

ACER HOUSE LLC

MIMAR STUDIO

PLANNING & DESIGN

schemata workshop

NAKANO ASSOCIATES

2210 E CHERRY ST | SEATTLE, WA 98122

SDCI No: 3037185-LU

DESIGN RECOMMENDATIONS | MAY 12, 2022

ACCION HOUSE

PROJECT INFORMATION



table of contents

development objectives	2
community involvement	3
context	4
design narrative	13
street-level experience	20
floor plans	27
material + color palette	32
elevations	37
sections	42
renderings	46
landscape + hardscape design	51
signage + lightingsignage + lighting	62
early design guidance responses	65
departures	75
shadow studies	81

applicant team

Acer House LLC owner

1112 Federal Avenue East | Seattle, WA 98102 | 206.565.6455

Benjamin Maritz | ben@grtexp.co

design consultant Mimar Studio

511 30th Avenue | Seattle, WA 98122 | 206.818.9939 Donald King | donald@mimarpacific.com

architect

Schemata Workshop 1720 12th Avenue | Seattle, WA 98122 | 206.285.1589 Grace Kim | grace@schemataworkshop.com

landscape architect Nakano Associates

3902 S Ferdinand St #201 | Seattle, WA 98118 | 206.292.9392 | Ida Ottesen | io@nakanoassociates.com

project description

New construction of a six-story, 112-residential unit, mixed use development within the 23rd & Union-Jackson Residential Urban Village in the Central Area of Seattle, WA.

project information

2210 E Cherry St, Seattle, WA 98122 address

9126101685, 9126101681, 9126101695, 9126101706, parcel #s

9126101705, 9126101725, 9126101730

NC1-40 existing zoning NC1-65 proposed zoning 19,343 sf site area

urban village 23rd & Union-Jackson (Residential Urban Village)

overlay district none pedestrian zone none frequent transit yes parking none

DEVELOPMENT OBJECTIVES



Acer House is Seattle's first anti-racist private development project and hopes to be a benchmark for future development around the City. In a true expression of community voice, both the programming and design of the project has been shaped by community input.

This mixed-use project is located at 23rd & Cherry, the last of three key intersections along the 23rd Ave corridor to be developed. The zoning at this intersection is lower in both intensity and height than the intersections at Union and Jackson. This intersection is also a cultural and community hub with the Garfield Community Center, NOVA at the Horace Mann School, Garfield High School, Medgar Evers Pool, Quincy Jones Performing Arts Center, and the Eritrean Community Center.

In light of the region's housing crisis, the Development Team has committed to on-site performance for providing affordable homes through the City's Mandatory Housing Affordability (MHA) program and Multifamily Tax Exemption (MFTE) program.

The design team was also the author of the Central Area Design Guidelines, and therefore, Acer House embodies the community values for what development should look like. Acer House will be the first project in Seattle to apply Afrofuturist design principles to a mixed-use project - not from the standpoint of high-tech materials, but in the spirit of creating a place where the Black community can see themselves in the present and future of the Central Area.

	OVERALL
number of residential units	112 units
number of MHA units	10 units
total commercial square footage	7,535 SF
total residential square footage	69,332 SF
number of parking stalls	0 stalls

development objectives

Acer House is a mixed use development designed from the beginning to be a role model of inclusive, sustainable, affordable housing. It is located at 23rd and Cherry, a very prominent corner in Seattle's diverse Central Area. The development team is committed to these principles:

- 1 Affordable housing. Full participation in MHA and MFTE to ensure 30% units are reserved for low income residents. Mix of efficient (~400sf) units and larger family units.
- **Community-focused amenities.** Courtyard and street-facing gathering spots. Retail spaces sized for small-scale, locally-owned businesses. A culturally appropriate restaurant space and micro-retail spaces, with priority given to current tenants (flower shop, barber shop, hair salon, Somali restaurant)
- Anti-racist development. Company policy of including one BIPOC/MWBE owned firm in each final procurement round, with the objective of assembling the best and most diverse project team in Seattle. Partnership with a Black-owned development firm to act as "co-developer" to build capacity and further ensure diversity. Celebrating the history of the Central Area in design inspiration.
- **Broad-based wealth creation.** All current property owners are participating in the equity of the development project. Community development fund for 10-20% of needed capital to come from individual investors with roots in the neighborhood.





MEETINGS WITH THE CENTRAL AREA LAND USE REVIEW COMMITTEE

The design team has met with the Central Area Land Use Review Committee five times total, and three times since the EDG meeting. In addition, the project team met with individual property owners; proponents of the Garfield Superblock; and local artists.

As a result of these meetings and outreach, several letters of support were submitted to David Sachs, our land use planner.

This letter from the Central Area LURC is representative of that support.



October 31, 2021

To: Department of Construction and Inspection prc@Seattle.gov David.Sachs@Seattle.gov

Re: 3037717-EG

This is a second letter from the Central Area Land Use Review Committee (CA LURC) regarding the project noted above proposed for 2210 E. Cherry Street. (See the letter from the LURC of June 9, 2021.)

Our earlier letter and this letter are based on the project applicant's contacting LURC as one means of letting the public know about their plans and to receive guidance from the public. LURC provided notice of both meetings to our list of dozens of community stakeholders, and through social media, to the whole community.

The most recent meeting was held on October 4 which LURC conducted by Zoom. The design team presented the current state of the design of the project. Based on that presentation and the public discussion, LURC offers the following comments.

1. As to the massing of the upper level on 23rd Avenue and the corner condition at 23rd and Cherry we believe the original proposed design, with no upper-level setbacks and the strong corner element extended to the roof, is consistent with the Design Guidelines, including the Central Area Design Guidelines and in particular *Guideline A.1.3* for the "23rd and Cherry Character Area".

The applicant's proposal is a project that will result in a finer-grained fabric that could accommodate and support small businesses, including culturally specific businesses. Unlike the other two "character areas" to the north at Union, and to the south at Jackson where larger commercial spaces have been developed, the intent of the Guidelines for Cherry Street is for a development like that which is proposed here by this project. Cherry Street will benefit from a strong anchor at the corner of 23rd, but the small-scale commercial spaces are consistent with what the Central Area Design Guidelines envision. This development promises to be consistent with much of Cherry Street between 23rd and Martin Luther King Way which is zoned NC1-55.

2. We believe that the proposed south facing courtyard could be a welcome and important community amenity. *Central Area Guideline A.2.1.* designates this location as a "cultural place

maker" where projects should "stimulate activities and create visual interest to enhance the Central Area's identity and a sense of arrival".

The Guidelines suggest "creating a building layout and setbacks that provide opportunities for open space that expand the usable space beyond the width of the sidewalks." Providing a public courtyard on a sunny side of the building, which this project proposes, very much has the ability to do that. We appreciate the challenges presented by the grade and entry to the courtyard. As a means of improving the connection between the sloping sidewalk and the courtyard we suggest a widening of the access opening from the sidewalk and adding access stairs or stadium seating to the west edge of that opening as necessary.

- 3. Regarding the "porch and stoop" on Cherry, to the west of the courtyard, we believe the proposed design expresses the intent of *Central Area Guideline A.1.1*. *History and Heritage*. It should be noted that one of the most prominent features of existing residences in the Central Area, is the front porch that provides a place for residents to gather and look out over the street. The lack of such a feature is very often lamented by neighborhood residents as they comment on new development. Although the subject development is a multi-family building and not single-family residences, the proposal to provide this porch-like feature should be strongly supported for its response to the Design Guidelines. (However, note that the angled columns appear to conflict with the "vertical clearance/protruding objects" sections in the accessibility codes without something around them. This could provide an opportunity to design seating and detectable elements.)
- 4. Regarding the top-floor setback on the north side. The Land Use Code's rezone criteria (Height limits of the proposed rezone, sec. 23.34.008.D.2) and the Design Guidelines emphasize the importance of transitions to lower intensity zones. Extending the top-floor setback across the entire north side, rather than just a portion as is proposed in the current design, would provide a better transition to the lower-scaled RSL zone to the north.

The Central Area Plan envisions that 23rd and Cherry be one of three prominent anchors in the Urban Village known as 23rd/Jackson/Cherry/Union. At LURC public meetings the project originators and design team have presented a project that proposes to carry out the intention of the Central Area Plan and the Central Area Design Guidelines that denotes this intersection, and by extension this site, as a focal point for the neighborhood and a special character area. That the proponents have reached out early and often and have made the Central Area Plan a guiding principle in their development proposal, extending from design to proposed uses, is a great benefit to the community.

We look forward to holding a future meeting where the public will be able to consider and comment on the proposed rezone and further building details.

Very truly yours,

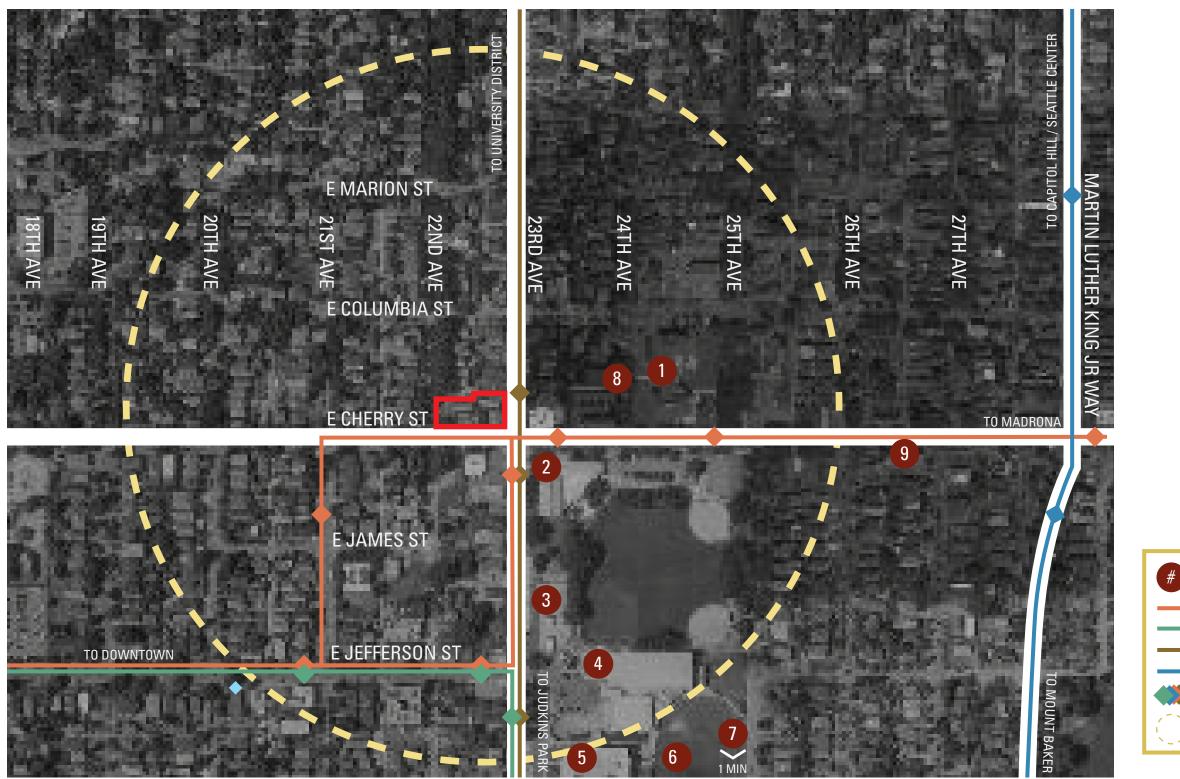
Central Area LURC
www.CentralAreaLURC.org

(LURC Member Jeff Floor recused himself from participation in the discussion of this project and is not a subscriber to this letter.)





neighborhood context





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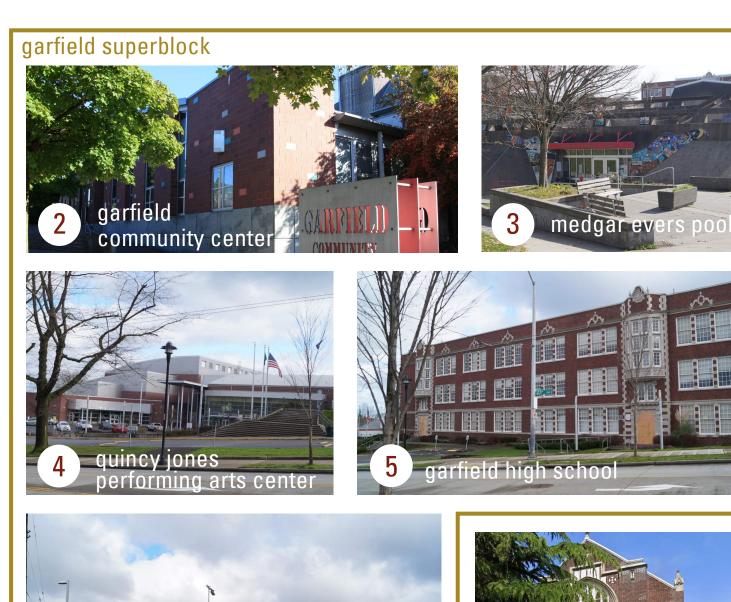
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neighborhood context







