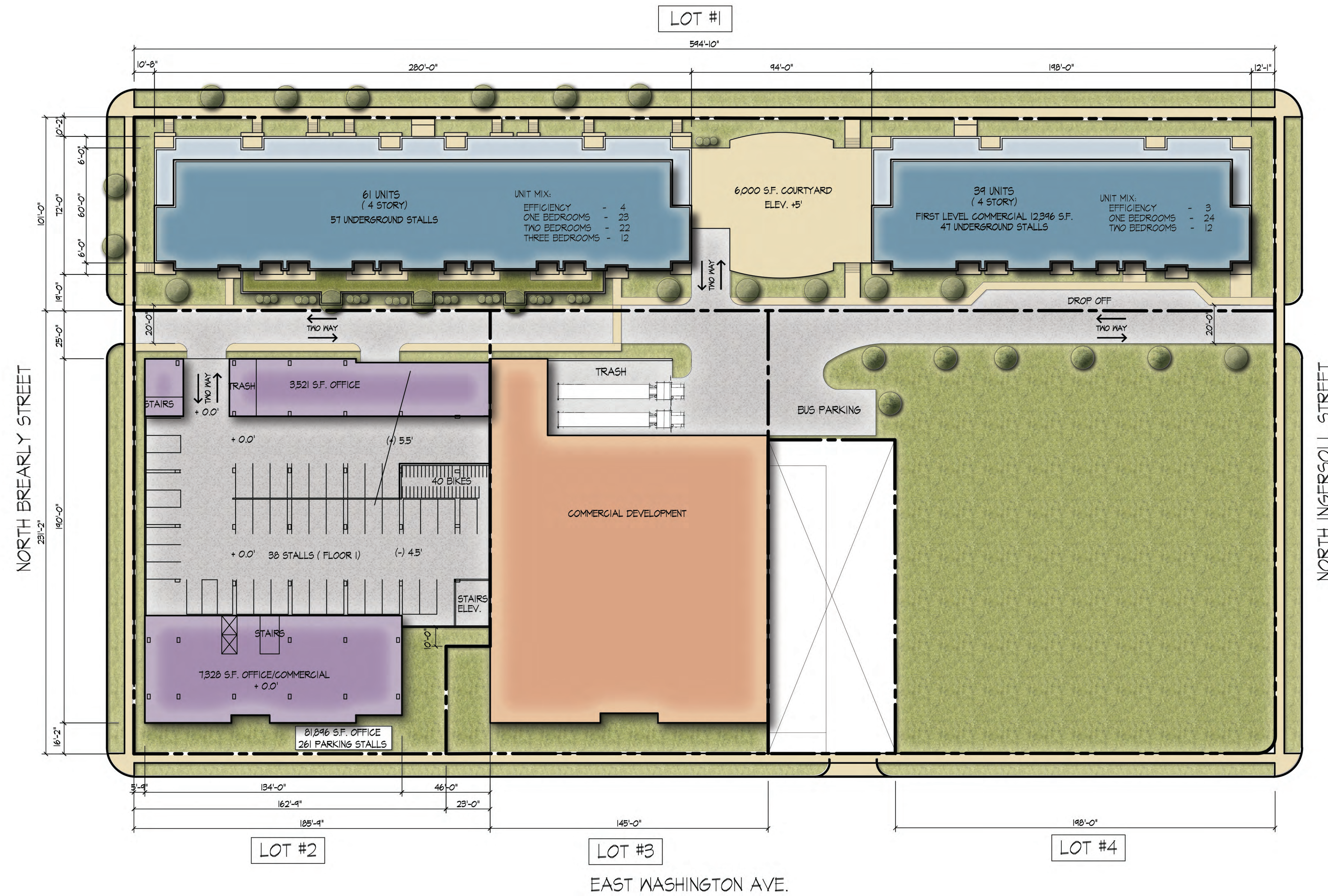
SHEET TITLE
 Conceptual Plans

SHEET NUMBER

1422 A-1.0

PROJECT NO.

