



ACER HOUSE LLC

MIMAR STUDIO
PLANNING & DESIGN

schemata
workshop

PROJECT ADDRESS | BELLINGHAM, WA 98229

CITY OF BELLINGHAM PROJECT NUMBER

EARLY DESIGN GUIDANCE | JUNE 10, 2021

PROJECT NAME

table of contents

community outreach summary 2

context + site analysis3

priority design guidelines 12

architectural massing concepts 15

applicant team

owner

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landscape architect

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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

NEIGHBORHOOD MEETING

SUMMARY OF APPROVED OUTREACH METHOD

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.

approved method of outreach, approved by DON

- Direct mailing flyers to all residences within 500ft (Printed, High Impact)
- Basic project web page (Electronic, High Impact)
- Online survey (Electronic, Low impact)
- Virtual Community Meeting to be held online (Virtual in person, High impact)

references to materials used

- Project web page: <http://grtexp.co/acer-house>
- Online survey: <https://docs.google.com/forms/d/1baG5cDZ9ISbv0d6WUiJI2uO3IH3P8pU6IlhR8tEh9XI/edit>
- Mailed flyer: See insert at right
- Materials used for community meeting: https://netorgft6278573-my.sharepoint.com/:b:/g/personal/ben_grtexp_co/EYrcVzDGBUdDs483IB4mNZsBYg5JPWFHvQo08uQiKkjjOA?e=4qKdSj

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 part of a package of community-focused amenities

Seeking Community Input for a New Development At 23rd and Cherry

SCDI Project #3037717-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

Mashruuca SCDI # 3037717-EG

Acer House waa horumar cusub oo la soo jeediyey oo ku saabsan geeska 23 iyo Cherry ee Bartamaha Aagga Seattle. Waxaa lagu horumarinayaa maamulayaasha sinnaanta iyo ka mid noqoshada oo lagu soo daray bilowgii dhammaan dhinacyada mashruuca. Waxay ka koobnaan doontaa 120 guri oo la awoodi karo, xarun lagu daryeelo carruurta, iyo ganacsiyada tafaariiqda ah ee u adeega xaafadda.

Waxaan ka raadineynaa talo soo jeedinta bulshada iyada oo qeyb ka ah barnaamijka Tilmaamaha Naqshadeynta Hore ee Seattle. Waxaad ku soo gudbin kartaa faallooyinka saddex siyaabood

- Iimayl ahaan loogu soo diro 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>

ለአዲሱ ልማት በ 23 እና በቼሪ የማህበረሰብ ግብዓት መፈለግ

የ SCDI ፕሮጀክት # 3037717-EG

አሴር ሀውስ በሲያትል ማዕከላዊ አከባቢ በ 23 ኛው እና በቼሪ ጥግ ላይ የታቀደ አዲስ ልማት ነው። በሁሉም የፕሮጀክቱ ዘርፎች ከመጀመሪያው ጀምሮ የተቀናጁ የፍትሃዊነት እና የመደመር ርዕሰ መምህራን እየተሻሻለ ነው። እሱ አቅምን ያገናዘቡ 120 አፓርተመንቶችን፣ የልጆች እንክብካቤ ተቋምን፣ እና ጎረቤቱን የሚያገለግሉ የችሮቻሮ ንግዶችን ይይዛል።

- የሲያትል የቅድመ ዲዛይን መመሪያ መርሃግብር አካል በመሆን ከህብረተሰቡ የሚሰጡ አስተያየቶችን እንፈልጋለን። አስተያየቶችን በሦስት መንገዶች ማስገባት ይቻላል
- በኢሜል acer-house@arboreal.apartments
 - በድረ-ገጻችን ላይ በ GRtexp.co/acer-house በተደረገ የዳሰሳ ጥናት በኩል
 - ሰኞ ኤፕሪል 12 ከሰዓት በኋላ በ 18 ሰዓት በሚካሄደው የመስመር ላይ ማህበረሰብ ስብሰባ ውስጥ። የስብሰባ አገናኝ <https://zoom.us/j/99463376915>

在23日和Cherry寻求社区发展的新成果

SCDI项目 # 3037717-EG

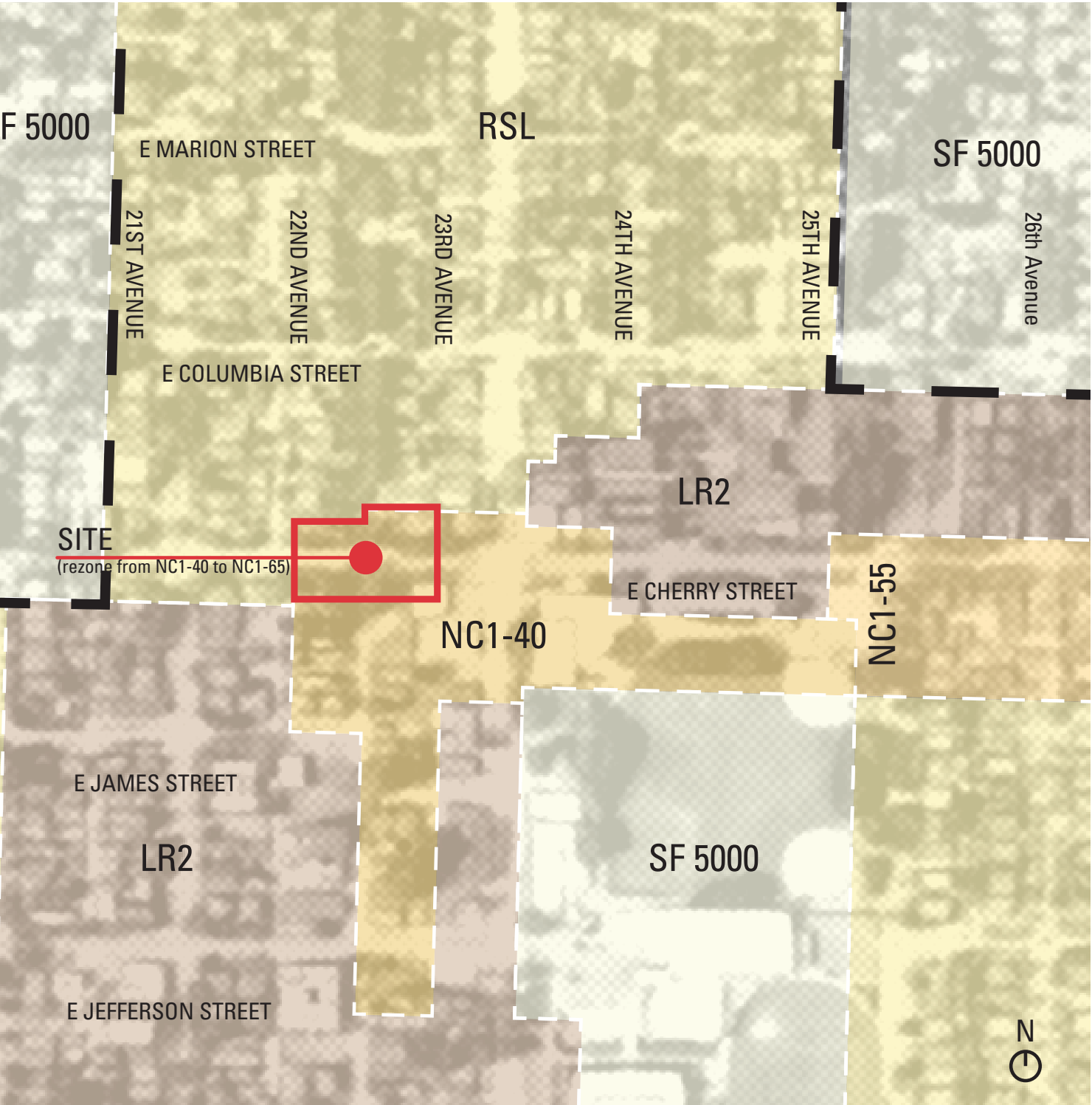
宏cer大厦（Acer House）是拟议的新开发项目，位于西雅图中心地区23号街和樱桃街（Cherry）的拐角处。从一开始就在项目的所有方面都结合了公平和包容性原则来进行开发。它将包含120套负担得起的公寓，一个儿童保育设施以及为该社区服务的零售企业。

