

2514 - 2518 EAST CHERRY STREET

DESIGN RECOMMENDATION • **5 OCTOBER** 2022 • SDCI PROJECT #3033412-EG #3033413-LU #6703549-CN

allied8 ARCHITECTS | DESIGNERS BUILD

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PROECT INFO

PROJECT ADDRESS	2514-2518 E. Cherry Street Seattle, WA 98122
SDCI PROJECT NUMBER	#3033412-EG #3033413-LU #6703549-CN
PARCEL ID	6840700210 6840700215
SITE AREA	7,996 SF
APPLICABLE CODE	Seattle Municipal Code Vested on 02.11.2019
LAND USE ZONE	NC1-55 (M)
OVERLAY DESIGNATION	Urban Village: 23rd & Union-Jackson (Residential Urban Village) Frequent Transit Service Area
BUILDING AREA	25,685 SF
RESIDENTIAL UNITS	30 Total 15 Studio 6 One Bedroom 6 One Bedroom + Den 3 Two Bedroom
BUILDING HEIGHT	43' 11-7/8" (44'-0" max.)
VEHICULAR PARKING	None provided (none required)
BICYCLE PARKING	Long Term: 32 Stalls (32 required) Short Term: 8 Stalls (8 required)
PROJECT TEAM	OWNER: Cherry Valley, LLC DEVELOPER: Dunn & Hobbes, LLC ARCHITECT: Allied8 Architects SURVEYOR: Bush, Roed & Hitchings, INC LANDSCAPE: Pacific Landscape Architecture

PROJECT SUMMARY

The proposed project establishes a four-story mixed-use building, combining two adjacent lots at 2514 and 2518 E. Cherry into one development parcel.

The ground level includes a residential lobby, bike parking, a trash room and commercial spaces facing both E. Cherry and the alley west of the site.

The project is within the 23rd & Union-Jackson Residential Village, and provides parking for a total of 40 bikes.

PROJECT OBJECTIVES

1. **Enhance the mixed-use character of E. Cherry Street.**

   Located at the center of the E. Cherry Street neighborhood commercial corridor, this project has the opportunity to enhance the existing mixed-use character of the street and be a catalyst for future development along the corridor.

2. **Provide high quality housing that serves the existing community's needs.**

   The project aims to develop high-quality housing at accessible price points that promote dignity and inclusion.

   The intentional mix of unit sizes (including family-sized units) reflects the diverse needs of the community, an important project goal despite making the venture more complicated.

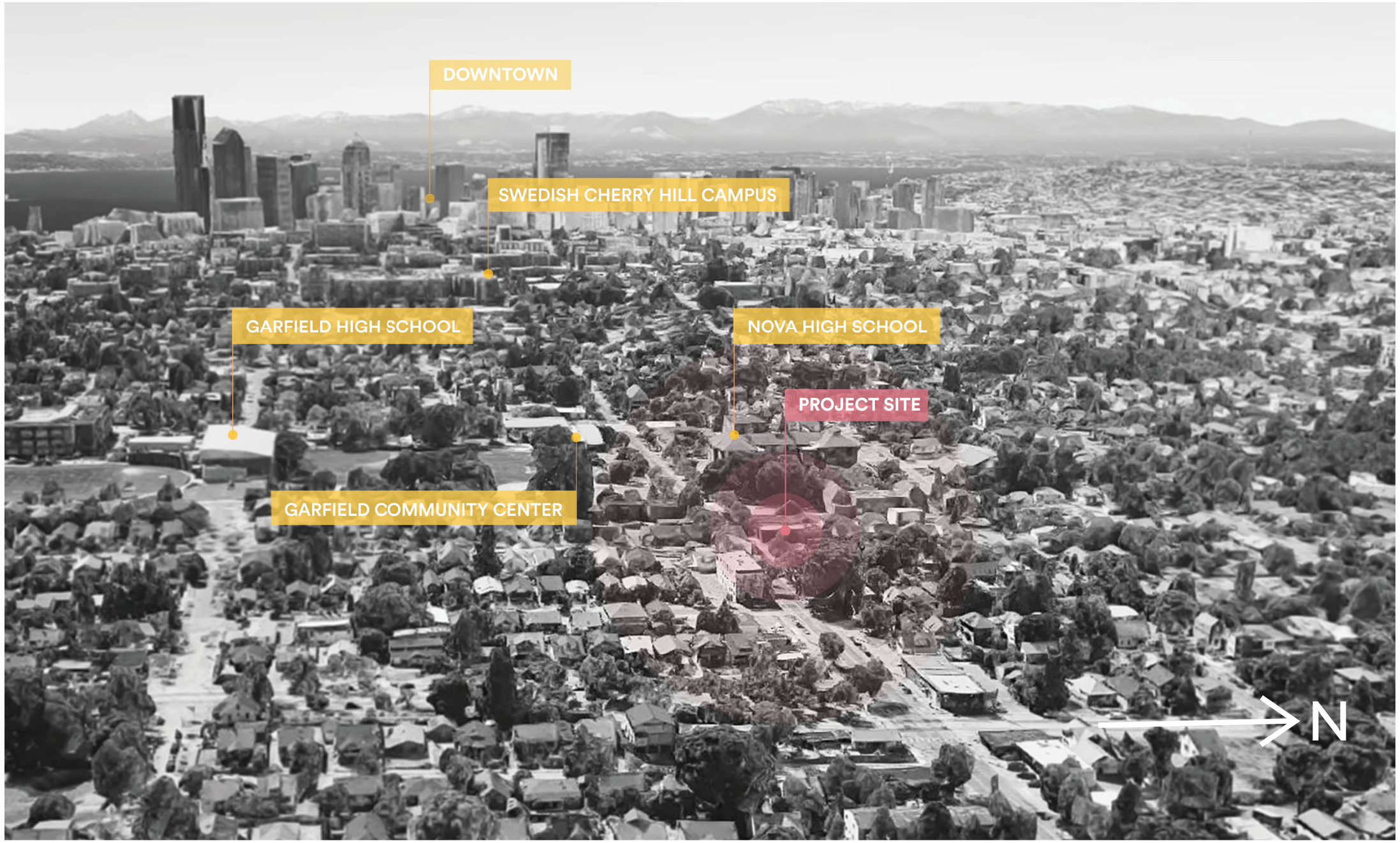
   Ensuring that all occupants – tenants and visitors alike – have access to ample natural daylight and outside air is also a project prioritie.

3. **Respect the adjacent low-rise multi-family residential zone.**

   Sitting at a transition between the neighborhood commercial zone along E. Cherry St. and the low-rise multi-family residential to the North of the project site, this project aims to integrate the commercial and residential components in a manner that maintains the existing character of each.

4. **Support and enhance the existing pattern of alley activity.**

   The project strives to support and enhance the neighbors' current pedestrian uses of the public alley, and preserves the well-loved outdoor public space situated on the property itself.

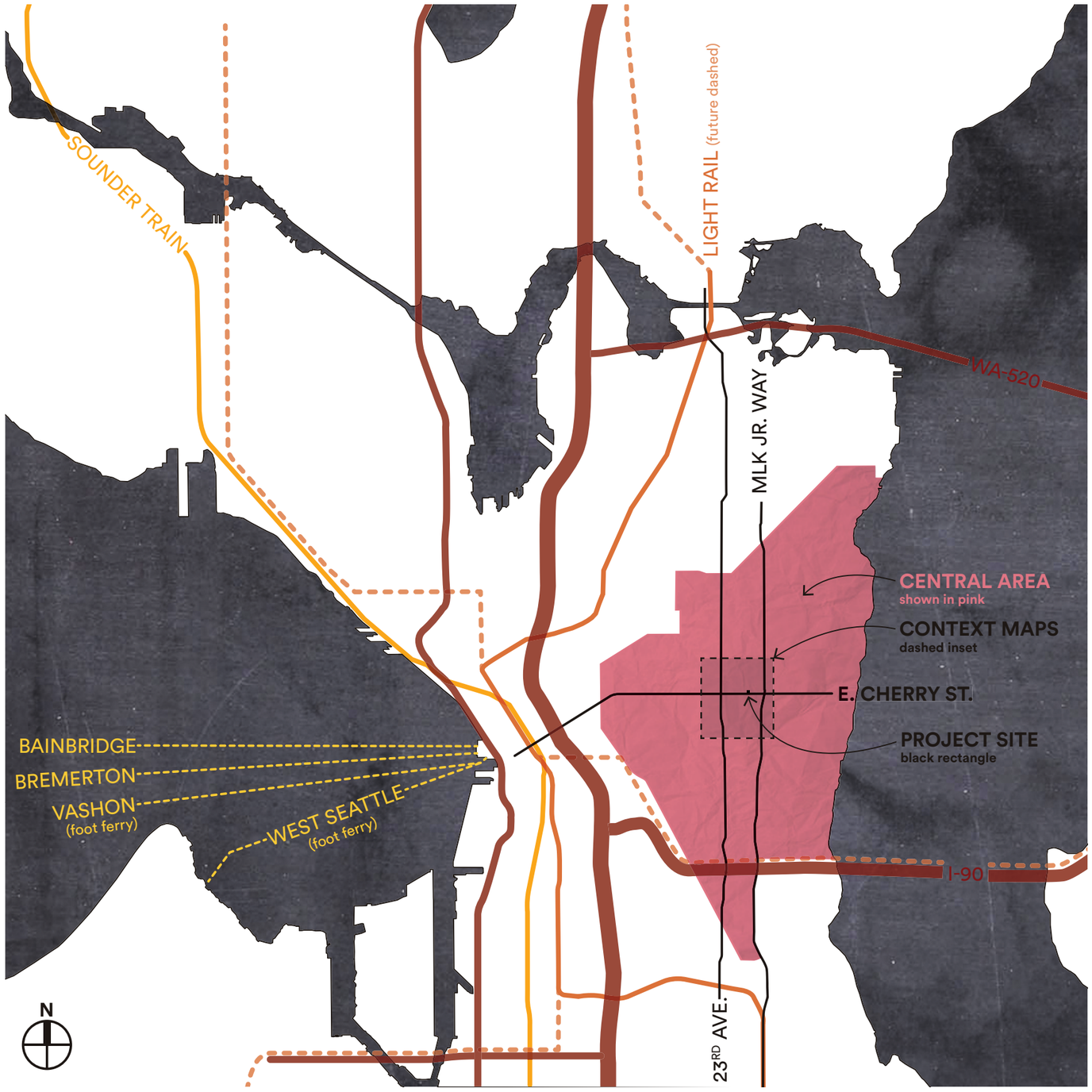


1.0 | SITE CONTEXT ANALYSIS


GARFIELD HIGH SCHOOL
SWEDISH CHERRY HILL CAMPUS
GARFIELD COMMUNITY CENTER
NOVA HIGH SCHOOL
PROJECT SITE
ISLAMIC SCHOOL
E. CHERRY ST.
MLK JR. WAY
N

SEATTLE CONTEXT MAP

Occupying the narrow strip of land between the deep, working waters of Elliot Bay and the residential waves of Lake Washington is the aptly named Central Area neighborhood, indicated by the pink fill in the context map to the right. Bounded by the angled arterials East Madison Street and Boren Avenue / Rainier Avenue South to the north and south, respectively, the neighborhood is pinched at the intersection with downtown and fans out towards the lake to the east. The neighborhood's central location for which it is named provides connections to the greater city and beyond. At the heart of the Central Area is the mixed-use neighborhood commercial at East Cherry Street, stretching from 23rd Avenue to Martin Luther King Jr. Way.





NEIGHBORHOOD CONTEXT MAP

HEART OF E. CHERRY. ST. NEIGHBORHOOD COMMERCIAL NODE

The proposed development is located at the center of the neighborhood commercial strip on E. Cherry St. The project site encompasses two parcels on the north side of the street, located on the corner of the alley between 25th and 26th Avenues. At the nucleus of an established mix of commercial, residential and educational use along E. Cherry St., the site has the opportunity to be a catalyst for equitable development that maintains the existing character of the street.



SURVEY

SE 1/4, SEC 33, TWN 25, R4 E, W.M.

LEGEND

ASPHALT (ASPH)	H/C	H/C PARKING SPACE	LSCAPE	LANDSCAPE PLANTER	(CITY)	CITY DATA
BUILDING LINE	DEC	DECIDUOUS TREE		MANHOLE	SD	SERVICE DRAIN (STORM)
BC BUILDING CORNER	DWY	DRIVEWAY	MW	MONITOR WELL	SSS	SANITARY SIDE SEWER (RECORD)
O BOLLARD	ECd	ELECTRICAL CONDUIT (BURIED)	OHP/T	OVERHEAD POWER/TELEPHONE		SIGN/STREET NAME SIGN
CANOPY	℄/M	CENTERLINE/MONUMENT LINE	P.S.	PARKING SPACE		TRAFFIC FLOW DIRECTION
CB CATCH BASIN (CB)	EM	ELECTRICAL METER	PL	PROPERTY LINE	W	WATER MAIN
CONCRETE SURFACE (CONC)	FC	FENCE CORNER	(P)	PAINTED UTILITY LOCATION	WM	WATER METER
	FL	FENCE LINE	PS/PSS	COMBINED/SANITARY SEWER	WS	WOOD STEPS
CW CONCRETE WALK		FOUND MONUMENT IN CASE	PSD	PIPE STORM DRAIN		WOOD FENCE (WF)
CC/XC CONCRETE/EXTRUDED CURB	G	GAS MAIN		PRIVATE CATCH BASIN		BLDG LIGHT
DI DUCTILE IRON	GM	GAS METER	PC	PROPERTY CORNER		
CHAIN LINK FENCE (CLF)	GV	GAS VALVE	(M)	MEASURED DATA		
	IE	INVERT ELEVATION				
	PP	LIGHT POLE (WOOD)				

UTILITY PROVIDERS:

SANITARY SEWER AND STORM DRAINAGE:
SEATTLE PUBLIC UTILITIES
PROJECT MANAGEMENT AND ENGINEERING
700 5TH AVENUE
PO BOX 34018
SEATTLE, WA 98124–4018
(206) 233–7900

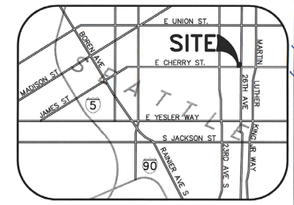
WATER:
SEATTLE PUBLIC UTILITIES
700 5TH AVENUE, SUITE 4900
PO BOX 34018
SEATTLE, WA 98124–4018
(206) 684–3000

POWER:
SEATTLE CITY LIGHT
700 5TH AVENUE, SUITE 3200
SEATTLE, WA 98124–4023
(206) 684–3000

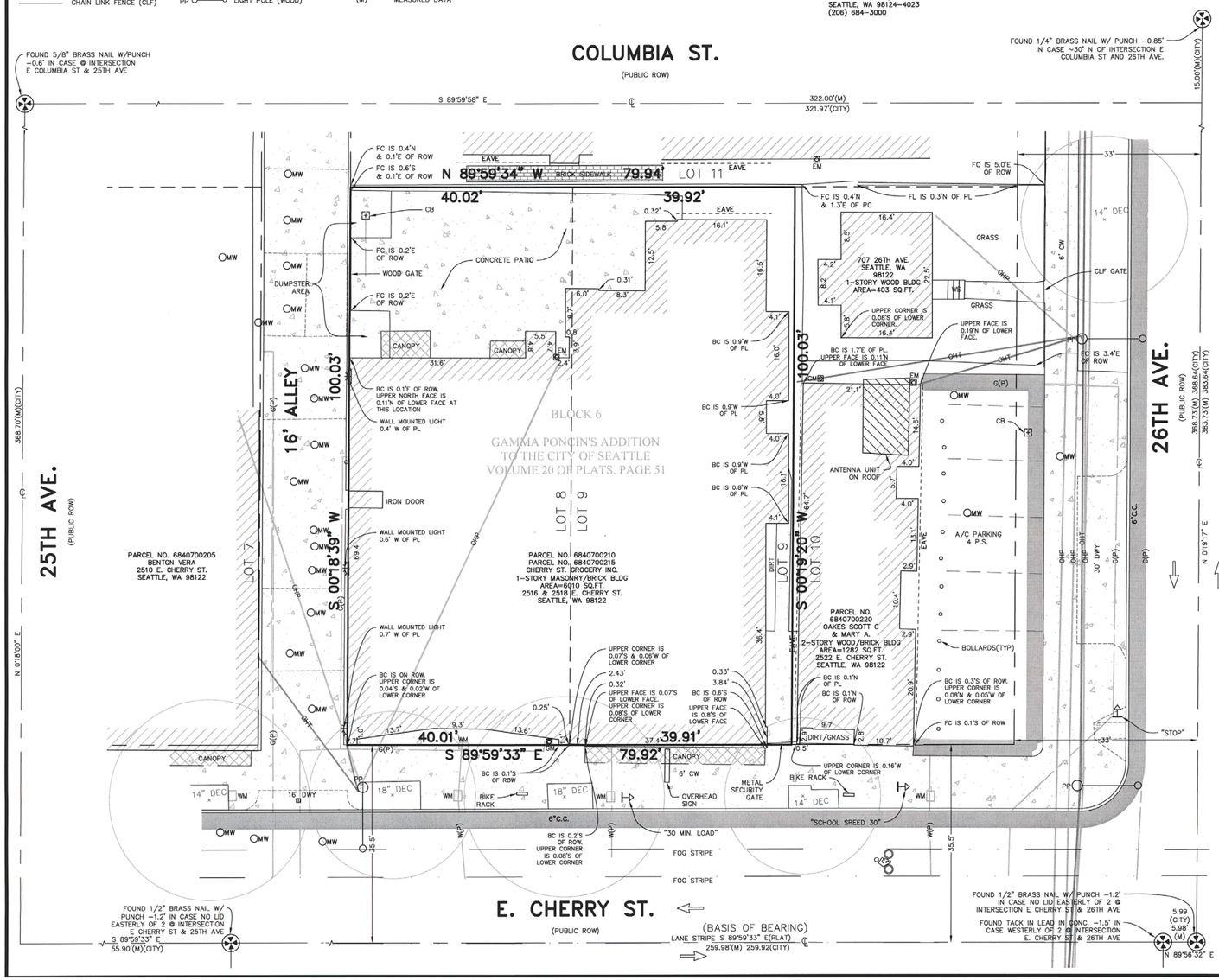
NATURAL GAS:
PUGET SOUND ENERGY
10885 NE 4TH STREET, SUITE 1200
PO BOX 97034
BELLEVUE, WA 98009–9734
(425) 454–6363
(888) 225–5773

TELEPHONE:
CENTURY LINK
1600 7TH AVENUE
SEATTLE, WA 98191
(800) 244–1111

(IN FEET)
1 inch = 10 ft.



VICINITY MAP



SITE NOTES

SITE ADDRESS:
2516 & 2518 EAST CHERRY STREET
SEATTLE, WASHINGTON 98122

TAX ACCOUNT NO.:
684070–0210–02
684070–0215–07

ZONING:
NC1–40

ZONING AGENCY:
CITY OF SEATTLE
DEPARTMENT OF PLANNING AND DEVELOPMENT
700 5TH AVENUE, SUITE 2000
SEATTLE, WA 98104
(206) 684–8600

SETBACKS:
CURRENT SETBACK REQUIREMENTS SUBJECT TO SITE PLAN REVIEW. CURRENT SETBACKS MAY DIFFER FROM THOSE IN EFFECT DURING DESIGN/CONSTRUCTION OF EXISTING IMPROVEMENTS. THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE GOVERNING JURISDICTION INDICATES THAT STRUCTURES ON THIS PROPERTY COMPLIED WITH MINIMUM SETBACK AND HEIGHT REQUIREMENTS FOLLOWING CONSTRUCTION.

FLOOD ZONE:
THIS SITE APPEARS ON NATIONAL FLOOD INSURANCE RATE INDEX MAP, DATED DECEMBER 6, 2001, COMMUNITY PANEL NO. 53033CINDO, AND IS SITUATED IN ZONE "X", AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN.

HORIZONTAL DATUM:
NAD 83/91

BASIS OF BEARINGS: CENTERLINE OF E. CHERRY STREET (S89°59'33"E) PER PLAT

AREA:
SITE AS SHOWN CONTAINS 7,996 SQUARE FEET OR 0.1836 ACRES, MORE OR LESS.

PARKING SPACE COUNT:
PARKING SPACES TOTAL 0 INCLUDING 0 HANDICAP ACCESSIBLE SPACES.

SUBSTRUCTURES:
BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORDS MAPS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE BY FEATURES LOCATED IN THE FIELD. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY.

TELECOMMUNICATIONS/FIBER OPTIC DISCLAIMER:
RECORDS OF UNDERGROUND TELECOMMUNICATIONS AND/OR FIBER OPTIC LINES ARE NOT ALWAYS AVAILABLE TO THE PUBLIC. BRH HAS NOT CONTACTED EACH OF THE MANY COMPANIES, IN THE COURSE OF THIS SURVEY, WHICH COULD HAVE UNDERGROUND LINES WITHIN ADJACENT RIGHTS–OF–WAY. THEREFORE, BRH DOES NOT ACCEPT RESPONSIBILITY FOR THE EXISTENCE OF UNDERGROUND TELECOMMUNICATIONS/FIBER OPTIC LINES WHICH ARE NOT MADE PUBLIC RECORD WITH THE LOCAL JURISDICTION. AS ALWAYS, CALL 1–800–424–5555 BEFORE CONSTRUCTION.

DESCRIPTION:
LOTS 8 AND 9, BLOCK 6, GAMMA PONCIN'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 20 OF PLATS, PAGE 51, IN KING COUNTY, WASHINGTON.

TITLE REPORT REFERENCE:
THIS SURVEY WAS CONDUCTED ACCORDING TO THE DESCRIPTION SHOWN, FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS–546332–WA1, DATED FEBRUARY 28, 2013. THE EASEMENTS SHOWN OR NOTED HEREON RELATE TO THIS COMMITMENT.

NOTE: EASEMENTS CREATED OR RESCINDED AFTER THIS DATE ARE NOT SHOWN OR NOTED HEREON.

TITLE REPORT SCHEDULE B EXCEPTIONS:
ITEMS CIRCLED ARE SHOWN ON MAP.

8. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS:

RECORDED: MARCH 21, 1912
RECORDING NO.: 798044

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED JULY 22, 1924 AS RECORDING NO. 1896154 OF OFFICIAL RECORDS.

NOT PLOTABLE

CERTIFICATION:

SURVEY IDENTIFICATION NO.:	2013049.00
REGISTERED LAND SURVEYOR NO.:	44634
SURVEYOR'S ADDRESS & COMPANY:	BUSH, ROED & HITCHINGS, INC. 2009 MINOR AVENUE EAST SEATTLE, WA 98102–3513
TELEPHONE:	(206) 323–4144

TO DUNN AND HOBBES LLC, A WASHINGTON LIMITED LIABILITY COMPANY; US BANK, N.A.; CHERRY STREET GROCERY, INC., A WASHINGTON CORPORATION AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6A, 7A, 7B1, 7C, 8, 9, 10B, 11A, 13, 16, 17, 18, 19, AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 15, 2013.

THE UNDERSIGNED FURTHER CERTIFIES THAT THE PROPERTY DESCRIBED THEREIN IS CONTIGUOUS AND THAT NO GAPS OR OVERLAPS EXIST BETWEEN SUBJECT PROPERTY LINES AND NEIGHBORING PARCELS, AND THAT NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, BUILDING ADDITIONS, PROPOSED RIGHT OF WAY CHANGES, STREET OR SIDEWALK CONSTRUCTION, WETLANDS OR ILLICIT DUMPING WAS DISCOVERED OVER THE COURSE OF PERFORMING THIS SURVEY.

DATE OF PLAT OR MAP: March 26, 2013

JAMES M. HARPER, P.L.S. NO. 44634

THE ABOVE CERTIFICATE IS BASED UPON WORK PREPARED IN ACCORDANCE WITH GENERALLY ACCEPTED PROFESSIONAL SURVEY PRACTICE. WE MAKE NO OTHER WARRANTY, EITHER EXPRESSED OR IMPLIED.

JOB NO. 2013049.00

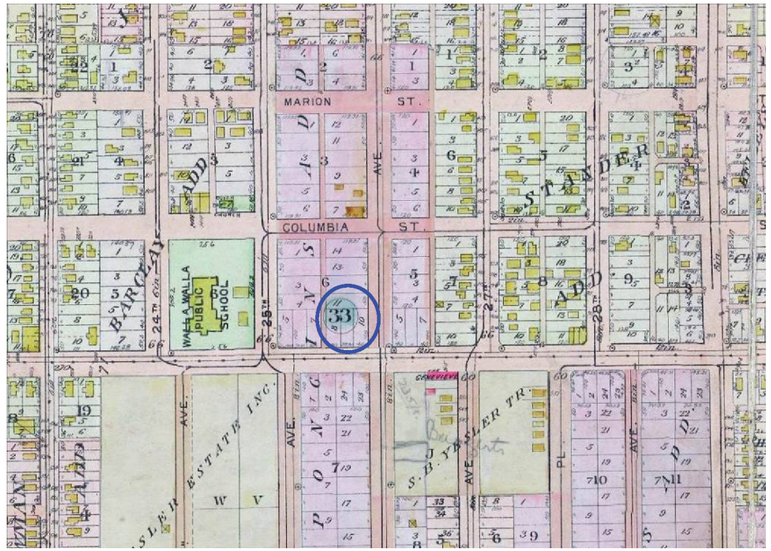
JAMES M. HARPER — 44634 — REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF WASHINGTON

BUSH, ROED & HITCHINGS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
2009 MINOR AVE. EAST
SEATTLE, Washington
98102–3513
(206) 323–4144
FAX (206) 535–7536
WEBSITE: BRHINC.COM

NO	REVISION	DATE

A.L.T.A./A.C.S.M. LAND TITLE SURVEY
2516 & 2518 CHERRY ST.
DUNN & HOBBES LLC
SEATTLE — KING COUNTY — WASHINGTON

drawn by	checked by
BED	JMH
scale	date
1"=10'	03/26/13
job no.	
2013049.00	
sheet 1 of 1	



Excerpt from 1912 Baist Map, sheet 5. Project site encircled. Map courtesy DorpatLamontSherrard.



1961 aerial photo looking south with Garfield High School in upper left corner. Project site encircled. Photo courtesy of Seattle Municipal Archives (SMA 66211).



Tax accessor's photograph of project site, 2518 E. Cherry St, ca 1937.



Tax accessor's photograph of project site, 2514-16 E. Cherry St, ca 1951.



