



ACER HOUSE LLC

MIMAR STUDIO
PLANNING & DESIGN

schemata
workshop

2210 E CHERRY ST | SEATTLE, WA 98122

SDCI No: 3037717-EG

EARLY DESIGN GUIDANCE | APRIL XX, 2021

Acer
— HOUSE —

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applicant team

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

project description

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

project information

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

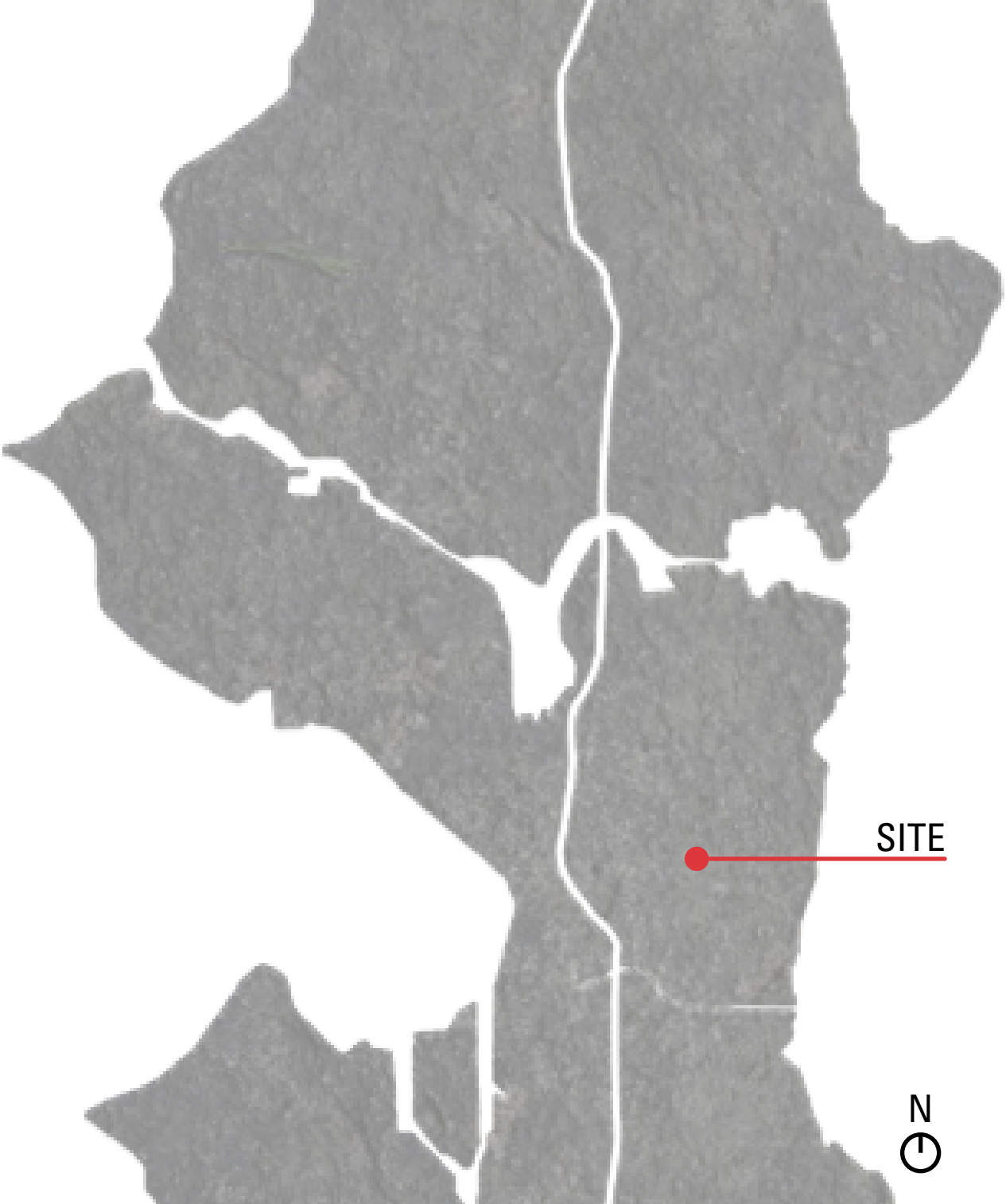
development objectives

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

- 1 **Affordable housing.** Full participation in MHA and MFTE to ensure 30% units are reserved for low income residents. Mix of efficient (~400sf) units and larger family units
- 2 **Community-focused amenities.** Multi-classroom childcare facility focusing on low-income families, from toddler to pre-school. A culturally appropriate restaurant space and micro-retail spaces, with priority given to current tenants (flower shop, barber shop, hair salon, Somali restaurant)
- 3 **Sustainability.** Transit oriented development (no parking). Compliance with stringent 2018 Energy Code, and further sustainability improvements as budget allows
- 4 **Anti-racist development.** Company policy of including one BIPOC/MWBE owned firm in each final procurement round, with the objective of assembling the best and most diverse project team in Seattle. Partnership with a Black-owned development firm to act as “co-developer” to build capacity and further ensure diversity. Celebrating the history of the Central Area in design inspiration
- 5 **Broad-based wealth creation.** All current property owners are participating in the equity of the development project. Community development fund for 10-20% of needed capital to come from individual investors with roots in the neighborhood

design theme

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



our company: acer house, llc

