



ACER HOUSE LLC

**MIMAR STUDIO**  
PLANNING & DESIGN

**schemata**  
workshop

**2210 E CHERRY ST | SEATTLE, WA 98122**

SDCI No: 3037717-EG

EARLY DESIGN GUIDANCE | JUNE 10, 2021

**Acer**  
— HOUSE —

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## table of contents

who we are

- development team ..... 2
- design team ..... 3

project objectives ..... 4

community outreach summary ..... 5

context + site analysis ..... 6

priority design guidelines ..... 19

architectural massing concepts ..... 22

- concept comparison ..... 23
- concept 1 ..... 24
- concept 2 ..... 26
- concept 3 ..... 28
- preferred massing development ..... 40

departures ..... 49

## applicant team

<b>owner</b>	<b>Acer House LLC</b> 1112 Federal Avenue East   Seattle, WA 98102   206.565.6455 Benjamin Maritz   ben@grtexp.co
<b>architect</b>	<b>Schemata Workshop</b> 1720 12th Avenue   Seattle, WA 98122   206.285.1589 Grace Kim   grace@schemataworkshop.com
<b>design consultant</b>	<b>Mimar Studio</b> 511 30th Avenue   Seattle, WA 98122   206.818.9939 Donald King   donald@mimarpacific.com
<b>landscape architect</b>	<b>Nakano Associates</b> 853 Hiawatha Place South   Seattle, WA 98144   206.292.9392 Ida Otteson   io@nakanoassociates.com

## project description

Five-and-a-half-story 110-120 residential unit mixed-use multi-family development within the 23rd & Union-Jackson Residential Urban Village in the Central Area of Seattle, WA.

## project information

address	701 23rd Ave, Seattle, WA 98122
parcel #s	9126101685, 9126101681, 9126101695, 9126101706, 9126101705, 9126101725, 9126101730
existing zoning	NC1-40
proposed zoning	NC1-55
site area	19,343 sf
urban village	23rd & Union-Jackson (Residential Urban Village)
overlay district	none
pedestrian zone	none
frequent transit	yes
parking	none

## our partnerships

**Project Owner: Acer House LLC** is a single-purpose entity formed to develop the mixed-use affordable housing project at 2210 E Cherry St in Seattle's Central Area. It is a joint venture of Arboreal Managers and Urban Black LLC.

**Arboreal Managers** is a Seattle-based Affordable Housing partnership, formed by Ben Maritz and Dave Sharkey. Dave is a long-time Central Area and Capitol Hill affordable housing developer who worked his way up from small single family projects to large mixed-use projects. Ben is a reformed Management Consultant and an affordable housing and homeless advocate. Arboreal and its principals own and operate over 600 affordable housing units in the Pacific Northwest, most of which are apartments in urban areas which target residents earning between 40 and 90% of Area Median Income (AMI).

**Urban Black** is a mission-based, real estate development, investment, and culture & technology firm. It is led by Kateesha Atterberry, a community leader and real estate developer with deep roots in the Central Area. She has 17 years' experience in real estate development, management and marketing. Kateesha is a proud graduate of Garfield High School, which is located across the street from the Acer House site.

## our values

**Our tenants are our partners.** We never forget that they wake up every day, go to work, and give us a third of their earnings in rent. We always treat them with dignity and respect.

**Our investors are our clients.** We cannot succeed without an engaged, excited network of investors who love to work with us. We will always deliver on our commitments, and deliver the best possible experience for our investors.

**Diversity is a requirement.** We cannot succeed unless our company and our key vendors are as diverse as the communities in which we work. We are aware of the way that Real Estate has contributed to inequity in the past and create opportunities for those who would otherwise not have them.

**We are paving the way for others.** What we do is hard, and we want to make it easier for others in the future. We embrace new technology, highlight our results, and help others build capacity.

**We are humble.** Data is our guide. We follow the facts, challenge our assumptions, and love it when there's a better way.

## our people



Ben Maritz



Dave Sharkey



Kateesha Atterberry



Summit Apartments | Seattle, WA



Summit Apartments | Seattle, WA



Terry Apartments | Seattle, WA



Betula Apartments | Seattle, WA

## our firm: schemata workshop

Schemata Workshop, founded in 2004, provides high quality, socially responsible, and sustainable architectural and planning services to public and private clients around the Puget Sound region. Our staff of thirteen forms a diverse workforce that reflects the communities we serve. We are a close-knit, collaborative, and highly-skilled team who are deeply devoted to community-based building.

Schemata Workshop has a passion for affordable housing and believes that housing is a basic human right. Children must have stable housing in order to excel in school, adults must have a place to call home in order to maintain a sense of dignity and steady employment, and seniors must have a safe home in a supportive environment to maintain their health and contribute to their communities. Over the past 15 years, we have designed over 1,300 affordable homes for and with communities across Western Washington.

We have a strong collaborative relationship with **Donald King**, of **Mimar Studio**, built on our shared values and desire to serve the community through design. In his over 50 year career, Donald has completed over 350 successful projects, including over two dozen in Seattle's Central District. As a consultant to Schemata Workshop, Donald is the Design Lead for this project.

## our values

Our approach to design is rooted in our values: social equity, sustainability, accessibility, community health, and livability. Schemata Workshop is a registered Minority/Women Business Enterprise (MWBE) in the state of Washington. Schemata Workshop maintains our JUST label from the International Living Futures Institute: a "nutritional label" for companies that value transparency and social equity. Schemata Workshop is a recipient of the Minority Small Business of the Year Award from King County Executive for leadership in business transparency and social equity.

## our people



**Grace Kim, FAIA**  
Principal in Charge



**Donald King, FAIA**  
Design Lead



**Sarah Haase, AIA**  
Project Manager /  
Project Architect



**Rosemarie Gregoire**  
Designer



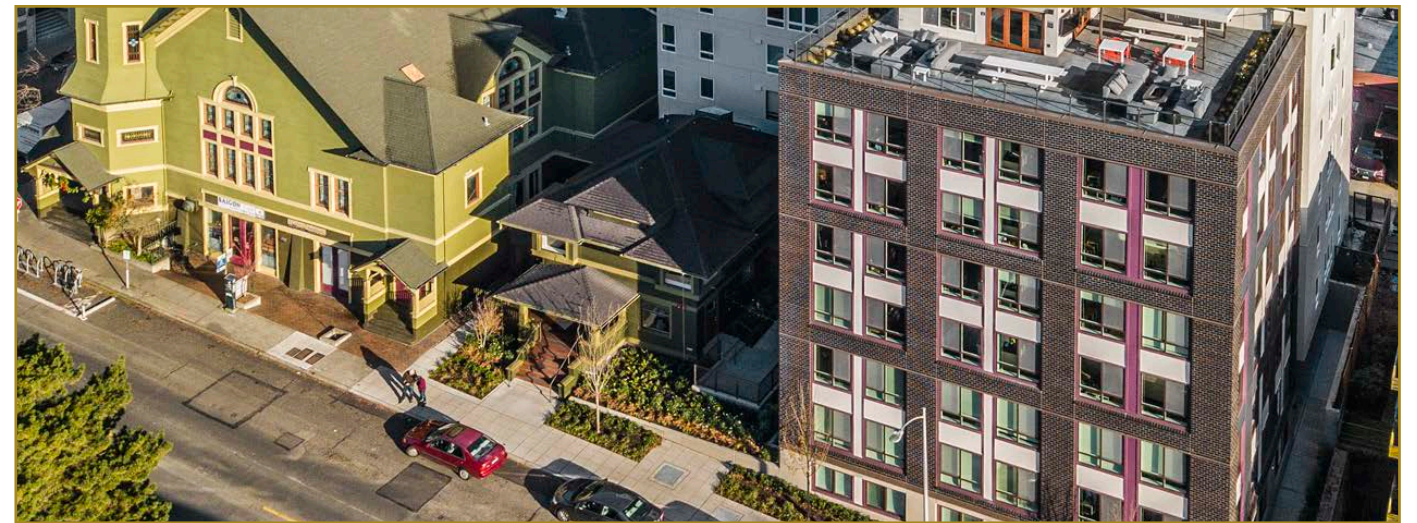
Capitol Hill Urban Cohousing | Seattle, WA



Park Apartments TOD | Seattle, WA



Station House TOD | Seattle, WA



The Parsonage | Seattle, WA

## 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 the Seattle's diverse Central Area. The development team is committed to five 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.
- 2 Community-focused amenities.** Multi-classroom childcare facility focusing on low-income families, from toddler to pre-school. A culturally appropriate restaurant space and micro-retail spaces, with priority given to current tenants (flower shop, barber shop, hair salon, Somali restaurant)
- 3 Sustainability.** Transit oriented development (no parking). Compliance with stringent 2018 Energy Code, and further sustainability improvements as budget allows.
- 4 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.
- 5 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.

## contract rezone

Acer House is applying for a "contract rezone" in order to achieve the density needed to support our aspirations for equitable development. The current zone of the site is NC1-40 and we wish to increase the height and FAR limit by changing to NC1-55. We will be following the process as described in the Seattle Municipal Code, and making our full application for the rezone at the time of MUP submission.

Acer House has an ambitious program of equitable development, which requires scale in order to fulfill. Following extensive consultation with community groups and neighbors, we have partnered with a Black- and female-owned development group to build what we view is the first truly inclusive, anti-racist privately funded development in Seattle.

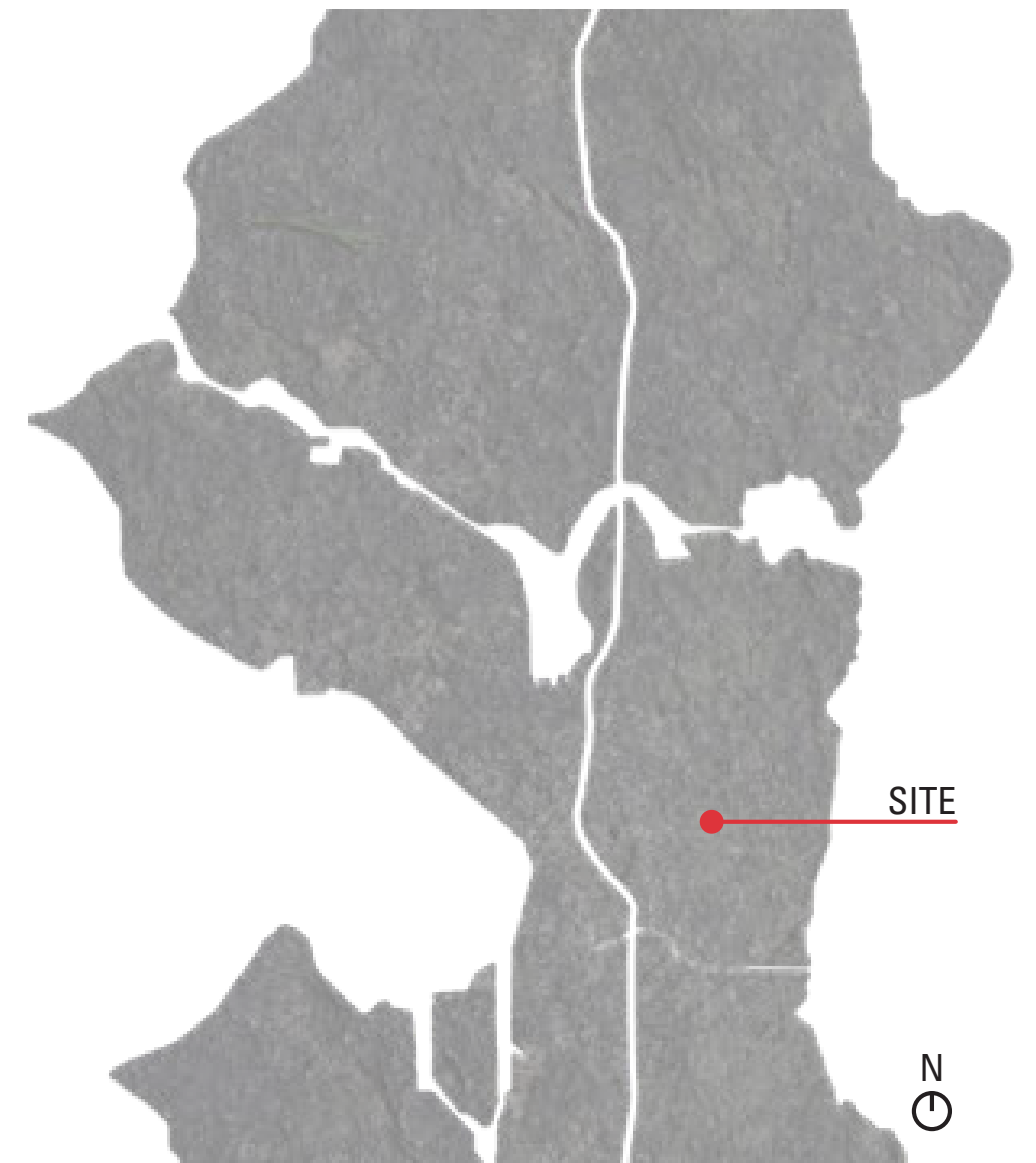
Changing the zoning to NC1-55 will allow us to add a fifth floor while still maintaining a low-cost, sustainable wood-framed construction type. This additional scale is critical for us to be able to keep our per-unit construction costs low so we can invest in the above principles and program.

We are actively working to minimize the impact of the additional density on the neighborhood, including by ensuring that no incremental views are blocked, using existing trees to hide the mass of the building, designing the building in such a way that no incremental sun-shading occurs on the homes to our north.

So far, community input on the rezone has been overwhelmingly positive. It is our hope that Acer House is a model for other developers in Seattle and worldwide to build principals of equity and justice into new commercial real estate projects.

## design theme

The design team has proposed an Afrofuturist design theme for this project. Afrofuturism is a Afrocentric cultural aesthetic, a philosophy of science and a philosophy of history that explores the developing intersection of African diasporic culture with technology. It is a global design movement that represents a forecast of a future for Black people while acknowledging the experiences of their past. Although a popular design force in music, fashion, graphics and film, it has not been broadly promoted in architecture.





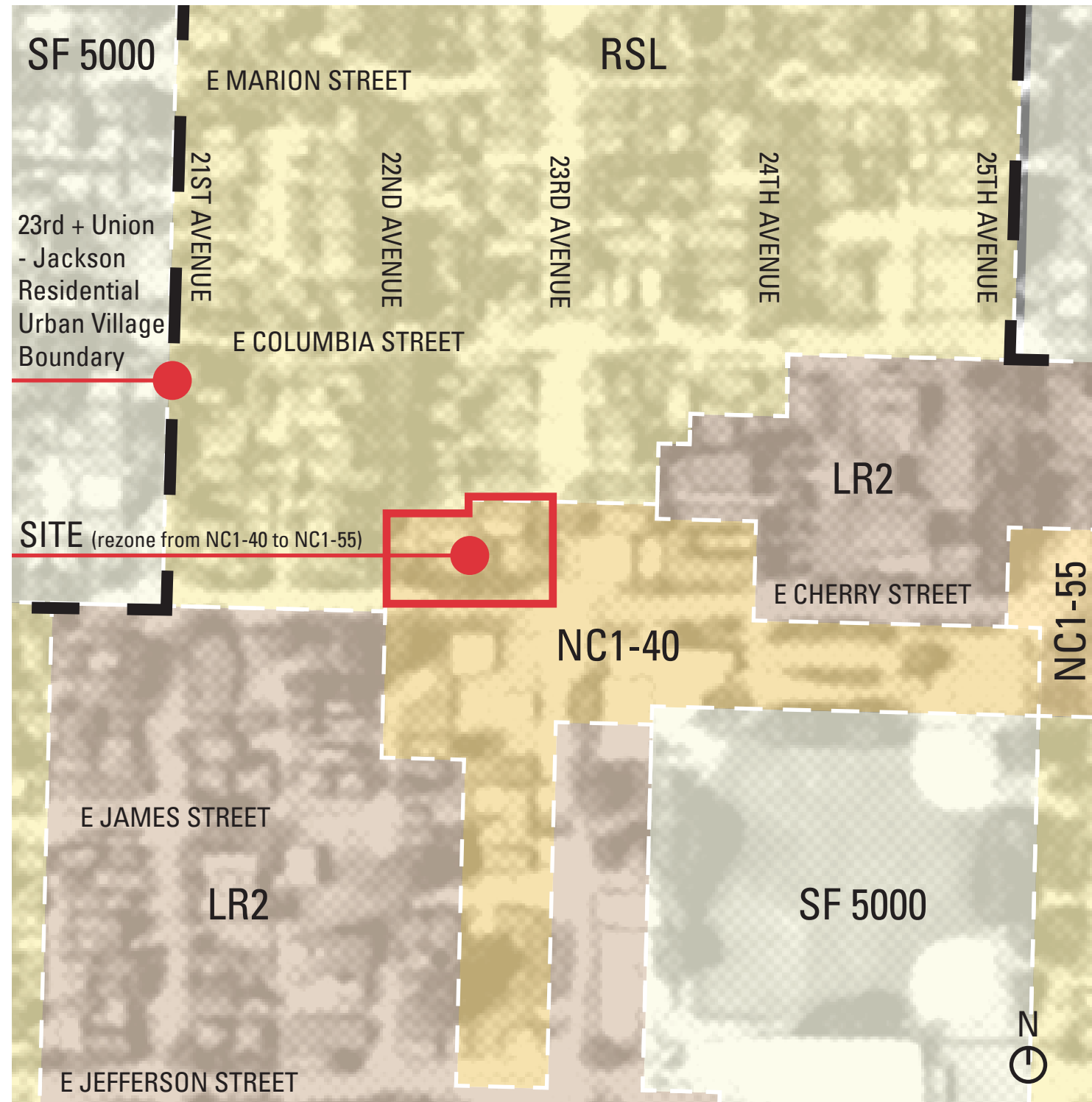
# CONTEXT + SITE ANALYSIS

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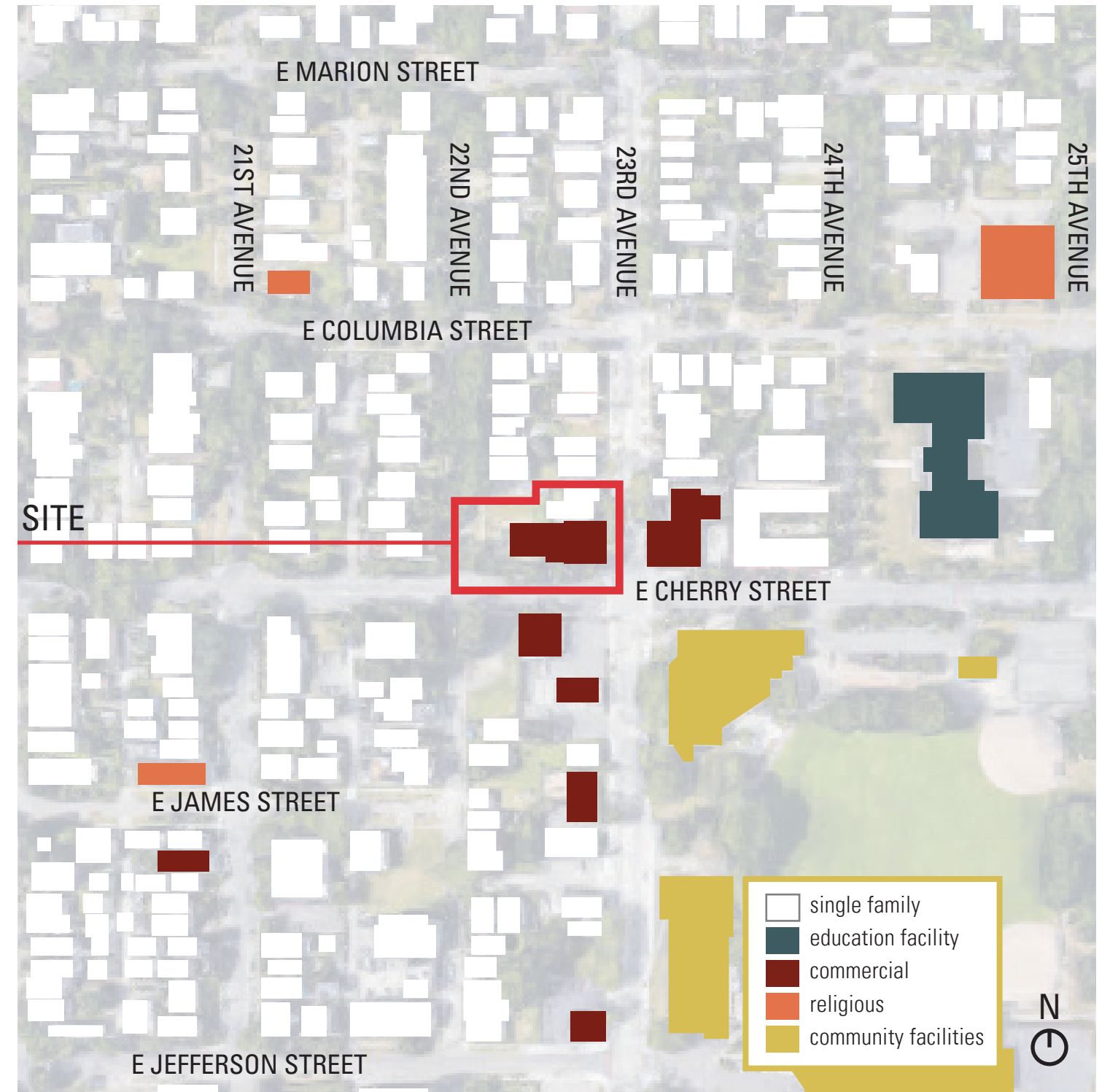
ACER  
HOUSE



## zoning



## surrounding uses



## neighborhood context



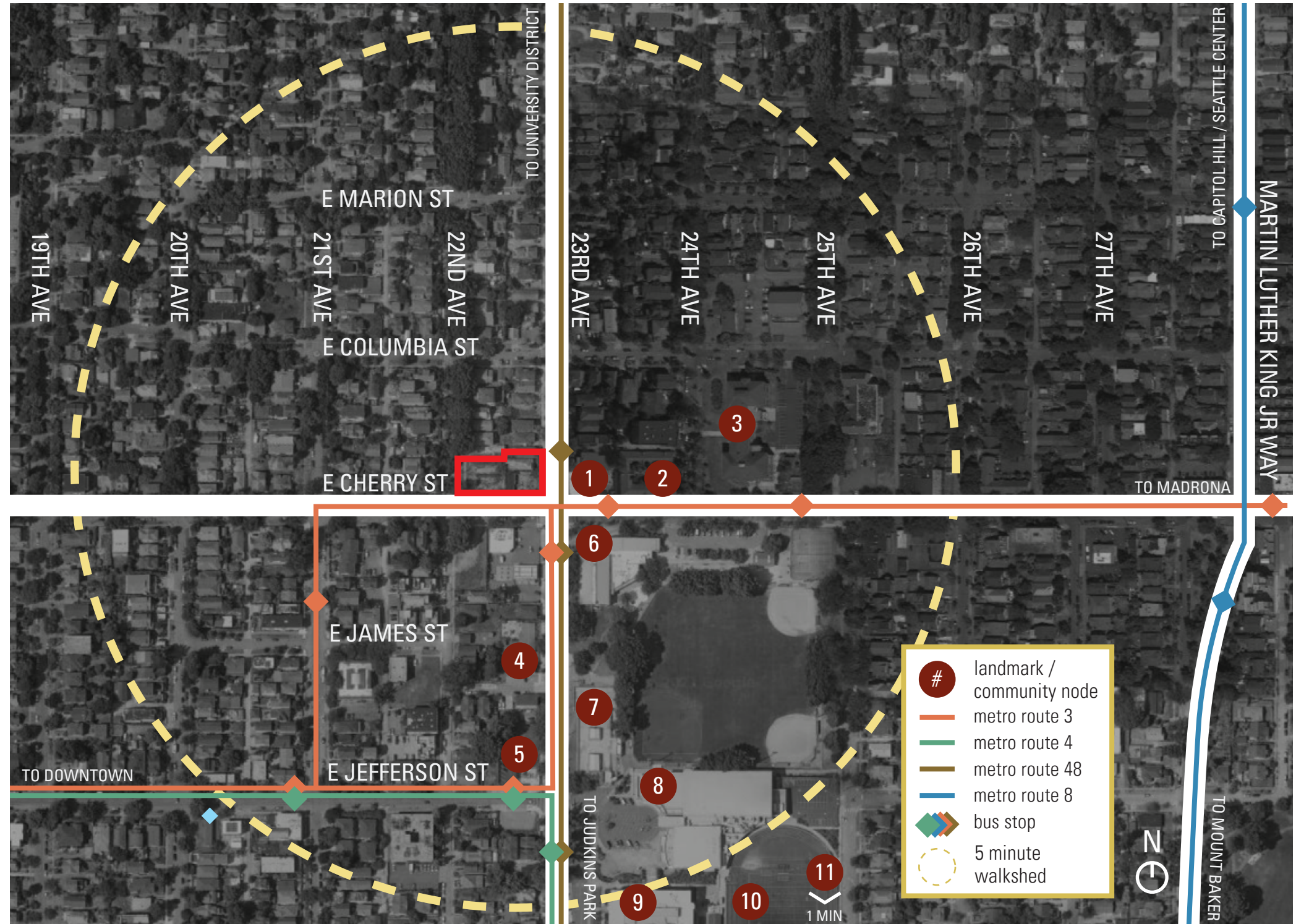
1 coyote central



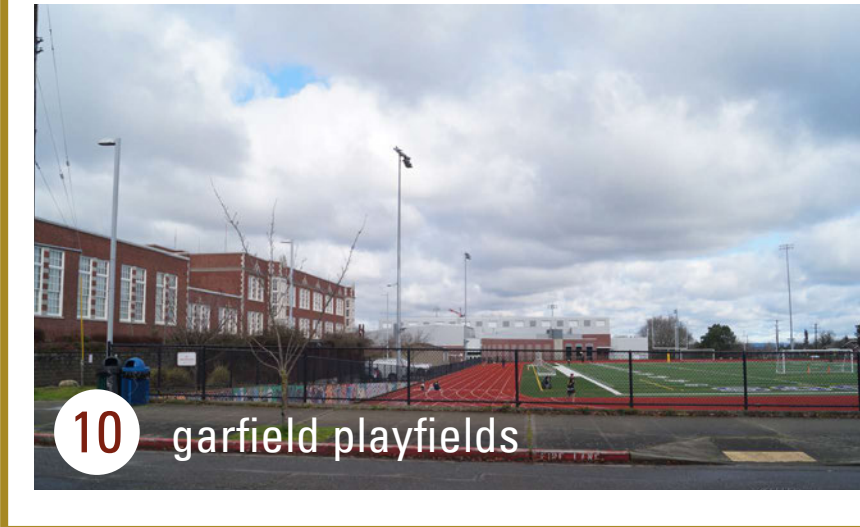
2 alt space artist cooperative



3 nova / horace mann school



## neighborhood context



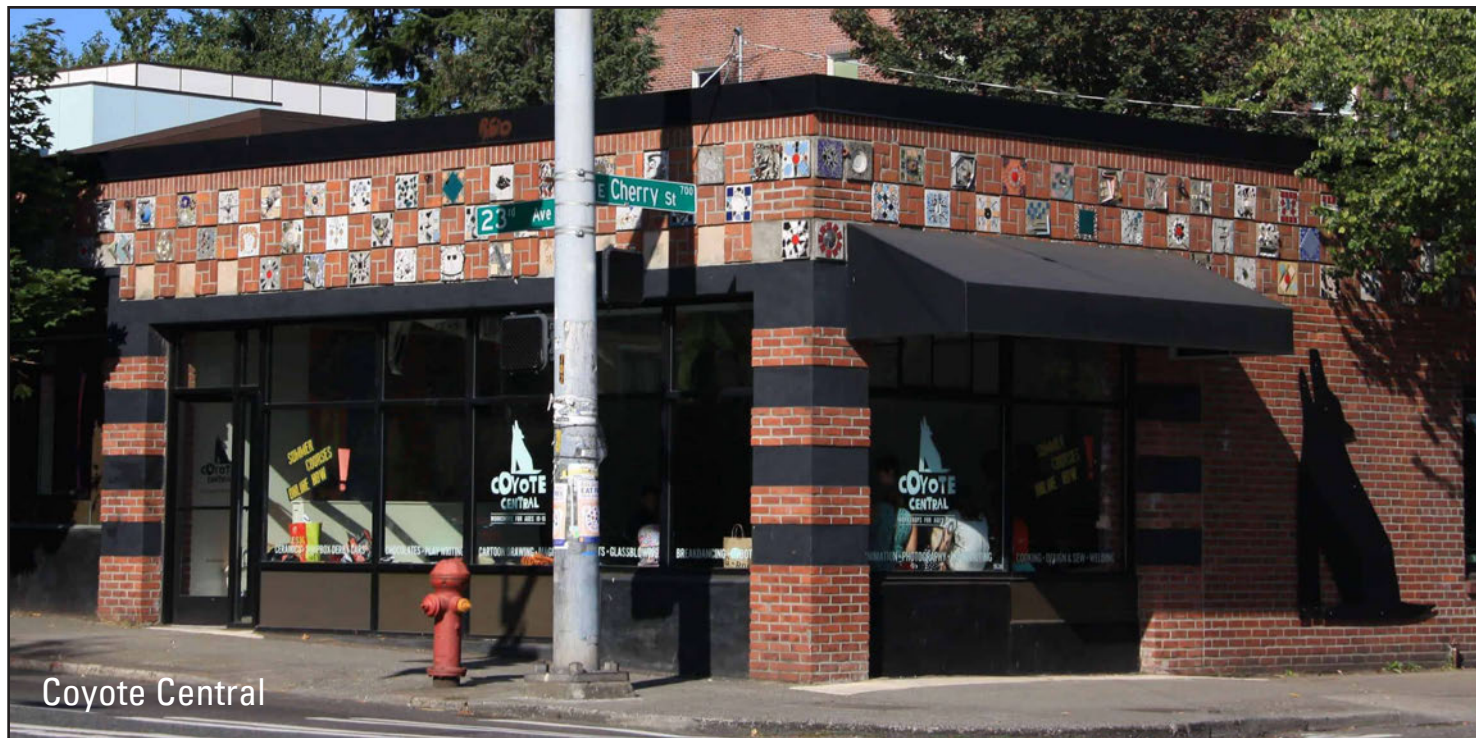
## neighborhood design cues



Jackson Apartments



Central Area Health Care Center



Coyote Central

The neighborhood is a subarea of the Central Area and characterized by a variety of building scales, a mix of land uses, and large, mature street trees. It has an older commercial building and residential housing stock from the early 1900's. The area is approximately a quarter mile south of the commercial core of 23rd Ave and E Union Street. The growth potential along 23rd Ave between E Cherry and E Union is currently limited by the low-density zoning.

The south side of E Cherry near 23rd Ave is the northern edge of the Garfield Superblock. Located at the heart of the Central Area, the Garfield Superblock is the community's central gathering place as well as a historic destination. Known to some as "Little City Hall," the space pulsates with a rich history of events, people, and moments, which continues today. The block is comprised of the Garfield Community Center, Medgar Evers' Pool, tennis courts, playfields, Garfield Park, the historic Garfield High School built in 1900, the Teen-Life Center, and the Quincy Jones Performing Arts Center.

The Garfield Superblock Master Plan of 2005 recommends projects that can help pedestrian connectivity, bring visibility to blind spots, and activate dead zones on the less than friendly pedestrian streetscape. As the surrounding neighborhood changes rapidly, the 2021 Garfield Superblock Park and Promenade Renovation Project aims to share and memorialize the stories of these communities. Through art and community engagement, the park will be both an anchor for the past and a commitment to a diverse future.

**Zoning:** The Cherry Street residential/commercial frontage, from 23rd Avenue east to Martin Luther King, Jr. Way, is a mix of older multistory apartment buildings and small single-story, active businesses. This strip is both NC1-40 and mostly NC1-55 zones with a large portion of the Superblock zoned as Residential Small Lot (RSL).