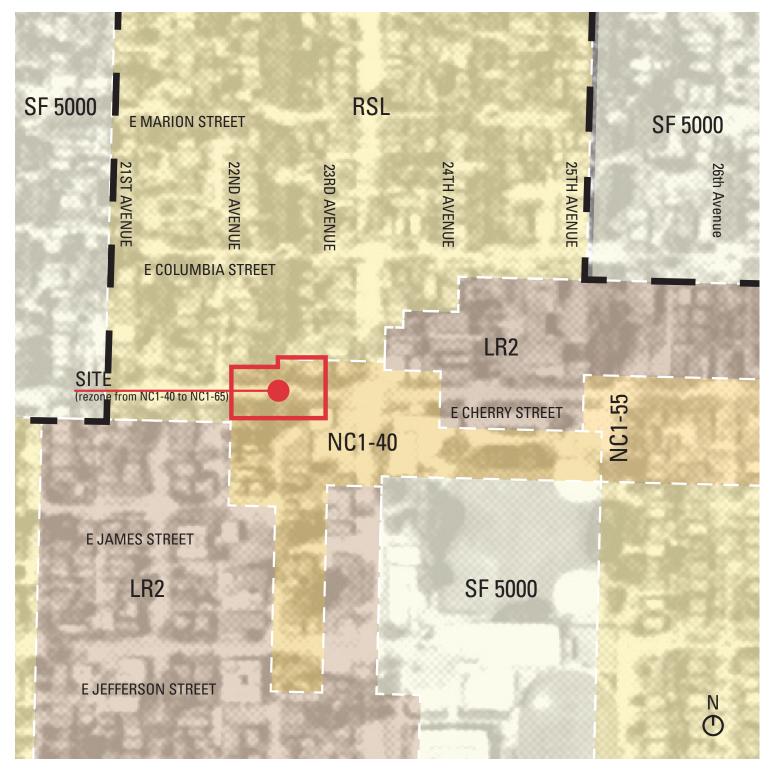








zoning



surrounding uses





new development along 23rd Ave











small scale fabric of neighborhood

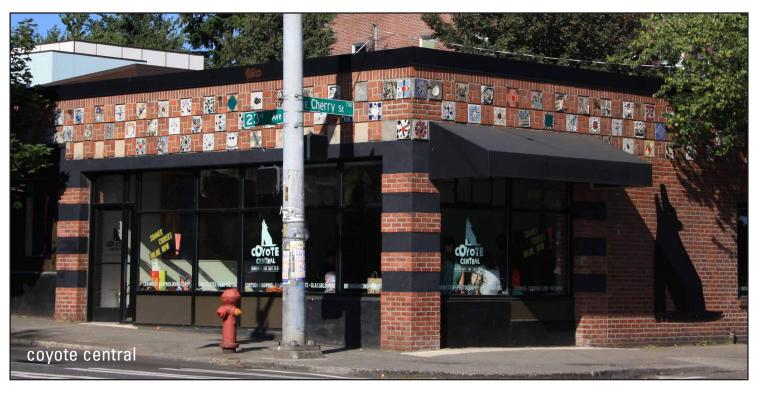






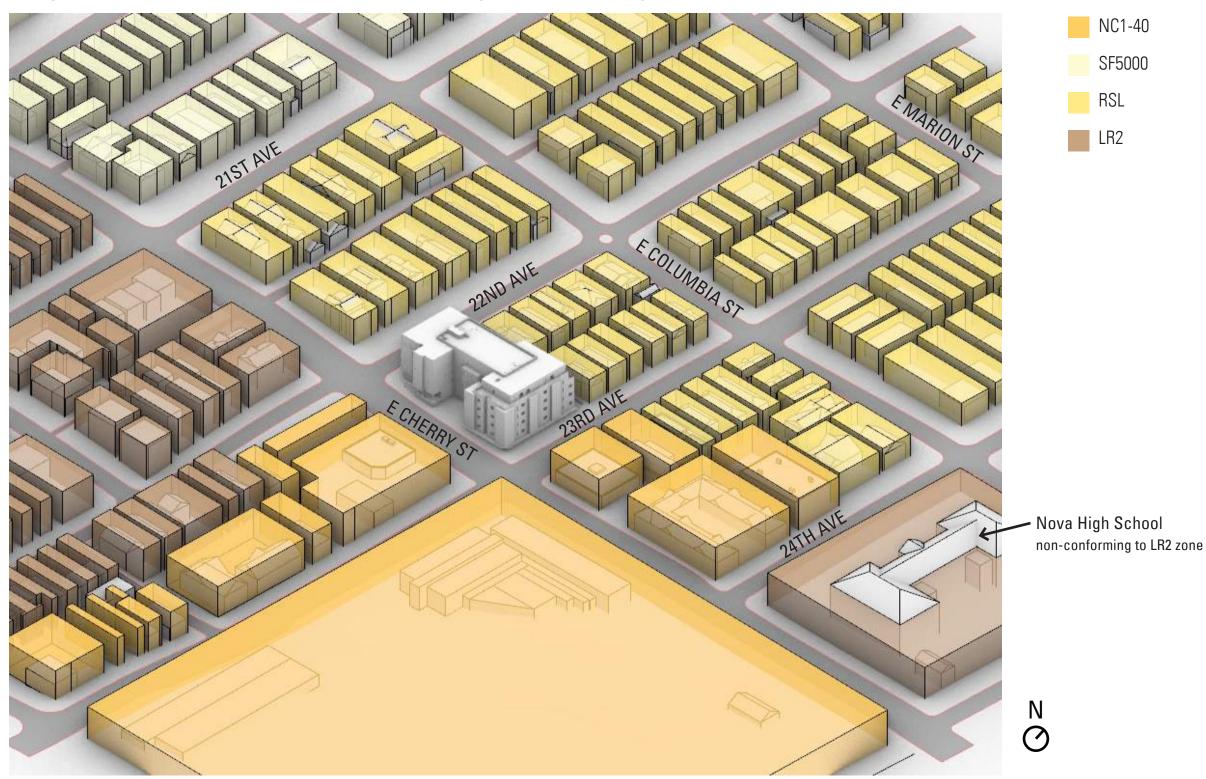








neighborhood axonometric with development envelopes





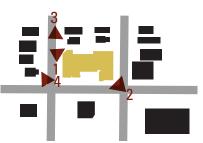
site photos











ZONING DATA



summary

zoning

uses

maximum building height

floor area ratio (FAR)

setbacks

MHA

environmentally critical areas (ECA)

street-level, street-facing facades general

residential non-residential

amenity area

landscaping

parking

required

9126101685: NC1-40 (M2), borders Residential Small Lot

9126101681: NC1-40 (M2) 9126101695: NC1-40 (M2) 9126101706: NC1-40 (M) 9126101705: NC1-40 (M) 9126101725: NC1-40 (M)

9126101730: NC1-40 (M), borders Residential Small Lot

65'-0"

4.5

between commercial and residential zones at street:

15' triangle corner setback

between commercial and residential zones at side and rear lot lines:

15' between 13'-40' of building height

3' additional setback for every 10' of additional building height

High; 11% of residential units

none

20% residential uses maximum

facade must be located within 10' of street lot line, or must have wider sidewalks, plazas, or other landscaped or open areas approved

facade either sets back 10' or is vertically located 4' above or below sidewalk 13' min floor-to-floor height

5% minimum of residential GFA = 3,467 SF

0.3 Green Factor minimum;

street trees

none

provided

contract rezone to NC1-65 requested; existing MHA suffixes to remain

offices, commercial sales and services, multifamily residential

63'-8 1/8"

3.97

complies

complies

departure requested for partial level setback encroachment

on-site performance

departure requested at 22nd Ave

departure requested at E Cherry St for courtyard and porch departure requested at 22nd Ave departure requested at west portion of site along sloped E Cherry St

3,542 SF

0.51 Green Factor complies

none





afrofuturism

Afrofuturism is a movement in literature, music, art and fashion, featuring futuristic or science fiction themes which incorporate elements of Black history and culture: Afrofuturism has drawn adherents from across the whole spectrum of the arts. Afrofuturism, as applied to architecture, is a form, color, and material design expression at the intersection of traditional aesthetics of the African diaspora and modernism. The term "Afrofuturism" was coined by Mark Dery in 1993, but was predated in the spirit of enslaved Africans and the lives of their descendants.

Afrofuturist architecture has the power to revitalize Black communities and their view of the future. It also has the power to change Western perceptions of Black presence in the projected future. Afrofuturism can be defined as a broader, more inclusive vision for both local and global futures. It is representative of Black culture in how spaces are organized with relationships to nature, socialization, and a shared value of community. As the first Afrofuturist project in Seattle, we start with the premise of creating a future in the Central Area where the Black community persists into the future and their history is not erased through Displacement.



form givers

The building form must come from the human experience of the design. The utilitarian nature of the forms is celebrated and becomes attractive.

Driving the building design is a responsiveness and honest expression of the following form-givers:

- Regulatory Requirements
- Site Characteristics
- Neighborhood Character
- Climate and Sunlight
- Programming of Spaces
- Human Scale
- Culture, History, and Social Dynamics

While the first five form-givers are self-evident in architectural design, for this project the following expressions of **Culture**, **History**, and **Social Dynamics** is fundamental:

- Acknowledge and celebrate the Central District's Black heritage
- Utilize cultural expressions inspired by Afrocentric art, fashion, jewelry, and textiles
- Apply an Afrofuturist design expression that is reactive to the philosophy of a future in which Black people are present, influential, and thriving
- 1. BUILDABLE MASS regulatory + site responses
- 1

2. CARVING OUT COMMUNITY pedestrian + neighborhood responses



3. PARTI three wings



4. MODULATION + ACCESSORIZING program + human scale responses

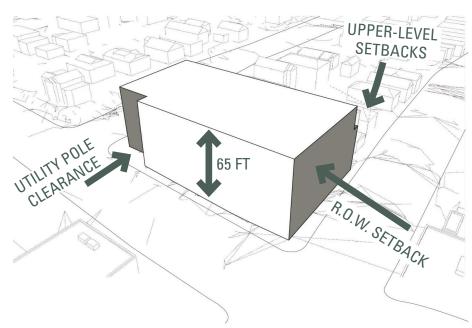


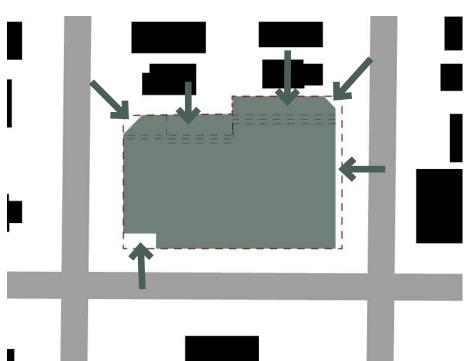
5. MATERIALS + FINISHES reinforce the parti + massing



1. BUILDABLE MASS

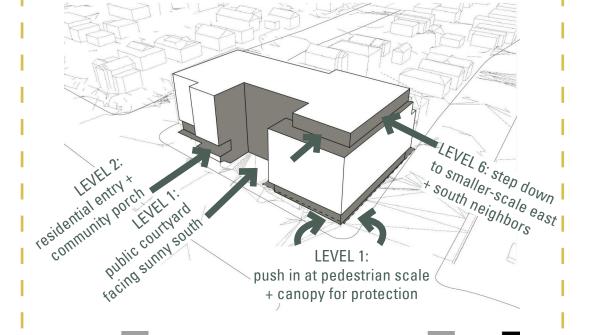
regulatory + site responses

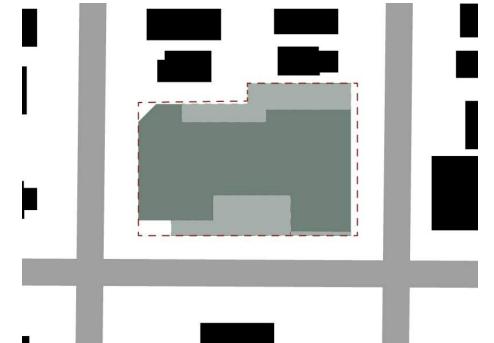




2. CARVING OUT COMMUNITY

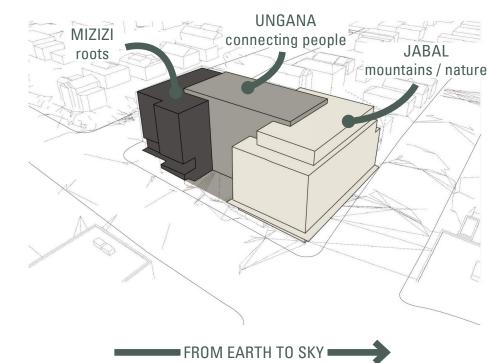
pedestrian + neighborhood responses





3. PARTI

three wings



MIZIZI

- + means **roots** in Swahili + celebrating the earth,
- grounding, home, roots
- + wing is adjacent to smaller-scale, local, residential street
- + horizontal massing expression
- + heavier, dark bronzecolored volume

UNGANA

UNGANA

+ Ungana na watu means connecting with people in Swahili

MIZIZI

- + physical connector of two wings
- + courtyard connects residents and public
- + connecting the dark and light colors of the adjacent volumes with a stencil pattern

JABAL

- + means mountain in Arabic
- + celebrating the sky, mountains, nature
- + sits within the street trees
- + views of Mt Baker

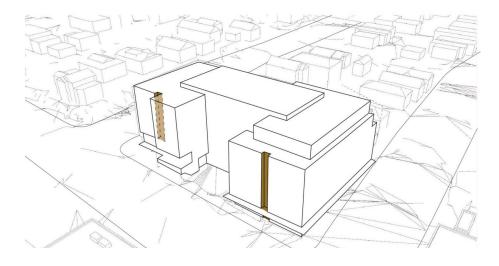
 & Mt Rainier from
 upper-level decks
- + vertical massing expression
- + lighter, creamcolored volume



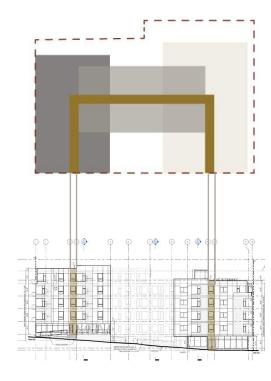
4. MODULATION + ACCESSORIZING

program + human scale responses

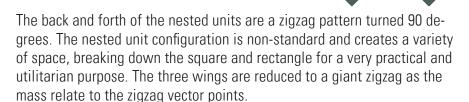
4a. circulation

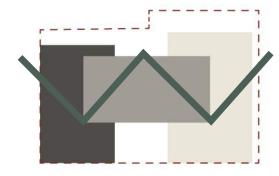


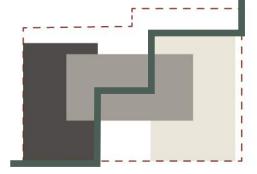
Multifamily units flank a central corridor in each wing. The circulation reads on the massing as vertical slots.

