

# 7th and Cherry Apartments - 710 Cherry Street



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Early Design Guidance - March 11, 2015 - DPD # 3018296



VICINITY MAP



SITE LOCATION



**EXISTING SITE INFORMATION & ZONING:**

The parcel is located in Seattle's First Hill neighborhood at 710 Cherry Street. It occupies the Southwest portion of the block between 7th Avenue & a public alley; Interstate 5 is directly to the West. The lot is quite steep, sloping up approximately 22.5 feet from 7th Avenue to the alley. The property is Zoned HR (High Rise) in the First Hill Urban Center Village with an allowable building height range of 160 feet to 300 feet depending on use and bonus applied.

**NEARBY ZONING:**

The site is surrounded by High Rise (HR) zoning. Other zones within the neighborhood include NC3-160 to the North, NC3P-160 to the Northeast, MIO-70-HR to the Northeast, MIO-160-NC3-160 to the Northeast, MIO-90 to the Northeast, MIO-240-HR to the Southeast, and DOC1-U/450/U to the West (see zoning map on page 4). 8th Avenue between Madison Street and James Street is a designated Neighborhood Green Street.

**LOT AREA:** 9,599 square feet

**CURRENT DEVELOPMENT:**

The site is currently occupied by a small, two-story plus basement office building in the southeast corner of the site. The western end of the site is a paved parking area with space for approximately 11 vehicles. The Northern end along the alley is also paved as an access driveway. Retaining walls surround most of the site in response to the sloping site.

**ACCESS:** Building access at 7th Avenue, service access at alley.

**SURROUNDING DEVELOPMENT & NEIGHBORHOOD CHARACTER:**




The neighborhood is a mix of apartments, medical facilities, amenities and historical buildings. The Polyclinic Madison Center is two blocks North of the site, Skyline at First Hill Senior Living Center is one block to the East and Harborview Medical Center campus is approximately three blocks Southeast of the property. Across Cherry Street is the Northwest Harvest Food Bank, which operates in the lot adjacent to Trinity Church. Existing apartment buildings in the surrounding area vary between older, low-rise brick construction or newer, mixed-material, mixed-use, five-over-two construction. There are also high-rise residential towers throughout First Hill; the Skyline at First Hill Senior Living Facility is within the 9-Block area.

**ECA's:** No mapped environmental critical area (ECA)

**DEVELOPMENT DESCRIPTION & OBJECTIVES:**

- Proposing a seven story residential building approximately 80'-0" high with 83 low-income units on levels 2-7.
- Proposing exterior residential amenity areas at the Ground Level and a roof deck at Level 7 both adjacent to interior amenity space.
- Proposing interior tenant amenities such as common rooms, kitchenette, laundry facilities and computer center.
- Proposing offices for on-site staff.
- No commercial use or parking will be proposed.
- Mid-Rise setback departure from 23.45.518 will be requested.

**KEY:** SITE INFORMATION

-  710 Cherry Street
-  First Hill Neighborhood Boundary
-  9-Block Boundary



**7th AND CHERRY APARTMENTS**

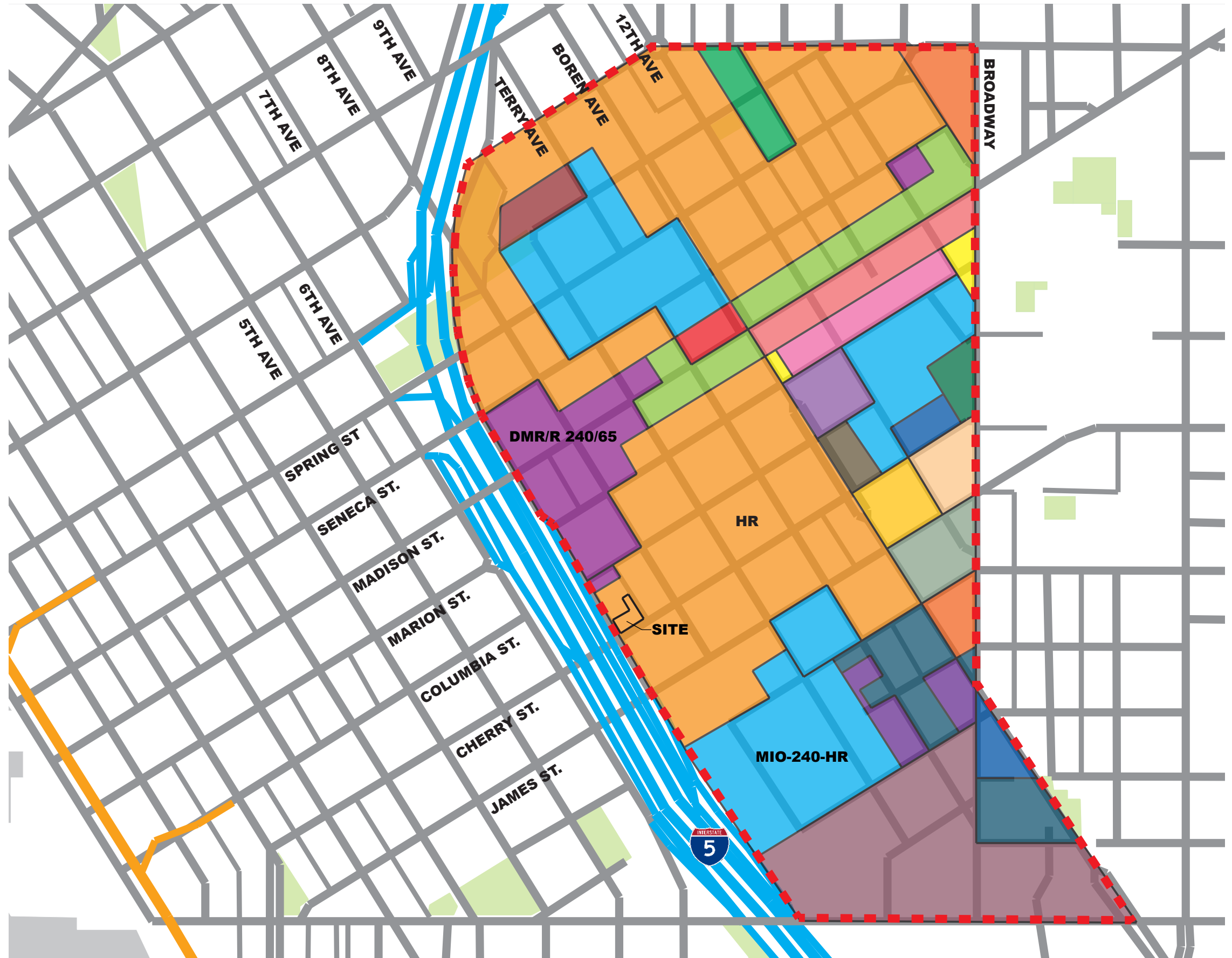
710 Cherry Street, Seattle, WA 98104 — 03.11.2015 Early Design Guidance DPD Project Number: 3018296

**NEIGHBORHOOD & DEVELOPMENT INFORMATION**



**KEY: ZONING**

- HR
- MIO-240-HR
- HR-PUD
- MIO-160-HR
- NC3P-160
- MIO-70-NC3P-160
- MIO-200-HR
- DMR/R 240/65
- MIO-160-NC3-160
- MIO-105-MR
- MR
- MPC-YT
- NC2-65
- NC3-65
- NC3-85
- MIO-70-MR
- MIO-105-NC3-85
- MIO-70-NC3-85
- MIO-90-HR
- MIO-70-HR
- First Hill Urban Village