我们正在寻求社区的意见，作为西雅图早期设计指导计划的一部分。您可以通过三种方式提交评论

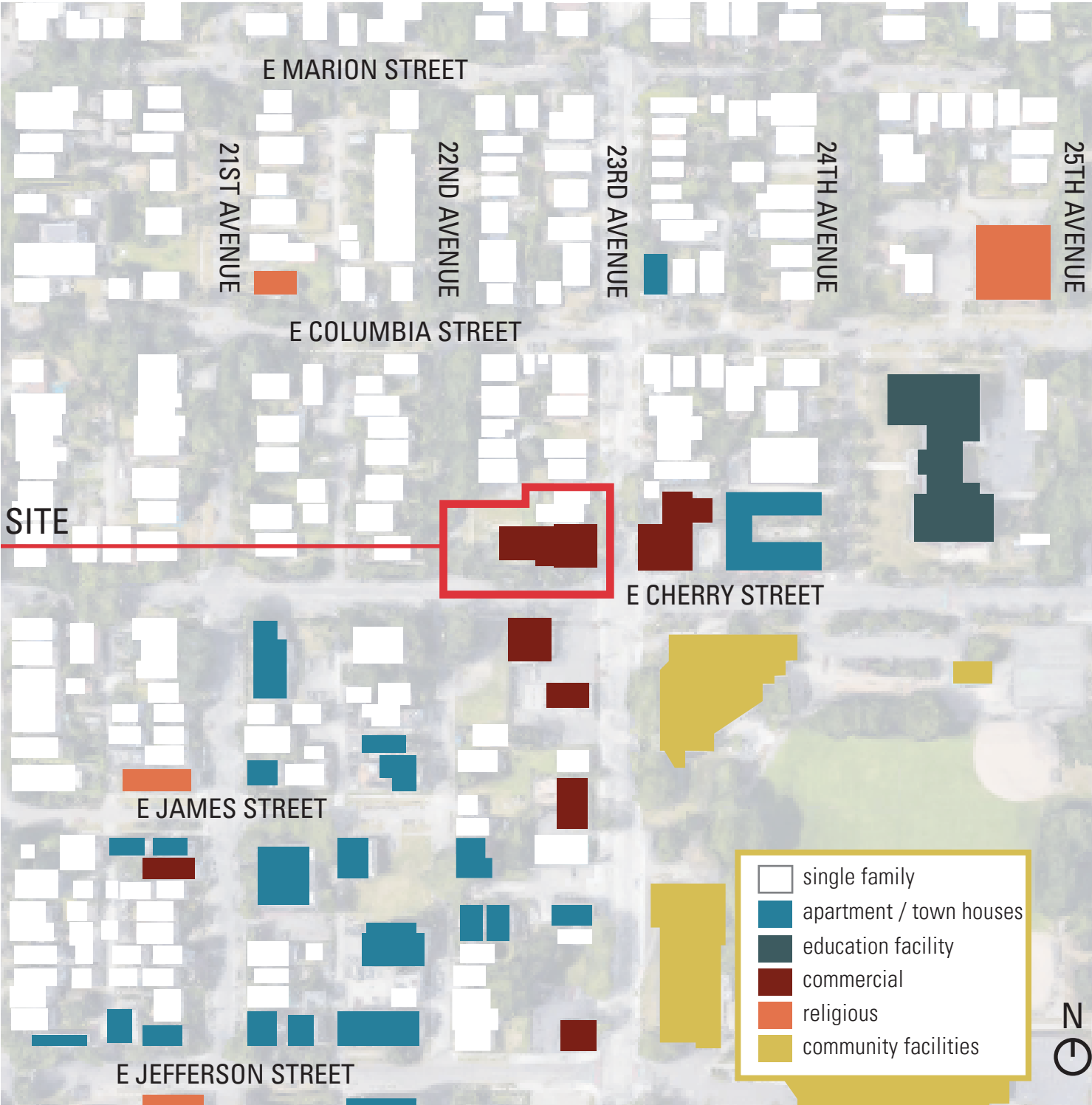
- 通过电子邮件发送到acer-house@arboreal.apartments
- 通过我们在grtexp.co/acer-house网页上的调查
- 在4月12日星期一下午6点举行的在线社区会议上。会议链接：<https://zoom.us/j/99463376915>