Tax accessor's photograph of project site, 2514-16 E. Cherry St, ca 1956.

HISTORIC CONTEXT

The project site, consisting of two adjacent parcels, is located within Seattle's Central Area (also known as the Central District). The parcels are encircled in the map and aerial photograph to the left. The following summary of the development of the Central Area is extracted from the Appendix A Report for the project, prepared by BOLA Architecture + Planning.

Initially a logging site, a 40 block area between Cherry and Union Street and 10th and 20th Avenues was platted in 1870. Transportation routes through the area connecting downtown and Lake Washington sparked further development in the late 19th and early 20th century. Cherry Street supported streetcar lines up until at least 1941. The area grew into a working and middle class residential neighborhood, supported by religious institutions, hospitals, schools, fire stations, a public library and other neighborhood services located along early trolley and streetcar lines.

Following the settlement of William Gorse, an early African American pioneer, the Central Area became home to African Americans. Census data from the early 20th century indicates that the Central Area was ethnically diverse, home to Japanese, Jewish, Polish, Russian, Scandinavian, Balkan, German, Italian and other minority groups. Restrictive housing covenants prevented many minority groups from leasing or purchasing land outside of the Central Area. As a result of these discriminatory real estate practices, the Central Area remained more diverse than the rest of the city, which became increasingly homogenous.

City planning, housing programs, and community groups renewed development efforts in the Central Area following a post-war era of disinvestment in the neighborhood due to redlining practices. The African American population in the Central Area peaked at 79% of all residents by the time Seattle passed the 1968 Fair Housing Act. The neighborhood revival became apparent in the 1990s, with increased investment in housing and businesses. The African American population declined dramatically between 1980 and 2000, possibly encouraged by increased housing choices due to anti-discrimination legislation, but also due to shifting demographics and economy. Despite the shift, recent immigrants from North Africa, Mexico, Central America, and Southeast Asia have settled in the Central Area, maintaining the diversity of the neighborhood.

OCCUPANT HISTORY

2518 E. CHERRY ST. (APN 684070-0215)

YEAR BUILT 1923

OCCUPANTS
Glazer's Grocery & Delicatessen
Jordan's Drug & Grocery

2514-16 E. CHERRY ST. (APN 684070-0210)

YEAR BUILT 1955

OCCUPANTS
Baby Formula Services & Legal Services Center
La Louisiana Restaurant
JoAnna's Soul Cafe & Jazz Club

EXISTING BUILDINGS ON SITE

2514-16 E. CHERRY ST.
(APN 684070-0210)

YEAR BUILT	1955
LOT AREA	4,000 SF
GROSS AREA	2,621 SF
CURRENT OCCUPANT	TWILIGHT EXIT RESTAURANT/LOUNGE
STORIES	1
PARKING	0

2518 E. CHERRY ST.
(APN 684070-0215)

YEAR BUILT	1923
LOT AREA	4,000 SF
GROSS AREA	2,672 SF
CURRENT OCCUPANT	TANA MARKET GROCERY
STORIES	1
PARKING	0

The proposed development encompasses two parcels, each with a single-story commercial building. The Twilight Exit, a restaurant and lounge, is located on the western property along the alley (2514-16 E. Cherry St.). The current entrance to the business is located on the alley. The Tana Market, a grocery store and cafe featuring Ethiopian specialty items, occupies the eastern property (2518 E. Cherry St.).



VIEW OF PROJECT SITE FROM ACROSS E. CHERRY ST.

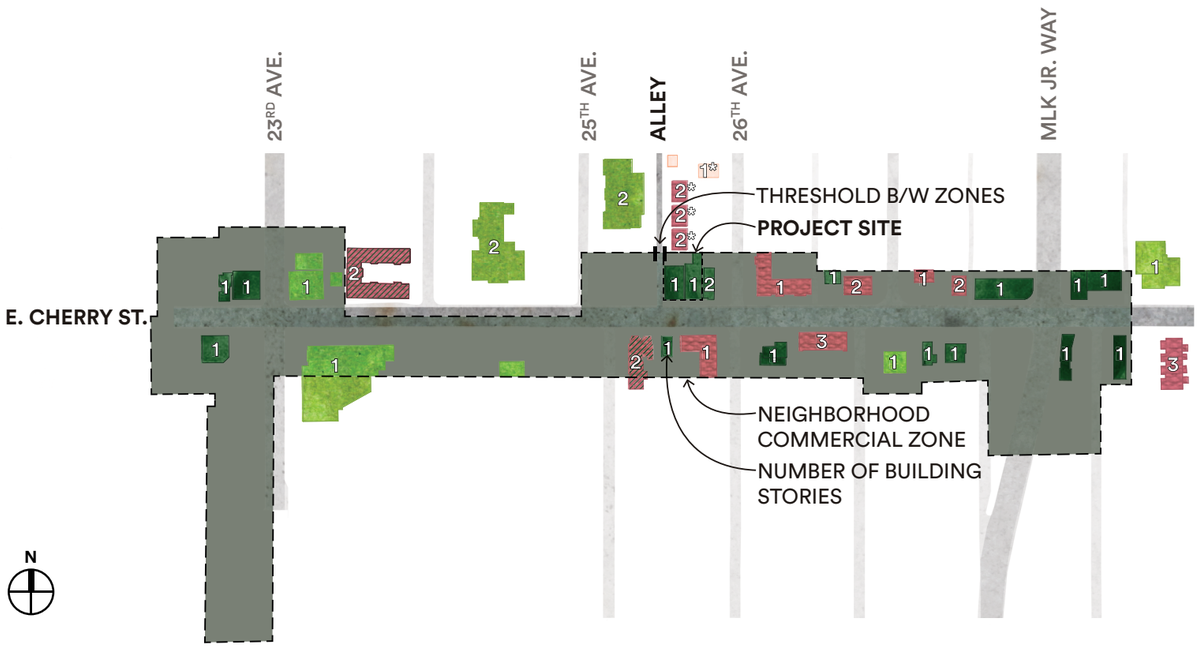


SOUTHWEST CORNER | TWILIGHT EXIT

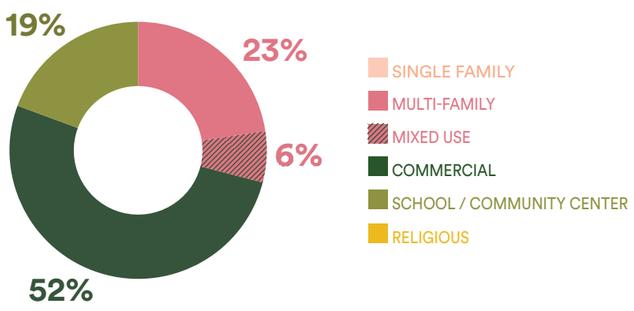


SOUTHEAST CORNER | TANA MARKET

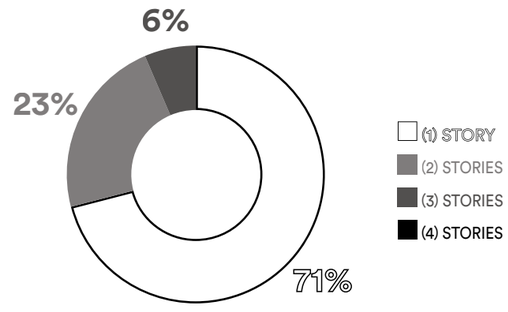
LAND USE & BUILDING HEIGHT AT E. CHERRY ST. NEIGHBORHOOD COMMERCIAL CORRIDOR



LAND USE



BUILDING HEIGHT



*PROPERTIES NOT INCLUDED IN LAND USE & BUILDING HEIGHT GRAPHS

LAND USE ALONG E. CHERRY ST.

HEART OF E. CHERRY. ST. NEIGHBORHOOD COMMERCIAL NODE

The project site is located at the heart of the E. Cherry St. neighborhood commercial zone (NC), which is highlighted in green in the diagram to the left. As indicated by the diagram, E. Cherry St. supports a mix of multi-family residential, mixed-use, commercial, schools and community buildings, with strictly commercial use buildings occupying the majority of the street.

CURRENT CONDITIONS DO NOT REFLECT ZONING POTENTIAL

The height limit of the NC zone is 40'-0", yet none of the existing buildings reflect the current zoning limits. The majority of buildings within the E. Cherry. St. corridor stand at one story tall. The proposed project will be the first building within the E. Cherry St. node to be developed to the zoning potential.

MID-BLOCK & CORNER SITE

The project site is both a mid-block and corner site, located at the northeast corner of the intersection between E. Cherry St. and the alley between 25th and 26th Avenues. Currently, there are only three buildings on the north side of the block, and they are all east of the alley. There are no buildings that face E. Cherry St. on the properties across the alley. The dry cleaning building across the alley has been demolished and the bio-remediation process initiated. A surface parking lot for the Islamic School of Seattle occupies the northeast corner of E. Cherry St. and 25th Ave.

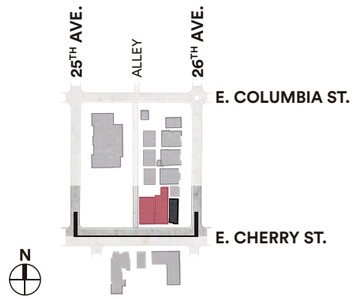
The block is more cohesive and filled in across the street from the project site. There are three buildings: two brick, multi-family residential buildings and one small, stand-alone commercial building that is currently vacant. The multi-family residential building on the southeast corner of E. Cherry St. and 25th Ave. has two retail spaces, but they are difficult to identify from the street. Both multi-family buildings on the block were built in the 1920s.

ALLEY AS ZONING TRANSITION

As a connection between the neighborhood commercial zone along E. Cherry St. and the low-rise multi-family residential zone to the north, the alley serves as the main access for six townhouse plats along the eastern edge that do not span all the way to 26th Ave. Unlike the multi-family across E. Cherry St., these buildings were built between 2006 and 2014, indicating the zoning potential of the properties to the north.

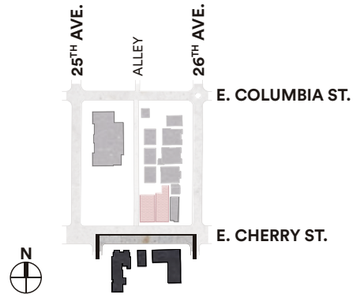
E. CHERRY ST. | NORTH ELEVATION

- SINGLE FAMILY
- MULTI-FAMILY
- MIXED USE
- COMMERCIAL
- SCHOOL / COMMUNITY CENTER
- RELIGIOUS

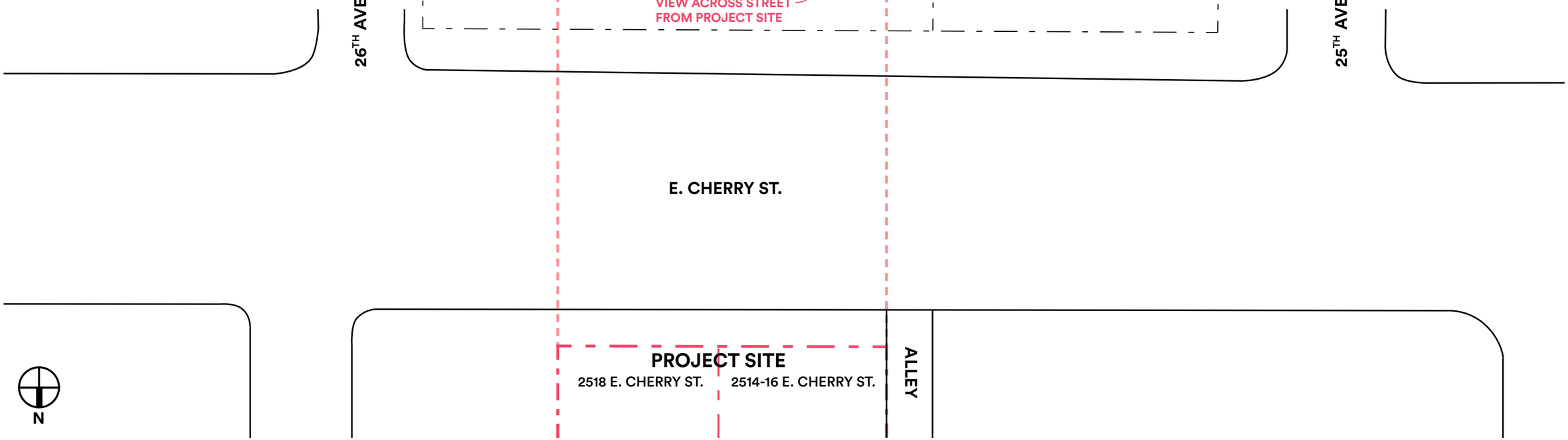




E. CHERRY ST. | SOUTH ELEVATION

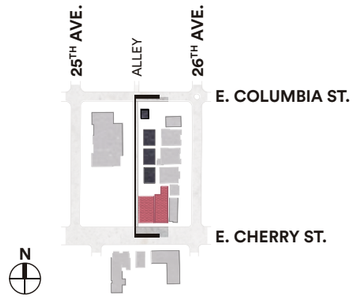


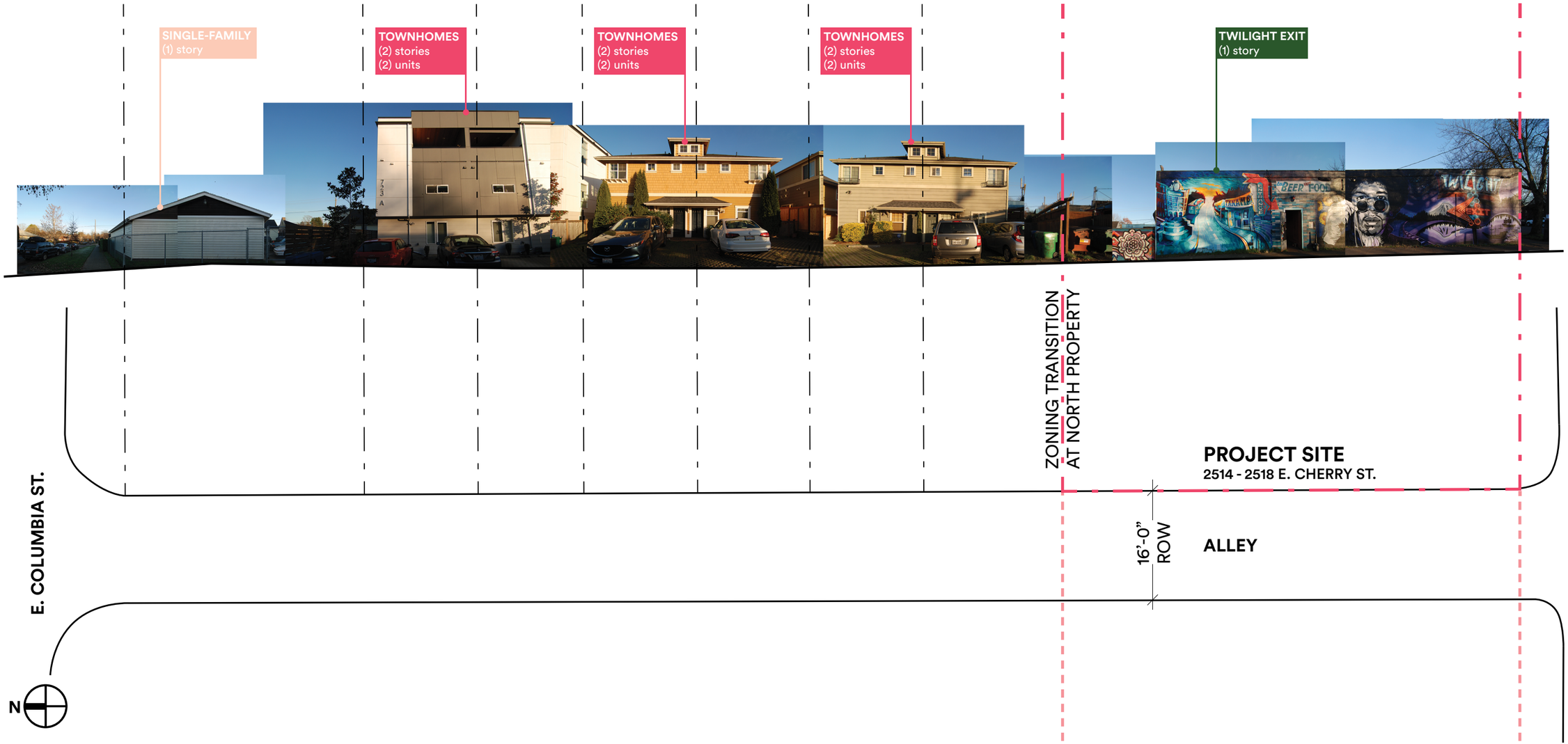




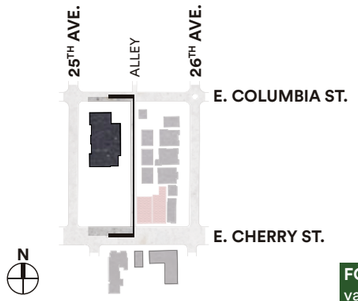
ALLEY | EAST ELEVATION

- SINGLE FAMILY
- MULTI-FAMILY
- MIXED USE
- COMMERCIAL
- SCHOOL / COMMUNITY CENTER
- RELIGIOUS





ALLEY | WEST ELEVATION



FORMER DRY CLEANER
vacant

ISLAMIC SCHOOL OF SEATTLE
(2) stories



VIEW ACROSS STREET FROM PROJECT SITE

ZONING TRANSITION AT NORTH PROPERTY

E. CHERRY ST.

ALLEY

PROJECT SITE
2514 - 2518 E. CHERRY ST.

E. COLUMBIA ST.

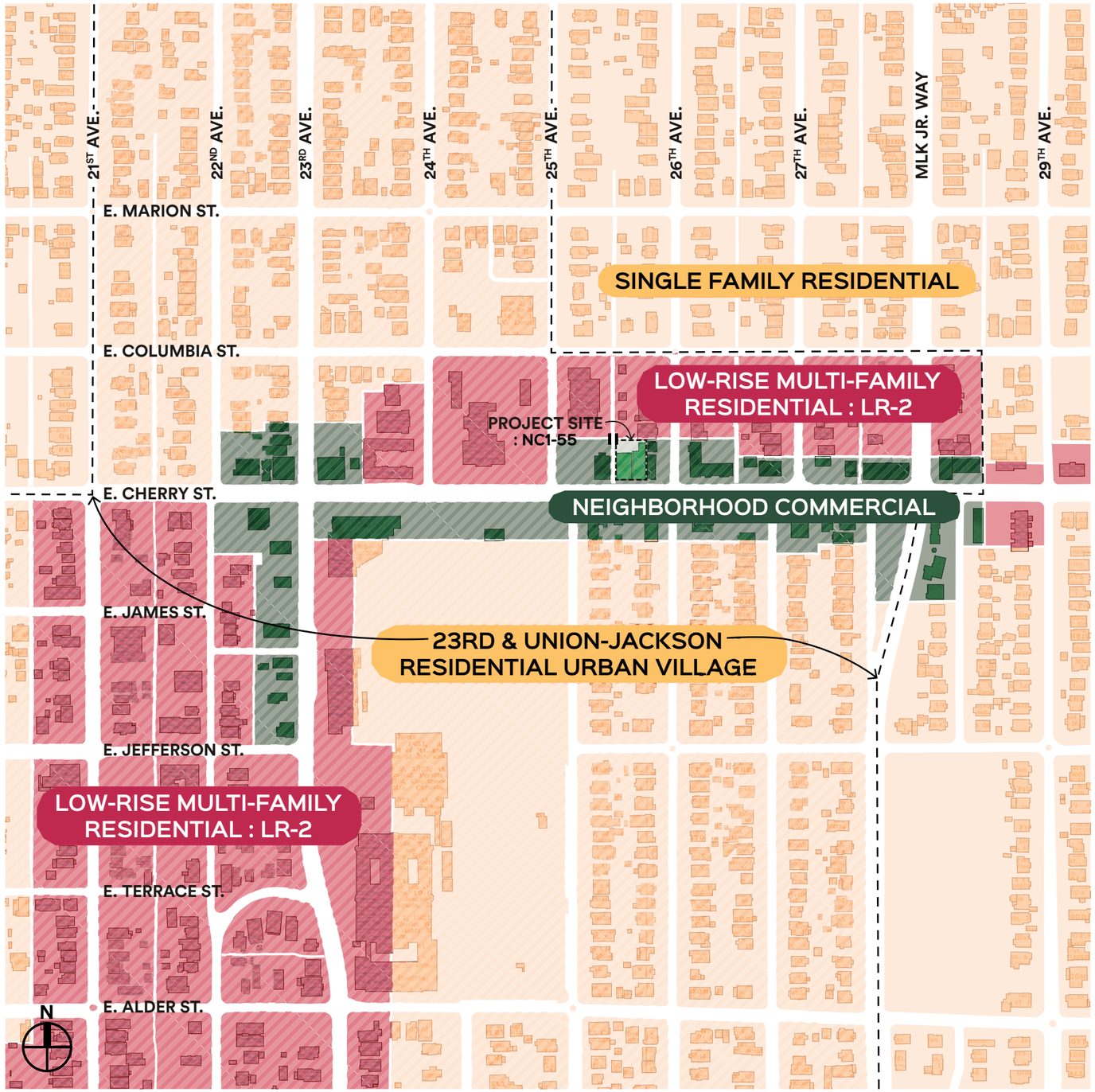
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ZONING & URBAN VILLAGE MAP

ZONE	NC1-40
URBAN VILLAGE	23RD & UNION-JACKSON 517 acres; 0.8 square miles
FAR	3.25 (pursuant to SMC 23.47A.013)
DENSITY	NO LIMIT
MHA	M - high (NC1-55)
RESIDENTIAL	7% OF UNITS or $22.03 / SF
COMMERCIAL	5% OF AREA or $8.68 / SF
PARKING	NO REQUIREMENT

ZONING TRANSITION AT NORTH PROPERTY LINE

A mix of neighborhood commercial and residential zones characterizes the immediate surroundings of the proposed development. The proposed development lies at the center of the neighborhood commercial zone along E. Cherry St. that stretches from 22nd Ave. to MLK Jr. Way, and turns two blocks south along 23rd Ave. Bordering the project site to the north is a low-rise multi-family residential zone. This adjacency results in upper level setbacks at the project site, which are outlined in the Site Strategy on pages 23 and 24. The alley that borders the project site to the west connects the neighborhood commercial zone along E. Cherry St. to the residential zones to the north.



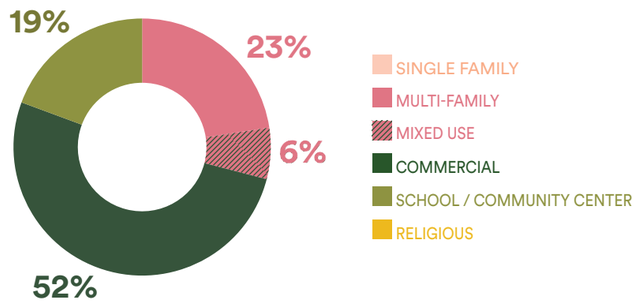


LAND USE

The neighborhood commercial corridor along E. Cherry St. and 23rd Ave. supports a mix of multi-family residential, mixed use, commercial, school and community service uses. The majority of the surrounding blocks are occupied by single family residences despite the multiple blocks that are zoned multi-family.

The project site's location within an urban village and the close proximity of several schools, community centers, green space and large employment centers, such as the Swedish Cherry Hill Campus, makes the immediate neighborhood a prime location to incorporate multi-family residential while retaining and expanding on the commercial use on site.

LAND USE ON E. CHERRY ST. B/W 22ND AVE. & MLK JR. WAY



TRANSPORTATION

4 BUS ROUTES w/in 5-minute walk radius (0.25 miles)

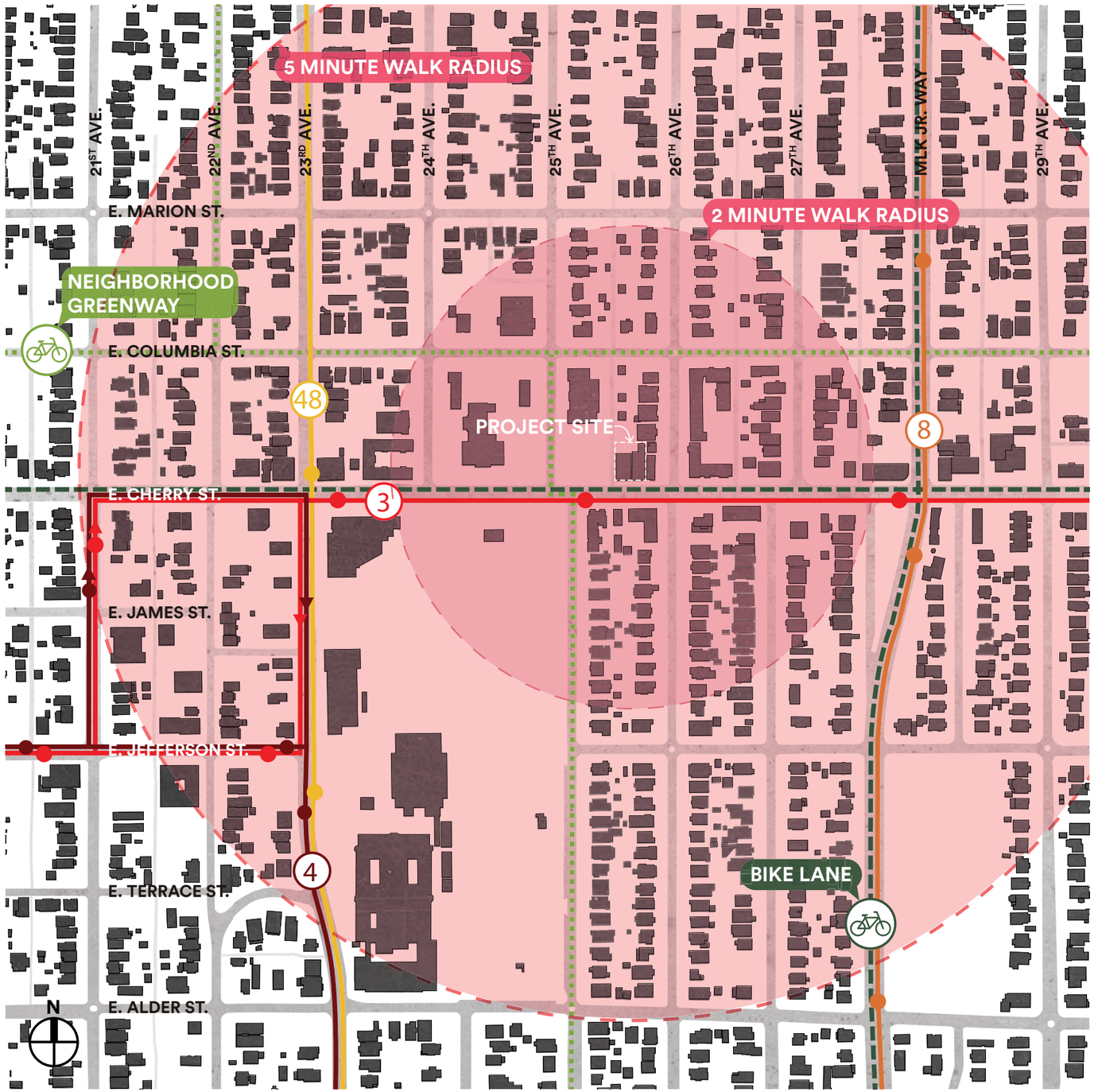
3 GREENWAYS 22nd Ave.
E. Columbia St.
25th Ave.