© 2013 Knothe & Bruce Architects, LLC



1 SITE PLAN
 A-1.0
 1" = 30'



East Washington
Mifflin Street Elevations
October 13, 2014





**STONE
HOUSE**
DEVELOPMENT, INC.

kb2
knothe • bruce
ARCHITECTS

East Washington
Perspective
October 15, 2014

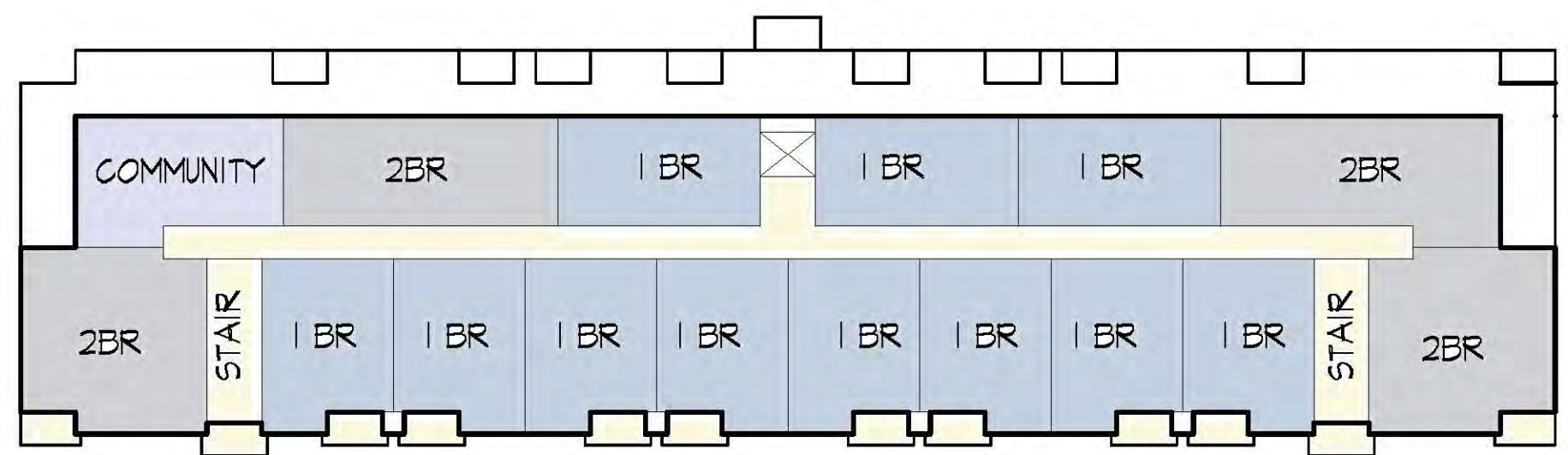
ISSUED
 October 8/14 2014

PROJECT TITLE
Stone House
 East Washington

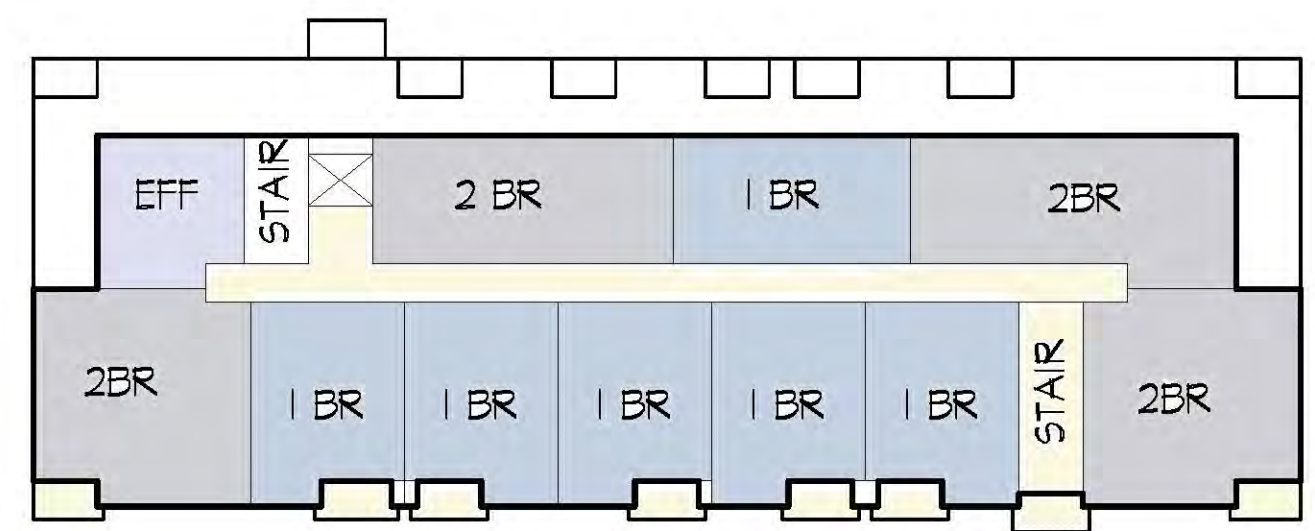
SHEET TITLE
Conceptual Plans

SHEET NUMBER

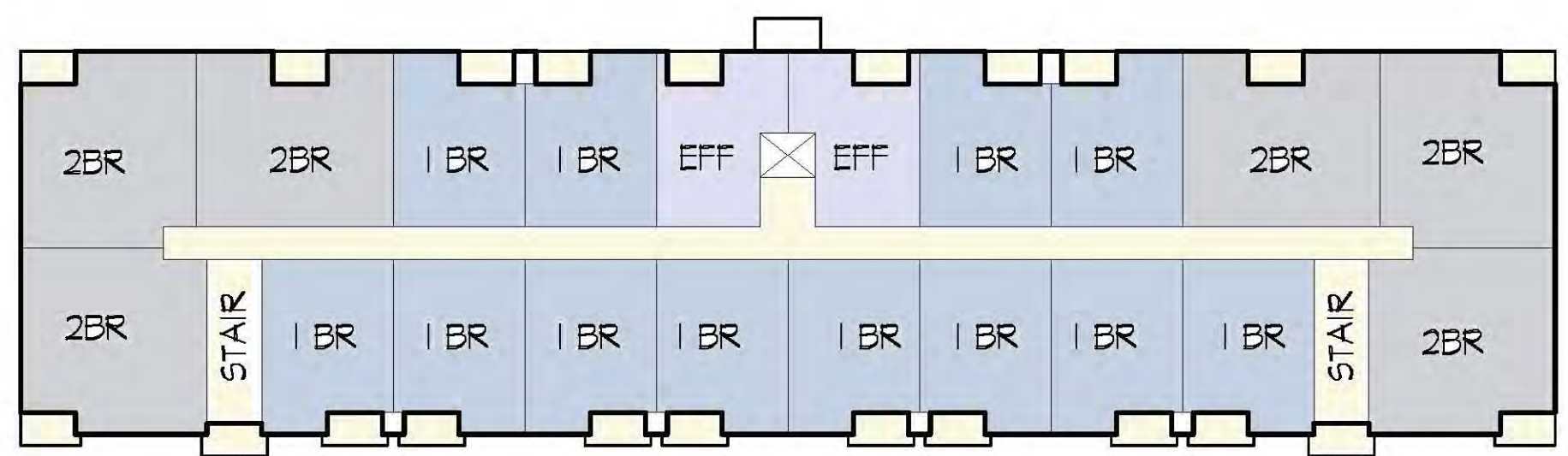
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 PROJECT NO.
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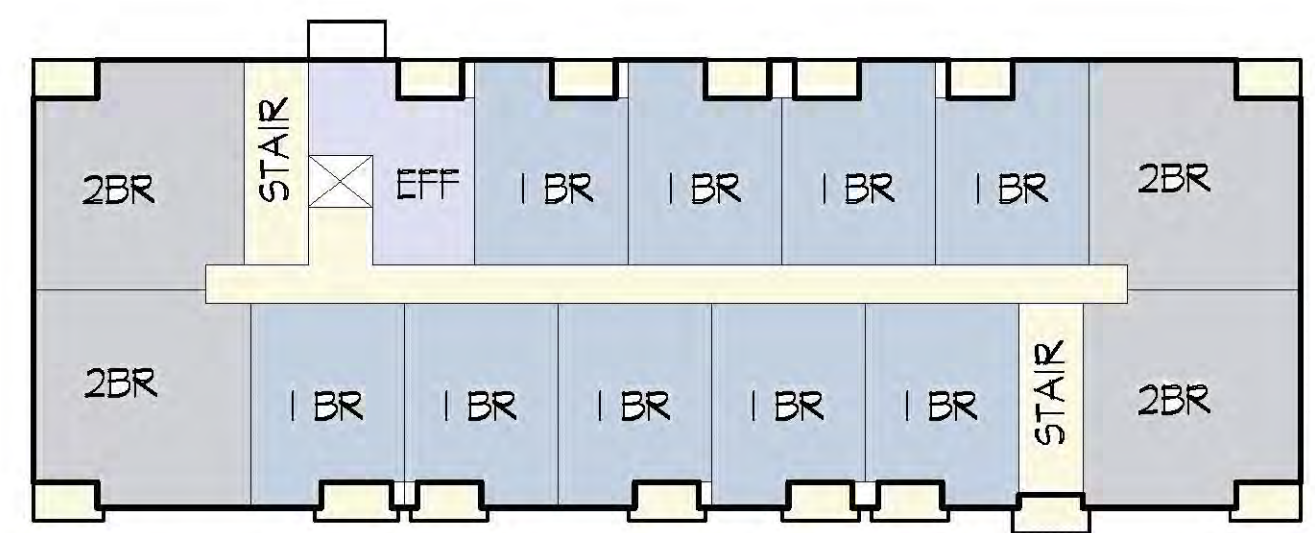
FOURTH LEVEL - BUILDING 1