CONTEXT + SITE ANALYSIS

zoning

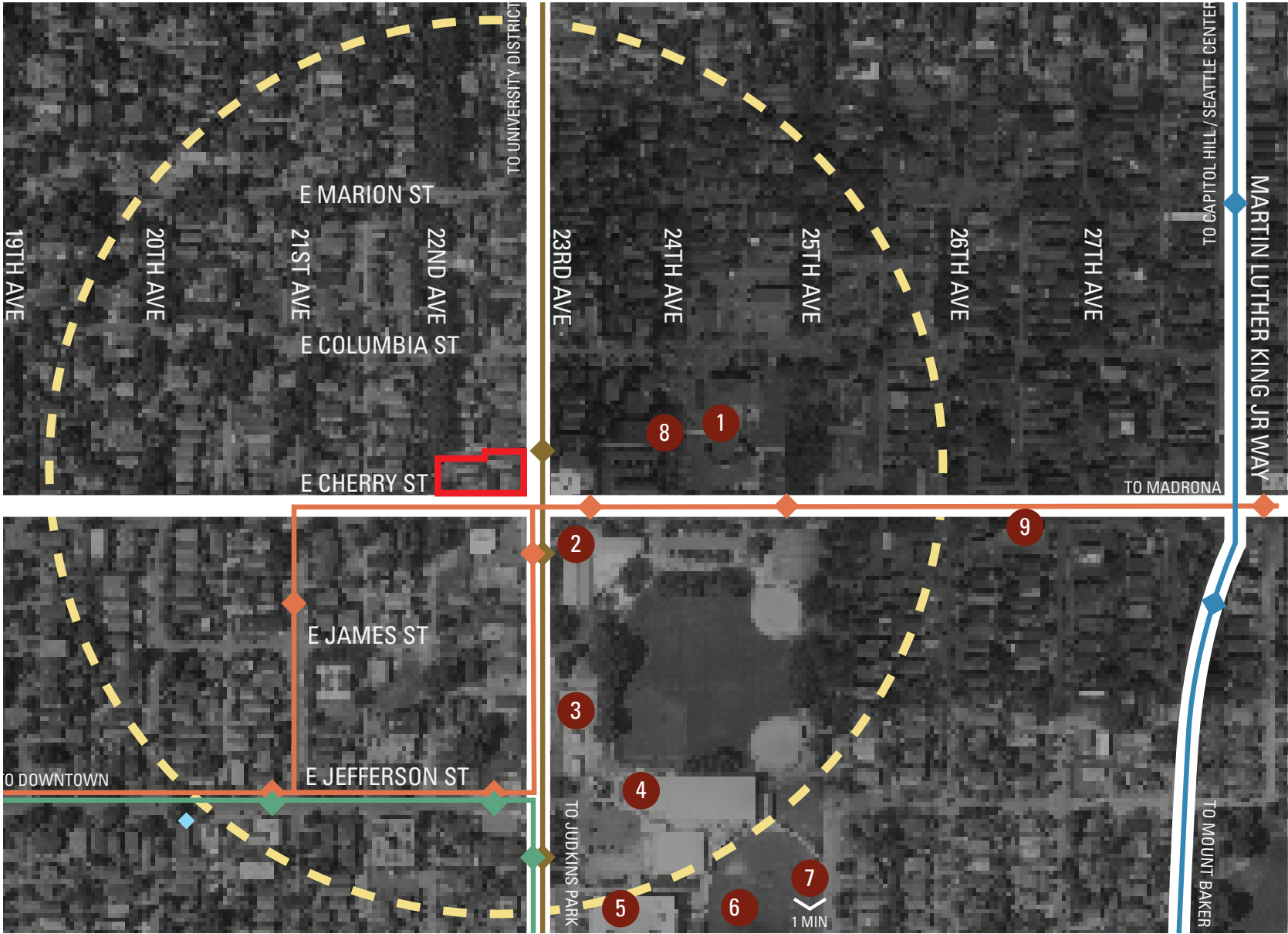


surrounding uses



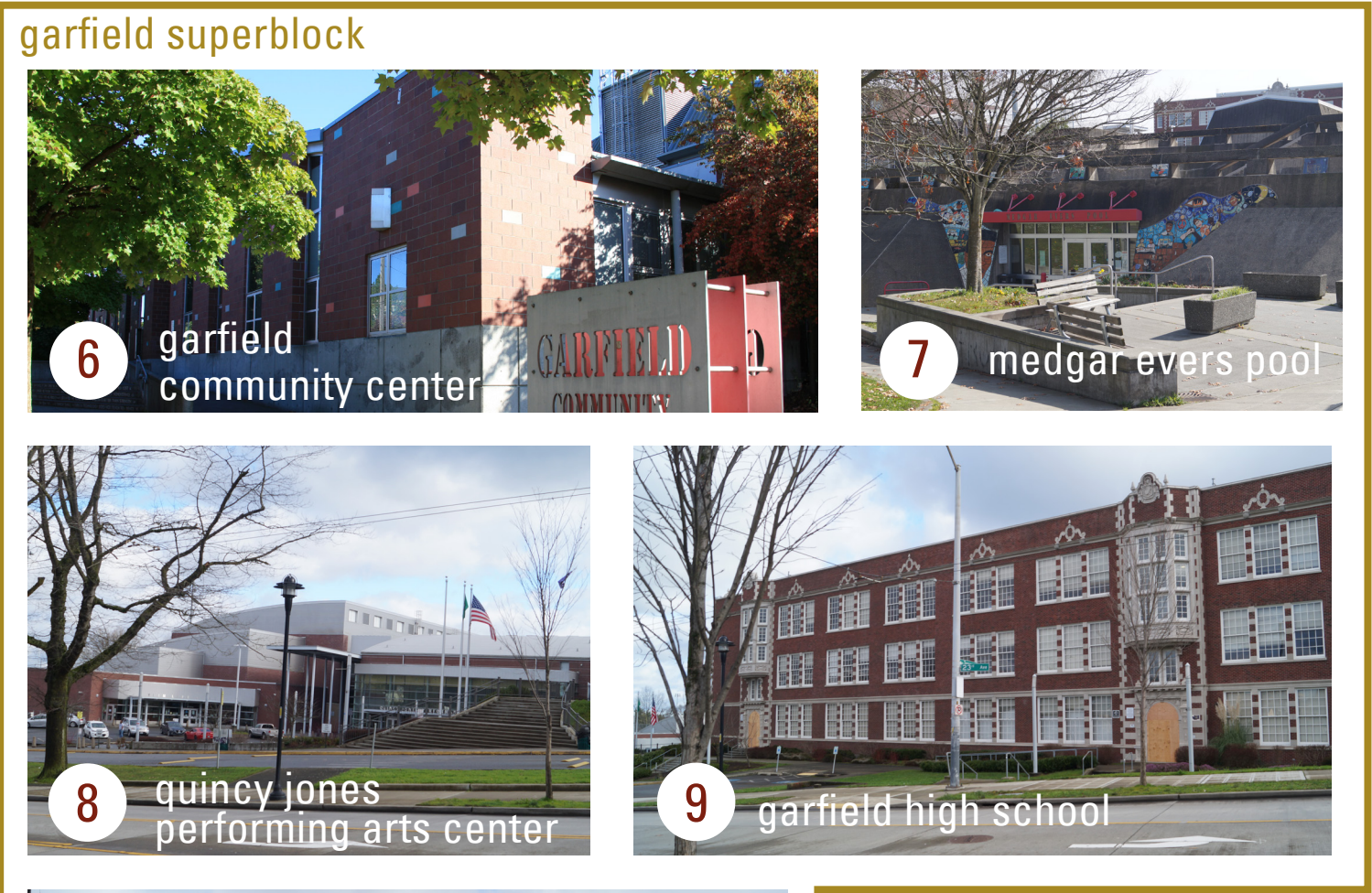
CONTEXT + SITE ANALYSIS

neighborhood context



CONTEXT + SITE ANALYSIS

neighborhood context



CONTEXT + SITE ANALYSIS

neighborhood axonometric



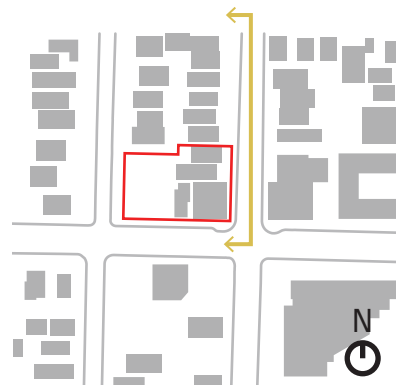
CONTEXT + SITE ANALYSIS

streetscape 23rd avenue

east side



west side



CONTEXT + SITE ANALYSIS

streetscape cherry street

south side



north side



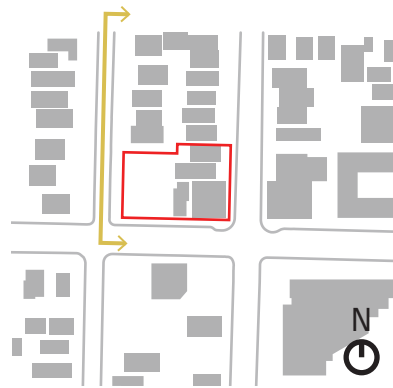
CONTEXT + SITE ANALYSIS

streetscape 22nd avenue

west side



east side



existing site plan



CONTEXT + SITE ANALYSIS

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
residential:	either set back 10' or be vertically located 4' above or below sidewalk grade - departure requested
non-residential:	13' min floor-to-floor height - departure requested ; 30' avg depth - departure requested ; 60% min transparency
live/work (non-res):	work area = 300 sf min; 15' min depth from street facade; direct pedestrian entry
amenity area:	5% of residential GFA
landscaping:	0.3+ Green Factor; street trees; screening of utility service uses
parking:	none required

RESPONSE TO DESIGN GUIDELINES

priority guidelines + description of intent



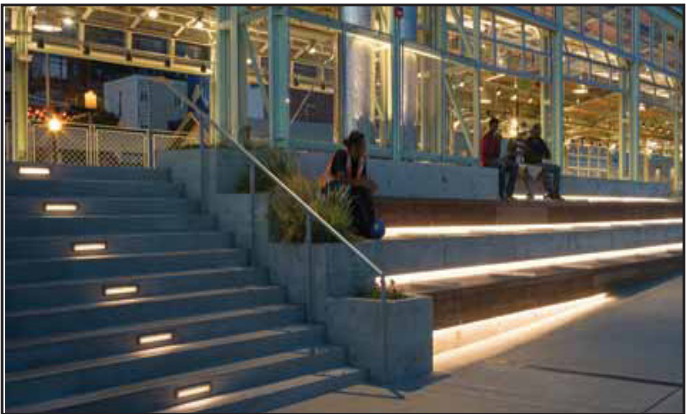