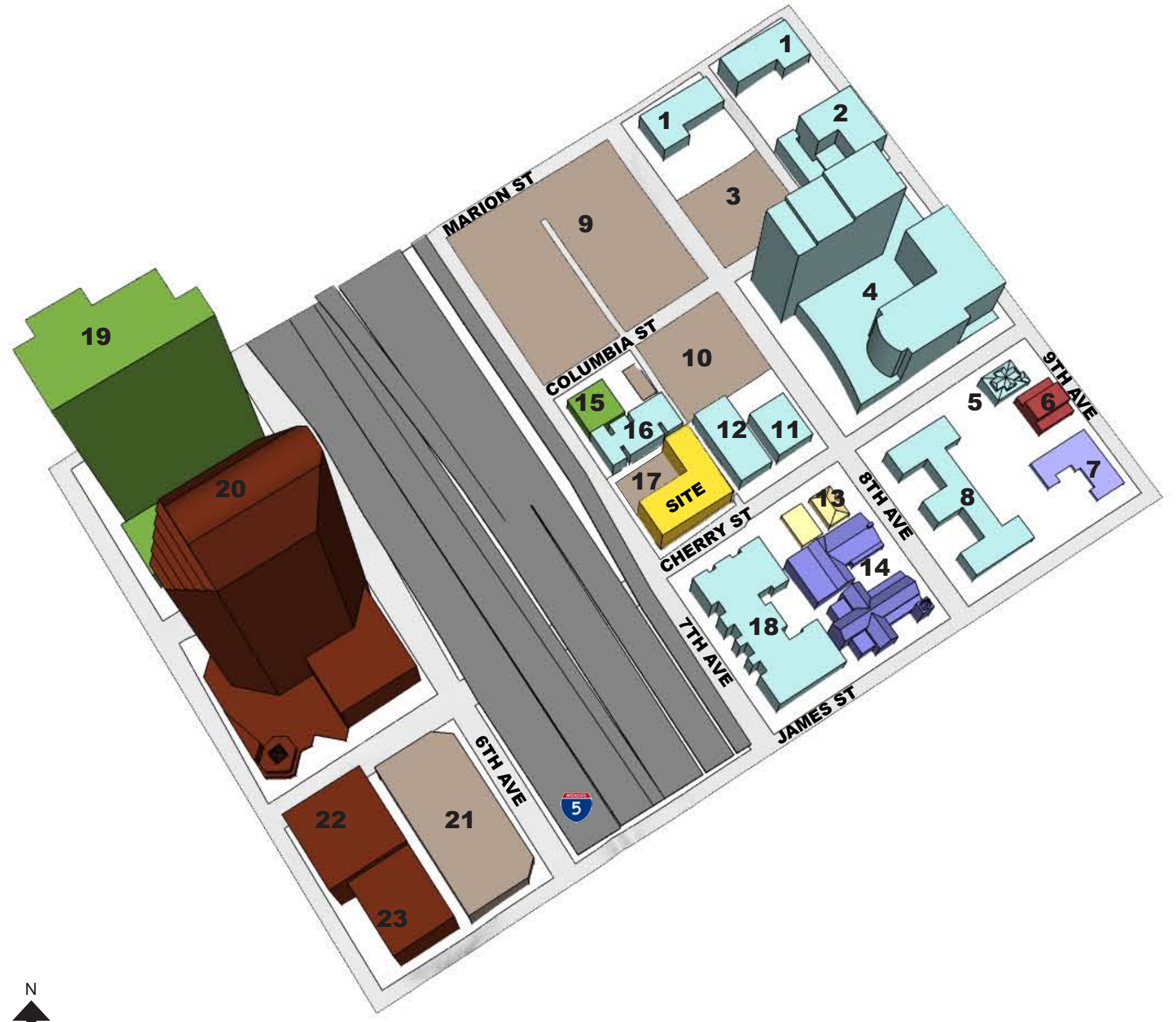


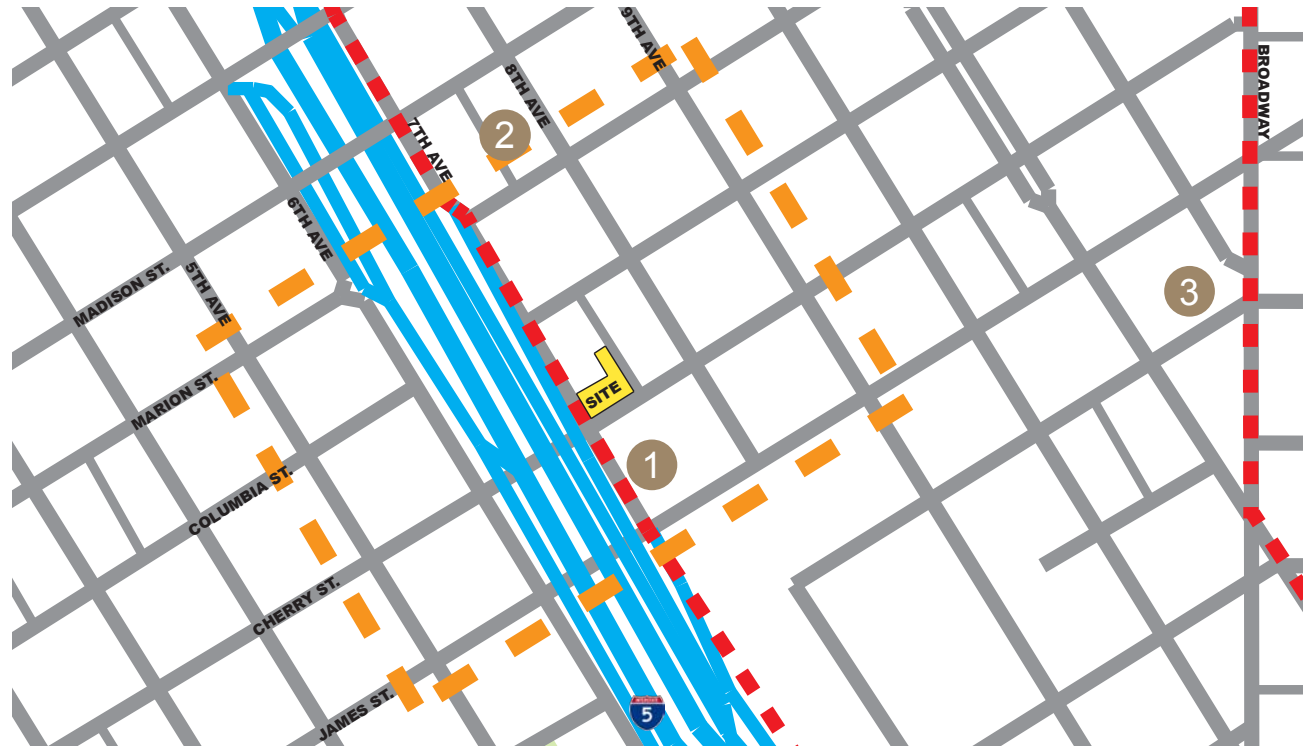
## 9-BLOCK NEIGHBORHOOD DEVELOPMENT KEY

1. Clarwood Apartments
2. Frederick Ozanam House
3. Surface Parking
4. Terrace at Skyline Senior Living Center
5. Private Residence
6. Kafe Berlin (Former Assay Office)
7. University of Washington Children's Center at Harborview
8. Bay Ridge Apartments
9. Surface Parking for Polyclinic
10. Surface Parking
11. Bishop Lewis House
12. Bradburry Apartments
13. Northwest Harvest Food Bank
14. Trinity Episcopal Church
15. 7th and Columbia Building
16. Zindorf Apartments
17. Surface Parking
18. 7th and James Apartments
19. Fifth Avenue Plaza
20. Seattle Municipal Tower
21. Sea Park Parking Garage
22. Seattle Police Headquarters
23. Municipal Court of Seattle

## KEY: BUILDING MAJOR USE

- Project Site
- Residential
- Office
- Parking
- Government
- Retail
- Religious
- Child Care
- Food Bank





**KEY:** CONTEMPORARY MID-RISE EXAMPLES

- 1 7th and James Apartments
- 2 Landes Apartments
- 3 Barclay/Broadway Apartments

**KEY:** SITE INFORMATION

- 710 Cherry Street
- First Hill Neighborhood Boundary
- 9-Block Boundary



**1. 7th and James Apartments**

4 Over 2 Construction - Base: Concrete; Upper Levels: Fiber Cement Panels  
 Facade of many colors, articulation and window patterns to achieve a residential feel. Setbacks landscaped with mature trees.  
 Proposing: a simplified, clean line facade; strong massing highlighted with an accent color.



**2. Landes Apartments**

5 Over 1 Construction - Base: Concrete/Brick/Slate Tile; Upper Levels: Metal Panels  
 Many forms and movements to reduce the massing/create interest. Engaging the sidewalk with activity/entrances.  
 Proposing: similar strong massing and upper level glazing quantities for maximum daylight into the units. Exploring metal panels and concrete base.



**3. Barclay/Broadway Apartments**

5 Over 1 Construction -n Base: Concrete/Brick; Upper Levels: Brick and Metal Panels  
 Engaging the corner and sidewalk with entrances and windows.  
 Proposing: a strong facade facing 7th Avenue with similar upper level glazing quantities for maximum daylight. Exploring need for sunshades, metal panels and concrete base.



**Metal Siding/Large Unit Windows**

Exploring metal siding and different window configurations for maximum daylight into the units.



**Metal Siding**

Exploring metal siding at the upper levels.



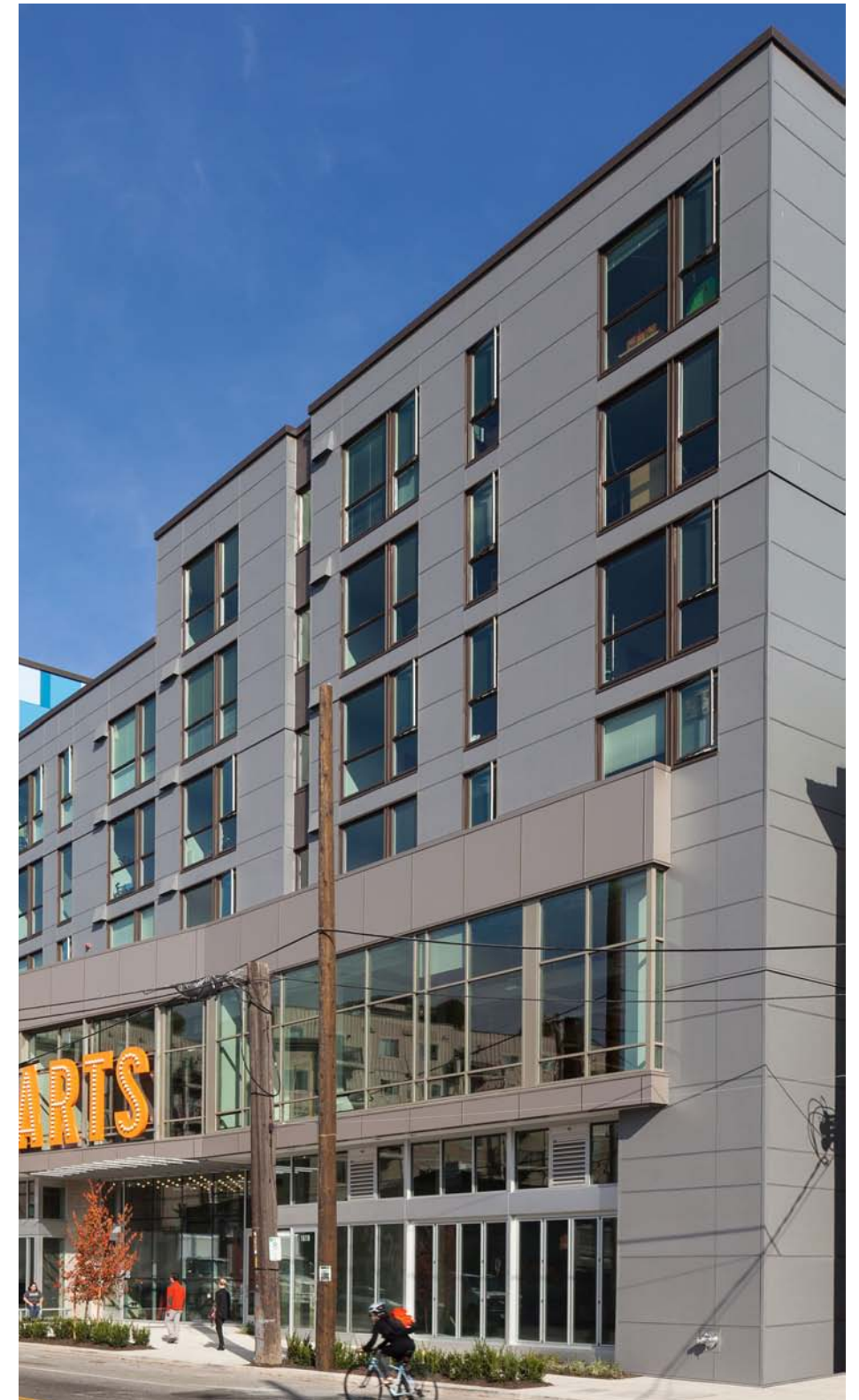
**Engaging and Operable Storefront**

Proposed operable storefront on North side of the Building adjacent to the resident common room.



**Storefront Base/Transparent Corner**

Proposing open, ground level storefront with canopy/building protection above.



**Storefront Base/Large Unit Windows**

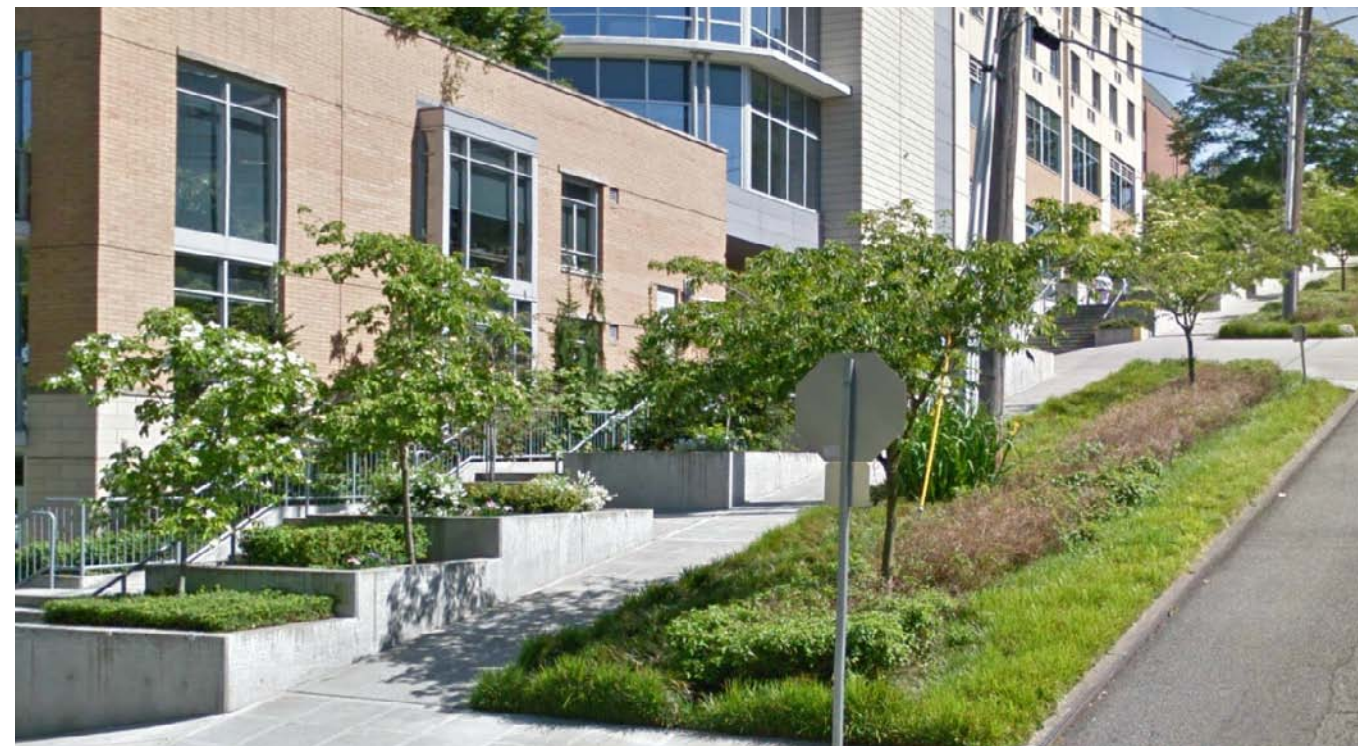
Proposed transparent ground level with maximum storefront. Large unit windows and clean line massing/siding above. Exploring ceraclad as an option.