Acer House LLC is a single purpose entity formed to develop affordable housing at 23rd and Cherry in Seattle. It is backed by Arboreal Apartments, a joint venture between Ben Maritz and Dave Sharkey.

Arboreal Apartments is an affordable housing developer which is focused on providing homes for households earning between 60% and 90% of Area Median Income. Arboreal uses private investor capital to sponsor projects that both meet market return requirements and also provide significant community benefits such as quality affordable homes, community oriented amenities, sustainable construction practices, and attractive urbanist design. The principals of Arboreal have 25 years experience developing housing in the Central Area of Seattle and a strong commitment to the community.

our values

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

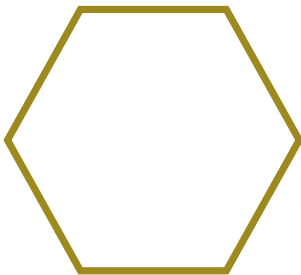
Our investors are our clients. We cannot succeed without an engaged, excited network of investors who love to work with us. We will always deliver on our commitments, and deliver the best possible experience for our investors.

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

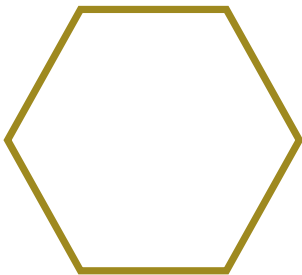
We are paving the way for others. What we do is hard, and we want to make it easier for others in the future. We embrace new technology, highlight our results, and help others build capacity.

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

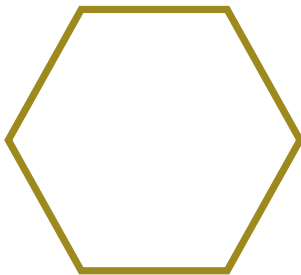
our people



Ben Maritz
Partner



Dave Sharkey
Partner



Christopher Lawler
Developer



Summit Apartments | Seattle, WA



Summit Apartments | Seattle, WA



Terry Apartments | Seattle, WA



Betula Apartments | Seattle, WA

our firm: schemata workshop

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

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

We have a strong collaborative relationship with Donald King, of Mimar Studio, built on our shared values and desire to serve the community through design. In his over 50 year career, Donald has completed over 350 successful projects, including over two-dozen in Seattle’s Central District.