## neighborhood design cues



neighborhood axonometric

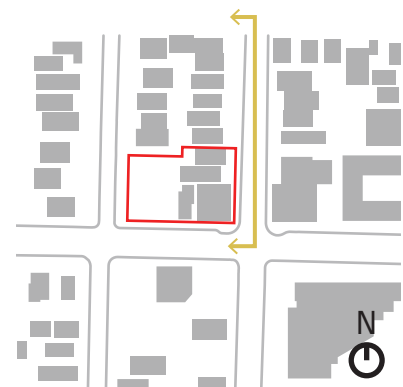


## streetscape 23rd avenue

### east side



### west side



## streetscape cherry street

### south side



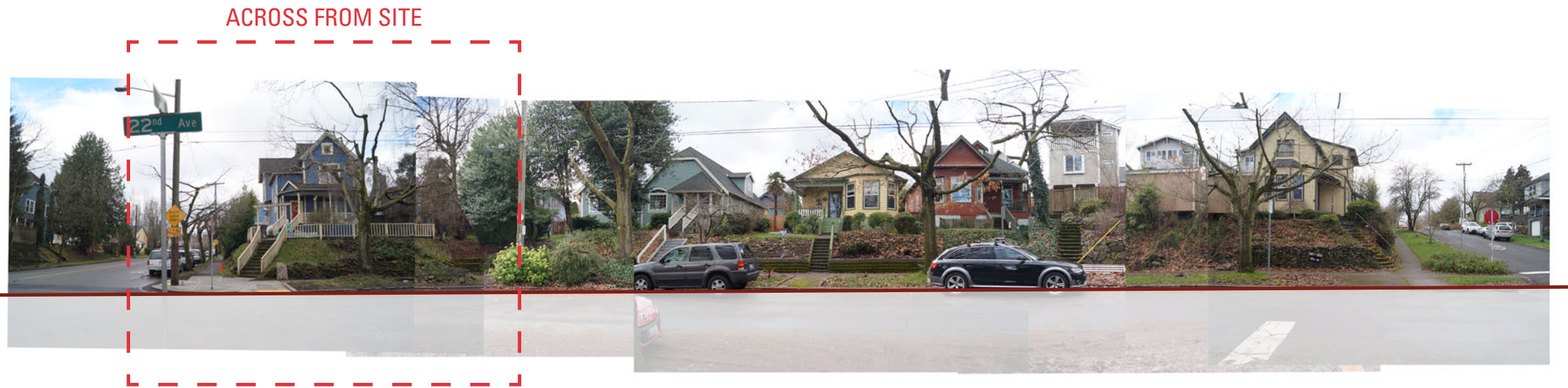
### north side



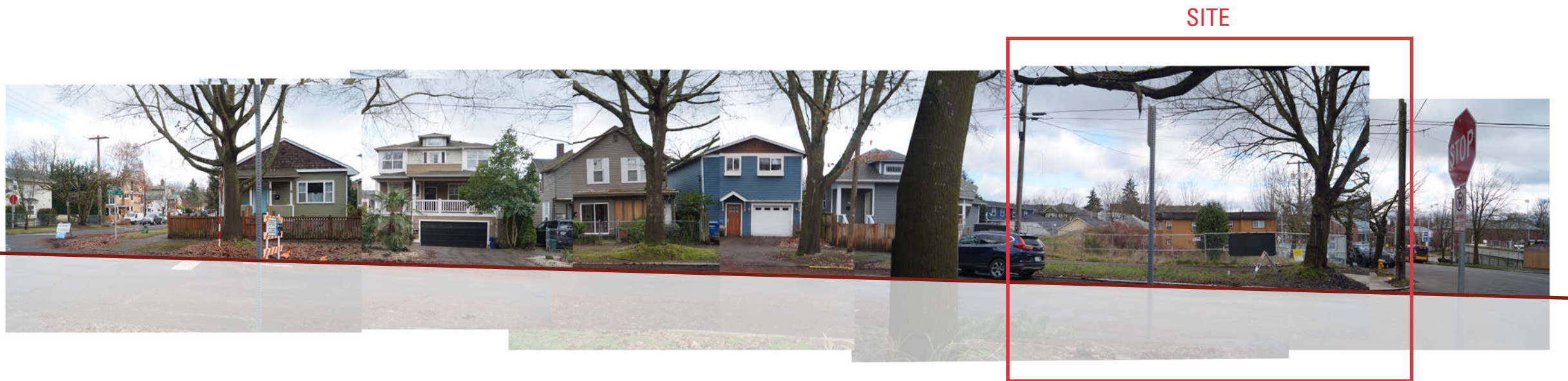


## streetscape 22nd avenue

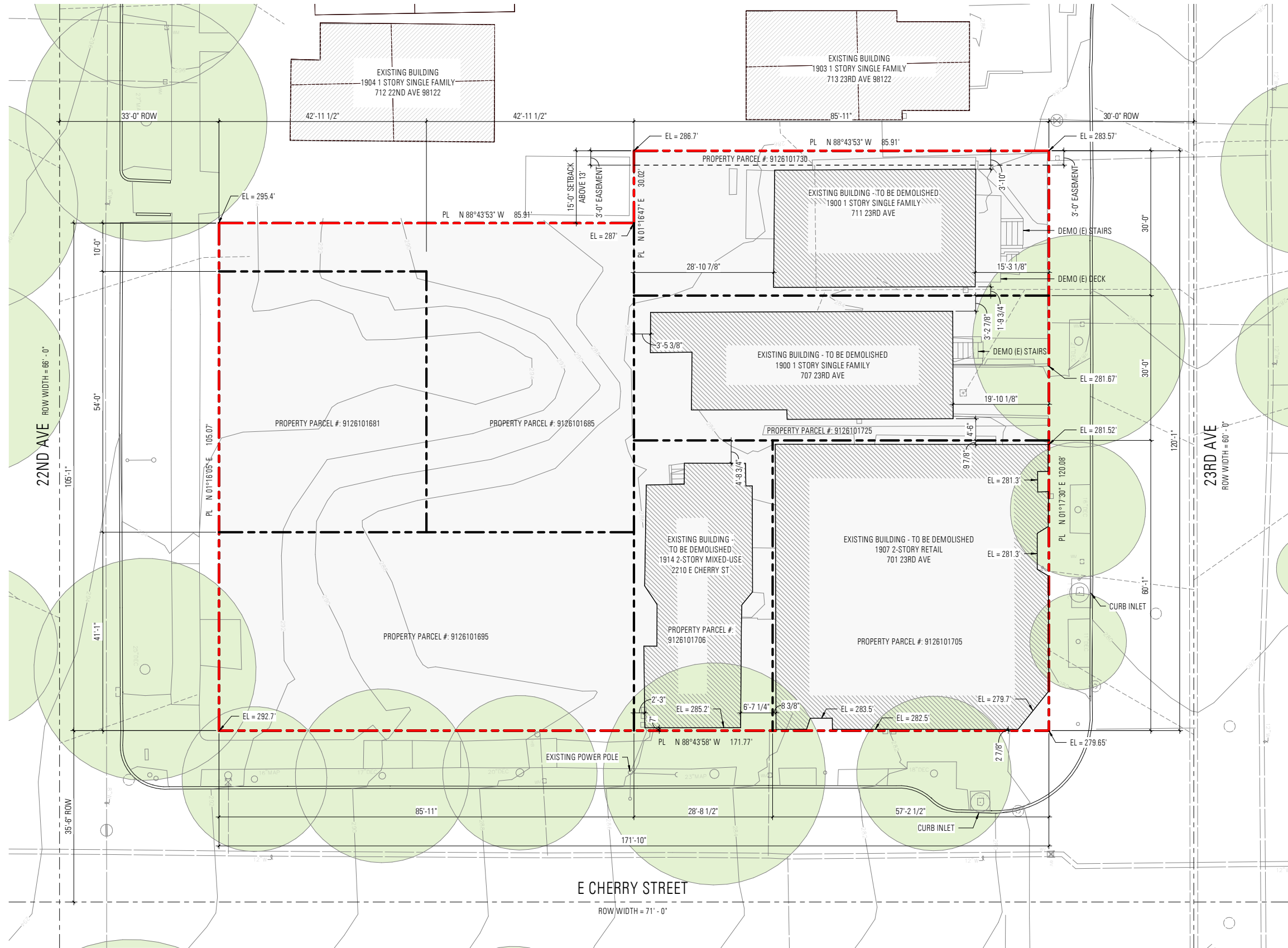
### west side



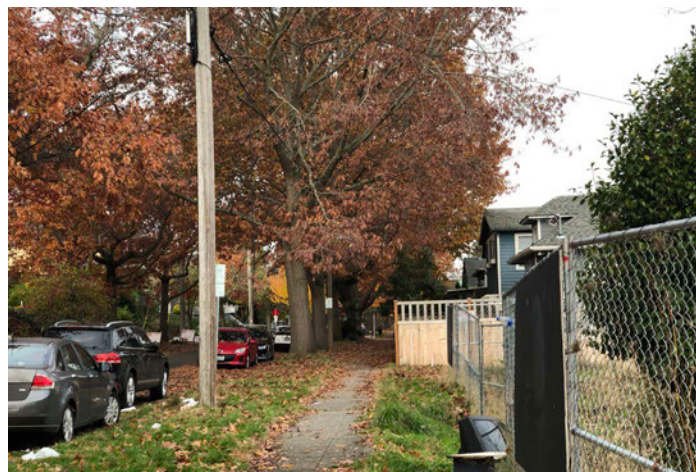
### east side



## existing site plan



## existing site photos



## zoning summary

full design review:	required
existing zoning:	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
proposed zoning:	NC1-55
proposed uses:	offices, commercial sales and services, multifamily residential, childcare, live/work
maximum building height:	NC1-40 = 40'; NC1-55 = 55'; 55' proposed
floor area ratio (FAR):	NC1-40 = 3.25; NC1-55 = 3.75 underground stories and child care centers are not counted site area = 19,343 sf FAR allowable (total) = 72,536 sf
maximum buildable area:	NC1-40 = 62,865 sf; NC1-55 = 72,536 sf
zoning setbacks:	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 - <b>departure requested</b>
MHA:	High; 11% of residential units; proposal will offer on-site
environmentally critical areas (ECA):	none
SEPA:	required
street-level, street-facing facades:	
general:	20% residential uses maximum - <b>departure requested</b> must be located within 10' of street lot line, or must have wider sidewalks, plazas, or other landscaped or open areas approved - <b>departure requested</b>
residential:	either set back 10' or be vertically located 4' above or below sidewalk grade - <b>departure requested</b>
non-residential:	13' min floor-to-floor height - <b>departure requested</b> ; 30' avg depth - <b>departure requested</b> ; 60% min transparency
live/work (non-res):	work area = 300 sf min; 15' min depth from street facade; direct pedestrian entry
amenity area:	5% of residential GFA
landscaping:	0.3+ Green Factor; street trees; screening of utility service uses
parking:	none required

# PRIORITY DESIGN GUIDELINES

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## priority guidelines + description of intent



### CS1 Natural Systems + Site Features

*Use natural systems and features of the site and its surroundings as a starting point for project design.*

**1. Local Topography** | Our design process starts with a response to the positive aspects of the local topography. We intend to take advantage of the grade change along East Cherry Street to provide variety in the relationships and interactions between the building's ground floor and the public sidewalk. The topographic change also facilitates clear delineation between the entrances to commercial and residential spaces. The lowest point of the site, at the corner of 23rd Avenue and East Cherry Street, has defined entrances to the commercial spaces along the commercial face of 23rd Avenue whereas the entrance to the lobby of the residential floors is separately defined at an uphill location near 22nd Avenue where the grade is eleven feet higher than the commercial corner. The elevation near the midpoint of the block on East Cherry Street allows public courtyard access.

**2. Connection to Nature** | Within our Afrofuturist\* design theming, the lush planting of ornamental and edible landscape represents a traditional and pragmatic Afrocentric response to connections to nature. Planting strips along three street sides of the project will act as a bio-retention system for the reduction of stormwater outflow. The existing healthy and mature street trees will be saved when possible. The courtyard edge of the inclined sidewalk will be landscaped to diminish the presence of the retaining wall. 22nd Ave will be planted in a design plan to differentiate public and private spaces. The installation of green roofs and rooftop vegetable gardens reduce heat island effects, restrict stormwater outflow, protect the roof membrane and provide residents the opportunity to "dig in the dirt" and provide fresh produce for



This project will be responding to the Central Area Design Guidelines.



### PL1 Connectivity

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

**1. Accessible Open Space** | An Afrofuturist\* commitment to building community seeks to provide sharable open space. The East Cherry Street-facing courtyard represents our publicly-accessible community space. Due to the incline of the public sidewalk, universal access to the courtyard will be at the east end of the sidewalk. Rooftop open space for residents will be accessed by an elevator.



### PL3 Street Level Interaction

*Encourage human interaction and activity at the street level with clear connections to building entries and edges.*

**1. Frontages** | Afrofuturist palette\* applications of color, materials and signage will define the street level interaction of commercial and residential uses. Color and materiality will be applied to demarcate commercial from residential uses. Signage for commercial uses will be low key, yet visible from the pedestrian view and include the commercial tenants branding to offer a diversity of graphic design. Ground level frontages will prioritize transparency of the commercial spaces for external views in, and for easy identification of commercial activities - and internal views out, as "eyes on the street" to improve personal security. Courtyard level retail spaces will have storefront entrances that encourage interaction between the exterior and interior spaces.

\*reference pages 4 and 41 for Afrofuturist definition

## priority guidelines + description of intent

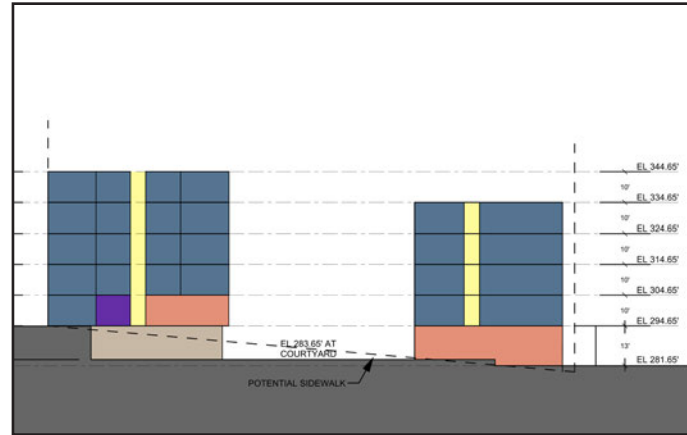


### DC2 Architectural Concept

*Develop a unified, functional architectural concept that fits well on the site and its surroundings.*

**1. Building Layout and Massing** | It is our design intent to articulate the building's massing to exhibit a diminished continuous mass. Street-related sides of the building will be broken up into clearly distinct wings of the upper residential floors. An Afrofuturist design principle\* of balanced asymmetry will guide the de-massing of the structure. The courtyard has a southern orientation to daylight the maximum façade area. The changing topography creates a sense of reduction of the building mass as the facades present a dynamic change of view as pedestrians and vehicles move up and down the sidewalk and street. A partial top floor will be over the west wing only and will add to the vertical articulation to avoid a flat top appearance seen all too often on projects built to the extremes of the allowed buildable envelope. The ground floor facades will have an assembly of human scale segments in height and a division of storefront glazing.

\*reference pages 4 and 41 for Afrofuturist definition



### DC3 Open Space Concept

*Integrate open space design with the design of the building so that each complements the other.*

**1. Common Open Spaces** | The East Cherry street-facing courtyard will be used primarily for fair weather outdoor sales opportunities and dining by the shops and restaurants flanking the outdoor "room". A "community porch" will be an extension of the commercial space at an elevation ten feet above the western edge of courtyard. The rooftop will provide outdoor common spaces for residents use of an amenity deck and vegetable garden.



### DC4 Exterior Materials + Finishes

*Use appropriate and high-quality elements and finishes for the building and open spaces.*

**2. Building Materials** | Materials will be durable, low maintenance-dependent and environmentally sustainable. Modules of exterior materials will be smaller scale, exhibiting components placed-by-hand where the building meets the ground and has human interaction. The exterior cladding on upper floors will be larger panels. This project's Afrofuturist facade will be culturally expressive in its materiality, window placement, patterning, texture and color.



**3. Building Details and Elements** | Detailed design elements will contain references of African and African American textiles, artifacts, patterns and visual art. Our design approach is to consider each exterior surface as an opportunity to apply layers of façade fenestration, textural surface development and color from an Afrofuturist palette.



### A1 Additional Character

*Contribute to architectural and placemaking character with local history and cultural references.*

**1. History and Heritage** | Color and materiality will be part of an overall culturally-responsive theming of the project. The project planning will identify areas and surfaces to provide additional opportunities for curated art of exterior sculpture, screens and façade murals. Local artists may be commissioned to add representative forms and images of the neighborhood's history, heritage and forecast future. Interior common areas will provide space for historically interpretive galleries of paintings and photos.



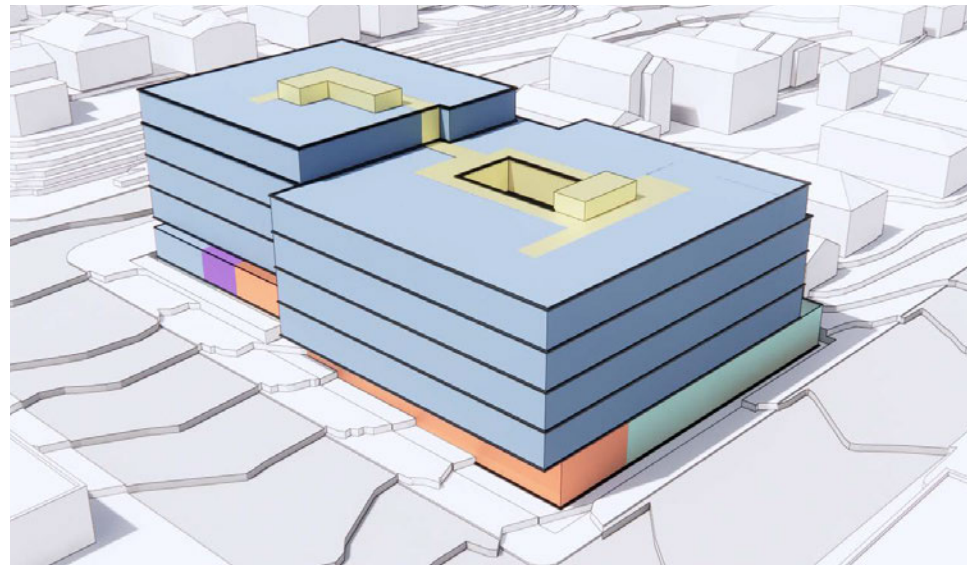
# ARCHITECTURAL MASSING CONCEPTS

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Acer  
HOUSE



## concept comparison



### concept 1 | square donut

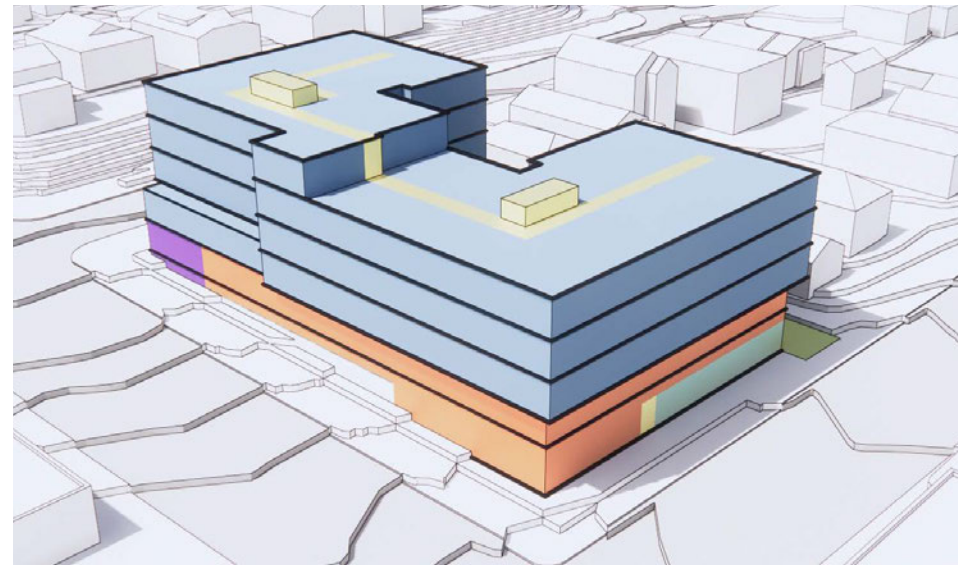
number of stories = 5.5  
 number of residential units = 130  
 total commercial/childcare square footage = 7,347 sf  
 number of live-work units = 7  
 gross floor area = 77,151 sf  
 net rentable area = 55,309 sf  
 parking = none provided

#### opportunities

- code compliant
- maximizes number of residential units
- holds the street edge

#### challenges

- no accessible outdoor community spaces at ground level
- childcare play area is adjacent to units
- long, skinny units allow less natural daylight into dwelling units



### concept 2 | north-facing courtyard

number of stories = 5.5  
 number of residential units = 105  
 total commercial/childcare square footage = 7,461 sf  
 number of live-work units = 2  
 gross floor area = 68,780 sf  
 net rentable area = 47,140 sf  
 parking = none provided

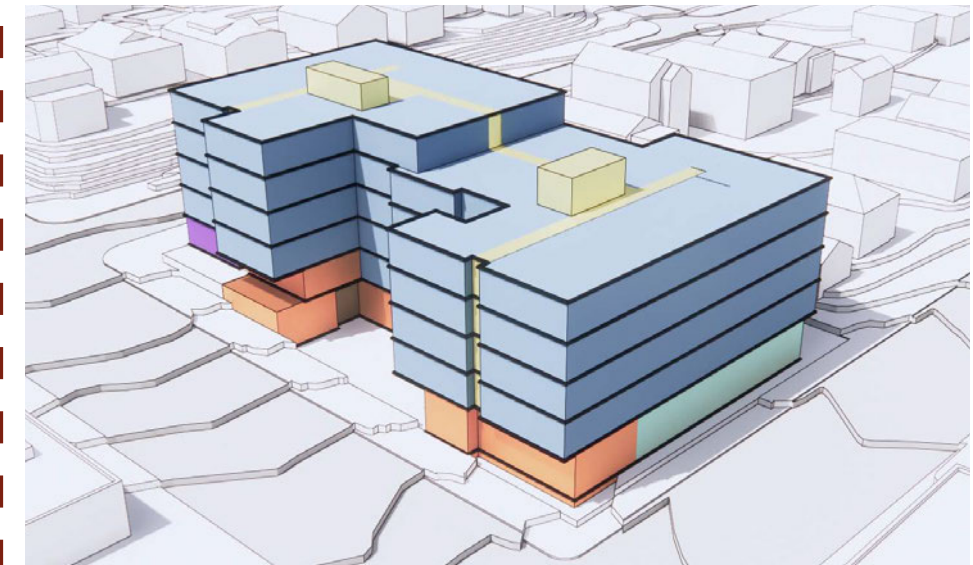
#### opportunities

- private outdoor space at ground level in form of north courtyard
- holds street edge

#### challenges

- north-facing courtyard creates more units looking at north single-family homes
- north-facing courtyard does not receive sunlight
- large massing bulk at 23rd Ave and E Cherry street does not fit in with the neighborhood character
- requires departures

## preferred



### concept 3 | south-facing courtyard

number of stories = 5.5  
 number of residential units = 108  
 total commercial/childcare square footage = 7,296 sf  
 number of live-work units = 0  
 gross floor area = 74,649 sf  
 net rentable area = 45,192 sf  
 parking = none provided

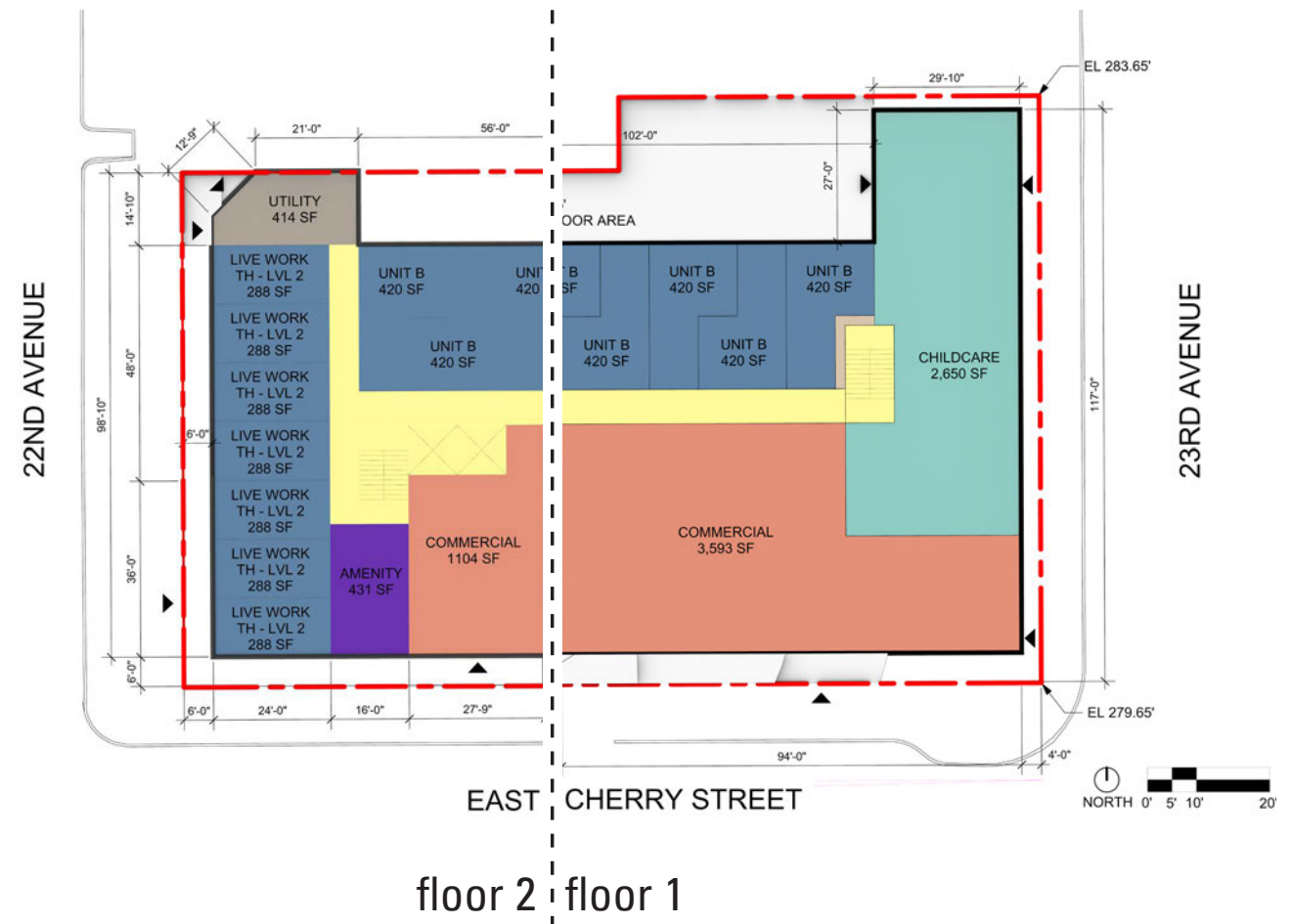
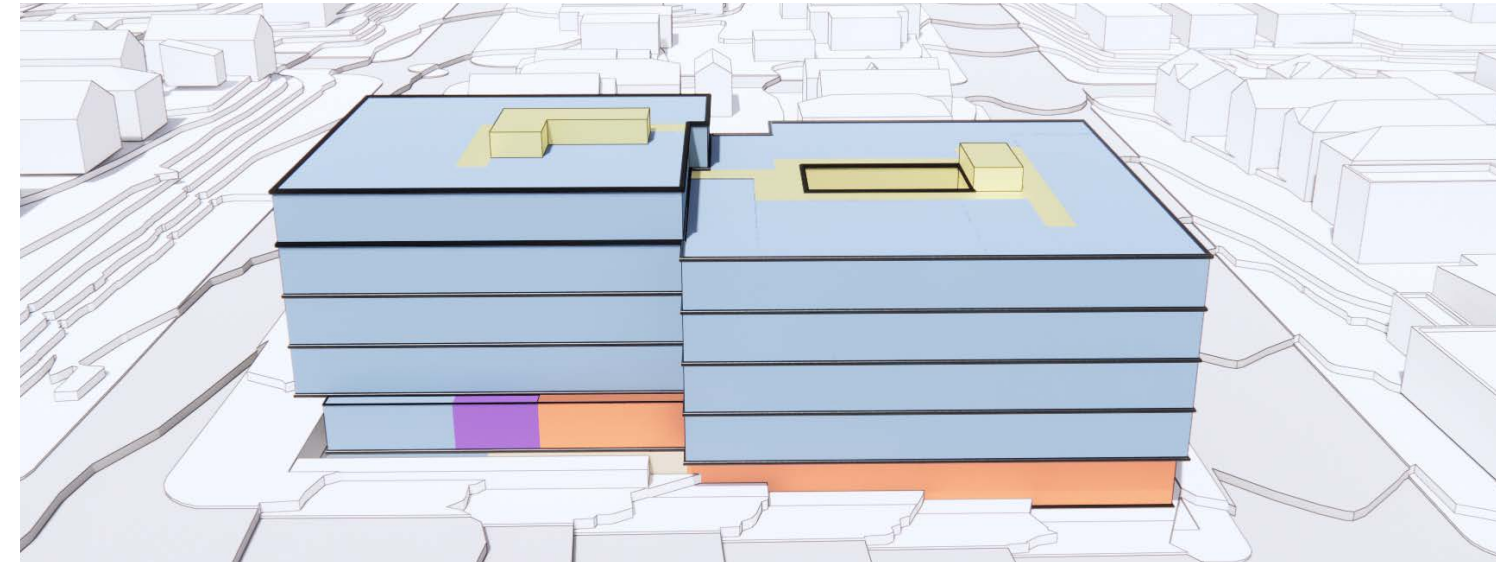
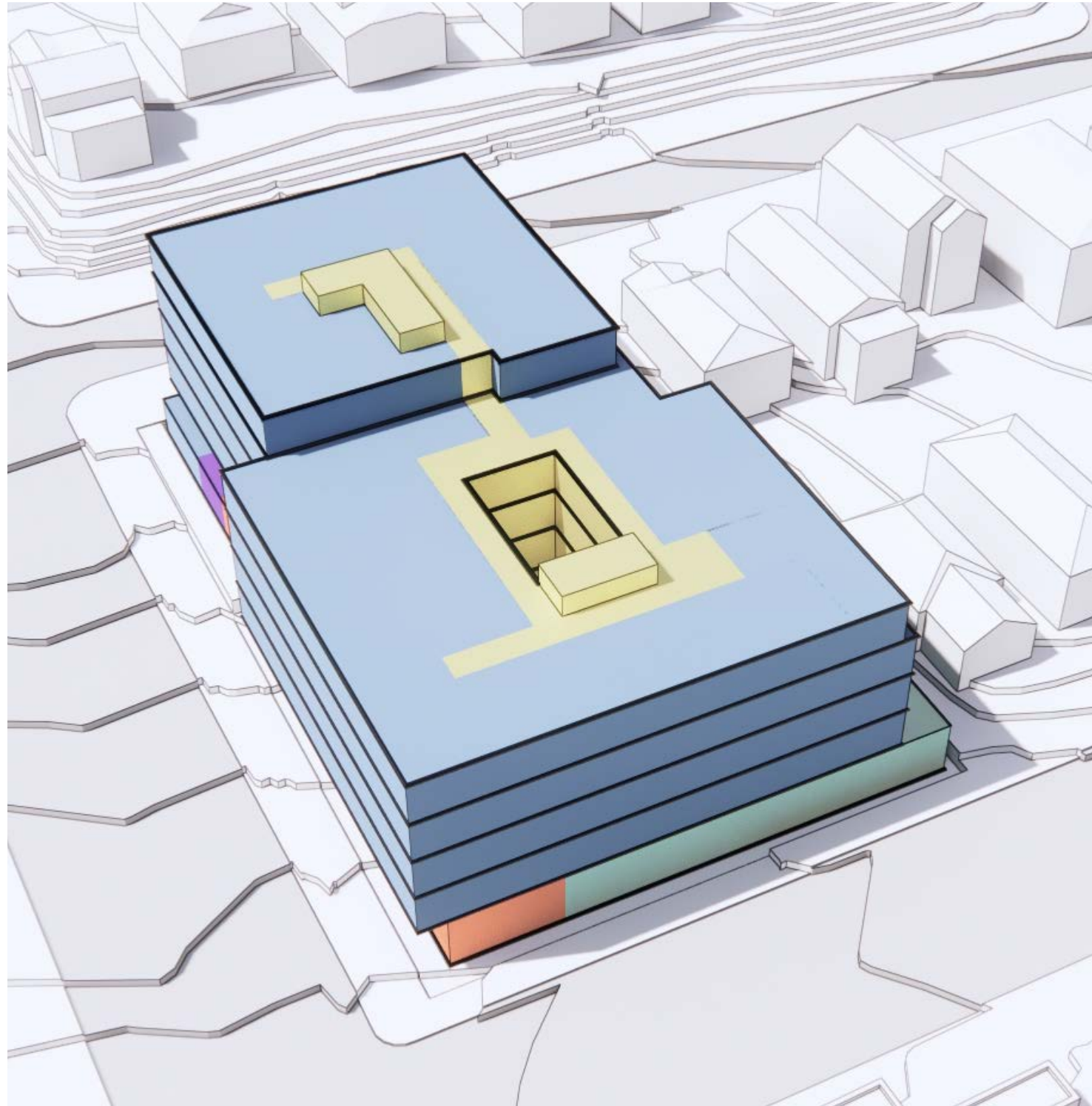
#### opportunities