2 BIKE LANES E. Cherry St.
MLK Jr. Way

Located at the heart of the city, the Central Area neighborhood is well connected to greater Seattle. The project site itself is located along King County metro bus route 3, with an east-bound stop across the street. Routes 48, 8, and 4 are within the 5 minute walking radius (0.25 miles) and connect the site directly to several other neighborhoods including Capitol Hill, University District, Mt. Baker, First Hill, Downtown, and Queen Anne.

The project site is also accessible via bicycle. There are three designated greenways within the immediate surroundings, two of which travel just west and north of the site along 25th Ave. and E. Columbia St., respectively. There are protected bike lanes on E. Cherry St. and MLK Jr. Way. The E. Cherry St. bike lane provides direct access to the Swedish Cherry Hill Campus 8 blocks away from the project site, at 18th Ave. The greenway to the north and bike lane to the south of the project site highlights the alley as an ideal bicycle access point for the proposed development.

Urban Villages are areas within the city that support the most growth, offering a balance of housing and employment opportunities. Due to the area's walkability and reliable transit access, parking is not required within urban villages; instead, developers are given the choice about how much parking they need to serve their tenants. The project team is electing not to provide parking in order to increase the residential unit affordability.





SOUTHWEST CORNER OF PROJECT SITE



SOUTHEAST CORNER OF PROJECT SITE



ACROSS THE ALLEY FROM PROJECT SITE



HARVEY APARTMENTS



COYOTE CENTRAL



ACROSS E. CHERRY ST. FROM PROJECT SITE



SOUTHWEST CORNER OF 25TH & E. CHERRY ST.

PEDESTRIAN EXPERIENCE

LACK OF TRANSPARENCY AT STREET LEVEL

The majority of buildings along E. Cherry St. are one story tall, as is the case with the two existing buildings on site. The existing conditions at the street level present a challenge in connecting the interior commercial spaces to the pedestrian realm outside. While the Tana Market building has a significant amount of glazing along the street, there are limited views to the interior due to the internal arrangement and window advertising. Half of the street-facing façade of Twilight Exit is glazing but it is highly reflective and the interior shades remain drawn around the clock. The entrance for the restaurant is off the alley, which is an entirely opaque facade. Increasing the transparency at the ground level commercial is an opportunity for the project to connect to the public realm.

MATURE TREES & PAVED PLANTING STRIPS

The 6'-0" wide sidewalk is located immediately adjacent to the southern property line of the project site and meets the Seattle Department of Transportation's (SDOT) width requirement for a minor arterial street. The 5'-0" planting strip between the sidewalk and the curb, also meeting the SDOT width requirement, has two mature street trees in front of the project site, but the majority is paved surface. There are two bike racks in front of the existing businesses. The rest of the street takes on a similar character, with sparsely vegetated planting strips except for the mostly mature street trees. The planting strip is an opportunity for the proposed development to enhance the pedestrian experience along E. Cherry St.

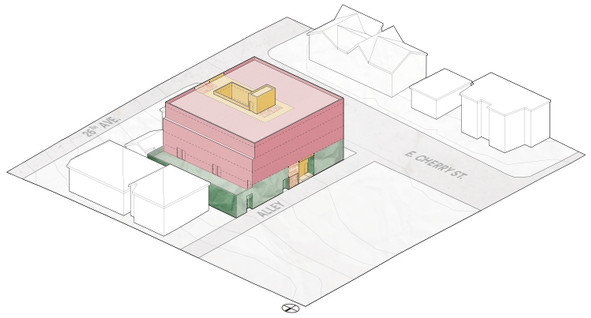
ZONING CODE SUMMARY

CATEGORY	CODE SECTION	REQUIREMENT	NOTES
ZONING INFORMATION	ZONE:	NC1-40	PER DATE OF EDG APPLICATION: 02.10.2019
	PREVIOUS ZONE:	NONE	
	ZONES ADJACENT:	LR-2	ACROSS NORTH PROPERTY LINE
	URBAN VILLAGE:	23RD & UNION-JACKSON (RESIDENTIAL URBAN VILLAGE)	
	FREQUENT TRANSIT:	YES	PER “FREQUENT TRANSIT SERVICE AREA MAP”
	PEDESTRIAN ZONE:	NO	
	PARKING FLEX AREA:	YES	
	ALLEY:	16' ALONG WEST PROPERTY LINE	
	ECA:	NONE	
	MHA:	N/A	
	DESIGN REVIEW:	YES	
STREET-LEVEL DEVELOPMENT STANDARDS	23.47A.008	A.2.B: 20’ MAX WIDTH BLANK SEGMENTS OF STREET FACING FACADE A.2.C: BLANK SEGMENTS MAY NOT EXCEED 40” OF STREET FACADE WIDTH B.2.A: 60% MIN. OF STREET LEVEL FACADE SHALL BE TRANSPARENT B.3.A: COMMERCIAL SPACES SHALL HAVE MIN. 30' AVG. DEPTH, 15' MIN. DEPTH B.4: COMMERCIAL STREET LEVEL USES SHALL HAVE 13' MIN. FLOOR-TO-FLOOR HEIGHT	
STRUCTURE HEIGHT	23.47A.012	A.1.A: 40'-0" + 4'-0" MAX. HEIGHT INCREASE, PROVIDED THAT THE FOLLOWING CONDITION IS MET: 1) A) : MIN. 13' FL-TO-FL PROVIDED FOR NON-RESIDENTIAL USES AT STREET LEVEL C.2: 4' MAX. ABOVE HEIGHT LIMIT: OPEN RAILINGS, PLANTERS, PARAPETS C.3: 4' MAX. ABOVE HEIGHT LIMIT: SOLAR COLLECTORS C.4: ROOFTOP FEATURES WHICH MAY EXCEED HEIGHT LIMIT, MAX. 25% OF ROOF AREA: B: +15' MAX: MECHANICAL EQUIPMENT C: +16' MAX: STAIR & ELEVATOR PENTHOUSES	

ZONING CODE SUMMARY

CATEGORY	CODE SECTION	REQUIREMENT	NOTES
FLOOR AREA RATIO	23.47A.013	A.1: ALL GROSS FLOOR AREA NOT EXEMPT UNDER SUBSECTION D COUNTS TOWARD FAR TABLE A: 3.25 TOTAL FAR FOR MIXED USE (MAX. FAR 3 FOR EACH USE) D: AREA NOT COUNTED TOWARD FAR 1: UNDERGROUND STORIES OR PORTIONS OF STORIES 2: ALL PORTIONS OF STORIES NO MORE THAN 4' ABOVE GRADE, EXCLUDING ACCESS	
SETBACK REQUIREMENTS	23.47A.014	B.3: SETBACK REQ. AT LOT LINES ABUTTING LOT IN RESIDENTIAL ZONE: A: 15' FOR PORTIONS OF STRUCTURE ABOVE 13'-0" HEIGHT TO 40'-0" MAX. B: 2' ADDITIONAL SETBACK REQUIRED PER 10' HEIGHT ABOVE 40'-0" B.5: NO OPENING PERMITTED WITHIN 5' OF ABUTTING RES. ZONED LOT E.8: NO TRASH RECEPTACLES PERMITTED WITHIN 10' OF ABUTTING RES. ZONED LOT	B.3.A: DEPARTURE REQUESTED TO INCREASE HEIGHT OF SETBACK FROM 15'-0" TO 19'-10.625". B.3.B: DEPARTURE REQUESTED TO ELIMINATE THIS ADDITIONAL SETBACK REQUIREMENT SEE 5.0 DEPARTURES SECTION.
LANDSCAPING & SCREENING AREAS	23.47A.016	A.2: LANDSCAPING MUST ACHIEVE A GREEN FACTOR SCORE OF 0.3 MIN. B.1: STREET TREES ARE REQUIRED, EXISTING TREES SHALL BE RETAINED UNLESS THE DIR. OF TRANSPORTATION APPROVES THEIR REMOVAL	
AMENITY AREA	23.47A.024	A: 5% MIN. OF TOTAL GROSS FLOOR AREA IN RES. USE, EXCLUDING MECH. EQUIP. AREA A: BIORETENTION FACILITIES QUALIFY AS AMENITY AREAS B.4: COMMON AMENITY AREA: MIN HORIZ. DIMENSION: 10' MIN. AREA: 250 SF B.5: PRIVATE BALCONIES & DECKS: MIN. HORIZ. DIMENSION: 6' MIN. AREA: 60 SF	
REQUIRED PARKING	23.54.015	VEHICULAR PARKING: TABLE A, II.K: NO MIN. REQ. FOR NON-RESIDENTIAL USES IN URBAN VILLAGE & FREQ. TRANSIT SERVICE AREA TABLE B, II.M: NO MIN. REQ. FOR RESIDENTIAL USE IN URBAN VILLAGE & FREQ. TRANSIT SERVICE AREA BICYCLE PARKING: TABLE D: EATING/DRINKING: LONG-TERM: 1 PER 5,000 SF SHORT-TERM: 1 PER 1,000 SF SALES/SERVICE: LONG-TERM: 1 PER 4,000 SF SHORT-TERM: 1 PER 2,000 SF RES. MULTI-FAMILY: LONG-TERM: 1 PER UNIT SHORT-TERM: 1 PER 20 UNITS	VEHICULAR PARKING REQUIRED: NONE VEHICULAR PARKING PROVIDED: NONE BICYCLE PARKING REQUIRED: 32 L.T. + 6 S.T. BICYCLE PARKING PROVIDED: 33 L.T. + 6 S.T.

2.0 | EARLY DESIGN GUIDANCE: CONCEPTS & DEVELOPMENT



SCHEME 1 (code conforming)

GROSS BUILDING AREA	26,495SF
FAR	3.25
Residential	2.5
UNITS	30
Live/Work	0
Studios	24
1-beds	6
PARKING	
Vehicle	0
Bicycle	32[a]

OBJECTIVES

- Meet all code provisions
- Maximize buildable volume
- Maximize commercial at ground level

ADVANTAGES

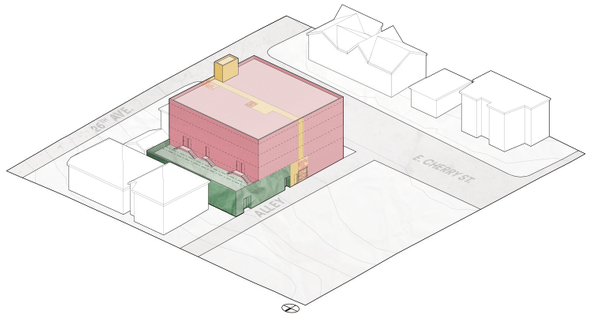
- Meets all code provisions
- North commercial entrance off alley extends pedestrian experience
- Landscaped amenity created by upper level setback provides privacy buffer
- Lightwell provides natural daylight at residential levels

CHALLENGES

- Upper level setback draws unwanted attention to north facade
- Commercial at north results in blank wall facing adjacent property

DEPARTURES

- None



SCHEME 2 (code conforming)

GROSS BUILDING AREA	26,889 SF
FAR	3.25
Residential	2.5
UNITS	34
Live/Work	4
Studios	24
1-beds	6
PARKING	
Vehicle	0
Bicycle	36[a]

OBJECTIVES

- Meet all code provisions
- Integrate Live / Work units into current eclectic character of E. Cherry St.
- Establish strong urban edges

ADVANTAGES

- Street-facing residential lobby promotes human interaction at street-level
- North commercial entrance off alley extends pedestrian experience
- Landscaped amenity created by upper level setback provides privacy buffer

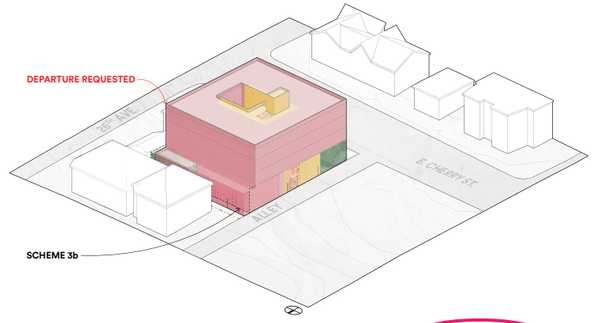
CHALLENGES

- L/W units at street not tall enough for lofts, resulting in residential at street
- Street facing residential lobby occupies valuable commercial frontage
- Commercial at north results in blank wall facing adjacent property

DEPARTURES

- None

*SUPPORTED SCHEME PER EARLY DESIGN GUIDANCE, 11.03.2020



SCHEME 3

	a	b (preferred)*
GROSS BUILDING AREA	26,424 SF	26,518 SF
FAR	3.25	3.25
Residential	2.5	2.5
UNITS	38	36
Live/Work	5	3
Studios	21	21
1-beds	12	12
PARKING		
Vehicle	0	0
Bicycle	40[a]	37[a]

OBJECTIVES

- Support mixed-use character of E. Cherry St.
- Respect adjacent residential zone
- Establish strong urban edges

ADVANTAGES

- Live / Work along north more private and opportunity for lofts
- Pulling back from north lot line provides buffer between adjacent residential
- Landscaped amenity created by upper level setback provides privacy buffer
- Lightwell provides natural daylight and air at residential levels

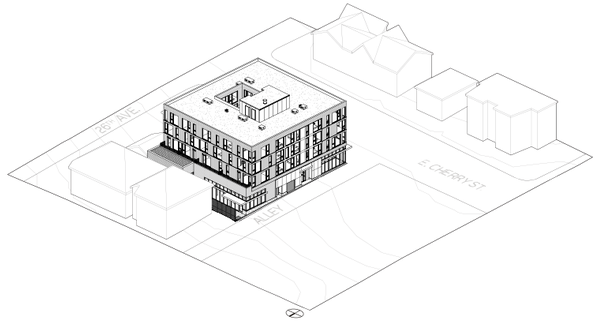
CHALLENGES

- Difficult to establish strong urban edges without requested departure

DEPARTURES

- SMC 23.47A.014.B.3.b: Additional 2'-0" setback for every 10'-0" abv. 40'-0"
- SMC 23.47A.014.B.3.a: 15'-0" setback abv. 13'-0" (Scheme 3b only)

*Scheme 3 was refined during EDG review and an alternate preferred Scheme 3b was added



ADR (PREFERRED SCHEME 3b, DEVELOPED)

TOTAL BUILDING AREA	25,685 SF
FAR	3.14
Residential	2.44
UNITS	30
Studio	15
1 Bedroom	6
1 Bedroom + Den	6
2 Bedroom	3
PARKING	
Vehicle	0
Bicycle, long term	32
Bicycle, short term	6

OBJECTIVES

- Support mixed-use character of E. Cherry St.
- Respect adjacent residential zone
- Establish strong urban edges

ADVANTAGES

- Bio-planter created by upper level setback provides privacy buffer
- Courtyard provides increased natural daylight and fresh air at residential levels.
- Maintain existing local business, Twilight Exit

CHALLENGES

- Departures required in order to achieve design objectives and priorities.
- Maintain existing local business, Twilight Exit

DEPARTURES

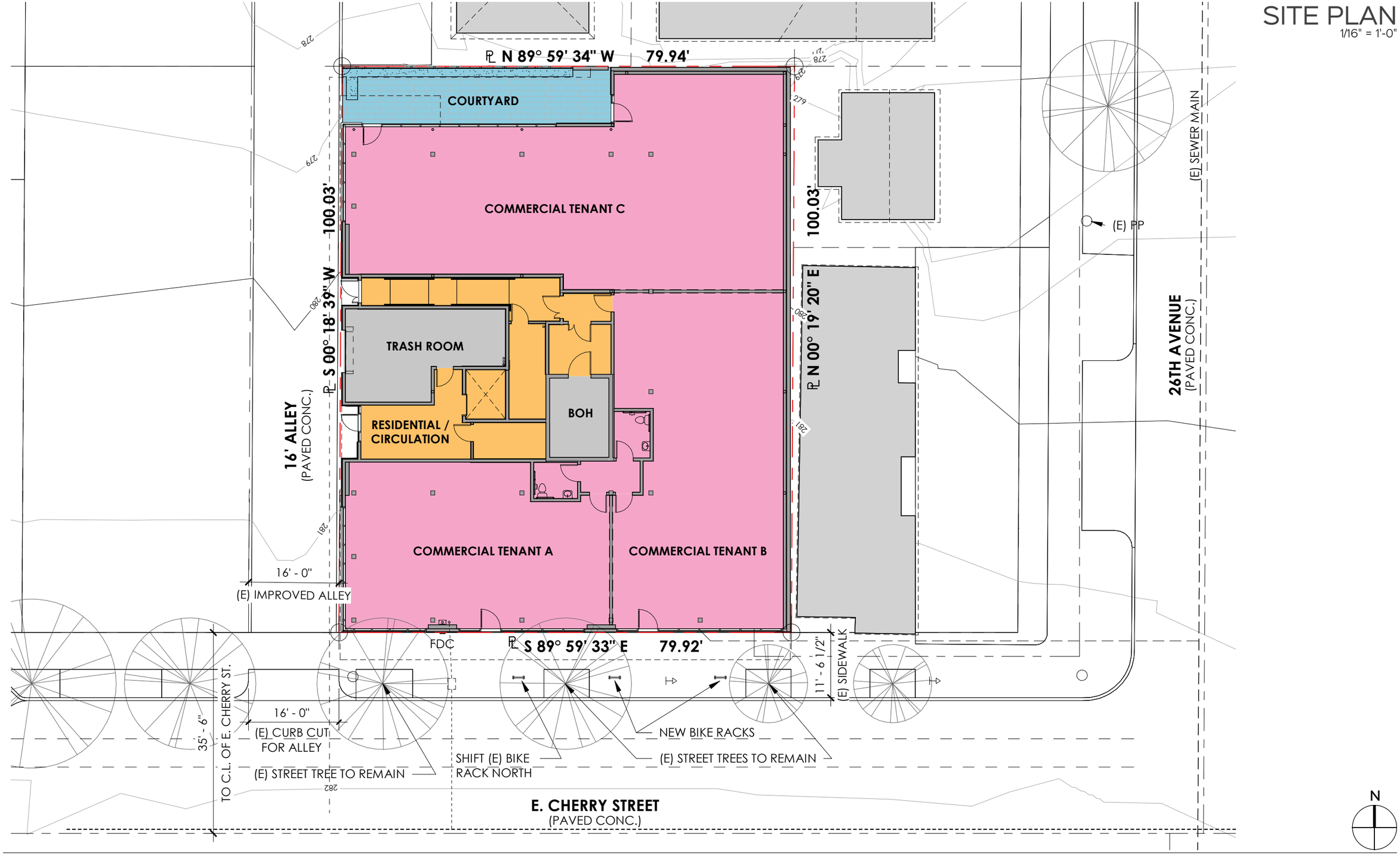
- SMC 23.47a.014.B.3.A: 15'-0" setback for portions of structure above 13'
- SMC 23.47a.014.B.3.B: 2'-0" additional setback per 10' of height above 40'
- SMC 23.47a.011.E.1: Outdoor sales and/or service of food or beverages shall be located at least 50' from a lot in a residential zone

[a]Bicycle parking requirements per SMC 23.54.015 Table D for multi-family residential and eating & drinking establishments

3.0 | DESIGN DEVELOPMENT

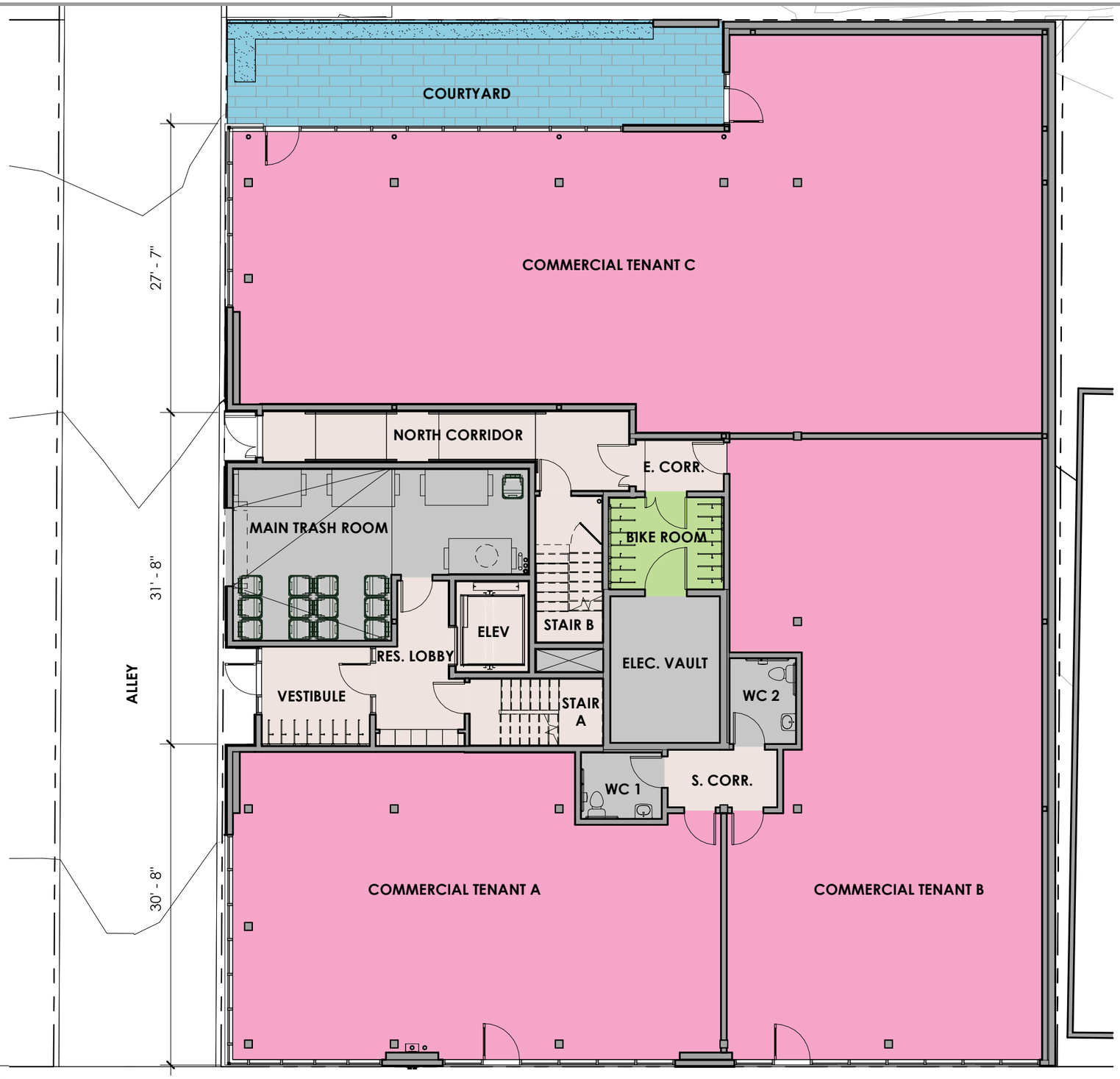
SITE PLAN

1/16" = 1'-0"



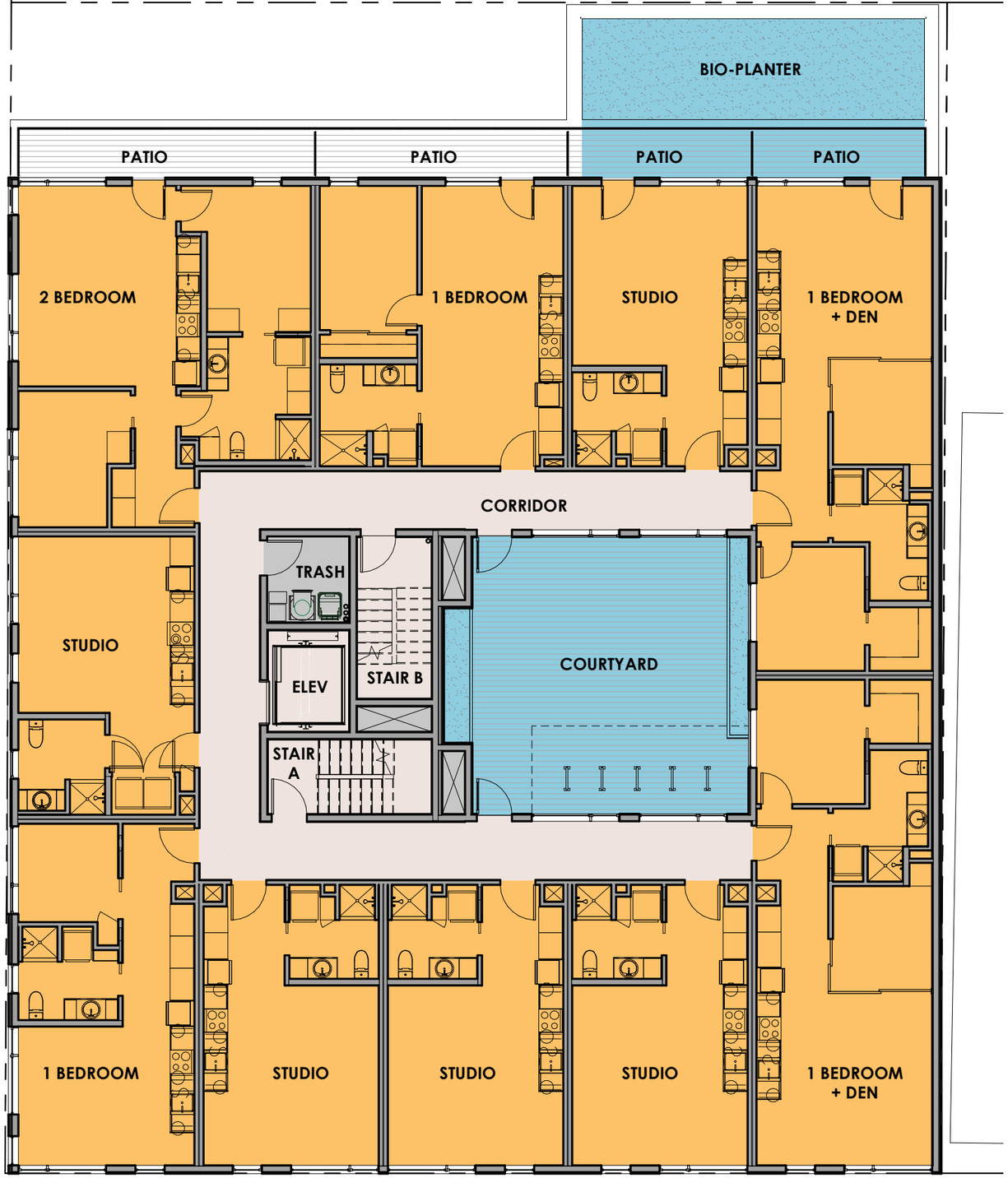
FLOOR PLAN - LEVEL 1

1/32" = 1'-0"