our values

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

our people



Grace Kim, FAIA
Principal in Charge

Donald King, FAIA
Design Consultant



Sarah Haase, AIA
Project Manager /
Project Architect

Rosemarie Gregoire
Designer



Capitol Hill Urban Cohousing | Seattle, WA



Park Apartments TOD | Seattle, WA



Station House TOD | Seattle, WA

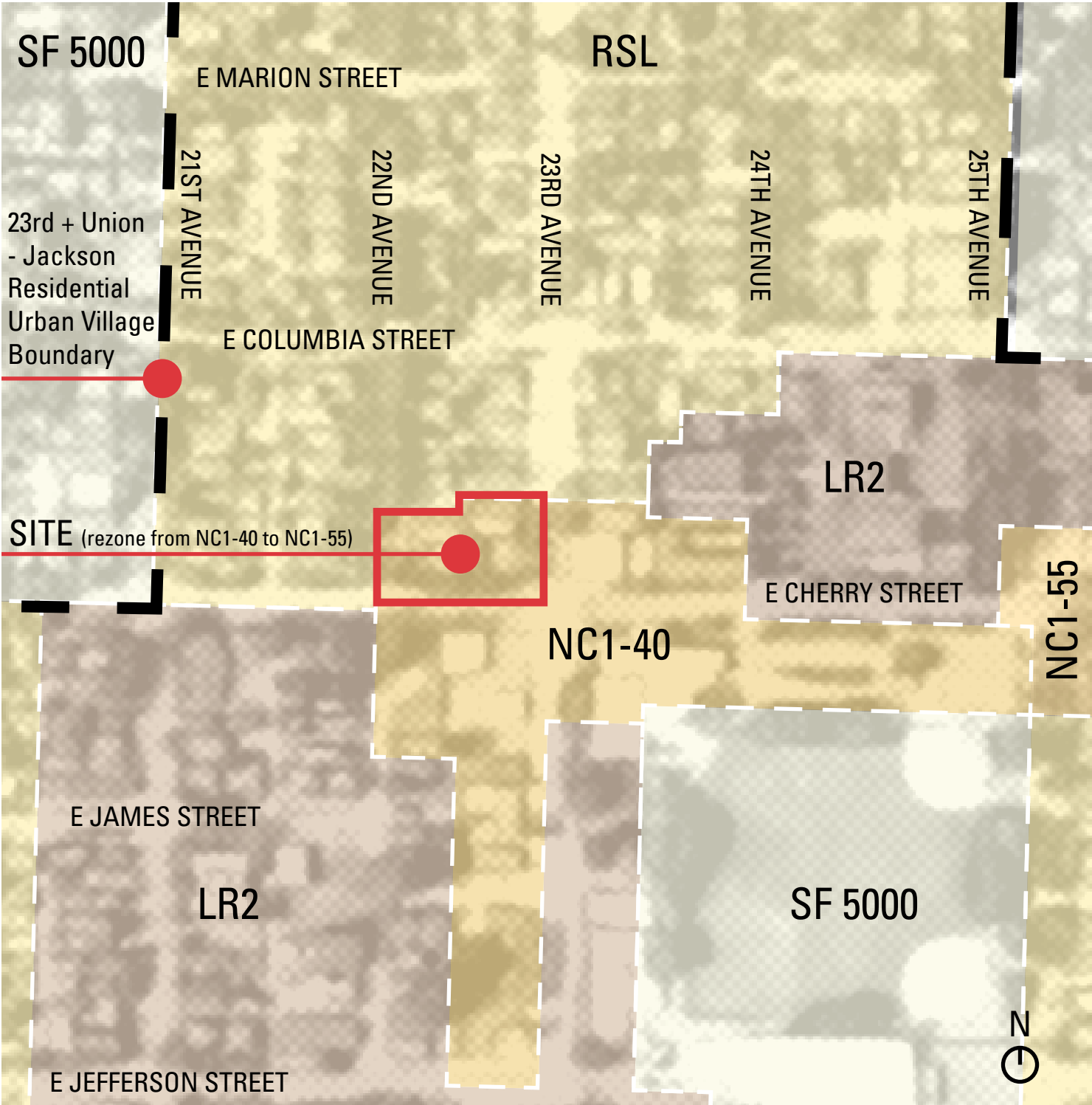


The Parsonage | Seattle, WA

CONTEXT + SITE ANALYSIS

Acer
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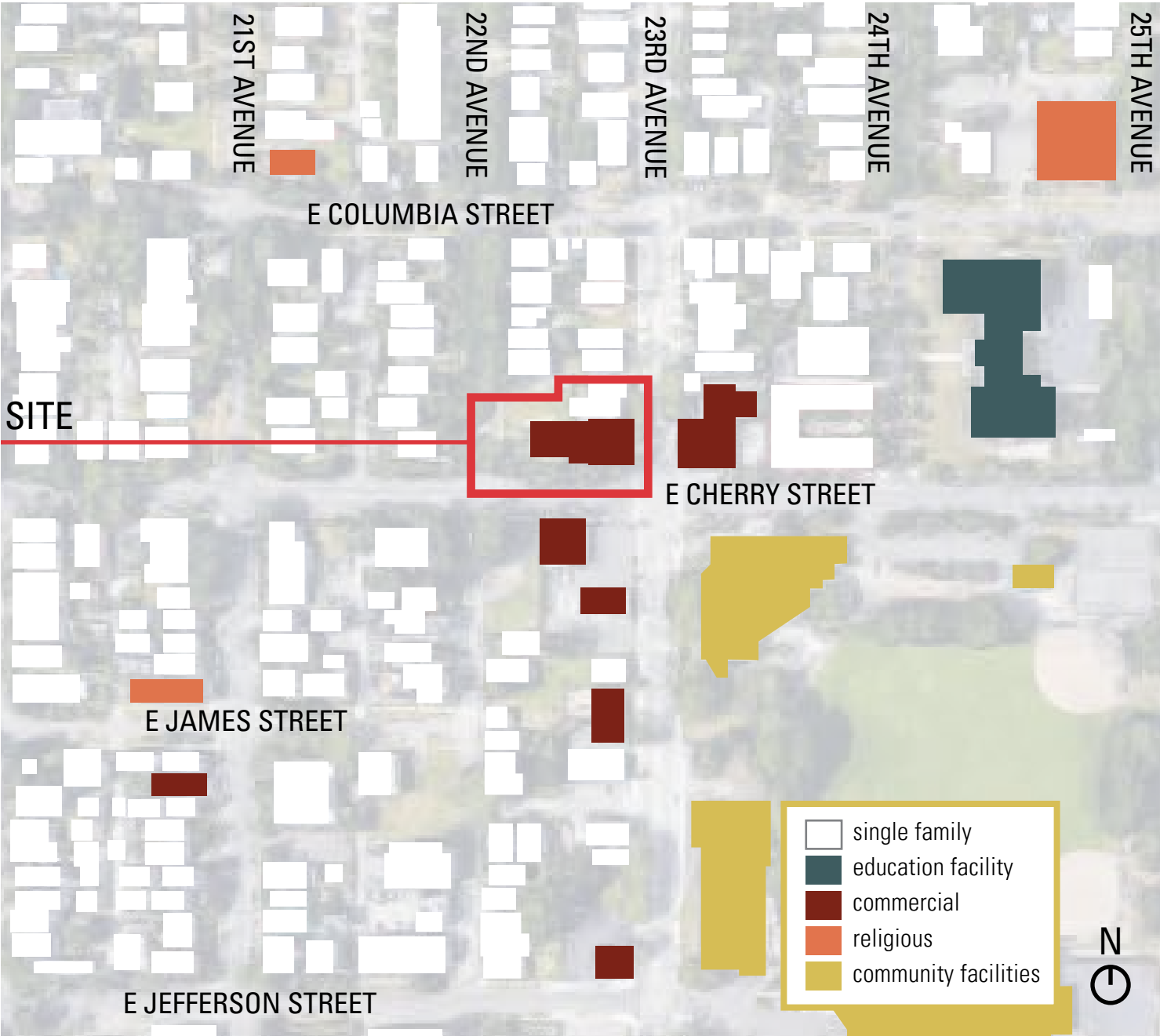
zoning