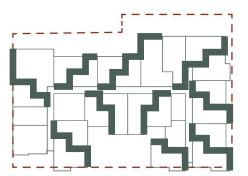


4b. zigzag





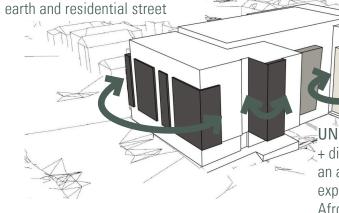




4c. protrusions

JABAL + vertical expression toward the sky + prominent corner bay at a prominent Central Area intersection

MIZIZI
+ protruding, wrapping horizontal band grounds the wing to the



+ distinctive angled bay is an accessory and cultural expression inspired by Afrocentric geometry



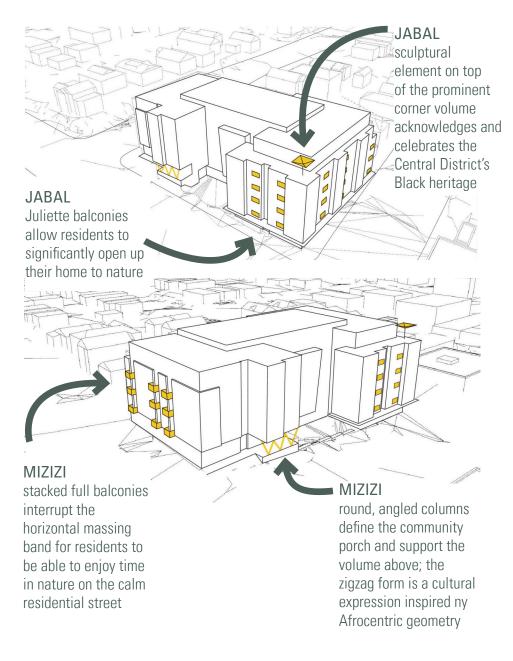
Bay locations are selected to provide more space to the smaller units



4. MODULATION + ACCESSORIZING

program + human scale responses

4d. accessories



4e. feminine forms

THE NEGRO SPEAKS OF RIVERS

Langston Hughes, 1921

I've known rivers:

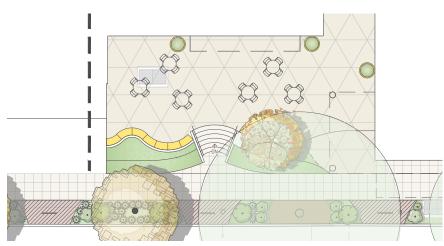
I've known rivers ancient as the world and older than the flow of human blood in human veins.

My soul has grown deep like the rivers.

I bathed in the Euphrates when dawns were young.
I built my hut near the Congo and it lulled me to sleep.
I looked upon the Nile and raised the pyramids above it.
I heard the singing of the Mississippi when Abe Lincoln went down to New Orleans, and I've seen its muddy bosom turn all golden in the sunset.

I've known rivers: Ancient, dusky rivers.

My soul has grown deep like the rivers.



round, feminine, serpentine, flowing forms define the ground level for a soft and welcoming public experience



5. MATERIALS + FINISHES

reinforce the parti + massing

The Afrocentric parti and massing are reinforced and strengthened by materials and finishes inspired by Afrocentric art, fashion, jewelry, and textiles. These cultural expressions acknowledge and celebrate the Central District's Black heritage, while also presenting a future in which Black people are present, influential, and thriving.



- + mass: dark bronze-colored cementfiber panels
- + protruding band: rust-colored
- + accessories: yellow
- + circulation slot: gold
- + murals as accessories:
 - Nichelle Nichols as Lt Uhura from Star Trek to celebrate Afrofuturism
 - Clarence Acox, a prominent local musician, mural to celebrate local Black culture





- + connecting cream and dark bronze wings
- + mass: cream-colored African fractals, triangle stencil pattern on dark bronze-colored mass
- + bay: gold
- + roof protrusion: contains building utilities and green roof



- + mass: light-colored cream cement-fiber
- + bays: dark bronze-colored ribbed metal with rust-colored strips, referencing African kente stoles
- + accessories: yellow

/JABAL

+ circulation slot: gold



DESIGN PROGRESSION







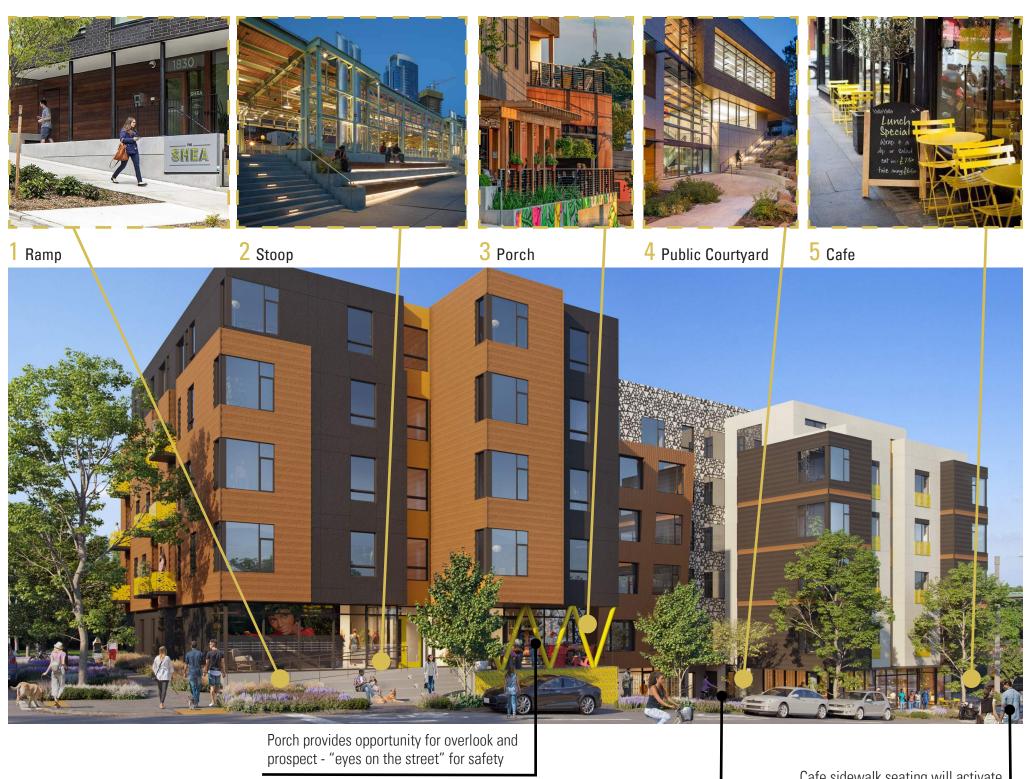
STREET-LEVEL EXPERIENCE





Gifts to the Street

An orchestrated set of five moments along E Cherry St provides varying levels of interaction and duration of stay. The five spaces are intended to support neighborhood security by activating the street scene and providing more "eyes on the street" as described in the CANDG PL3 Public Life.



Courtyard provides level surface for accessible retail entry.

Cafe sidewalk seating will activate the E Cherry St and 23rd Ave intersection





Courtyard & Site Features

Complement and contribute to the network of open spaces around the site and the connections among them.

An Afrofuturist commitment to building community seeks to provide sharable open space. The East Cherry Street-facing courtyard represents a publicly-accessible community space. Due to the incline of the public sidewalk, universal access to the courtyard is at the east end of the courtyard and a stair leads into the center of the courtyard.



The PL3 fe facing onto the courtyard will create movement in the space and visitors will be able to sit inside or outside

The center of the courtyard will be a gathering space for residents, retail patrons, and neighborhood at large

PL2 Neighbors and passersby will be able to to see the activity in the courtyard and stop at the retail as they pass through the neighborhood

csi Natural Systems + Site Features
- Residents and neighbors will have
access to a green and lush courtyard
space

Small Scale Urban Fabric -Small retail spaces will enjoy the connection to the courtyard, street, and the light coming from the south



PEDESTRIAN PERSPECTIVES







1. Looking North on 22nd Ave

2. Looking East on E Cherry St

3. Looking East on E Cherry St - Into the Courtyard



PEDESTRIAN PERSPECTIVES



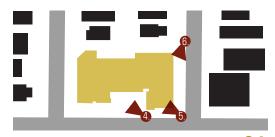




5. Looking West on E Cherry St - Into the Cafe



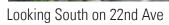
6. Looking South on 23rd Ave



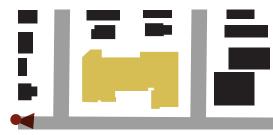




Looking East on E Cherry St











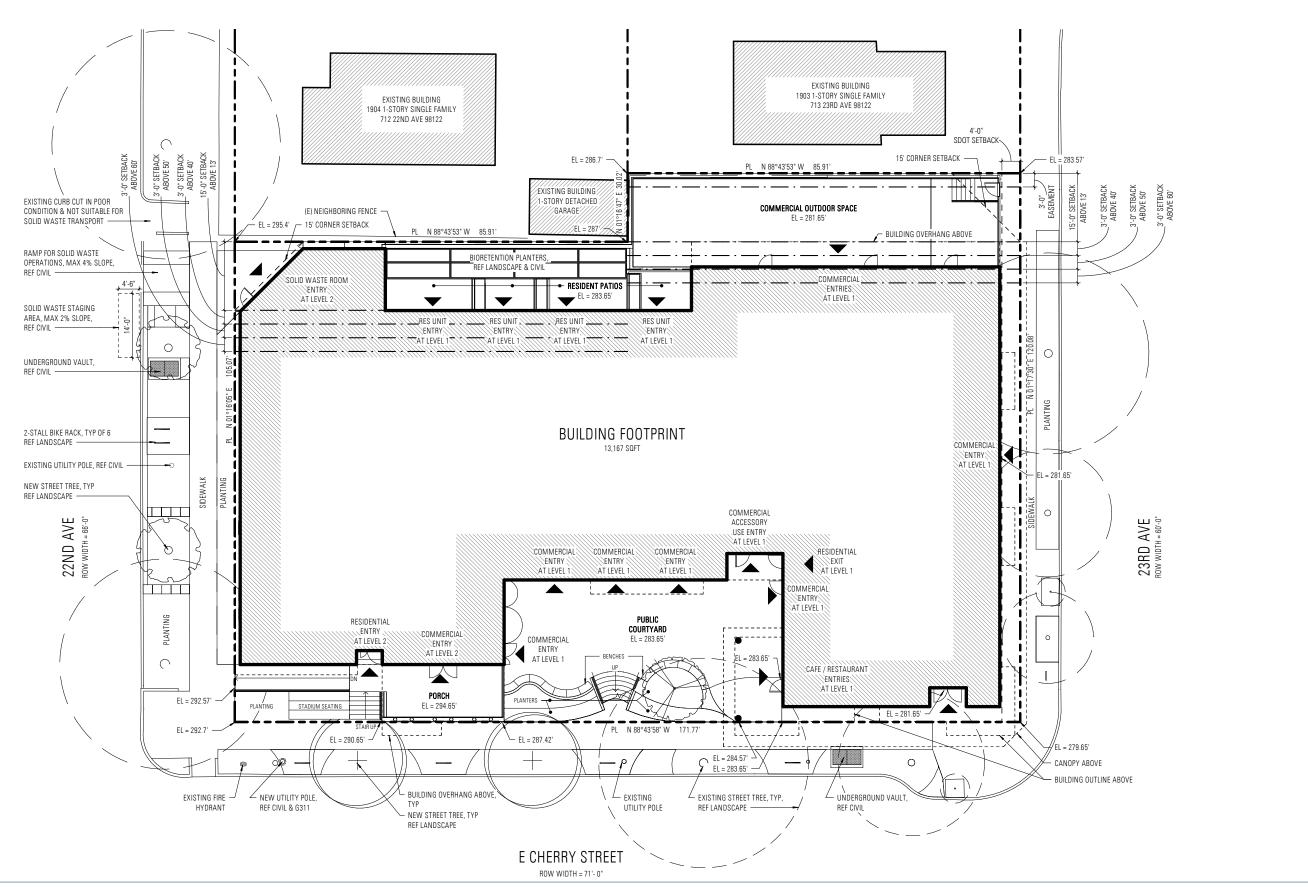
Looking South on 23rd Ave















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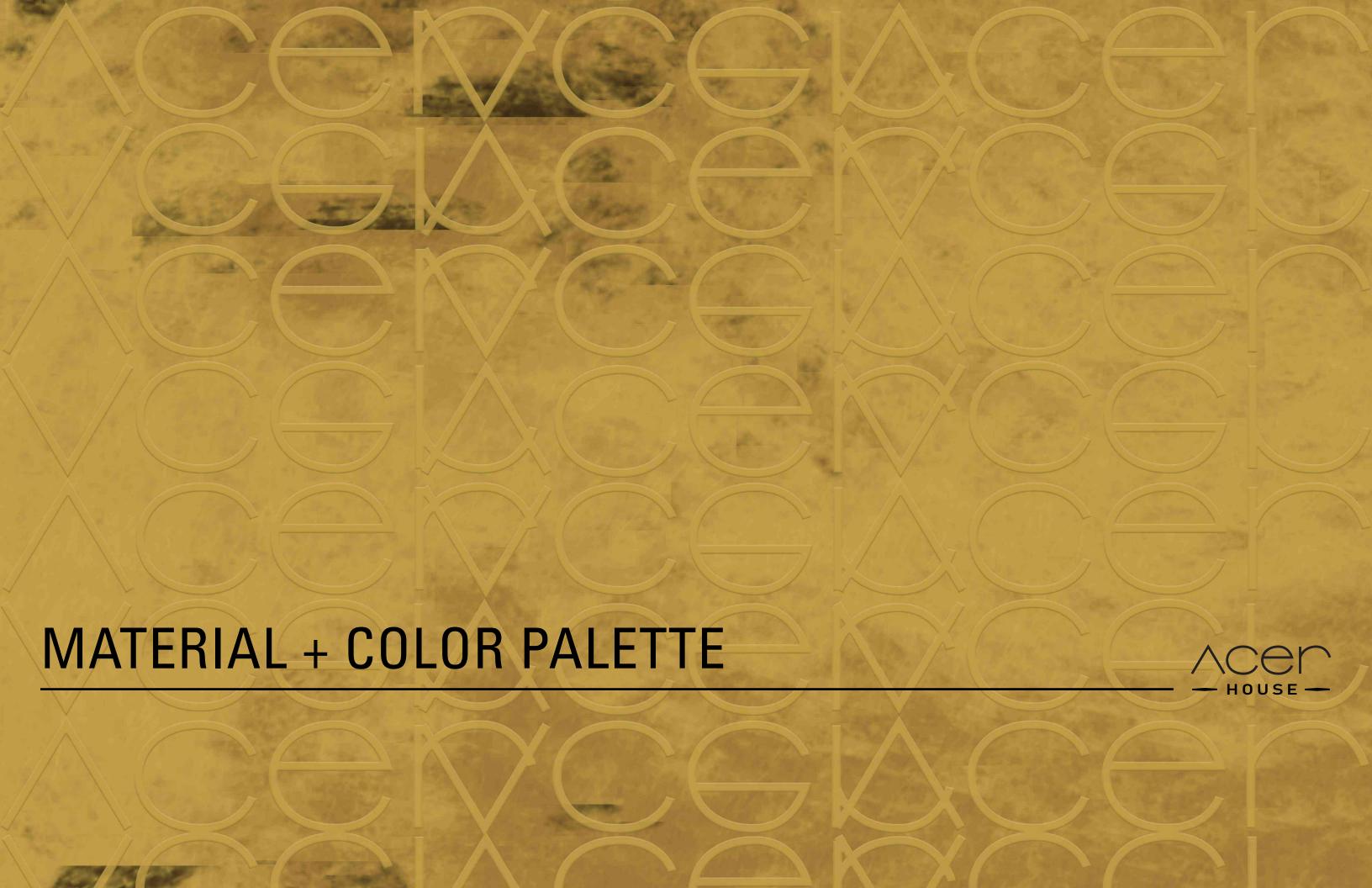






floor plans







material and descriptive color details









Metal Doors with



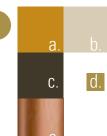
Metal and Glass Railing



Steel Column



Steel Columns



Rainscreen Cladding
System - fiber cement panels
a. gold yellow color
b. cream color
c. dark bronze color
d. painted stencil