FLOOR PLAN - LEVEL 2

1/32" = 1'-0"



N

FLOOR PLAN - LEVELS 3-4

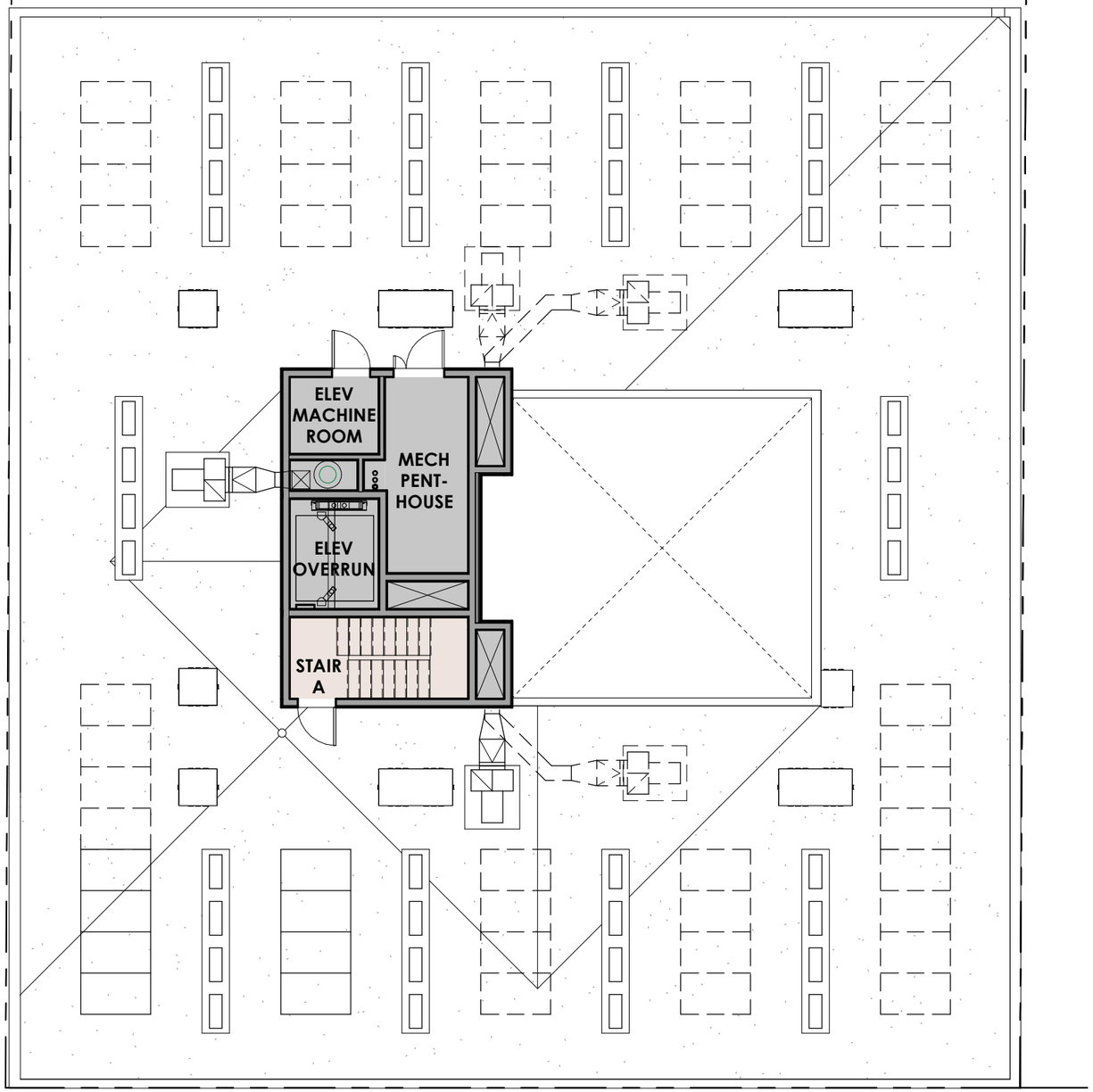
1/32" = 1'-0"



N

FLOOR PLAN - ROOF

1/32" = 1'-0"



N

BUILDING ELEVATION - SOUTH

1/32" = 1'-0"



BUILDING ELEVATION - WEST

1/32" = 1'-0"



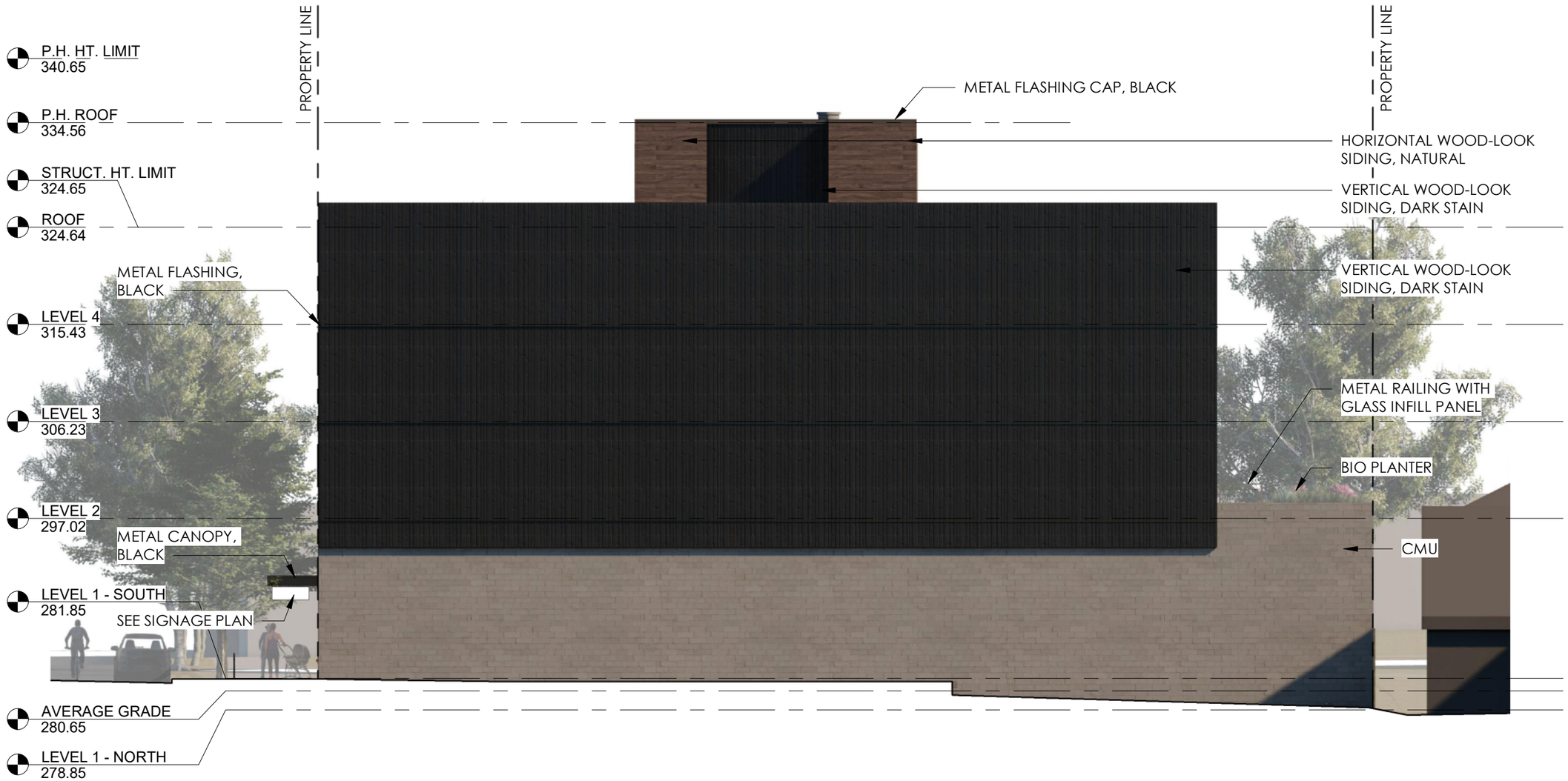
BUILDING ELEVATION - NORTH

1/32" = 1'-0"



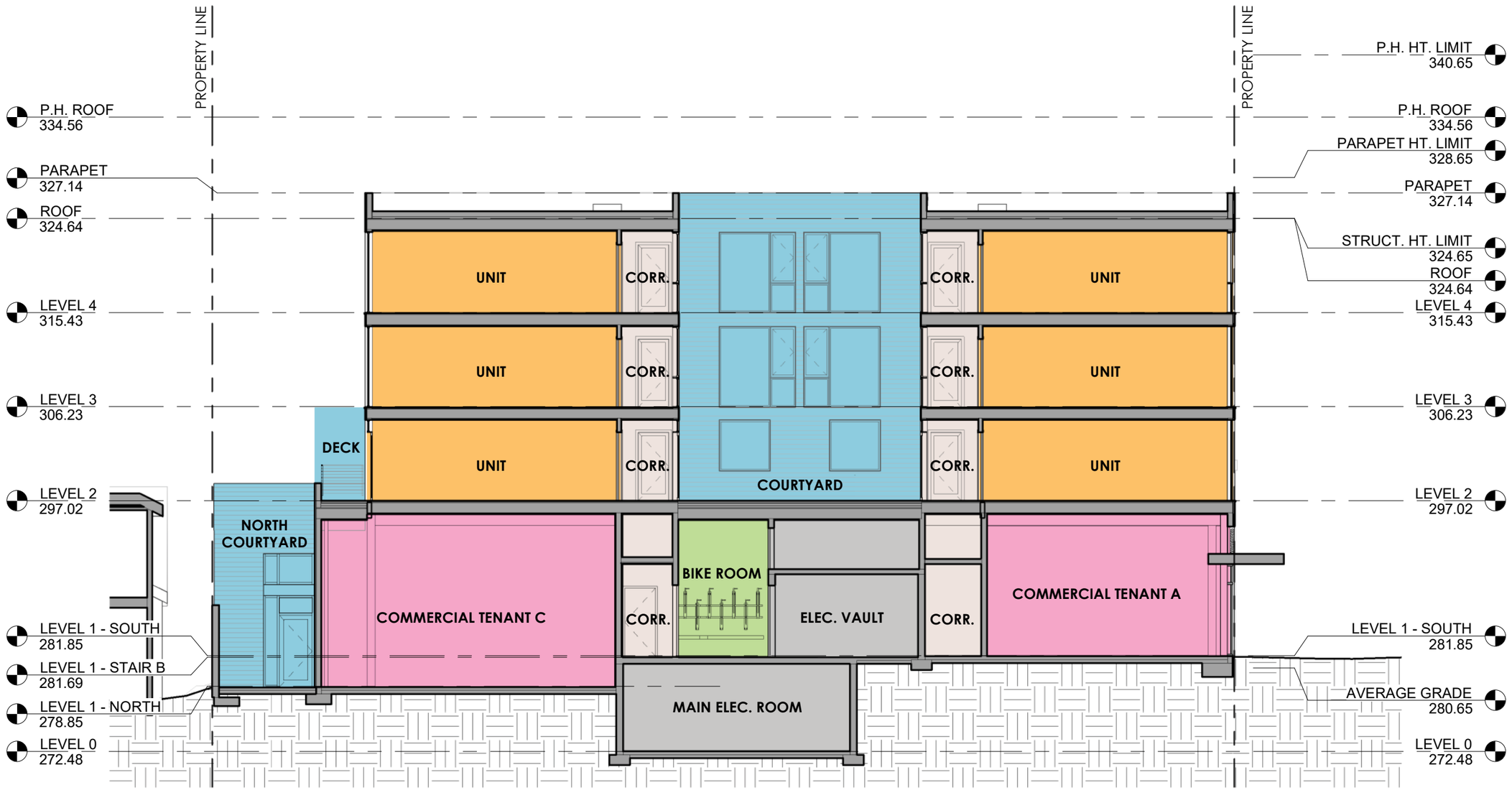
BUILDING ELEVATION - EAST

1/32" = 1'-0"



BUILDING SECTION - NORTH/SOUTH

1/32" = 1'-0"



BUILDING SECTION - EAST/WEST

1/32" = 1'-0"



VIEW OF SOUTHWEST CORNER FROM CHERRY ST.



VIEW OF SOUTHWEST CORNER FROM CHERRY ST.



VIEW OF NORTHWEST CORNER FROM ALLEY



VIEW OF NORTHEAST CORNER FROM ADJACENT LOT



LANDSCAPE PLAN

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
	Acer circinatum	Vine Maple	1.5" Cal.	3	GF Small Tree

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
	Buxus sempervirens `Green Tower`	Green Tower Boxwood	1 gal	9	GF Plant List, DT, +24"
	Carex obnupta	Slough Sedge	1 gal.	52	GF Plant List, Native, +24"
	Clematis armandii	Evergreen Clematis	1 gal	7	GF Plant List, DT, +24"
	Cornus sanguinea `Midwinter Fire`	Midwinter Fire Bloodtwig Dogwood	2 gal	3	GF Variety, DT, +24"
	Cornus sericea `Kelseyi`	Kelseyi Dogwood	1 gal	14	GF Plant List, DT, +24"
	Juncus effusus	Soft Rush	1 gal	44	GF Plant List, Native, +24"
	Mahonia eurybracteata `Soft Caress`	Mahonia Soft Caress	2 gal	7	DT, +24"
	Polystichum munitum	Western Sword Fern	1 gal.	10	GF Plant List, DT, +24"
	Sarcococca ruscifolia	Fragrant Sarcococca	1 gal.	1	GF Plant Variety, DT, +24"
	Scirpus microcarpus	Small-fruited Bulrush	1 gal	31	GF Plant List, Native, +24"

GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
	Arctostaphylos uva-ursi	Kinnikinnick	1 gal.	11	GF Plant List, DT, Native

COS STANDARD STREET TREE CLEARANCE

3½' Face of the curb
5' Underground utility lines
10' Power Poles (15 feet recommended)
7½' Driveways (10 feet recommended)
20' Street lights or other existing trees
30' Street intersections

KEY

GF = Green Factor
DT = Drought Tolerant
+24" = Taller than 24" at maturity

*Any changes to plant list, plant sizes, planting areas or other landscape elements must be reviewed by Landscape Architect.



PACIFIC LANDSCAPE ARCHITECTURE | allied8

LANDSCAPE CONCEPTS


ACER CIRCINATUM - VINE MAPLE


ACER PLATANOIDES WARRENRED - PACIFIC SUNSET MAPLE


ARCTOSTAPHYLOS UVA URSI - KINNIKINNICK


BUXUS SEMPERVIRENS 'GREEN TOWER' - GREEN TOWER BOXWOOD


SCIRPUS MICROCARPUS - SMALL FRUITED BULRUSH


CAREX OBNUPTA - SLOUGH SEDGE


CLEMATIS ARMANDII - EVERGREEN CLEMATIS


CORNUS SERICEA 'KELSEYII' - KELSEYI DOGWOOD


JUNCUS EFFUSUS - SOFT RUSH


MAHONIA EURYBRACTEATA 'SOFT CARESS' - MAHONIA SOFT CARESS


CORNUS SANGUINEA 'MIDWINTER FIRE' - MIDWINTER FIRE BLOODTWIG DOGWOOD


POLYSTICHUM MUNITUM - WESTERN SWORD FERN


SARCOCOCCA HOOKERIANA 'HUMILIS' - FRAGRANT SAROCOCCA

SIGNAGE PLAN & CONCEPTS

DESIGN CONTEXT FOR LARGE-SCALE VISUAL ART OPPORTUNITY

FUTURE ART OPPORTUNITY

The new building strives to retain the vibrancy and cultural pattern of the existing structure. It proposes to dedicate a large area of its west/alley-facing facade to be a “canvas” for a mural or other form of visual art, to serve much like the existing one does today:

- As an articulation of the alley as an important public-facing façade, which includes a residential lobby & commercial locale.
- As building feature or signifier – not a building name or sign but rather a landmark which nods to its historical precedent.
- As a celebration of local cultural highlights and/or artists.

GROUNDING ARTWORK IN ITS COMMUNITY

Given the history and legacy of this neighborhood, it is important to this project that the art reflect and be grounded in its community, and not be a performative cliché.

Accordingly, we are excited to be working with Marie T. Kidhe to establish an outreach plan for engaging with local artists. In addition to her work with Friends of Waterfront Seattle, Marie is an independent consultant facilitating community engagement and promoting local culture and events in and around the Central District. Her clients include The Seattle Chapter of the Black Panther Party Organizing Committee, King County Metro, Black Heritage Society of Washington, Communion Restaurant Bar & Grill, Métier Brewing Company, Wa Na Wari, 4Culture, Seattle Public Utilities, and Office of Arts and Culture.

Marie’s direction for this project will include reaching out to and working with local leaders of the art community to develop the project’s priorities which reflect the rich culture of the neighborhood. Our goal is to highlight local artists and stitch our project’s artwork into the fabric of a bigger local art movement and celebration of art all over the Central District. We envision a potentially rich alliance as well with the Garfield Superblock project that is currently being developed.

The process by which a creative concept is developed is as important as the messaging of the artwork itself. We are excited about this opportunity to work with the community’s art leadership, and we look forward to supporting a project that is connected to its community in a meaningful way.





EXISTING MURAL ON THE SITE, PAINTED IN 2018 BY ARTIST DAVID TEICHNER, AND BELOVED BY THE COMMUNITY



IMAGES TO SUGGEST THE EXTENT OF THE “CANVAS” BEING PROPOSED, BUT NO SPECIFIC CREATIVE DIRECTION

SIGNAGE PLAN & CONCEPTS



3D VIEW - SOUTHWEST CORNER, COMMERCIAL FRONTAGE, MAIN BUILDING SIGNAGE



RETAIL BLADE SIGNAGE



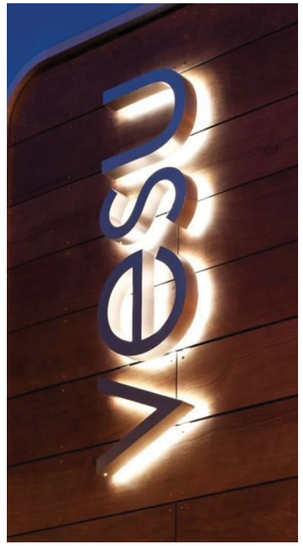
RETAIL BLADE SIGNAGE



3D VIEW - NORTHWEST CORNER, COMMERCIAL ENTRY, RESIDENTIAL ENTRY

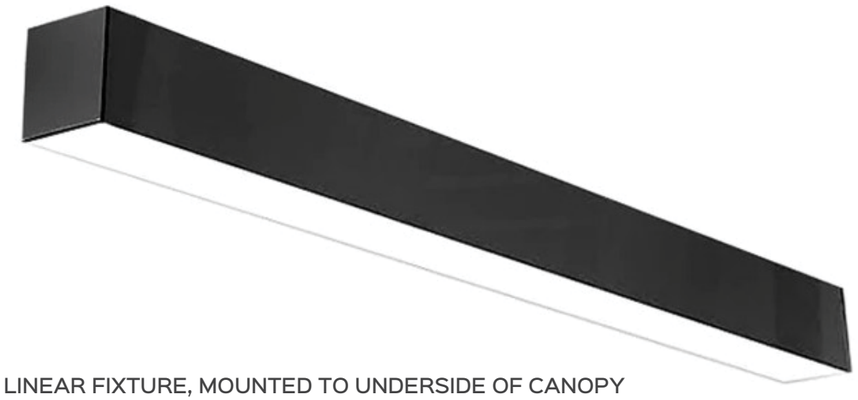


CORNER BUILDING SIGNAGE

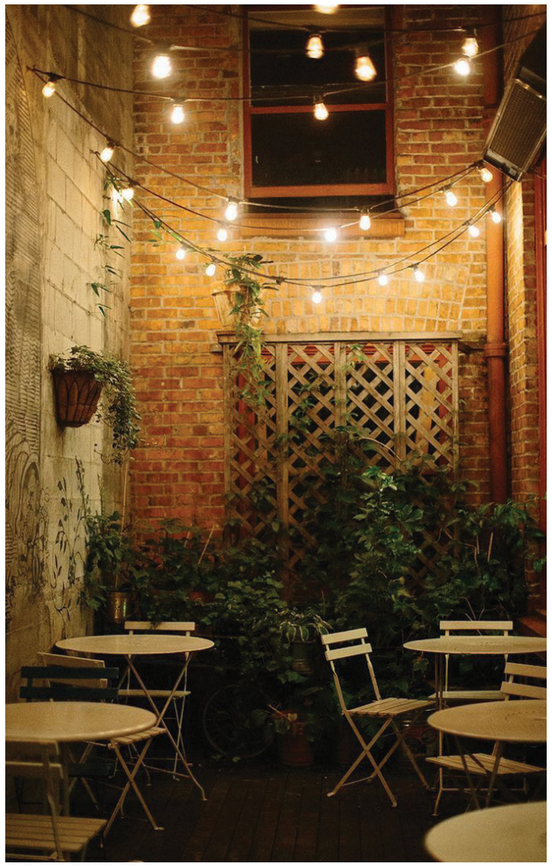


RAISED-LETTER SIGNAGE

SITE LIGHTING PLAN



LINEAR FIXTURE, MOUNTED TO UNDERSIDE OF CANOPY



CAFE LIGHTS



RECESSED CAN LIGHT



LANDSCAPE UPLIGHTING



WALL-MOUNTED UP/DOWN LIGHTING FIXTURE



DESIGN GUIDELINES

CONTEXT & SITE

CS1: NATURAL SYSTEMS & SITE FEATURES

CS1.B.1. SUN & WIND
Providing ample natural daylight and air to residential units is a project priority. The site benefits from daylight and air access at residential levels on three sides due to the alley and upper level setbacks. The buildable residential area on the upper levels is square, resulting in a large area at the center in which daylight does not reach. Internal program arrangement can locate occupied spaces along exterior walls that take advantage of solar exposure, with circulation and utility at the core and/or along the eastern party wall.

CS1.E.2. PROJECT DRAINAGE
The 15'-0" setback above 13'-0" at the north property line due to the adjacent residential lot creates an opportunity for a landscape feature that could serve the dual purpose of drainage and privacy buffer. While the surface is not at street-level, the plantings would be visible from the alley to the west of the project site, introducing greenery into the streetscape and enhancing the pedestrian experience.

CS2: URBAN PATTERN & FORM

CS2.A.2. ARCHITECTURAL PRESENCE
Located at the heart of the E. Cherry St. node within the 23rd & Union-Jackson Residential Urban Village, the project site has the opportunity to serve as a catalyst for positive, equitable development within the neighborhood. The project has the opportunity to not only incorporate multi-family housing, but contribute to the public realm by enhancing the pedestrian experience. Carefully considered design and an elevated architectural presence at this location have the potential to spark more investment along the neighborhood commercial corridor.

CS2.C.1. CORNER SITES
The project site is located along an alley, creating a corner condition. The alley provides access for the commercial space at the north side of the site. It is important for the development to hold the corner at the intersection between E. Cherry St. and the alley to provide a strong, urban edge.

CS2.1. ZONE TRANSITIONS (CADG) *
The project site, zoned NC-40, is located at the border of neighborhood commercial and low-rise multi-family residential. While the height limits are comparable with only a 10'-0" height difference, the uses and density differ. Thoughtfully oriented commercial use at the ground level can both contribute to the commercial character at E. Cherry St. while respecting the adjacent residential zone to the north. Upper level setbacks along the northern property line provide a privacy buffer between the higher and lower density sites. The horizontal surface created by the upper level setback is an opportunity to incorporate a landscape feature to serve as an additional buffer and provide visual interest.

CS3: ARCHITECTURAL CONTEXT & CHARACTER

CS3.A.3. NEIGHBORHOOD CONTEXT (CADG) *
The project development will enhance the experience of the street-level commercial spaces with high ceilings and maximum glazing, contributing to the neighborhood commercial character of the street.

PUBLIC LIFE

PL2: WALKABILITY

PL2.B.1. EYES ON THE STREET
While the block is active due to the commercial uses and public transportation, the existing buildings provide few additional eyes on the street from the interiors. Both commercial buildings on site have extremely limited sight lines to the street, with no residential component to assist in surveillance. The proposed development introduces residences above, holding tight to the south and west property lines, providing lines of sight and natural surveillance where it does not currently exist. The new development will have maximum glazing at the upper, residential levels that strike a balance between privacy and sight lines.

PL2.B.3. STREET-LEVEL TRANSPARENCY *
An important priority for the proposed development is to open up the ground level commercial spaces to the public realm at the street, encouraging human interaction and enhancing the existing character of the neighborhood commercial node. The current streetscape in front of the project site has little vegetation and no places to linger. The proposed development aims to maximize transparency, engaging the public realm. Carefully considered planting strips along E. Cherry St. provide a buffer between vehicular traffic and the pedestrian realm and are potential areas for repose and human interaction. The flat topography of the project site along E. Cherry St. allows for street-level commercial spaces to be at the same grade as the sidewalk, enhancing the connection to the street and providing accessible entries.