S1 Natural Systems + Site Features

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.

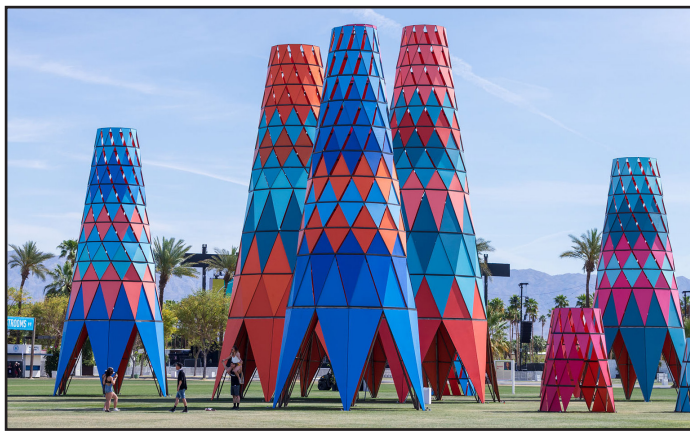
RESPONSE TO DESIGN GUIDELINES

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.

RESPONSE TO DESIGN GUIDELINES

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 contrast 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.



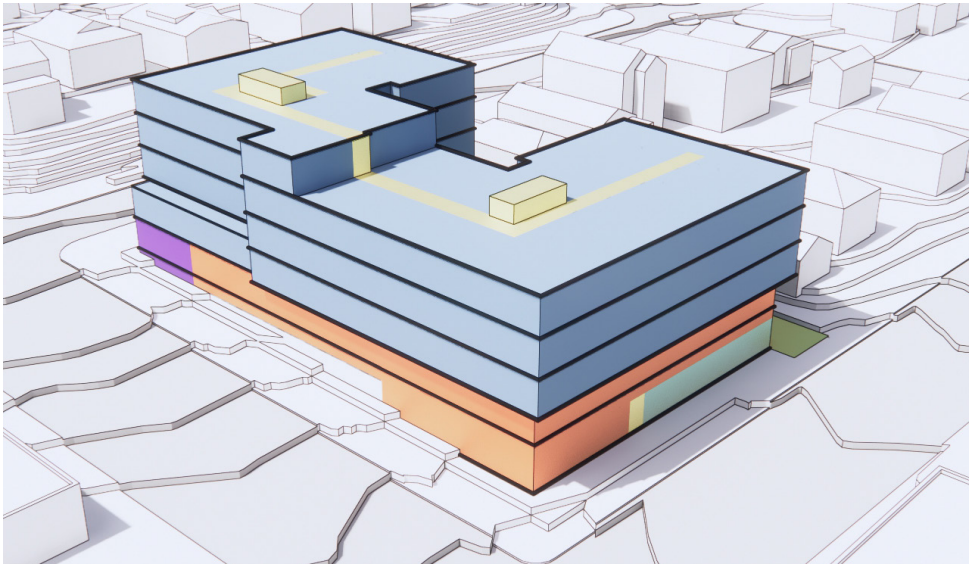
B3 Reduce Impacts on Environmental & Health

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.

ARCHITECTURAL CONCEPT

concept comparison



concept 1 | square donut

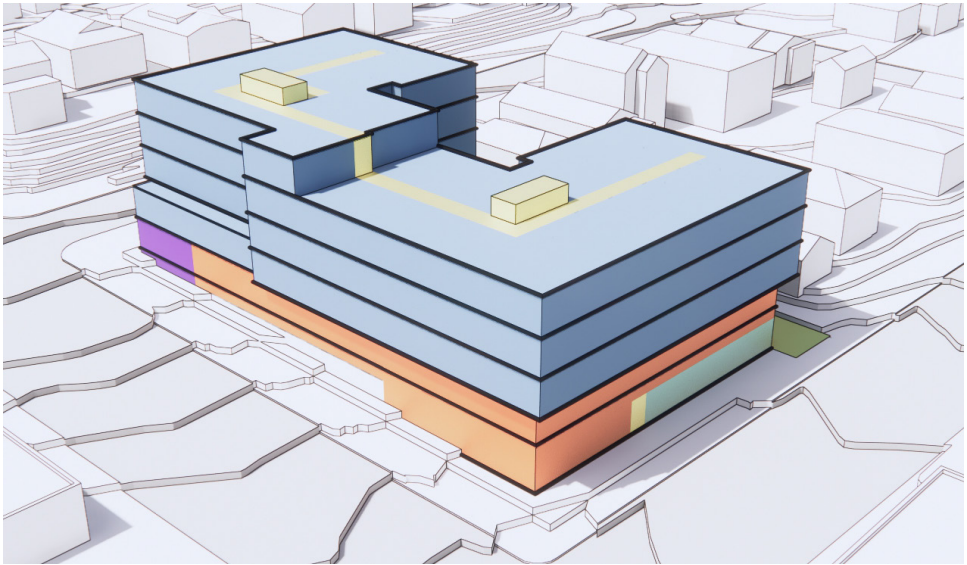
number of stories = 5.5
number of residential units = 130
total commercial/childcare square footage = 7,347 sf
number of live-work units = 7
gross floor area = 77,151 sf
net rentable area = 55,309 sf
parking = none provided

opportunities

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

challenges

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



concept 2 | north-facing courtyard

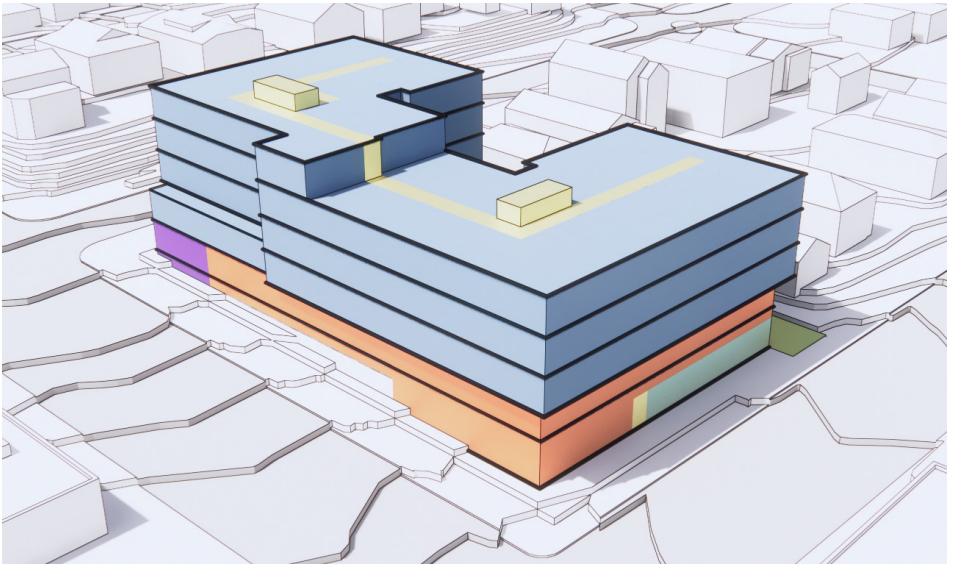
number of stories = 5.5
number of residential units = 105
total commercial/childcare square footage = 7,461 sf
number of live-work units = 2
gross floor area = 68,780 sf
net rentable area = 47,140 sf
parking = none provided