**KEY: LANDSCAPE RELATIONSHIP TO PROPERTY LINE** **KEY: SITE INFORMATION**

- Property Line Buildings
- Setback More Than 5'0"

- 710 Cherry Street
- First Hill Neighborhood Boundary
- 9-Block Boundary



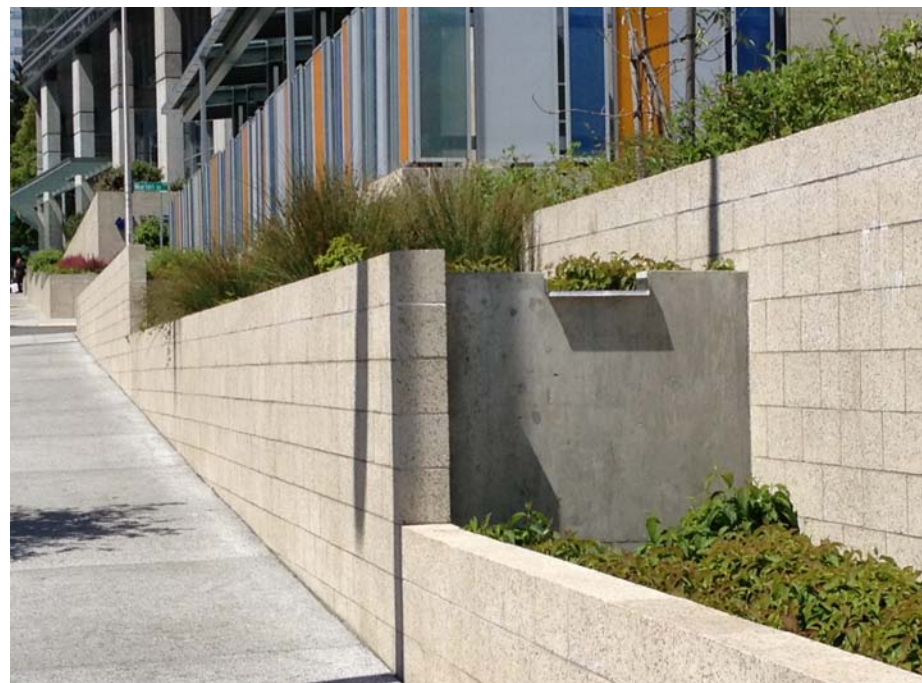
**Planters along Building and Landscaping between Sidewalk and Street**

Existing landscaping along Cherry Street, which creates a buffer between both the building and street. Proposing similar treatment in the right-of-way along Cherry Street.



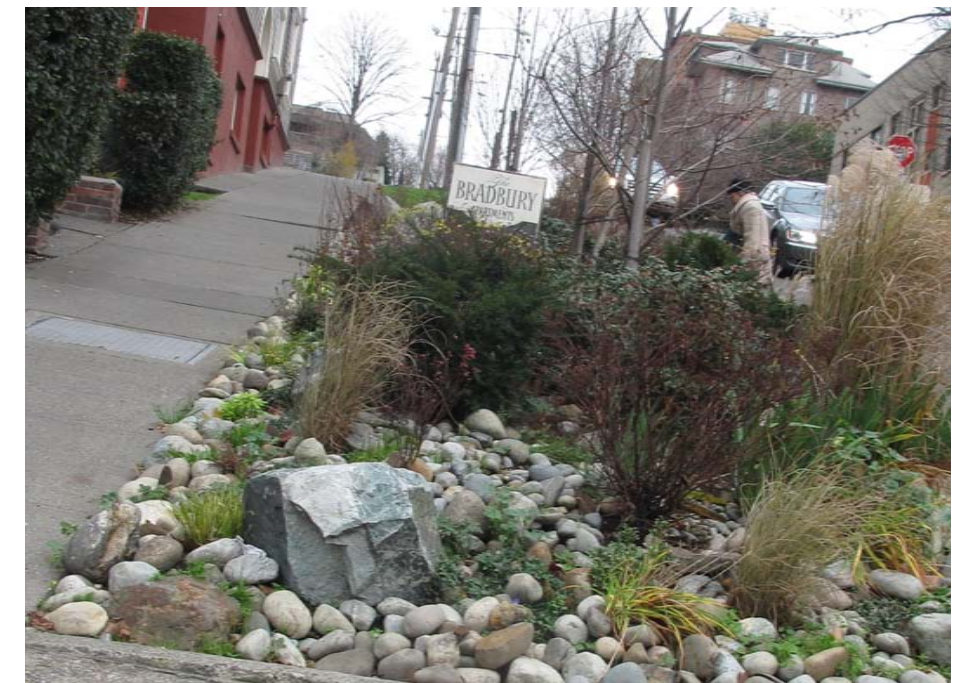
**Landscaping between Building, Sidewalk and Street**

Proposing a landscape buffer between the building, sidewalk and street along 7th Avenue.



**Landscaping along Building**

Existing bio-retention weirs along 7th Avenue. Proposed similar buffer between building and sidewalk along Cherry Street.



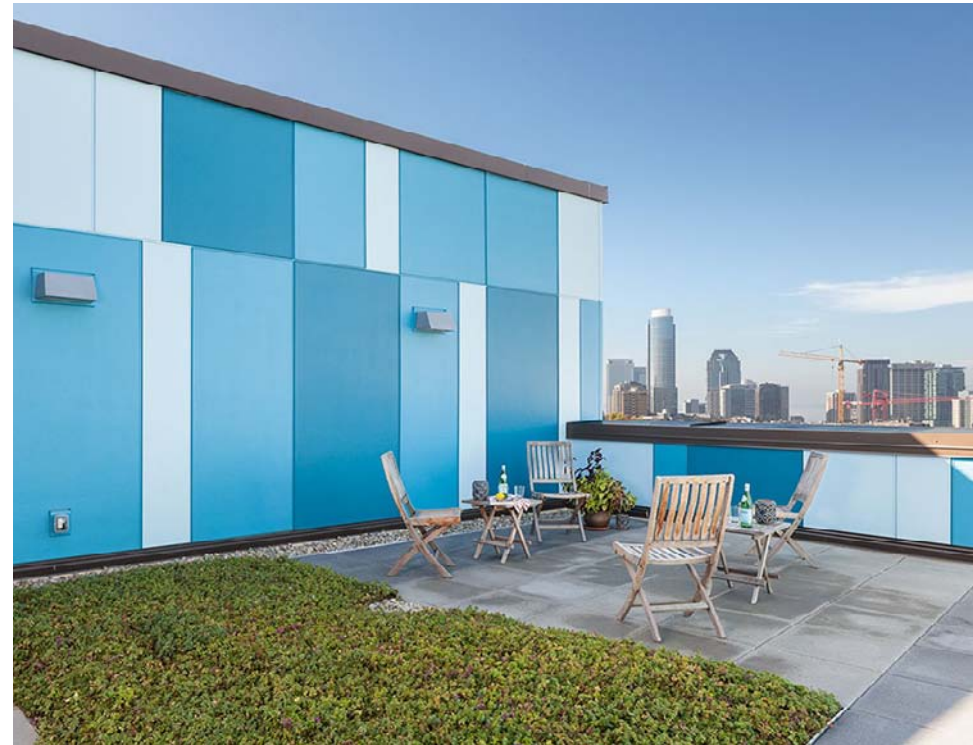
**Landscaping between Sidewalk and Street**

Existing landscaping along Cherry Street, which incorporates plantings and rockery to create "rain garden" imagery. Proposing similar treatment along Cherry Street.





**Existing Cherry Trees along Cherry Street**  
Proposing to maintain or replace in-kind per the City of Seattle Arborist.



**Pedestal Paver Roof System/Green Roof System**  
7th floor deck is proposed with a pedestal-paver system for ease of maintenance, versatility of use, and durability with an integrated green roof system.



**Overhead Catenary Lights**  
Catenary lights are proposed at the ground floor patio and 7th floor deck.



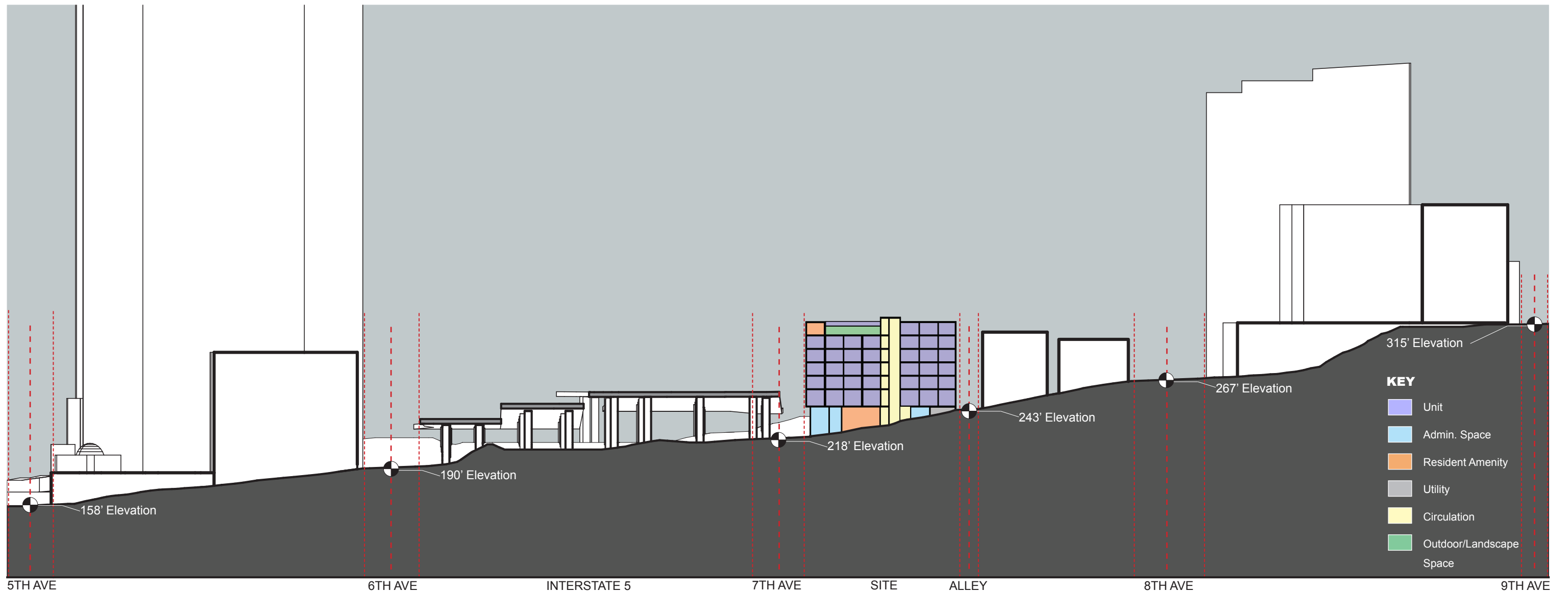
**Landscaping between Building, Sidewalk and Street**  
Proposing landscaping beds along 7th Avenue.



**Covered Outdoor Area and Raised Planters**  
Proposing raised planters for gardening and a green roof system on 7th floor deck.



**Ground Level Patio**  
The ground level patio is proposing low maintenance paving, seating, and exterior lighting.



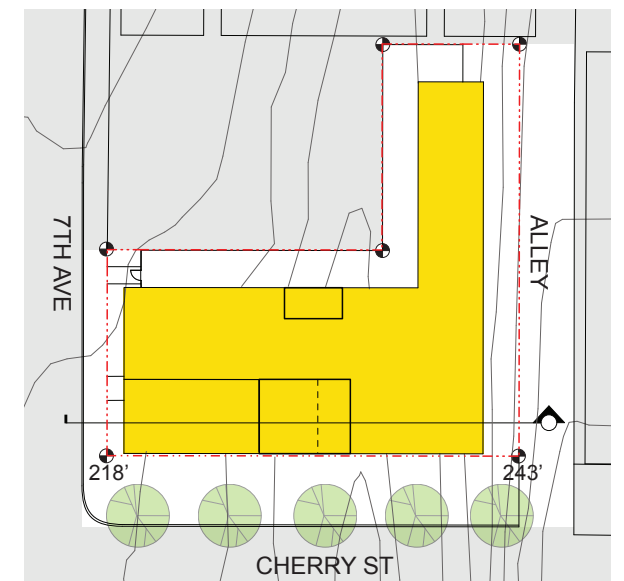
**SITE SECTION**

**OPPORTUNITIES:**

- Access to services along alley.
- Buildings in the immediate vicinity are relatively low and allow for solar access and views south and west of the site.
- Interstate 5 to the West allows for views from the upper levels to downtown, peek-a-boo views of Puget Sound and Mount Rainier.
- Heavy pedestrian traffic and wide sidewalks along Cherry Street give the opportunity for an active environment.
- First Hill amenities such as medical centers and churches will benefit the future tenants.
- Steep slope allows mechanical and storage areas to be located below grade, limiting blank wall/maximizing windows where possible.