- south-facing courtyard is engaging and accessible public outdoor community space
- south-facing courtyard has direct sunlight
- south-facing courtyard has more units with access to sunlight
- stepped Floor 1 level that responds to the natural topography to create accessible public access

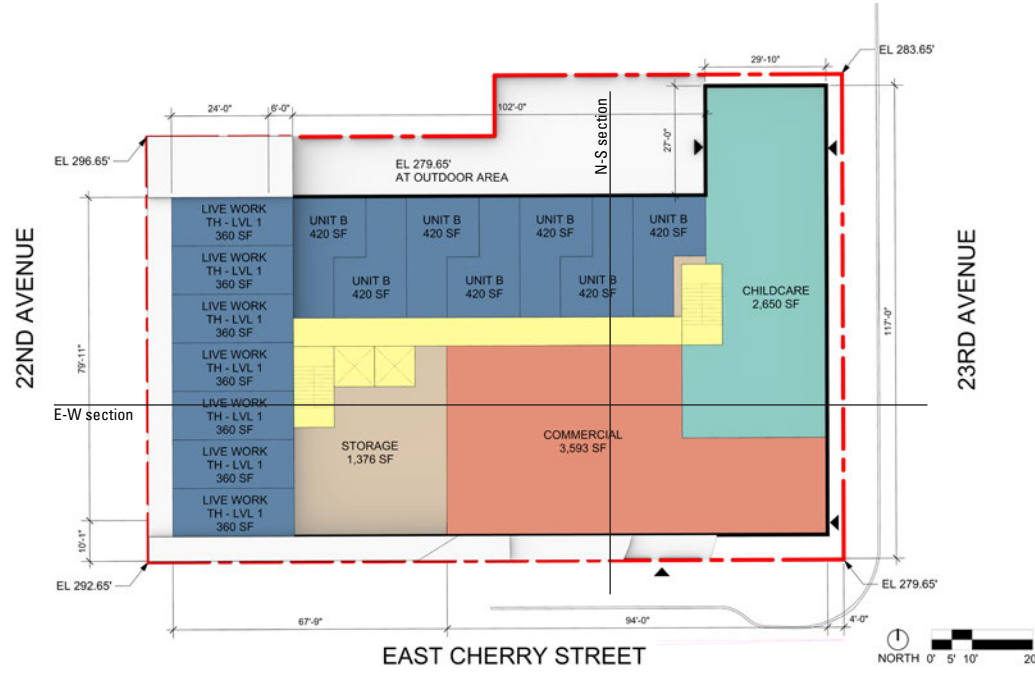
#### challenges

- requires departures

## concept one | massing concept



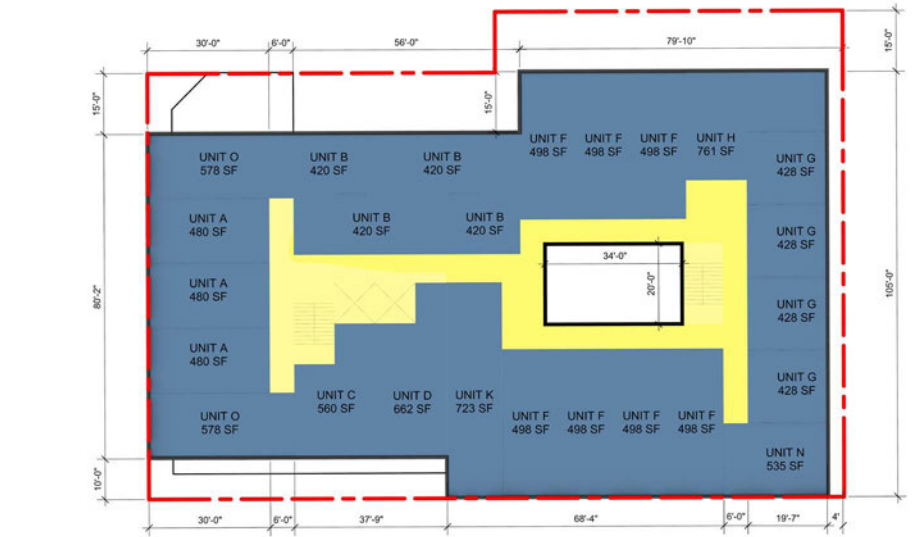
## concept one | floor plans



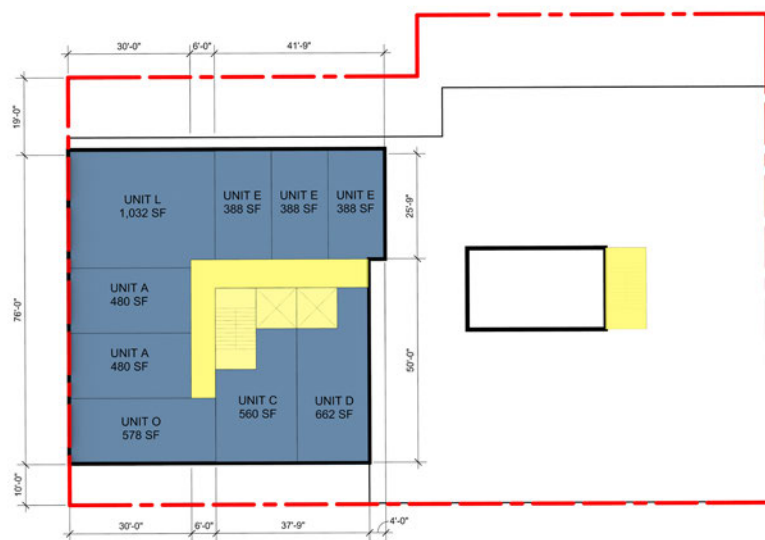
floor 1



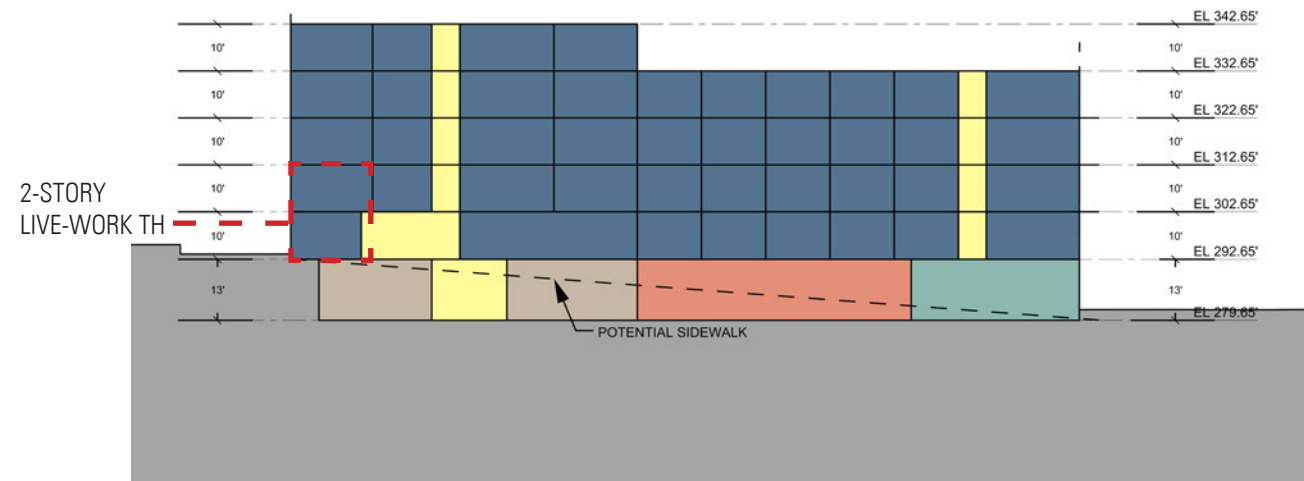
floor 2



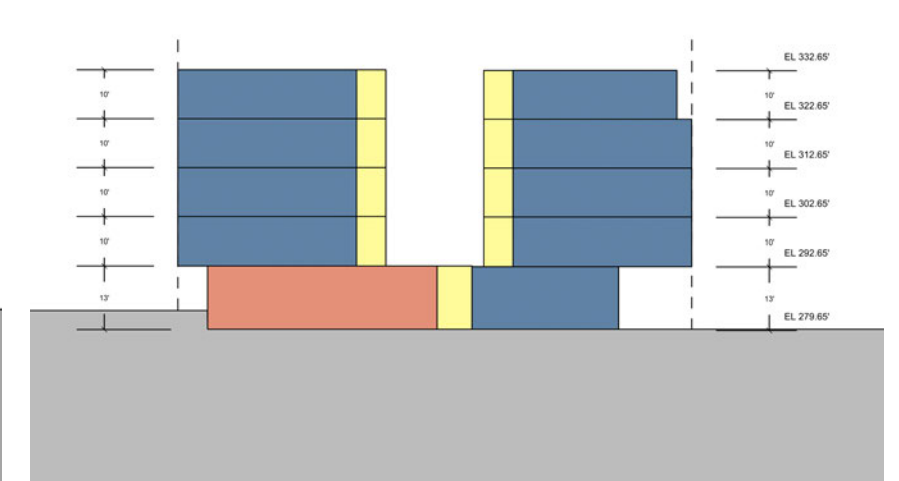
floors 3-5



floor 6

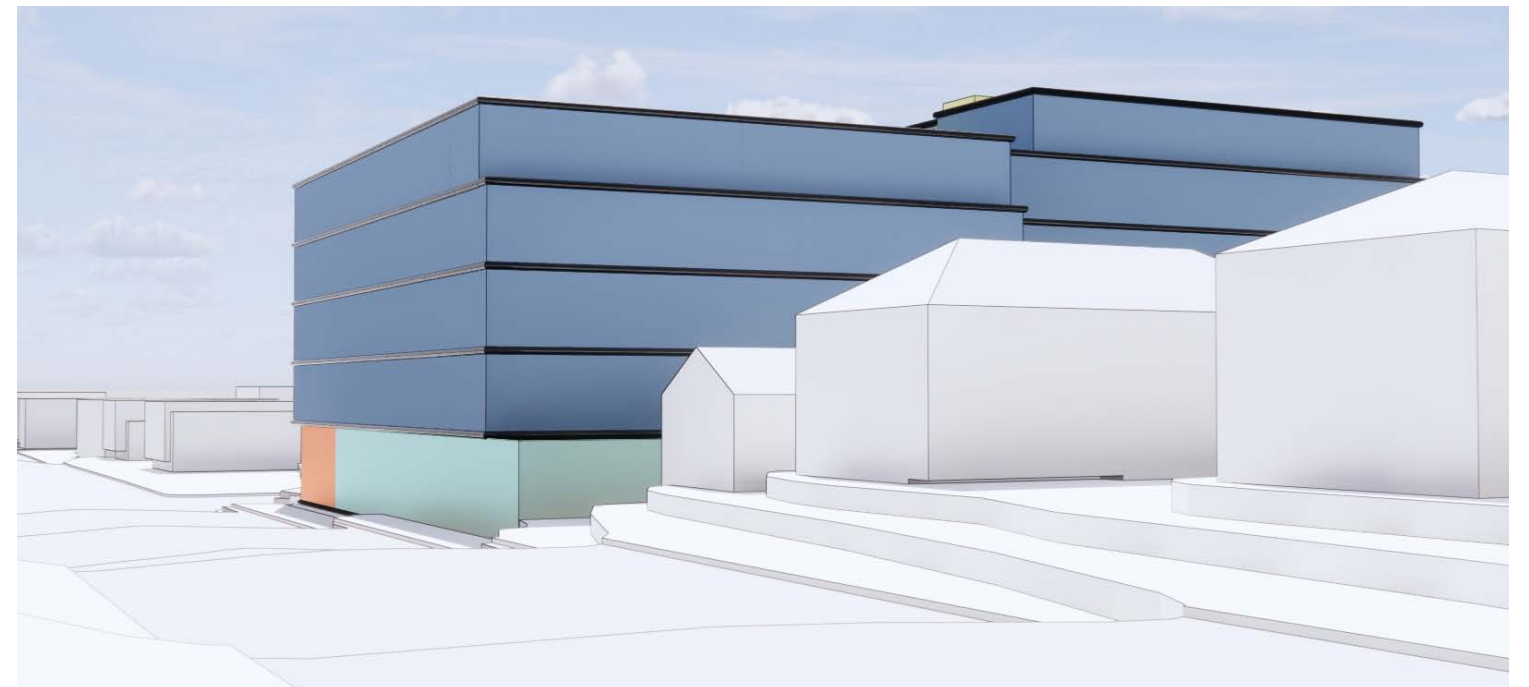
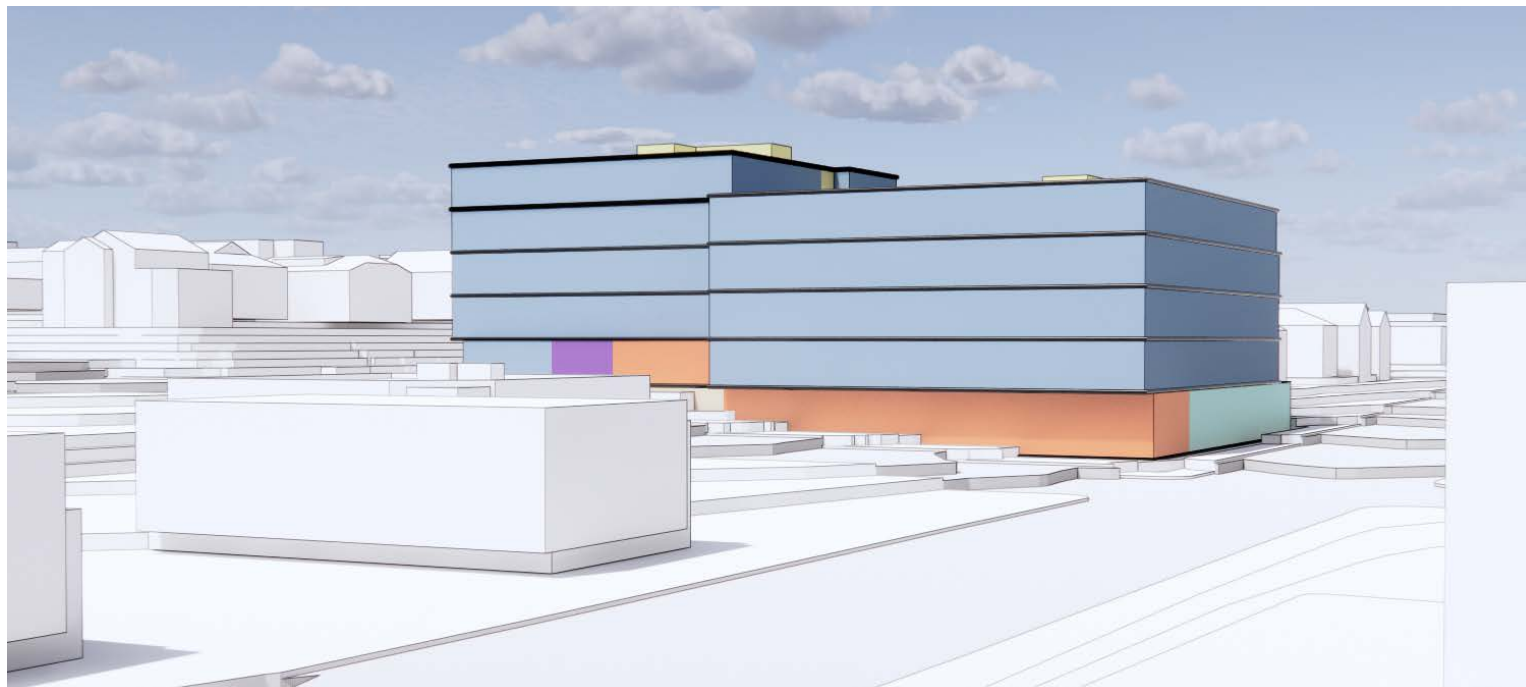
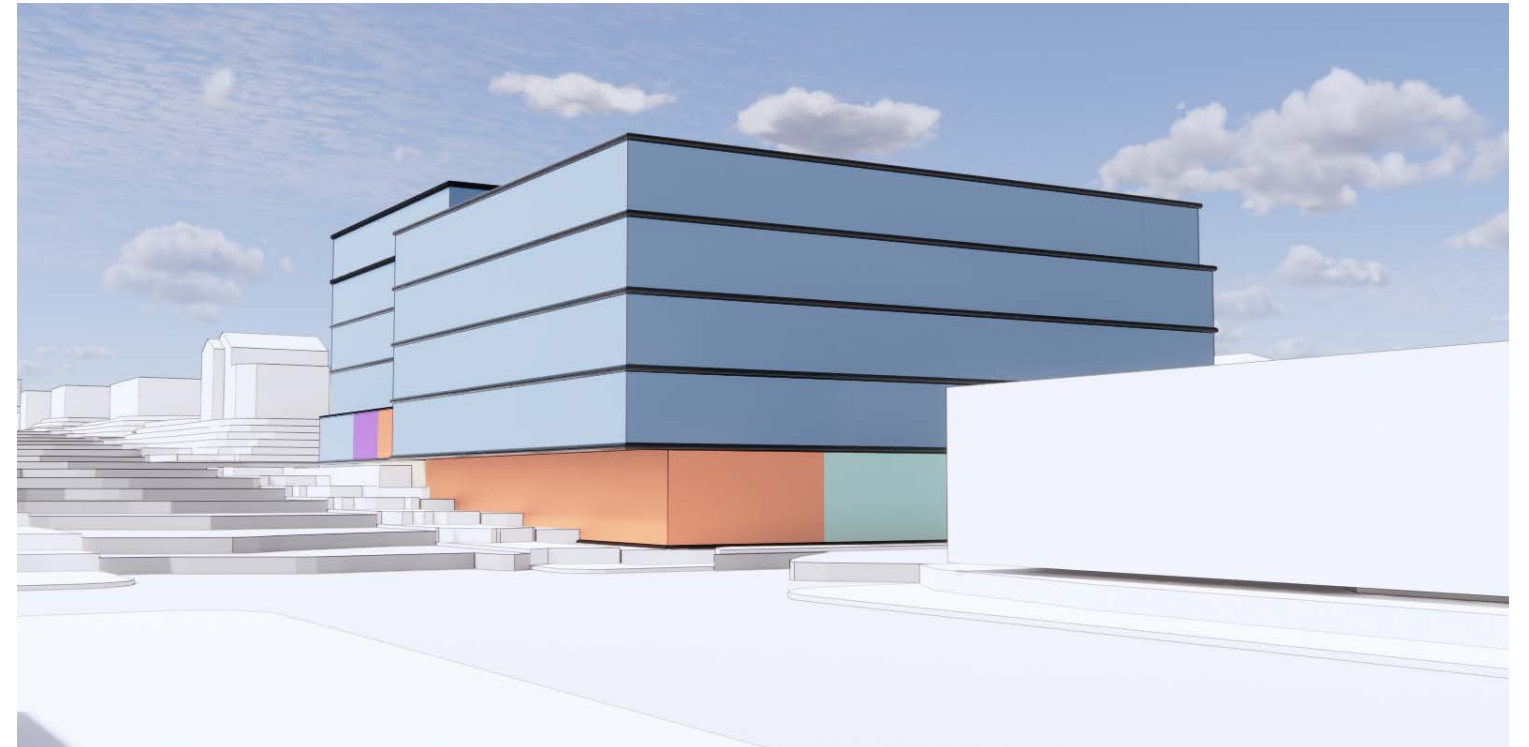
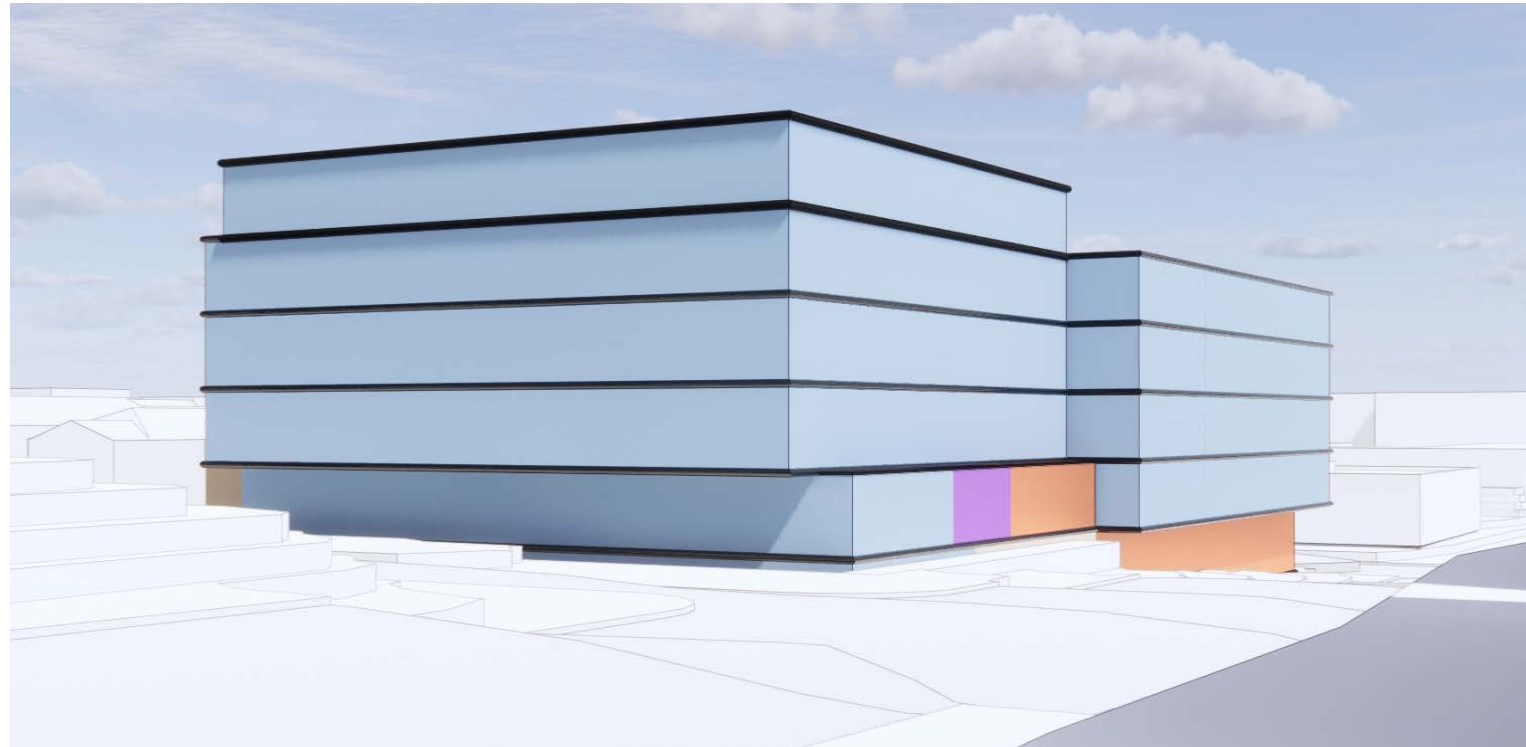


E-W section

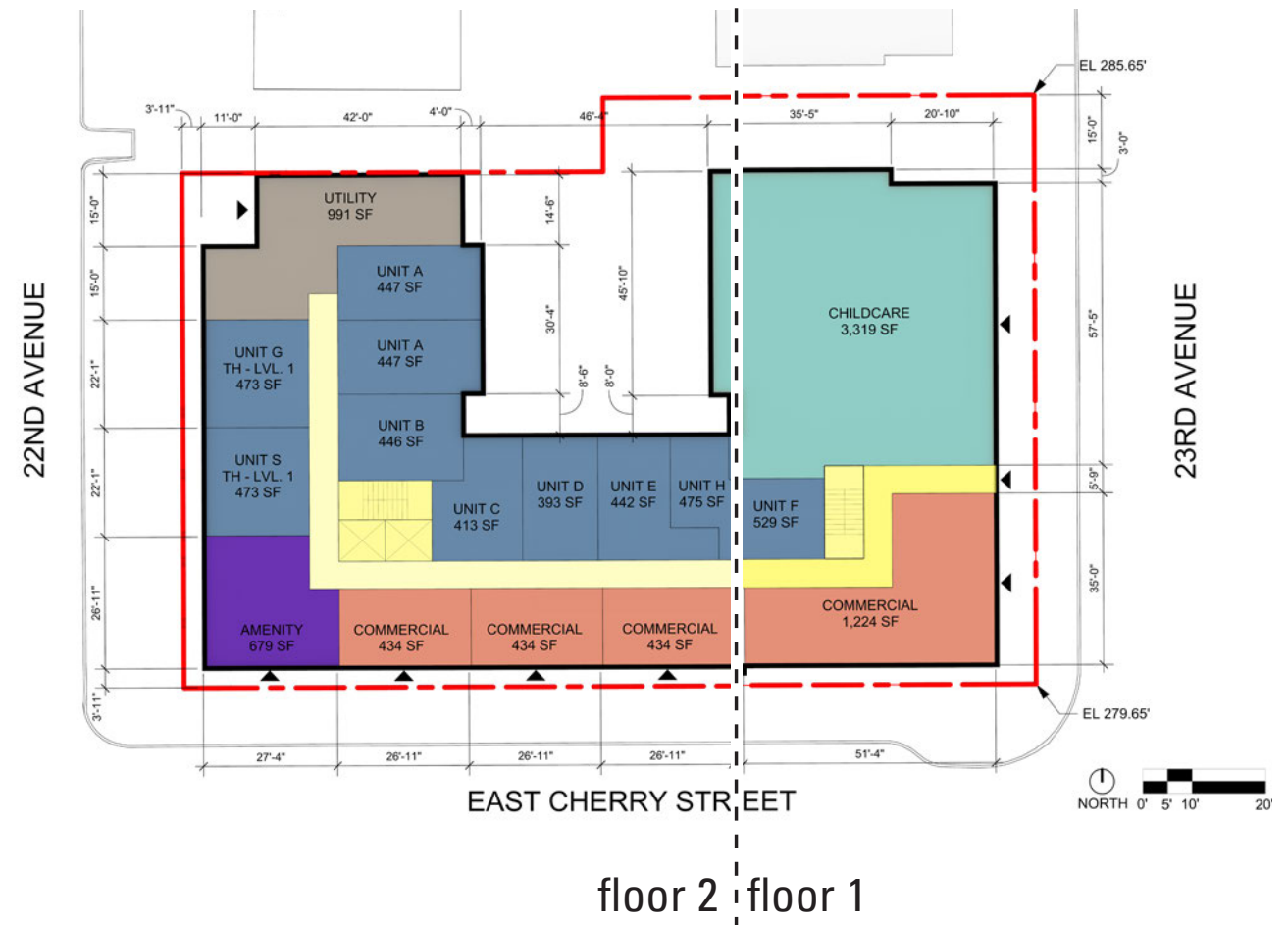
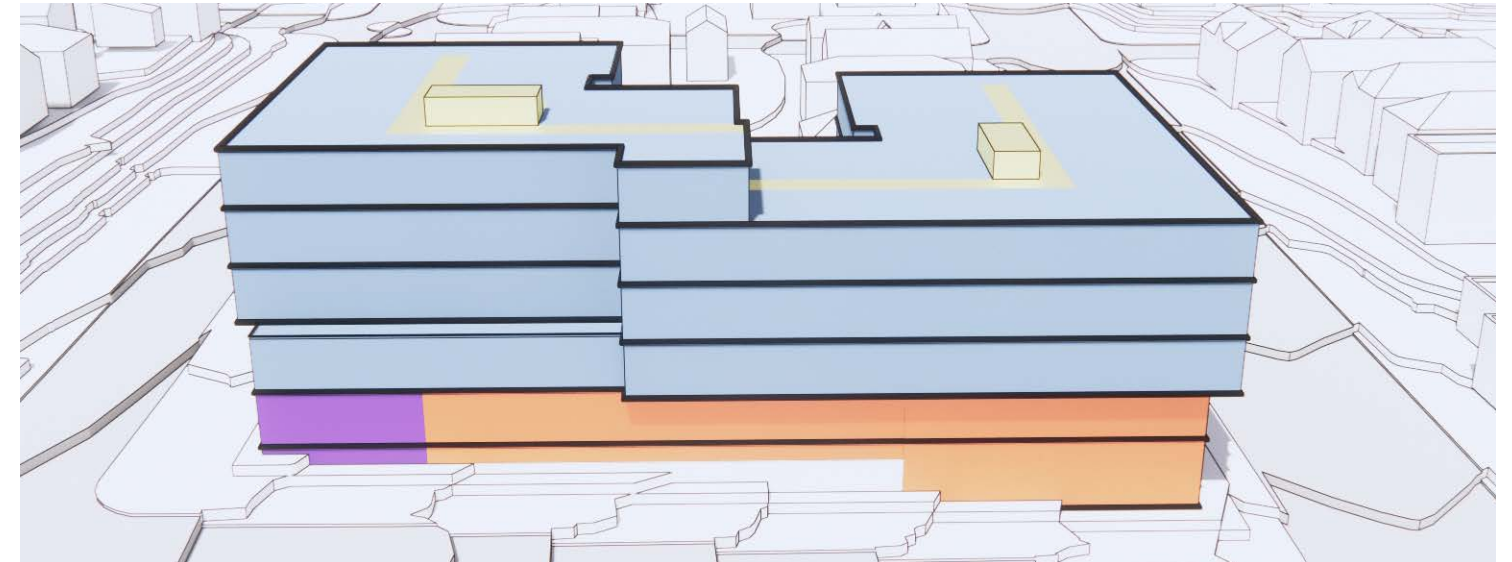
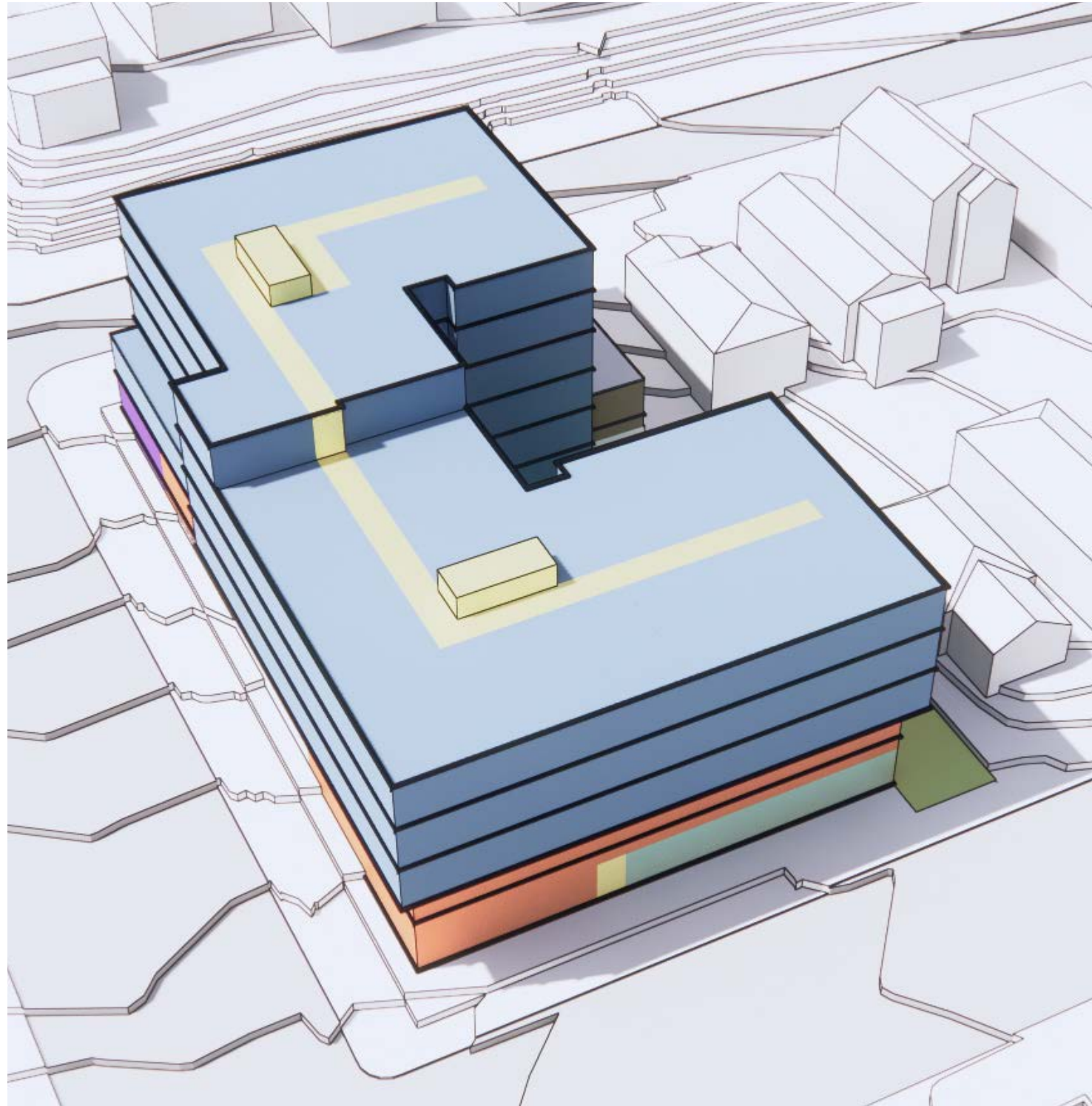