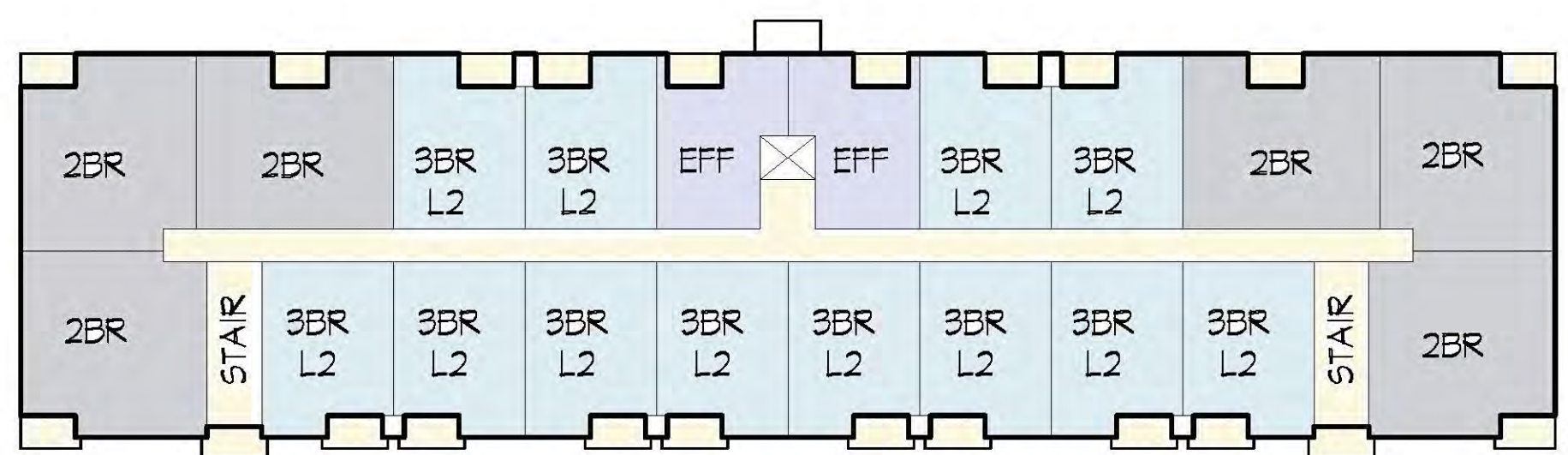
FOURTH LEVEL - BUILDING 2



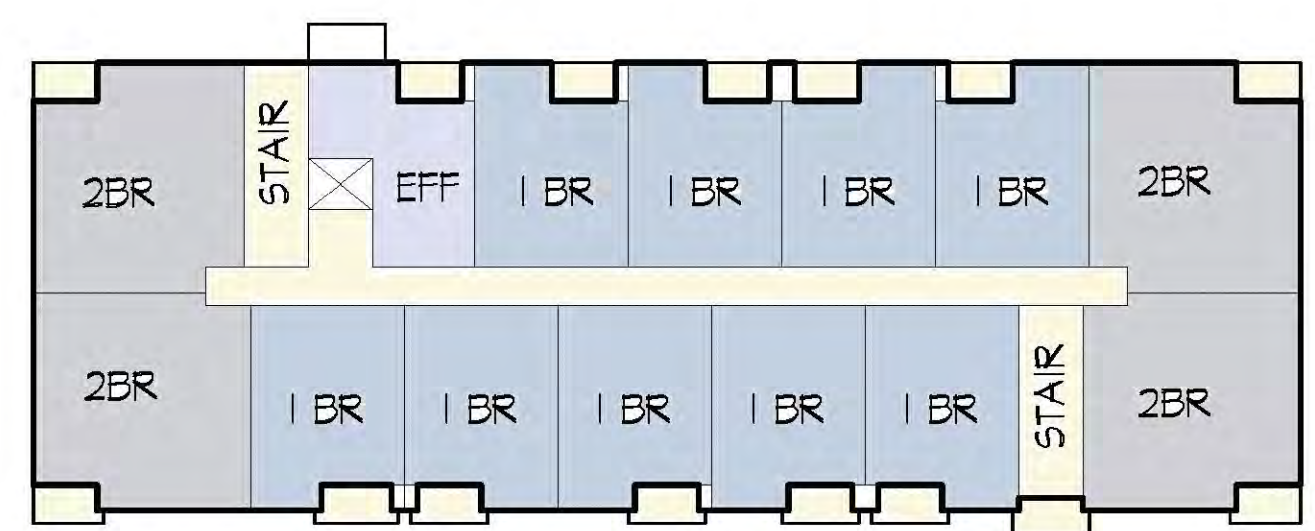
THIRD LEVEL - BUILDING 1



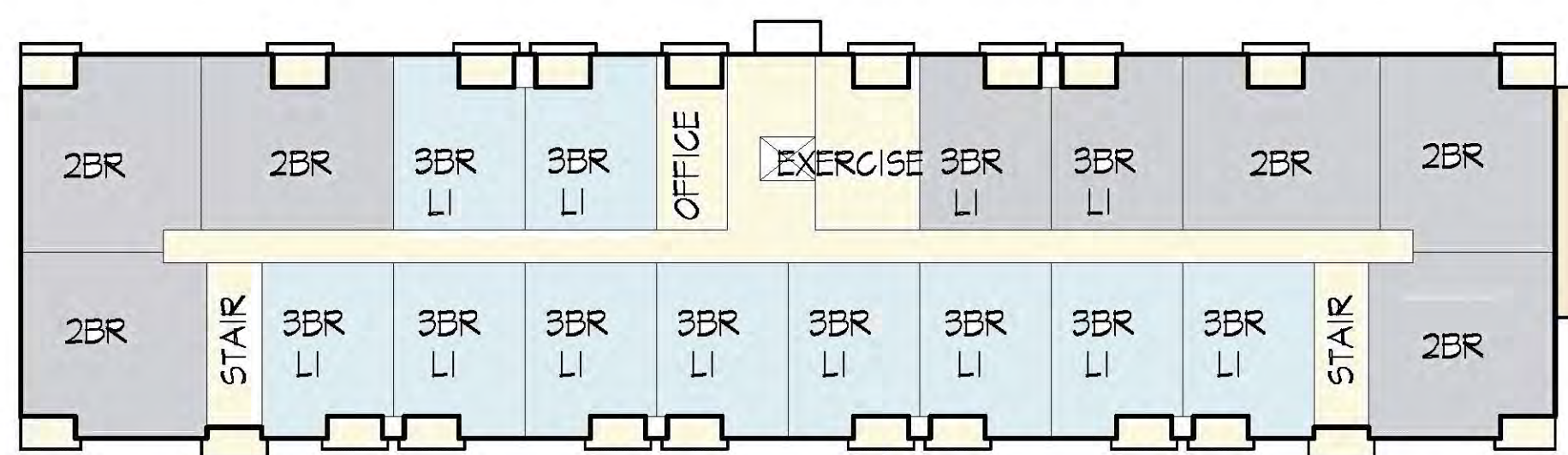
THIRD LEVEL - BUILDING 2



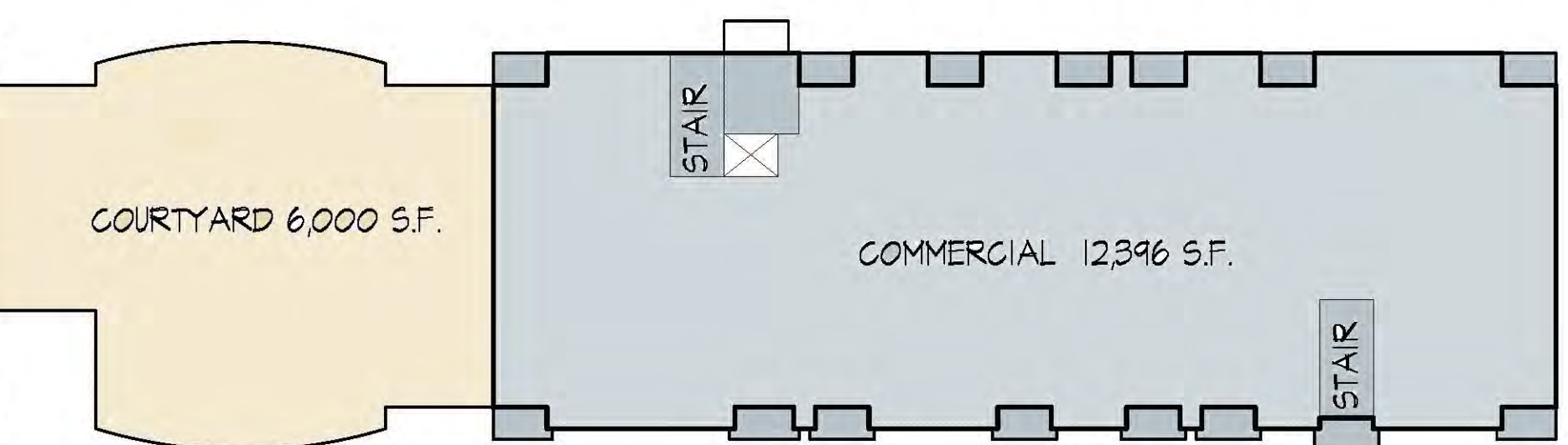
SECOND LEVEL - BUILDING 1



SECOND LEVEL - BUILDING 2



FIRST LEVEL - BUILDING 1



FIRST LEVEL - BUILDING 2

UNIT MIX BUILDING #1:

TYPE	AREA	UNIT #
EFFICIENCY	(500-600 s.f.)	- 4
ONE BEDROOMS	(696-720s.f.)	- 23
TWO BEDROOMS	(1,060-1,100 s.f.)	- 22
THREE BEDROOMS	(1,392-1,440 s.f.)	- 12
TOTAL		61

BUILDING #1 GROSS AREA = 71,000 S.F.

UNIT MIX BUILDING #2:

TYPE	AREA	UNIT #
EFFICIENCY	(500-600 s.f.)	- 3
ONE BEDROOMS	(696-720s.f.)	- 24
TWO BEDROOMS	(1,060-1,100 s.f.)	- 12
TOTAL		39

BUILDING #2 GROSS AREA = 50,108 S.F.