opportunities

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

challenges

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



preferred

concept 3 | south-facing courtyard

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

opportunities

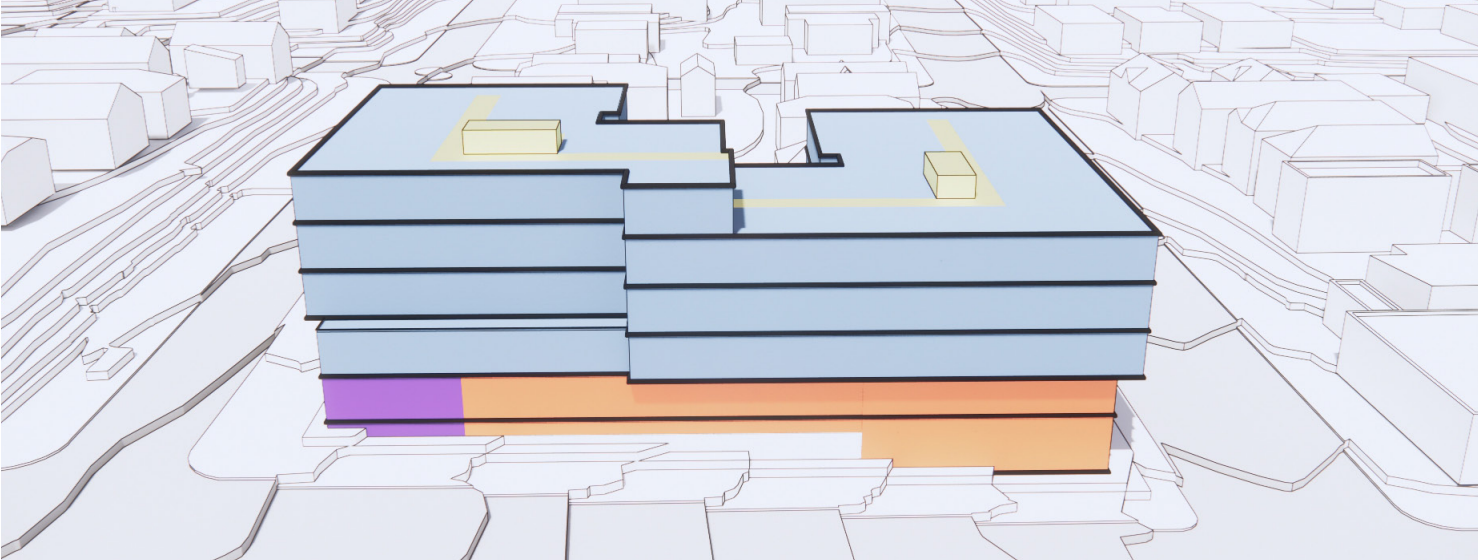
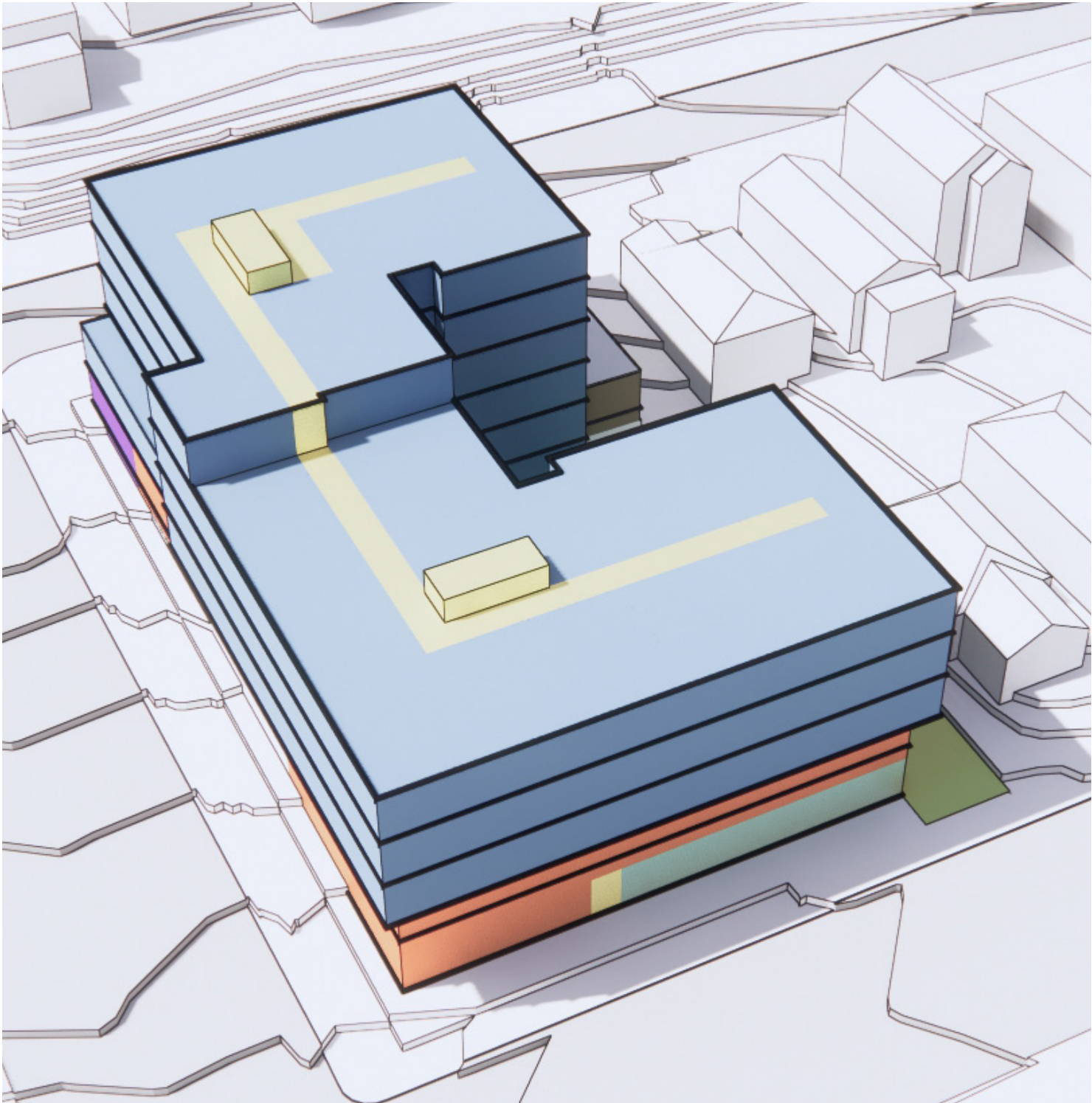
- south-facing courtyard is engaging and accessible public outdoor community space
- south-facing courtyard has direct sunlight
- south-facing courtyard has more units with access to sunlight
- stepped Floor 1 level that responds to the natural topography to create accessible public access