N-S section

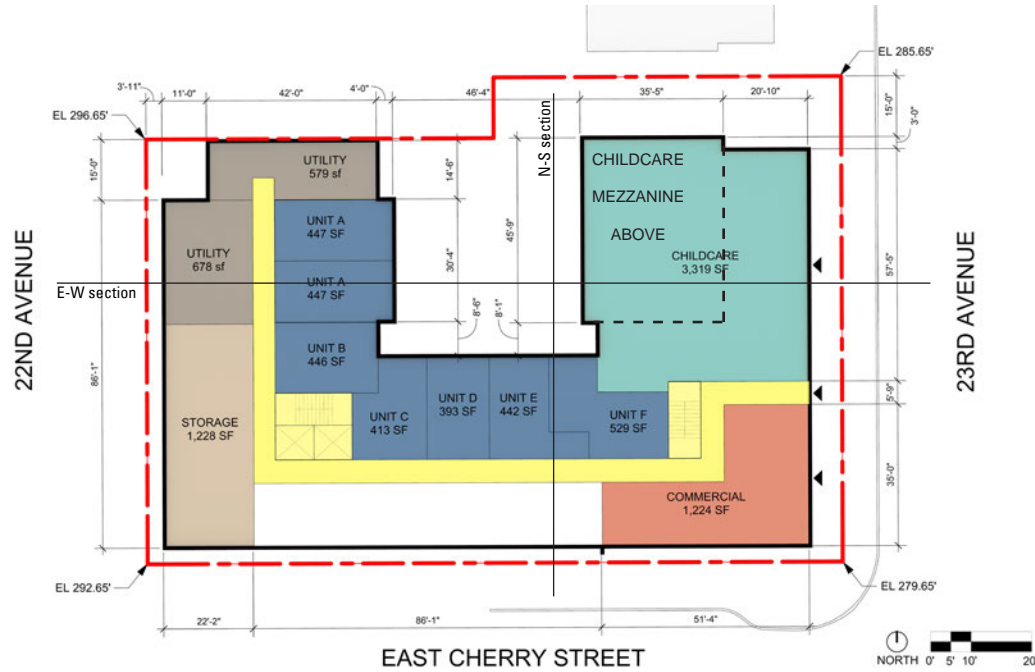
## concept one | street level experience



## concept two | massing concept



## concept two | floor plans



floor 1



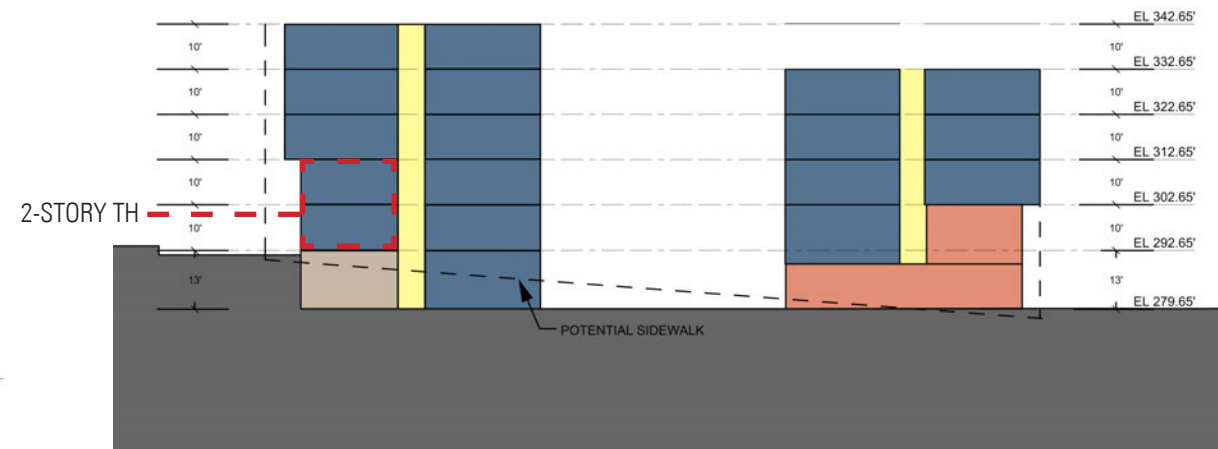
floor 2



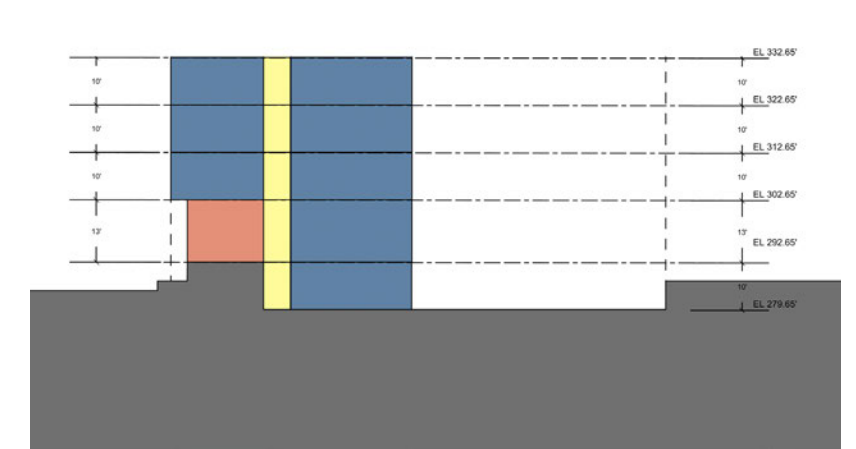
floors 3-5



floor 6

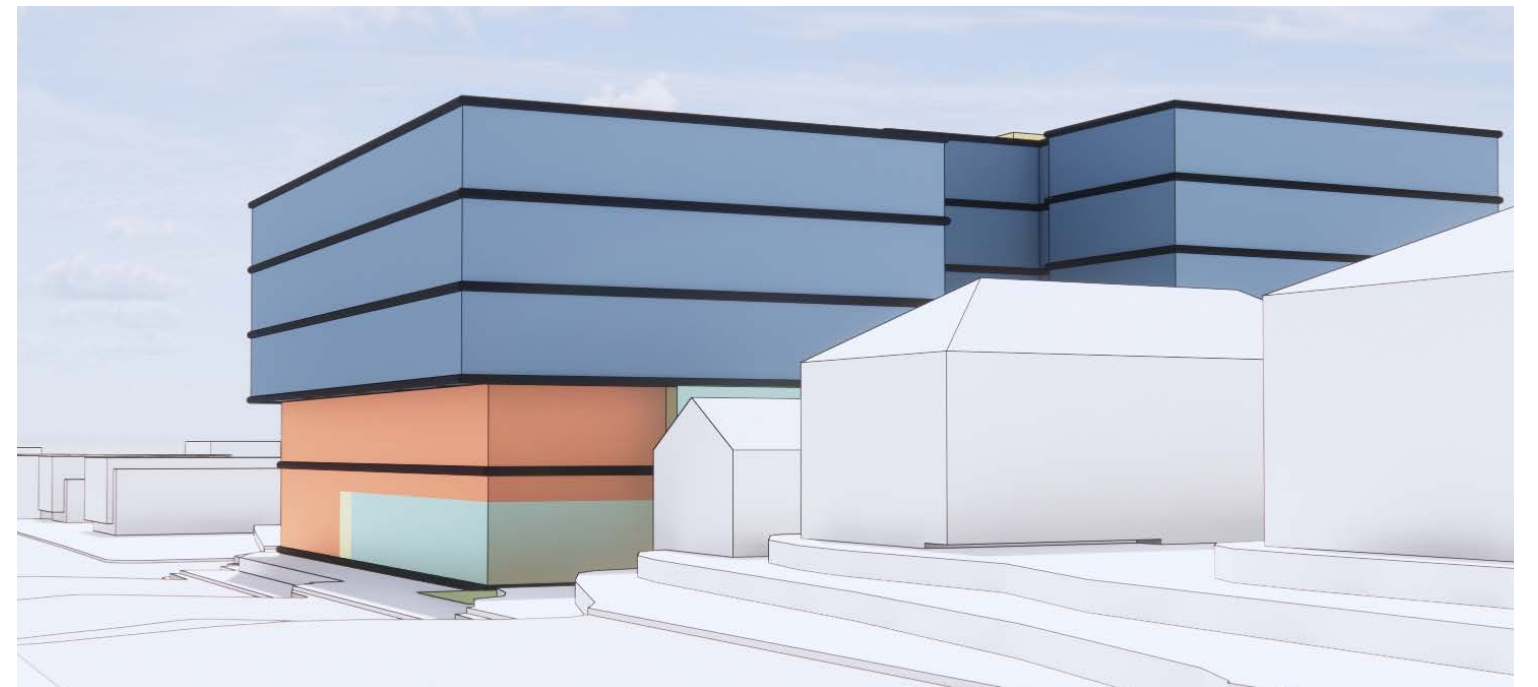
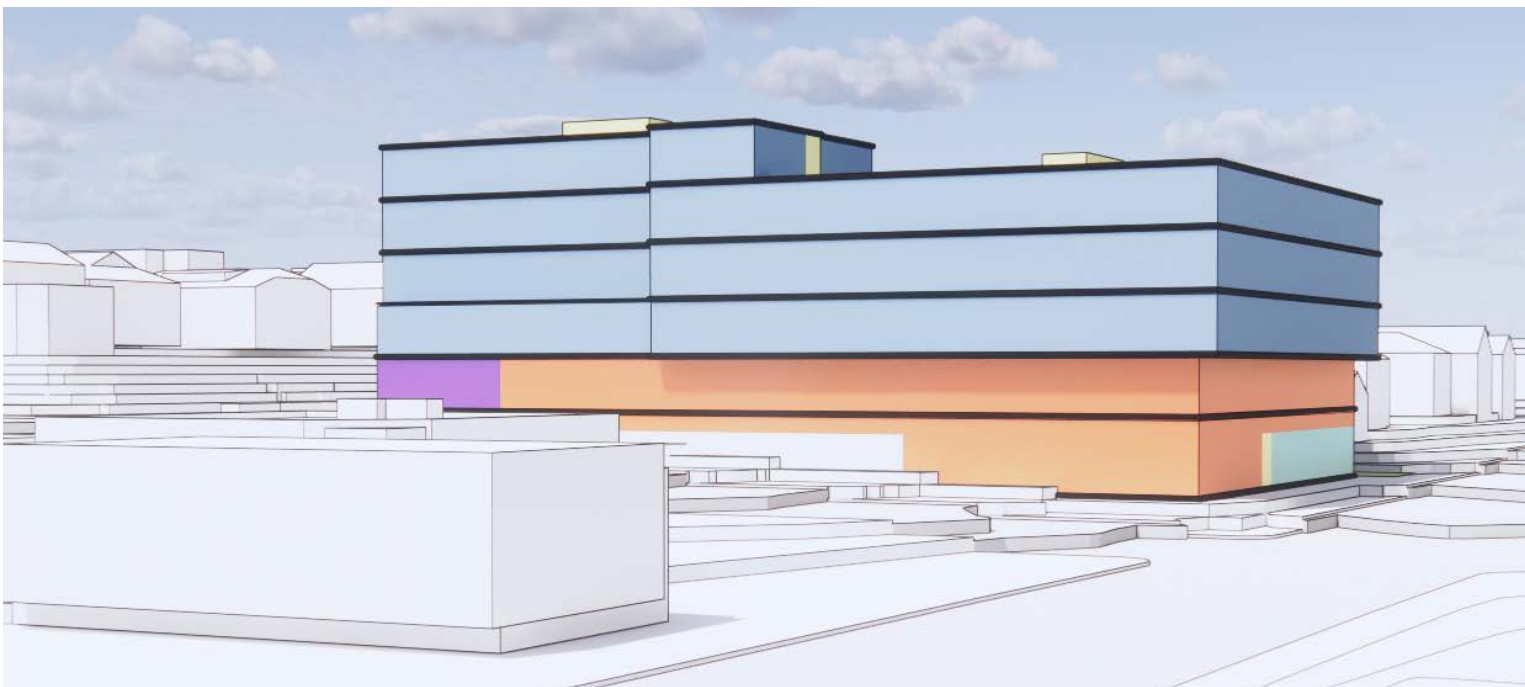
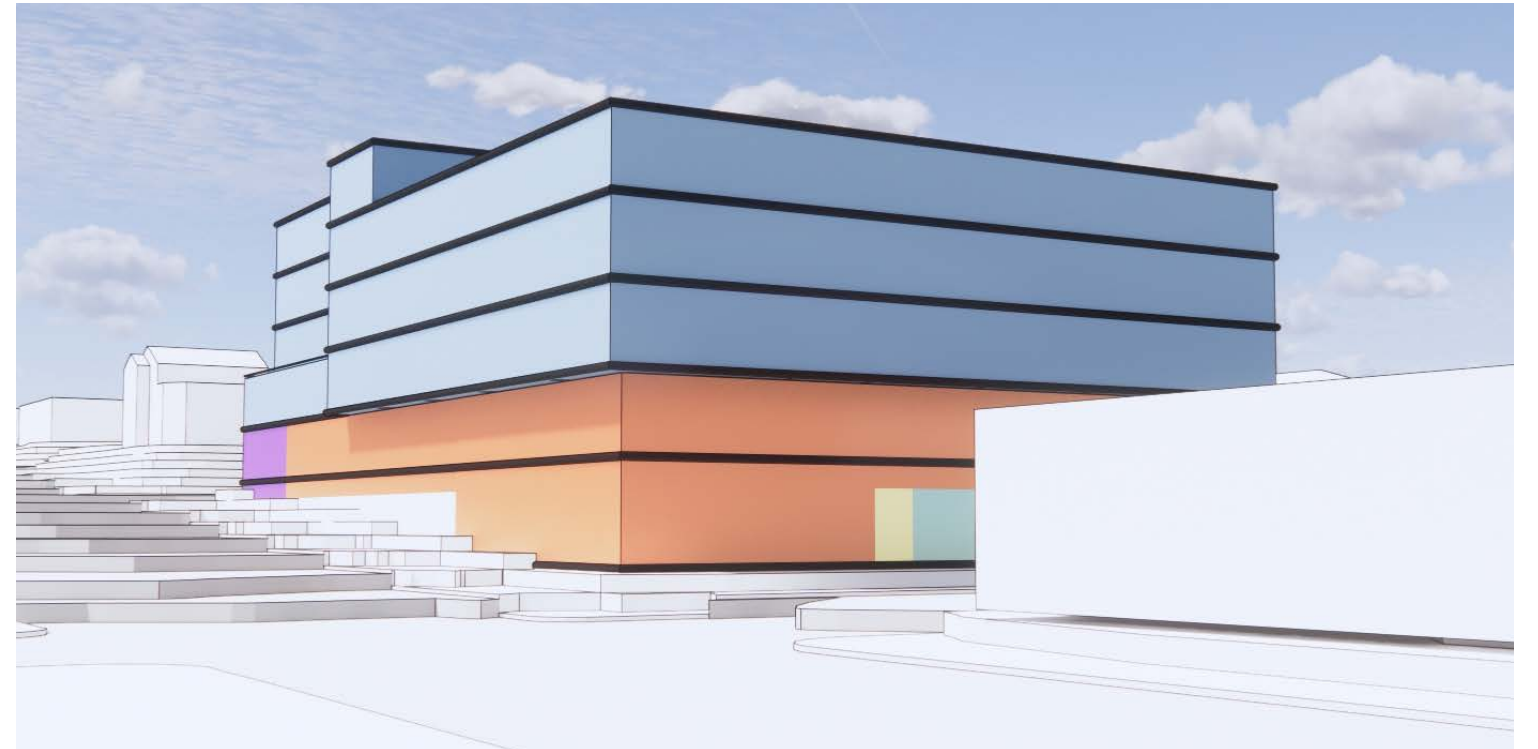
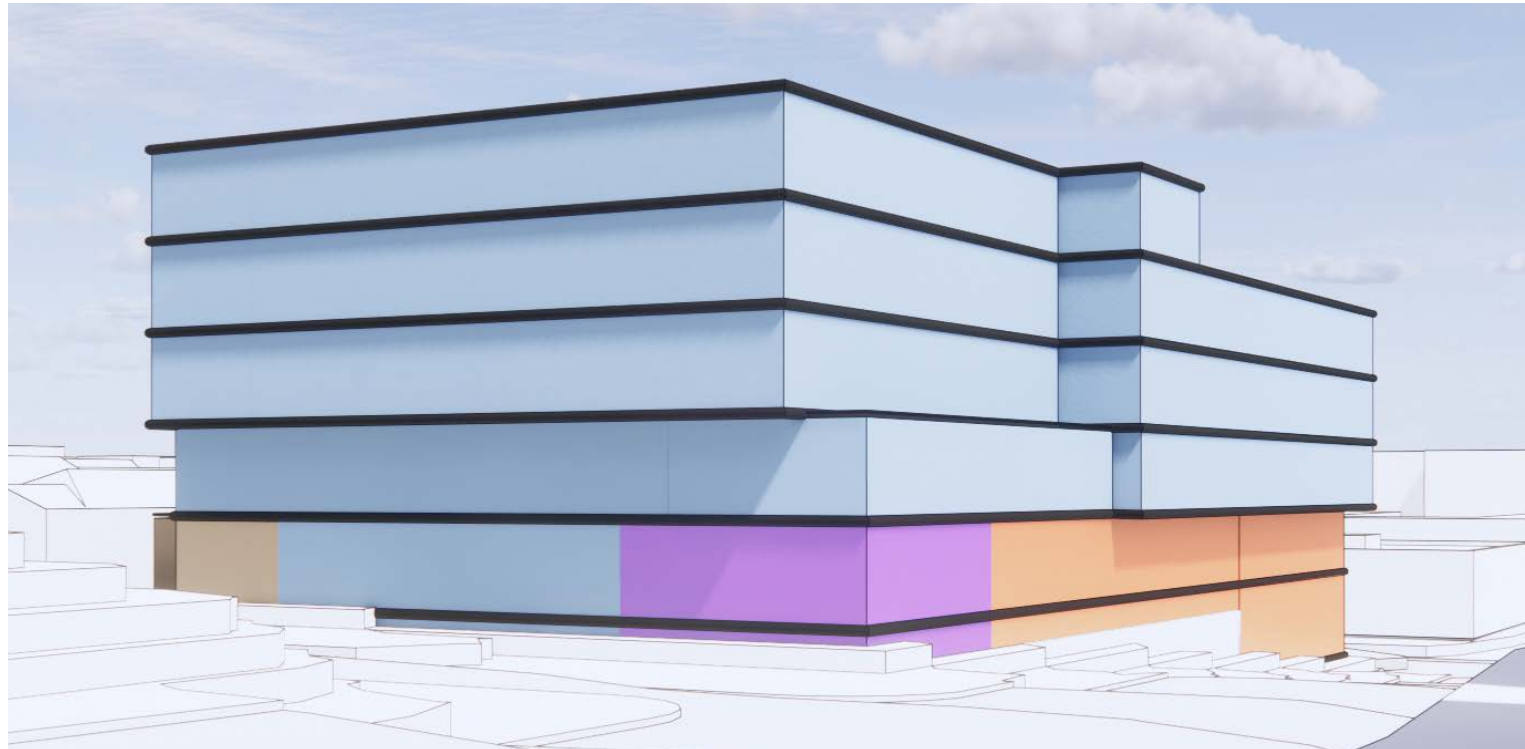


E-W section

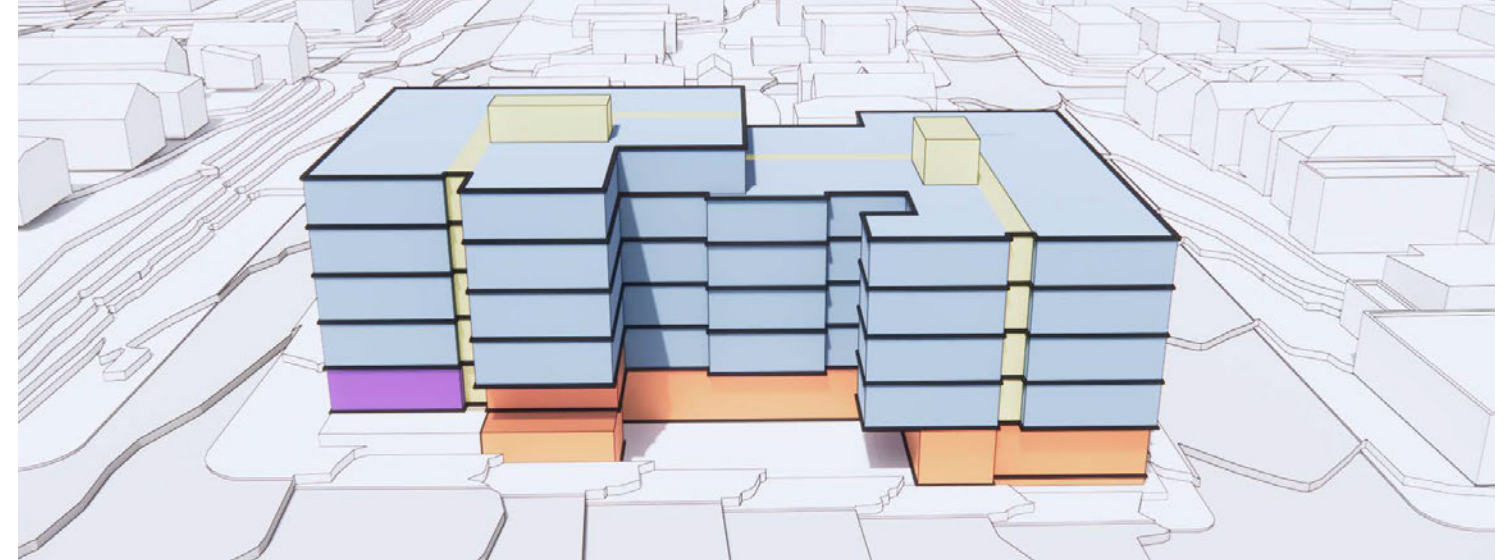
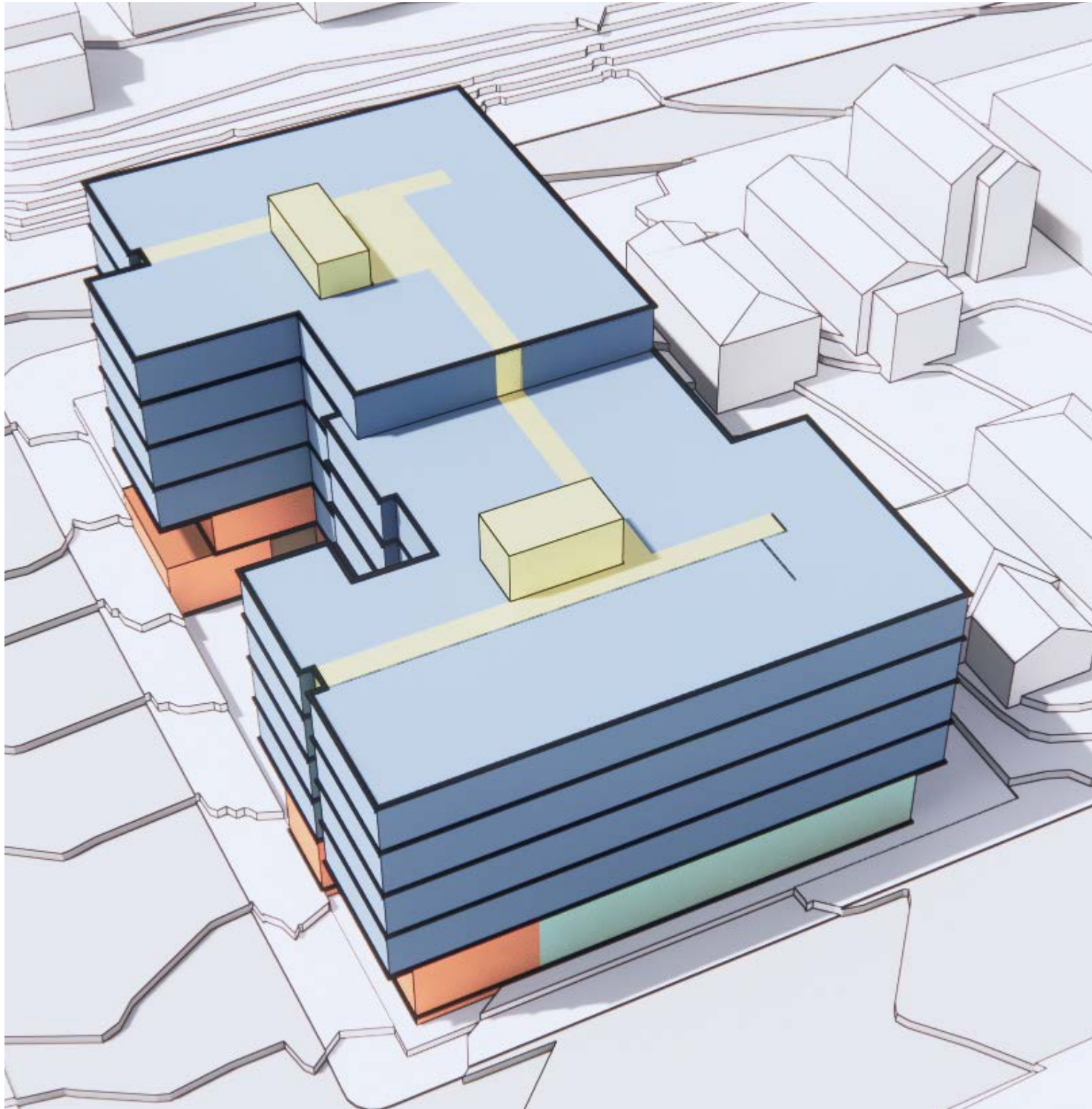