PL3: STREET-LEVEL INTERACTION

PL3.1. FRONTAGES (CADG) *
Open and transparent commercial frontages improve visibility and provide opportunities for human interaction with the public realm. The residential lobby and support spaces at the ground level are ideally located along the alley, pulled back from the street, maximizing the glass facade for the commercial use at the E. Cherry St. frontage and the prominent corner that turns into the alley.

DESIGN CONCEPT

DC1: PROJECT USES & ACTIVITIES

DC1.C.4. SERVICE USE
The project site has the advantage of both street and alley access, presenting an opportunity to separate service uses from the pedestrian experience along E. Cherry St. Solid waste storage will be located so as not to obstruct resident access and be screened, at a minimum, to maintain an attractive perimeter.

DC2: ARCHITECTURAL CONCEPT

DC2.1. BUILDING LAYOUT & MASSING (CADG) *
The compact project site and upper level setbacks, due to the adjacent residential lots, result in a building massing with limited design options. The square shape of the upper levels does not immediately lend itself to naturally daylit residential unit layouts, requiring buildable area to be removed for daylight access and reallocated to the ground level. To maximize FAR, and therefore have a viable project, the ground level is required to absorb more area than otherwise optimal.

The building mass holds an important urban edge along E. Cherry St., establishes a strong corner at the alley and breaks down in scale adjacent to the multi-family residential lots to the north. With only 80' of street frontage at E. Cherry St. and 85' at the upper levels along the alley, the resulting building mass is a single module, close to the defined massing modulation widths of 50' - 75'. The proposed development will use the horizontal datum between the ground level commercial and upper level residential to introduce variations in transparency and materiality.

DC2.B.1. FAÇADE COMPOSITION
The project site location along the alley is an asset, allowing an additional façade to incorporate glazing. The corner condition of the building at the intersection of the street and alley is an important urban edge, marking a gateway from the neighborhood commercial to the multi-family residential zone beyond. The project development will carry the same, high level of detail from the street façade around the corner, along the alley, and around to the North-facing façade looking out onto the North courtyard.

DC2.C.2. DUAL PURPOSE ELEMENTS
The horizontal plane created by the upper level setback adjacent to the residential zone to the north creates an opportunity for a dual purpose feature serving multiple functions. The area is used for both private decks — providing a building amenity while also serving to put additional eyes on the alley — and a bio-retention planter — adding visual interest, managing drainage on the site, and creating a privacy buffer between the upper-level residential units and the LR-2 residential property to the North.

* indicates project priorities

4.0 | DEPARTURES

DEPARTURE REQUEST SUMMARY

	CATEGORY	CODE SECTION	REQUIREMENT	DEPARTURE	RATIONALE
1	SETBACK REQUIREMENTS	23.47A.014.B.3.A	SETBACK REQUIRED AT LOT LINES ABUTTING LOT IN RESIDENTIAL ZONE: 15' FOR PORTIONS OF STRUCTURE ABOVE 13'-0" IN HEIGHT TO A MAXIMUM OF 40'	INCREASE HEIGHT ABOVE WHICH 15' UPPER LEVEL SETBACK OCCURS, FROM 15'-0" TO 20'-8".	INCREASED HEIGHT AT FIRST FLOOR ALLOWS FOR THE REQUIRED STORMWATER PLANTER TO BE LOCATED FULLY ON TOP OF GROUND LEVEL COMMERCIAL, WHILE STILL PRESERVING THE 13' COMMERCIAL CEILING HEIGHTS, AND AN AT-GRADE NORTH YARD WITH LANDSCAPE SCREENING, BOTH OF WHICH IMPROVE THE OVERALL GROUND LEVEL EXPERIENCE.
2	SETBACK REQUIREMENTS	23.47A.014.B.3.B	SETBACK REQUIRED AT LOT LINES ABUTTING LOT IN RESIDENTIAL ZONE: 2' ADDITIONAL SETBACK REQUIRED FOR EVERY 10' HEIGHT ABOVE 40'-0"	ELIMINATE THIS ADDITIONAL 2' SETBACK.	ONE PROJECT GOAL IS TO ENGAGE THE ALLEY WITH TRANSPARENCY, CIRCULATION/OPENINGS, AND A THOUGHTFUL WEST-FACING FACADE. ELIMINATING THE GRADUATED UPPER STORY SETBACK ALLOWS FOR A BOXY MASSING REFLECTIVE OF A CLASSIC INFILL MIXED-USE BUILDING TYPOLOGY. THE DESIGN PROPOSES TO INSTEAD PULL THE FACADE BACK 10'-0" FROM THE NORTH PROPERTY LINE AT GROUND LEVEL, WHERE IT HAS THE GREATEST IMPACT ON THE ADJACENT RESIDENTIAL LR-2 ZONE, FOR 47.5 LINEAR FEET OFF OF THE EXISTING ALLEY.
3	OUTDOOR ACTIVITIES	23.47A.011	E.1: OUTDOOR SALES AND/OR SERVICE OF FOOD OR BEVERAGES SHALL BE LOCATED AT LEAST 50' FROM A LOT IN A RESIDENTIAL ZONE	MAINTAIN EXISTING NONCONFORMING LOCATION FOR OUTDOOR FOOD/BEVERAGE SALES/SERVICE IN THE NORTH AT-GRADE YARD, WHICH IS LESS THAN 50' FROM LR2 ZONE, NORTH OF THE SITE.	PUBLIC COMMENT OVERWHELMINGLY EXPRESSED SUPPORT FOR THE EXISTING OUTDOOR FOOD/BEVERAGE SALES/SERVICES IN THE NORTH AT-GRADE YARD, WHICH IS NON-CONFORMING WITH RESPECT TO DISTANCE FROM ADJACENT RESIDENTIAL ZONE. THIS OUTDOOR SPACE IS ESSENTIAL TO THE VIABILITY OF A NEIGHBORHOOD FOOD/DRINK ESTABLISHMENT AND PRESERVES THE DISTINCT AND ESTABLISHED COMMERCIAL PATTERN ON THE SITE.

1 | UPPER LEVEL SETBACK ABOVE 13'-0"

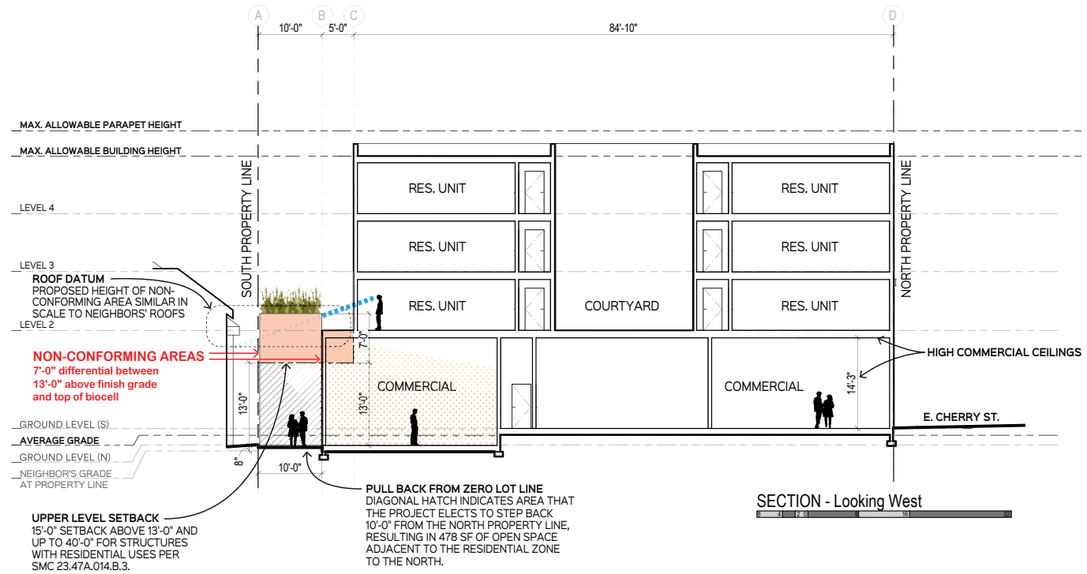
CITATION SMC 23.47A.014.B.3.a (SMC Version 02.04.2019)

REQUIREMENT 15'-0" upper level setback above 13'-0" when adjacent to residential zone

REQUEST Increase height of setback from 13'-0" to 20'-8", above which code-compliant upper level setback of 15'-0" takes place.

RATIONALE A project goal is to activate the alley adjacent to the site through building circulation and a thoughtful façade, including at the proposed North at-grade yard. Increasing the height of the first-floor structure allows for the required stormwater biocell planter to be located fully above the first floor, and thus provides for an outdoor space to be created at grade, landscape screening between adjacent zones, and overall improved ground-level experience and potential.

DESIGN GUIDELINES CADG • CS2.1. ZONE TRANSITIONS



RE-ALLOCATE PORTION OF ALLOWABLE BUILDING MASS AND INCREASE DAYLIGHT AT COMMERCIAL SPACE ON NORTH SIDE OF THE BUILDING

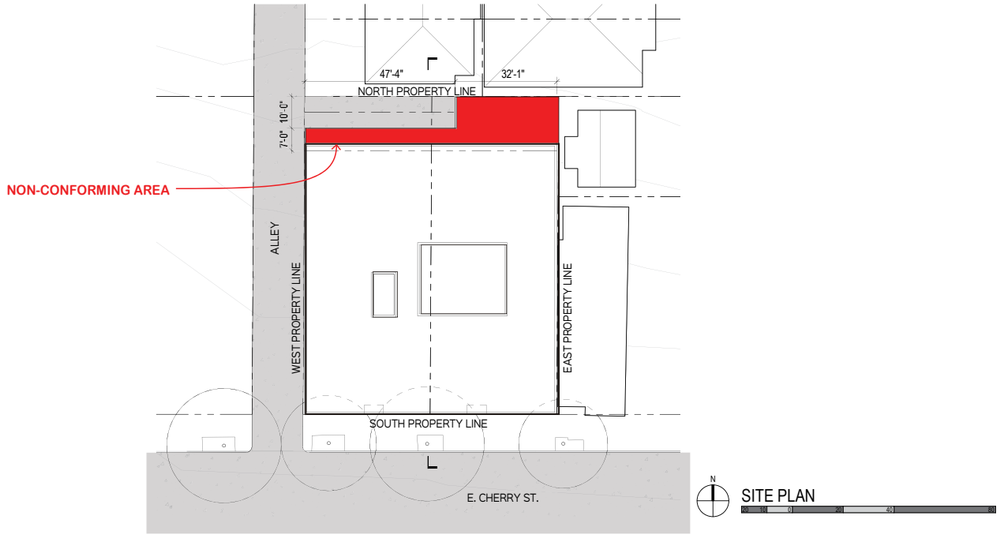
Request to depart the 13'-0" height of the 15'-0" upper level setback requirement in order to provide the partial 10-ft at-grade setback, which creates an accessible outdoor area and increases natural daylight to ground-level commercial space(s).

This outdoor yard is created by holding a portion of the North façade 10'-0" back from the North Property Line — a length of 47'-4" adjacent and perpendicular to the alley — thus creating an outdoor yard that is in approximately the same location as the current outdoor space. The current and proposed yards are both accessed directly from the alley, which supports the project goal of engaging the alley with activity, transparency, circulation, and openings. It also creates more viable commercial space with increased access to natural light.

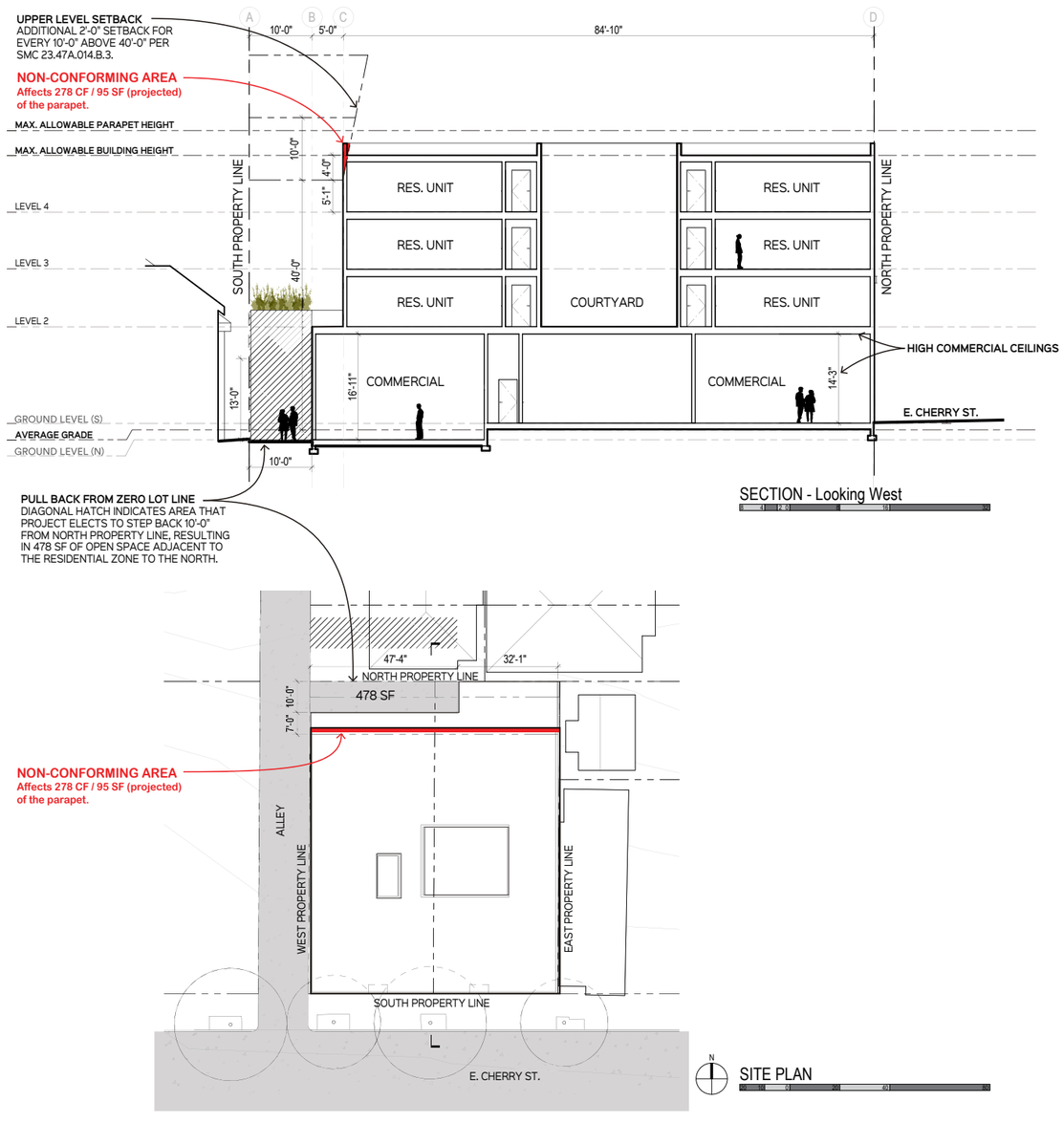
PROVIDE HEIGHT REQUIRED FOR LANDSCAPED STORMWATER RETENTION FACILITY OVER 13' HIGH COMMERCIAL LEVEL

The additional building height at ground level allows the required landscaped stormwater retention facility to be located fully above the commercial level. The 7'-8" difference in elevation between the code-required 13'-0" height and the proposed 20'-8" height accommodates the stormwater biocell depth that can support small trees and taller landscaping, while still maintaining the 13' ceiling height at ground-level commercial space(s), which is required for the 4'-0" building height bonus that this project has opted to take. These taller landscaping options provide visual interest and more thorough privacy screening between the adjacent residential zone and the north-facing residential units on the 2nd story.

Additionally, the proposed height for the upper-level setback, at approximately 20'-8" above finish grade, and approximately 18'-1" above average grade, is much more similar in height to the existing neighboring structures than the required 13'-0" height, thus taking its queues from the surrounding neighborhood character.



2 | UPPER LEVEL SETBACK ABOVE 40'-0"



CITATION SMC 23.47A.014.B.3.b (SMC Version 02.04.2019)

REQUIREMENT Additional 2'-0" setback for every 10'-0" above 40'-0"

REQUEST Eliminate additional setback required above 40'-0"

RATIONALE A project goal is to engage the alley adjacent to the site through building circulation and a thoughtful West façade facing the alley. Eliminating the upper level graduated setback allows for a more solid, boxy massing, reflective of an elegant infill Neighborhood Commercial building typology, focused on the ground-level Commercial experience, not adding additional visual clutter above with upper level graduated setbacks.

DESIGN GUIDELINES CADG • CS2.1. ZONE TRANSITIONS
CADG • CS3.1. NEIGHBORHOOD CONTEXT

The additional 2'-0" setback above 40'-0" affects the parapet of the North Elevation of the proposed design. The setback affects 278 cubic feet of the building at the parapet, or 95 square feet (projected).

FOCUS ON GROUND LEVEL EXPERIENCE

Request to depart the additional 2'-0" setback above 40'-0" to provide relief at the ground level instead of at the parapet. Recognizing that the 2'-0" additional setback does little to mitigate the impact on the neighboring properties to the north in this case, the design instead focuses on the pedestrian experience closer to the ground. The proposed design holds a portion of the North façade 10' back from the North Property Line — a length of 47'-4" adjacent and perpendicular to the alley — thus creating a 478SF outdoor area that is in approximately the same location as the current outdoor space. This accessible outdoor area provides more daylight to the ground level, while also improving overall commercial potential, activity along the alley, and the pedestrian experience.

As seen in the section diagram, the non-conforming area does not occur until 5'-1" above the finish floor of Level 4, placing the bulk of the required setback on the parapet of the building. Eroding such a small portion at the top of the building would do little to mitigate the overall impact of the building mass on adjacent properties, while the positive impact of maintaining a cohesive and elegant rectilinear massing is quite substantial.

3 | OUTDOOR ACTIVITIES: FOOD & BEVERAGE

CITATION SMC 23.47A.011.E.1 (SMC Version 02.04.2019)

REQUIREMENT Outdoor sales and/or service of food or beverages shall be located at least 50' from a lot in a residential zone

REQUEST Maintain existing nonconforming use of outdoor food/beverage sales/service in the North Courtyard, which is less than 50' from the LDR Zone to the North of the site

RATIONALE A project goal is to preserve neighborhood character and use patterns of the existing buildings on site, including the existing activation of the adjacent alley, and retaining the two existing tenants at the current address, if possible. Allowing outdoor food/beverage service to continue in the existing nonconforming location is essential to the viability of a neighborhood eating & drinking establishment, and preserves the distinct pattern that the community already knows and loves.

DESIGN GUIDELINES CADG • CS3.1.A. ZONE TRANSITIONS
CADG • PL1.1. ACCESSIBLE OPEN SPACE
CADG • PL1.2.D. CONNECTION BACK TO THE COMMUNITY
CADG • PL1.3.C LIVABILITY FOR FAMILIES AND ELDERLY
SDG • CS3.B CONTRIBUTE TO ARCHITECTURAL AND PLACEMAKING CHARACTER WITH LOCAL HISTORY AND CULTURAL REFERENCES

MAINTAIN EXISTING NONCONFORMING USE

Request to depart the 50' separation required between adjacent residential zone and the outdoor sales and/or service of food or beverages. The existing food/beverage establishment, Twilight Exit, includes service to the existing outdoor space along the North Property Line, so this nonconforming adjacency is an already-established pattern on the site.

During the MUP Public Comment Period for this project, the community response was overwhelmingly in favor of not losing Twilight Exit, and especially its associated outdoor space. Written statements (examples included here) demonstrate clearly how important the outdoor space is to the community as a place to gather, especially since the pandemic. Accordingly, this project has revised its proposal to align itself with community support to provide a neighborhood eating/drinking establishment with outdoor seating, preferably the Twilight Exit itself.

The project is proposing to provide a 106SF landscaping bed with an 8' tall, vertical green screen along the North Property Line to serve as a privacy buffer between the project site and the adjacent residential lot. Additionally, the proposed low-output festival lighting across the outdoor space will limit the impact of light on the neighbors to the North.

This proposal provides the opportunity to invite Twilight Exit, a beloved local business, to return to its current location and to continue to provide the neighborhood with much-desired outdoor space.

PUBLIC COMMENT - email submitted to SDCI on 02/02/2021, regarding previous design iteration without Commercial space on the Northwest corner:

> "From what I can see there is no comparable retail space envisioned. In particular, there is an open air area at Twilight Exit that looks to be removed and not replaced. Go there on any weekend evening, even during covid and you can see the value of the building to be replaced.
>
> "I would ask that the project be amended to have retail establishments with open air seating and.. space for a food market.
>
> "I believe I speak for several people on my block.. Please do not destroy these neighborhood gems unnecessarily.
>
> "Also.. there doesn't seem to be any replacement for the open air space behind Twilight Exit."

PUBLIC COMMENT - email submitted to SDCI on 02/07/2021, regarding previous design iteration without Commercial space on the Northwest corner:

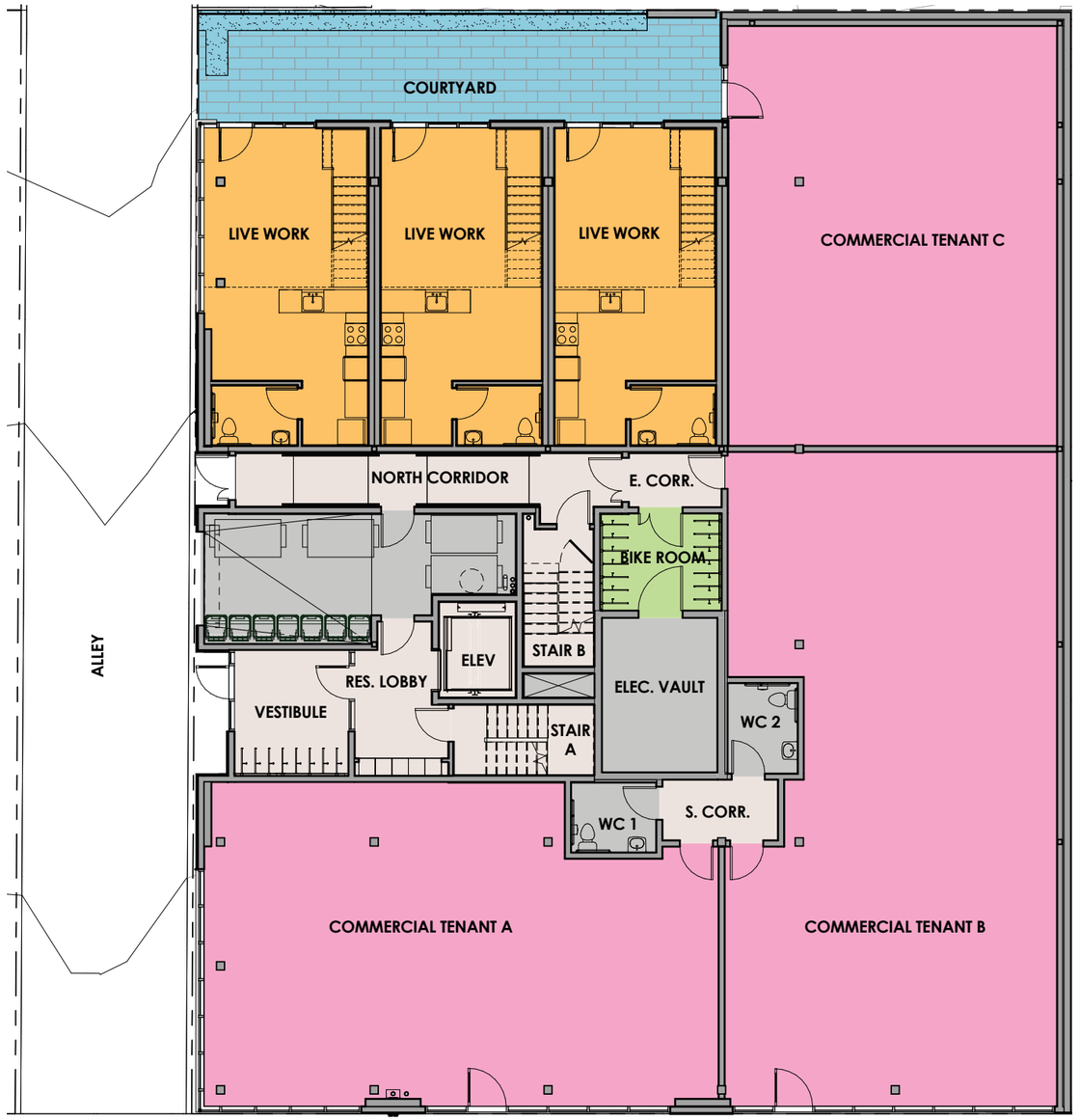
> "I'm very concerned about the bulk of the project that is removing a beloved neighborhood food market and drinking establishment. From what I can see there is no comparable retail space envisioned.
>
> "I would ask that the project be amended to have retail establishments with open air seating and... a food market so that local residents have access to healthy food."