challenges

- requires departures

ARCHITECTURAL CONCEPT

massing concept

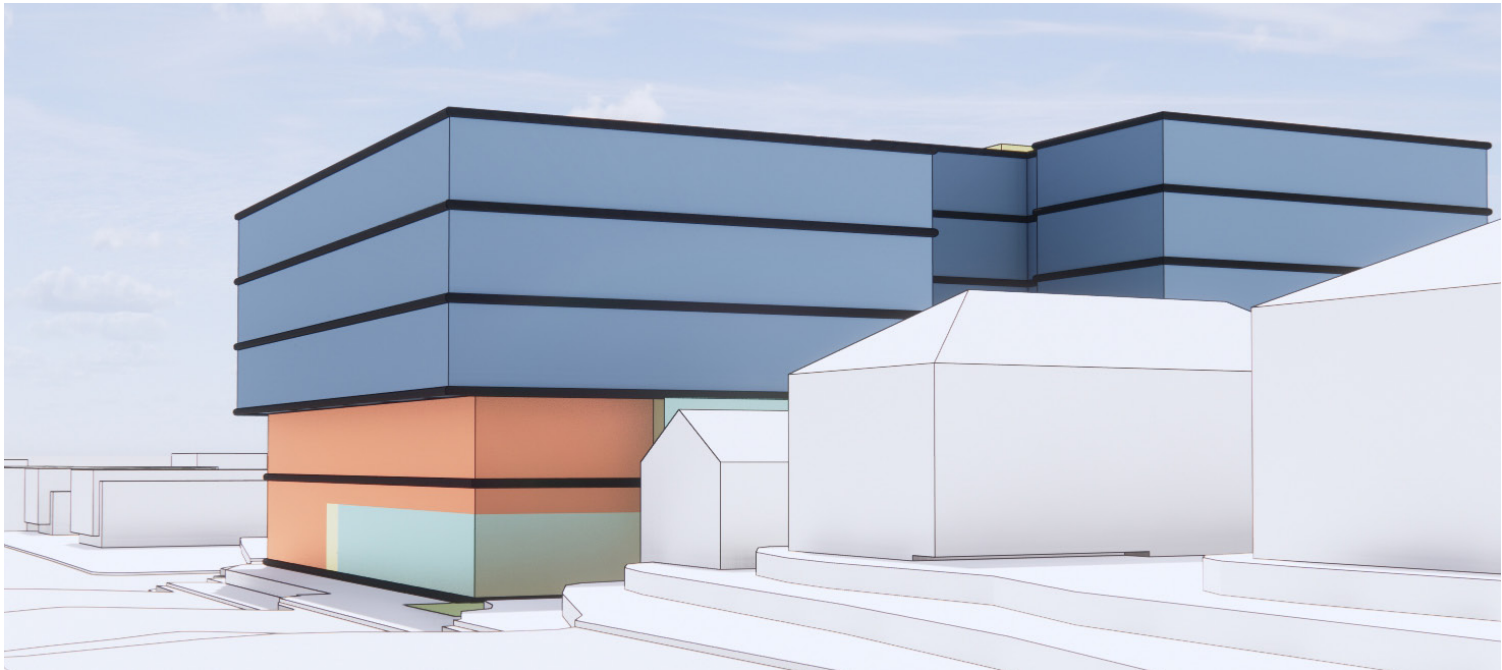
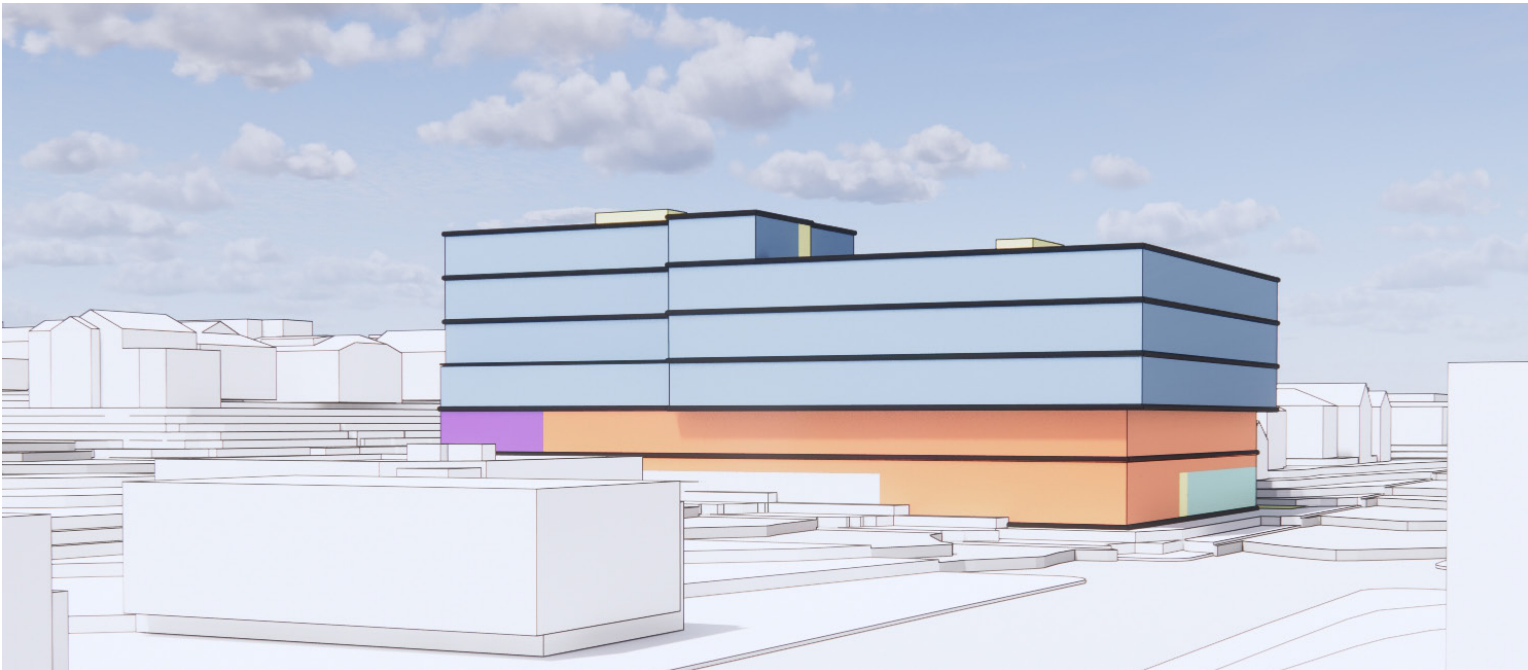
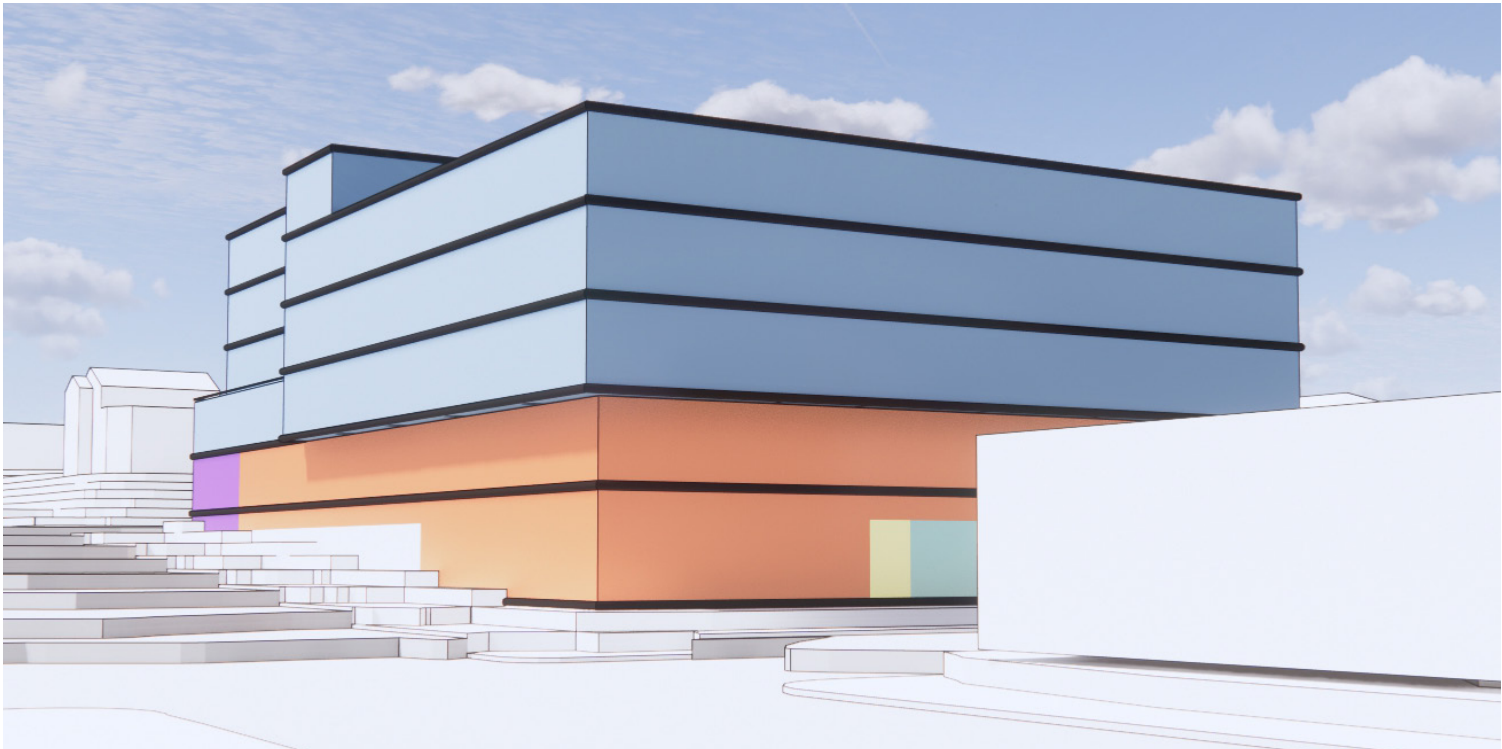
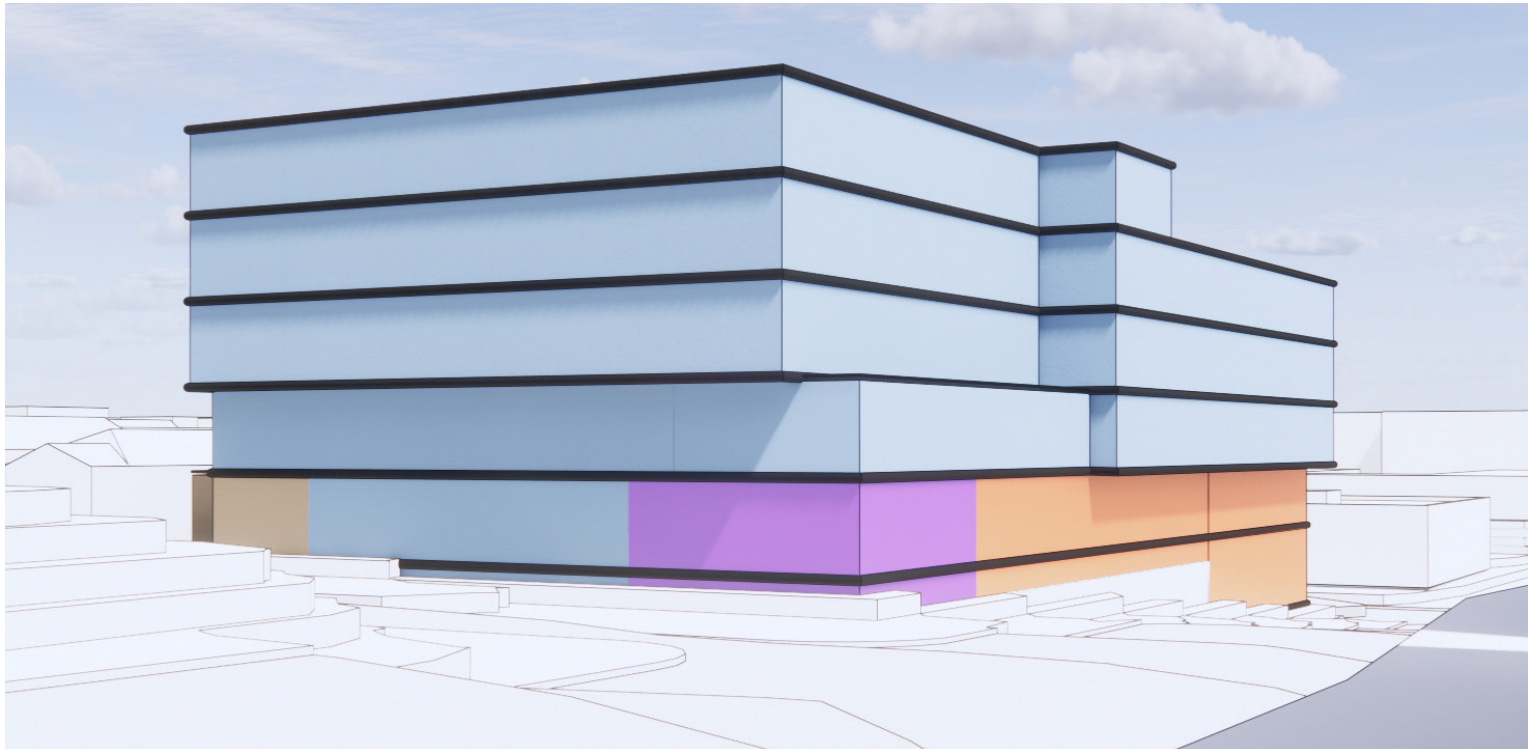