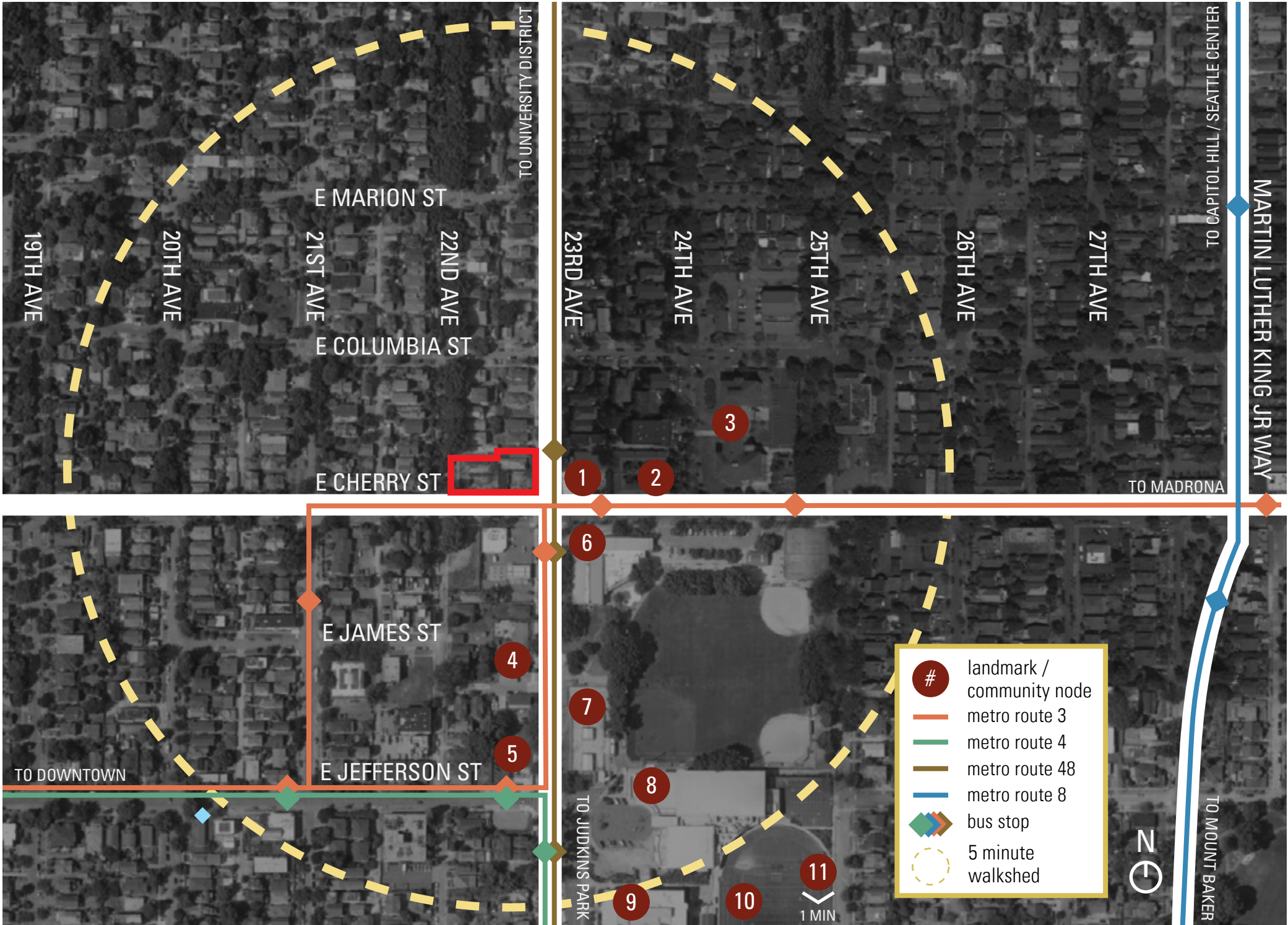
rezone narrative

This project is seeking a contract rezone from NC1-40 o NC1-55, and this packet reflects a proposal that complies with NC1-55 standards.