Folded Metal Wall Panels

a. metallic copperb. dark bronze



Vinyl Window System dark bronze

e. metallic copper



Storefront Glazing System dark bronze



Cast-in-place Concrete



Canopy System dark bronze

MATERIALS AND COLOR PALETTE



material and descriptive color details







Perforated Metal Railing Panels



Metal Doors with

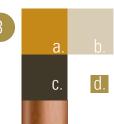


Metal and Glass dark bronze



Steel Columns





Rainscreen Cladding System - fiber cement panels a. gold yellow color b. cream color c. dark bronze color d. painted stencil

Folded Metal Wall Panels

a. metallic copper b. dark bronze



Vinyl Window System dark bronze

e. metallic copper



Storefront Glazing System dark bronze



Cast-in-place Concrete



Canopy System dark bronze

MATERIALS AND COLOR PALETTE

material and descriptive color details







Metal Doors with



Metal and Glass



Steel Columns



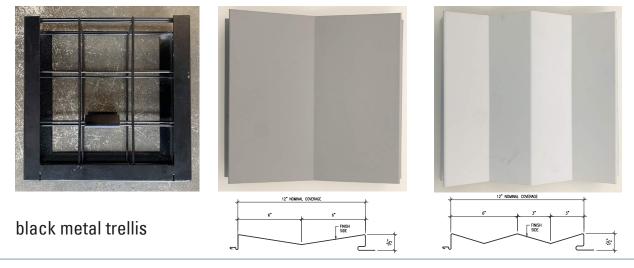
MATERIALS AND COLOR PALETTE



photo of materials boards







folded metal wall panel profile samples





south elevation





west elevation





north elevation





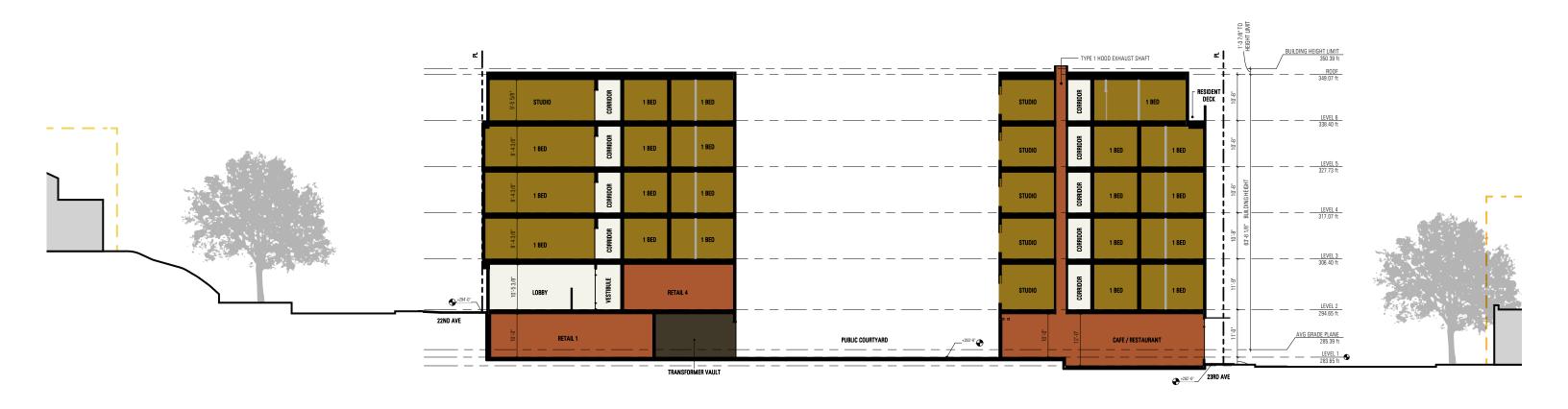
east elevation







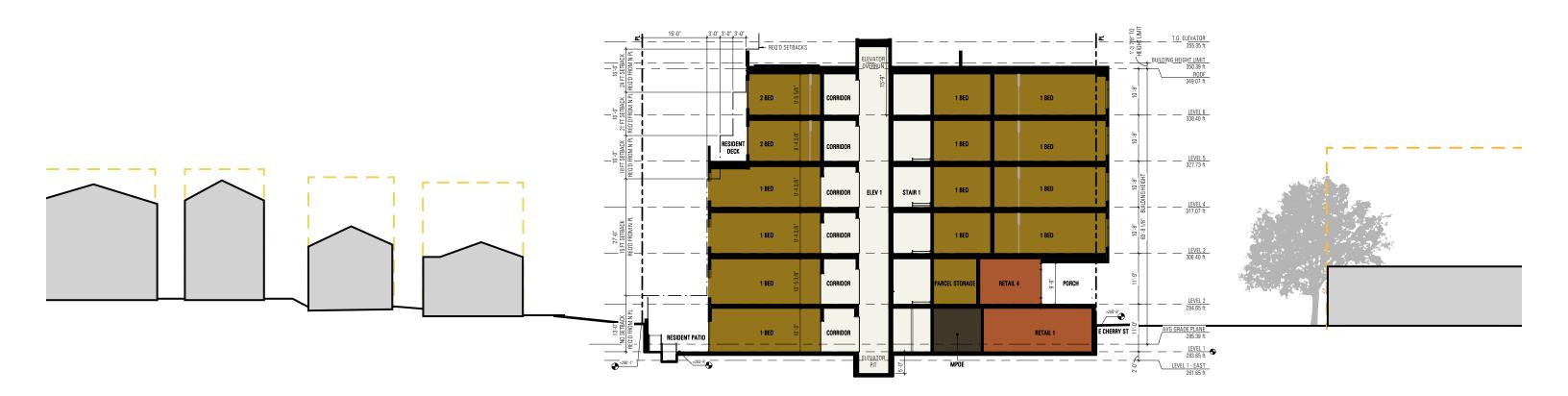
east - west

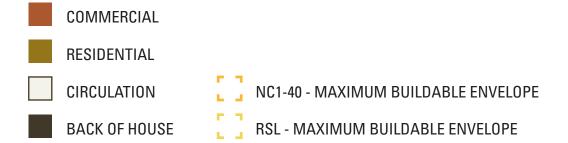






north - south 1







north - south 2





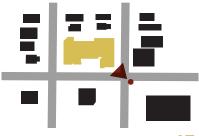


RENDERINGS





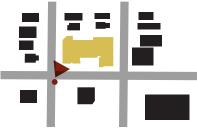
aerial view looking north west from e cherry st and 23rd avenue







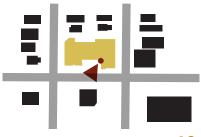
view looking north east from e cherry st and 22nd avenue





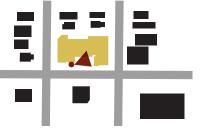


view in the courtyard looking toward e cherry st





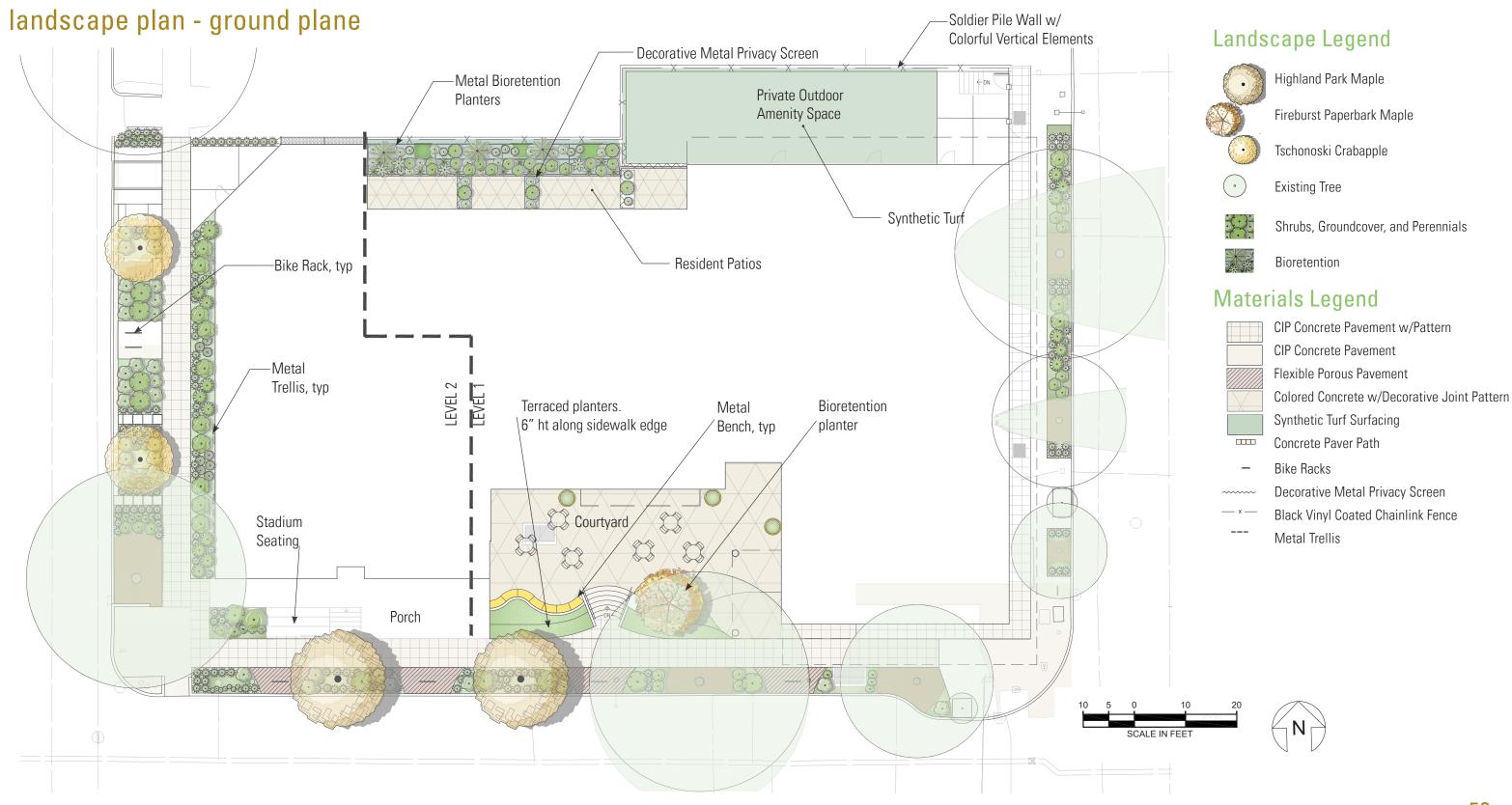




view from the porch looking into the courtyard

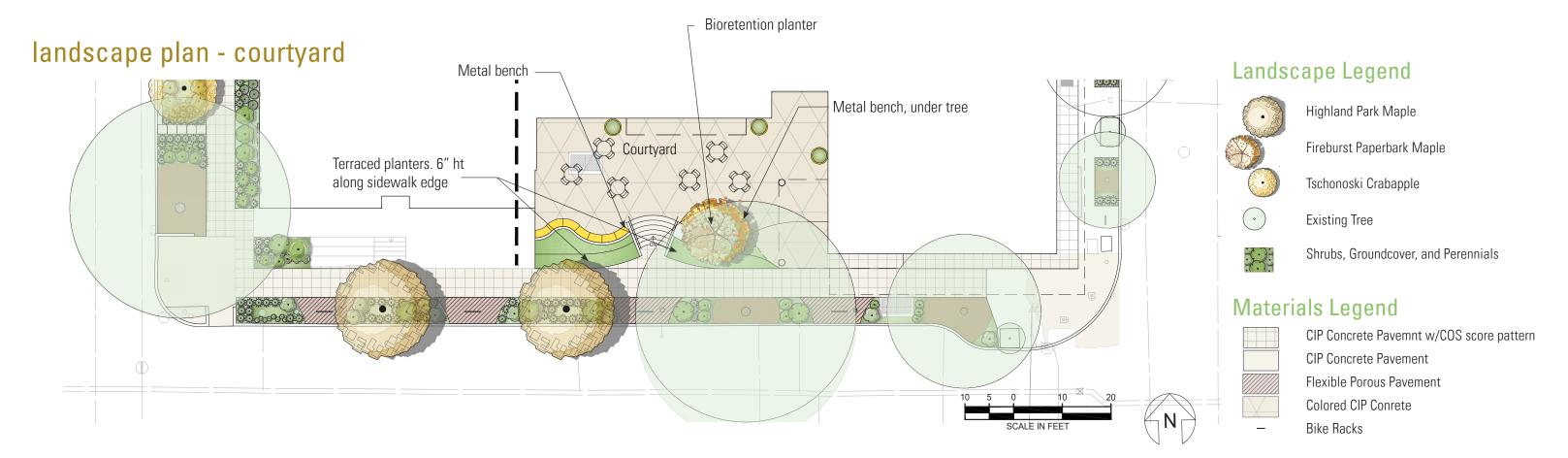






LANDSCAPE + HARDSCAPE DESIGN







Terraces and stairs,
Metal planter walls and curbs, color to be yellow



CIP Concrete Paving with Pattern



Metal Benches



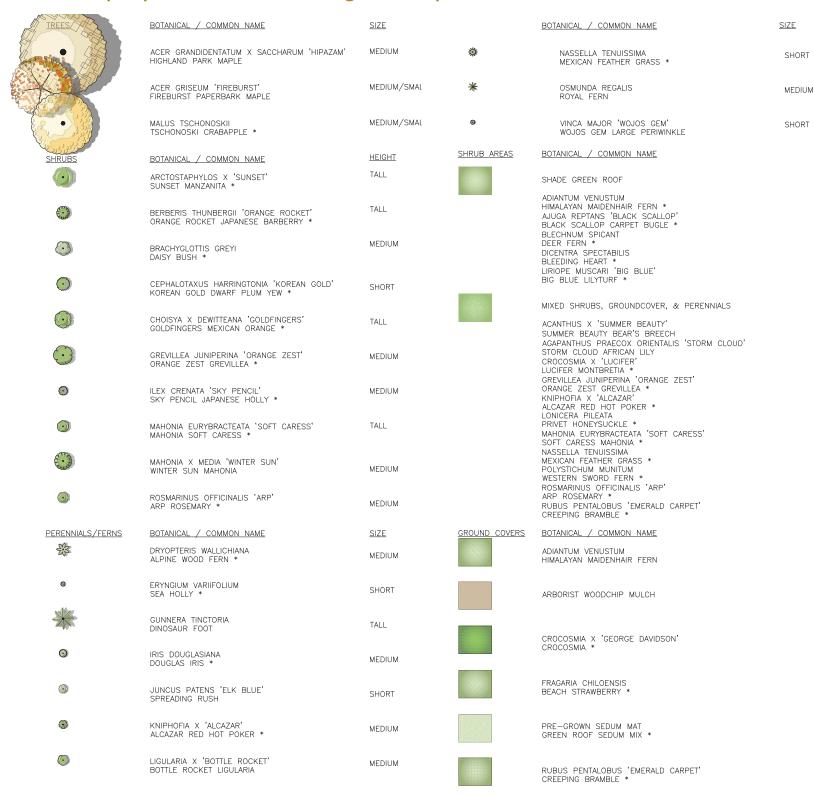
Metal planter wall and curbs, color to be yellow