**CONSTRAINTS:**

- Steep slope of the site presents a challenge for programming and access.
- Proximity to Interstate 5 presents challenges with noise and pollution.
- Heavy Vehicular traffic along 7th Avenue presents challenges for noise and pedestrian safety.
- Size and configuration of site is challenging to work with when applying code complying zoning setbacks.

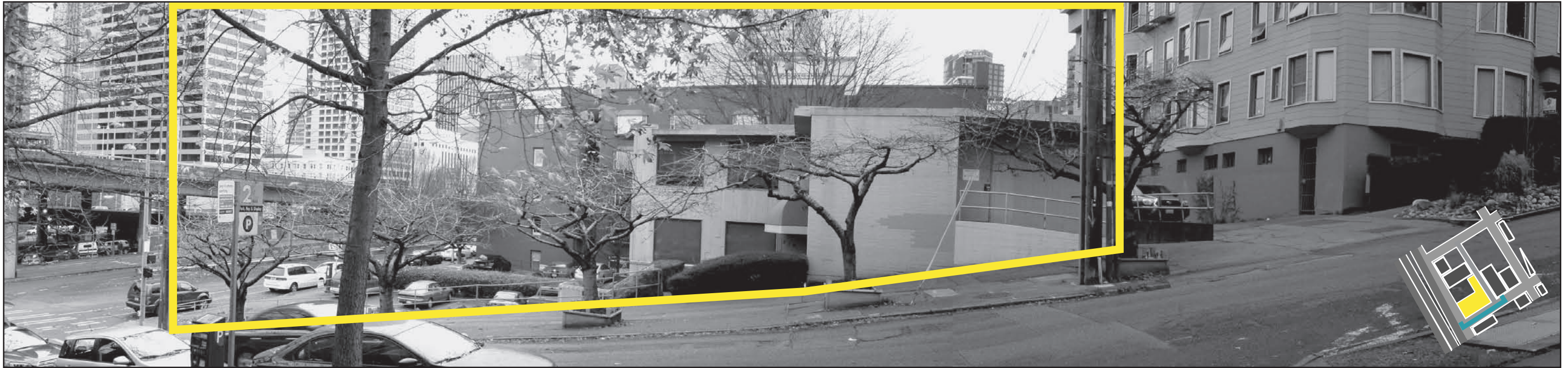




**7TH AVENUE: WEST ELEVATION**



**7TH AVENUE: EAST ELEVATION**



**CHERRY STREET: NORTH ELEVATION**



**CHERRY STREET: SOUTH ELEVATION**

\*Existing cherry trees will be saved and replanted if considered healthy by City of Seattle Arborist or replaced with approved tree species and caliper.

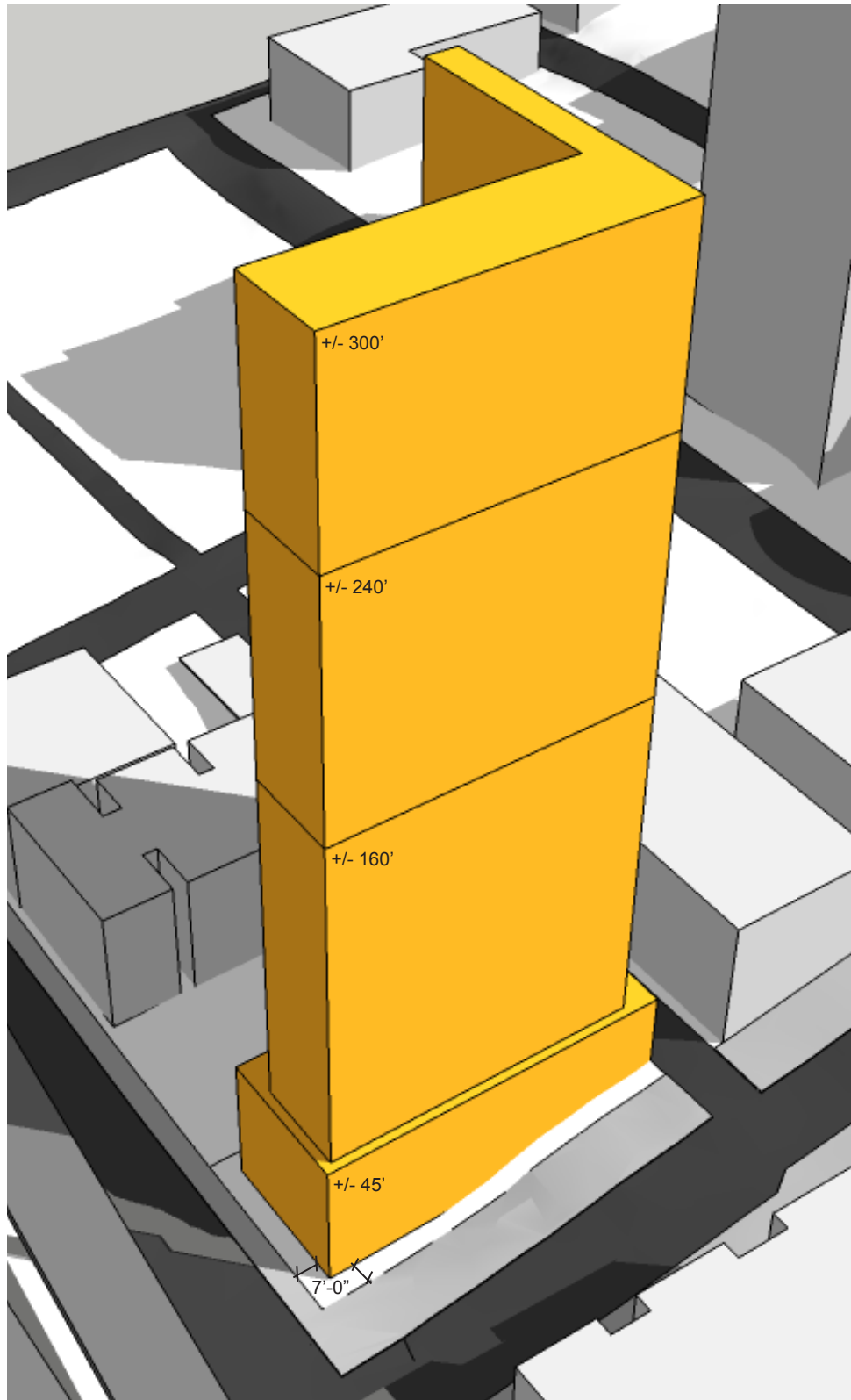


**ALLEY: WEST ELEVATION**

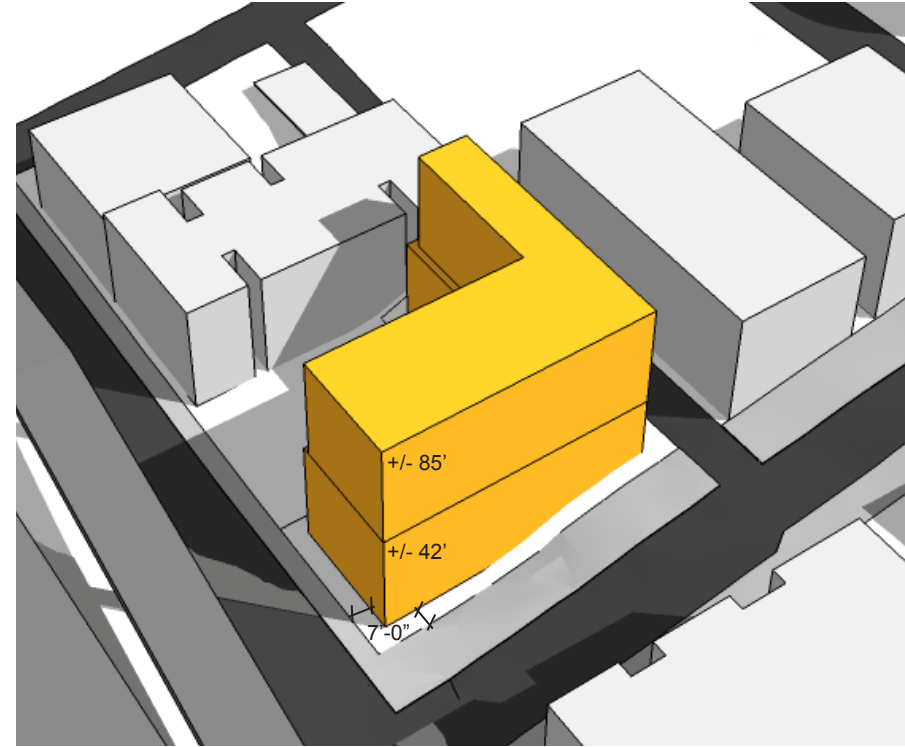


**ALLEY: EAST ELEVATION**

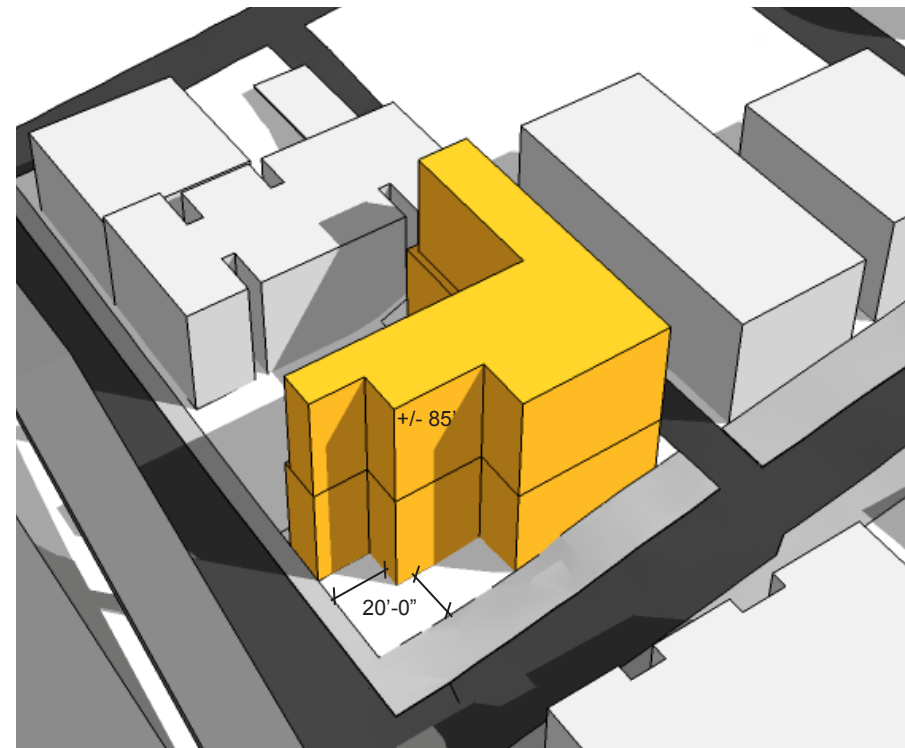
\*The alley is proposed as the point of access for our services, however, dumpsters and bins will be stored inside the building and rolled out for collection.



