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landscape architect | email address

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

project information
address  PROJECT ADDRESS
parcel #s  9126101685, 9126101681, 9126101695, 9126101706, 9126101705, 9126101725, 9126101730
site area  19,343 sf
urban village  23rd & Union-Jackson (Residential Urban Village)
overlay district  none
pedestrian zone  none
frequent transit  yes
parking  none
Seeking Community Input for a New Development At 23rd and Cherry
SDCI Project #30377717-EG

Acer House is a proposed new development at the corner of 23rd and Cherry in the Central Area of Seattle. It is being developed with the principals of equity and inclusion integrated from the very beginning in all aspects of the project. It will contain 120 affordable apartments, a childcare facility, and retail businesses that serve the neighborhood.

We are seeking the input from the community as part of the Seattle’s Early Design Guidance program. You can submit comments in three ways:
- By email to acer-house@arboreal.apartments
- Via a survey on our web page at grtexp.co/acer-house
- In an online community meeting to be held at 6pm on Monday, April 12th. Meeting link: https://zoom.us/j/99463376915

Raadinta Wax-soo-saarka Bulshada ee Horumar Cusub 23 iyo Cherry
Mashnuuca SDCI # 30377717-EG

Acer House waa horumar cusub oo la soo jeediyey oo ku saabsan geeska 23 iyo Cherry ee Bartamaha Aagga Seattle. Waxaaga lagu horumaysayaa maamulayaasha sinsiinta iyo ku mid naxshada oo la soo daray biletiga dhamaan ugu horeysay wuxuu saarka bulshada iyada oo qeyb ka ah barnaamijka Tilmaamaha Naqshadeynta Hore ee Seattle. Waxaad ku soo gudbin kartaa faallooyinka saddex siyaabood

• Ilmay ahaan loogu soo dirdo acer-house@arboreal.apartments
• Iyada oo loo marayo sahan ku saabsan boggayaga internetka ‘grtexp.co/acer-house’
• Kulan jaaliyadeed oo khadka tooska ah ka dhaca oo la qaban doono 6da fiidnimo Isniinta, Abriil 12keeda. Xiriirinta kulanka: https://zoom.us/j/99463376915

Sources of input

- Survey with 7 responses (6 of whom live close to the project)
- Two community meetings: local neighbors (4 participants) and CA LURC (20-25 participants)

Summary of input

- Buildings that are most important to the community are: Equitable and inclusive development, provision of affordable housing, and environmental sustainability.
- Important factors in street level improvements are lighting and safety considerations (especially related to persistent crime in the neighborhood), and having a space that is good for pedestrians
- Concerns about the project include lack of parking and it being potentially out of scale with the neighborhood
- Special factors to consider include an honoring of the Black and Jewish legacy of the neighborhoods, and also traffic considerations specific to the planned childcare (pick up and drop off zones, etc)
- Design feedback was received related to the ensuring the courtyard on the west was activated and accessible for pedestrians, both to increase “eyes on street” as well as to provide a space for the neighborhood
- Support was seen for the contract rezone as a package of community-focused amenities

References to materials used

- Project web page: http://grtexp.co/acer-house
- Online survey: https://docs.google.com/forms/d/1baG5cDZ9ISbxv0d6WUJJ2vO4iIHPb7pU6IhREh9X/edit
- Mailed flyer: See insert at right
- Materials used for community meeting: https://netorgft6278573-my.sharepoint.com/:b:/g/personal/ben_grtexp_co/EYrcVzDGBUdDs483lB4mNZsBYg5JPWFHvQo08uQiKkjjOA?e=4qKdSj
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- http://grtexp.co/acer-house

Approvals method of outreach, approved by DON

- Outreach per SDCI DR 4-2018 and DON DR 1-2018.

Below is a summarized documentation of the steps, timeframes and process required for Early Community Outreach per SDCI DR 4-2018 and DON DR 1-2018.
CONTEXT + SITE ANALYSIS

**zoning**

<table>
<thead>
<tr>
<th>F 5000</th>
<th>E MARION STREET</th>
</tr>
</thead>
<tbody>
<tr>
<td>21ST AVENUE</td>
<td>E COLUMBIA STREET</td>
</tr>
<tr>
<td>22RD AVENUE</td>
<td>24TH AVENUE</td>
</tr>
<tr>
<td>25TH AVENUE</td>
<td>26th Avenue</td>
</tr>
</tbody>
</table>

**LR2**

<table>
<thead>
<tr>
<th>NC1-40</th>
<th>NC1-55</th>
</tr>
</thead>
</table>

**SF 5000**

**surrounding uses**

- single family
- apartment / town houses
- education facility
- commercial
- religious
- community facilities

---

**SITE**

(zoning from NC1-40 to NC1-65)