N-S section

## concept two | street level experience

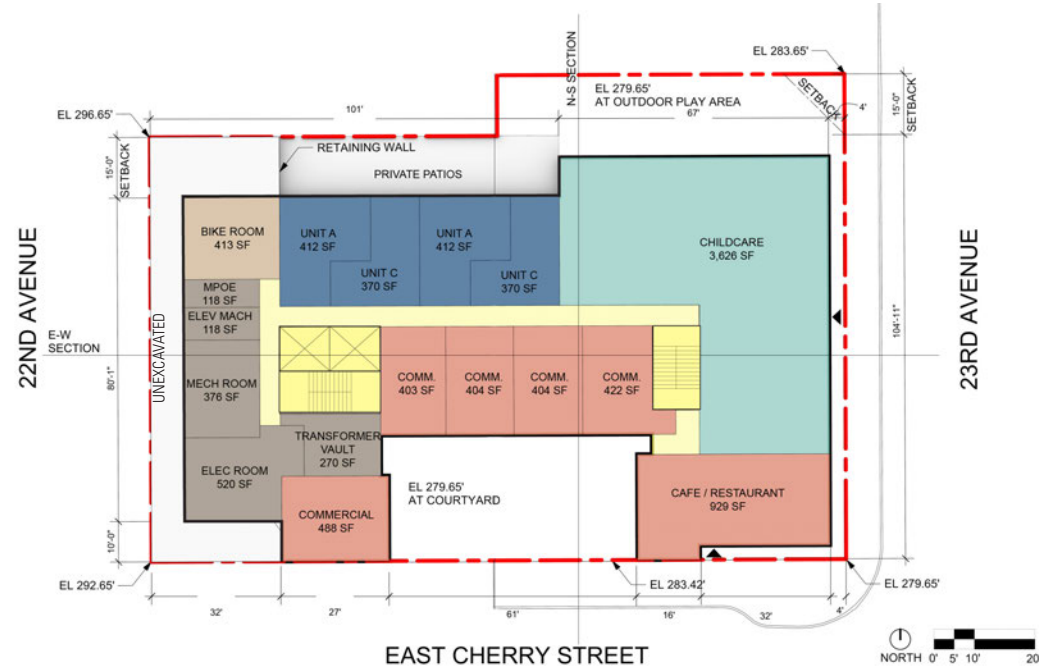


## concept three | massing concept





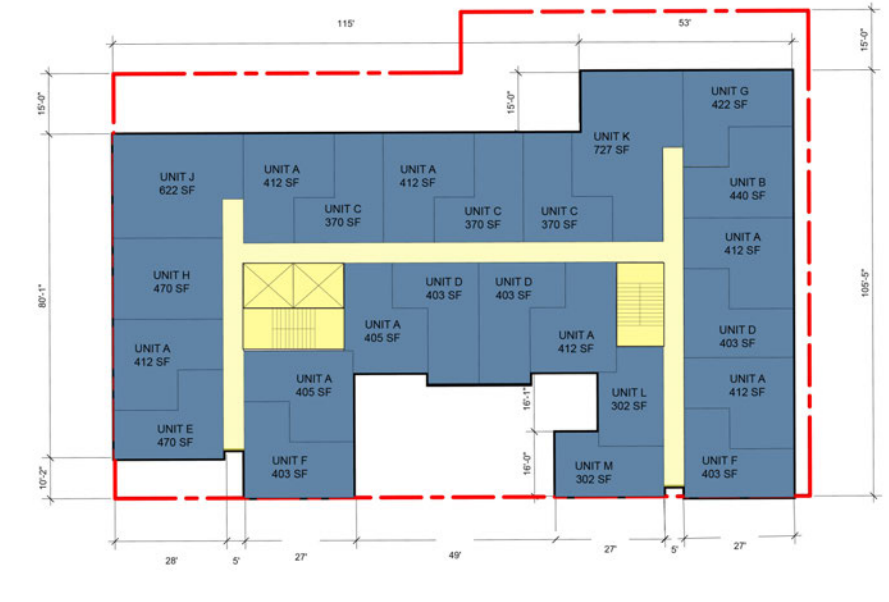
## concept three | floor plans



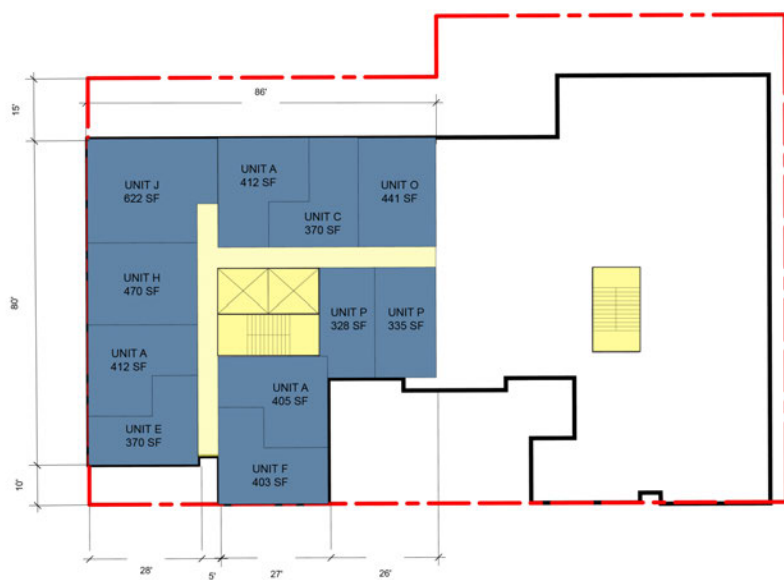
floor 1



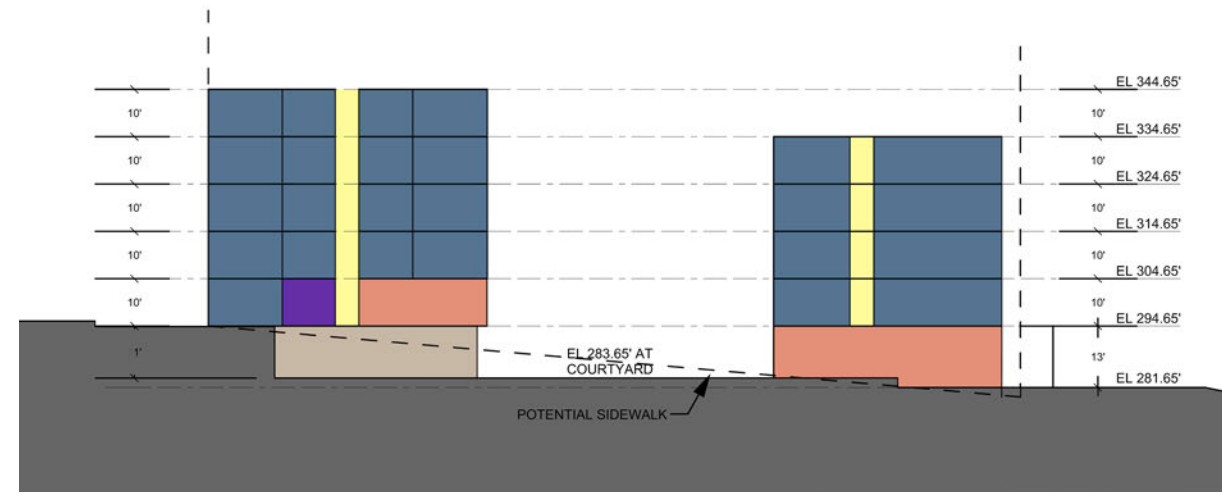
floor 2



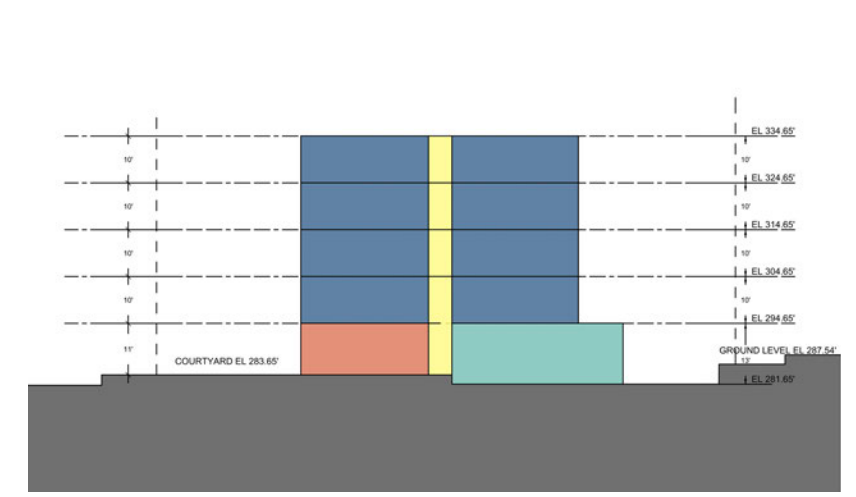
floors 3 - 5



floor 6

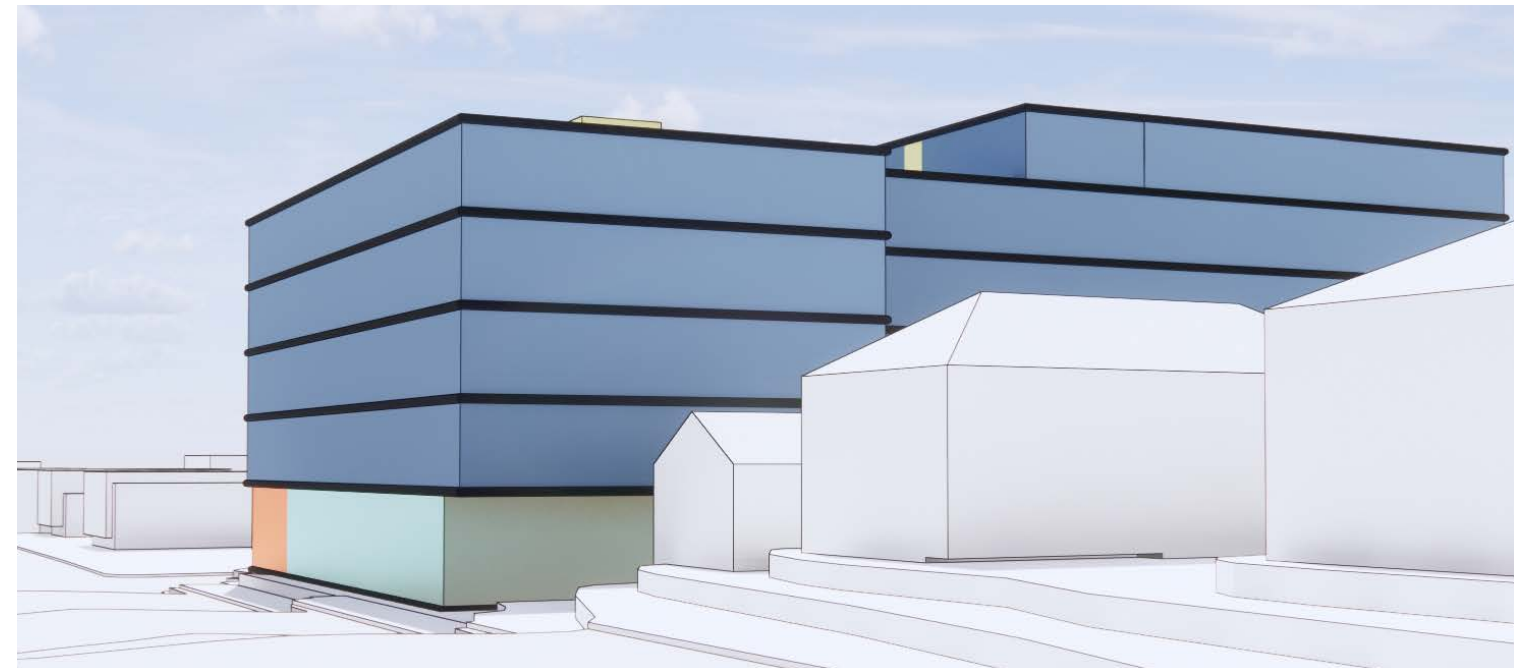
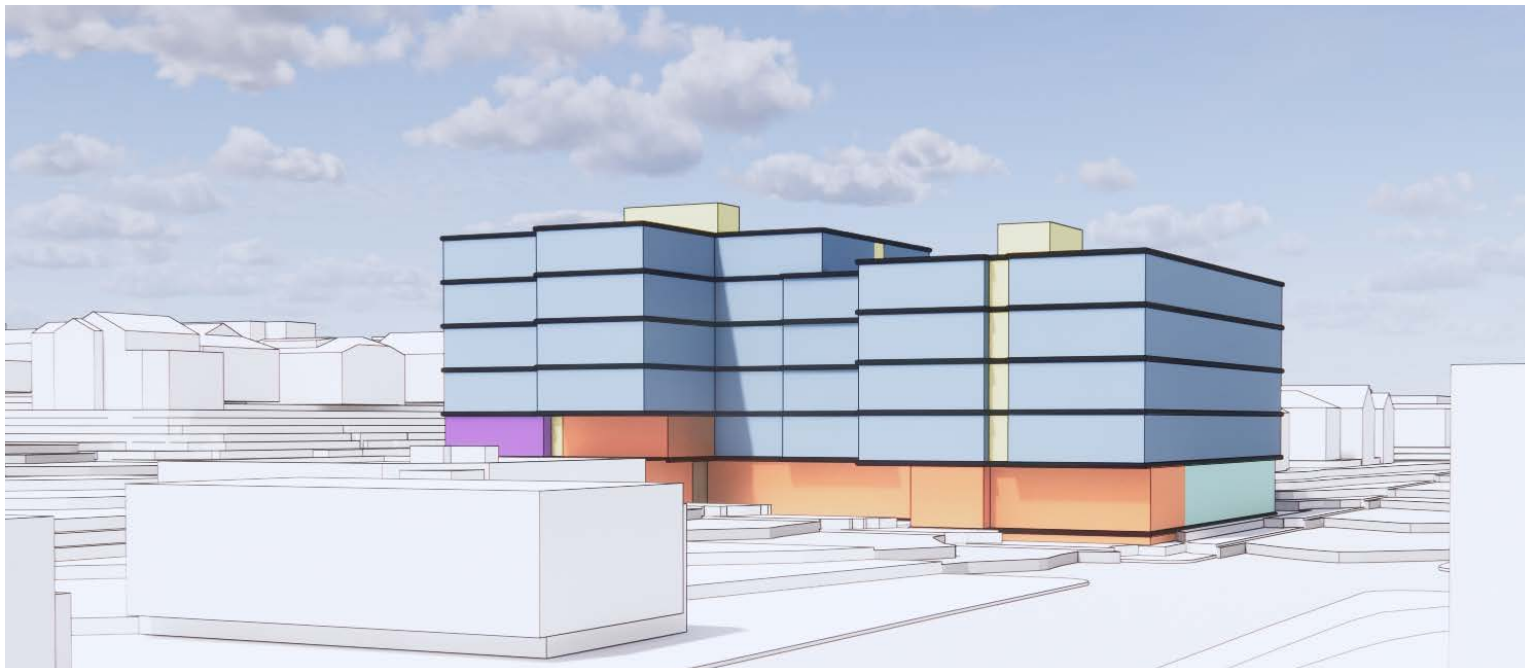


E-W section



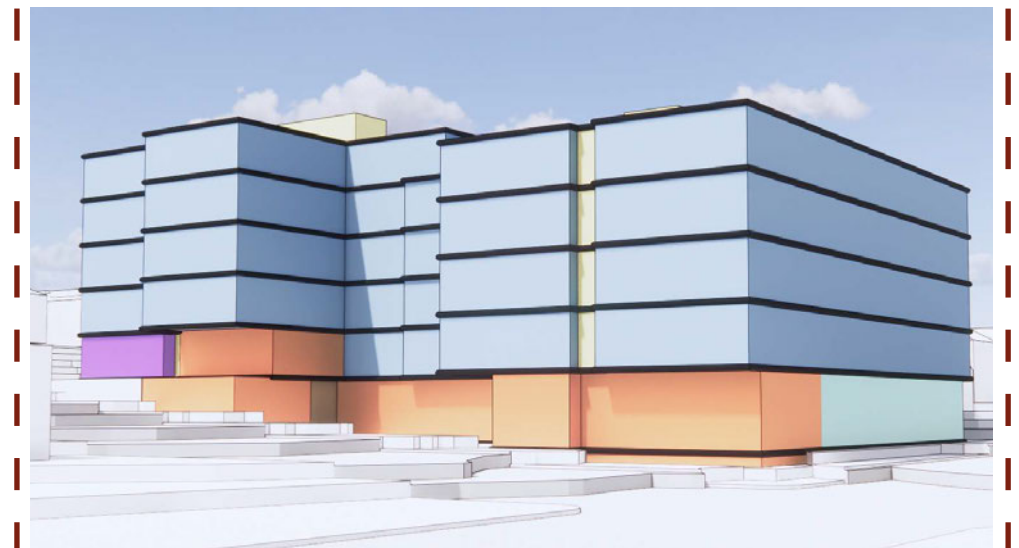
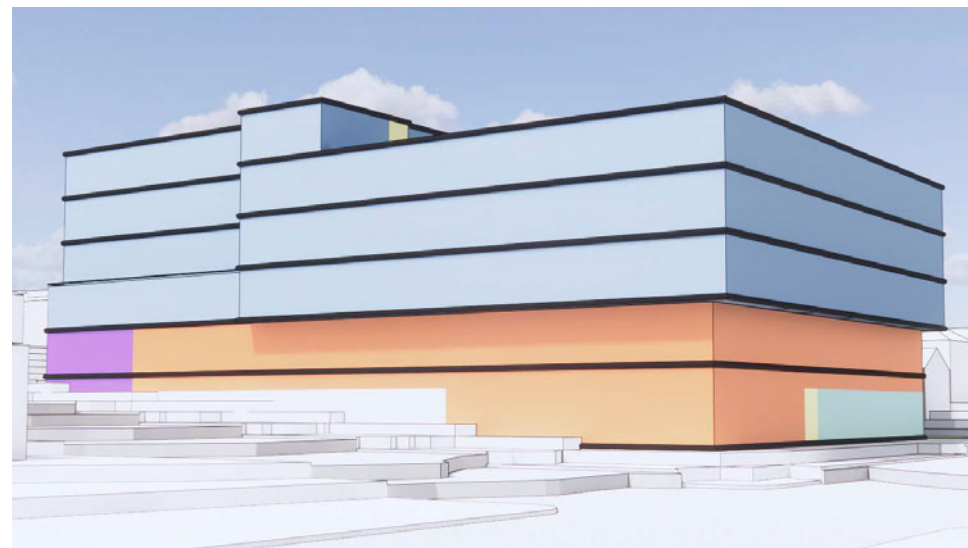
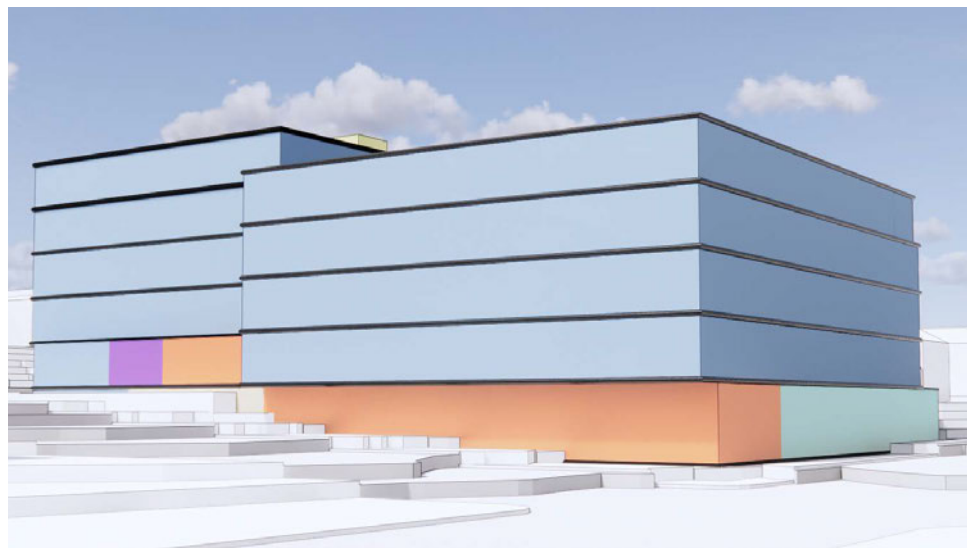
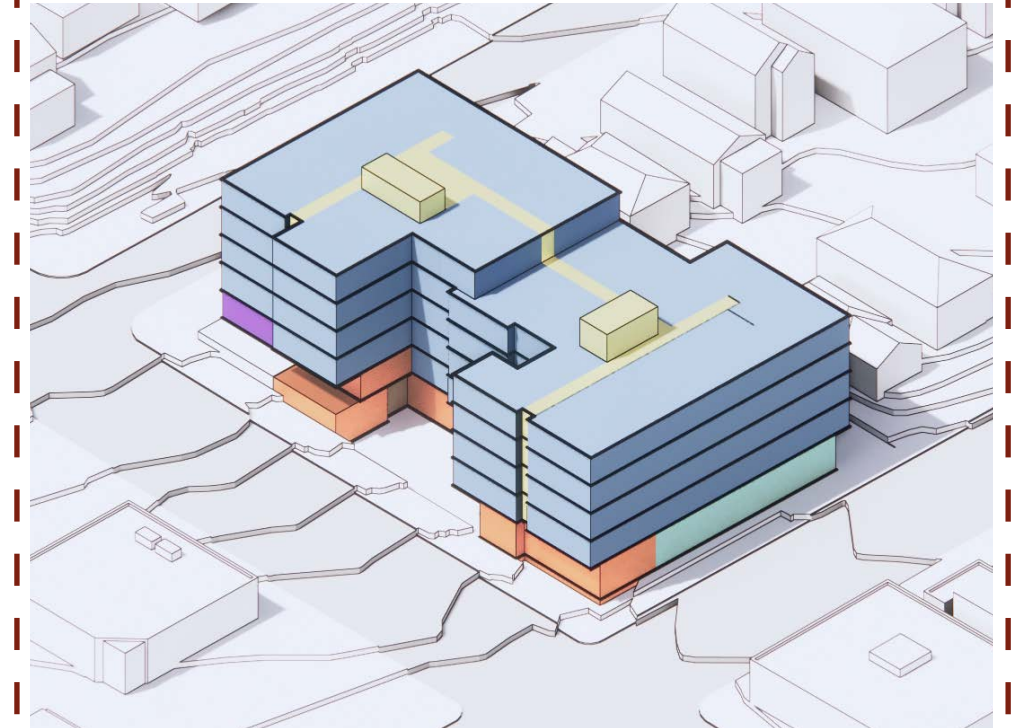
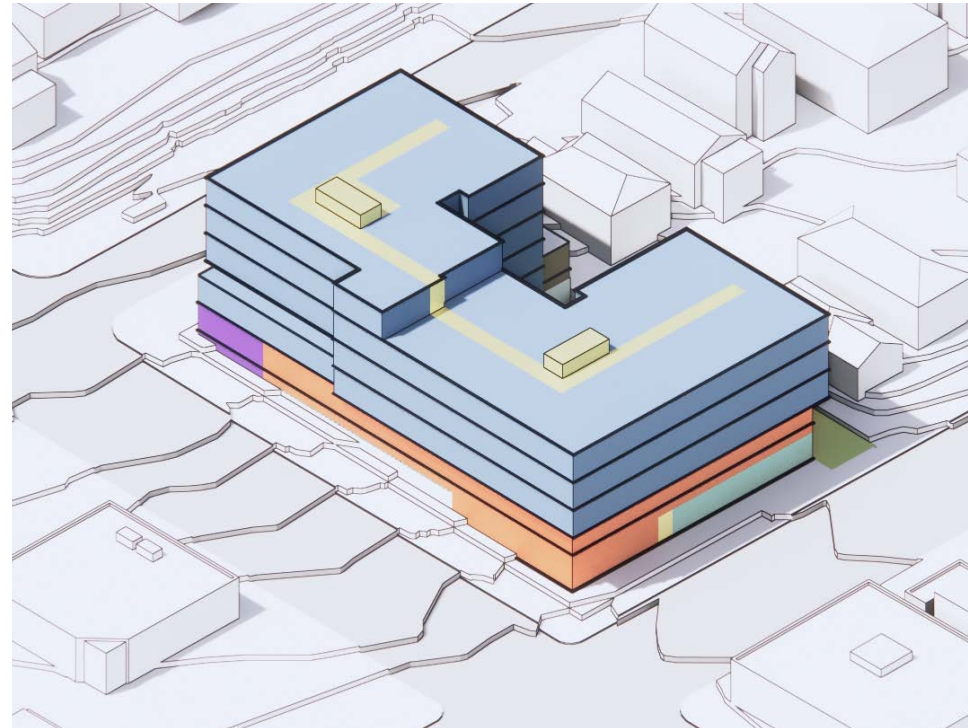
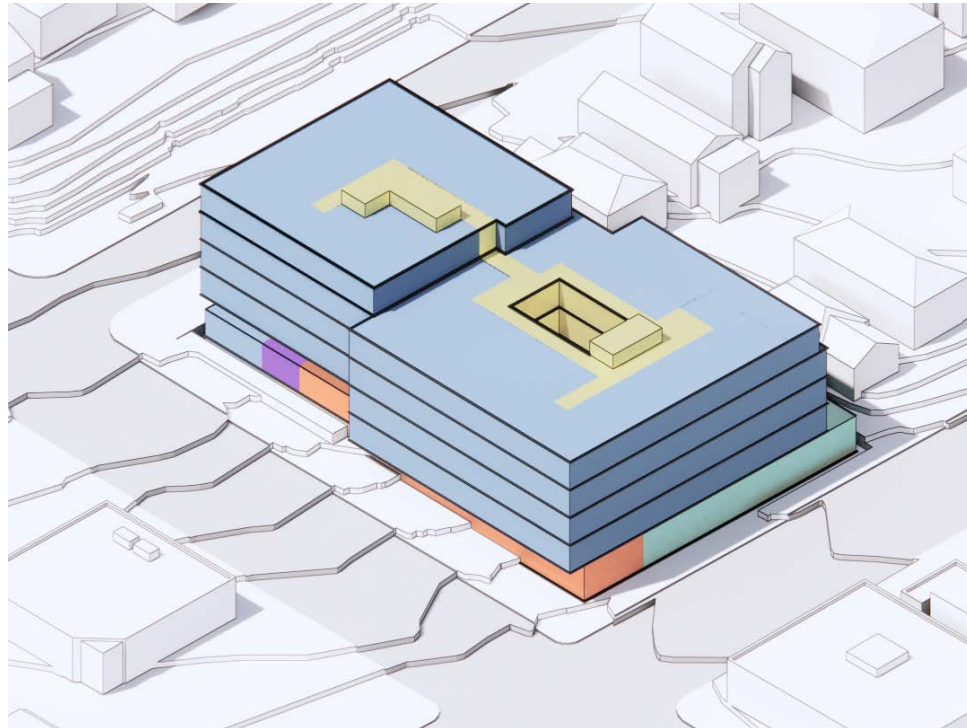
N-S section