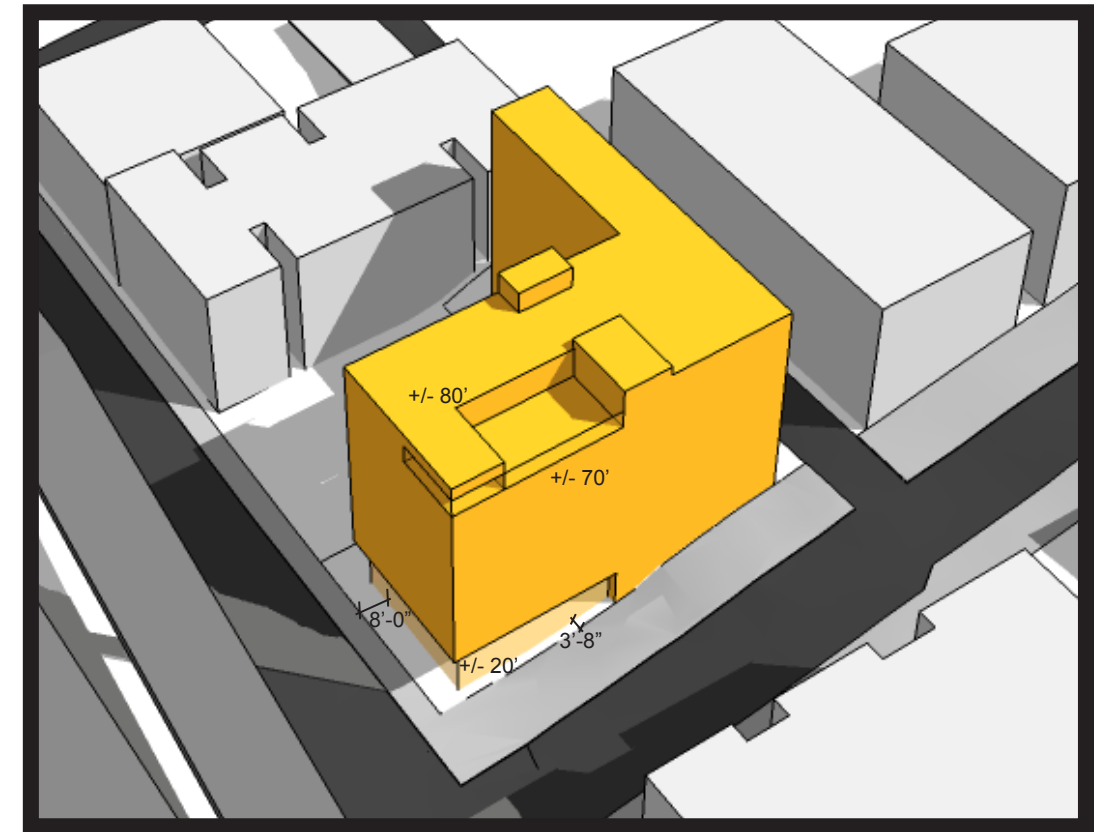
Option 1: High-Rise Massing (Zoning Envelope)



Option 2: Mid-Rise Massing (Zoning Envelope)



Option 3: Mid-Rise Massing (Zoning Envelope)



Option 4: Mid-Rise Massing - Setback Departure along 7th Avenue & Cherry Street (Preferred Scheme)

**Option 1:**

Maximum building potential per zoning code showing massing for a high-rise building conforming to the setback requirements.

**Option 2:**

Maximum building potential per zoning code showing massing for a mid-rise building conforming to the setback requirements.

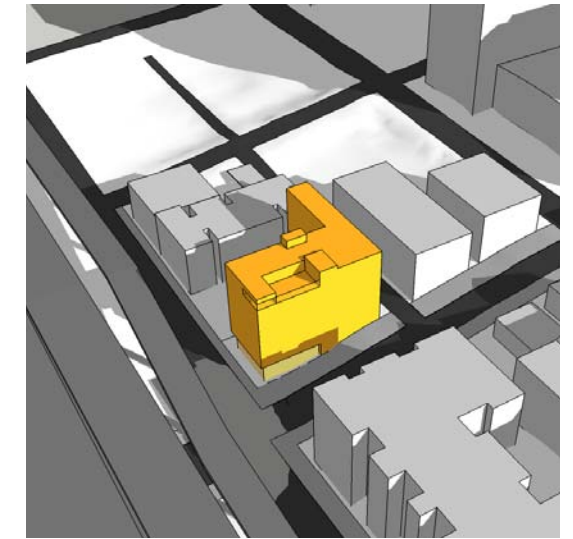
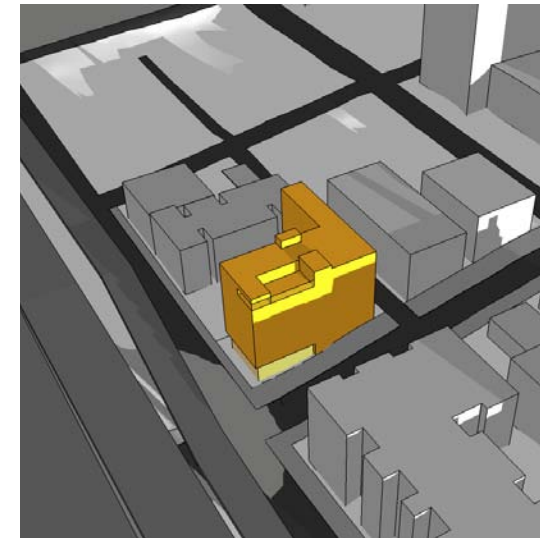
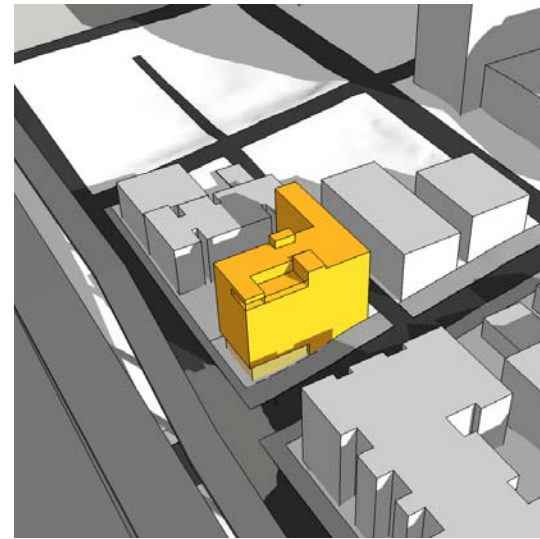
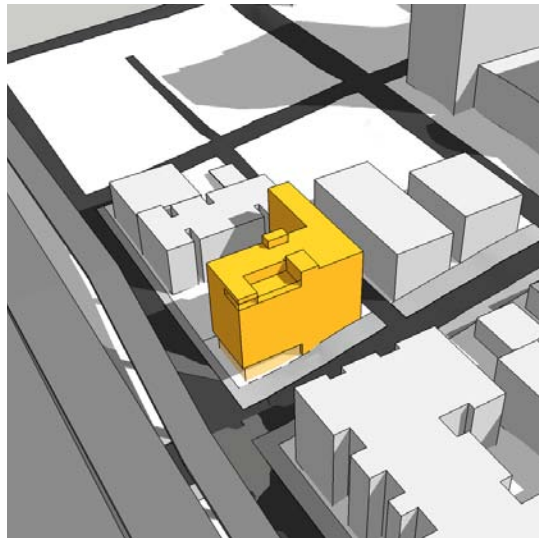
**Option 3:**

Maximum building potential per zoning code showing massing for a mid-rise building with courtyard configuration conforming to the setback requirements.

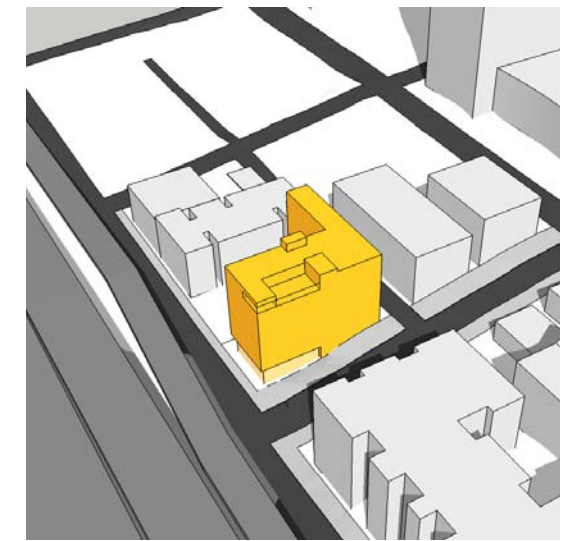
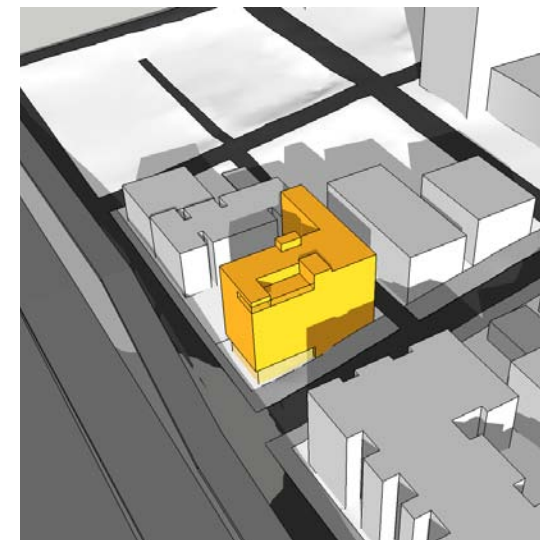
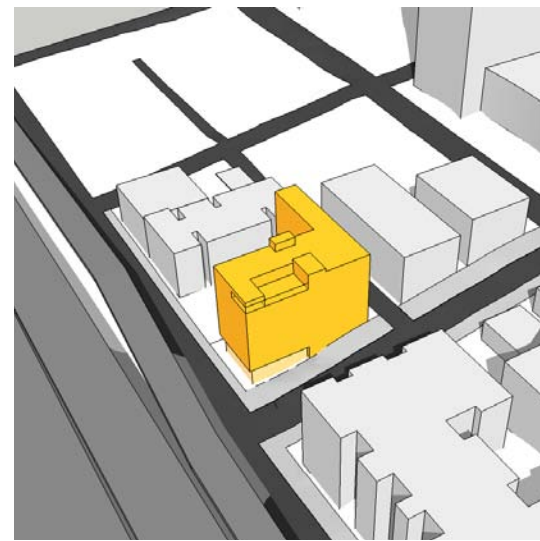
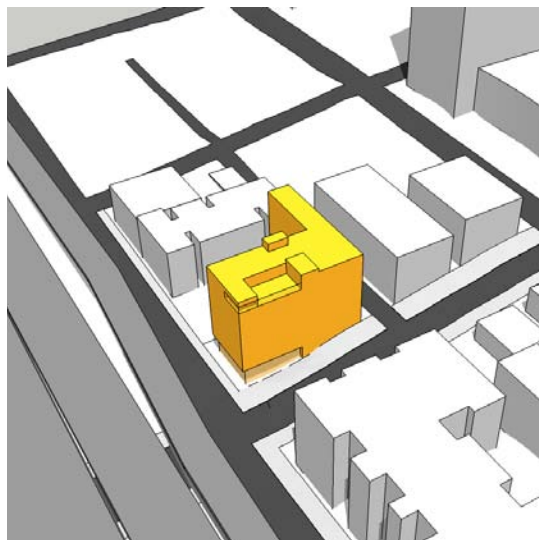
**Option 4:**

Mid-rise massing engaging 7th Avenue and Cherry Street. The ground level is recessed along 7th Avenue and a portion of Cherry Street to provide opportunity for foundation planting, covered entry and massing interest. This recessed is envisioned to be fully glazed/glass box. Setting the building along Cherry Street allows for a generous ground level patio adjacent to interior common space on the north side. The roof deck at level 7 is shown along the south facade to provide opportune exposure and views while creating a buffer from I-5 noise and pollution.

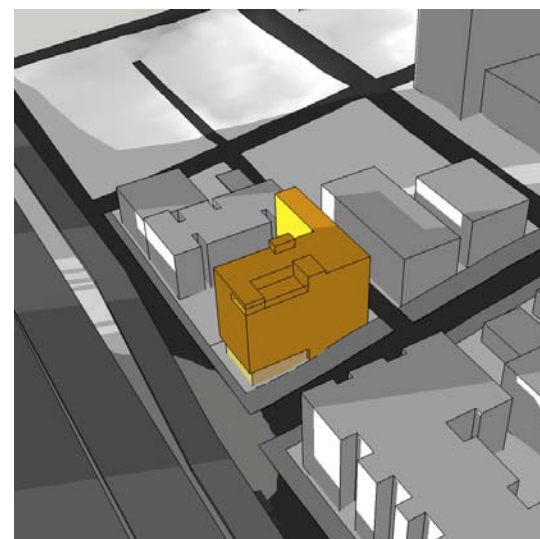
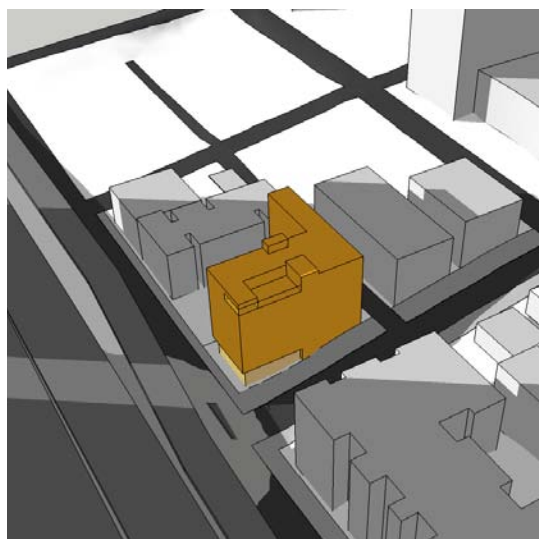
9:00 AM



12:00 PM



5:00 PM



JUNE 21

SEPTEMBER 21

DECEMBER 21

MARCH 21



Solar Study shown with Preferred Scheme



### 7th AND CHERRY APARTMENTS

710 Cherry Street, Seattle, WA 98104 — 03.11.2015 Early Design Guidance DPD Project Number: 3018296

SOLAR STUDIES

13



## CS1: Natural Systems and Site Features

### C. TOPOGRAPHY

#### 1. Land Form:

The steep slope of the property gives us the opportunity to locate mechanical spaces and storage below grade. This in turn allows us to design a building with more interest, aesthetic appeal, and natural lighting opportunities on the ground floor; the building emerges from the slope.