PUBLIC COMMENT - email submitted to SDCI on 04/22/2021, regarding previous design iteration without Commercial space on the Northwest corner:

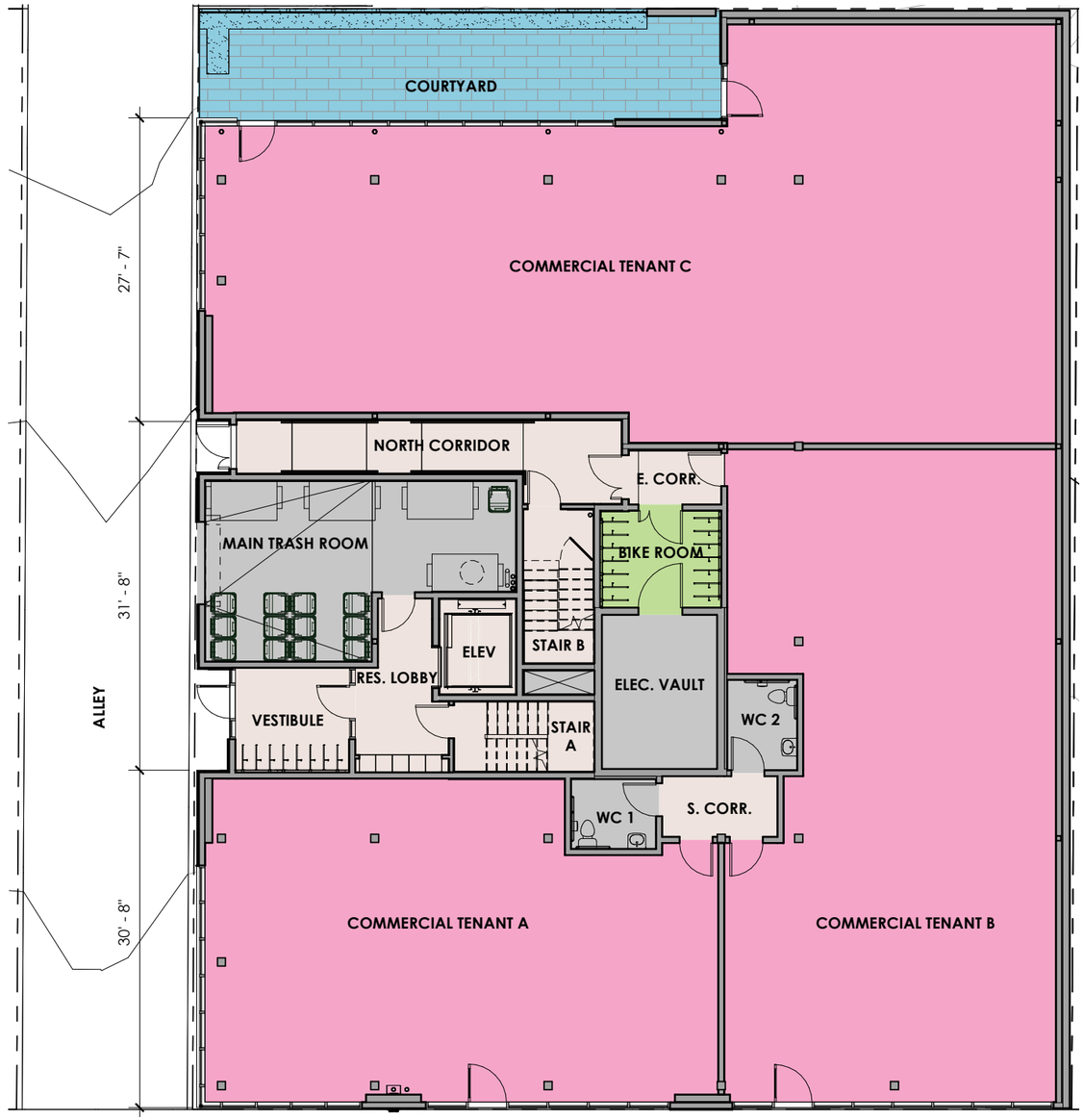
> "Twilight Exit is an important business for the Central District. As a resident of the Central District, I can tell you that [this] project would be detrimental to the heritage and culture of this area."

3 | OUTDOOR ACTIVITIES: FOOD & BEVERAGE

PREVIOUS DESIGN:



UPDATED DESIGN RESPONSE:



APPENDIX


2. COYOTE CENTRAL YOUTH CENTER



3. GARFIELD COMMUNITY CENTER



4. NOVA HIGH SCHOOL



5. ISLAMIC SCHOOL OF SEATTLE



6. EMERALD CITY COMMUNITY CHURCH



9. CAFE SALEM

GREEN SPACE & SIGNIFICANT PLACES

5 COMMUNITY & YOUTH CENTERS	Coyote Central Youth Center Garfield Community Center 23rd & Cherry Fellowship YWCA East Cherry Branch Eritrean Community in Seattle
4 PARKS	Garfield Playfields Nora's Woods Gerber Park Powell Barnett Park
3 SCHOOLS	Garfield High School Nova Mann School Islamic School of Seattle
2 PLACES OF WORSHIP	Emerald City Community Church Masjid al-Taqwa Mosque
1 HOSPITAL	Swedish Cherry Hill Campus


GARFIELD PLAYFIELD


NORA'S WOODS


POWELL BARNETT PARK

All images on page directly from source (i.e. significant place's website)

GREEN SPACE & SIGNIFICANT PLACES

The significant places in the neighborhood reflect the demographics of the residents. Schools, green space, community and cultural centers, places of worship, and ethnic restaurants, specifically Ethiopian, characterize the community services and spaces in the neighborhood. These community assets draw a broad mix of people, especially youth, and create a unique identity for the E. Cherry St. node.

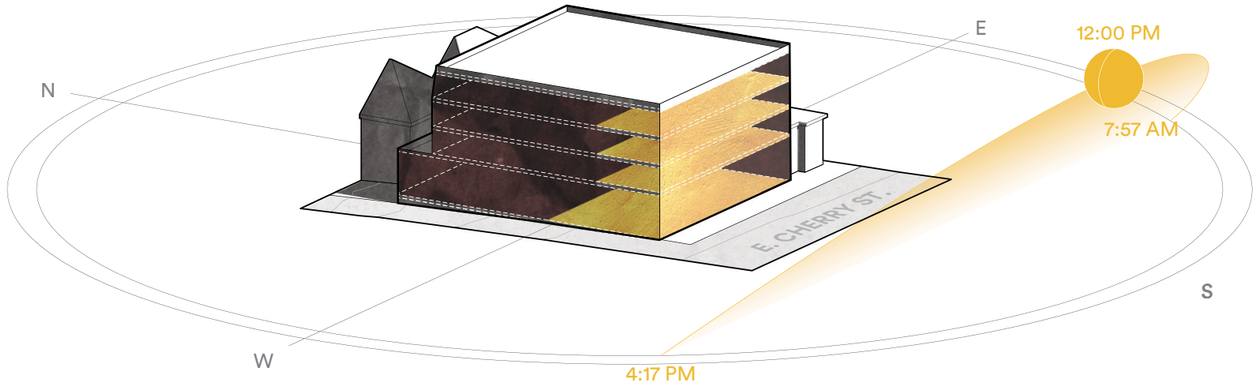
1. **DUR DUR CAFE TEA**
2. **COYOTE CENTRAL YOUTH CENTER**
3. **GARFIELD COMMUNITY CENTER**
4. **NOVA HIGH SCHOOL**
5. **MASJID AL-TAQWA | ISLAMIC SCHOOL OF SEATTLE**
6. **EMERALD CITY COMMUNITY CHURCH**
7. **MESKEL ETHIOPIAN RESTAURANT**
8. **HARVEY APARTMENTS**
9. **23RD AND CHERRY FELLOWSHIP**
10. **CAFE SALEM ETHIOPIAN RESTAURANT**
11. **YWCA EAST CHERRY BRANCH**
12. **GARFIELD HIGH SCHOOL**
13. **ERITREAN COMMUNITY IN SEATTLE**
14. **SWEDISH CHERRY HILL CAMPUS HOSPITAL** (3 blocks off map)



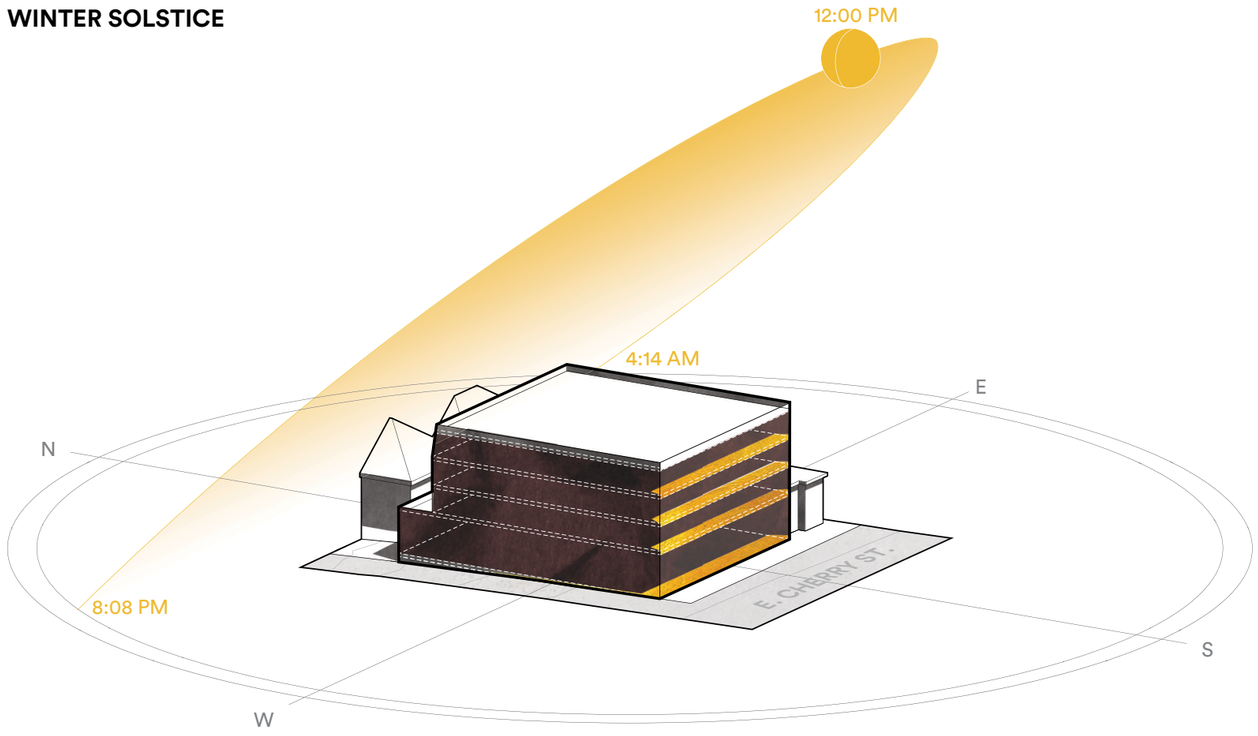
SOLAR ORIENTATION

ORIENT PROGRAM TO CAPTURE DAYLIGHT

The project site is located in a valley within the Central Area. With grade rising from the site in all directions, there are no views to capture and daylight access is extermely important. The project site benefits from three sides in which to capture natural light. The southern orientation and corner condition makes the project site an ideal location for transparent street-level commercial. Due to the resulting square footprint of the upper levels there is a significant area at the center of the building that does not receive daylight. It is imperative that the internal program arrangement respond to the solar conditions of the site and orient the residential components at the perimeter of the building.

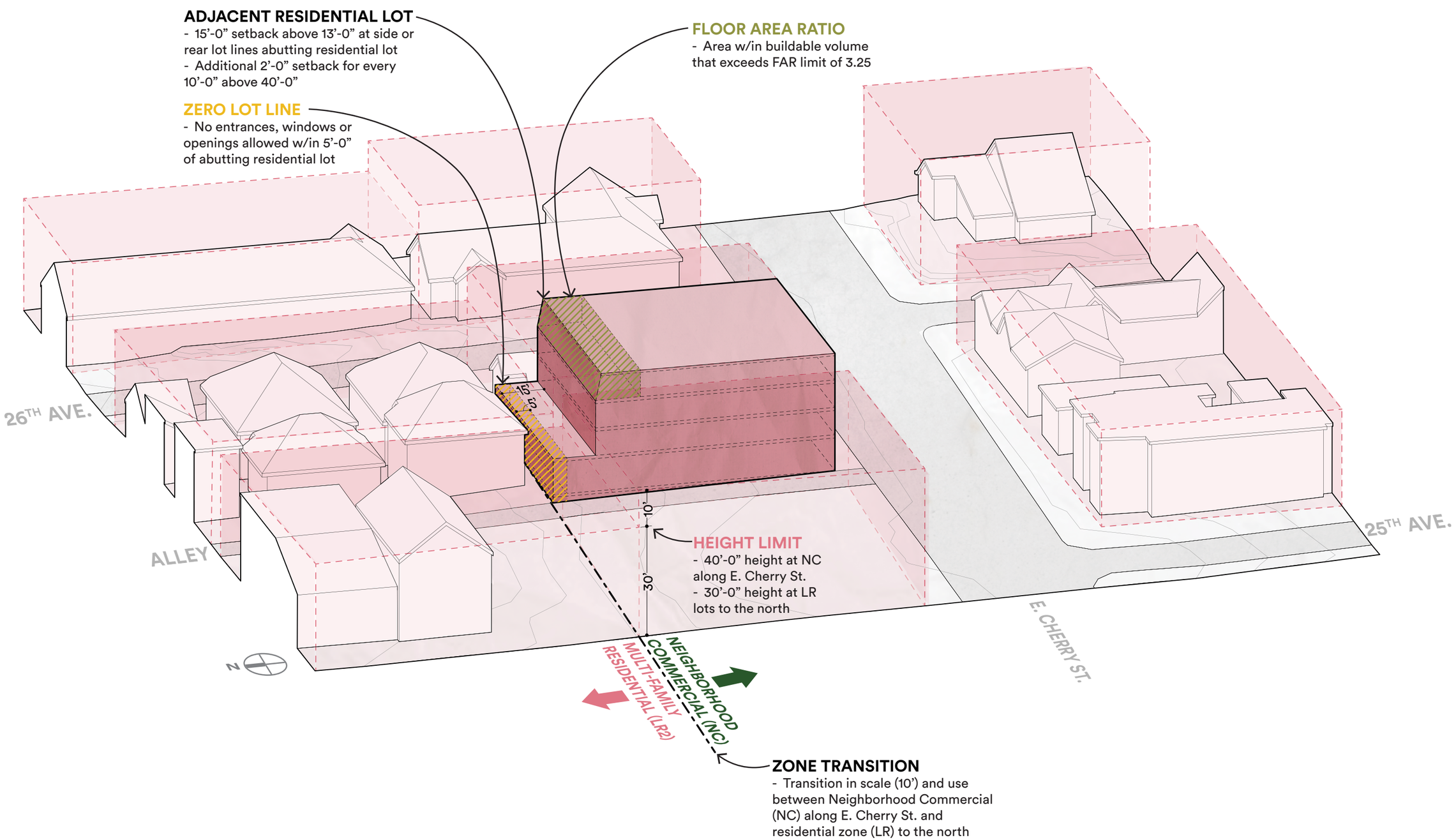


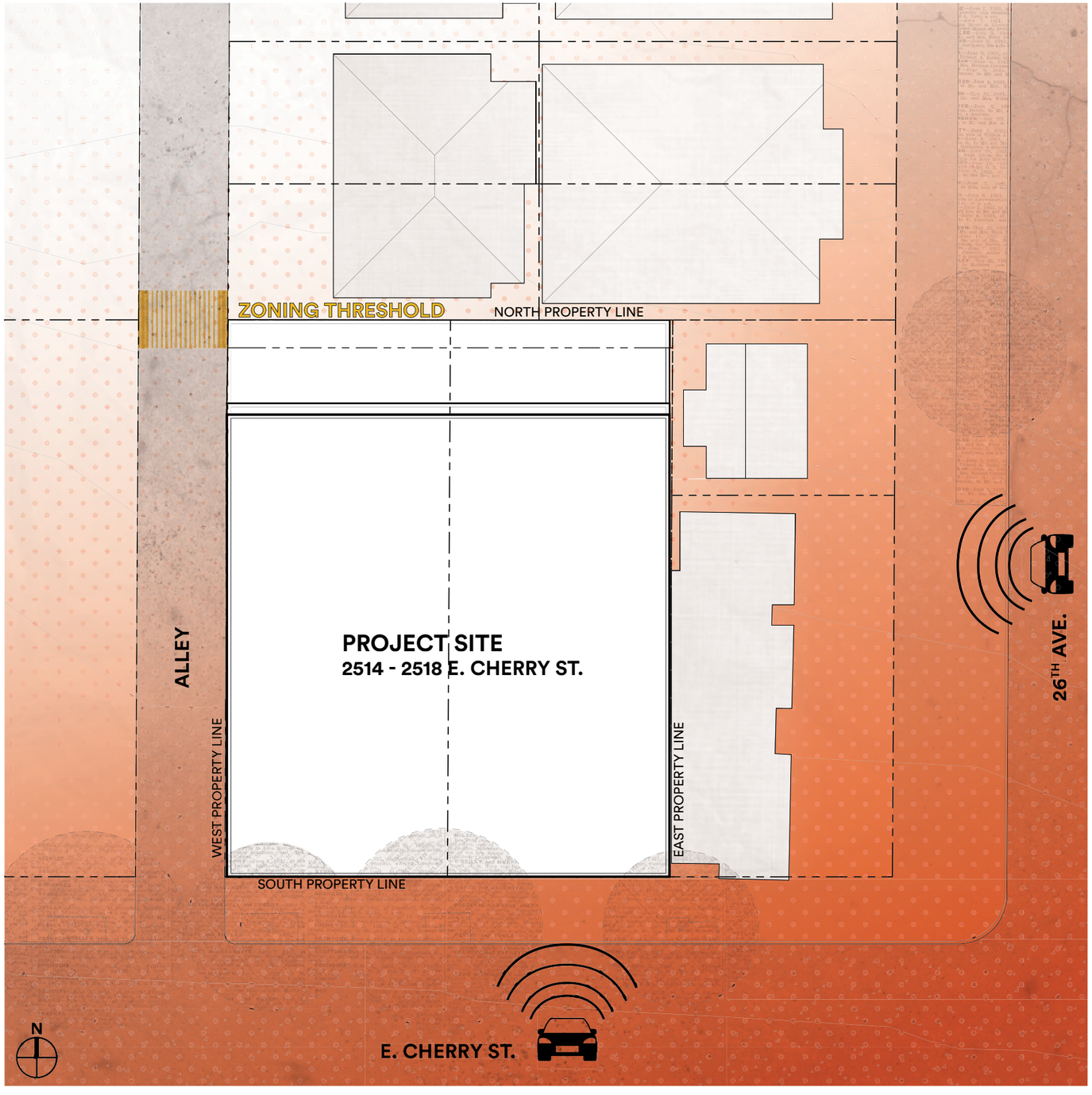
WINTER SOLSTICE



SUMMER SOLSTICE

MAXIMUM BUILDABLE VOLUME PER CODE





NOISE

RESPECT RESIDENTIAL ZONE TO THE NORTH

A priority of the project is to respect the adjacent residential zone. The project site is located on the corner of the minor arterial E. Cherry St. and the alley between 25th and 26th Avenues. The block is narrow and there is only one property between the proposed development and 26th Ave. There are multiple right-of-ways surrounding the property in which vehicular noise is generated, with the most noise emanating from E. Cherry St. As the neighborhood commercial corridor is developed and traffic increases, the project development will serve as a noise buffer between E. Cherry St. and the multi-family residential lots directly to the north.

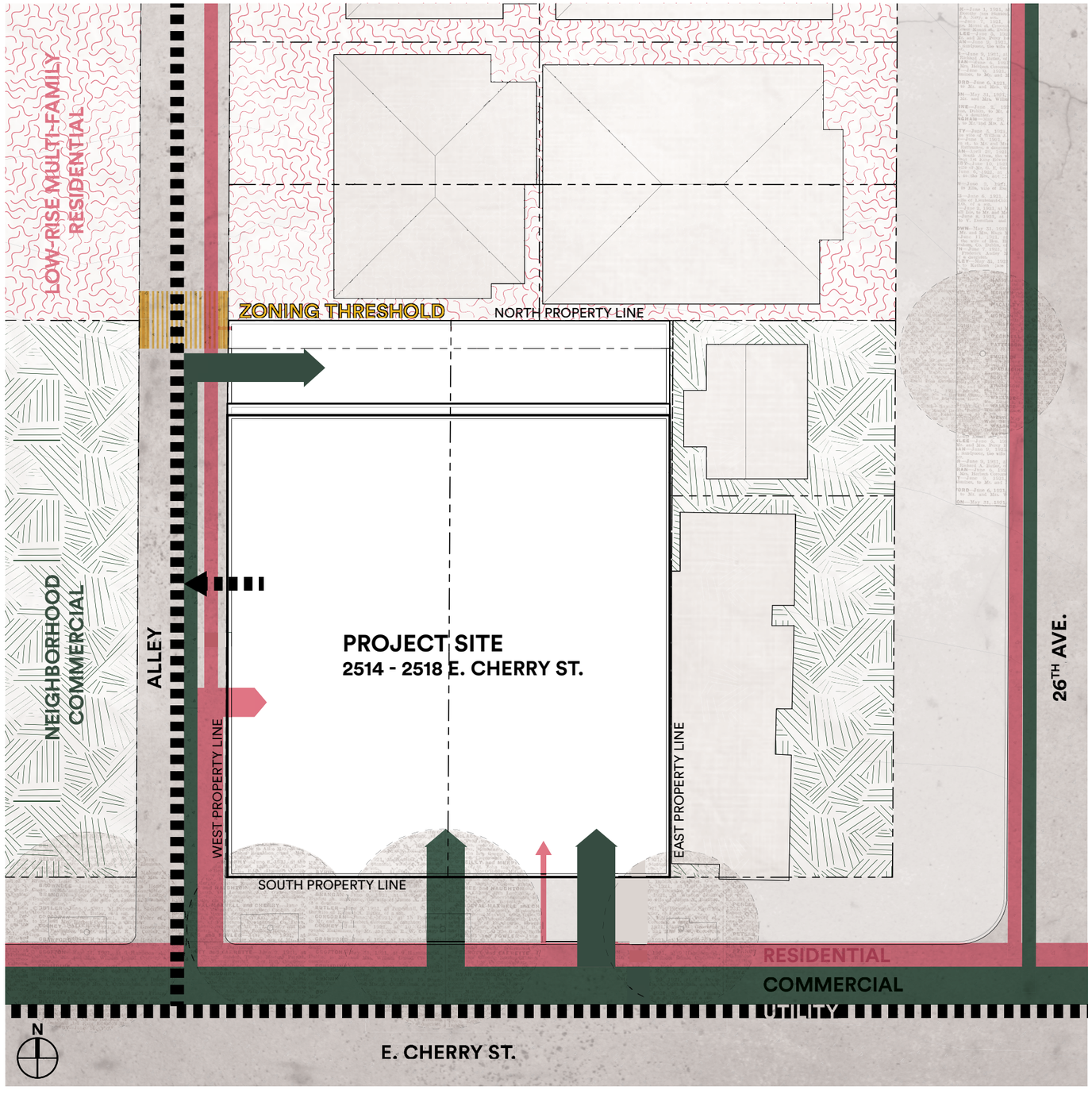
SITE CIRCULATION

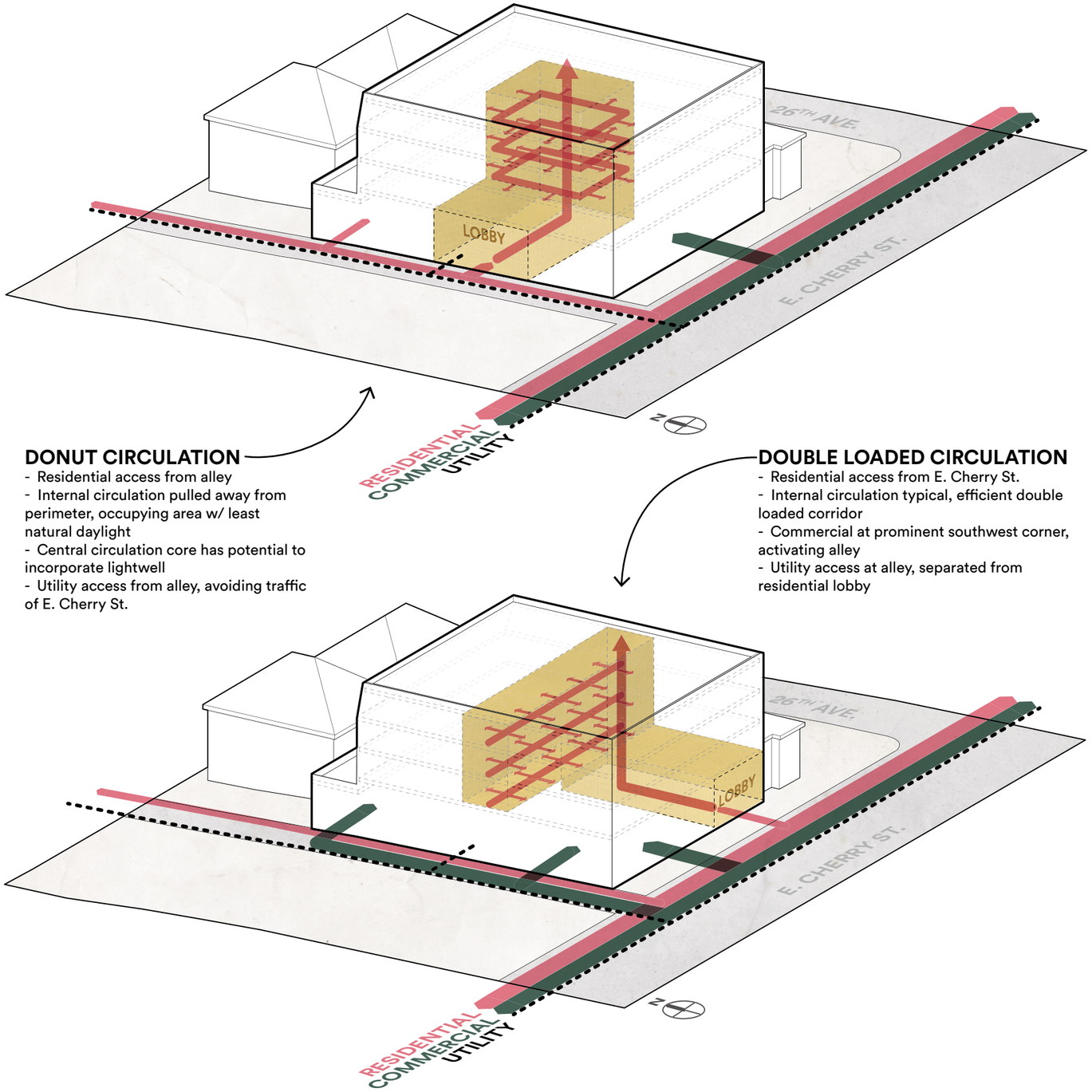
Located at the corner of E. Cherry St. and the alley between 25th and 26th Avenues, the project site has multiple access opportunities for both humans and goods. Two major design drivers for ground level program arrangement are the characters of each right-of-way and the adjacent zones.

The width and structure of the two right-of-ways the project is located on differ in width and composition. The image below, from the SDOT Seattle Streets Illustrated Manual, shows the components that comprise a minor arterial within an urban village neighborhood, such as E. Cherry St. Zones of traffic are clearly delineated, separating vehicular and pedestrian traffic and supporting diverse neighborhood traffic. None of these divisions exist at the alley, which functions more like a woonerf, where all modes co-exist within the same 16'-0" wide zone, resulting in a more intimate corridor. The traffic at the alley is mainly residential, providing the main access to the townhome properties. The alley is an opportunity to separate commercial and residential access to the proposed development, maintaining privacy and functionality.