## concept three | street level experience



## concept comparison

preferred



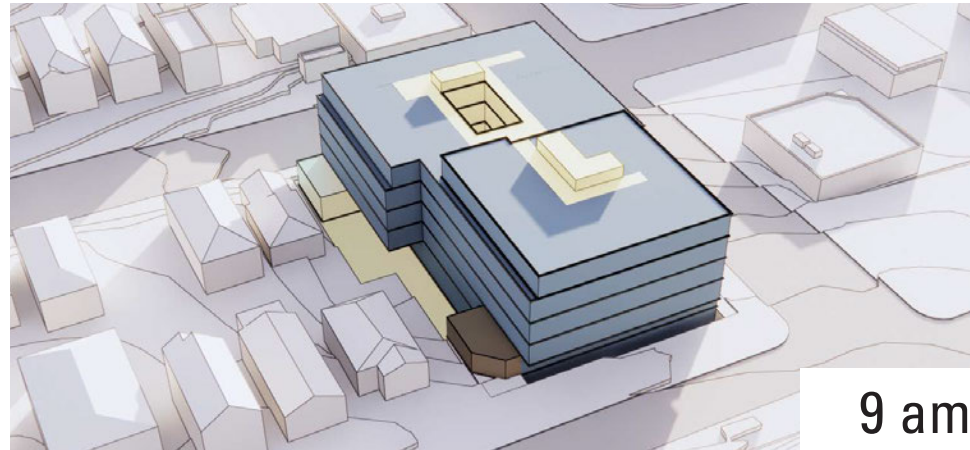
concept 1 | square donut

concept 2 | north-facing courtyard

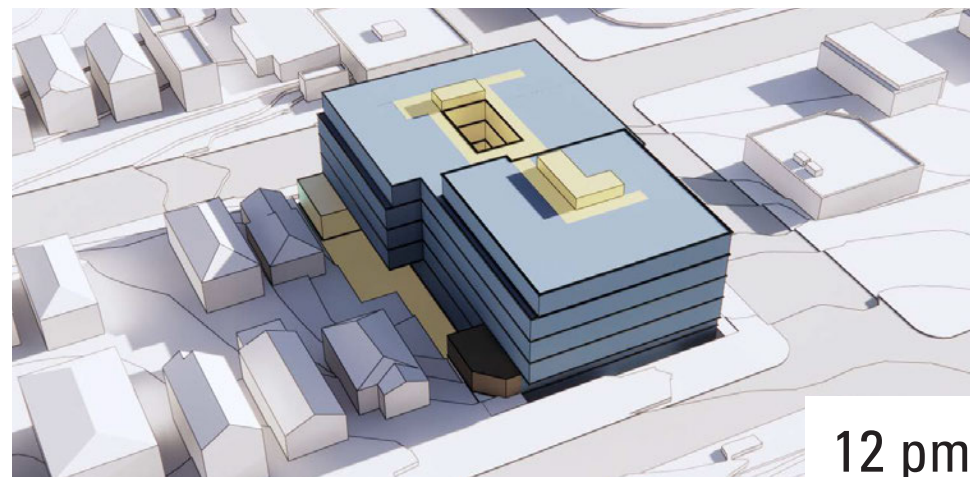
concept 3 | south-facing courtyard

## sun + shadow analysis | 12.21.21

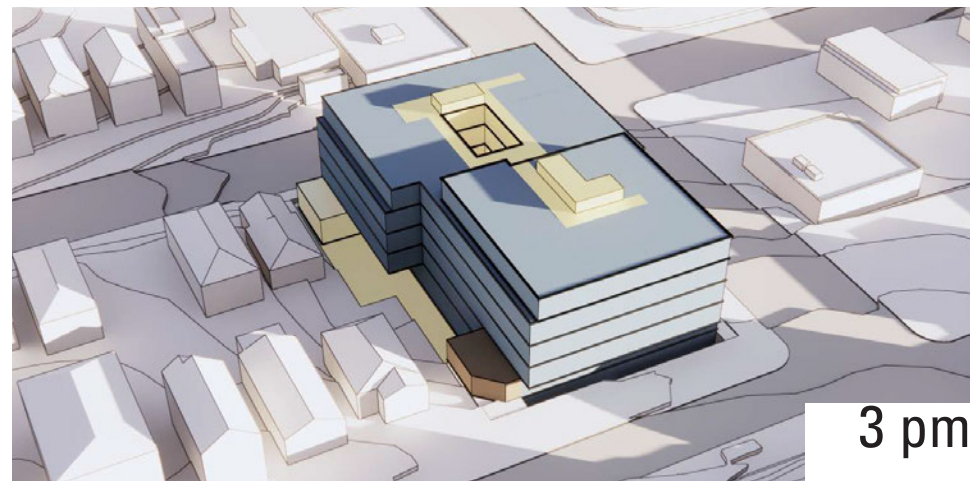
concept 1



9 am

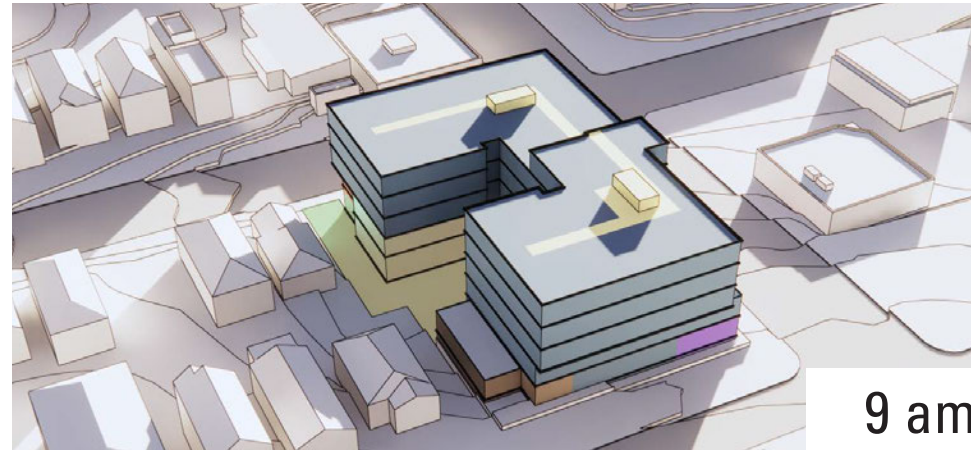


12 pm

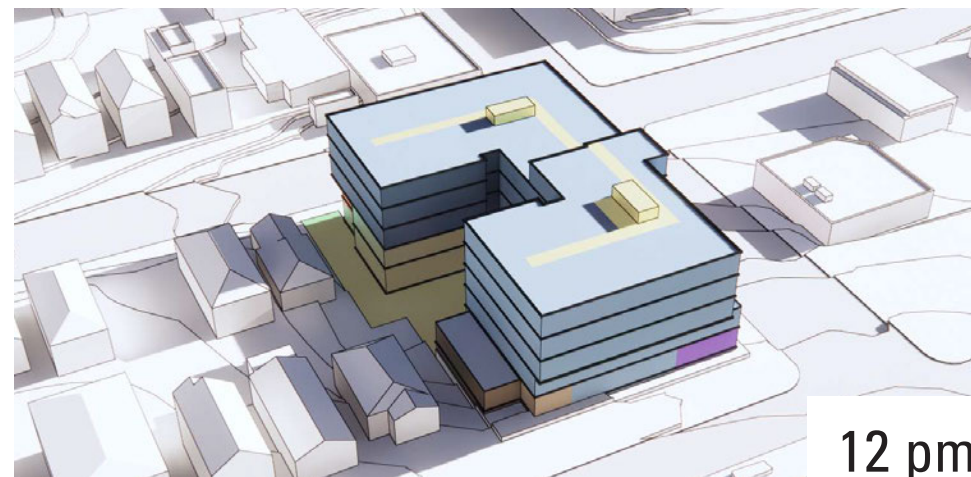


3 pm

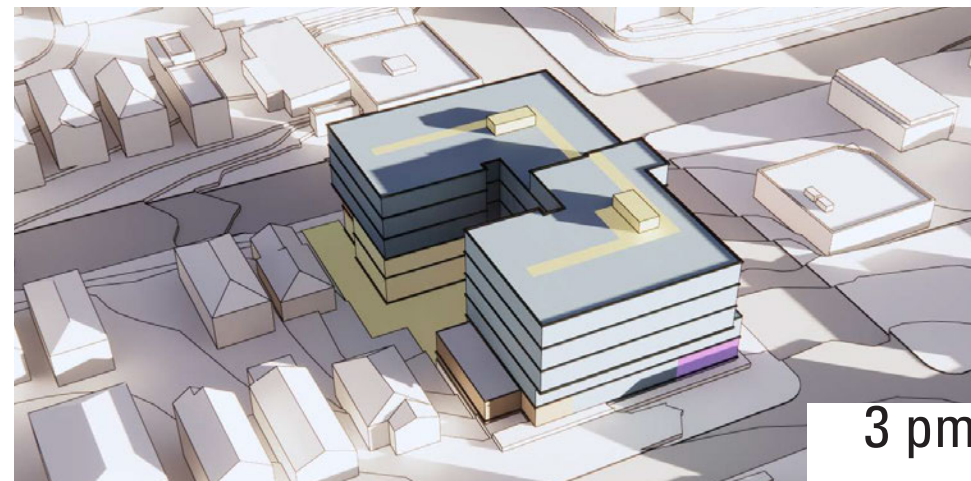
concept 2



9 am

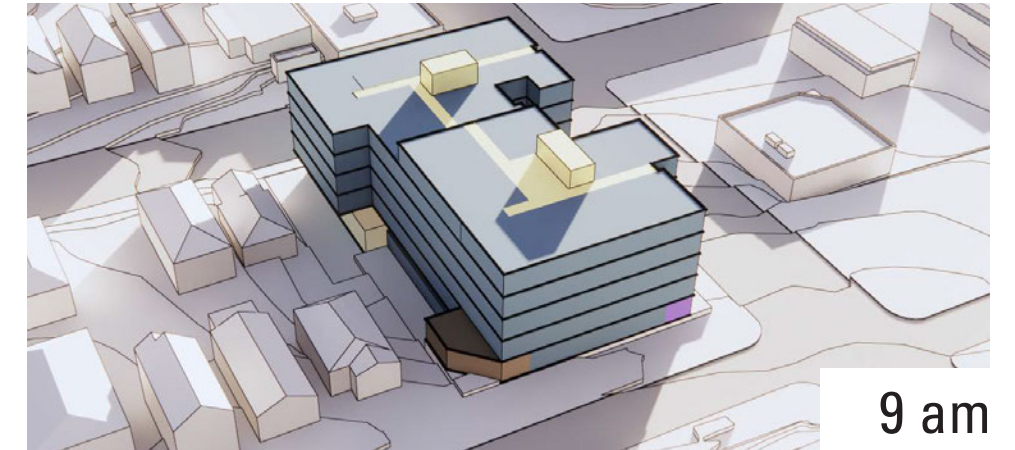


12 pm



3 pm

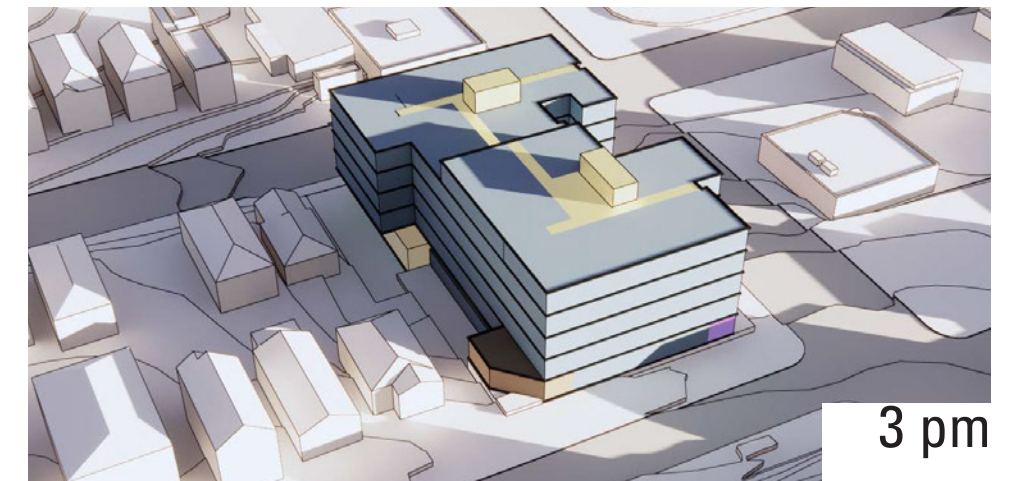
concept 3



9 am



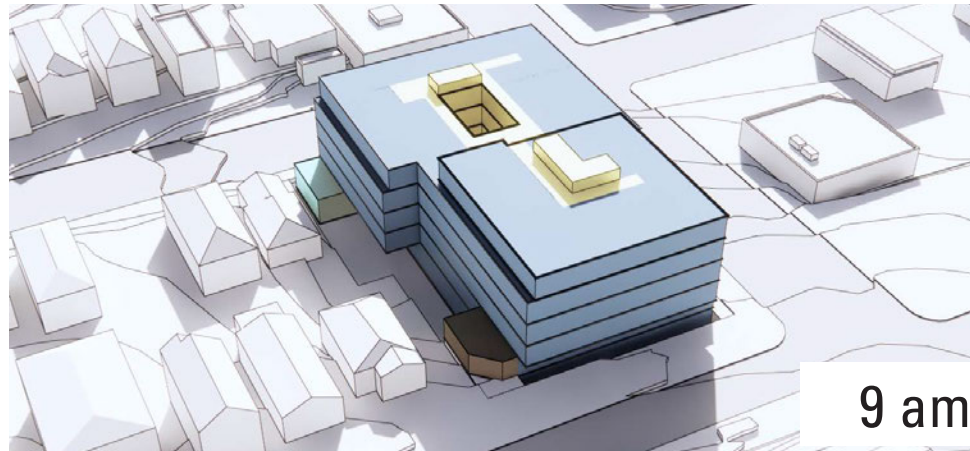
12 pm



3 pm

## sun + shadow analysis | 3.21.21

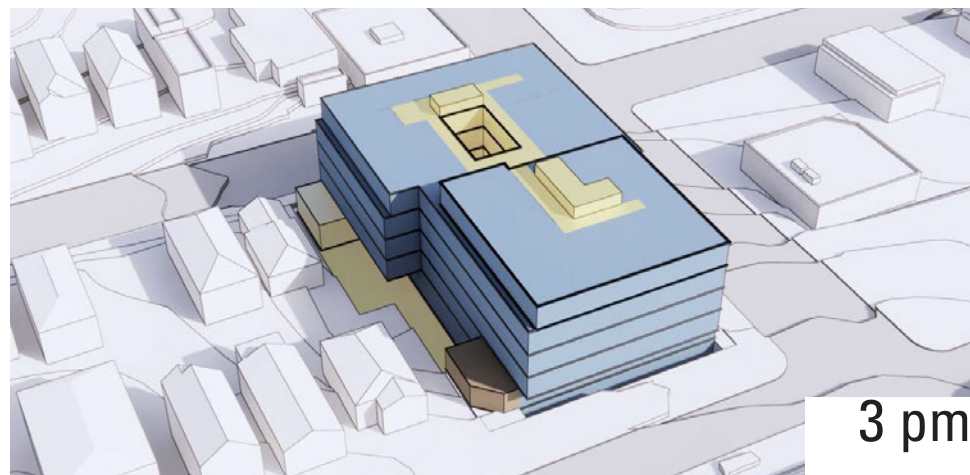
concept 1



9 am

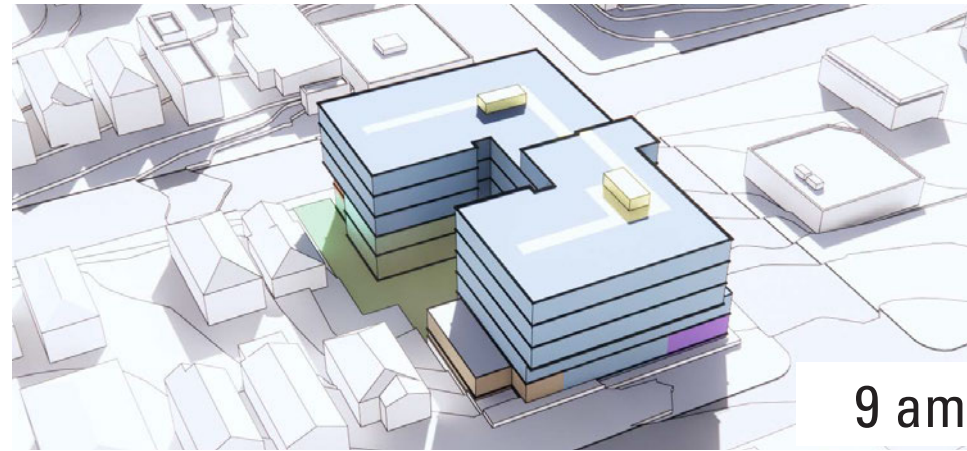


12 pm



3 pm

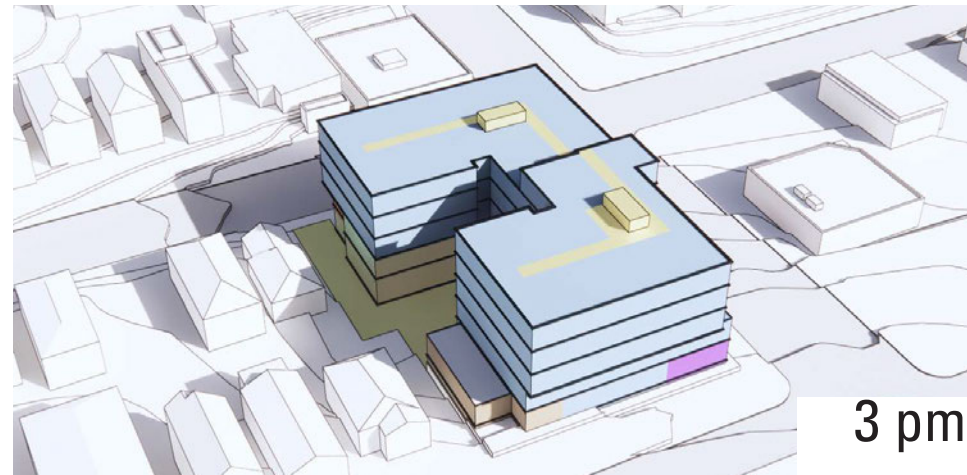
concept 2



9 am

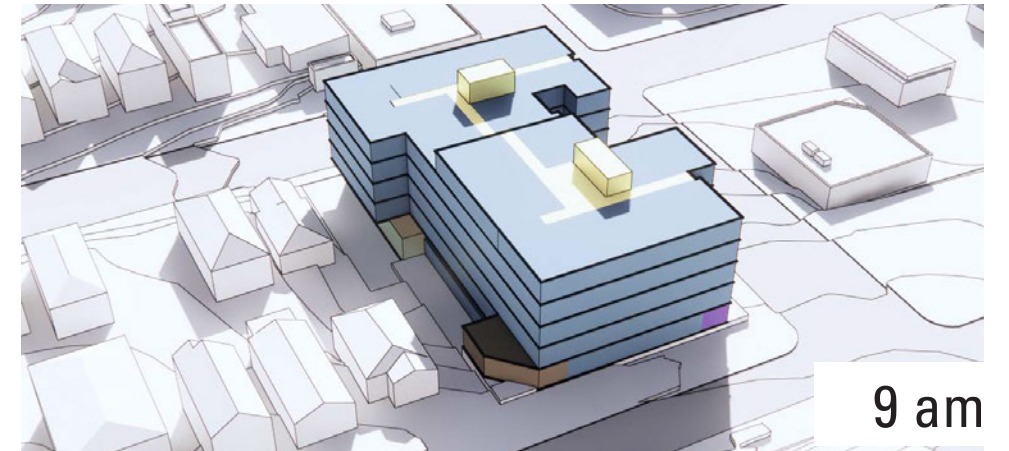


12 pm



3 pm

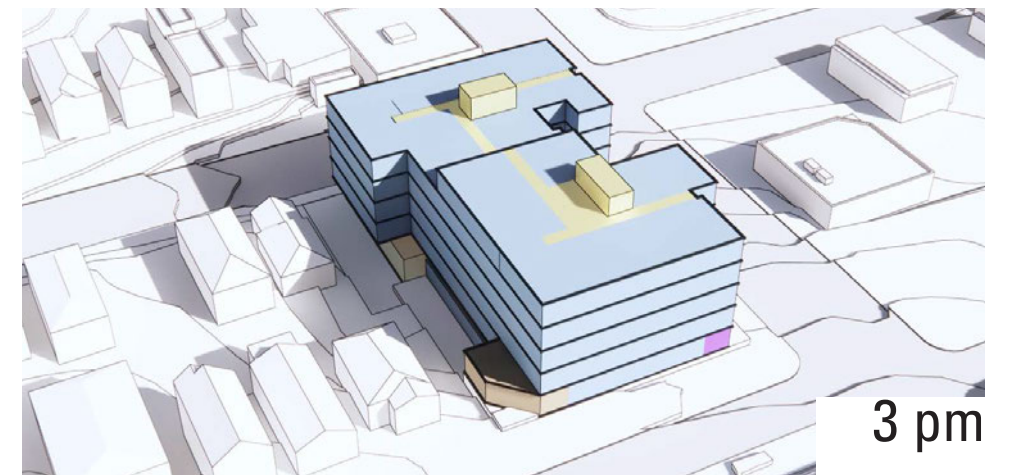
concept 3



9 am



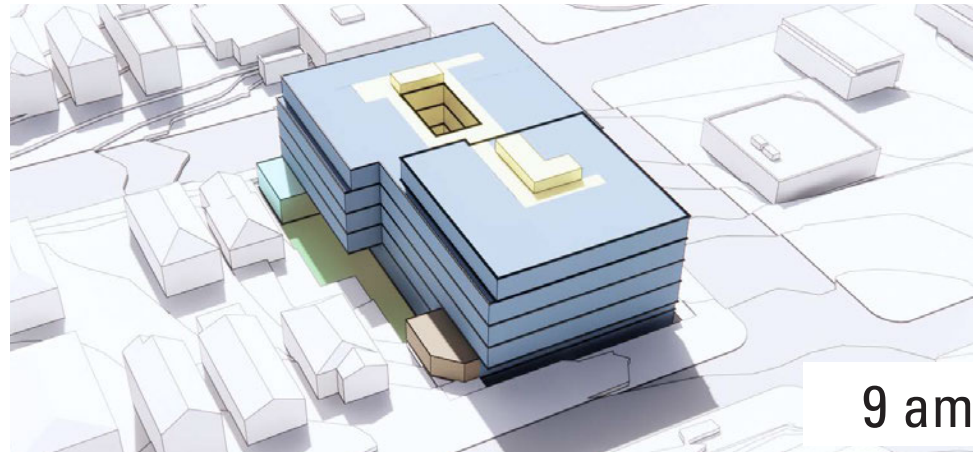
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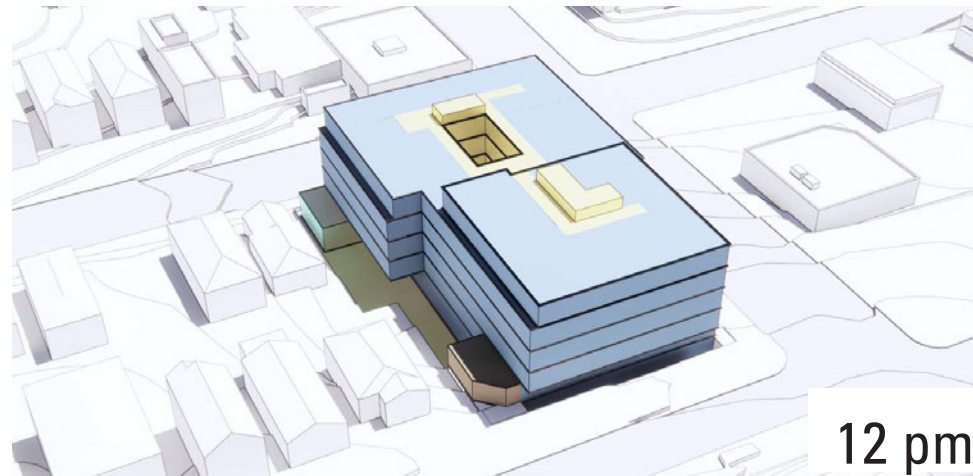
3 pm

## suns + shadow analysis | 6.21.21

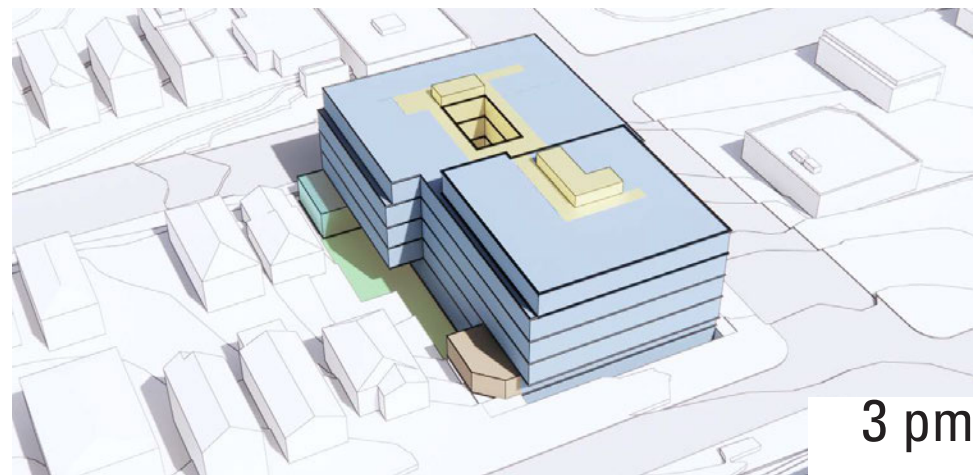
concept 1



9 am

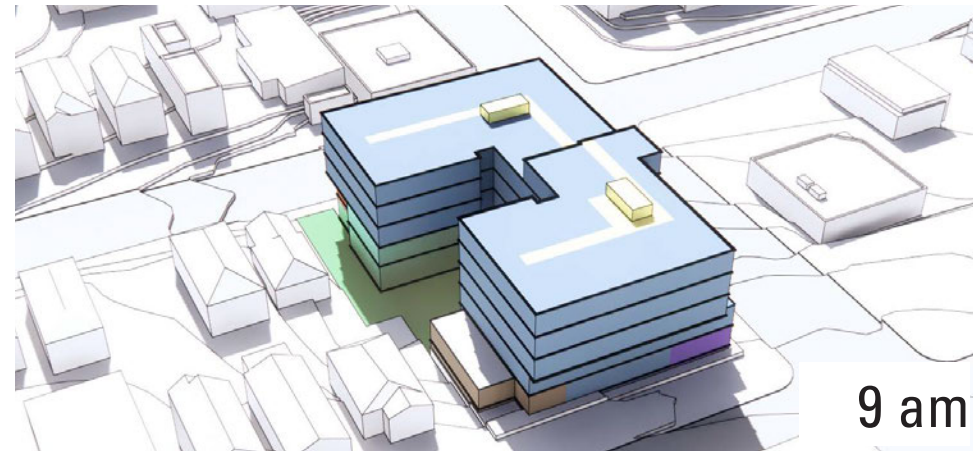


12 pm



3 pm

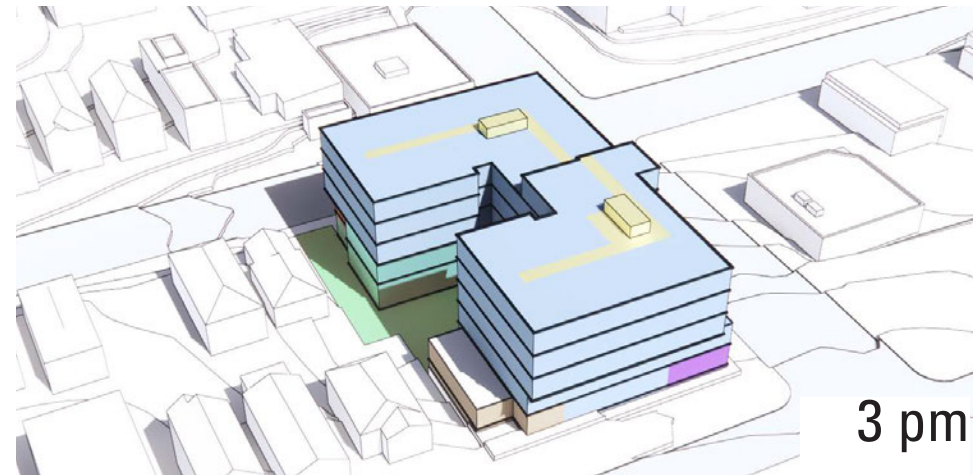
concept 2



9 am

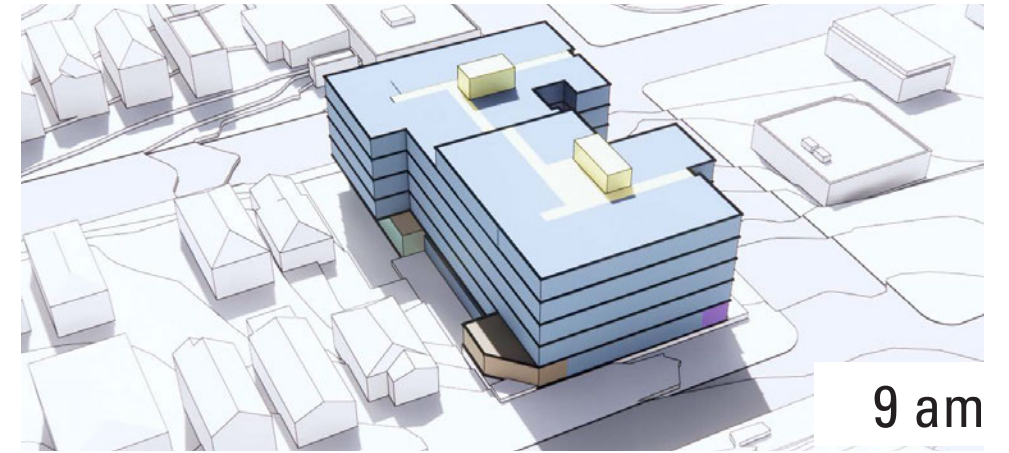


12 pm



3 pm

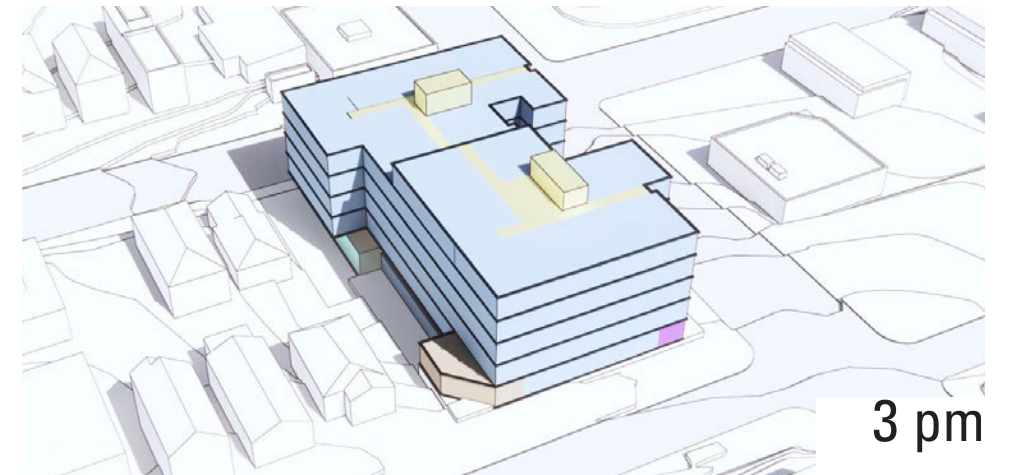
concept 3



9 am

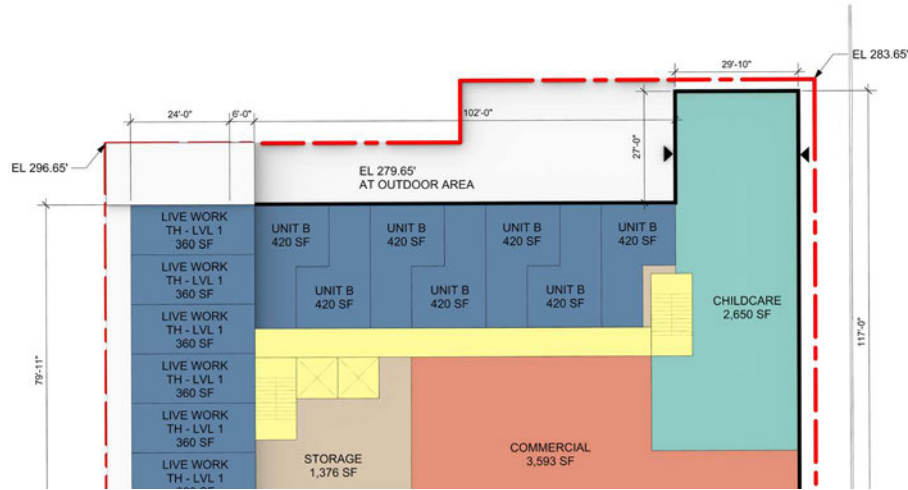


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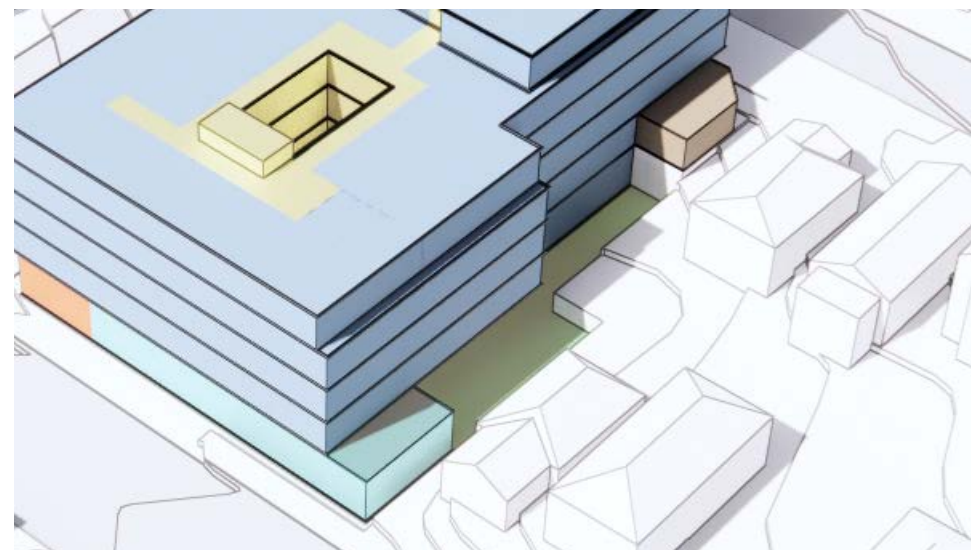
3 pm

## concept comparison | childcare outdoor space

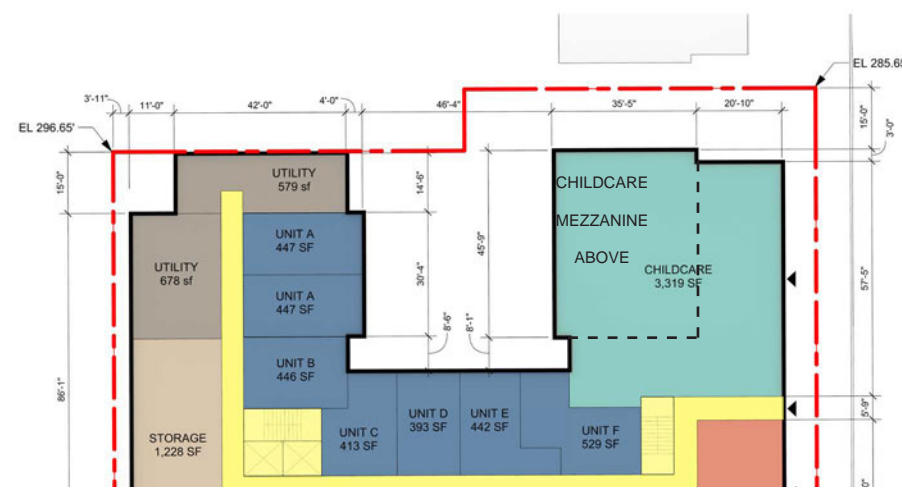


**Pro:** deepest outdoor play area

**Con:** smallest interior and exterior childcare footprint; play area is mostly covered by residential units above; outdoor play space fronts private units; limited sun exposure throughout the year

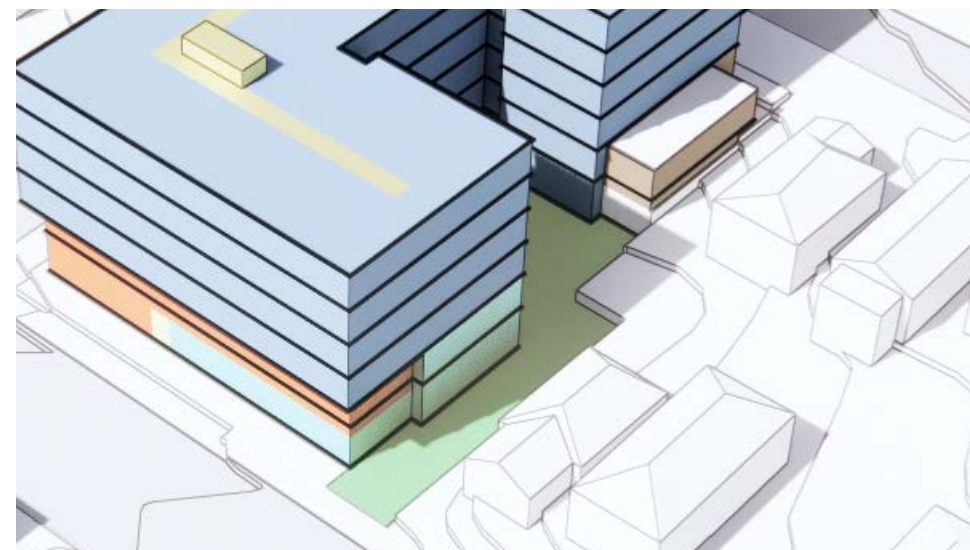


**concept 1 | square donut**



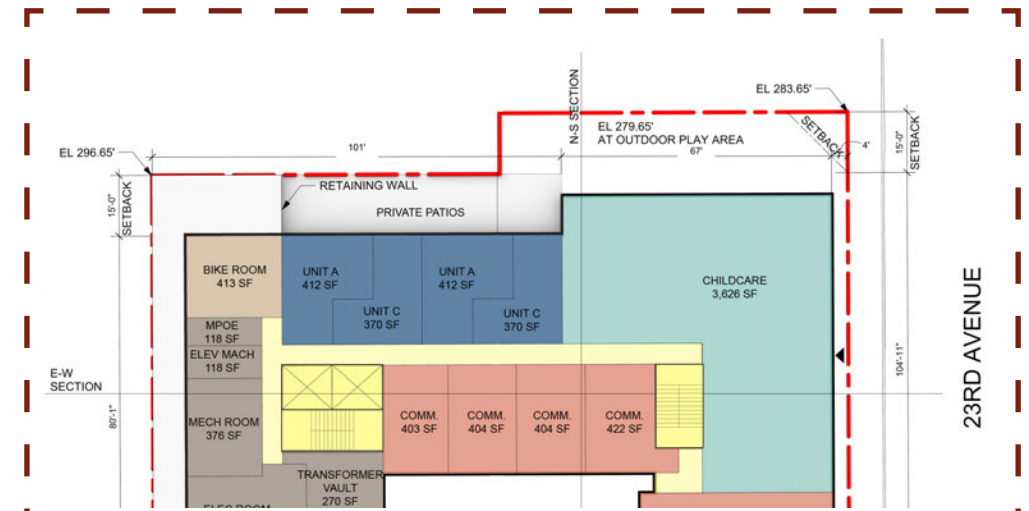
**Pro:** outdoor space will receive sun during summer; largest overall square footage allocation for childcare

**Con:** childcare is on 2 levels - may be difficult for operations and accessibility; outdoor play space could be noisy for residents during the day



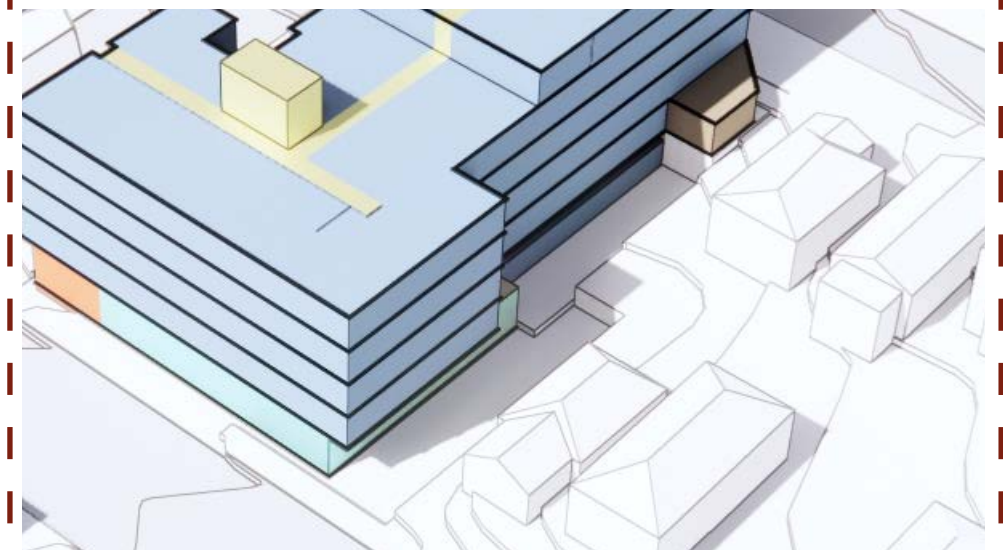
**concept 2 | north-facing courtyard**

## concept comparison | childcare outdoor space preferred



**Pro:** prioritizes street frontage to childcare; largest street-level square footage allocation for childcare; outdoor area fronts the indoor childcare space only

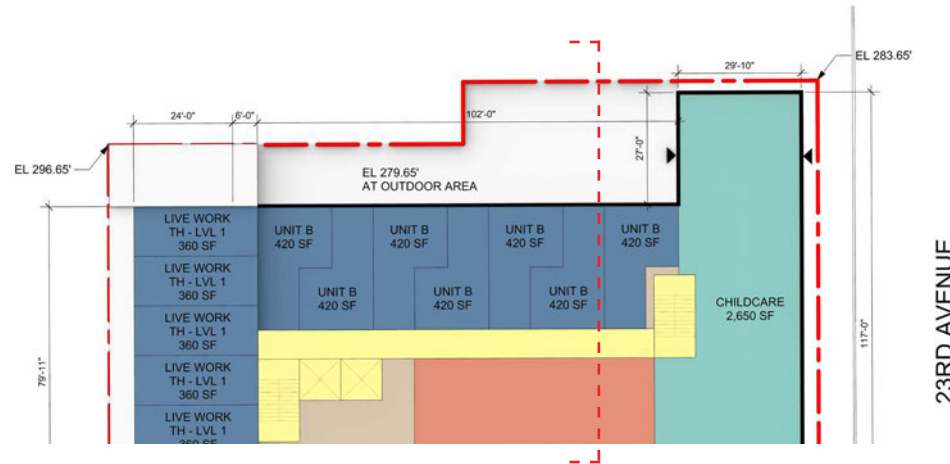
**Con:** outdoor space is very linear; outdoor space will have limited sun throughout the year



**concept 3 | south-facing courtyard**

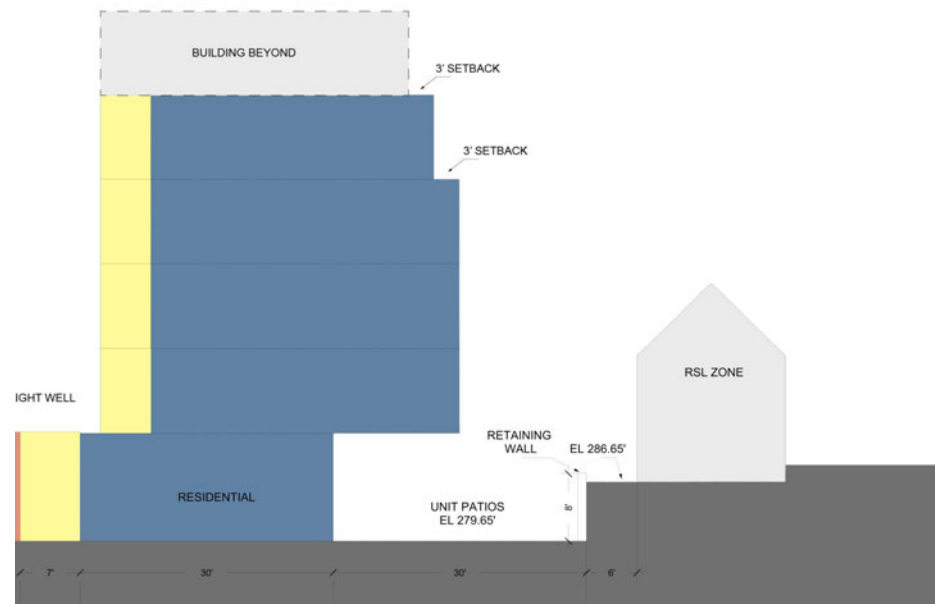
## concept comparison | transition to RSL zone to the north

The property borders on RSL zones to the north. The low point of the block is at the southeast corner at 23rd Ave and Cherry St. As we move north and west on the block, the topography begins to rise. All massing concepts maintain a 15 foot setback from the north property line above 13 feet.