#### 2. Elevation Changes:

Spaces which are prone to blank walls will be submerged into the hillside, while indoor and outdoor common spaces will be oriented to take advantage of views in numerous directions and at multiple elevations. The landscaping along the slope will step to mitigate the rise and allow for resting places along Cherry Street.

### E. WATER

#### 2. Adding Interest with Project Drainage:

Bioretention planters or raingarden/bioswales are proposed along Cherry Street to activate the pedestrian experience while mitigating alley and sidewalk drainage.

## CS2: Urban Pattern and Form

### A. LOCATION IN THE CITY AND NEIGHBORHOOD

#### 1. Sense of Place:

The steep slope of the streets give the neighborhood its character. The pedestrian experience along Cherry Street will be enhanced with stepped planters, benches and hand rails. The location of the amenity deck will capture the southern sun and potential views.

#### 2. Architectural Presence:

The site lends itself to be high-profile along the I-5 corridor facing downtown Seattle. The building will respond to the pedestrian experience as well as the character of the fast-paced, elevated freeway. The design will encompass all facades with high-level detailing, articulation and clean massing/lines.

### B. ADJACENT SITES, STREETS, AND OPEN SPACES

#### 1. Site Characteristics:

The property allows for an “L” shaped building that emerges out of the steep slope of Cherry Street.

#### 2. Connection to the Street:

The two main edges to the site are open to both Cherry Street and 7th Avenue. 7th Ave is a main access point to the 1-5 Corridor. Cherry Street connects the Seattle Downtown Core to the First Hill Neighborhood and is frequented by all modes of transportation. The facade on this edge will be carefully treated with transparency to support the streetscape. Stepped bioretention planters/raingardens, street trees, benches and handrails will enhance the experience along Cherry Street. A planting strip and street trees will buffer the sidewalk along 7th Avenue to the on-ramp.

### C. RELATIONSHIP TO THE BLOCK

#### 1. Corner Sites:

7th Avenue and Cherry Street is gateway for pedestrians to First Hill. The landscaping treatment along the sidewalk, building and street edge, will tie downtown to the designated green streets throughout First Hill. The building will be viewed from many focal points: by pedestrians and vehicles from under I-5 creating a “limited view box”, by vehicles driving on I-5 and by tenants of downtown high-rises looking over I-5. Our plans include locating the entry at the street corner facing 7th Avenue with significant amounts of transparency wrapping the base of the building. The upper levels will be visually engaging with potential art installation or highlighting green features such as a vertical green wall or solar hot water preheat panels.

## CS3: Architectural Character and Context

### A. EMPHASIZING POSITIVE NEIGHBORHOOD ATTRIBUTES

#### 2. Contemporary Design:

The materials and façade styles of the Polyclinic, Landes Apartments and Skyline, along with numerous other multi-use buildings provide inspiration for a modern envelope design. Use of metal or ceraclad, concrete and substantial glazing will all be considered in this project.

#### 4. Evolving Neighborhoods:

Many of the newer buildings in the neighborhood have a clean and contemporary design, which is evolving the First Hill neighborhood from mostly low-rise buildings in the immediate vicinity of the site.

## PL1: Connectivity

### B. WALKWAYS AND CONNECTIONS

#### 3. Pedestrian Amenities:

The building entry will be located at the corner of 7th Avenue and Cherry Street engaging the pedestrian with a broad canopy and creating an accessible entrance. The entire first level will be storefront windows as it emerges out of the slope of Cherry Street allowing for interaction between the indoor and outdoor spaces. Benches and handrails could be incorporated into the sidewalk along Cherry Street to help mitigate the steep slope. Lighting and native landscaping will buffer the building from the sidewalk. Art installations may be used throughout the site, building and interior visible to the pedestrians.

### C. OUTDOOR USES AND ACTIVITIES

#### 1. Selecting Activity Areas:

The roof deck will be located along the south facade for potential views and sun exposure. At grade outdoor space will be located adjacent to the interior common space to activate and open onto each other.

## PL2: Walkability

### A. ACCESSIBILITY

#### 1. Access for All:

The building entrance at the corner of 7th Avenue and Cherry Street allows for the most accessible entrance avoiding the steep slope of Cherry Street.

#### 2. Access Challenges:

Potentially benches and/or handrails will be provided along Cherry Street to make the slope easier to navigate.

### B. SAFETY AND SECURITY

#### 1. Eyes on the Street:

The main entrance office is located at the corner of 7th Avenue and Cherry Street to have eyes on the gateway to First Hill.

#### 3. Street-Level Transparency:

Storefront windows are incorporated into the majority of the first floor emerging from the slope where common spaces and the entry lobby is proposed to be located.

## PL3: Street Level Interaction

### A. ENTRIES

#### 1. Design Objectives:

The main entry is located at the building corner identified with an overhead canopy welcoming to both residents and guests.

## DC2: Architectural Concept

### A. MASSING

#### 1. Site Characteristics and Uses:

The steep slope and unusual shape of the site presented some challenges with design. The ground level emerges from the slope of Cherry Street, while Level 7 is cut away to accommodate the roof deck to take advantage of the sun exposure and potential views.

#### 2. Reducing Perceived Mass:

The ground level is proposed to be setback from the building above and fully glazed to create a sense of weightlessness and transparency.

### B. ARCHITECTURAL AND FAÇADE COMPOSITION

#### 1. Façade Composition:

Clean-line, high-quality materials will be used on all facades, including the alley. Window and siding treatment developed on the Cherry Street and 7th Avenue sides of the building will wrap the corners to create a cohesive whole. The west façade will be highly visible from downtown and will be composed to create interest.

### C. SECONDARY ARCHITECTURAL FEATURES

#### 2. Dual Purpose Elements:

Shading devices will be explored as a functional design or artistic feature and well as other elements to mitigate noise from I-5.

## DC3: Open Space Concept

### A. BUILDING-OPEN SPACE RELATIONSHIP

#### 1. Interior/Exterior Fit:

Interior common gathering spaces are located adjacent to both the ground level and level 7 outdoor areas to maintain activity and connection. Both spaces will be able to combine the interior and exterior spaces through large doors and window openings.

### C. DESIGN

#### 2. Amenities and Features:

Plant screening will be used to screen the outdoor areas for privacy as well as protection from sun exposure and noise mitigation.

## DC4: Exterior Elements and Finishes

### A. BUILDING MATERIALS

#### 1. Exterior Finish Materials:

Storefront, concrete and metal/ceraclad siding will be explored as exterior materials for their durability and low maintenance/high quality.

### D. TREES, LANDSCAPE AND HARDSCAPE MATERIALS

#### 1. Choice of Plant Materials:

The landscaping will compliment the design and be durable along the public edges.

#### 4. Place Making:

Existing cherry trees will remain along Cherry Street pending inspection by the City of Seattle Arborist.



## PROPOSED BUILDING & SITE DATA

**Building Address:** 710 Cherry Street Seattle, WA 98104

**Site Area:** 9,599 SF; approx. .2204 acres.

**Zoning:** High Rise

**Departure:** Setbacks per 23.45.518 (MR)

**Building Footprint:** 9,599 SF

**Building Height:** 80'-0" approx.

**Building Area:** 42,855 SF

**Residential Use Area:** 35,890 SF

**Residential Amenity Area:** 1,835 SF (5% = 1,795)

**Bike Storage:** 1:2 = 42 min. Bike Storage Spaces

**Solid Waste Storage:** 435 SF Min.

**Construction:** Five levels of type V-A over two levels of type I-A.

**Proposed # of Units:** (82) Studio Units; (1) One-Bedroom Unit

## GUIDING CONCEPTS

### Neighborhood Relationships:

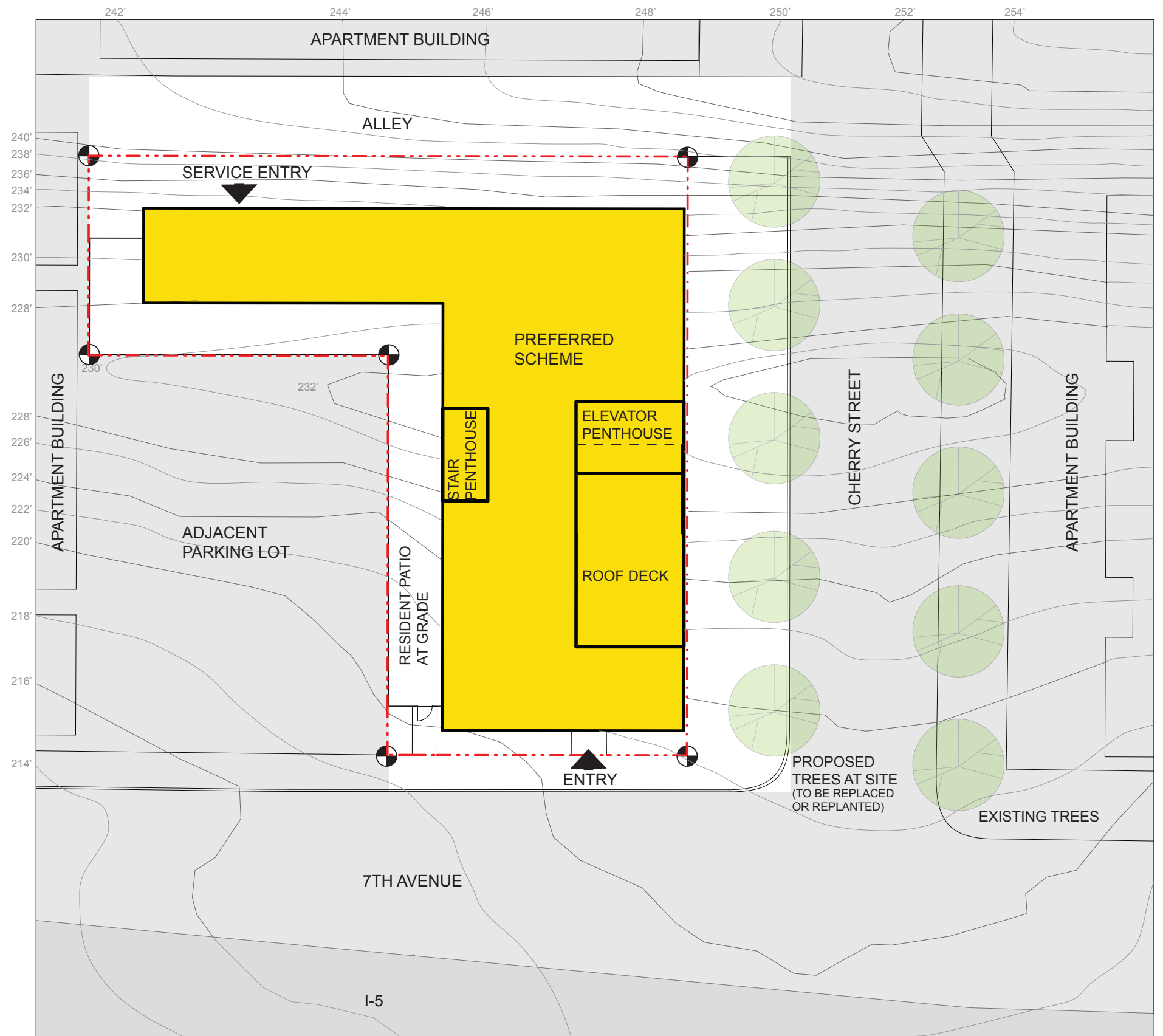
Gateway for pedestrians between First Hill and Downtown neighborhoods.

### Site Relationships:

Activate and enhance pedestrian experience, Take advantage of views & sun exposure, provide eyes on the street.

### Housing:

Provide 83 units of affordable rental housing using an efficient floor plan.  
Create safe and functional amenity space with access to private exterior space.