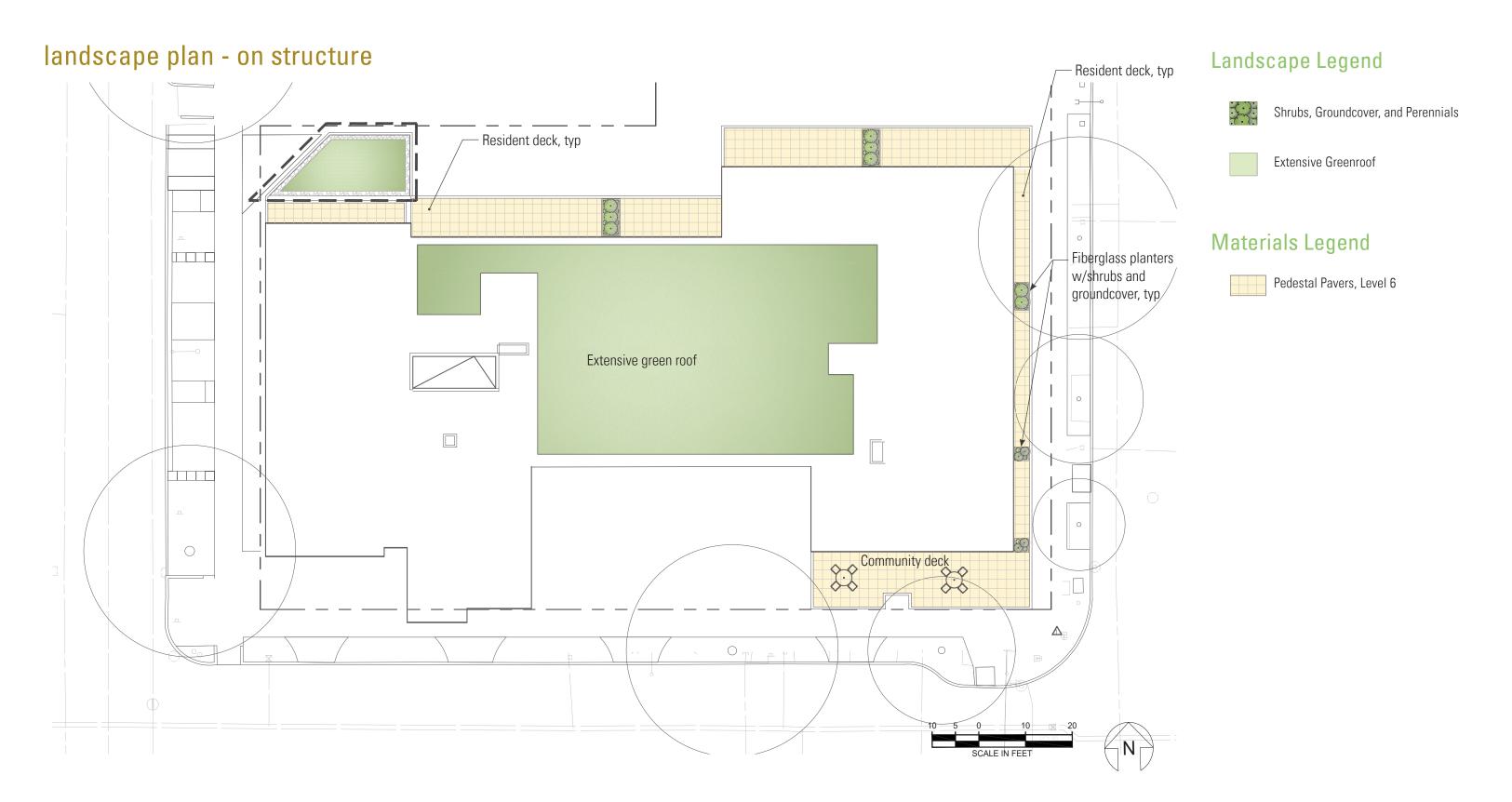
Fiberglass Planters



landscape plant schedule - ground plane



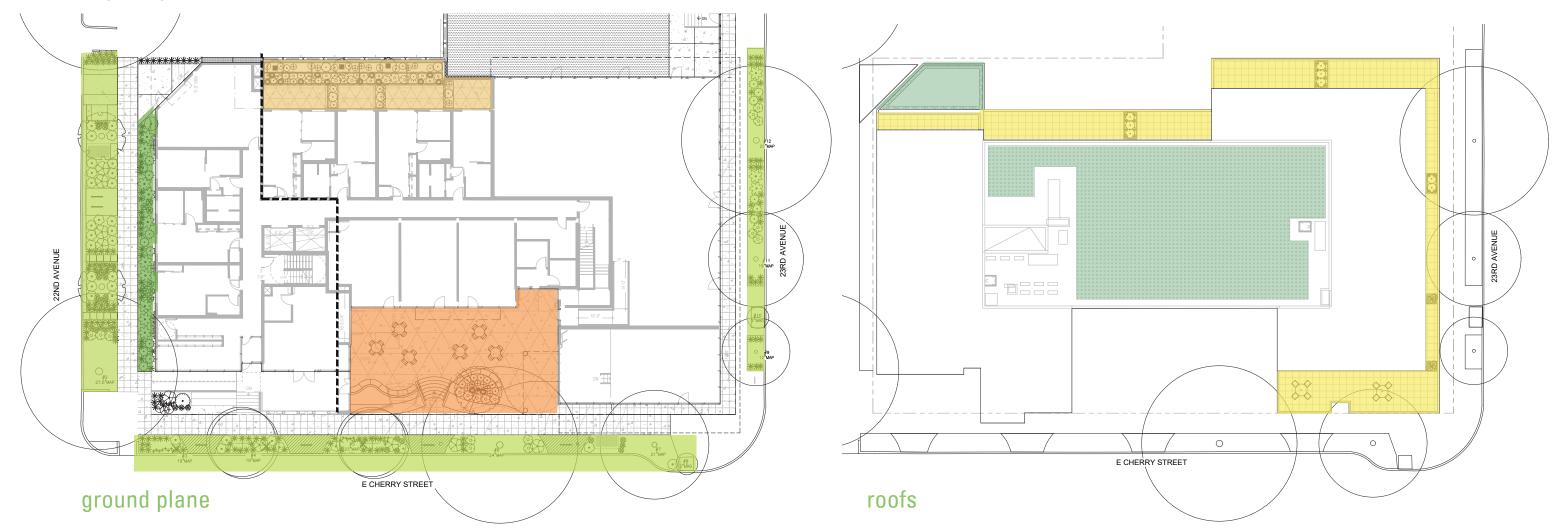




LANDSCAPE + HARDSCAPE DESIGN



landscape - plant material



R.O.W. Plantings

- Textural, bold, unique, abundant
- Some plants from African continent
- Not too delicate. Not too tall.

Residential Patios

Textural and lush

22nd Ave Privacy/ Buffer Planting

- Contrasting plant types. Textural.
- Mix of evergreen and thorny plants
- See plant board and section/elevation

Courtyard

- Fireburst Paperbark Maple
- Texture, blooms, perennials, and yearround evergreen interest
- Some plants native to Africa

Resident and community decks

- Drought tolerant and evergreen
- Provides privacy between units

Green Roof

- Drought tolerant sedums in sunny areas
- Ferns and native perennials in shade

SUMMARY STATEMENT:

The plant palette is designed to reinforce Acer House's Afrofuturistic concept with unique, colorful, textured plantings that include plants native to Africa. Two new maple trees of different species (genus: Acer) are proposed to join the project's namesake in the right-of-way for a total of five types of maple trees at Acer house.





landscape - plant material

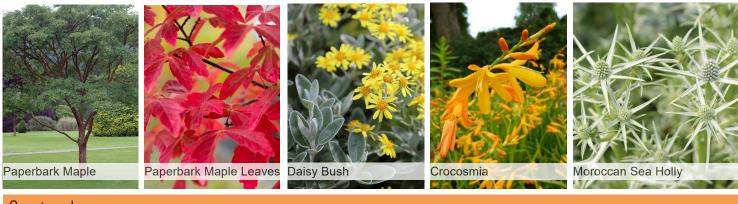


22nd Ave Privacy/Buffer Planting



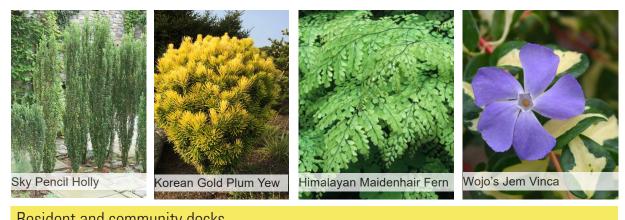
Goldfinger Mexican Orange Sky Pencil Holly