URBAN VILLAGE NEIGHBORHOOD STREET







DONUT CIRCULATION
- Residential access from alley
- Internal circulation pulled away from perimeter, occupying area w/ least natural daylight
- Central circulation core has potential to incorporate lightwell
- Utility access from alley, avoiding traffic of E. Cherry St.

DOUBLE LOADED CIRCULATION
- Residential access from E. Cherry St.
- Internal circulation typical, efficient double loaded corridor
- Commercial at prominent southwest corner, activating alley
- Utility access at alley, separated from residential lobby

BUILDING CIRCULATION

DONUT CIRCULATION OPPORTUNITY FOR LIGHTWELL

Illustrated above, the donut circulation occupies the interior of the building, leaving the perimeter entirely open for residential use. Clustering the common circulation at the center of the building results in shallower residential units, allowing light to permeate more of the interior. This circulation core has the potential to incorporate a lightwell, delivering daylight and air to the dark interior of the building. Residential access from the alley provides privacy for the residents from the high trafficked commercial street and respects the adjacent residential zone.

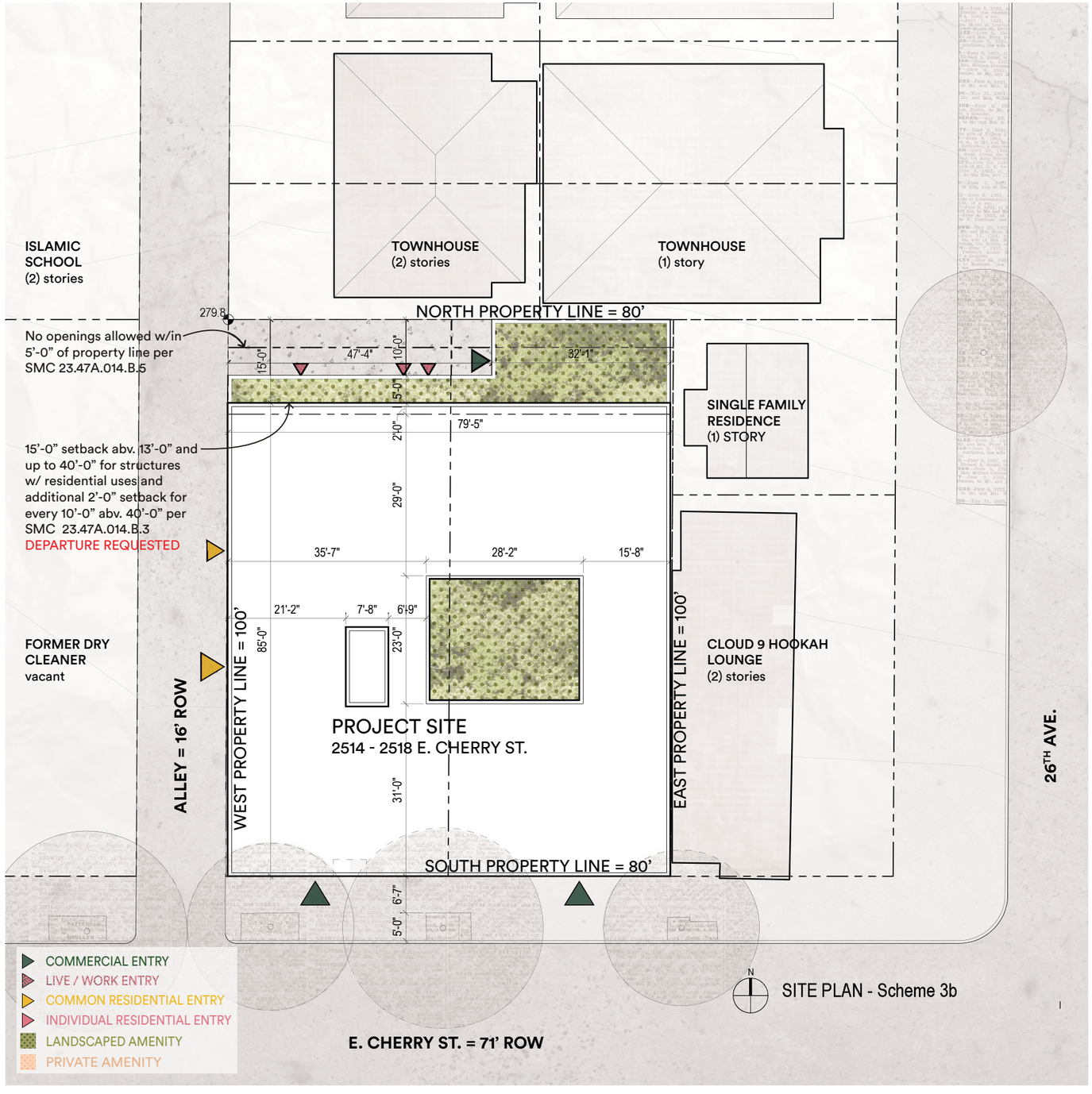
EFFICIENT DOUBLE LOADED CORRIDOR

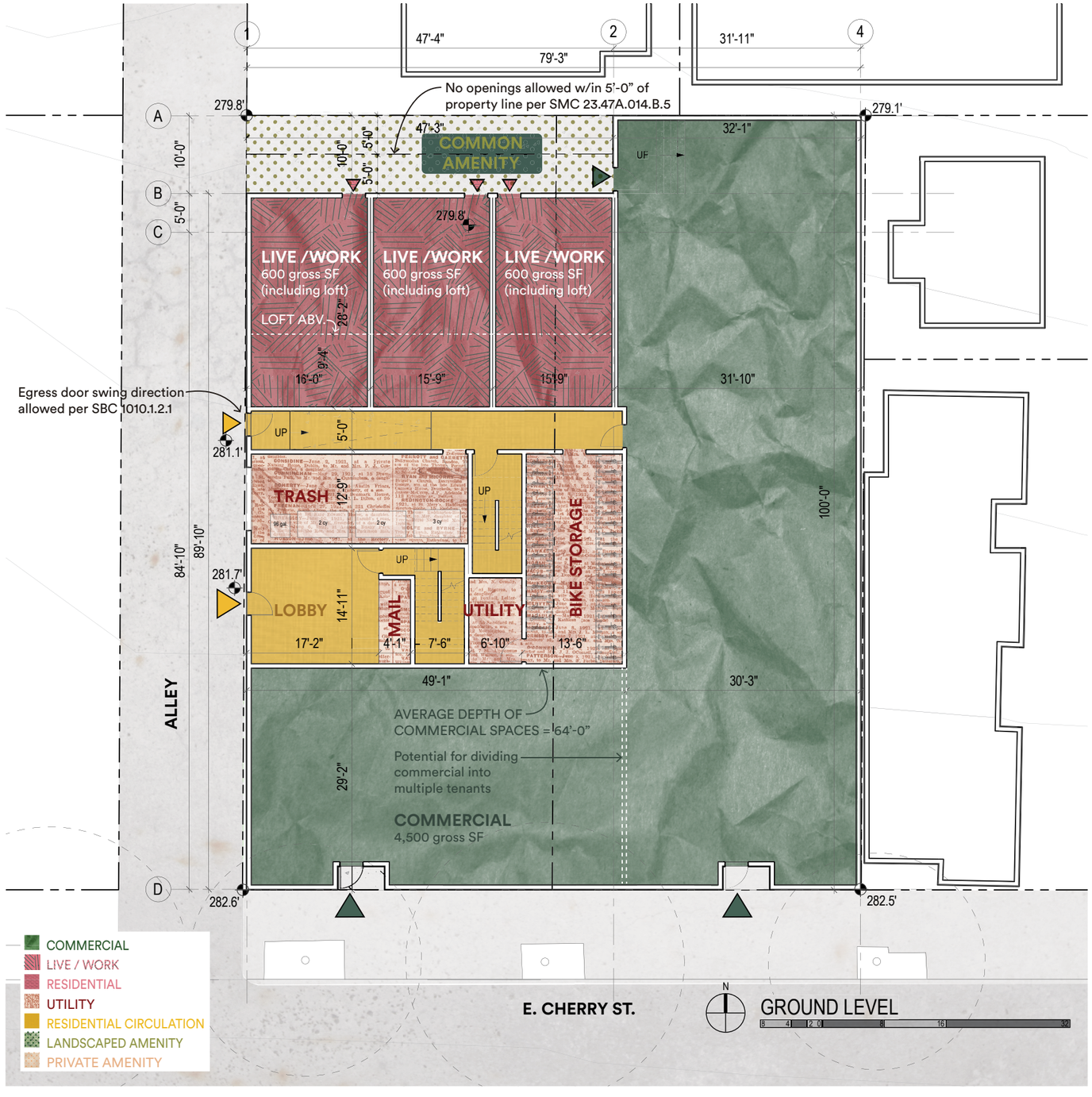
Below is a double-loaded corridor scheme. This scheme brings limited light into the circulation space at the west façade. Residential units are deeper, resulting in darker spaces towards the interior. A residential lobby along E. Cherry St. is in line with the mixed use character of the street and introduces variety at the street-level, however, it occupies valuable retail frontage on the street.

SITE PLAN

GROSS BUILDING AREA	**26,518 SF**
Commercial (includes L/W)	6,323 SF
Residential	20,195 SF
FAR	**3.25**
Residential	2.5
UNITS	**36**
Live/Work	3
Studios	21
1-beds	12
PARKING	
Vehicle	0
Bicycle	37
AMENITY	
Required	1,010 SF
Provided	1,455 SF

Scheme 3b, the project team's preferred option, achieves the optimal balance between enhancing the street-level pedestrian experience and respecting the adjacent residential zone. The building uses thoughtfully oriented program to transition from the neighborhood commercial along E. Cherry St. to the multi-family residential zone directly to the north.





FLOOR PLANS | GROUND LEVEL

GROSS AREA / FLOOR	**7,908 SF**
Commercial	4,507 SF
Live / Work	1,816 SF
Residential	0 SF
Support	1,585 SF
UNITS	**3**
Live / Work	3
Studios	0
1-beds	0
PARKING	
Vehicle	0
Bicycle	37

CS2.1. ZONE TRANSITIONS (CADG)

Scheme 3b further refines the building massing and program arrangement along the northern half of the site, adjacent to the residential zone. Similar to Scheme 3a, commercial use is located at E. Cherry St., fronting the neighborhood commercial corridor and anchoring the corner. The alley serves as the entry for the residential units above, marking the transition from larger commercial to more mixed use program. The northwest corner of the building steps back 10'-0" from the property line to provide more gracious entrances and exterior work spaces for the Live / Work units, in turn providing additional relief for the adjacent property. The two eastern Live / Work units from Scheme 3a are converted to commercial space, enclosing the interior alley and providing a privacy buffer for the eastern properties.

PL2.B.3. STREET-LEVEL TRANSPARENCY
PL3.1 FRONTAGES (CADG)

Consolidating the residential circulation and support spaces at the center of the building allows the commercial area at the street to remain uninterrupted, maximizing the opportunity for transparency and connection to the street. Due to the minimal topography change across the site, commercial space(s) have no grade separation between the sidewalk and interior, emphasizing the connection to the public realm and providing accessible entry. The Live / Work units along the northern property line encourage smaller retailers and family-owned businesses. The units introduce a finer grain to the facade, with coupled entries to foster a sense of community and provide visual interest.

DC1.C.4. SERVICE USE

Scheme 3b uses the alley to transition between commercial and mixed use program at the ground level. Concentrating the residential lobby and support spaces allows for continuity of commercial space, providing additional access from the northern interior alley and additional flexibility in the future. The residential lobby is located off the alley, slightly removed from the traffic at E. Cherry St., providing an additional level of privacy for the residents. Solid waste pick up is located to the north of the residential lobby, keeping access to the lobby unobstructed. The second means of egress for the residential component is converted into a shared corridor, providing the commercial space direct access to the bike storage, solid waste storage, and the alley. The more efficient circulation allows for more depth at the commercial space along the street.

FLOOR PLANS | UPPER LEVEL PLANS

GROSS AREA / FLOOR	**6,167 SF**
Residential	5,229 SF
Circulation	800 SF
Support	137 SF
UNITS / FLOOR	**11**
Studios	7
1-beds	4
AMENITY (L2 ONLY)	
Required	1,010 SF
Provided	1,455 SF

The only alteration to the upper level plans in Scheme 3b is the shape of the landscaped amenity above the horizontal area created by the upper level setback along the north property line. The FAR eliminated from setting back an additional 5'-0" was reallocated to the eastern half that pushed out to the property line and an additional loft within the Live / Work units.

CS1.B.1. SUN & WIND

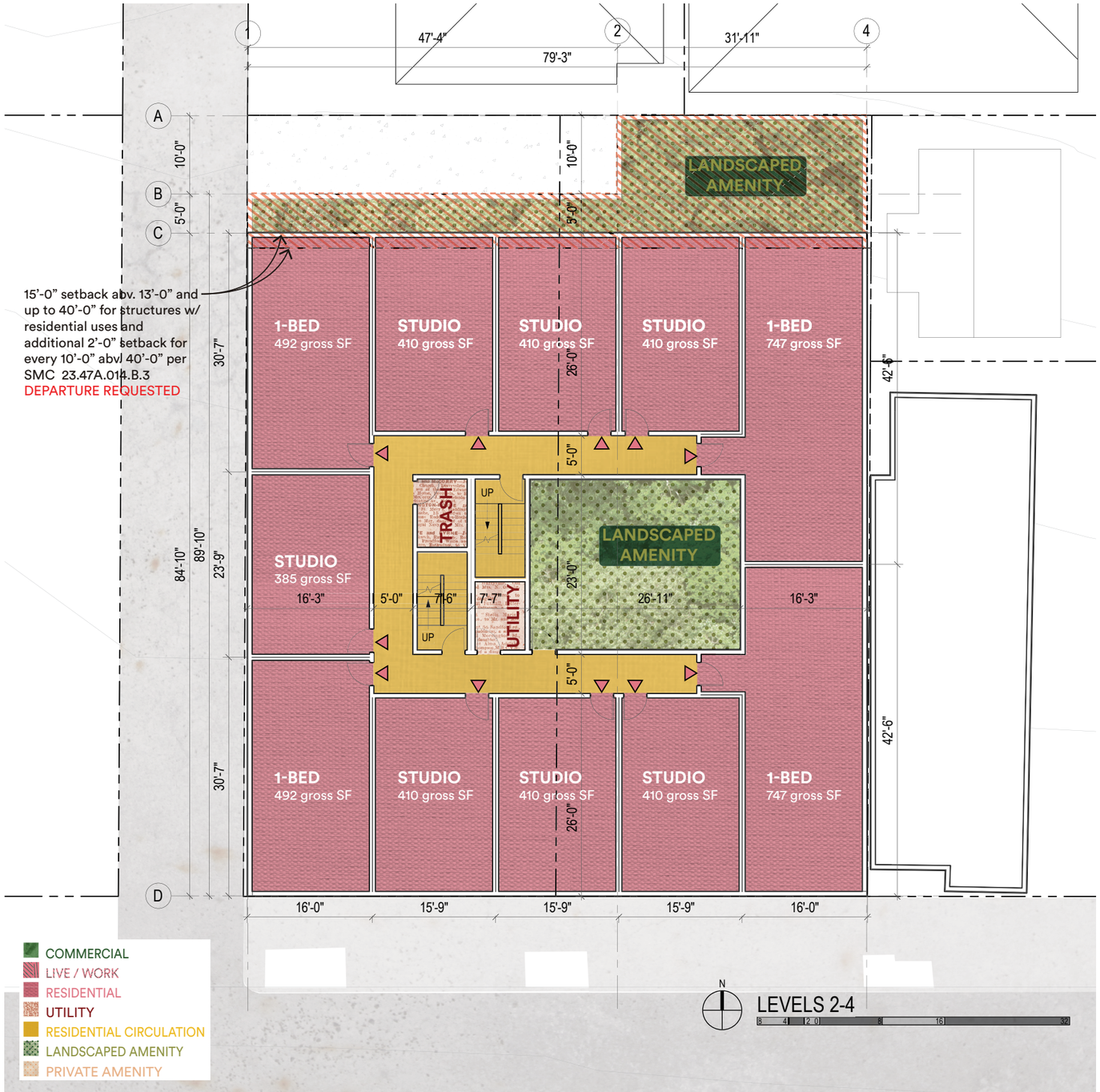
Similar to Scheme 1, the preferred scheme uses a courtyard to deliver daylight to the interior of the upper residential levels. Vertical circulation and utility spaces are located within an efficient core on the west side of the courtyard, allowing the eastern units to access daylight where they cannot along the perimeter of the building due to the parti wall. This circulation scheme doubles the one-bedroom unit count, increasing the variety of unit types and residents. The day lit courtyard elevates the interior experience at the common circulation, not only providing ample natural light and air, but a common, landscaped amenity accessible to all residents.

CS1.E.2. PROJECT DRAINAGE
DC2.C.2. DUAL PURPOSE ELEMENTS

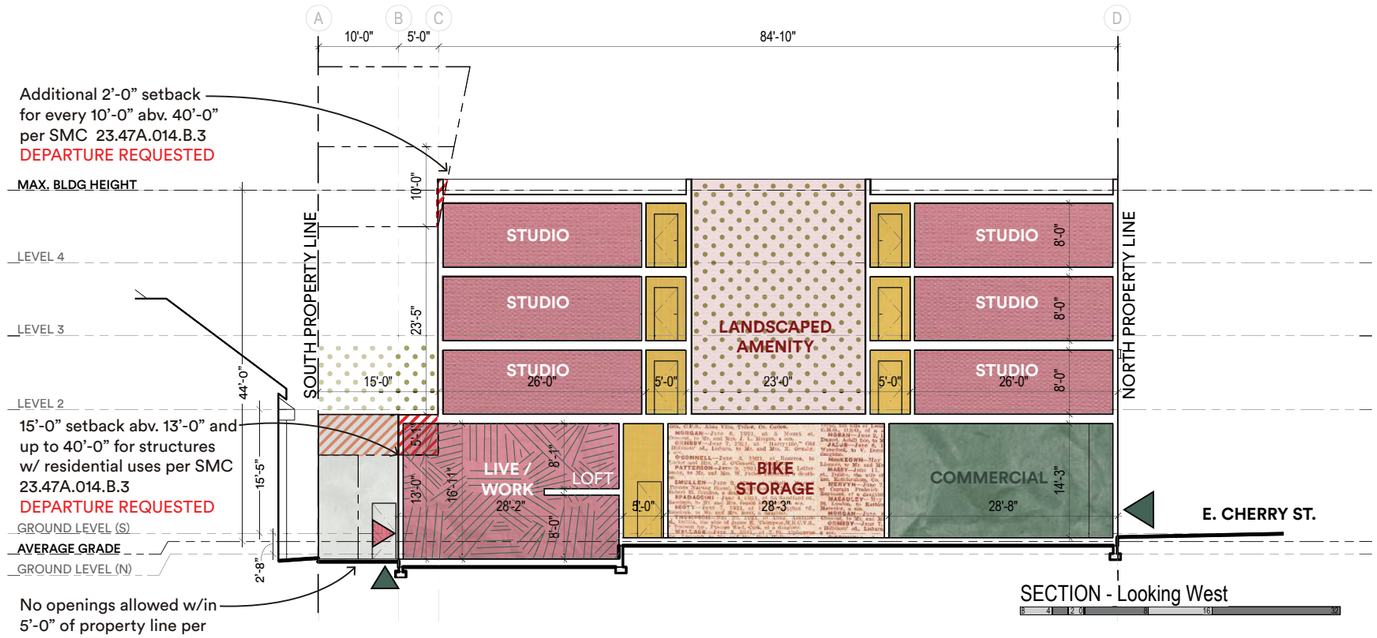
Along the north property line, the upper levels step back 15'-0" in response to the adjacent residential lots. Rather than merely step the massing back, this scheme proposes to take advantage of the horizontal surface and incorporate a substantial landscaped amenity, regardless of tenant access. The landscape provides privacy screening and visual interest, enhancing the pedestrian experience at the alley below.

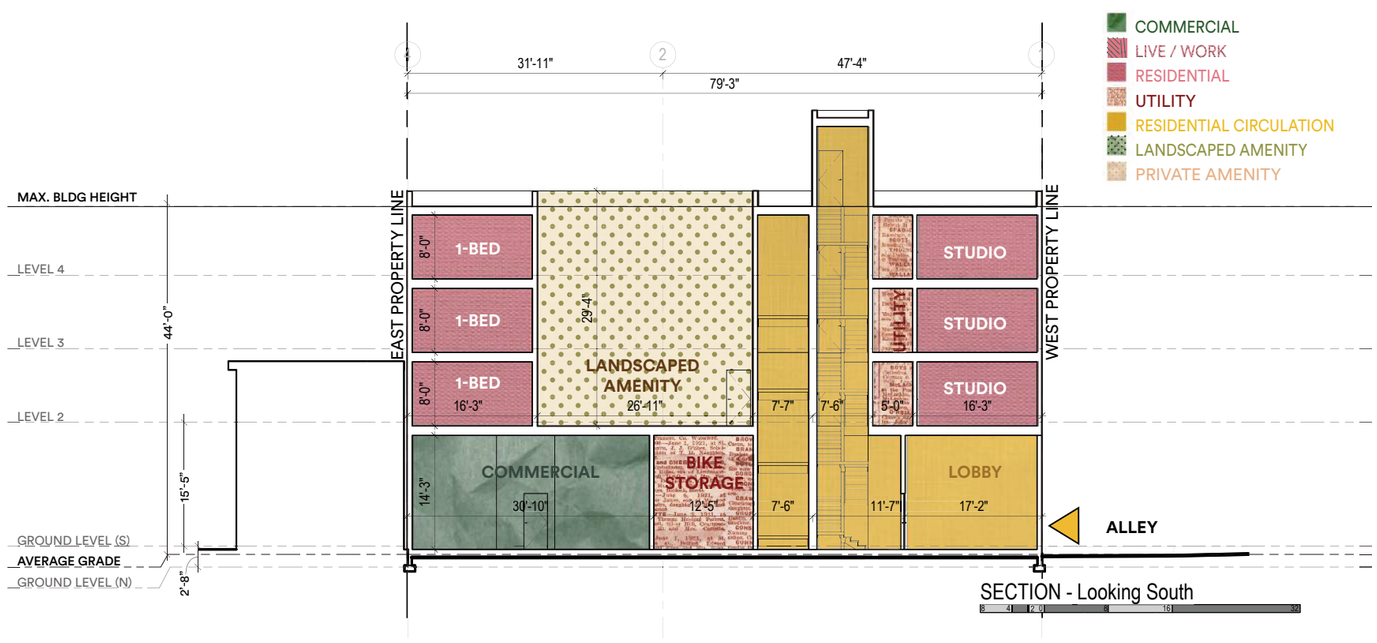
PL2.B.1. EYES ON THE STREET

The proposed development introduces natural surveillance where it does not currently exist. Residential units face both the street and the alley, enhancing the safety at the ground level below.



allied8





BUILDING SECTIONS

CS2.1. ZONE TRANSITIONS (CADG)

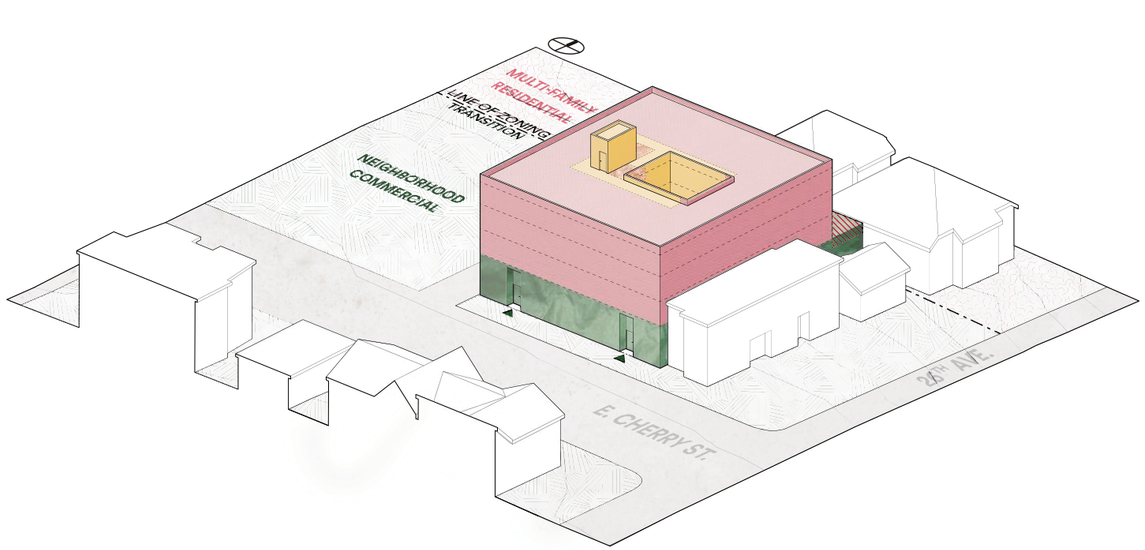
The upper level setback above 13'-0" mitigates the visual impact of the height differences between zones. The scheme takes advantage of the horizontal space created by the setback with a landscaped amenity. Scheme 3b proposes to depart the additional 2'-0" setback above 40'-0" to avoid calling attention to a corner that prefers to go unnoticed, instead focusing on the ground level experience between properties. Refer to page 69 for further explanation regarding the requested departure.

Live / Work units are located at the northwest corner of the ground level, providing visual interest and a finer grain at the entrances facing the multi-family residential zone. The location provides more privacy for the residential component within the Live / Work units, keeping the street frontage along E. Cherry St. purely commercial. The building steps back 10'-0" to accommodate entrances, providing additional relief for the adjacent townhouses. Stepping down with the grade, the Live / Work units are fully accessible. The drop in grade provides an opportunity to incorporate a loft within the Live / Work units. The preferred scheme proposes to raise the height of the 15'-0" setback to the elevation of Level 2 to add a landscaped privacy buffer between the properties to the north and increase the natural daylight within the Live / Work units. Refer to page 68 for further explanation regarding the requested departure.