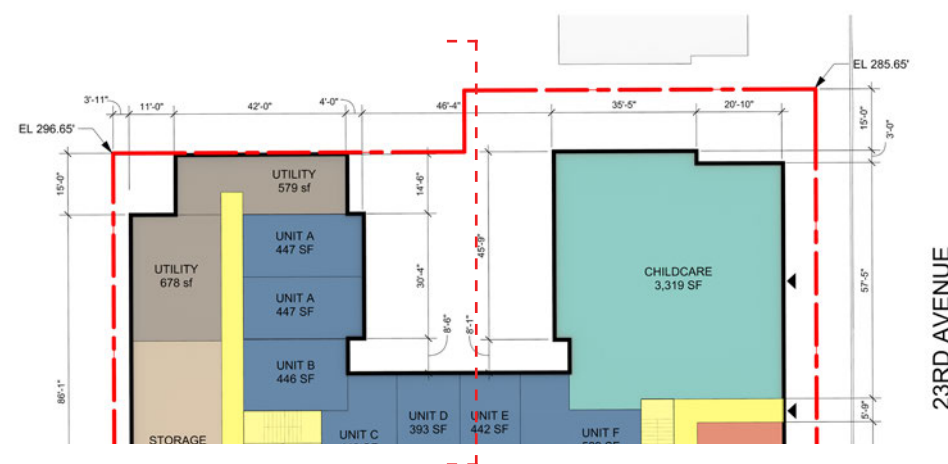


**Pro:** sets back at upper floor 3 ft

**Con:** Floor 1 level is lower, so there is a taller retaining wall at the north property line; massing is concentrated at north edge

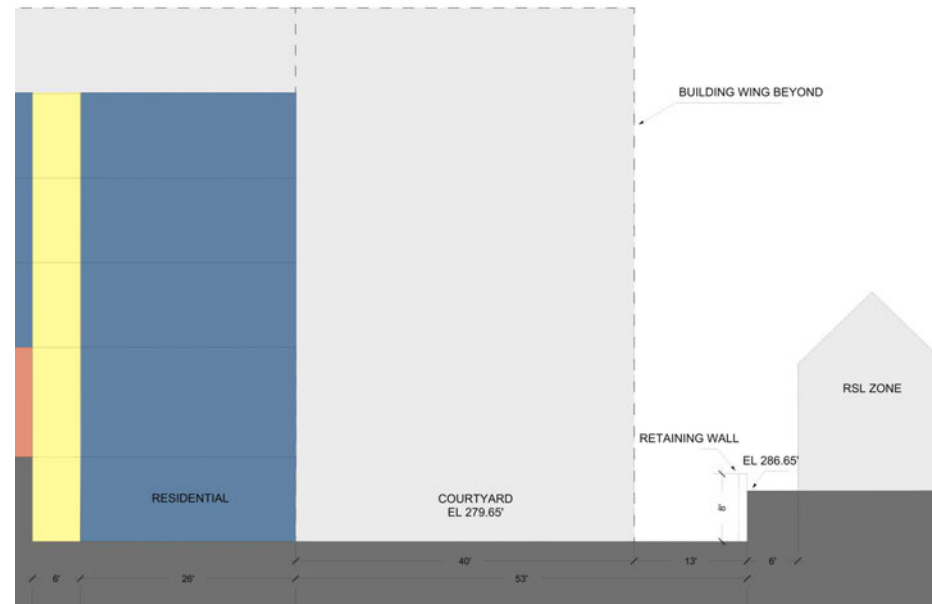


concept 1 | square donut

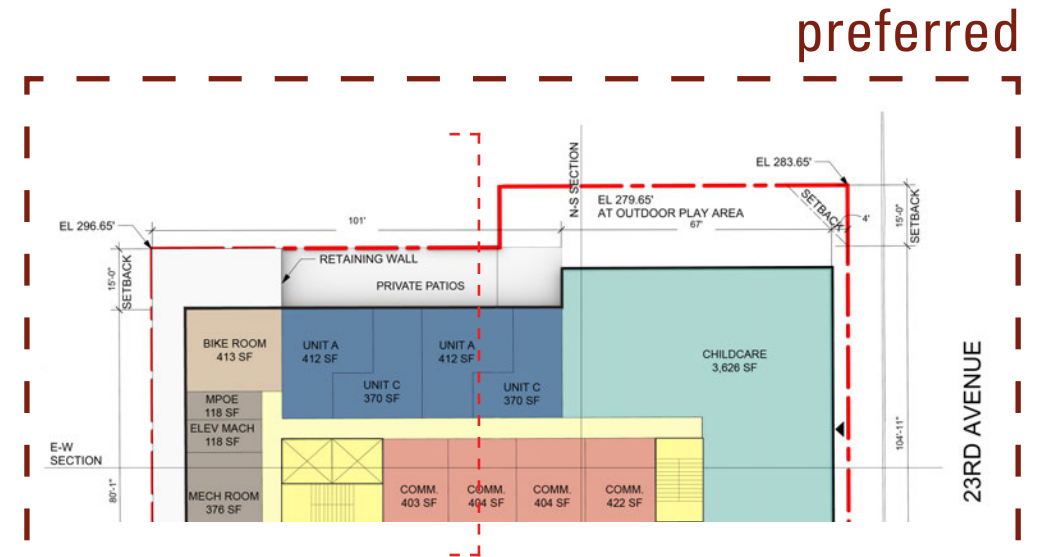


**Pro:** north-facing courtyard creates less mass at the north facade

**Con:** Floor 1 level is lower, so there is a taller retaining wall at the north property line; more residential units face north, so there will be more eyes and more noise toward the single-family zone; does not set back at upper floor 3 ft

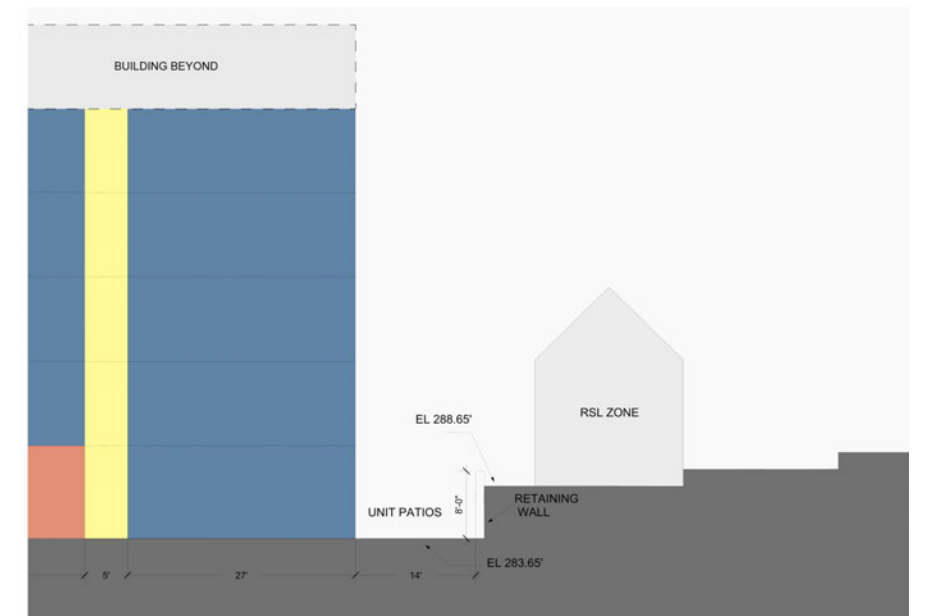


concept 2 | north-facing courtyard



**Pro:** Floor 1 level is slightly higher, creating a shallower well at the units

**Con:** massing is concentrated at north edge; does not set back at upper floor 3 ft



concept 3 | south-facing courtyard

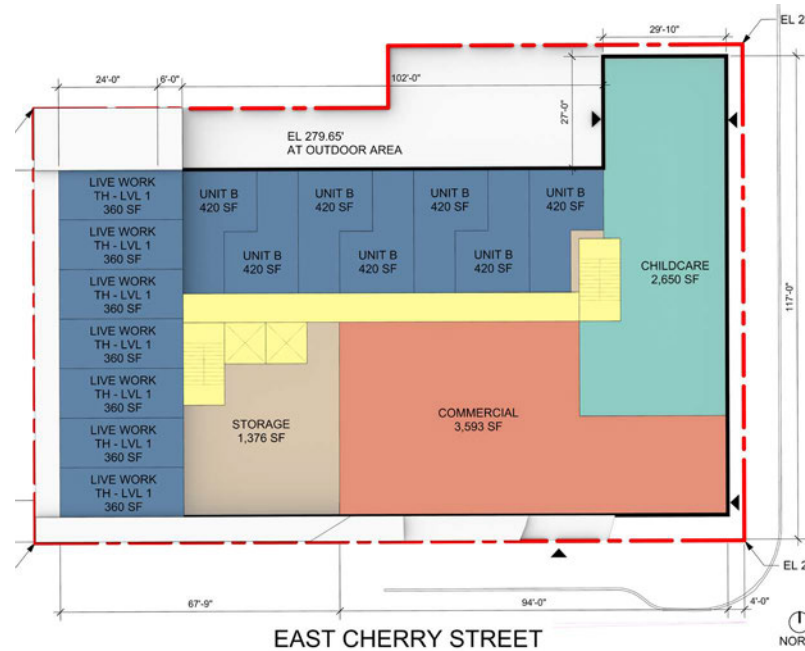


## commercial integration | relative to the Central Area Design Guidelines Character and Cultural Placemaker Map

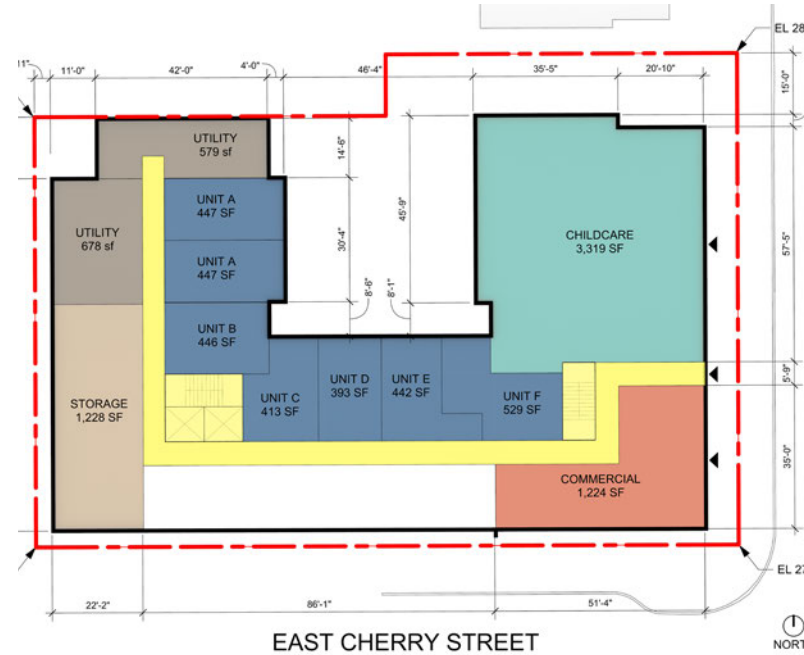
While 23rd is a major arterial through the Central Area, there is very little retail activity to the north and south of this intersection. The major retail activity occurs at the nodes of Union and Jackson where new mixed-use developments have provided ample opportunity for both large and small retailers.

The nearest retailer to the north is Raised Donuts (operating out of a single family structure) and the retailers to the south are the AM/PM Convenience Store, Ezell's Chicken and Causey's Learning Center.

To the east of the intersection, past Coyote Central, a property owner has repurposed some street facing storage spaces to small business incubator spaces (reference Art Garage building on pg 11). Further down Cherry, new mixed-use developments will enable the Tana Market to remain in the neighborhood along with the 'hood famous takeout place, Twilight Exit (reference Twilight Exit photo on pg 11). Acer House will be a catalyst for commercial activity, creating an identifiable neighborhood hub that will stitch together the patches of retail to the north and south as well as to the east along the NC designated parcels.



Childcare fronts 23rd Ave and commercial space occupies the corner and continues up Cherry Street. While this option presumes a larger commercial tenant, if smaller tenant spaces were in demand, some of the commercial frontage (particularly midblock on Cherry) might be slightly below grade and require stairs/ramps. There will be live/work units facing 22nd Ave.



Childcare fronts 23rd Ave and commercial tenant occupies the corner. This option presumes multiple small retailers continuing up Cherry Street. A departure is being requested to omit commercial spaces along 22nd Ave, as it is a very residential street with RSL zoning to the north and east of the site.

### concept 1 | square donut

### concept 2 | north-facing courtyard

preferred

Childcare occupies much of the 23rd Ave frontage. A café/restaurant is envisioned for the corner – with the hope that it will offer food service from morning to night. There will be space for tables/chairs at the corner to enjoy a morning coffee and breakfast sandwich. And the restaurant will open up to the courtyard, allowing the lunch time crowd or evening diners to enjoy the sun and a more leisurely meal.

The commercial spaces in the courtyard are small catering towards small businesses, whether they be the hair salon or barber shop who are currently on site, or new uses like professional office spaces or Black-owned retail shops. Rather than opening up onto a sloped sidewalk, they will have access to a level patio to spill out into. The courtyard will be landscaped with plantings and ample hardscape to accommodate the movement of goods and people

The commercial space at the top of Cherry Street is being created for the beloved neighborhood institution – Flower Just-4-U, a florist that financially crowd-sourced their move from 23rd & Jackson to this present location. The prominent commercial space will offer them a featured, destination spot with ample room on the “community porch” to spill out onto year-round. The proximity to the residential lobby will also make it convenient for residents to stop in for a bouquet to brighten up their homes.

### concept 3 | south-facing courtyard

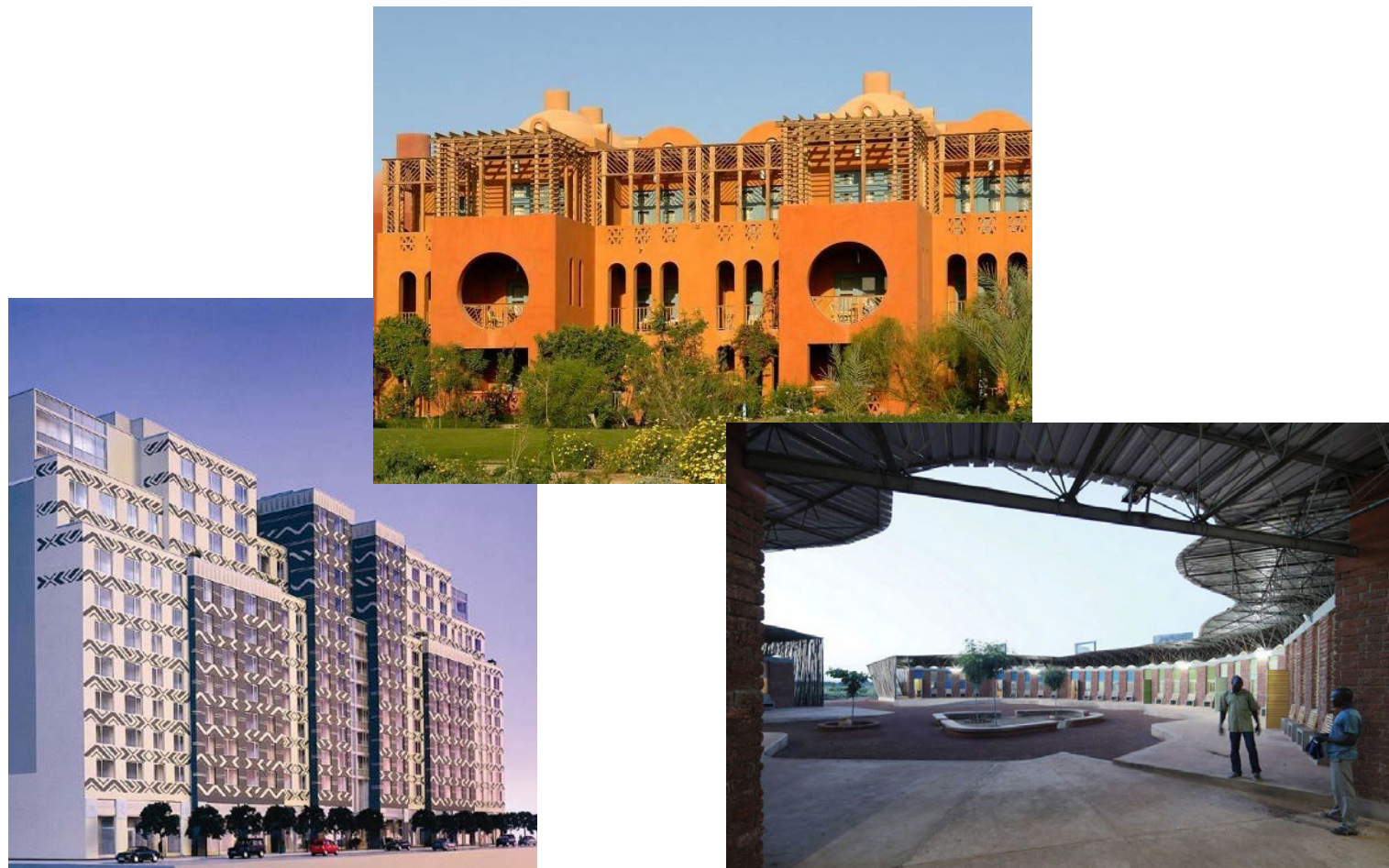
# PREFERRED MASSING DEVELOPMENT

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## 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.



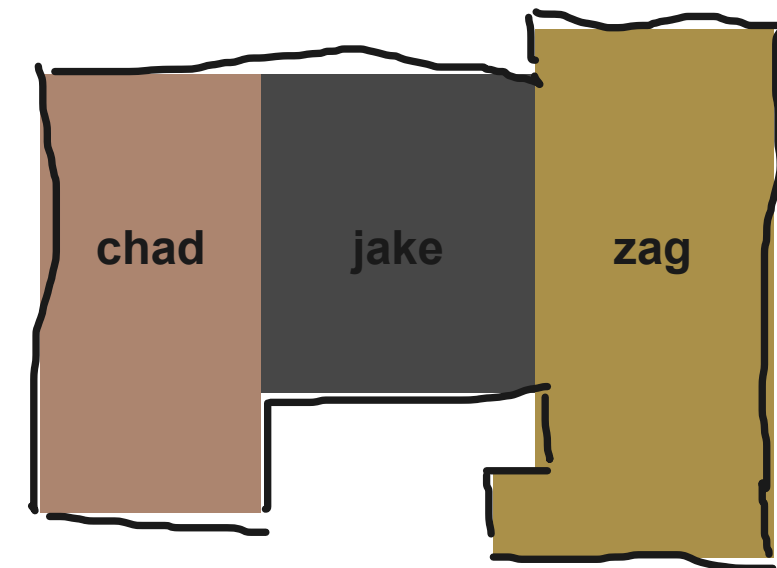
## parti

The Acer House is a building metaphorically represented by three siblings – the brothers Chad, Jake and Zag are members of the same family, yet have slightly different personalities. Each major mass of the structure is represented by a brother that has a different Afrofuturist design expression. Driving the building design is a responsiveness to the following form-givers:

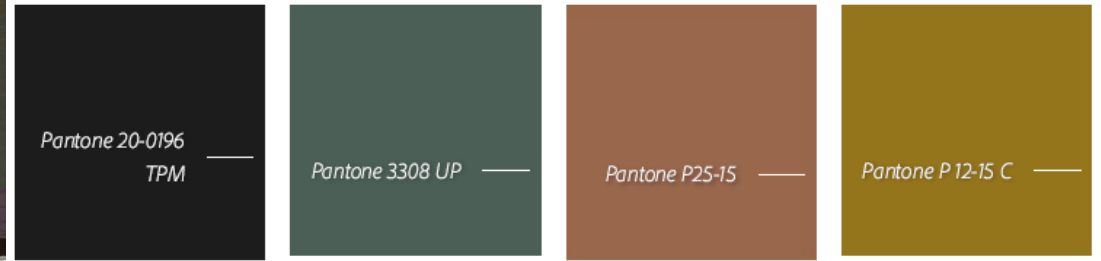
- Site Constraints
- Climate and Sunlight
- Programming of Spaces
- Regulatory Requirements
- Neighborhood Character
- Culture, History and Social Dynamics

While the first five form-givers are self-evident, it is important to illustrate Culture, History and Social Dynamics

- Acknowledge and celebrate the Central District’s Black heritage
- Utilize cultural expressions inspired by Afrocentric fashion, music, textiles and jewelry
- Apply an Afrofuturist design expression that is reactive to the philosophy of a future in which Black people are present, influential and thriving.

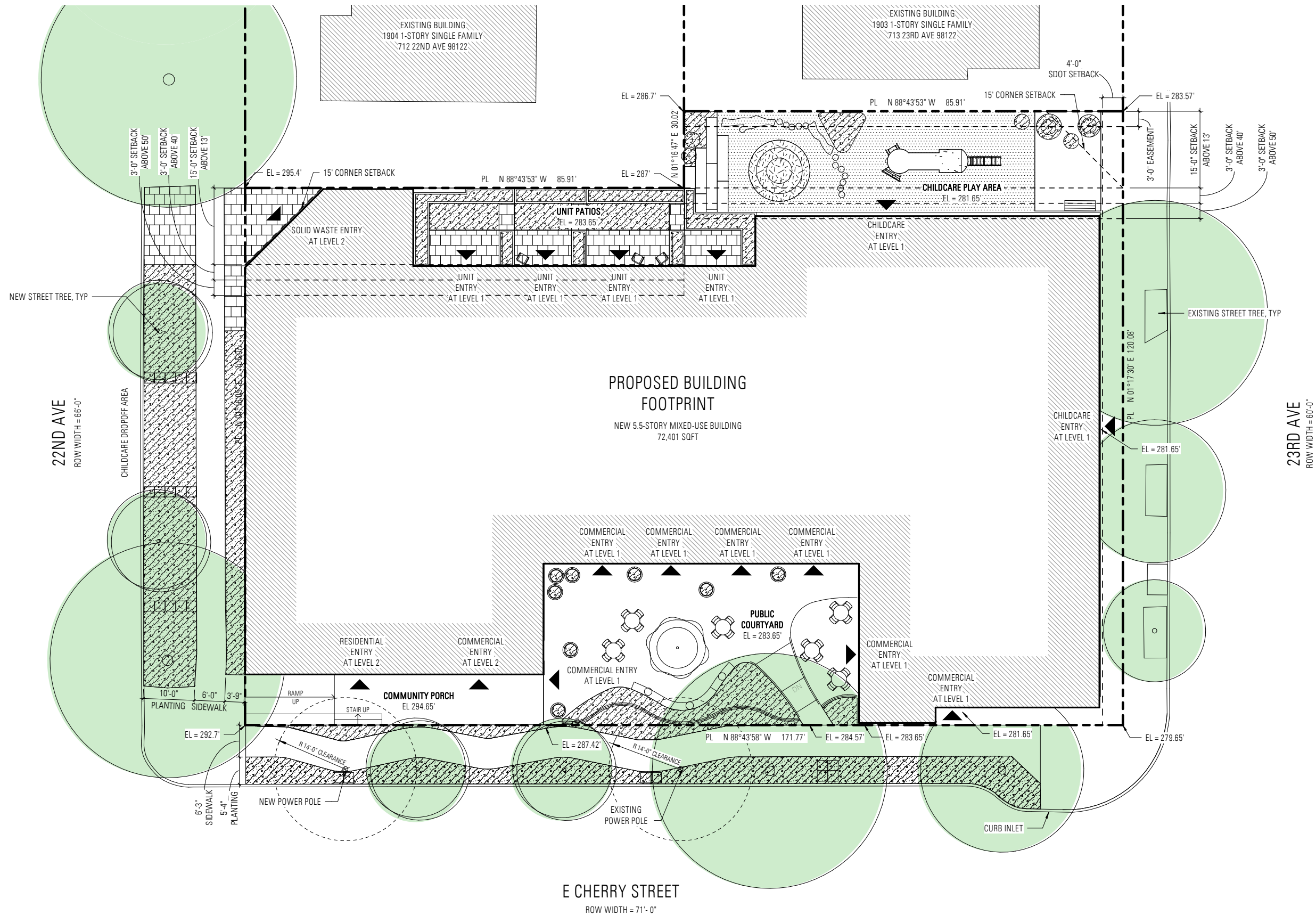


## afrofuturism inspiration

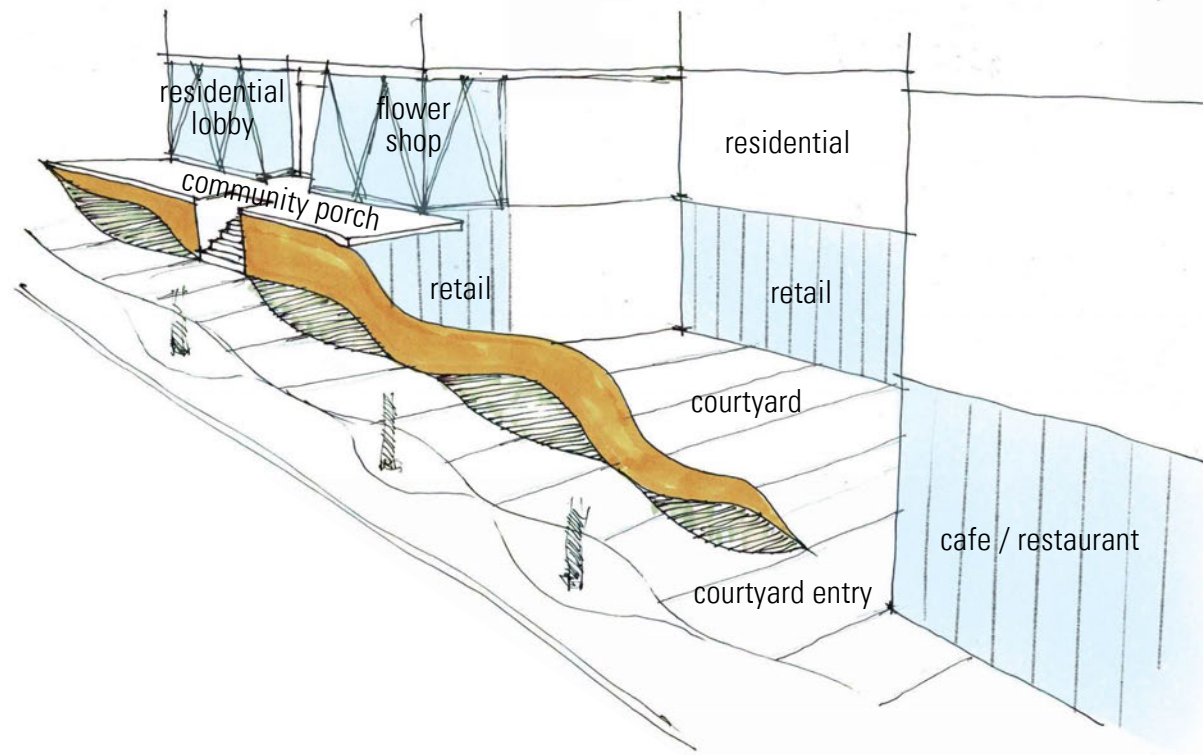
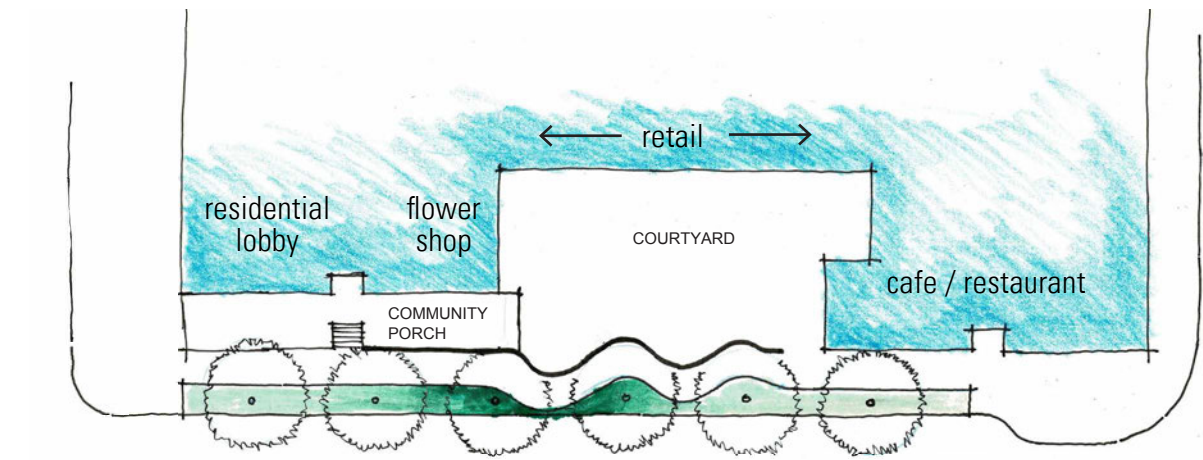