Residential Patios



Courtyard

Winter Sun Mahonia



Resident and community decks



Green Roof

Orange Rocket Barberry







design of hardscape and softscape materials







Bike Racks



Stadium Seating



CIP Concrete Paving



Flexible Porous Pavement



Pedestal Pavers on Amenity Deck



Metal Benches



Extensive Green Roof



Fiberglass Planters



Metal Trellis with Vines



Metal Bioretention Planters

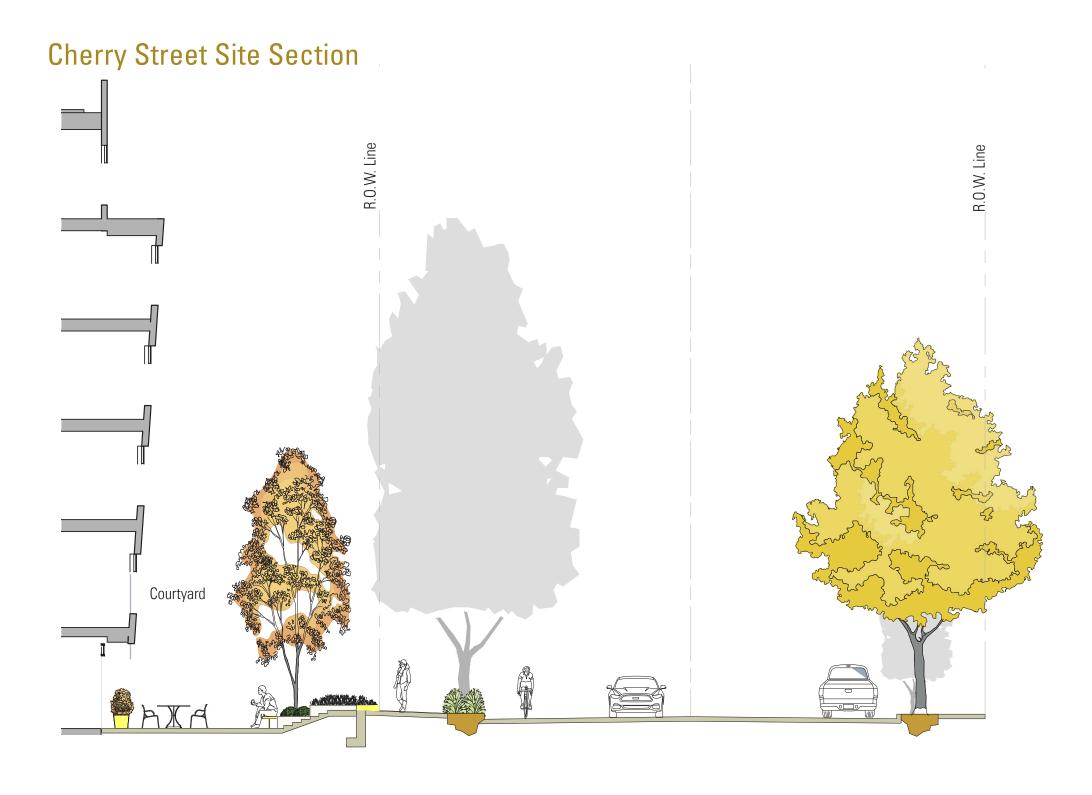


Decorative Metal Privacy Screen



Black Vinyl Coated Chainlink Fence



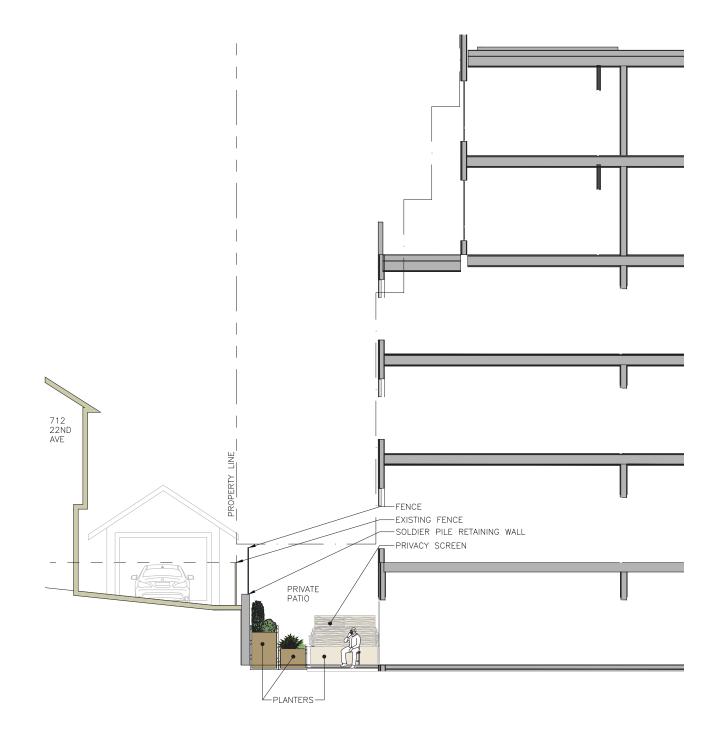




23rd Ave Site Section



Resident Patio Site Section



















4 Hanging Cade Sign

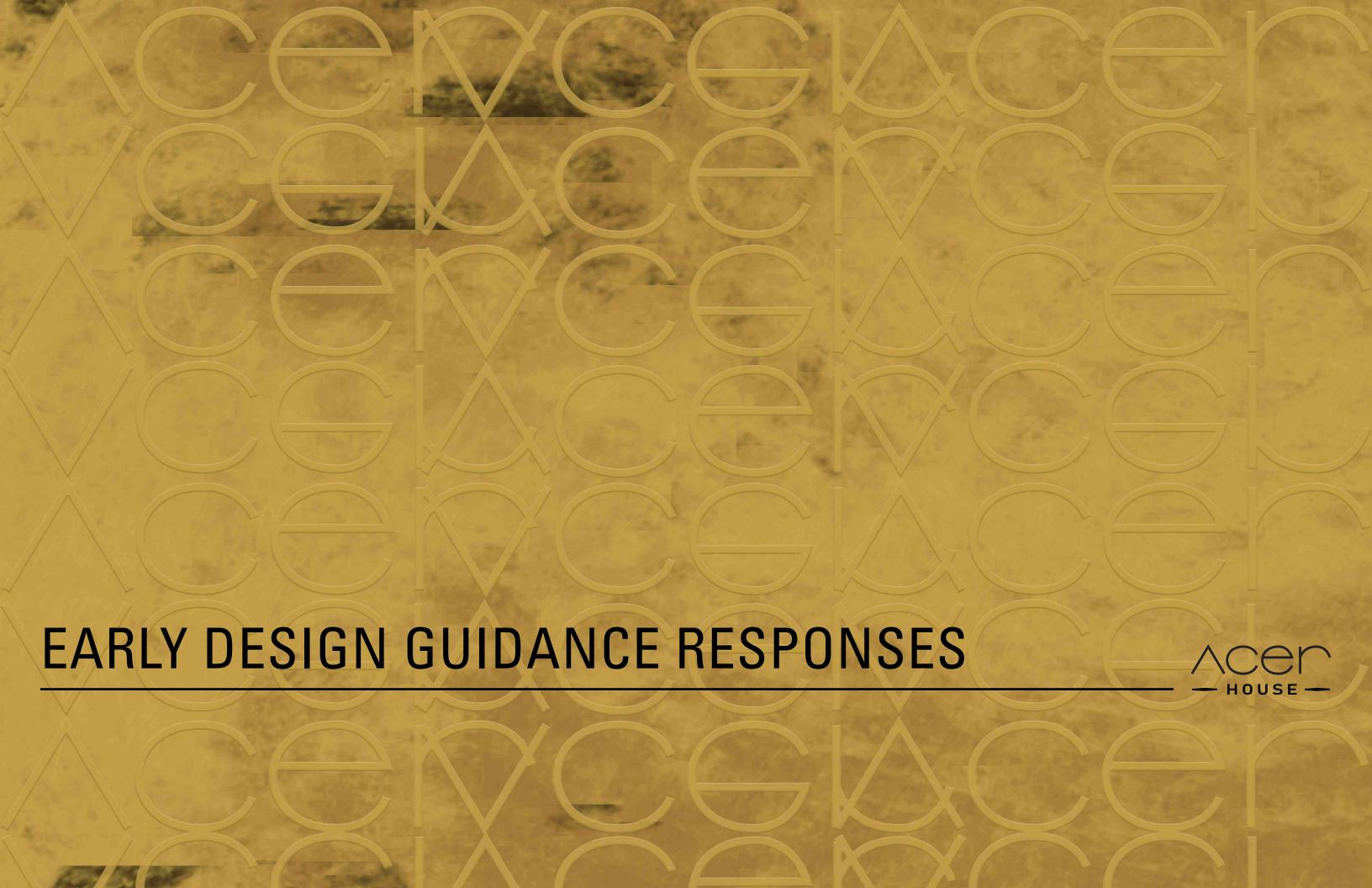


2 Transom Painted Signs



3 Artwork Plaques





EARLY DESIGN GUIDANCE RESPONSES



1.a. Massing Options, Response to Context, & Zone Transition

Echoing public comment, the Board supported the C-shaped massing, street-facing courtyard, and the stepping of the overall mass proposed in massing Concept 3. There was, however, concern that with the added height of the proposed rezone on a zone edge exacerbated the height drop of the adjacent zone, and that the height, bulk, and scale of the building did not adequately address the zone transition to the north and west of the site. The Board strongly recommended that the applicant further develop the massing to include appropriate top-level setbacks to help alleviate the perceived height of the building and allow more opportunity for daylight into neighboring properties.

Response

The proposed building design has been developed further so that the impact of the massing is mitigated to the north and west of the site.

As seen in the diagrams to the right, the building sets back on the north side. At the eastern ¾ of the northern façade, Level 1 sets back 15 ft (which is 15 ft more than required by the Land Use Code) and Levels 5 and 6 set back 24 ft (which is 3 ft more than is required at Level 5). At the western ¼ of the northern façade, Level 6 sets back 21 ft. The proposal requests a partial-level departure from the required additional 3 ft set back above 40 ft height at the top of Level 4 for the eastern portion and at the top of Level 5 for the western portion. These one-step large upper-level setbacks were chosen because they still define a cohesive massing volume and avoid a "tiered-level layer cake" aesthetic that does not fit in with the project's design narrative, nor does it allow for efficient and sustainably constructed and laid-out stacking unit interiors. The introduction of these north upper-level setbacks allows for more daylight into the neighboring buildings, and the partial-level departure is only being requested at the Level 4 and 5 where it will have no affect on shadows cast to the north.

At the western façade, the project team has set back Level 2 (at 22nd Ave street-level) and Level 6 by 1 ft (which is 1 ft more than required by the Land Use Code). Levels 1 and 6 define the background massing that anchors the building to the ground, and they receive a more muted dark bronze fiber cement panel color and material palette. The protruding Levels 3-5 read as a horizontal band that gets further definition and depth from its faceted horizontal metal cladding in a rich copper tone. Levels 3-5 are further accentuated by hosting three stacks of accessorizing bright yellow balconies. The architectural massing, the material and color choices, and the accessorizing all draw the attention to Levels 3-5, and the massing of Level 6 s intentionally reduced and de-emphasized.

To further reduce the perceived height, bulk, and scale, the design team has eliminated the roof parapet on the east and west wings of the building and only retained the parapet in the middle wing of the building to emphasize that massing volume as separate from the east and west wings. This middle parapet also serves the function of screening the building's mechanical systems. Removing the parapet at the east and west ends also creates a perception of stepping down to the neighboring properties.

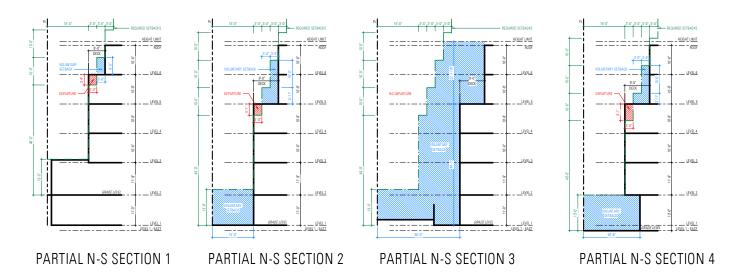


diagram 1.a.1: setbacks at north property line



diagram 1.a.2: setbacks at west facade

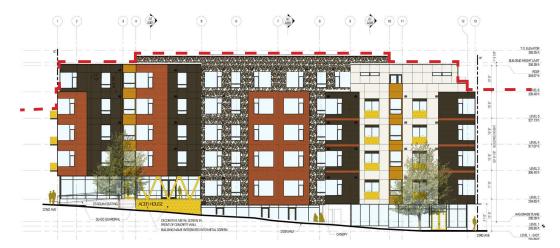
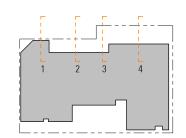


diagram 1.a.3: stepping in south facade



EARLY DESIGN GUIDANCE RESPONSES



1.b. Massing Options, Response to Context, & Zone Transition

At the next stage, the Board requested site sections that clearly illustrate the heights of the adjacent properties and the proposed massing in both the east/west and north/south directions and enlarged sections along the north property line showing the shade and shadow effects of the design on the backyards of the adjacent homes.

Response

Site sections are located in the "Sections" portion of the packet. See below for enlarged section at the north property line. Refer to "Shadow Studies" section of the packet for additional sun/shade diagrams.

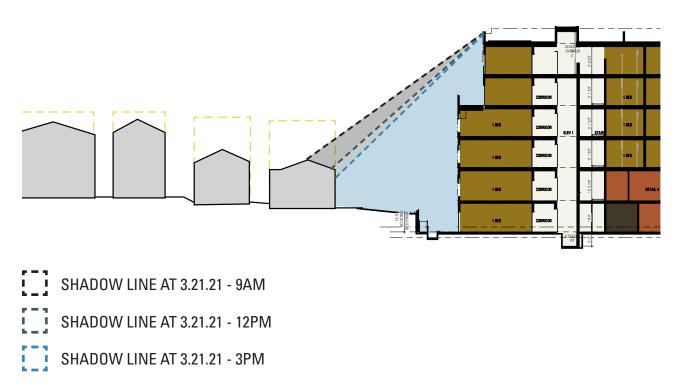


diagram 1.b.1 - north south site section - at 22nd ave



1.c. Massing Options, Response to Context, & Zone Transition

There was concern by the Board with the lack of modulation and upper-level setback in the mass at the corner of E Cherry St and 23rd Ave. Specifically referencing the Central Area Design Guideline A.1.3.a, the Board gave guidance to study ways in which the design could respond to the lower scaled, existing fabric to the east. Moving forward, the Board recommended more thorough study of this corner as it is viewed from all directions, with more attention given to the approach coming from the east.

Response

The guidance in the neighborhood guideline referenced, A.1.3.a.1, was for "Smaller-scaled fabric with many culturally specific restaurants, as well as community and youth-centered resources", not for lower-scaled buildings. As authors of the Central Area Neighborhood Design Guidelines (CANDG), design team members Donald King and Grace Kim know this was intended to address community desire to retain small, locally-owned, culturally-relevant businesses, not to lower density. The proposed retail design includes commercial spaces of less than 1000sf to accommodate the smaller-scale fabric that we are trying to retain with these existing and new neighborhood businesses.

The corner of E Cherry St and 23rd Ave now has upper-level setbacks. On E Cherry St, Level 6 of the east wing sets back 12 ft, which creates a south-facing shared amenity deck with views of the mountains to the east. On 23rd Ave, Level 6 sets back 4 ft, which creates small private unit decks.

The east wing background mass is defined by a warm cream fiber cement panel cladding. To modulate the mass, the design team has introduced protruding bays, juliette balconies, and an overhead canopy at the street-level. The vertical bays are clad in horizontal metal with two alternating colors that take inspiration from the African Kente stole. The juliette balconies are bright yellow accessories that allow residents to open their units to the outdoors. The overhead canopy at the street-level creates a more intimate, pedestrian-scaled sidewalk experience that relates to the existing street-level uses across 23rd Ave.

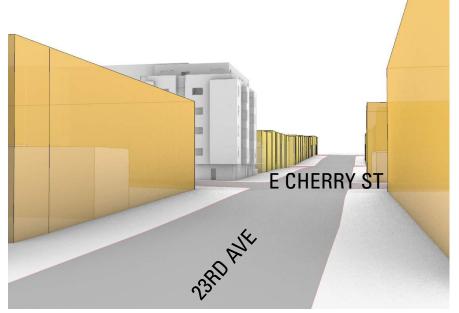


diagram 1.c.1: perspective view from 23rd ave looking North with adjacent properties' zoning envelopes



diagram 1.c.3: stepping and projections at the 23rd ave and e cherry st corner



diagram 1.c.2: perspective view from e cherry st looking west with adjacent properties' zoning envelopes

EARLY DESIGN GUIDANCE RESPONSES



2.a. Street Level Connection + Uses

The Board recommended moving forward with the street level concept with the following guidance:

In agreement with public comment, the Board agreed that the location of the residential units on 22nd Ave in-lieu of retail space as the more appropriate use in response to the zone change to the west.

Response

This is a departure.

2.b. Street Level Connection + Uses

The Board strongly encouraged the applicant to continue to explore the ground floor uses and study alternative locations for the childcare center, alternate pedestrian routes or vehicle parking within the site for pick-up/drop-off, and coordination with SPU and SDOT to determine the appropriate means for dealing with the various needs associated with a mixed-use development.

Response

We had previously understood from the SDOT Bicycle Master Plan and correspondence with City agencies that E Cherry St would in the future have a protected bike lane prohibiting on-street parking and load zones. We have since learned that is no longer the case and on-street parking will be allowed on E Cherry St. However, the proposed commercial uses along E Cherry St and 23rd Ave are now for retail tenants alone. Childcare has been removed from the project. Solid waste staging will continue to be on 22nd Ave with no conflict with (no-longer-applicable) childcare loading.