floor plans



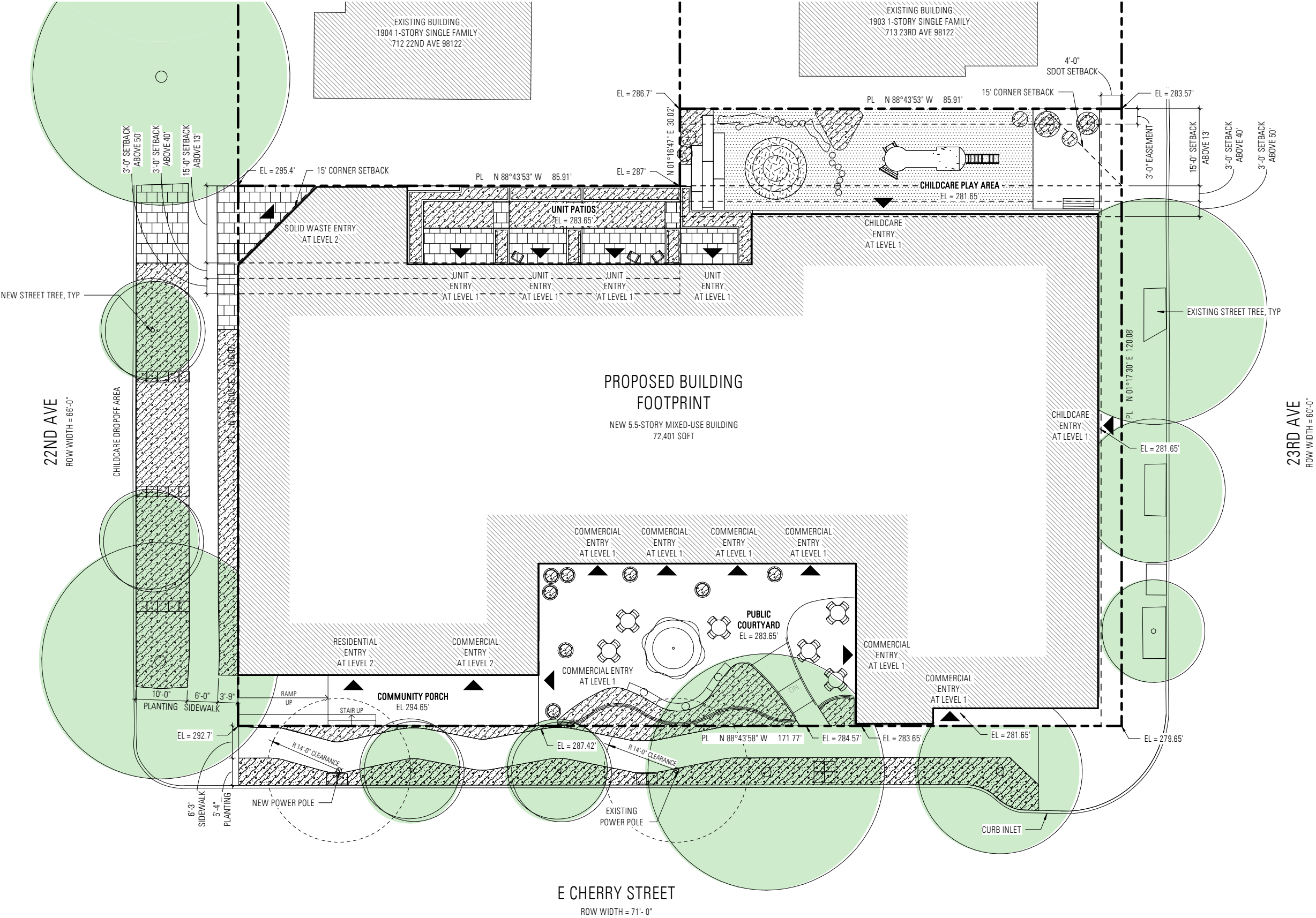
ARCHITECTURAL CONCEPT

street level experience



PREFERRED MASSING DEVELOPMENT

site plan



ARCHITECTURAL CONCEPT

architectural precedents



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



bay projections



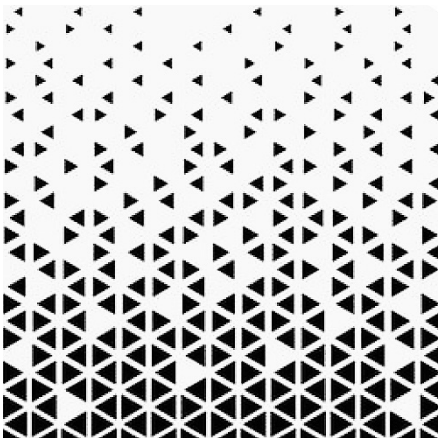
inspiration of graphic expression



corner windows and irregular patterning using limited window types



change in color of projecting forms, vertical banding/stripes



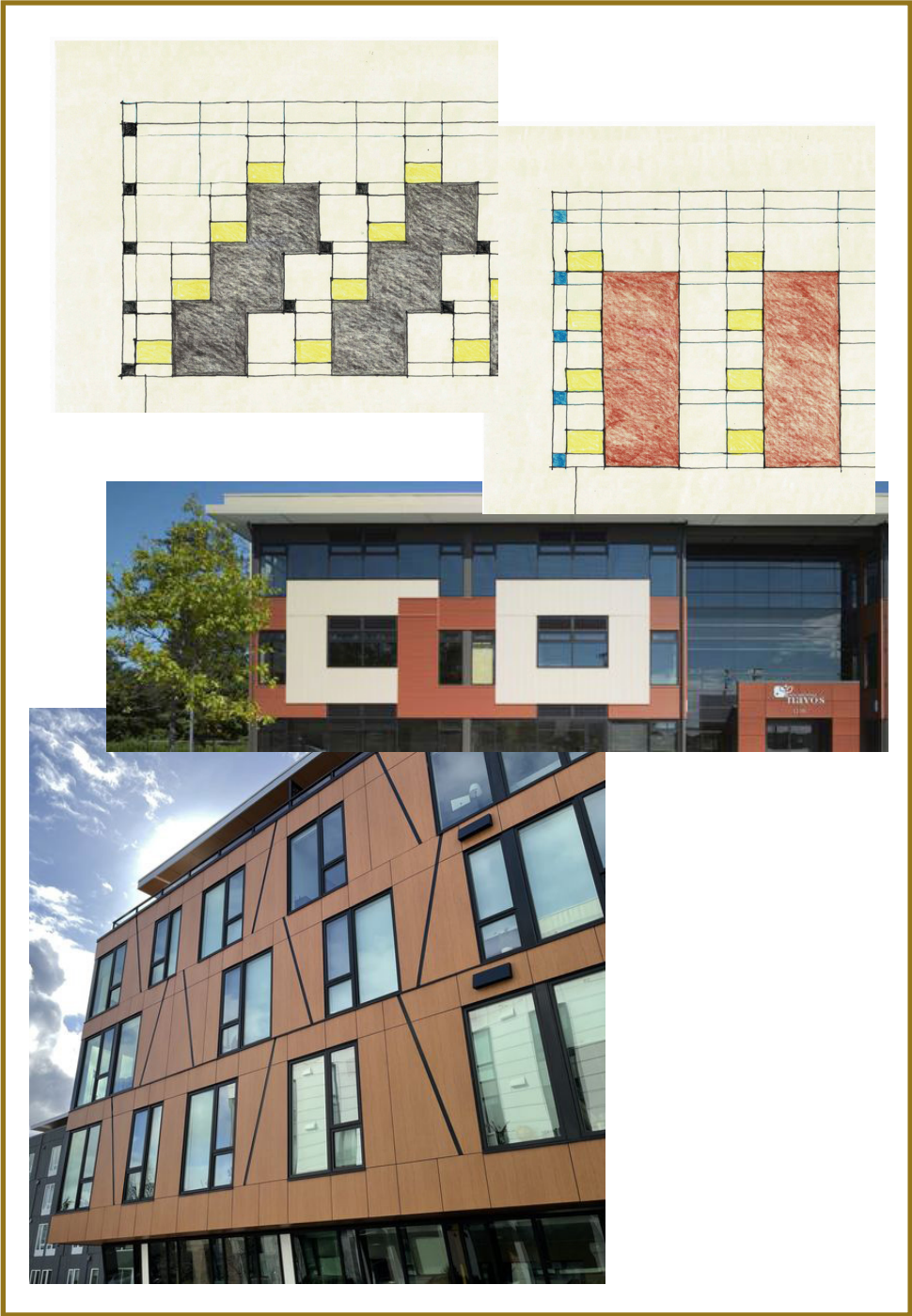
african fractals as elevation stencil



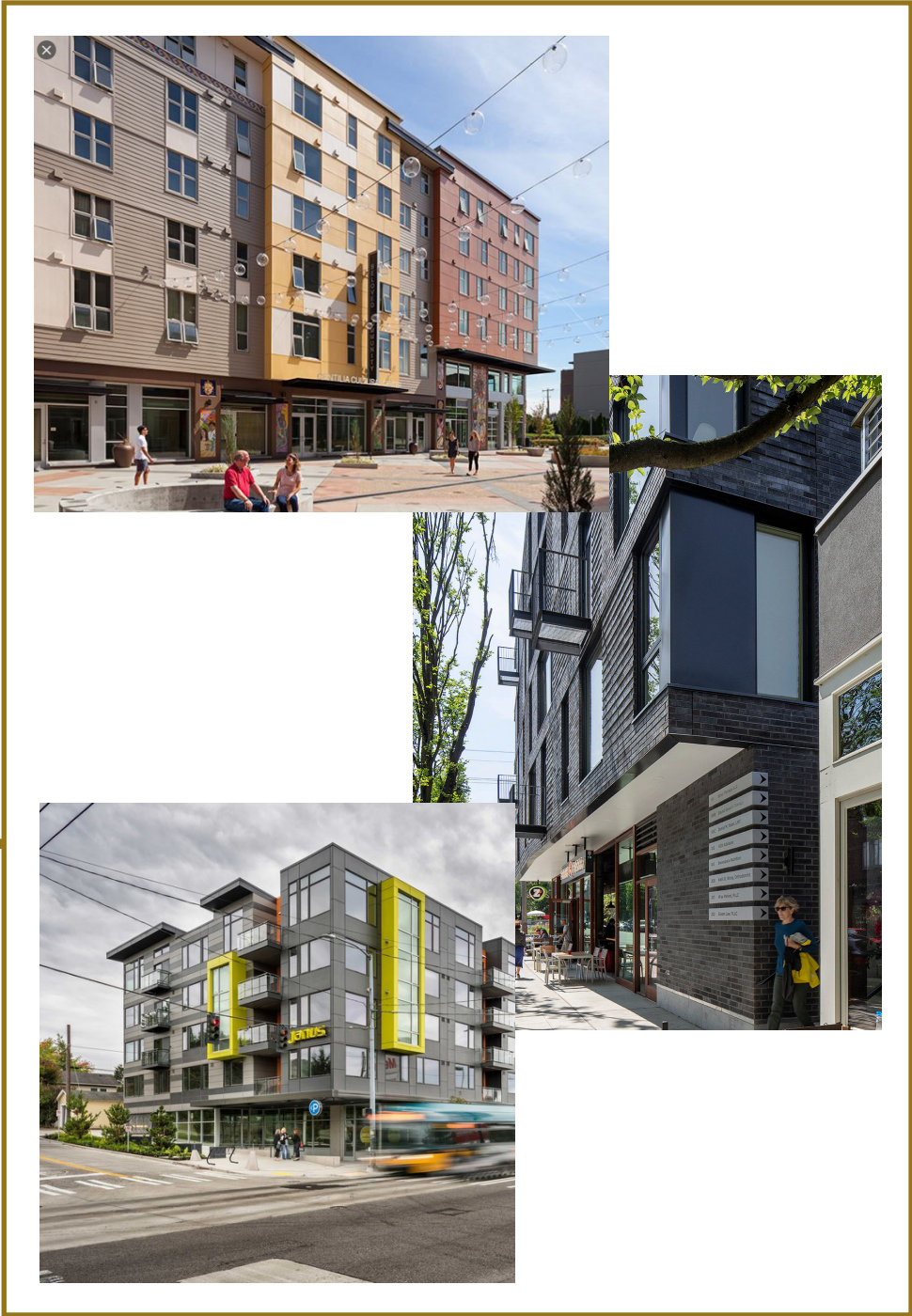
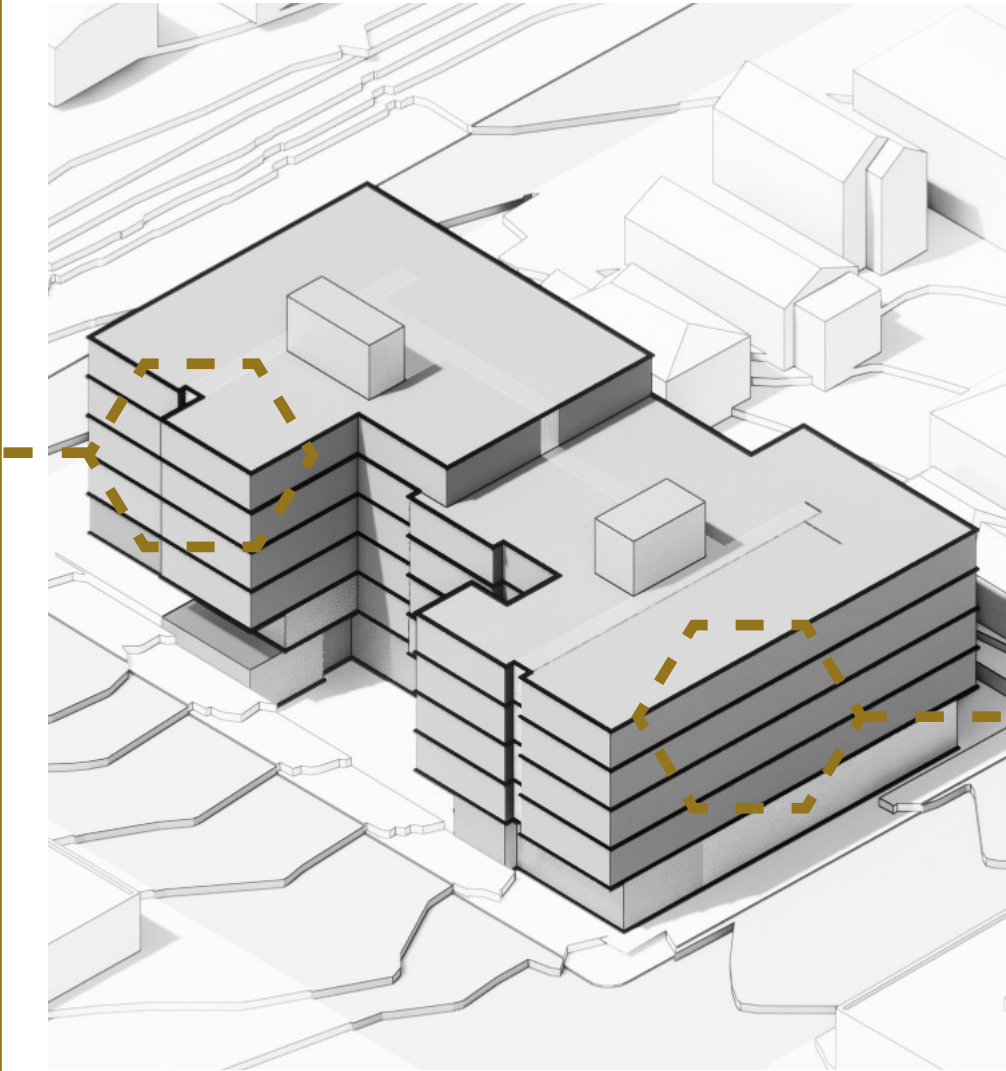
possible elevation stencil