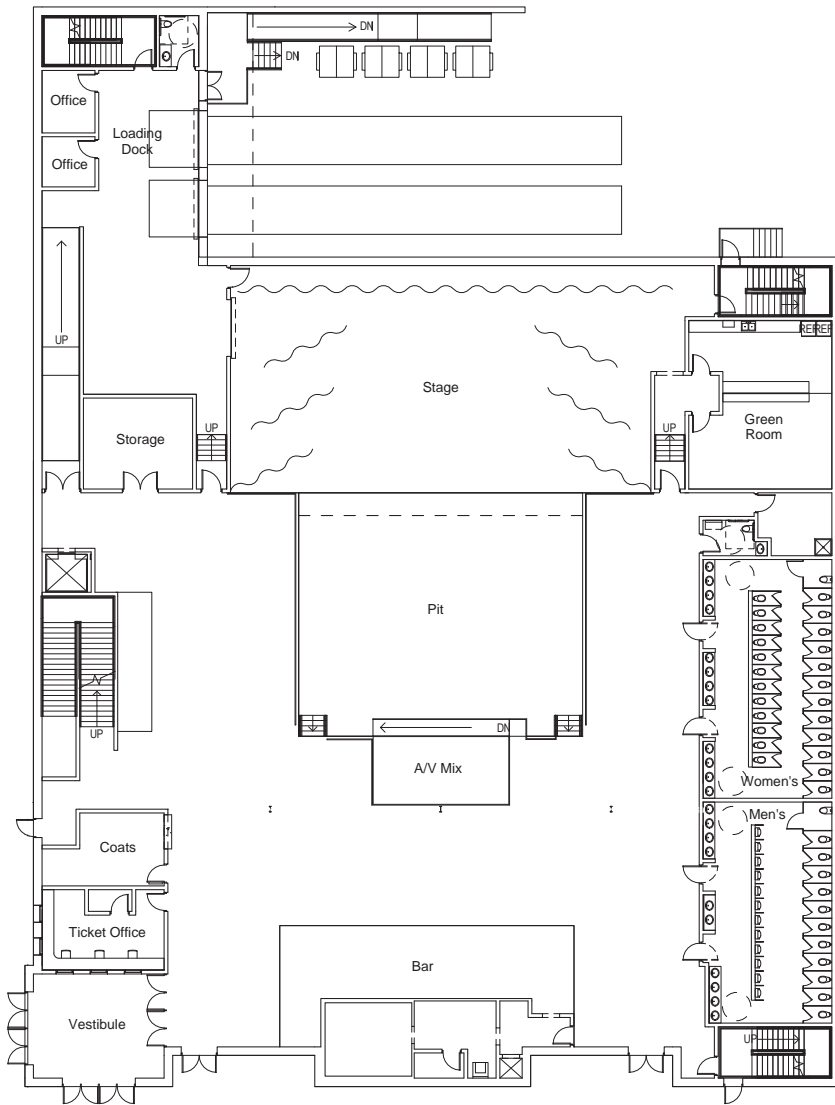












SCALE: 1/16" = 1'-0"

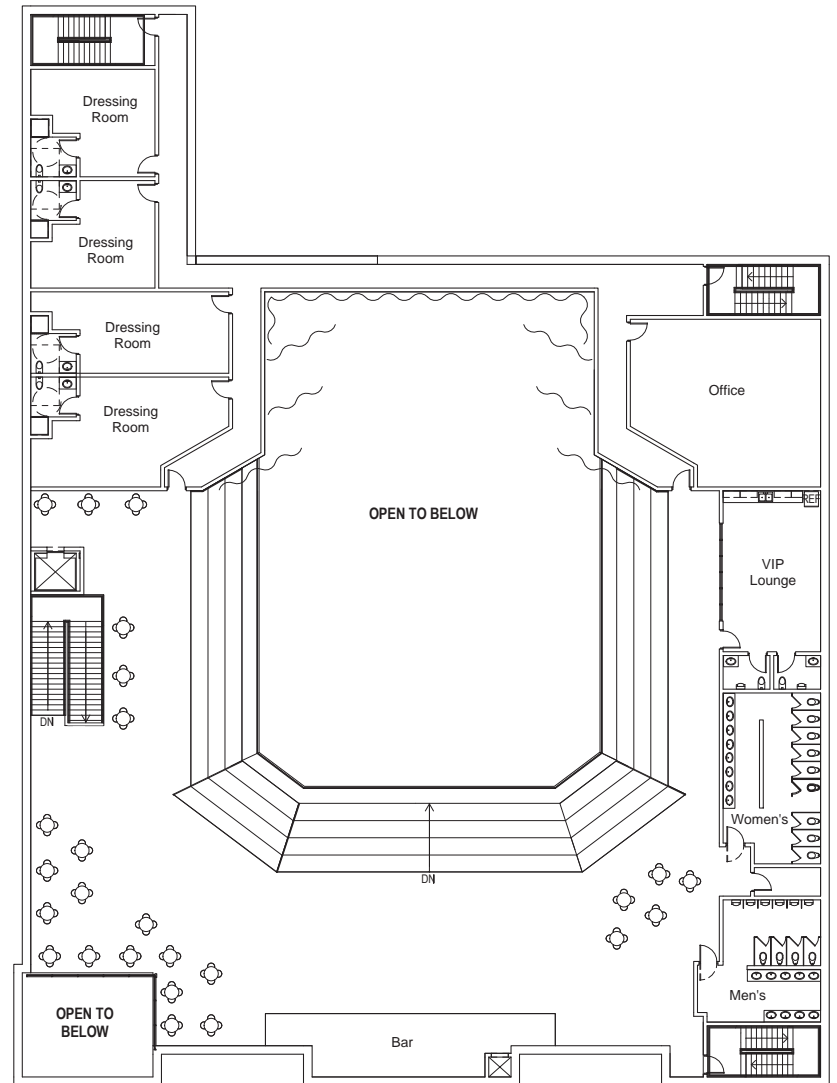
Frank Productions

First Floor



epstein uhen : architects

10/07/14 14301-00
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SCALE: 1/16" = 1'-0"