2.c. Street Level Connection + Uses

The Board requested that the applicant show studies for raising the courtyard level to allow for more direct access from the sidewalk, increasing the connectivity to the courtyard with added stairs, or by other means to encourage a more porous edge along E Cherry St.

Response

2c: Response: PL1 Connectivity: The public sidewalk at East Cherry Street has a continuous incline from east to west along the Courtyard frontage of nearly seven feet. The Courtyard is one of five unique/distinct ways that the project engages pedestrians on E Cherry St. As designed, the Courtyard's elevation provides the largest space for gatherings. The original design had the Courtyard at the same low elevation as 23rd Ave with a tunnel from the 23rd storefront to provide access, due to the requirement for 13 ft floor-to-floor heights in commercial spaces. The Central Area LURC members asked us to raise the Courtyard to be accessible from E Cherry St — citing concerns about visibility and accessibility to those retail uses and a desire for greater public access to the Courtyard. We agree with the Board that the Courtyard should be as accessible to the sidewalk and public as possible, which is why we proposed to raise the Courtyard and surrounding commercial spaces by 2 ft with the help of a departure from the 13 ft floor-to-floor commercial requirement, which the Board supported at the EDG meeting.

In response to the Board's guidance, the design team studied options for further raising the Courtyard level:

Option 1: To raise the Courtyard and the adjacent commercial spaces, the design team would need to further decrease the floor-to-floor height of Level 1 to about 9 ft. This is not a desirable ceiling height for retail.

Option 2: If Level 2 were raised with Level 1, then the west building wing entry to the residential lobby and to Retail 4 will be compromised. The minimum impact would be that the length of the ramp from 22nd Ave would increase from 25 ft to 50 ft, and the length of the stair would increase from 6 ft to 12 ft. This would push the west building wing back from the property line by at least another 10 ft. Furthermore, the Land Use Code requires that building edges within this zone shall be within 10 ft of the property line, and thee team is already requesting a departure from this requirement to be able to provide the 25 ft ramp and 6 ft stair access. Doubling this set back to provide access to Level 2 takes up precious street-level street-facing area with ramping and stairs, rather than providing activated retail and residential uses closer to the street.

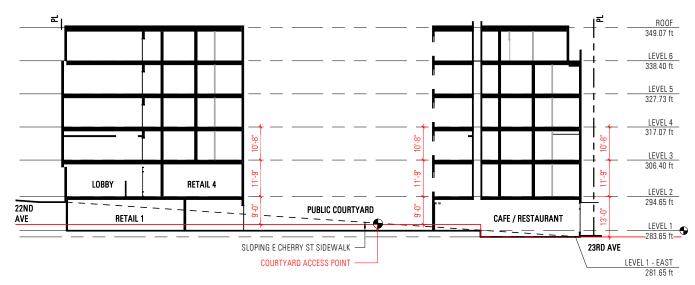


diagram 2.c.1: option 1 section study of the courtyard

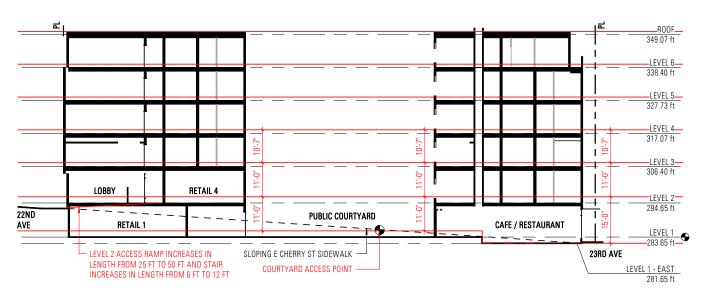
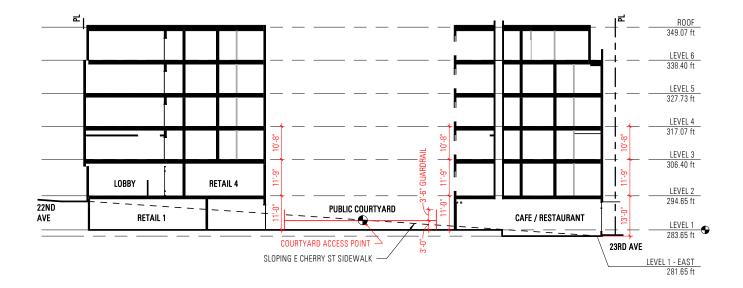


diagram 2.c.2: option 2 section study of the courtyard



2.c. Street Level Connection + Uses (continued)

Option 3: The design team has considered raising only the Courtyard to meet the sidewalk at the middle of the site and leaving the adjacent commercial spaces and Level 1 floor at the current elevation. Refer to diagrams 2.c.1 and 2.c.2 for this study. This option creates a raised courtyard at the sidewalk with a sunken walkway to the east and north for access to the commercial space. This greatly reduces the usable area of the courtyard, raises CPTED concerns with hidden corners and pockets, and reduces visibility for surrounding retail with no real impact on length of flush connectivity to the inclining sidewalk.



The Central Area Land Use Review Committee (LURC) and the design team believe that keeping the current elevation of the Courtyard is the best solution.

To create a more connected Courtyard without raising the floor level, the design team has removed the 42" serpentine guardrail and sloped walkway with railing that protruded into the courtyard shown in the EDG imagery. Instead, the team has designed sloping terraced planters and benches between the sloping sidewalk and the Courtyard, which only raise 6" above the sidewalk and provide abundant views and connection down into the public amenity space. There are now two access points into this public amenity from the sidewalk: an at-grade entry at the east and a small stair in the center. The design team believes the proposed design revision is optimal in addressing the multiple challenges of universal accessibility to the Courtyard from a non-compliant public sidewalk.





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diagram 2.c.3: option 3 section study of the courtyard

EARLY DESIGN GUIDANCE RESPONSES



2.d. Street Level Connection + Uses

d. The Board was excited by the potential interaction of the residential lobby, the commercial space to the east, and the proposed community porch along E Cherry Street. Moving forward, the Board requested more information on how these spaces are envisioned to be programmed and how that will promote community involvement. Also show how this space may or may not interact with the courtyard below.

Response

The renderings throughout the Design Recommendations packet demonstrate how the Porch and its adjacent uses will be used and programmed.

The Porch is part of Acer House's overall open space and connectivity concept that the design team refers to as a "gift to the street". An orchestrated set of five moments on the E Cherry St right-of-way provides varying levels of interaction and duration of stay (refer to diagram 2.d.1). It is supported by 1) the ADA-equitable Ramp to the building lobby at the west, 2) the Stoop that allows a cascade of seats connecting the elevated Porch and the sidewalk, 3) the Porch, 4) the Courtyard as the centerpiece of the design proposal's community connectivity, and 5) the set-aside space at the corner of 23rd and Cherry that serves as a traditional sidewalk Café.

The five spaces are intended to support neighborhood security by activating the street scene and providing more "eyes on the street" as described in the CANDG PL3 — Public Life.

The Porch offers overlook and prospect - there is an informal surveillance and security aspect that is a cultural artifact of "Black Porch Life" (which has been written about in urban planning texts as well as mainstream media). The Porch is distinctly different from and separate from the Courtyard which it overlooks. It can serve as a stage for performances that might occur in the Courtyard. The Porch is also different than the Stoop at the front of the building - which offers residents and neighbors a space to rest briefly while climbing E Cherry St or to sit and visit with passersby.

A.1 Additional Guidance — History and Heritage

The Cambridge English Dictionary defines a porch as a raised, covered, sometimes partly closed area, often made of wood, on the front or side of a building. An article in the New York Times, states that "its framed simplicity, the front porch has been a fixture in American life, and among African Americans it holds outsize cultural significance." Zora Neale Hurston, an exquisite chronicler of Black Americana, understood "the magic and necessity of the porch as a gathering place to witness and soak up history". Her prose cast the porch as a setting for storytelling. The porch has also inspired scholarship. Germane Barnes, a Black architecture professor at the University of Miami, has traveled the country studying its role within Black vernacular. "Architecture and identity go hand in hand," said Mr. Barnes, 33, who grew up in Chicago. The Porch is responsive to CANDG A.1 Additional Guidance — History and Heritage.



diagram 2.d.1: Acer House's open space and connectivity concept - 5 moments

PL1 Connectivity

The design team has intentionally set the Porch in its traditional place and relationship to the public realm. It is raised and not directly connected to the public sidewalk. It has structure and a railing usually associated with porches. The space is not just access to the retail space. It is large enough to serve as a semi-public "perch" where visitors and building residents can sit, view the sidewalk at a distance yet close enough to engage passersby. It is sunlit in the winter months and shaded from the high summer sun by the overhanging building. It has a territorial view of the neighborhood and of the Courtyard.

PL3 Street-Level Interaction and DC1 Project Uses and Activities

Porches and stoops are the life of the street. They encourage human activity by providing opportunities for neighbors to connect, walk, and talk together near the sidewalk. To facilitate usable stoops and patios, and to encourage pedestrian-to-resident interaction, we intentionally buffer private outdoor spaces from the public sidewalk with low walls, planters, and landscape layering that defines the private space yet allows for face-to-face conversations.

As stated in the EDG report, "There was consensus that the corner lobby entrance at E Cherry St and 22nd Ave and the retail space at the corner of 23rd Ave and E Cherry were appropriate locations for these ground level uses." The design team agrees and also finds that the Porch is appropriately designed to best achieve all the goals stated above.



3.a. Landscape Design + Outdoor Childcare Play Area

The Board recommended that the depth of the landscape in front of the ground level residential units on 22nd Ave be wide enough for the planting to be varied, layered, and serve as a natural separation from the public realm. This planting area should be larger than required based on the potential departure request associated with allowing residential units in this location.

Response

In front of resident's windows along the 22nd Ave street frontage, the proposed planting includes columnar evergreen shrubs and columnar deciduous shrubs with thorns for a visual buffer and to keep people back from windows. The design also includes a mix of vines on three trellises, groundcover, and small and medium sized shrubs for a full and lush planting between windows and sidewalk. Refer to Departure #3 for additional documentation.





diagram 3.a.1: landscaping at west facade creates privacy for residential units

EARLY DESIGN GUIDANCE RESPONSES



3.b. Landscape Design + Outdoor Childcare Play Area

The Board appreciated the wavey planting concept proposed along E Cherry St in front of the community porch and the courtyard for its artistic and whimsical intervention. There was concern, however, that the design severely limited access to the courtyard and significantly changes the right-of-way orientation, which was not supported by Seattle Department of Transportation (SDOT). It was also noted that there were several locations where the width of the planter at the property line appeared to too small for supporting adequate planting. Moving forward, the Board recommended working with SDOT to retain as much of the wave concept as possible in conjunction with increasing courtyard access discussed in item 2.c above and further develop the landscape design.

Response

Design of the E Cherry St sidewalk in the right-of-way was revised to COS standard 6' width concrete sidewalk. The wavey concept and planters at the property line have been removed.

3.c. Landscape Design + Outdoor Childcare Play Area

The applicant proposed a serpentine wall in the wavey planting strip along E Cherry St, which was appreciated by the Board to bring in a sculptural element to the landscape design. There was concern, however, that the height of the wall would exacerbate the perceived grade difference between the sidewalk and the courtyard. It was also noted that this wall could appear to be enclosing private space rather than the intended welcoming, community courtyard. The Board recommended studying alternatives, and more transparent materials in conjunction with providing a more porous condition as discussed in item 2.c above

Response

DC2 Architectural Concept and PL1 Connectivity: The design team has removed the serpentine guardrail and replaced them with terraced planters. The team has added a stair near the center of the courtyard, so that there are now two access points into this public amenity.

3.d. Landscape Design + Outdoor Childcare Play Area

The Board heard public comment and agreed with concerns that the childhood outdoor play space located on the north side of the building where it will always be in shadow. The Board recommended studying additional locations for the outdoor play

Response

The ground floor use along 23rd Ave is now retail. Childcare has been removed from the project.







1. SMC 23.47A.008.A.3

Street-level, street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.

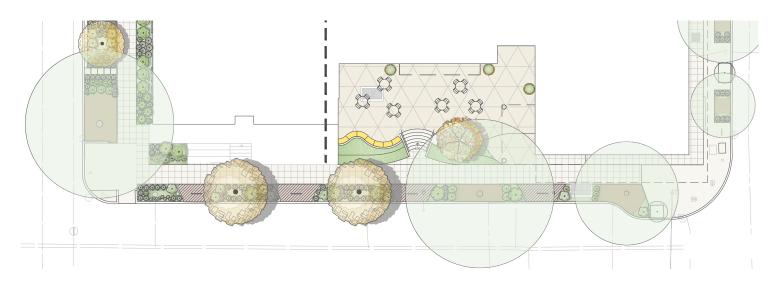
Proposed Departure

The proposal features a 31 ft deep and 61 ft wide public courtyard mid-block on E Cherry St on Level 1, and a 12'-6" deep porch in front of the residential lobby and retail space on level 2.

Rationale

The courtyard and the porch are the social focal points of the development and an active public amenity space (Central Area Design Guideline PL1 Connectivity). The carving out of the courtyard was proposed to modulate the mass of the building, reduce the appearance of bulk, add more wall area exposed to southern light, and add more lineal feet of exposure to the retail space storefronts. Broken-up building massing avoids a monolithic form.

The courtyard and porch are surrounded by five micro-retail spaces and one café/restaurant, with a stated development objective of working with culturally-appropriate tenants and with priority given to current tenants (flower shop, barber shop, hair salon, Somali restaurant). The courtyard will feature lush landscaping, varied seating opportunities, storefront retail entries, bright southern sunlight, and seating to attract visitors throughout the day (Central Area Design Guideline PL3 Street Level Interaction + DC3 Open Space Concept).







the porch, sidewalk, and courtyard create 3 different levels of interactions between pedestrians and residents



the porch is connected to the ramp and public stoop that lead residents in to the lobby or visitors to the flower shop



2. SMC 23.47A.008.B.4

Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.

Proposed Departure

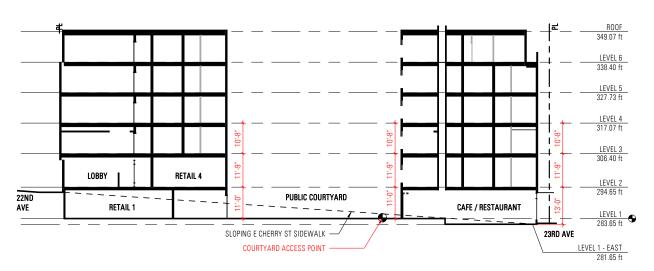
The level 1 non-residential uses surrounding the courtyard have a floor-to-floor height of 11'-0". The level 2 retail space, residential lobby, and residential units on 22nd ave have a floor-to-floor height of 11'-9".