23RD AVENUE

24TH AVENUE

25TH AVENUE

22ND AVENUE

21ST AVENUE

E CHERRY STREET

E COLUMBIA STREET

E JEFFERSON STREET

E JAMES STREET

E MARION STREET

---

**PROJECT NAME | EARLY DESIGN GUIDANCE | DATE | CITY OF BELLINGHAM PROJECT NUMBER**

---

**FIRM NAME**
neighborhood context

1. coyote central
2. alt space artist cooperative
3. nova / horace mann school
neighborhood context

- Causey's Learning Center
- Ezell's Chicken
- Medgar Evers Pool
- Quincy Jones Performing Arts Center
- Garfield High School
- Garfield Playfields
- Garfield Superblock
- Eritrean Community Center
neighborhood axonometric
CONTEXT + SITE ANALYSIS

streetscape 23rd avenue

east side

west side

ACROSS FROM SITE

COYOTE CENTRAL

SITE

23rd avenue

east side

west side
**CONTEXT + SITE ANALYSIS**

**streetscape** cherry street

**south side**

**north side**

**GARFIELD COMMUNITY CENTER**  **ARCO STATION**  **AM/PM CONVENIENCE STORE**  **TC SPIRIT VILLAGE**  **SITE**  **ACROSS FROM SITE**
CONTEXT + SITE ANALYSIS

streetscape 22nd avenue

west side

\[\text{ACROSS FROM SITE}\]

east side
EXISTING SITE PLAN

EXISTING BUILDING
701 23RD AVE
SEATTLE, WA 98122

EXISTING BUILDING
1914 2-STORY MIXED USE
2210 E CHERRY ST

EXISTING BUILDING
707 23RD AVE

EXISTING BUILDING
711 23RD AVE

EXISTING BUILDING
713 23RD AVE

EXISTING POWER POLE

EXISTING BUILDING
1907 2-STORY RETAIL
701 23RD AVE

EXISTING BUILDING
1900 1 STORY SINGLE FAMILY
707 23RD AVE

EXISTING BUILDING
1900 1 STORY SINGLE FAMILY
711 23RD AVE

Row Width = 60' - 0"

Row Width = 66' - 0"

Row Width = 71' - 0"

CURB INLET

EXISTING SITE PLAN

PROPERTY PARCEL #: 9126101681

PROPERTY PARCEL #: 9126101685

PROPERTY PARCEL #: 9126101695

PROPERTY PARCEL #: 9126101705

PROPERTY PARCEL #: 9126101706

PROPERTY PARCEL #: 9126101725

PROPERTY PARCEL #: 9126101730

EL = 283.5'

EL = 285.2'

EL = 292.7'

EL = 295.4'

EL = 287'

EL = 286.7'

EL = 283.57'

EL = 281.52'

EL = 281.3'

EL = 281.3'

EL = 282.5'

EL = 279.7'

EL = 279.65'

EL = 281.67'

ROW = 60'-0" ROW = 30'-0" ROW = 35'-6" ROW = 30'-0"

8'-0" 15'-0" 3'-0" EASEMENT ABOVE 13'

PL 88°43'53" W 85.91'

PL 88°43'53" W 85.91'

PL 01°16'47" E 30.02'

PL 01°16'05" E 105.07'

PL 88°43'58" W 171.77'

PL 01°17'30" E 120.08'

33'-0" ROW = 85'-11"

ROW = 28'-8 1/2"

57'-2 1/2"

28'-10 7/8"

3'-5 3/8"

3'-2 7/8"

9 7/8"

4'-6"

19'-10 1/8"

6'-7 1/4"

8 3/8"

2 7/8"

2'-3"

7"

54'-0" ROW = 10'-0"

42'-11 1/2" ROW = 85'-11"

28'-10 7/8"

3'-5 3/8"
zoning summary

full design review: required
existing zoning: 9126101685: NC1-40 (M2), borders Residential Small Lot
9126101681: NC1-40 (M2)
9126101695: NC1-40 (M2)
9126101706: NC1-40 (M)
9126101705: NC1-40 (M)
9126101725: NC1-40 (M)
9126101730: NC1-40 (M), borders Residential Small Lot
proposed zoning: NC1-55
proposed uses: offices, commercial sales and services, multifamily residential, childcare, live/work
maximum building height: NC1-40 = 40'; NC1-55 = 55', 55' proposed
floor area ratio (FAR): NC1-40 = 3.25; NC1-55 = 3.75
underground stories and child care centers are not counted
site area = 19,343 sf
FAR allowable (total) = 72,536 sf
maximum buildable area: NC1-40 = 62,865 sf; NC1-55 = 72,536 sf
zoning setbacks: 
  between commercial and residential zones at street: 15' triangle corner setback
  between commercial and residential zones at side and rear lot lines: 15' between 13'-40' of building height
  3' additional setback for every 10' of additional building height - departure requested
environmentally critical areas (ECA): none
SEPA: required
street-level, street-facing facades:
  general: 20% residential uses maximum - departure requested
  must be located within 10' of street lot line, or must have wider sidewalks, plazas, or other landscaped or open areas approved - departure requested
  either set back 10' or be vertically located 4' above or below sidewalk grade - departure requested
  residential: 13' min floor-to-floor height - departure requested; 30' avg depth - departure requested; 60% min transparency
  work area = 300 sf min; 15' min depth from street facade; direct pedestrian entry
  non-residential: 13' min floor-to-floor height - departure requested; 30' avg depth - departure requested; 60% min transparency
amenity area: 5% of residential GFA
landscaping: 0.3+ Green Factor; street trees; screening of utility service uses
parking: none required
RESPONSE TO DESIGN GUIDELINES