Frank Productions

Second Floor



epstein uhen : architects

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URBAN DESIGN DISTRICT No. 8

TRADITIONAL EMPLOYMENT

3. Building Height, Location (Distance from Property Line) and Stepback.

Block	Maximum Bldg. Height ¹ (stories)	Minimum & Maximum Street Level Facade Height (stories)	Minimum Stepback East-West Streets (feet or angle) ²	Minimum Stepback North-South Streets (feet)	Minimum & Maximum Setback East-West Streets (feet) ³	Minimum & Maximum Setback North-South Streets (feet) ⁴
1.a.	3 + 30*	2-3	30°	15	5-20	5-10
1.b.	8	3-5	15	15	15	5-10
2.a.	3 + 30*	2-3	30°	15	5-20	5-10
2.b.	8**	3-5	15	15	15	5-10
2.c.	10**	3-5	15	15	15	5-10
3.a.	3 + 30*	2-3	30°	15	5-20	5-10
3.b.	8**	3-5	15	15	15	5-10
4.a.	3 + 30*	2-3	30°	15	5-20	5-10
4.b.	8**	3-5	15	15	15	5-10
5.a.	3	2-3	-	-	5-20	5-10
5.b.	3	2-3	-	-	15	5-10

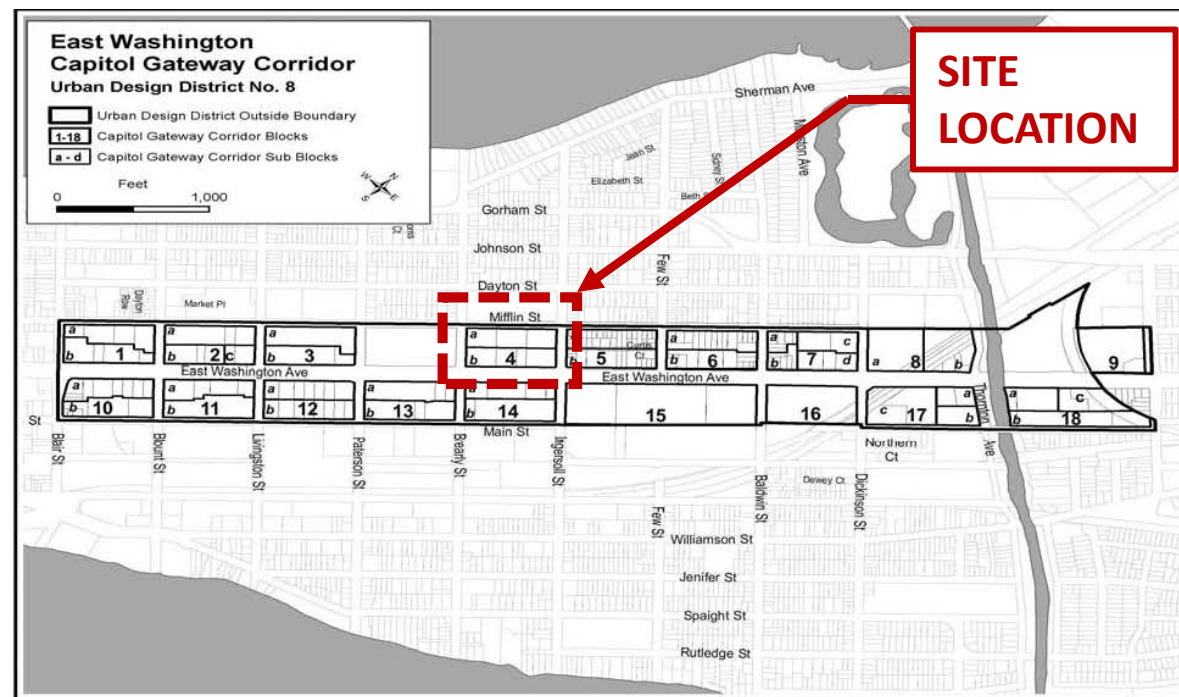
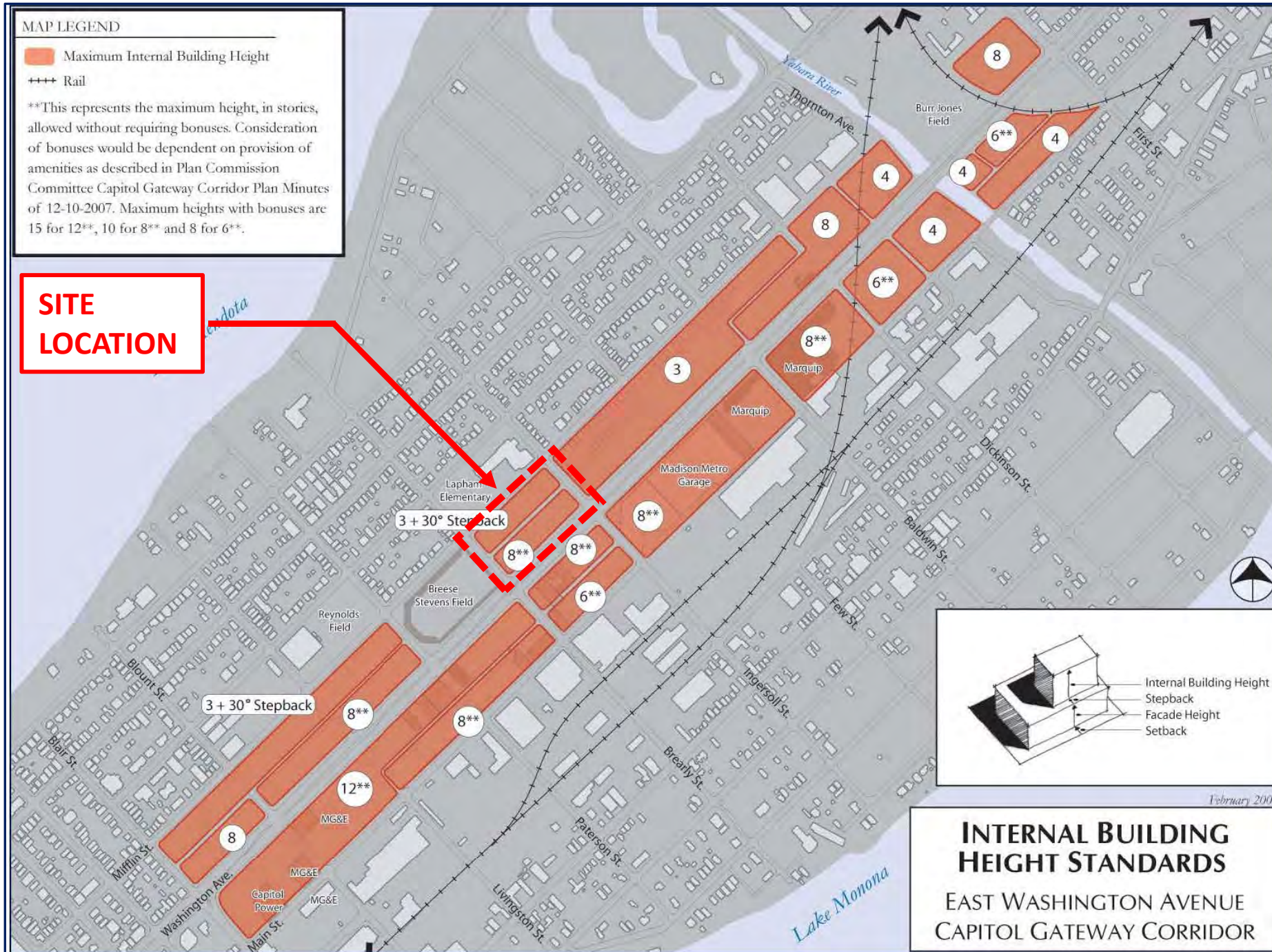