Rationale

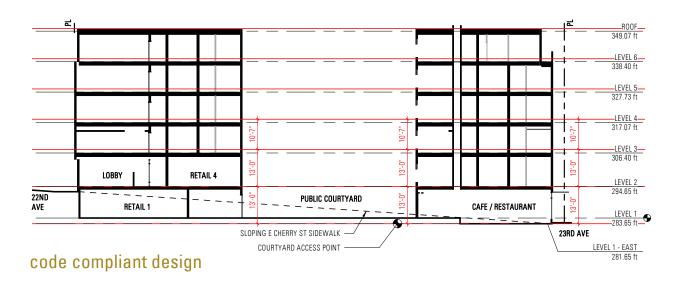
22nd Ave will have residential uses at the street-level street-facing facade and will therefore not have a 13 ft floor-to-floor height. The floor-to-floor height will instead be 11'-9" to relate more to residential scale of the street. Reference departure #5 below.

Due to the steep slope on E Cherry St (Central Area Design Guideline CS1 Local Topography), the café at the corner of 23rd Ave and E Cherry St will have a stepped slab so that the east end has a floor-to-floor height of 13 ft level with the sidewalk at the lot corner, but the west side will be level at the courtyard with an 11 ft floor-to-floor height.

In order to make the courtyard publicly accessible (Central Area Design Guideline PL1 Connectivity), we have raised its floor level 2'-0" to meet the sidewalk at its southeast corner. the commercial spaces in the courtyard and on level 2 are small in area and do not warrant such a tall ceiling.



proposed design



DEPARTURES



3. SMC 23.47A.008.D.2

The floor of a dwelling unit located along the street-level, street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.

Proposed Departure

The dwelling units on 22nd Ave are not set back 10 feet from the sidewalk.

Rationale

As referenced in departure #5 below, 22nd ave is a residentially-scaled street, so we are proposing a departure for the street-level street-facing façade to feature residential uses, rather than non-residential uses.

22nd ave will not be a busy public street with many pedestrians like e cherry and 23rd ave, so there shouldn't be a large concern over privacy for the dwelling units adjacent to the sidewalk. Functionally, it is more in keeping with the direct surroundings to provide residential rather than commercial uses at the 22nd ave street level (central area design guideline dc2 architectural concept).

Level 2 includes both residential and non-residential uses, and due to the steep grade along our site (central area design guideline cs1 local topography), the design team prioritized wanting to provide accessible access to the courtyard at level 1 and to the porch and residential entry at level 2 over shifting the floor heights of the residential units in relation to the sidewalk.

The proposal features at 5'-0" landscape buffer between the residential units and the sidewalk, and then an additional 9'-2" landscape buffer between the sidewalk and the street.

In front of resident's windows along the 22nd ave street frontage, the proposed planting includes columnar evergreen shrubs and columnar deciduous shrubs with thorns for a visual buffer and to keep people back from windows. The design also includes a mix of vines on three trellises, groundcover, and small and medium sized shrubs for a full and lush planting between windows and sidewalk.







4. SMC 23.47A.014.B.3.B.

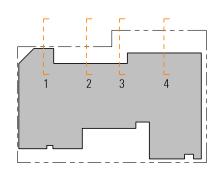
An upper-level setback is required along any rear or side lot line that abuts a lot in a single family zone: B. For each portion of a structure above 40 ft in height, additional setback at the rate of 3 ft for every 10ft by which the height of such portion exceeds 40 ft.

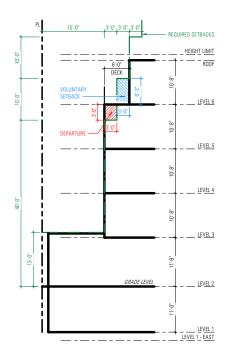
Proposed Departure

The proposal requests a partial-level departure from the required additional 3 ft set back above 40 ft height at the top of Level 4 for the eastern portion and at the top of Level 5 for the western portion.

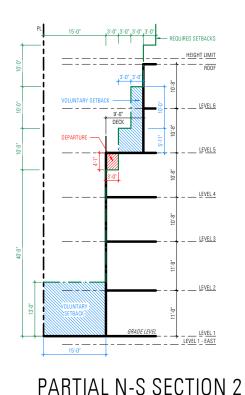
Rationale

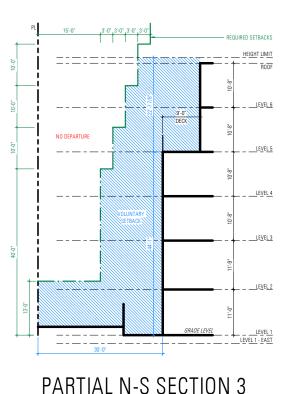
The building sets back on the north side in an intentional way. At the eastern ¾ of the northern façade, Level 1 sets back 15 ft (which is 15 ft more than required by the Land Use Code) and Levels 5 and 6 set back 24 ft (which is 3 ft more than is required at Level 5). At the western ¼ of the northern façade, Level 6 sets back 21 ft. These one-step large upper-level setbacks were chosen because they define a cohesive massing volume and avoid a "tiered-level layer cake" aesthetic that does not fit in with the project' design narrative, nor does it allow for efficient and sustainably constructed and laid-out stacking unit interiors. The introduction of these north upper-level setbacks allows for more daylight into the neighboring properties, and the partial-level departure is only being requested at the middle floor levels where it will have no affect on shadows cast to the north.

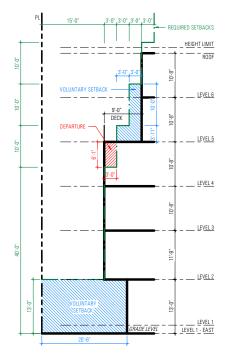




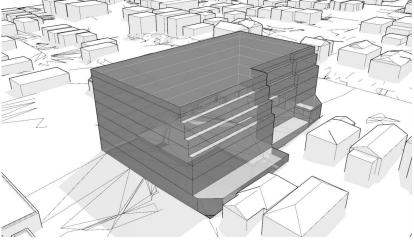
PARTIAL N-S SECTION 1







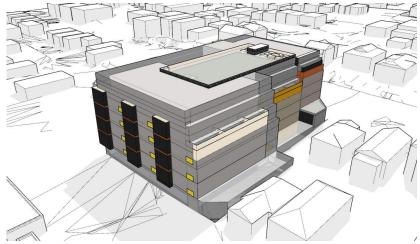
PARTIAL N-S SECTION 4



buildable mass



proposed design



buildable mass + proposed design



5. SMC 23.47A.005.C.1.

In all NC and C zones, residential uses may occupy, in the aggregate, no more than 20% of the street-level, street-facing facade.

Proposed Departure

We propose to feature 100% residential uses at the 22nd Ave street-level street-facing facade.

Rationale

Per SMC 23.47a008.b.3.a.: "Non-residential uses greater than 600 square feet shall extend an average depth of at least 30 feet and a minimum depth of 15 feet from the street-level, street-facing facade."

Per SMC 23.47a.008.b.3.c.: "If the combination of the requirements of sections 23.47a.005 or 23.47a.008 and these depth requirements would result in a requirement that an area greater than 50 percent of the structure's footprint be dedicated to non-residential use, the director may modify the street-facing facade or depth requirements, or both, so that no more than 50 percent of the structure's footprint is required to be non-residential."

The diagrams to the right demonstrate that with the code requirements listed, the project would be required to use 70.5% of its footprint towards non-residential uses. Therefore this project qualifies for this exception.

This proposal requests to use 50.7% of its footprint for non-residential uses, as depicted in diagrams C1 and C2 and the adjacent calculations. We have chosen to concentrate the largest and deepest non-residential uses on active 23rd Ave and E Cherry Tt. We have concentrated smaller and more intimate non-residential uses at the E Cherry St courtyard and porch.

22nd Ave is a residentially scaled street. Zoning to the west and north is RSL and will not develop into a commercial corridor. Functionally, it is more in keeping with the direct surroundings to provide residential rather than commercial uses at the 22nd ave street level (Central Area Neighborhood Design Guideline DC2 architectural concept).

SMC 23.47A.008.B.3.C.

IF THE COMBINATION OF THE REQUIREMENTS OF SECTIONS 23.47A.005 OR 23.47A.008 AND THESE DEPTH REQUIREMENTS WOULD RESULT IN A REQUIREMENT THAT AN AREA GREATER THAN 50 PERCENT OF THE STRUCTURE'S FOOTPRINT BE DEDICATED TO NON-RESIDENTIAL USE, THE DIRECTOR MAY MODIFY THE STREET-FACING FACADE OR DEPTH REQUIREMENTS, OR BOTH, SO THAT NO MORE THAN 50 PERCENT OF THE STRUCTURE'S FOOTPRINT IS REQUIRED TO BE NON-RESIDENTIAL.

REQUIRED (REF D2/G111 TO THE RIGHT)

FOOTPRINT = 13,432 SF NON-RESIDENTIAL USES: 9,468 SF = 70.5% OF FOOTPRINT > 50%

THEREFORE, THIS PROJECT QUALIFIES FOR THIS EXCEPTION.

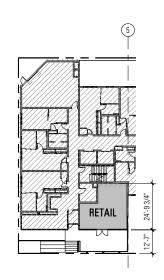
PROPOSED (REF C1 & C2/G111 BELOW)

FOOTPRINT = 13,432 SF NON-RESIDENTIAL USES: 6,813 SF

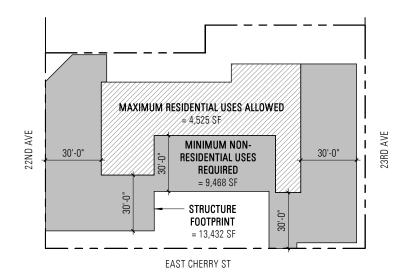
= 50.7% OF FOOTPRINT

NON-RESIDENTIAL USE

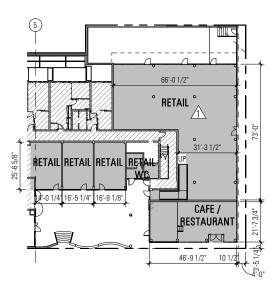
RESIDENTIAL USE



C1 STREET-LEVEL STREET-FACING FACADE USES - PROPOSED - PARTIAL LEVEL 2 PLAN



D2 STREET-LEVEL STREET-FACING FACADE USES - CODE REQUIRED DIAGRAM
1/32" = 1'-0"



C2 STREET-LEVEL STREET-FACING FACADE USES - PROPOSED - PARTIAL LEVEL 1 PLAN

T



SHADOW STUDIES



40' Height Limit

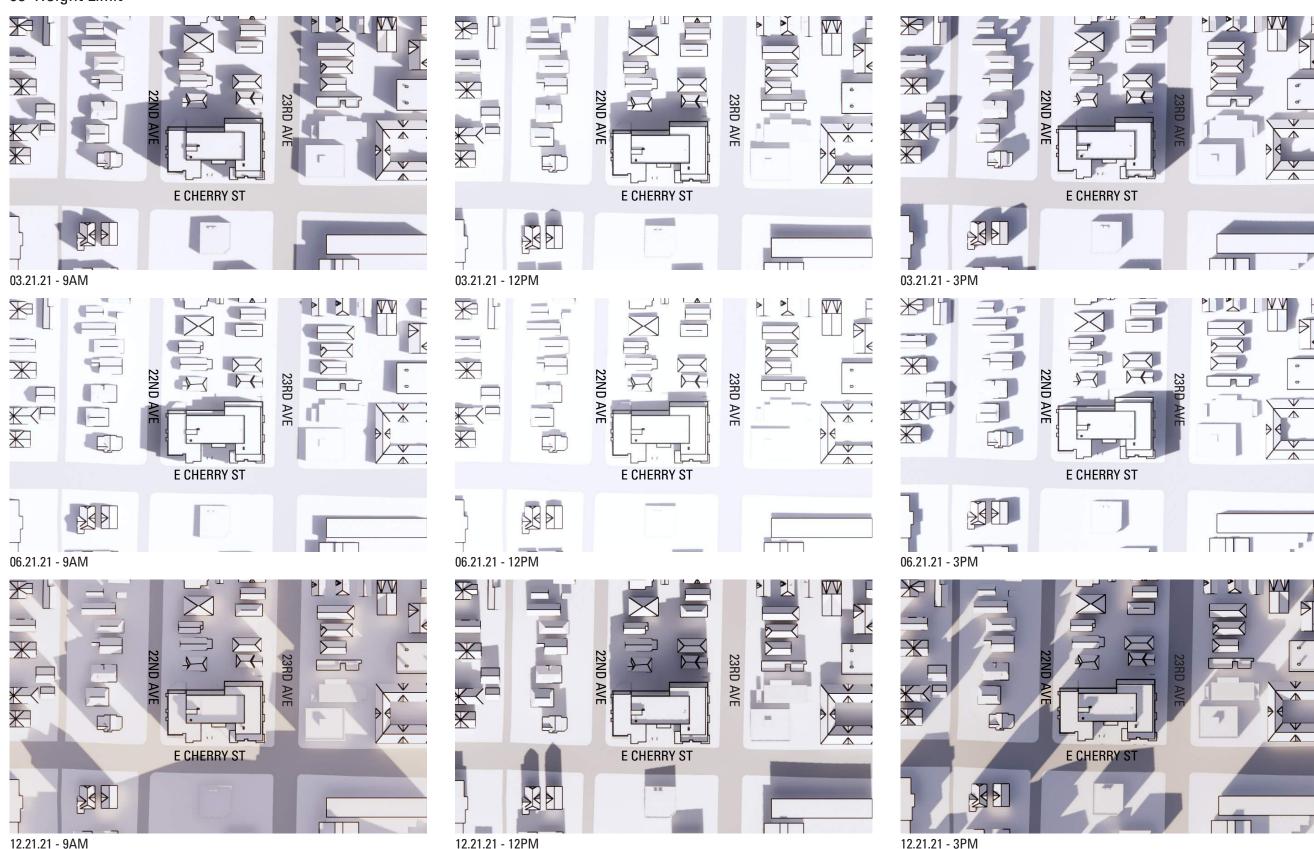


N D

SHADOW STUDIES







Q N