SITE PLAN

## SEATTLE LAND USE CODE ANALYSIS: PERTINENT SECTIONS FOR EARLY DESIGN GUIDANCE

High Rise - HR (Using Mid Rise setback requirements)

First Hill Urban Center Village

Close proximity to Neighborhood Green Street

### 23.45.518 Setbacks and Separations:

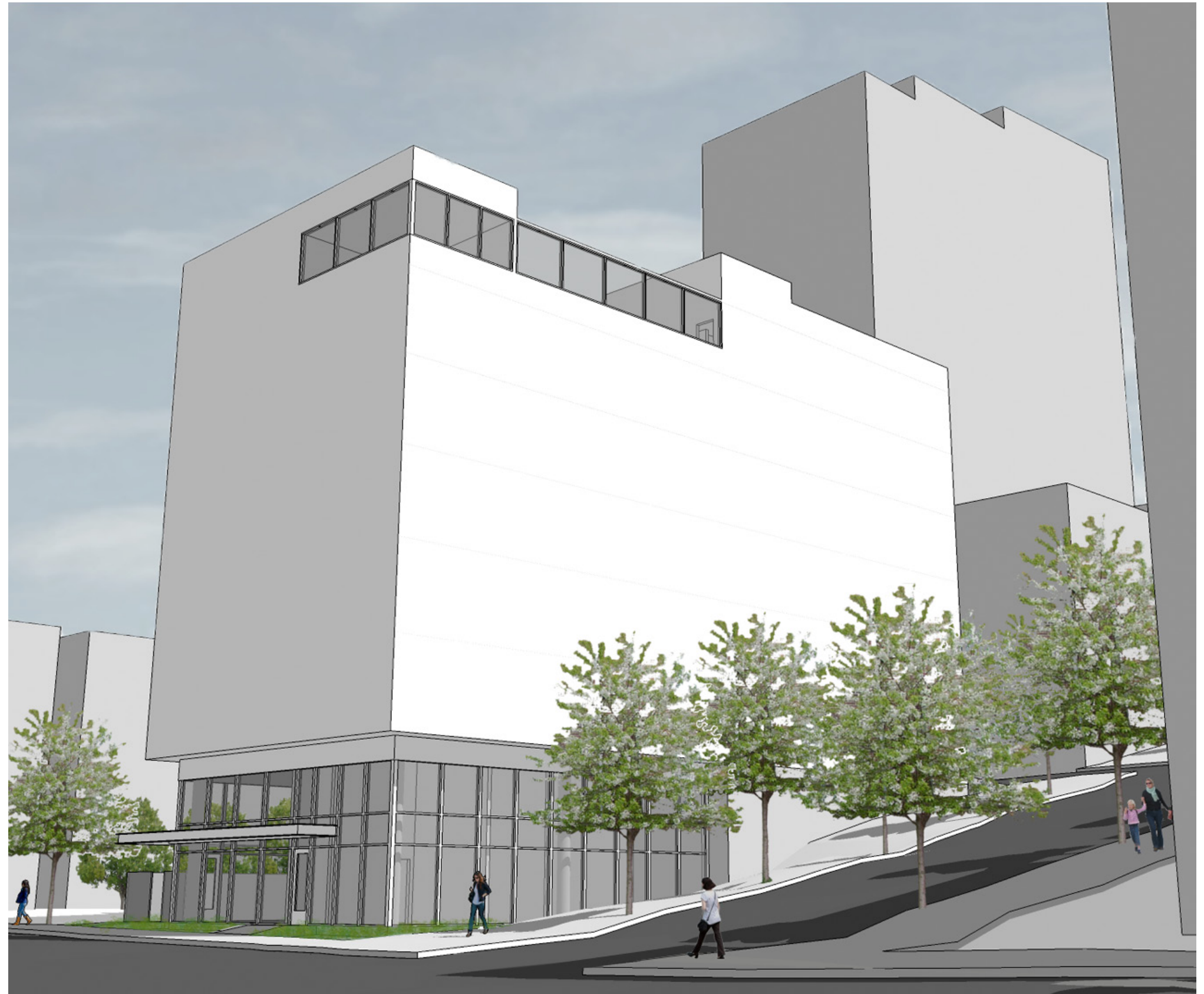
C. Setbacks: Structure of 85'-0" or less are subject to the setback provisions in subsection 23.45.518B MR Setbacks: 7'-0" average setback, 5'-0" minimum setback along front and side street lot lines. 10'-0" minimum setback along back property lines which abut an alley. For interior lot lines, 42 feet or less in height: 7 foot average setback; 5 foot minimum setback or above 42 feet in height: 10'-0" average setback; 7'-0" minimum setback. (Refer to Page 20 for additional information and departure request.)

### 23.45.522 Amenity area:

5% of total gross floor area in residential use shall be provided as an amenity area(s). A maximum of 50% may be enclosed, the minimum horizontal depth shall be 10'-0" and minimum 250 square feet.

### 23.45.524 Landscaping standards

Green factor of 0.5 or greater is required and street trees are required.



7TH AVENUE AND CHERRY STREET PERSPECTIVE - LOOKING NORTHEAST



7TH AVENUE PERSPECTIVE - LOOKING SOUTH EAST



PEDESTRIAN VIEW LOOKING UP CHERRY STREET



PEDESTRIAN VIEW AT CORNER OF 7TH AVENUE AND CHERRY STREET



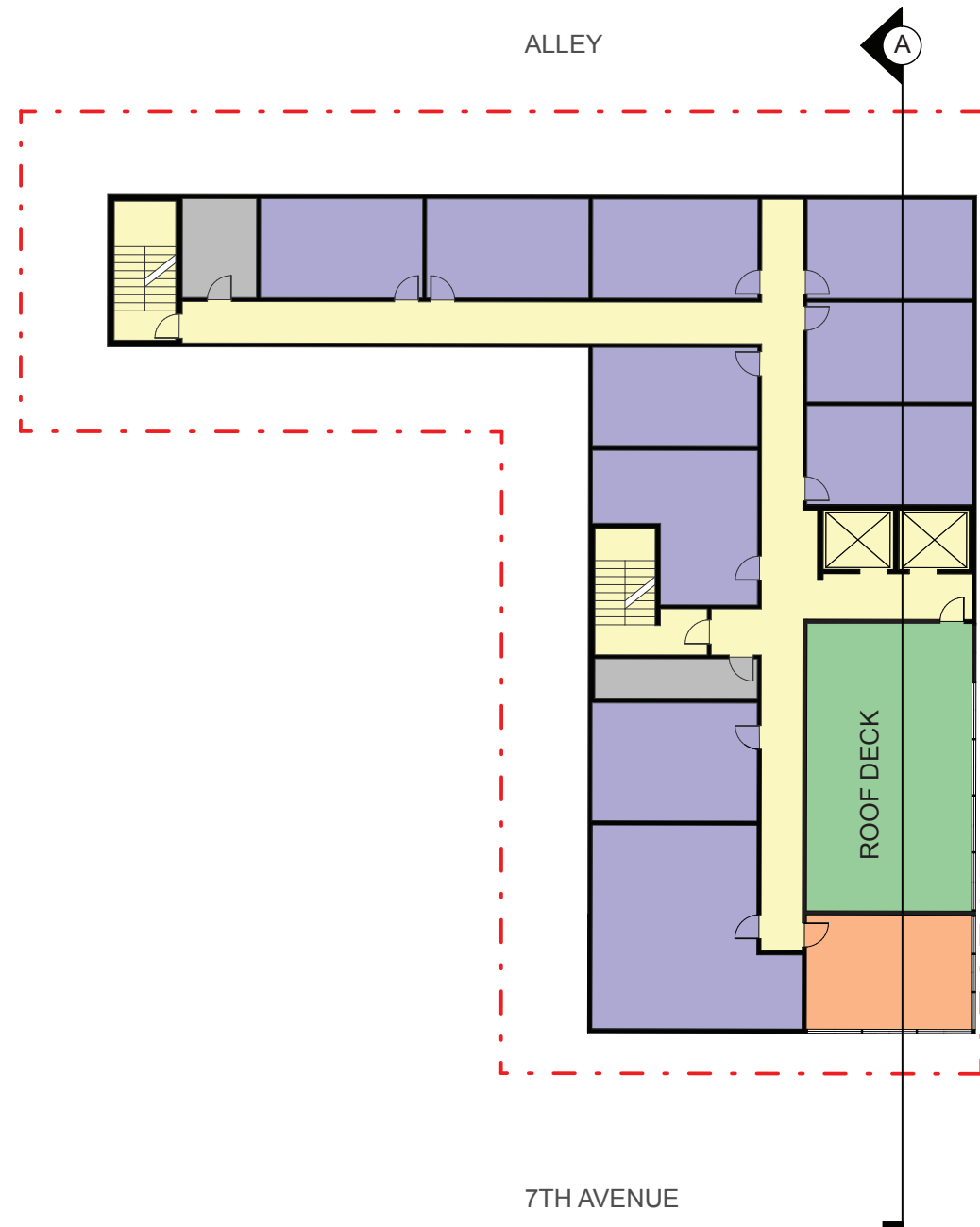
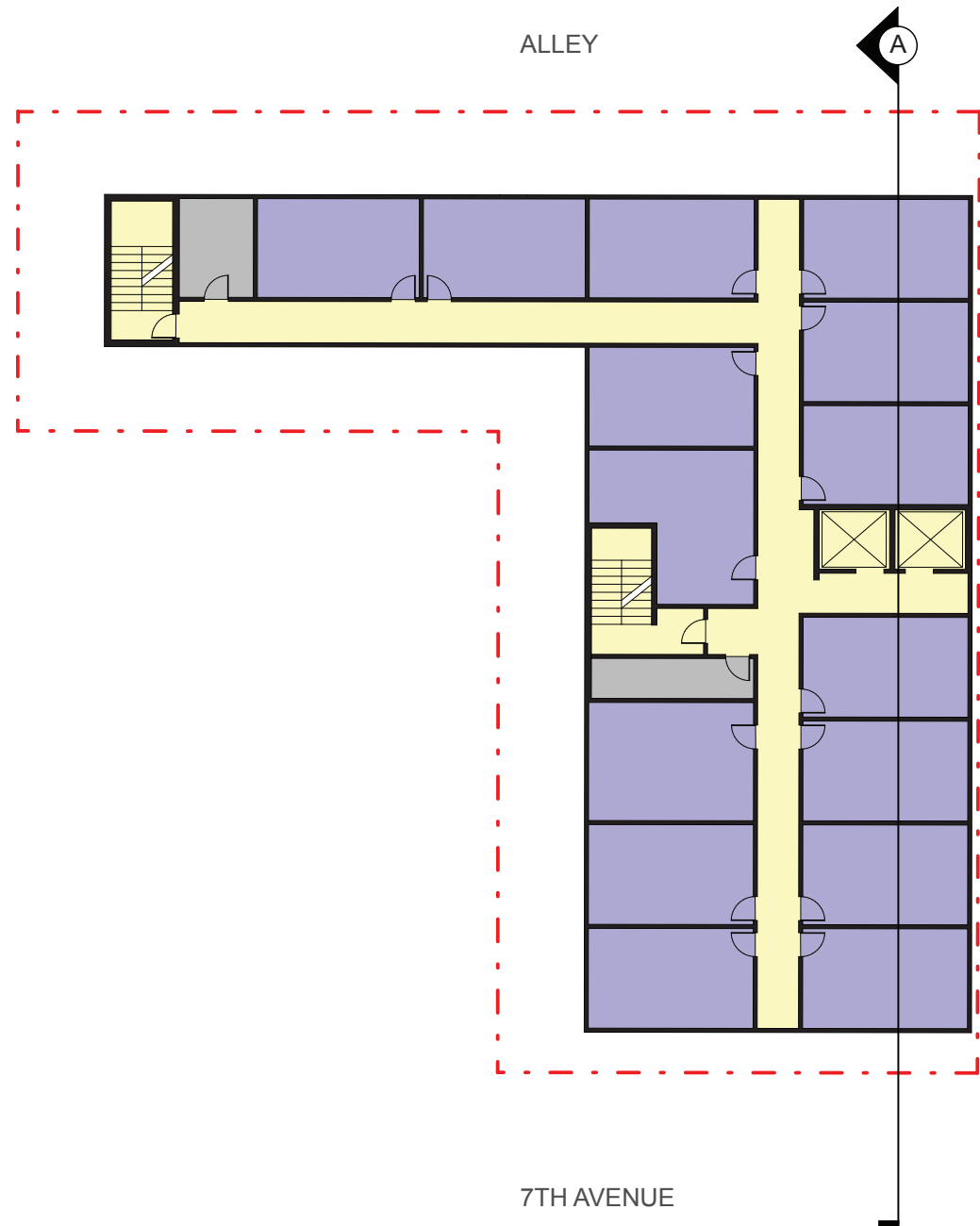
LEVEL 1