ARCHITECTURAL CONCEPT

architectural applications



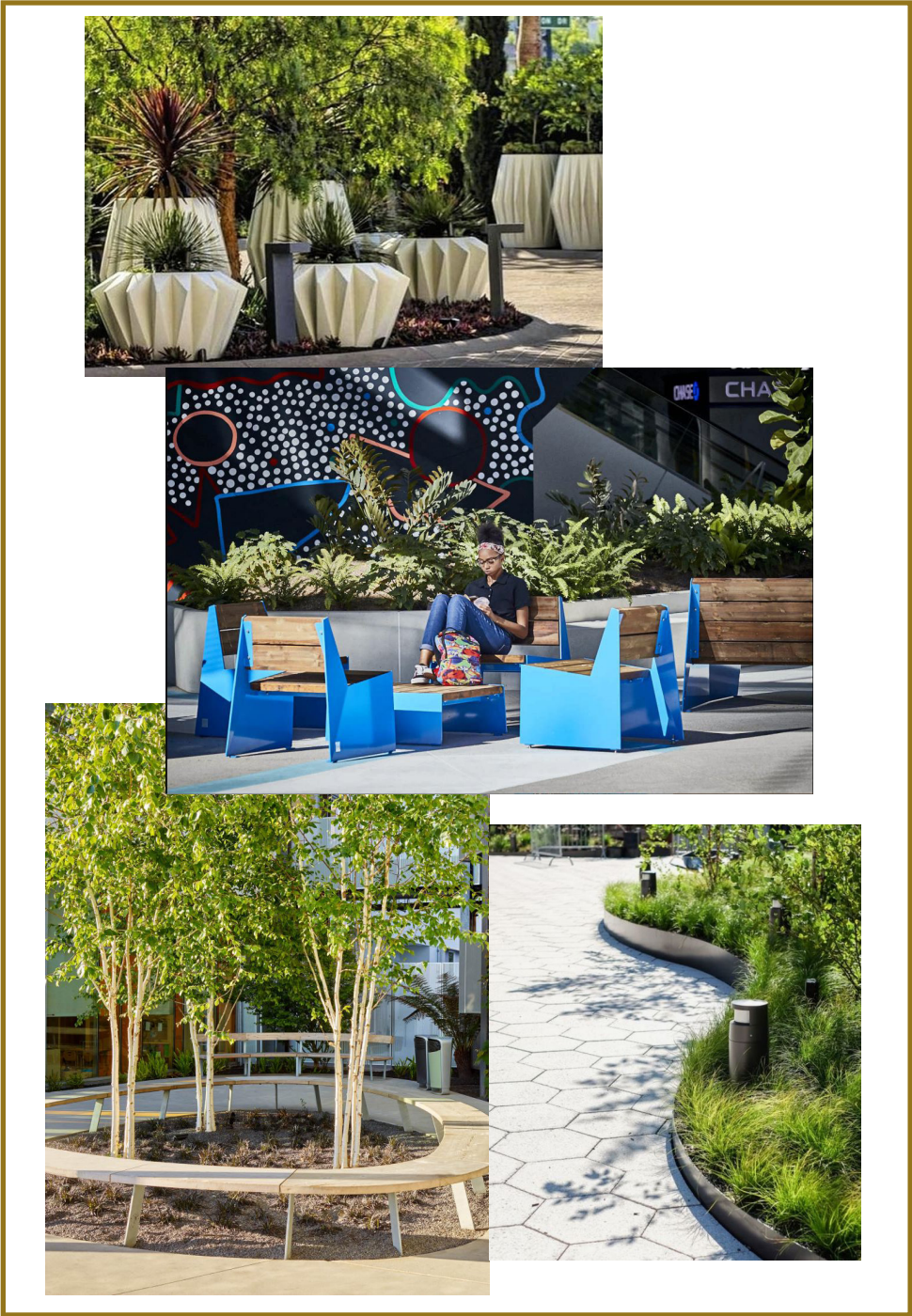
fenestration



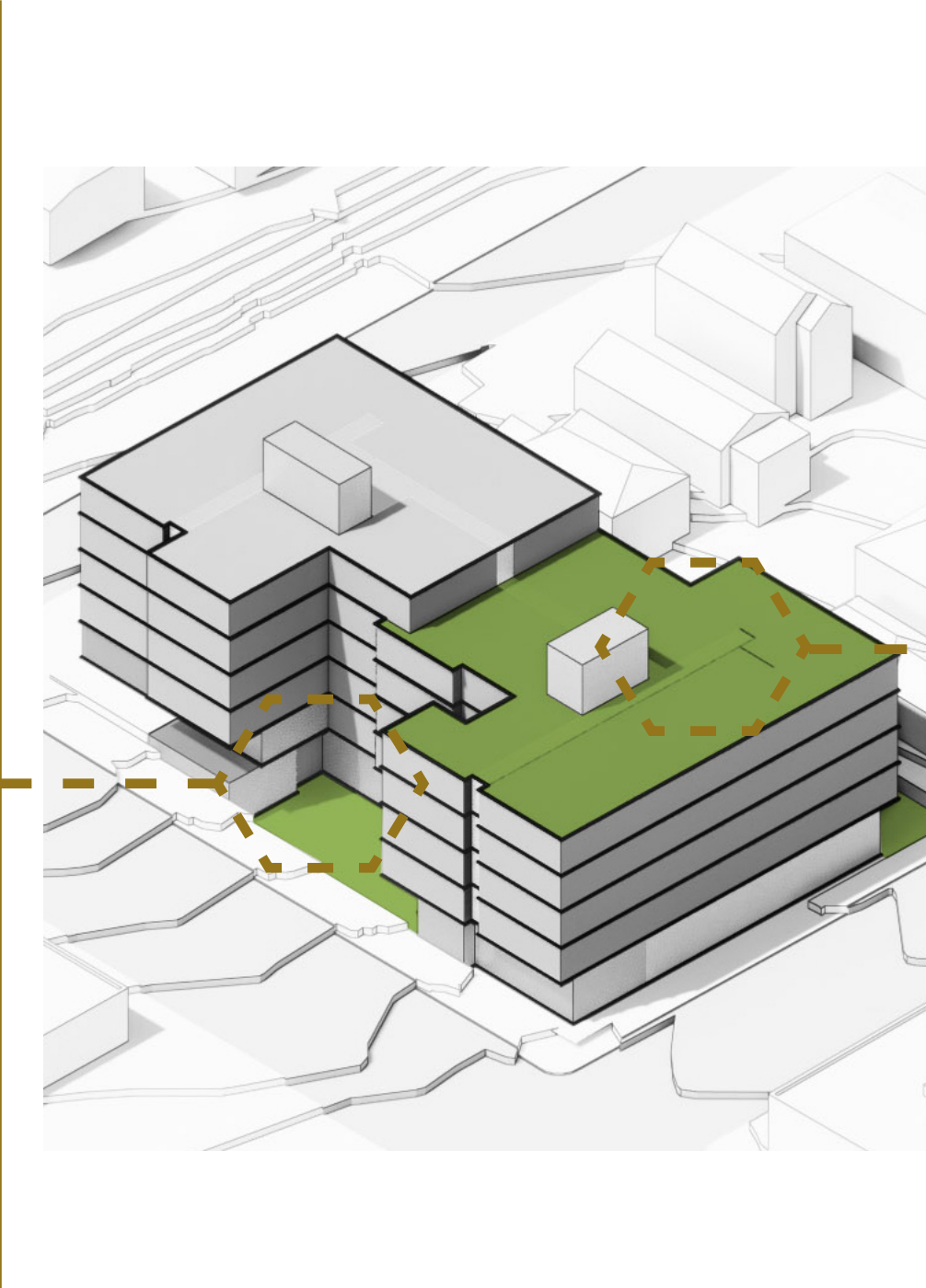
balconies

ARCHITECTURAL CONCEPT

landscape design inspiration



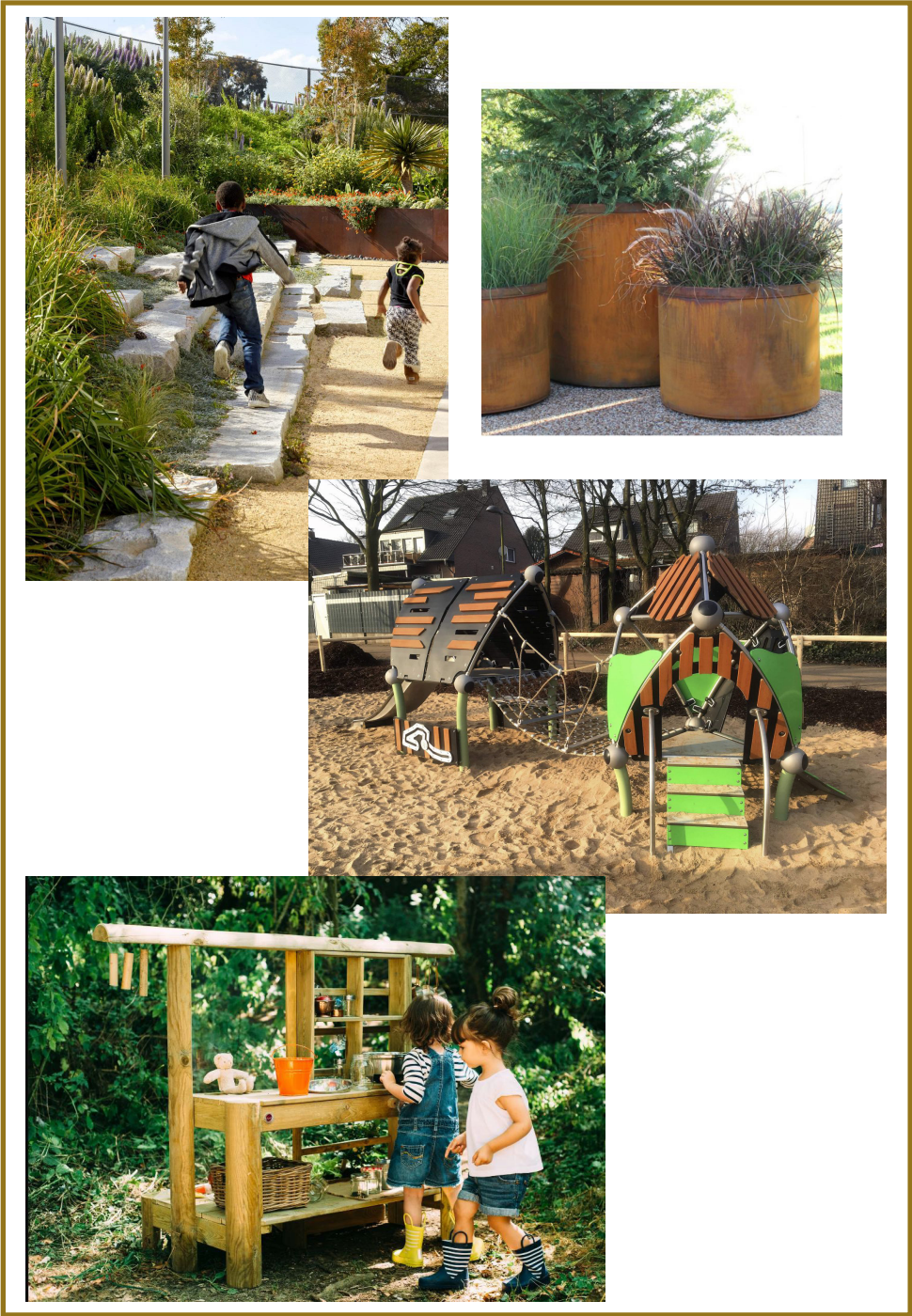
courtyard



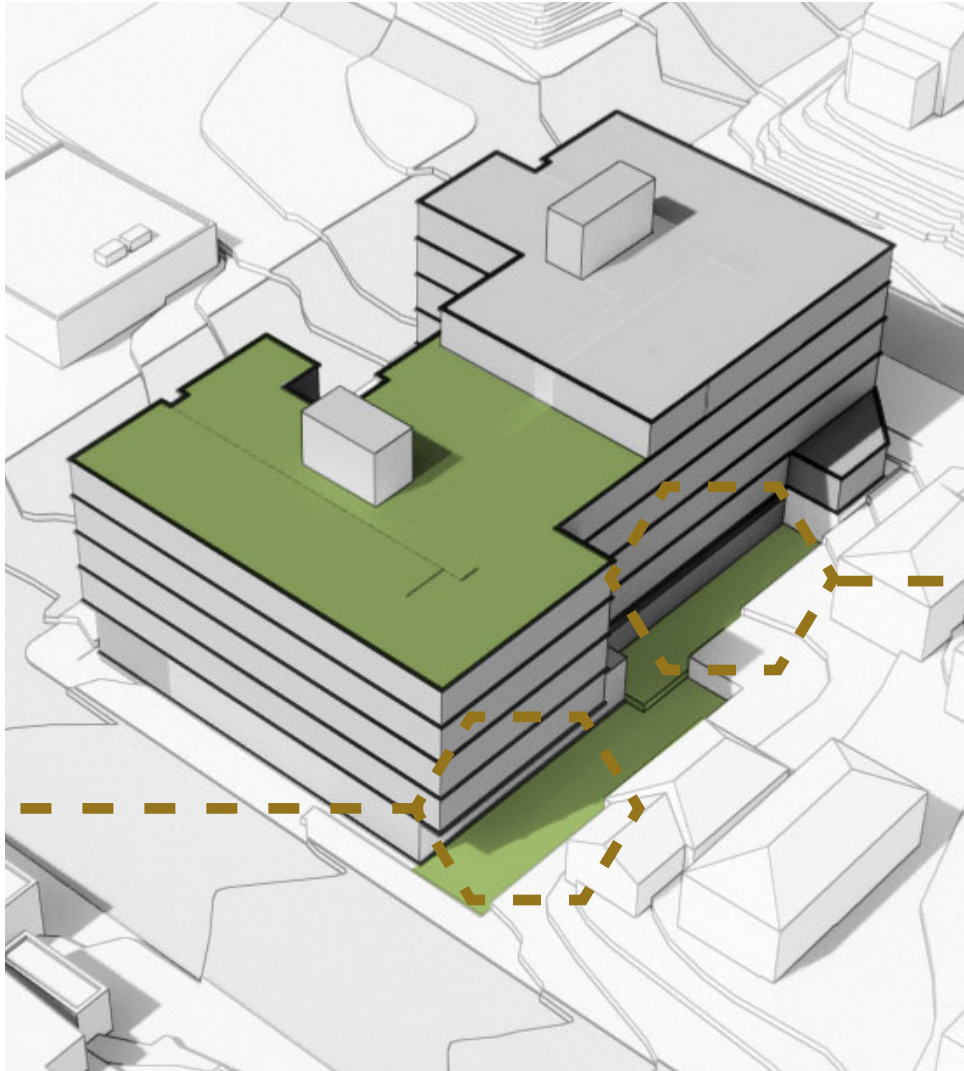
rooftop deck + urban farm

ARCHITECTURAL CONCEPT

landscape design inspiration



childcare play area



unit patios