Table 28-F1.

	Employment Districts						Supplemental Regulations
	TE	SE	SEC	EC	IL	IG	
Offices							
Artist, photographer studio, etc.	P	P	P	P	P	P	
Insurance office, real estate office, sales office	P	P	P	P	P	P	
Professional office, general office	P	P	P	P	P	P	
Residential - Family Living							
Dwelling units in mixed-use buildings	C	C	C	C			Y
Live/work unit	C	C		C			Y
Multi-family dwelling	C	C		C			Y
Multi-family building complex	C	C		C			Y
Single-family attached dwelling (> 8 dwelling units)	C	C		C			Y
Food and Beverages							
Catering	P	P	P	P	P	P	
Coffee shop, tea house	P	C	C	C	C	C	
Restaurant	C	C	C	C	C	C	
Restaurant-tavern	C	C	C	C	C	C	
Tavern, brewpub	C	C	C	C	C	C	
Commercial Recreation, Entertainment and Lodging							
Health/sports club	P	P	C	P	C		
Hotel, inn, motel	C	C	C	C			
Indoor recreation	C	C	C				
Lodge, private club, reception hall	C		C	C	C		Y
Theater, Assembly Hall, Concert Hall	C	C	C	C			

EAST WASHINGTON AVENUE CAPITOL GATEWAY CORRIDOR PLAN

CORE DEVELOPMENT PRINCIPLES



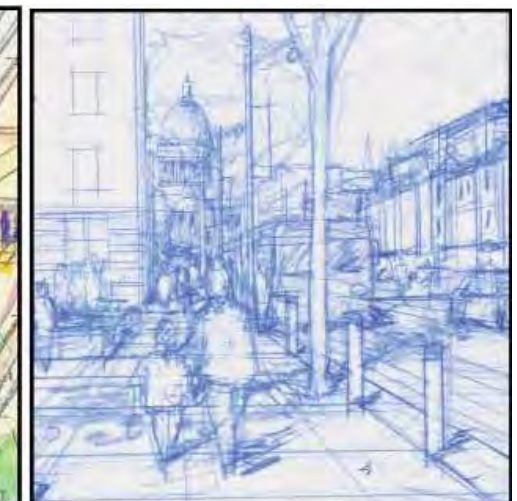
**Protect & Enhance
Iconic View of Capitol**



**Respect & Strengthen
Existing Neighborhoods**



**Establish Corridor as
Employment Center
Supported by Transit**



**Create Inviting &
Vibrant Boulevard**

EAST WASHINGTON AVENUE CAPITOL GATEWAY CORRIDOR PLAN

CORE DEVELOPMENT PRINCIPLES

I. PROTECT AND ENHANCE THE ICONIC VIEW OF THE CAPITOL

BULK STANDARDS

1. Incorporate building setbacks and stepbacks to protect the view of the Capitol.
2. Incorporate minimum and maximum heights for buildings that directly front along East Washington Avenue that may then step up or down away from the Avenue.
3. Incorporate building setbacks and stepbacks to frame views of the Capitol in a complementary fashion from one side of East Washington Avenue to the other.
4. Incorporate varied building stepbacks and varied roof designs within permissible height limits to avoid a walling/canyon effect of the Capitol view corridor and the plateau effect of flat and uniform building tops.

DESIGN GUIDELINES

5. Incorporate building designs, materials, and exterior colors that complement surrounding development and do not attract attention to the detriment of the view of the Capitol.

II. RESPECT AND STRENGTHEN EXISTING NEIGHBORHOODS

LAND USES

1. Provide a mix of housing types that, together with the existing housing stock of the adjoining neighborhoods, provides a wide range of housing options within the Corridor.
2. Provide a mix of commercial uses that serve the needs of the adjoining neighborhoods and other development within the Corridor that are complementary with the existing commercial uses and districts located north and south of the Corridor.

BULK STANDARDS

3. Where adjacent to existing residential uses, adopt height limits and building setbacks and stepbacks to provide a compatible street level scale and adequate solar access.

DESIGN GUIDELINES

4. Where adjacent to existing residential uses, incorporate building designs, materials and colors that are consistent with the existing residential environment.

5. Orient primary vehicular entries to side streets, where possible, and locate service areas in internal courts to minimize development-related traffic and effects on East Mifflin and East Main Streets.

6. Provide building orientations and scales, streetscape features, and public gathering areas along the north-south side streets to create safe and inviting pedestrian and bicycling connections between the neighborhoods and East Washington Avenue.