# PREFERRED MASSING DEVELOPMENT

## site plan



## community porch + streetscape



## architectural precedents



bay window of contrasting color, recessed balconies, gaps in the massing, asymmetry



bay projections



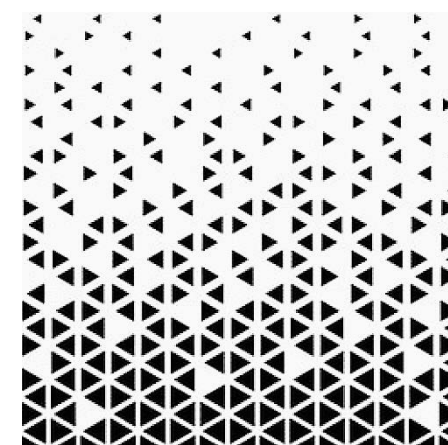
inspiration of graphic expression



corner windows and irregular patterning using limited window types



change in color of projecting forms, vertical banding/stripes



african fractals as elevation stencil

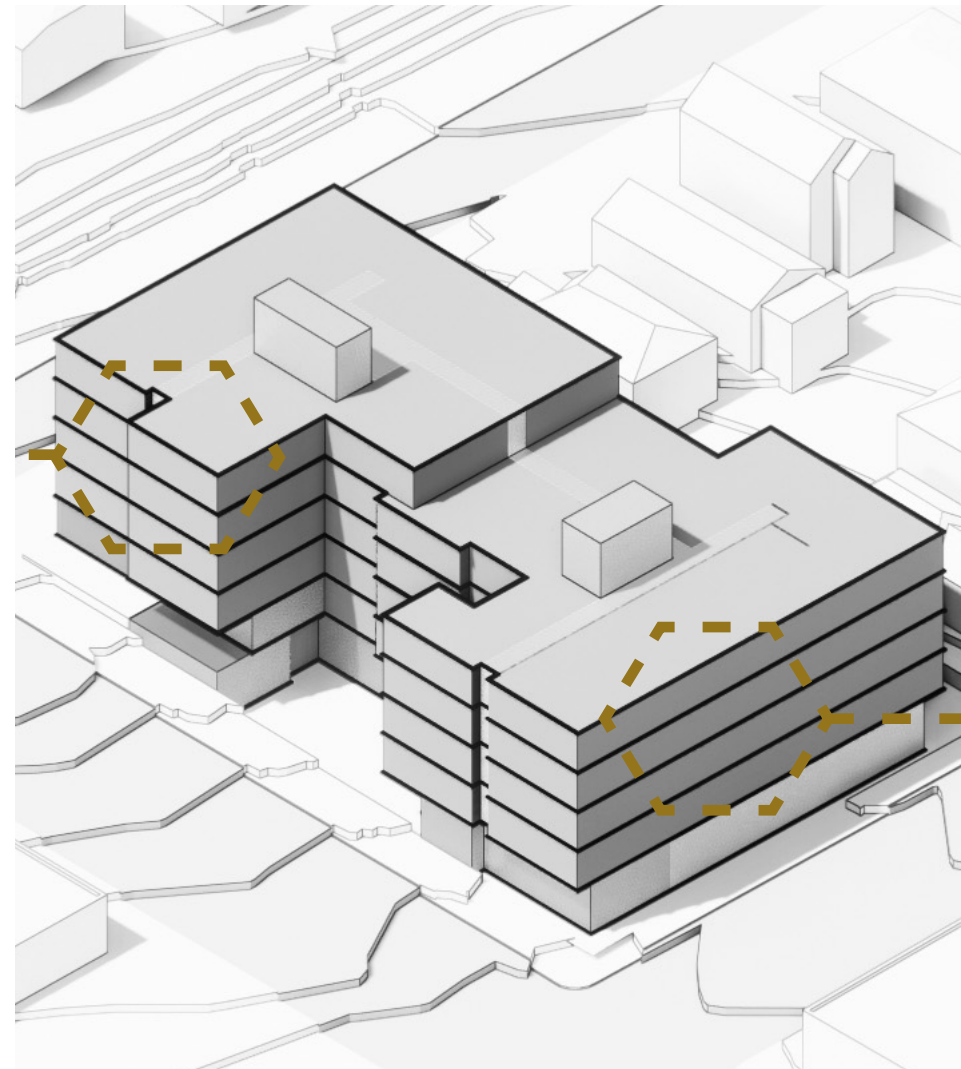


possible elevation stencil

## architectural applications



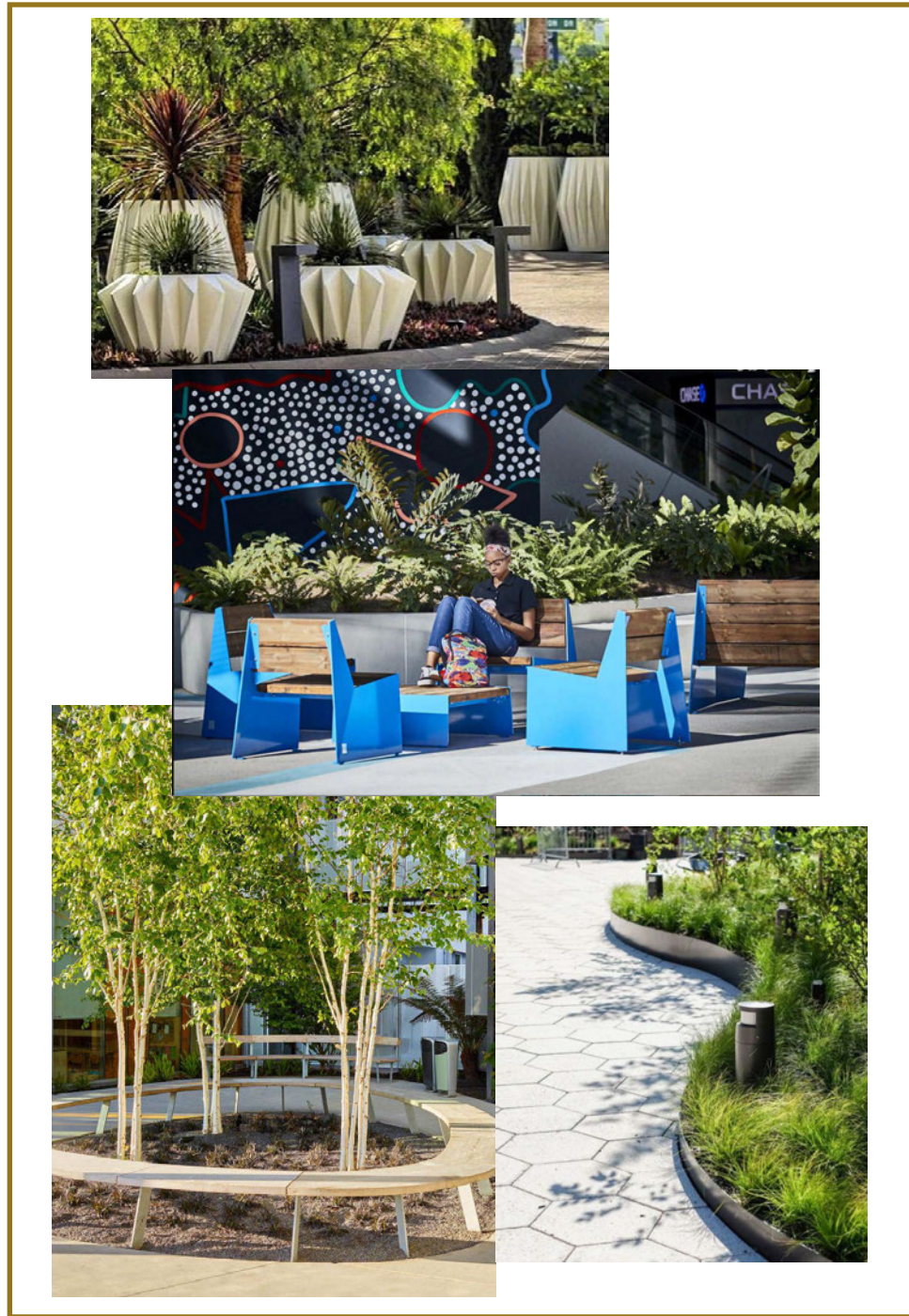
fenestration



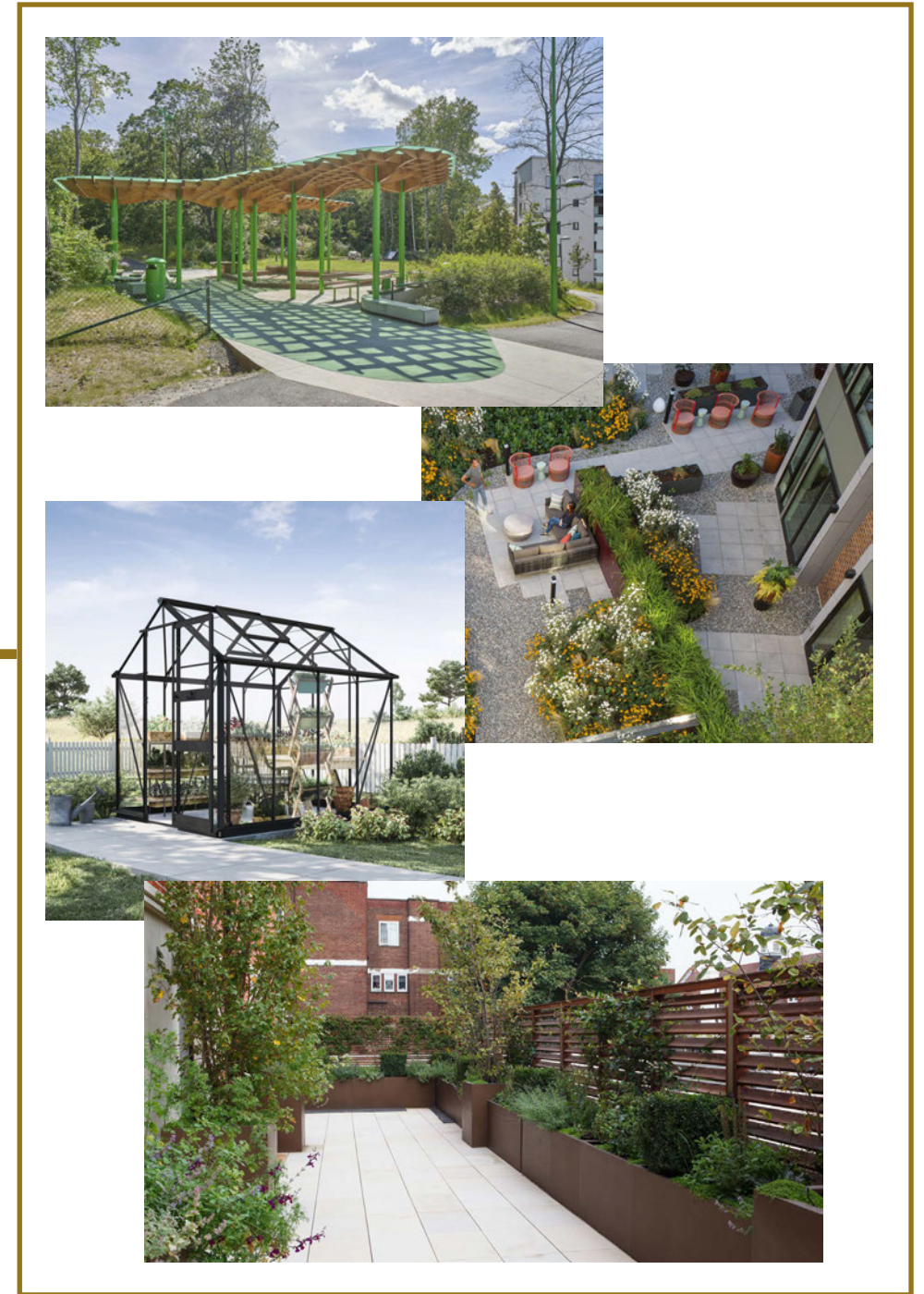
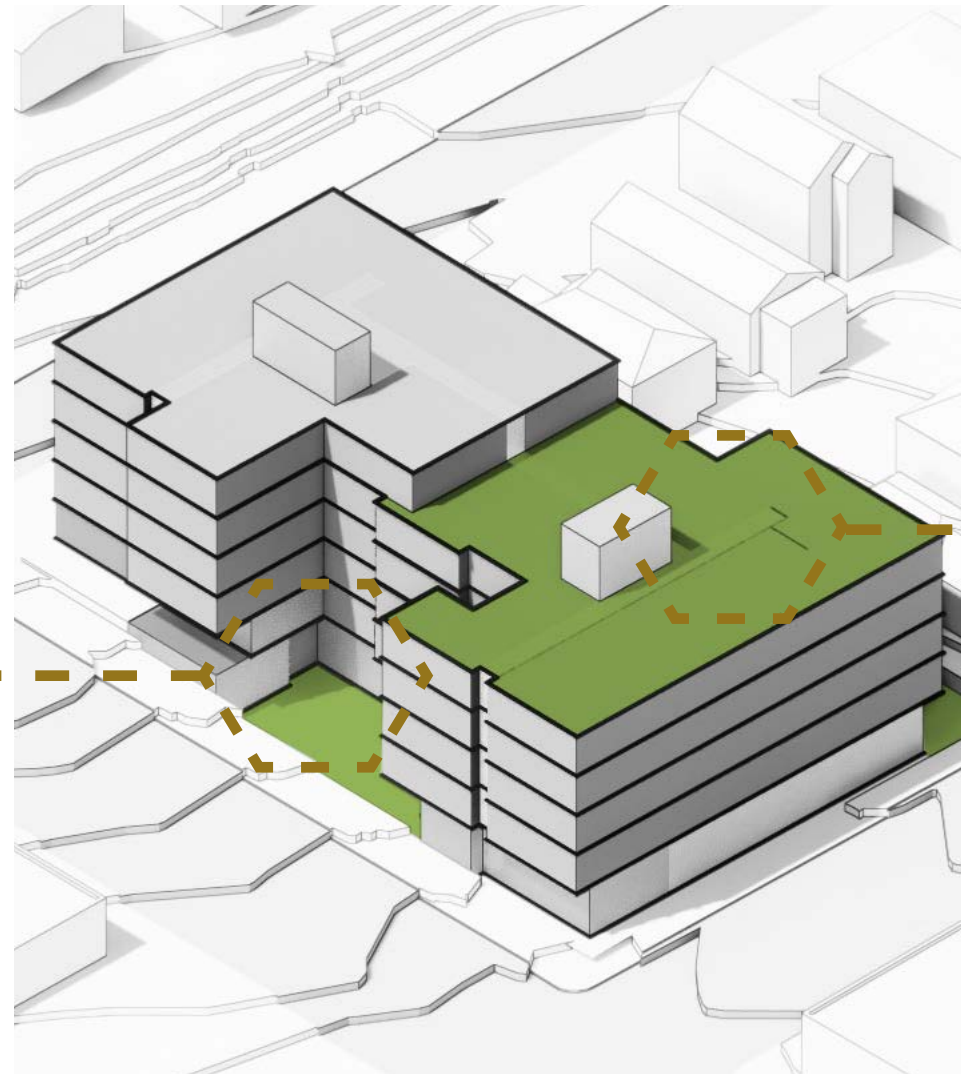
balconies



## landscape design inspiration

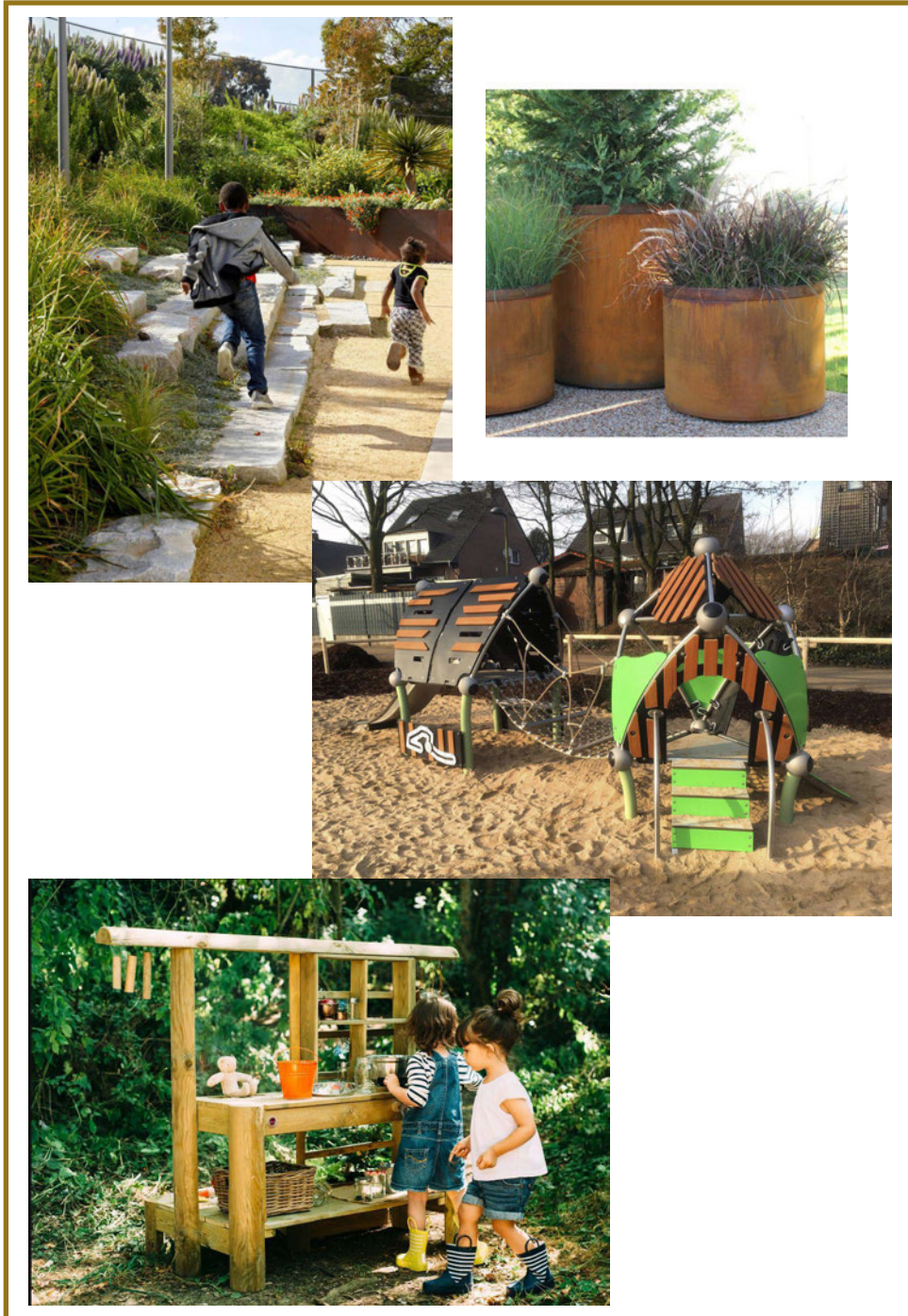


courtyard

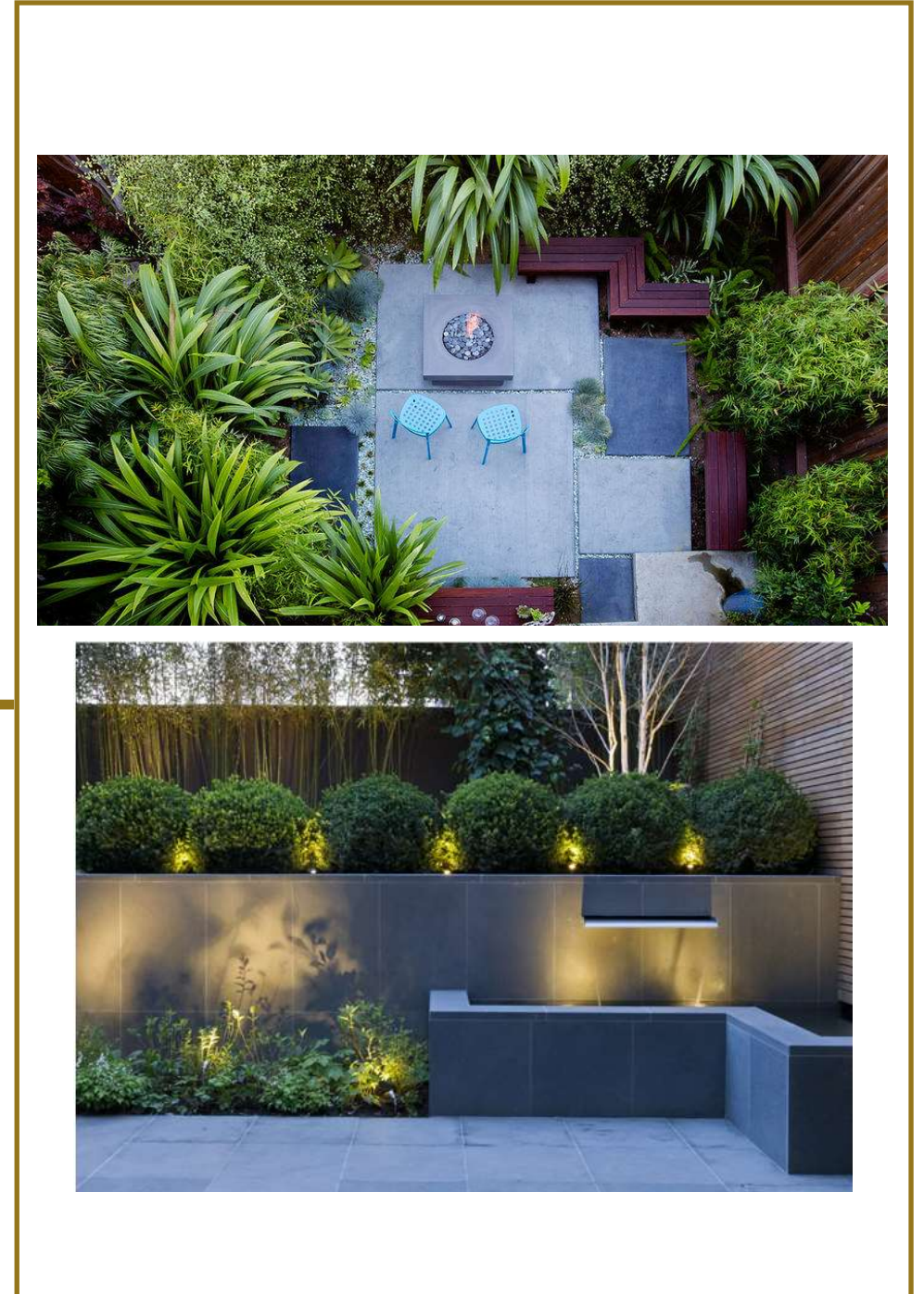
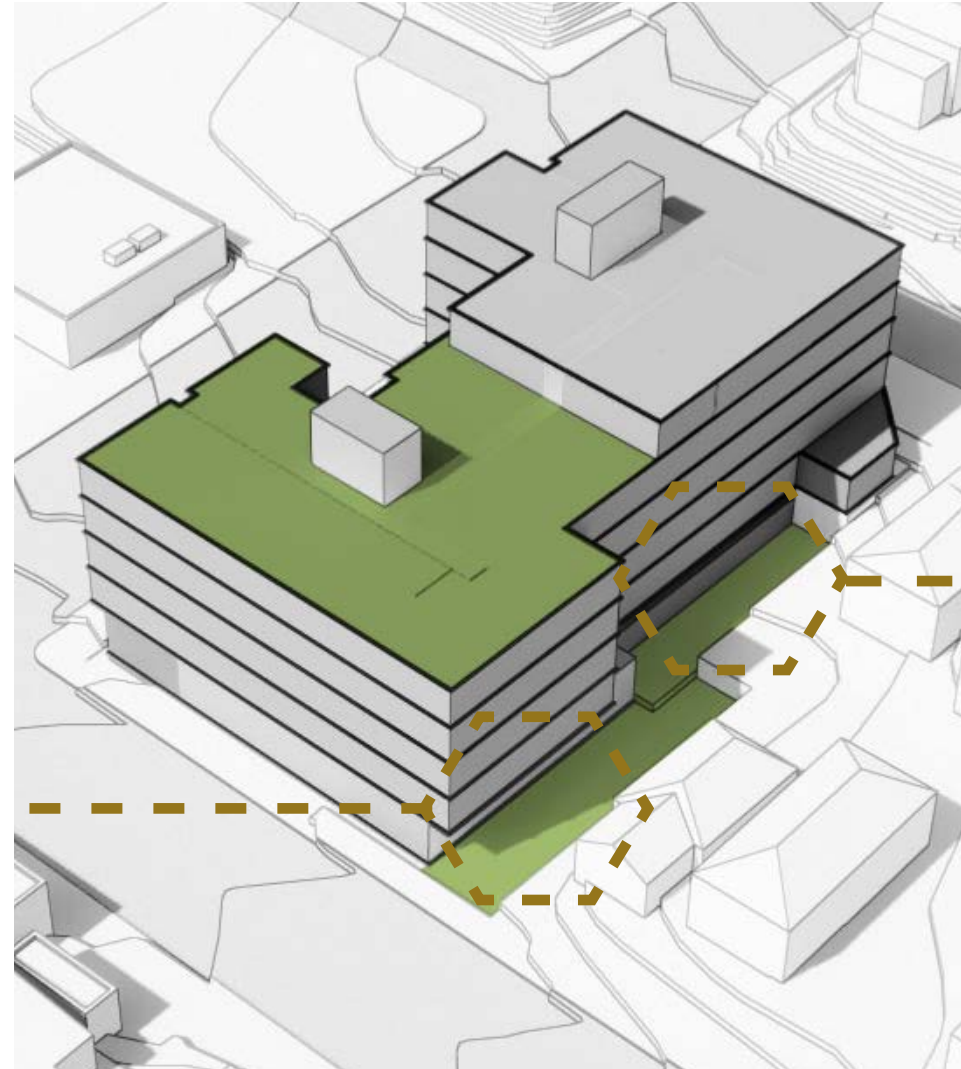


rooftop deck + urban farm

## landscape design inspiration



childcare play area



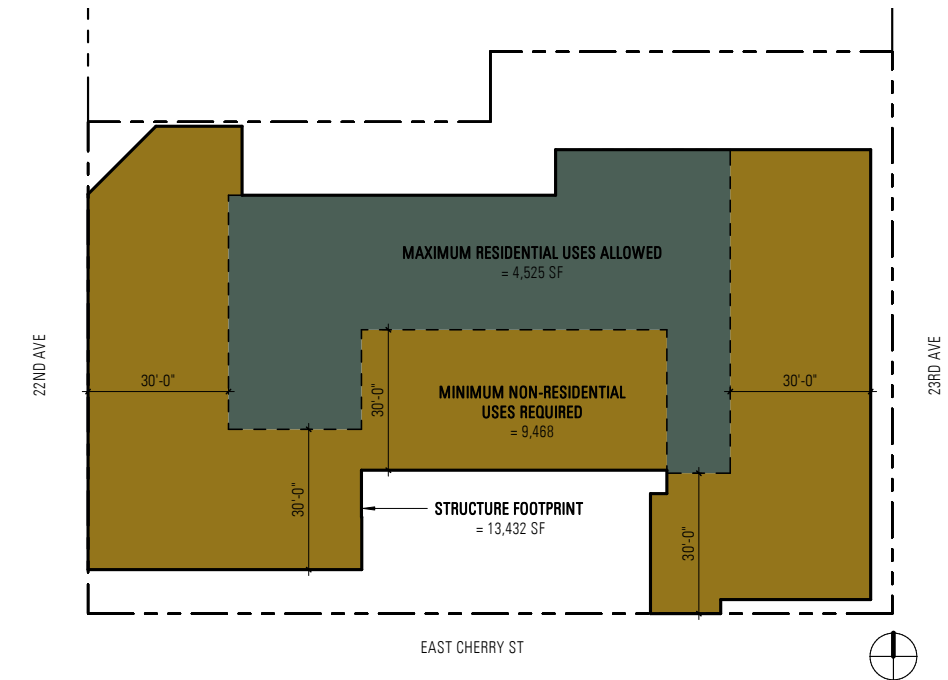
unit patios

# DEPARTURES SUMMARY

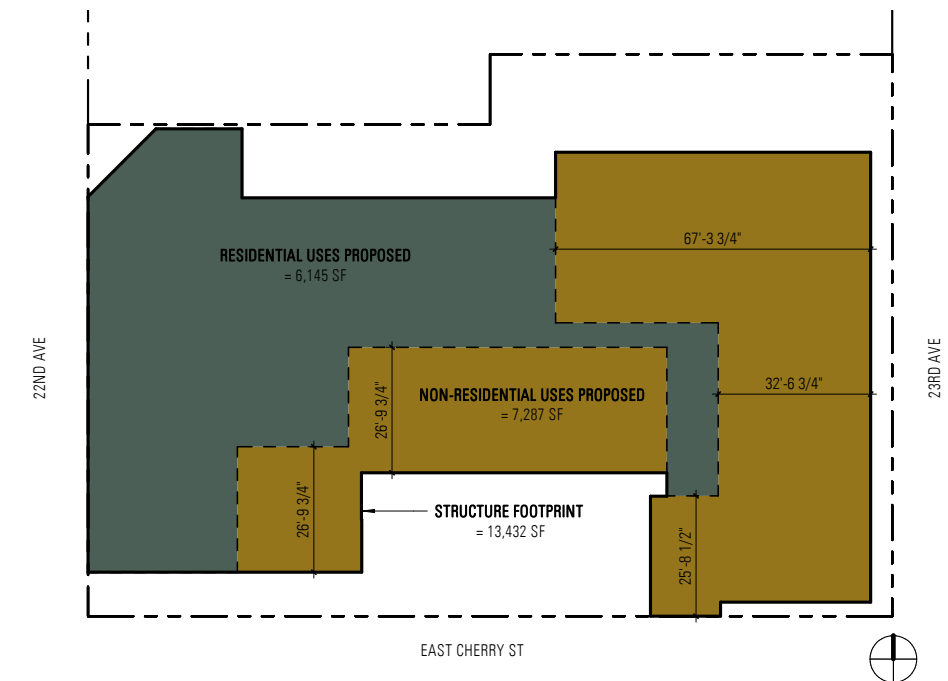
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#	MASSING CONCEPT	CODE REQUIREMENT	DEPARTURE REQUEST	DEPARTURE RATIONALE
1	3	<b>SMC 23.47A.008.A.3</b> Street-level, street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.	<b>Massing Concept 3:</b> The proposal features a 31 ft deep and 61 ft wide public courtyard mid-block on E Cherry St.	The courtyard is the social focal point of the development and an active public amenity space ( <b>PL1 Connectivity</b> ). The courtyard is surrounded by five micro-retail spaces and one café, 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, café seating, and a decorative serpentine wall to attract visitors throughout the day ( <b>PL3 Street Level Interaction + DC3 Open Space Concept</b> ).  Reference page 44 which depicts additional courtyard design information.
2	2 + 3	<b>SMC 23.47A008.B.4</b> Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.	<b>Massing Concept 2:</b> Floor 2 small retail spaces have a floor-to-floor height of 10 feet.  <b>Massing Concept 3:</b> The non-residential uses surrounding the courtyard have a floor-to-floor height of 11 feet, and the flower shop on floor 2 and the residential units on 22nd Ave have a floor-to-floor height of 10 feet.	22nd Ave will not be commercial - it will not be 13' floor to floor and instead closer to 10' to relate more to residential scale of street. Reference departure #1 above.  Due to the steep slope on E Cherry St ( <b>CS1 Local Topography</b> ), 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 ( <b>PL1 Connectivity</b> ), we have raised its floor level to meet the sidewalk at its southeast corner. The commercial spaces in the courtyard and on floor 2 are small in area and do not warrant such a tall ceiling - in fact, it would make them feel smaller and be less energy efficient (when heating a tall volume, the heat pushes up to the ceiling).  Reference sections for Concepts 2 and 3 on pages 28 and 31, respectively.
3	3	<b>SMC 23.47A008.D.2</b> 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.	The proposal shows dwelling units on 22nd Ave whose floors are between 7" to 1'-6" below directly adjacent angled sidewalk grade.	As referenced in departure #1 above, 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 pedestrian 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 ( <b>DC2 Architectural Concept</b> ).  Floor 2 includes both residential and non-residential uses, and due to the steep grade along our site ( <b>CS1 Local Topography</b> ), the design team prioritized wanting to provide accessible access to the courtyard at floor 1 and to the community porch and residential entry at floor 2 over shifting the floor heights of the residential units in relation to the sidewalk.  The distance between the property line and the street curb at 22nd Ave is 20'-0" wide. With only a 6'-0" wide sidewalk, this provides ample opportunity to create landscape buffers between the dwelling units and the sidewalk, as well as the dwelling units and the street.  Reference the site plan on page 43.
4	2 + 3	<b>SMC 23.47A.014.3</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 feet in height, additional setback at the rate of 3 feet of setback for every 10 feet by which the height of such portion exceeds 40 feet	The building does not set back above 40 ft to the north.	The additional 3 ft of building massing at the top floor does not significantly impact the shade/shadow for the neighboring single family homes.  Reference sun and shadow analyses on pages 33-36.

CODE REQUIREMENT	EXCEPTION REQUEST	EXCEPTION RATIONALE
<p><b>SMC 23.47A.008.B.3.C.</b> 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.</p>	<p><b>This project qualifies for this exception.</b></p> <p>With the code requirements listed below, the project would be required to use <b>70.5%</b> of its footprint towards non-residential uses.</p> <p><b>Massing Concept 3</b> proposes to use <b>54.3%</b> of its footprint for non-residential uses, as depicted in the diagrams to the right.</p>	<p>This exception will be reviewed administratively as part of the MUP and construction permit processes.</p> <p>We have concentrated the largest and deepest non-residential uses on the active 23rd Ave and Cherry Str corner. We have concentrated smaller and more intimate non-residential uses at the Cherry St courtyard and community porch. The quiet and residential 22nd Ave will features entirely residential uses. See more rationale in the two rows below.</p>
<p><b>SMC 23.47A.005.1</b> In all NC and C zones, residential uses may occupy, in the aggregate, no more than 20% of the street-level street-facing façade.</p>	<p><b>Massing Concept 2:</b> The proposal features 56% residential uses at the 22nd Ave street-level street-facing façade.</p> <p><b>Massing Concept 3:</b> The proposal features 100% residential uses at the 22nd Ave street-level street-facing façade.</p>	<p>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 (<b>DC2 Architectural Concept</b>).</p>
<p><b>SMC 23.47A008.B.3.a</b> 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.</p>	<p><b>Massing Concept 2:</b> The proposal features commercial spaces at 23rd Ave and E Cherry St that average 20 ft in depth.</p> <p><b>Massing Concept 3:</b> The proposal features a café at the corner of 23rd Ave and E Cherry St that is an average of 47 ft deep when measured from 23rd Ave, but only an average of 24 ft deep when measured from E Cherry St. It also features a Flower Shop retail space on level 2 that is 620 sf with an average interior depth of 25 ft, with an additional 9 ft deep outdoor display porch between the interior space and the sidewalk.</p>	<p><b>Massing Concept 2:</b> The proposal features a north-facing courtyard surrounded by a double-loaded corridor U-shape. In order to maximize daylight (<b>CS1 Connection to Nature</b>) to the courtyard, the units surrounding the courtyard, and the childcare play area, floor plans 1 and 2 create shallower commercial spaces.</p> <p><b>Massing Concept 3:</b> The corner café satisfies the code requirement for one street-facing façade, but not the other. However, there are commercial spaces behind the shallower depth of the café, in the form of a large and compliant childcare space. It is a stated project value to provide functional community-focused amenities, and we intend to have this childcare space serve around 60 children, and so we aim to maximize the area of that space, rather than increase the depth of the café in the north direction. The Flower Shop depth could be an average interior depth of over 30 ft, but we made the conscious design decision to pull the storefront line back from the sidewalk, and include a covered outdoor area for the flower shop to spill out and create a lively exterior shopping and socializing experience on the community porch. We believe this creates an even more active streetscape than a deeper interior space (<b>PL3 Street Level Interaction</b>).</p> <p>Reference Floor 1 and 2 plans for Concepts 2 and 3 on pages 28 and 31, respectively.</p>



STREET-LEVEL NON-RESIDENTIAL USES - REQUIRED



STREET-LEVEL NON-RESIDENTIAL USES - PROPOSED

ACER HOUSE LLC

**MIMAR STUDIO**  
PLANNING & DESIGN

**schemata**  
workshop



**Acer**  
— HOUSE —