priority guidelines + description of intent

**S1 Natural Systems + Site Features**
The site is steeply sloped and the development addresses all street frontages with appropriate scale/use. All stormwater is mitigated with on site bioretention planters and a planted green roof. The rooftop will provide outdoor common spaces for residents with both amenity deck and vegetable garden.

**S2 Community Identity**
As a building in a historically Black neighborhood, Acer House has adopted architectural elements that have significant role and meaning in Black culture - primarily the stoop and porch. While typically seen on residential buildings, Acer House incorporates both elements near the building entry - a stoop/stadium seating for interacting with passersby and the elevated porch which offers a place of prospect over the street. In addition, the large south facing courtyard offers a public place for people to meet neighbors in a convivial public setting.

**S3 Prioritize Public Realm**
The community porch, the front stoop, the courtyard and outdoor seating in front of retail at the bottom of the hill provides a variety of ways that the building encourages the public to interact with the uses on site, creating a vibrant pedestrian experience. The courtyard is the organizing feature for the site - oriented to the south, the majority of units overlook this space. The additional units facing south offers a secondary benefit of more eyes on the street - this intersection currently has higher crime activity on weekend nights due to the daytime uses of surrounding properties and the lack of people around late at night.
priority guidelines + description of intent

P1 Community Oriented Pedestrian Environment
The East Cherry street-facing courtyard flanked with locally owned retail serves both as a destination, but also as a respite for elders in the neighborhood trying to walk up the steep grade as well as youth at the nearby high school and community center who might visit the site to purchase a coffee or pastry from the corner cafe after school.

P2 Visual Interest
The afrocentric design approach will incorporate a variety of visually interesting elements – bold architectural elements, intricately patterned facades. The building will reveal a greater sense of texture and scale with murals on both the interior and exterior.

P3 Network of pedestrian linkages
The steep grade of Cherry street makes it difficult to provide a pedestrian connection across the site, however, there are many opportunities to engage the building as a pedestrian. The Courtyard is designed with CPTED principles in mind- ensuring that there are no hidden corners and low planter walls. A stair and ramp provides two means of ingress/egress from the courtyard ensuring no one can be “trapped’ within the courtyard.

P4 Enhance Cohesive of Surrounding Area
As this project is the first new development in almost 30 years at this intersection, it will become a benchmark for future construction. The commercial base will be a concrete frame and storefront, establishing a transparent ground floor level. The dark, earthen colors of the building reflect the dark masonry of the older brick buildings located on 2 corners of the intersection, while offering a strong, defined context for future development.
priority guidelines + description of intent

**B1 Clear Architectural Concept**

The central concept for Acer House is the Community Courtyard. It is south facing and easily accessible from Cherry Street. The community-related retail spaces are accessed from this space and the residential units above look onto this community-oriented space.

**B2 Visual Interest**

Acer House will incorporate a combination of siding to provide a contract of textured and smooth surfaces. In addition, the colors are dark/earthen but also include metallic sheen and white backgrounds that provides visual interest. There will be careful attention paid to offer unique detail close up versus the monolithic expression from afar.

**B3 Reduce Impacts on Environmental & Health**

The project meets Built Green 4-star rating for environmental sustainability. The project will include PV panels, urban agriculture, stormwater mitigation, covered outdoor space for all residents to access, and ample access to daylight.

Located near transit and within walking distance to neighborhood businesses and grocery store, there is no on-site parking. The building will offer affordable rents to households earning less than 80% AMI with no public subsidy.
concept 1 | square donut

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

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

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

concept 2 | north-facing courtyard

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

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

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

concept 3 | south-facing courtyard

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

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

challenges
- requires departures

concept comparison

preferred
massing concept

ARCHITECTURAL CONCEPT

PROJECT NAME | EARLY DESIGN GUIDANCE | DATE | CITY OF BELLINGHAM PROJECT NUMBER
street level experience
architectural precedents

- bay window of contrasting color, recessed balconies, gaps in the massing, asymmetry
- corner windows and irregular patterning using limited window types
- change in color of projecting forms, vertical banding/stripes
- african fractals as elevation stencil

inspiration of graphic expression
architectural applications

fenestration

balconies
landscape design inspiration

courtyard

rooftop deck + urban farm
landscape design inspiration

childcare play area

unit patios