7. Enhance street-oriented activities and concentrate streetscape amenities on corners with signalized crosswalks across East Washington Avenue to encourage and direct pedestrian traffic between the north and south sides of the street.

PUBLIC IMPROVEMENTS

8. Provide transit shelters and other amenities that serve neighborhood residents as well as users of the development within the Corridor.

III. FIRMLY ESTABLISH THE CORRIDOR AS AN EMPLOYMENT CENTER SUPPORTED BY TRANSIT

LAND USES

1. Permit a broad range of employment land uses, especially on the south side of East Washington Avenue.
2. Permit a mix of integrated uses within areas designated as employment to support the needs of employees and employers (such as small-scale retail, personal and business services, and, possibly, limited residential or live-work spaces) – discourage free-standing commercial and residential development in these areas.
3. Encourage development of housing where identified as appropriate on the north side of East Washington Avenue that would be attractive to employees on the south side to increase live-work options.

BULK STANDARDS

4. Permit intensive development of parcels identified for employment including a high percentage of lot coverage, high floor area ratios, and multiple stories as an off-set to high land costs and to maximize existing infrastructure investments.

BUSINESS DEVELOPMENT

5. Work with existing businesses to determine future plans and needs so they can grow and prosper in their current location.

6. Work with existing property owners to develop a complete inventory of available space, lease rates, and build-to-suit opportunities.

7. Develop marketing materials and a marketing strategy to actively promote the Corridor to new and expanded businesses.

TRANSPORTATION AND PARKING

8. Recognize East Washington Avenue's designation as the primary auto and truck route into downtown to and from the east, and ensure that development patterns do not inadvertently direct through traffic to other east-west streets on the Isthmus.

9. Use TIF funds and other revenue sources to provide parking, transit, and related public amenities needed to attract new employers to the Corridor.

10. Provide incentives for employers/employees to use transit and modes of transportation other than automobiles.

11. Develop additional transit options including commuter rail and/or streetcars.

12. Use TIF and other programs to encourage the building of shared-parking facilities concurrent with new development.

13. Widen sidewalks and add streetscape amenities to encourage pedestrian activity along East Main Street.

14. Recognize that mobility is the key to area's redevelopment and encourage a full range of transportation options to move people, goods, and services within and through the Corridor.

IV CREATE AN INVITING, VIBRANT BOULEVARD ALONG EAST WASHINGTON AVENUE

LAND USE

1. Promote a mix of active ground floor uses consistent with the land use plan.

BULK STANDARDS

2. Establish uniform minimum and maximum heights for buildings fronting directly on East Washington Avenue that may then step up or down away from the Avenue.

3. Incorporate uniform setbacks and expanded sidewalks to provide a comfortable environment for pedestrians by providing greater distances from moving traffic on East Washington Avenue.

4. Incorporate complementary building setbacks and stepbacks from one side of East Washington Avenue to the other to frame the Capitol and provide a consistent sense of enclosure.

5. Orient main building entries to East Washington Avenue by incorporating entry plazas and other ground level design elements.

DESIGN GUIDELINES

6. Develop a consistent palette and design concept for trees and other landscaping within the East Washington Avenue setbacks, terraces, and medians to create a sense of unity from one end of the Corridor to the other consistent with the goal to protect views of the Capitol.

7. Create a consistent rhythm of street level facades from one end of the Corridor to the other.

8. Incorporate uniform setbacks to accommodate landscaping, entry plazas, and outdoor gathering and activity areas such as dining and art displays.

9. Incorporate design elements on the lower 3-5 stories, including stepbacks, that clearly differentiate the lower floors from the upper floors and that create a more comfortable and inviting environment for pedestrians.

10. Provide a high level of transparency on the lower levels of buildings - prohibit large blank walls.

11. Require a continuous, uninterrupted block face – prohibit interruptions for vehicular access from East Washington Avenue unless no other option is available.

12. Respect and highlight historic buildings by setting back and stepping back new development and additions.

13. Promote the use of high performance "green" building designs and materials that incorporate the reuse or materials, natural materials, energy efficiency, stormwater capture and reuse, green roofs, etc.

TRANSPORTATION AND PARKING

14. Prohibit new surface parking lots and other service areas fronting along East Washington Avenue as redevelopment occurs.

15. Incorporate transit amenities, such as shelters, at regular intervals along the Corridor.

VISION



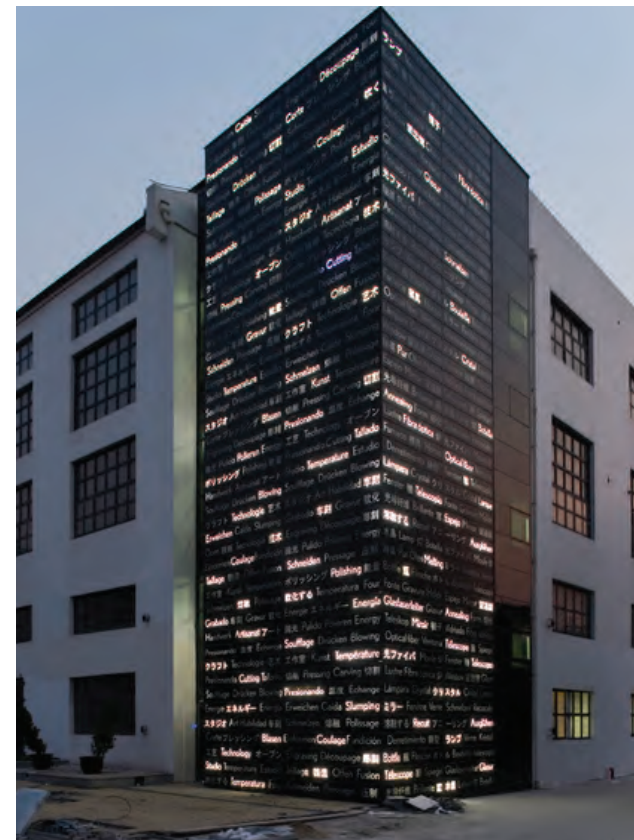
Signing content integrated to architecture.



VISION



Subtle light motion with color shifts.



VISION



Brand Integrated to Building Design