**KEY: PLANS**

- Unit
- Administration Space
- Resident Amenity
- Utility
- Circulation
- Outdoor/Landscape Space




LEVEL 2



LEVELS 3-6

**KEY: PLANS**

- |  |   |
|--|---|
|  Unit                 |  Utility                 |
|  Administration Space |  Circulation             |
|  Resident Amenity     |  Outdoor/Landscape Space |

N

LEVEL 7

N



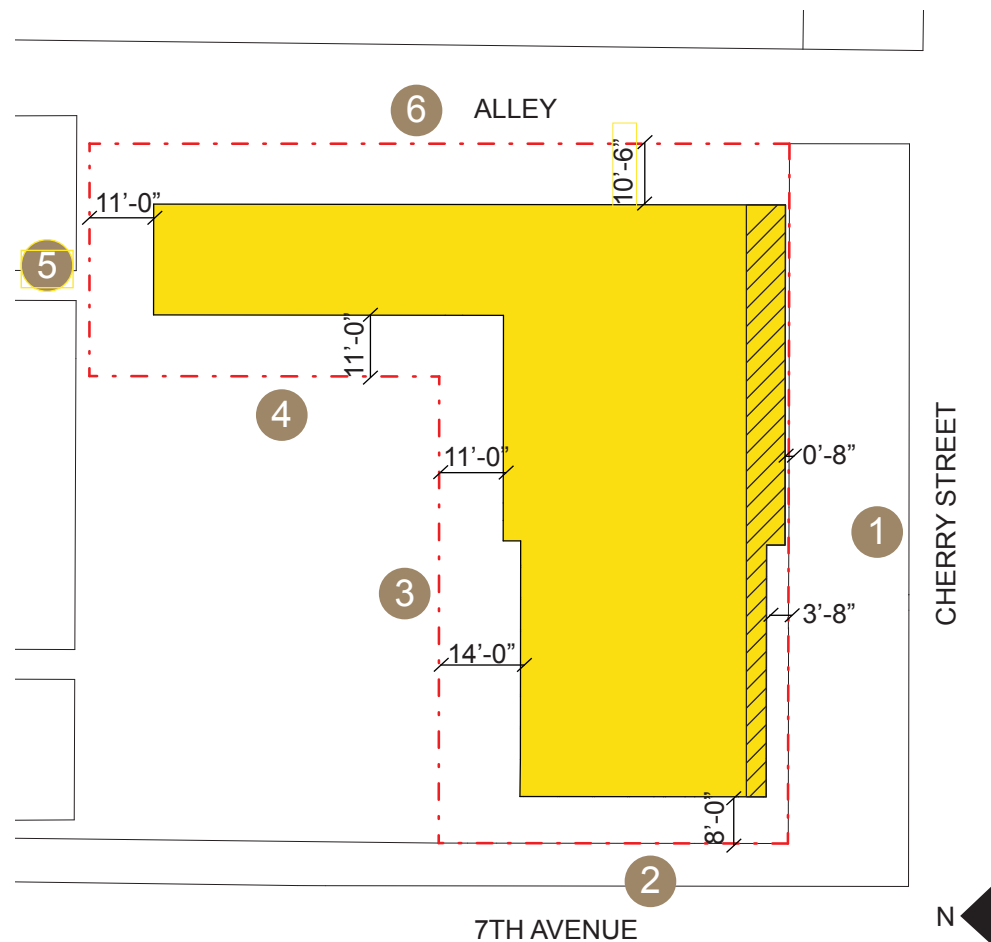
**7th AND CHERRY APARTMENTS**

710 Cherry Street, Seattle, WA 98104 — 03.11.2015 Early Design Guidance DPD Project Number: 3018296

**FLOOR PLANS**

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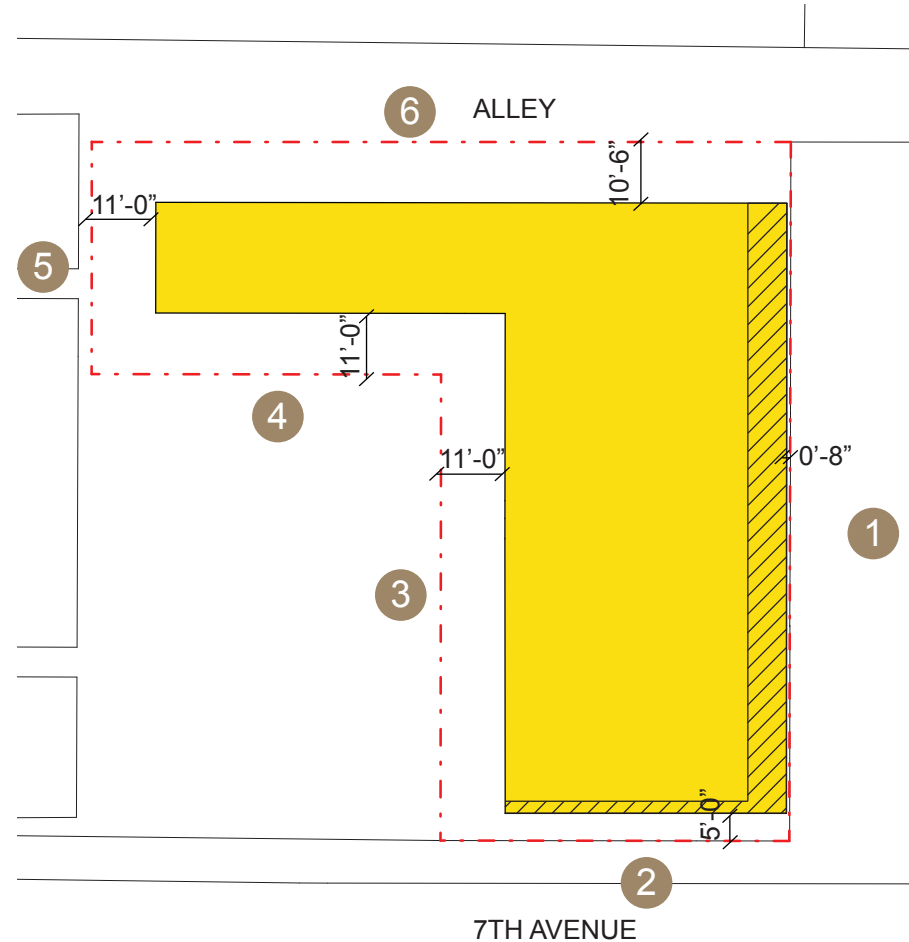


LEVEL 1

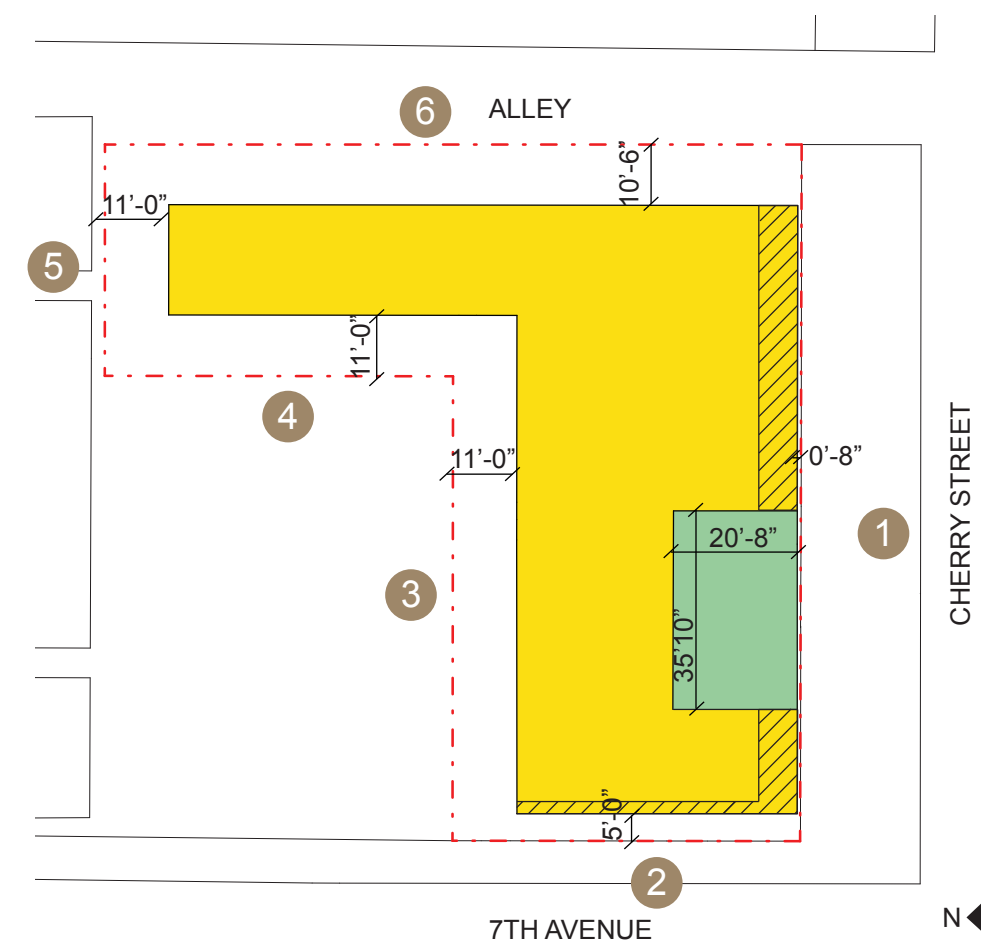
**KEY:** Plan

Proposed Footprint

Departure



LEVEL 2-6



LEVEL 7

**DEPARTURE REQUEST 23.45.518: MR SETBACKS**

**Departure PL1 (Cherry Street):**

Building closer to the property line enhances the street edge and aligns with the surrounding context where the majority of buildings are sited closer to the sidewalk edge. The wide sidewalk along Cherry Street (approximately 20'-6") allows for generous planting area along the building and street.

**Departure PL2 (7th Avenue):**

The setback along 7th Avenue exceeds the setback requirements at the sidewalk level, 8'-0", for approximately 20'-0" in height. The proposed building then steps out 3'-0" which provides some overhead weather protection and sun shading to the interior spaces.

The departure requests allows for a wider, more efficient building while still providing a functional and spacious courtyard on the north side of the building and other interior lot lines.

PL	Type	Code Compliant (Below 42'-0")	Code Compliant (Above 42'-0")	Proposed	Departure/ Meet / Exceed
1	Side setback from Cherry Street	7'-0" avg. / 5'-0" min.	7'-0" avg. / 5'-0" min.	Varies between 3'-8" and 0'-8" setback. 1'-9" avg.	Departure Requested
2	Front setback from 7 <sup>th</sup> Avenue	7'-0" avg. / 5'-0" min.	7'-0" avg. / 5'-0" min.	Level 1 = 8'-0" setback Levels 2-7 = 5'-0"	Exceeds on level 1. Departure on levels 2-7.
3	Side setback from an interior lot line	7'-0" avg. / 5'-0" min.	10'-0" avg. / 7'-0" min.	Varies between 14'-0" and 11'-0"	Exceeds
4	Side setback from an interior lot line	7'-0" avg. / 5'-0" min.	10'-0" avg. / 7'-0" min.	10'-6" (Consistent setback)	Exceeds
5	Side setback from an interior lot line	7'-0" avg. / 5'-0" min.	10'-0" avg. / 7'-0" min.	11'-0" (Consistent setback)	Exceeds
6	Rear setback Abutting Alley	10'-0" min.	10'-0" min.	10'-6" (Consistent setback)	Exceeds



**Sylvia's Place**  
2013 3rd Avenue, Seattle, WA  
Plymouth Housing Group



**Pat Williams Apartments**  
219 Pontius Avenue North, Seattle, WA  
Plymouth Housing Group



**Artspace Mount Baker Lofts**  
2915 Rainier Avenue S., Seattle, WA, 98144  
Artspace Projects, Inc.



**Hiawatha Artspace**  
843 Hiawatha Avenue, Seattle, WA  
Artspace Projects, Inc.



**Plymouth Place**  
94 Bay Street, Seattle, WA  
Plymouth Housing Group



**12 Ave Arts**  
1620 12th Avenue, Seattle, WA  
Capitol Hill Housing



**7th AND CHERRY APARTMENTS**

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**SMR ARCHITECTS RELEVANT PROJECTS**

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