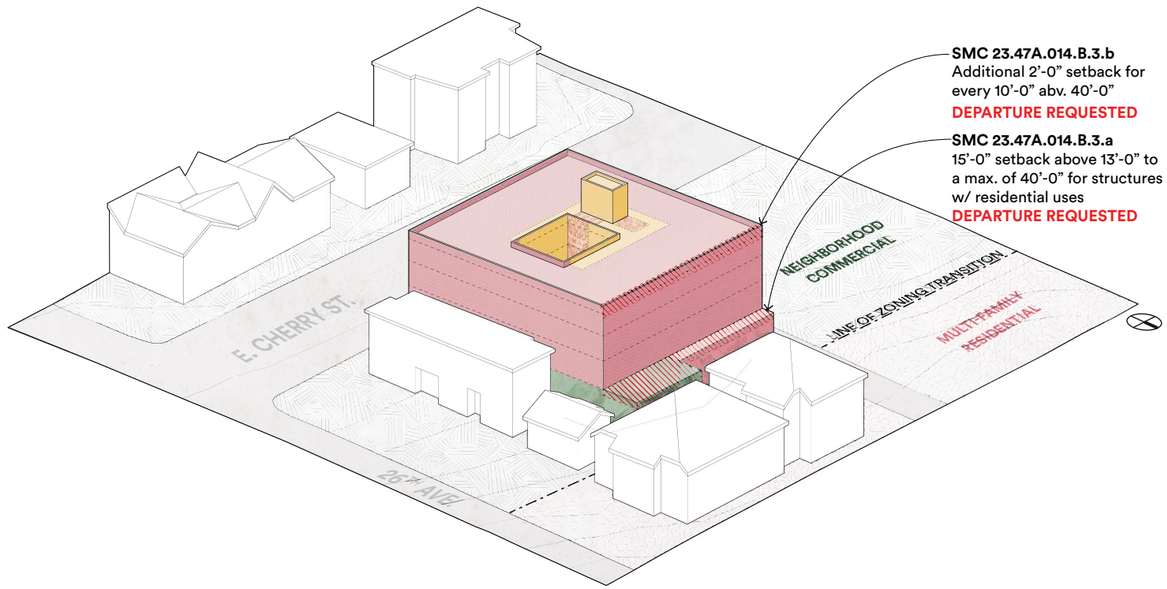
PL3.1 FRONTAGES (CADG)

Main commercial entries are at the same grade as the sidewalk, providing maximum transparency between the public and private realm. The residential lobby and support spaces are also at the same elevation as exterior grade, providing on-grade access to bike storage within the building. Acknowledging the potential of compromising the transparency at the street, Live / Work units are located along the north side of the property.

BUILDING MASSING



SOUTHEAST CORNER



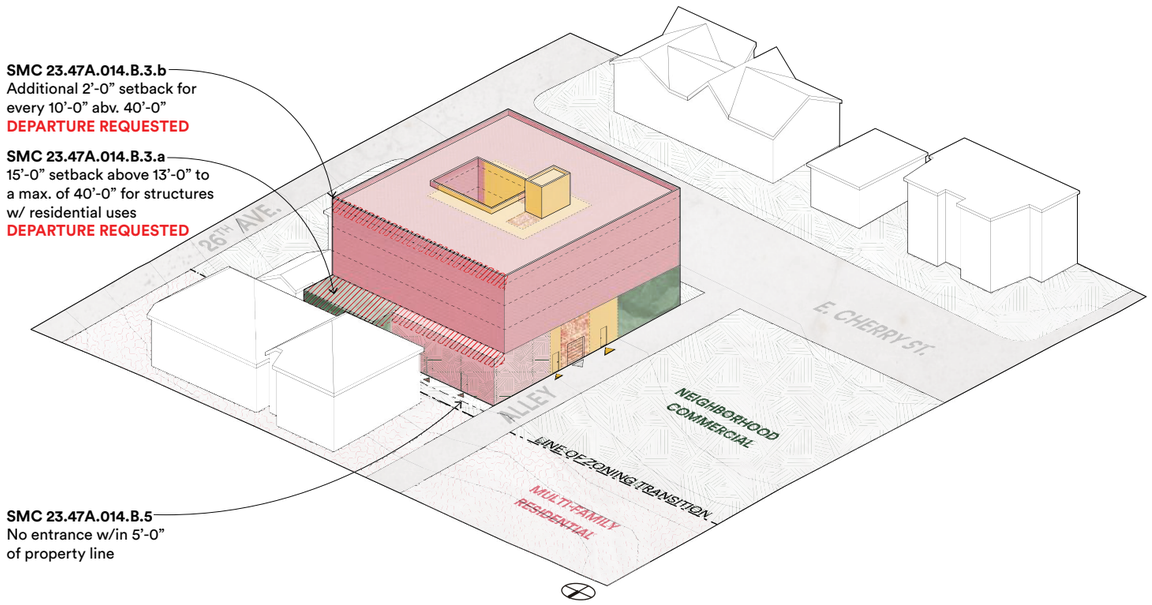
NORTHEAST CORNER

ZONE
- Neighborhood Commercial
- Multi-Family Residential

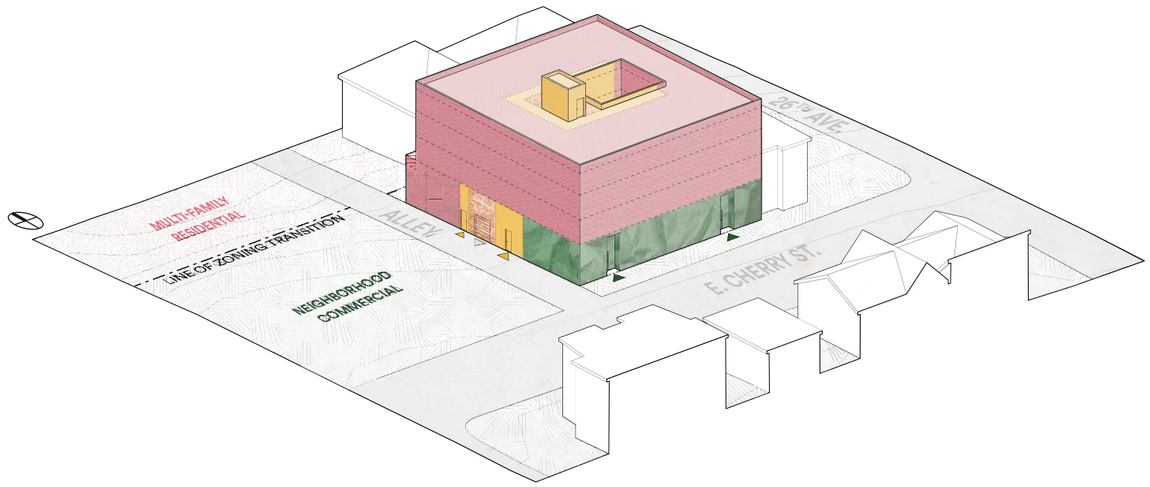
BUILDING USES
- Commercial
- Live / Work Units
- Residential Units
- Residential Circulation
- Residential Utility

BUILDING ENTRANCES
- Commercial
- Common Residential
- Individual Residential

BUILDING MASSING



NORTHWEST CORNER



SOUTHWEST CORNER

ZONE
- Neighborhood Commercial
- Multi-Family Residential

BUILDING USES
- Commercial
- Live / Work Units
- Residential Units
- Residential Circulation
- Residential Utility

BUILDING ENTRANCES
- Commercial
- Common Residential
- Individual Residential

PERSPECTIVES

CS2.C.1. CORNER SITES

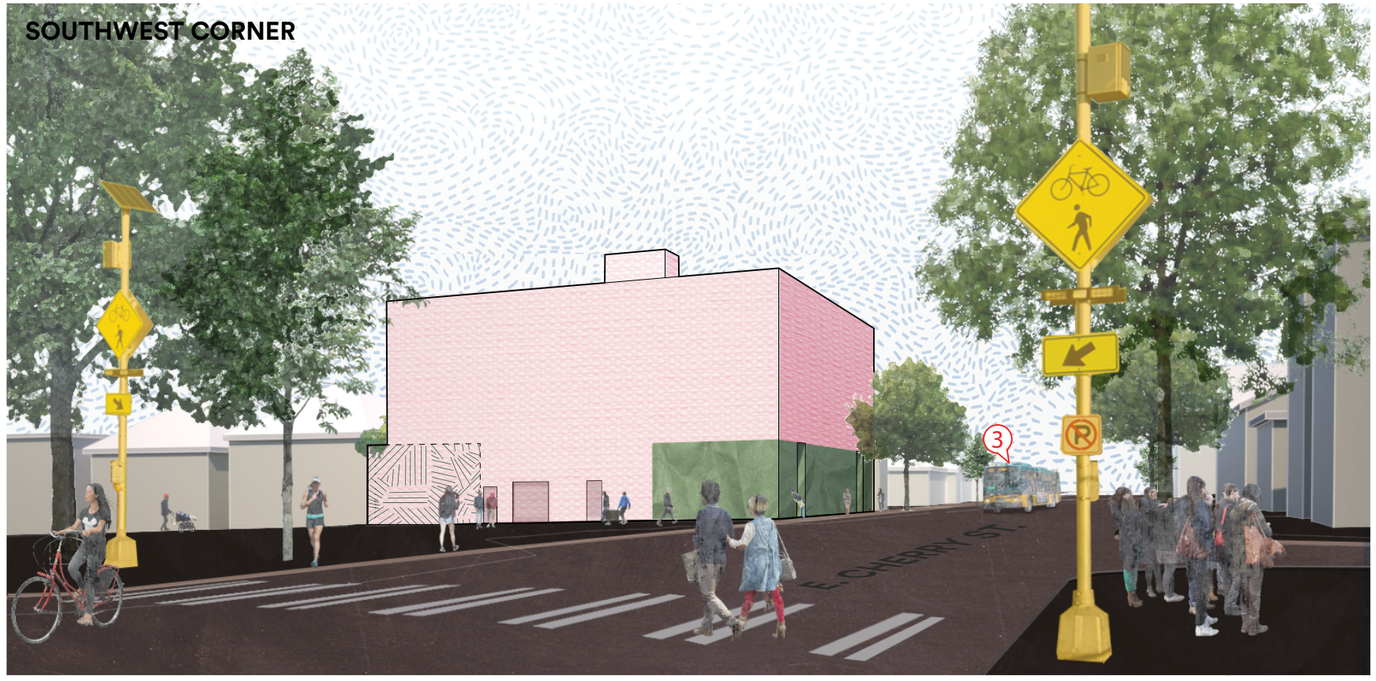
The southwest corner perspective illustrates the current visibility of the site from the playfield due to the vacant lot across the alley. As the first new mixed use development along the E. Cherry St. neighborhood commercial corridor, it is important to establish a strong urban edge, especially at the corner.

CS2.1. ZONE TRANSITIONS (CADG)

Scheme 3b concentrates the ground level commercial at the street frontage, with Live / Work units at the north facilitating the transition from neighborhood commercial to multi-family residential. The building pulls back from the northern property line even further than Scheme 3a, providing accessible entry to the Live / Work units and relief to the neighboring townhouses. Commercial space at the northeast corner caps the interior alley and provides a privacy buffer for the properties to the east. A large landscaped amenity occupies the horizontal surface created by the upper level setback, softening the edges and providing visual interest for residents and the public realm at the alley below.

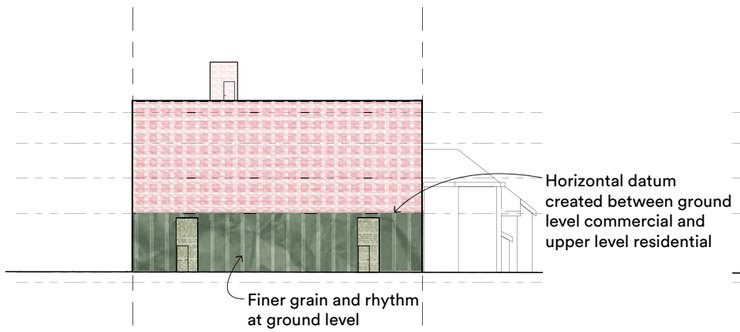
DC2.1. BUILDING LAYOUT & MASSING (CADG)

The compact site has setback restrictions due to the adjacent residential lots to the north, resulting in an appropriately scaled building mass for the site. The 80'-0" by 85'-0" upper levels are slightly larger than the 50' - 75' massing modulation guide specified in the Central Area Design Guidelines. The scheme proposes to use the horizontal datum between the ground level commercial and upper level residential to introduce variability and articulation in building mass.

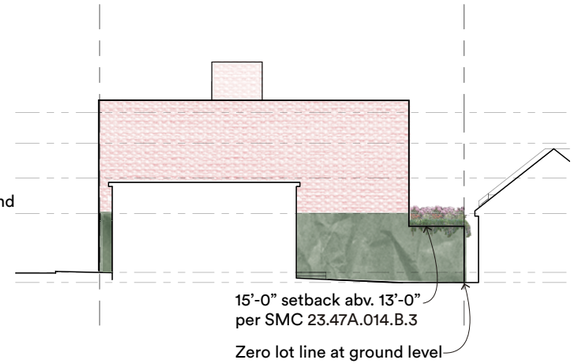




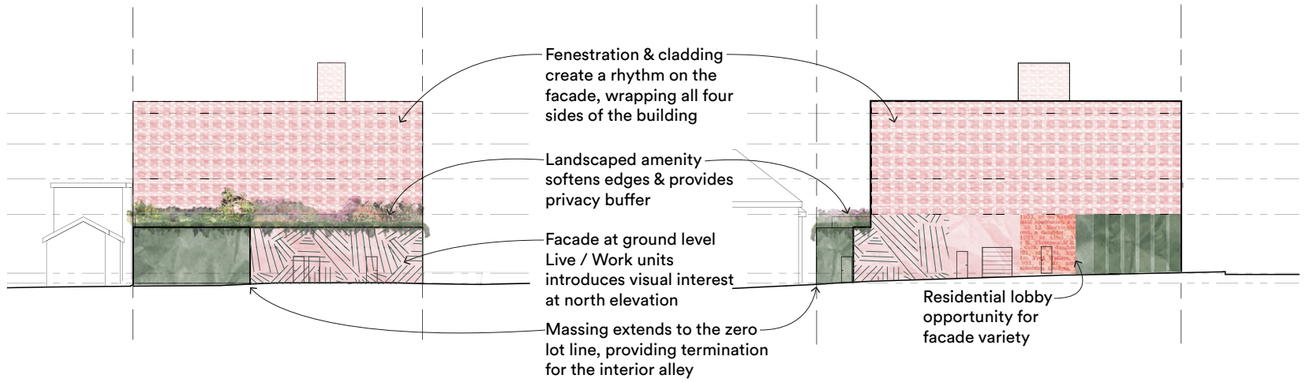




SOUTH ELEVATION | Scheme 3b



EAST ELEVATION | Scheme 3b



NORTH ELEVATION | Scheme 3b

WEST ELEVATION | Scheme 3b

RESIDENTIAL USE
RESIDENTIAL ENTRY
LIVE / WORK USE
COMMERCIAL USE
COMMERCIAL ENTRY

BUILDING ENVELOPE & MASSING

PL2.B.3. STREET-LEVEL TRANPARENCY

As the first new development along the E. Cherry St. neighborhood commercial corridor, the project will set an example for future development. An important priority of the proposed development is to open up the currently opaque ground level commercial spaces to the public realm at the street, encouraging human interaction and enhancing the existing character of the neighborhood commercial node. The preferred scheme intentionally locates residential access at the alley, keeping the street facing uses unobstructed to maximize transparency.

DC2.D.1 & 2. SCALE & TEXTURE

The uninterrupted commercial space at the street allows the façade to incorporate openings and material breaks across its 80'-0" length, bringing a finer grain to the street-wall at the human scale.

DC2.1. BUILDING LAYOUT & MASSING (CADG)

The compact site and corner location lends itself to a simple, cohesive building mass. The preferred scheme uses the horizontal datum created between the ground level commercial and upper level residential to introduce massing articulation. Visually dividing the building horizontally, the upper three levels act as a singular volume, establishing the building's architectural presence on site in a visible yet understated manner.

DC2.B.1. FAÇADE COMPOSITION

The ground level responds directly to the unique site conditions, transforming its skin with the surroundings. Commercial areas maximize transparency while the facade at the north facing Live / Work units reflects different internal configuration and site relationships, taking a different approach to provide daylight and privacy. The residential levels above act as a backdrop to the ephemeral activity at the street-level. Conceived as a fabric stretched around the upper levels, the façade authentically reflects the internal unit configuration, creating a unified and subdued composition.



SHADOW STUDIES

CS2.1. ZONE TRANSITIONS (CADG)

Located on the north side of E. Cherry St., the building has the most significant impact on the two townhomes directly to the north and the single family residence to the east. The 15'-0" upper level setback at the north property line helps to mitigate the impact on those residential properties. The additional 10'-0" ground level setback along the north property line provides additional relief.

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BUILDING PRECEDENTS

STREET-LEVEL TRANSPARENCY

An important priority for the proposed development is to open up the ground level commercial spaces to the public realm at the street, encouraging human interaction and enhancing the existing character of the neighborhood commercial node. Similar to the Klotski Building and the Stencil Apartments, the flat grade along E. Cherry St. allows for the street-level commercial spaces to be at the same grade as the sidewalk, enhancing the connection to the street and providing accessible entries.

SCALE & TEXTURE

A finer grain and rhythm at the ground level is established through material, fenestration patterns, signage, and landscape elements. The ground level experience at the north side of the property is more intimate than the public realm at E. Cherry St., which is similar in scale to the 19th & Mercer and Melrose Market precedents. Stepping back from the north property line, the Live / Work units create an interior alley condition, breaking down the scale of the ground level even further and serving as a transition between the neighborhood commercial corridor and the multi-family residential zone to the north. Chophouse Row exemplifies the tighter conditions and back patio atmosphere proposed at this interior alley.

STRONG URBAN EDGES



Pax Futura | NK Architects
Seattle, WA
Lot Size = 4,905 SF
1,062 SF commercial + 19,128 SF residential



Agnes Lofts | Weinstein A+U
Seattle, WA
Lot Size = 5,278 SF
15,000 SF commercial + 24,000 SF residential



Park Modern | BUILD LLC
Seattle, WA
Lot Size = 7,406 SF
2,461 SF commercial + 24,033 SF residential



CRAFT | Revolve Development
Seattle, WA
Lot Size = 7,488 SF
5,398 SF commercial + 19,158 SF residential



Cove | Tiscareno Associates
Seattle, WA
Lot Size = 9,000 SF
3,693 SF commercial + 39,328 SF residential



The Shea | Public 47
Seattle, WA
Lot Size = 9,710 SF (1/2 of parent lot)
2,300 SF commercial + 25,443 SF residential



Stencil | Johnston Architects
Seattle, WA
Lot Size = 13,560 SF
4,797 SF commercial + 31,983 SF residential



Decibel | Mithun
Seattle, WA
Lot Size = 13,851 SF
3,362 SF commercial + 59,547 SF residential



19th & Mercer | Weinstein A+U
Seattle, WA
Lot Size = 18,906 SF
6,071 SF commercial + 48,306 SF residential

STREET-LEVEL TRANSPARENCY



Klotski Building | Graham Baba
Seattle, WA



Stencil | Johnston Architects
Seattle, WA

BUILDING PRECEDENTS

The building precedents to the left are examples of mixed-use developments in Seattle that establish strong urban edges by holding the building façades to the property lines along the public right of way. All of the precedents use the horizontal datum between the ground level commercial and the upper level residential to introduce variety in the façade and massing. They demonstrate the simplicity and rhythm of the facade at the upper level residential and the envisioned finer grain detail at the ground-level experience, further elaborated on in the images on the following page. Scale and visual interest are achieved through material and fenestration patterns rather than massing modulation. The precedents range in scale to illustrate that even the larger lots benefit from strong street walls that establish an architectural presence consistent with the scale of the development.

SCALE & TEXTURE



19th & Mercer | Weinstein A+U
Seattle, WA



Melrose Market | Graham Baba
Seattle, WA

STREET FRONTAGE AT
E. CHERRY STREET

INTERIOR ALLEY ALONG
NORTH PROPERTY LINE





Chophouse Row | Graham Baba, SKL
Seattle, WA

OUTREACH PLAN

IN-PERSON OUTREACH

A community meeting open to the public was held at the Tana Market on the project site. The meeting was advertised via printed poster and the DON calendar. All of the organizations listed on the 23rd and Jackson Neighborhood snapshot were specifically invited to the community meeting via email.



COMMUNITY MEETING
Tana Market

PRINTED OUTREACH

Posters advertising the in-person outreach meeting were hung in 15 locations within a half mile of the project site. Poster locations ranged from community center bulletin boards to power poles and at least half were visible from the street.



POSTER
Various Locations

DIGITAL OUTREACH

A project hotline was established to provide information about the project and a voicemail to receive feedback. As part of the required equity outreach, the project hotline was featured prominently on the poster.

Additional Project Information on Seattle Services Portal via the Project Number: 01447518PA

Project Hotline & Email:

206-693-4158

EastCherrySt Project@gmail.com

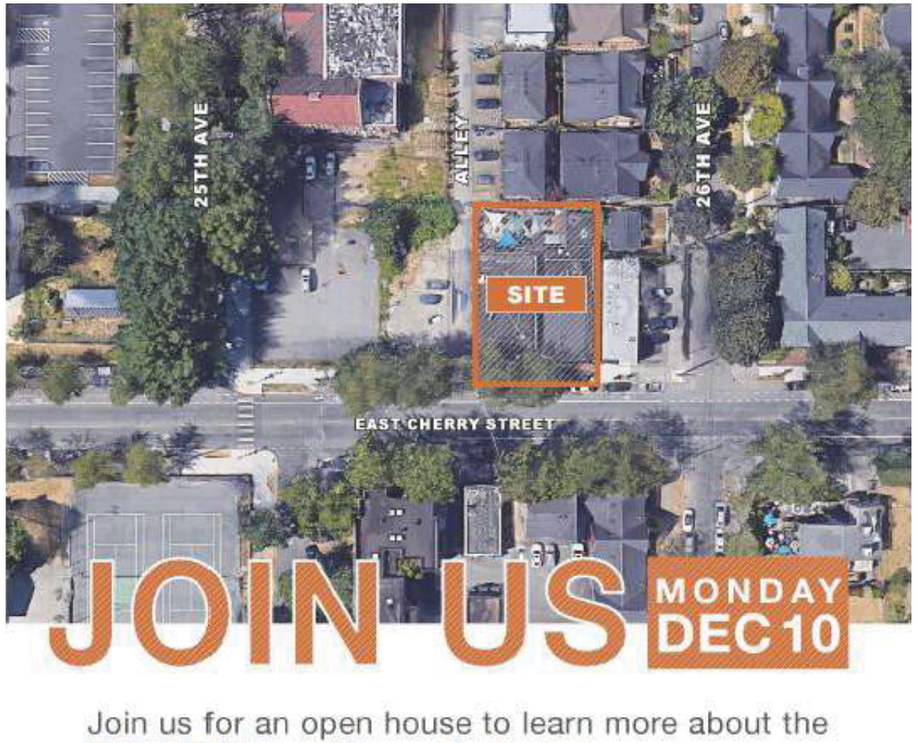
Note that calls and emails are returned within 1-2 business days. Calls and emails are subject to City of Seattle public disclosure laws.

"Hello! Thank you for calling our 2514-2518 East Cherry Street project design review hotline. To bypass this message, please press 1. Located at 2514-2518 East Cherry Street, this project will be a four-story building, approximately 40 feet tall, built at-grade with no underground parking. Retail space will occupy the 80 feet of commercial frontage along E. Cherry St. with residential units above. Two existing building will be demolished, but existing tenants may occupy the new project.

The contact person for this project is Natalie Quick and additional information can be found at the Seattle Services Portal on the Seattle.gov website using the project address. To provide direct feedback for the project applicant, you may leave detailed comments, questions or concerns at the conclusion of this message. Please make sure you also clearly state your name, phone number and email address. This line is monitored daily and we try to return phone calls within two business days.

You may also email us at EastCherryStProject@gmail.com. Additionally, you are also invited to join us for a community meeting on Monday, December 5th from 6pm to 7pm at the Tana Market located at 2518 E. Cherry St. The development team will be on-site to discuss the project vision and approach. If you choose to leave a message, please remember that all comments are subject to public disclosure and any information collected may be made public. Thank you and have a great day."

PROJECT HOTLINE & EMAIL



Join us for an open house to learn more about the 2514-2518 East Cherry St. Project.

The proposed project will be a four-story building, approximately 40 feet tall, built at-grade with no underground parking. Retail space will occupy the 80 feet of commercial frontage along E. Cherry St. with residential units above. Two existing buildings will be demolished, but existing tenants may occupy the new project.

What: Join the project team and their architects to discuss the vision and approach for this new residential project in the neighborhood. Coffee and cookies will be provided. All are welcome. No RSVP needed.

Time: Event begins promptly at 6pm and will end by 7:00pm

Date: Monday, December 10, 2018

Where: Tana Market, 2518 East Cherry Street, Seattle 98122

Project Address:
2514-2518 East Cherry Street
Seattle, WA 98122

Contact:
Natalie Quick

Applicant:
Cherry Valley LLC

Developer/Owners Rep:
Dunn & Hobbes, LLC

Contact Information:
EastCherrySt Project@gmail.com

Type of building:
Residential with retail along E. Cherry St

Neighborhood:
Central

In Equity Area:
Yes

Additional Project Information on Seattle Services Portal via the Project Number: 6144763PA

Project Hotline & Email:

206-693-4158

EastCherrySt Project@gmail.com

Note that calls and emails are returned within 1-2 business days. Calls and emails are subject to City of Seattle public disclosure laws.

WEINSTEIN A+U | BUILD | framework | DUNN HOBBES, LLC

OUTREACH FEEDBACK

The one-hour community outreach meeting generated the only feedback on the project, with no comments received via the project hotline or the project email address. Meeting questions and comments focused on the site's use, the anticipated number of units and sizes, existing retail, project materials, zoning and project timeline. Nine members of the public attended the community meeting, including the owners of the Tana Market and members of Central Area LURC and the 12th Avenue Stewards.

The owners of the Tana Market expressed a strong interest in retaining the retail space on the project site and how the existing building is in disrepair. Other comments were made about how the Twilight Exit is an important community gathering space and would like it to remain. There was discussion about the opportunities for outdoor space on the ground level along the alley. Several members of the public stated that they would like to see quality materials that reflect the character of the street, such as brick and stone.

There was discussion of unit size, specifically the inclusion of family-oriented units so close to several schools and playfields. Other comments were made about the large number of new, small units coming into the market in the neighborhood. The project team explained that going through Design Review now will preserve the option of developing under the current zoning, which is a great fit for the neighborhood.