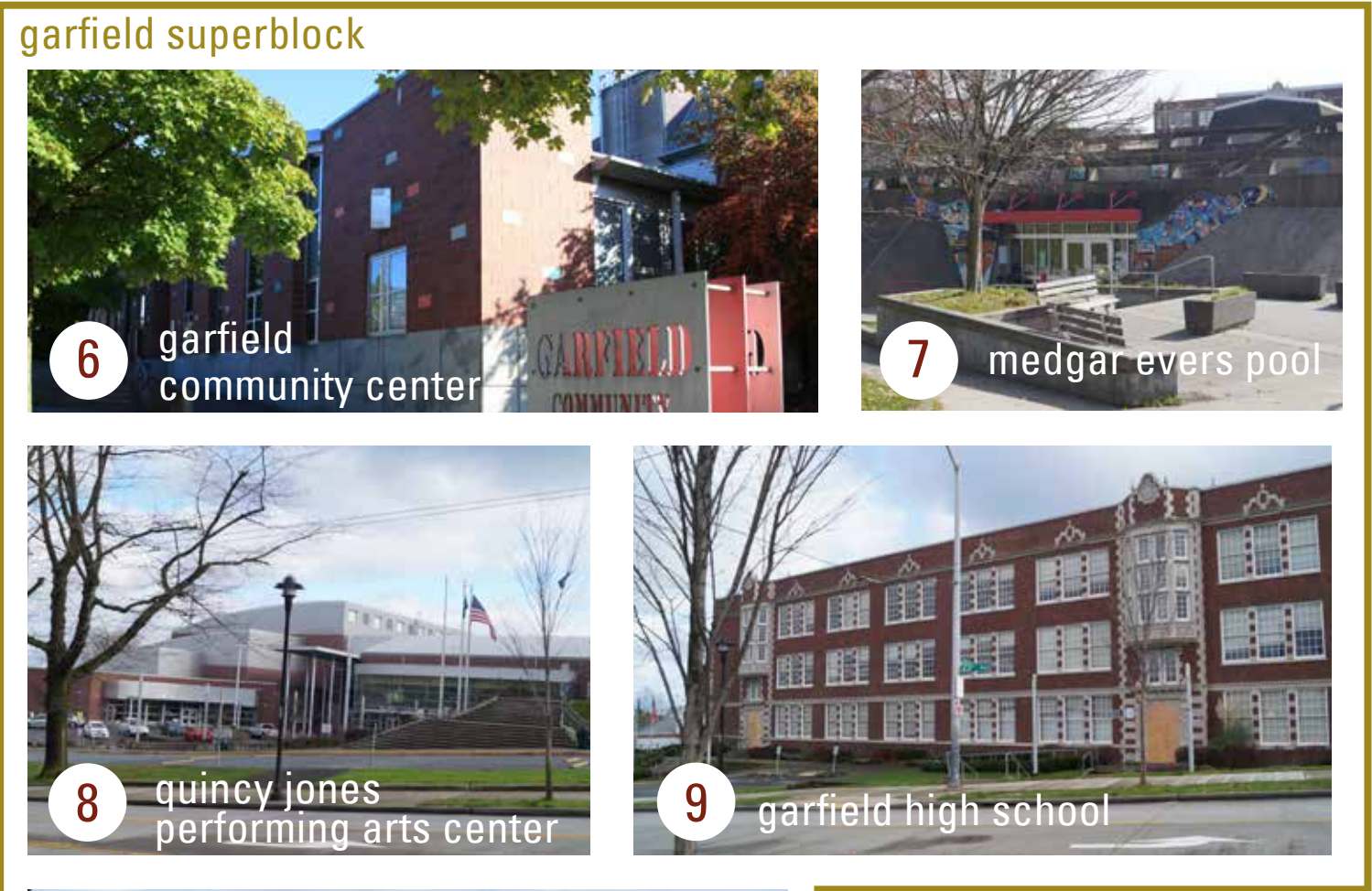
surrounding uses



neighborhood context



neighborhood context



neighborhood design cues



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

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

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

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

neighborhood axonometric

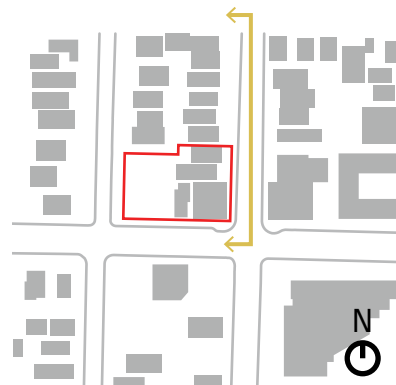


streetscape 23rd avenue

east side



west side

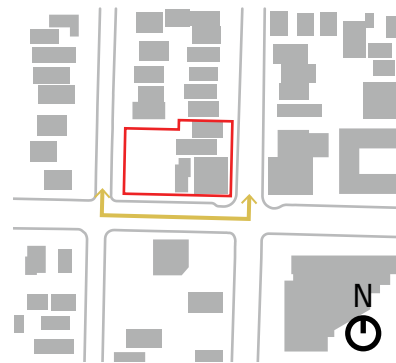


streetscape cherry street

south side

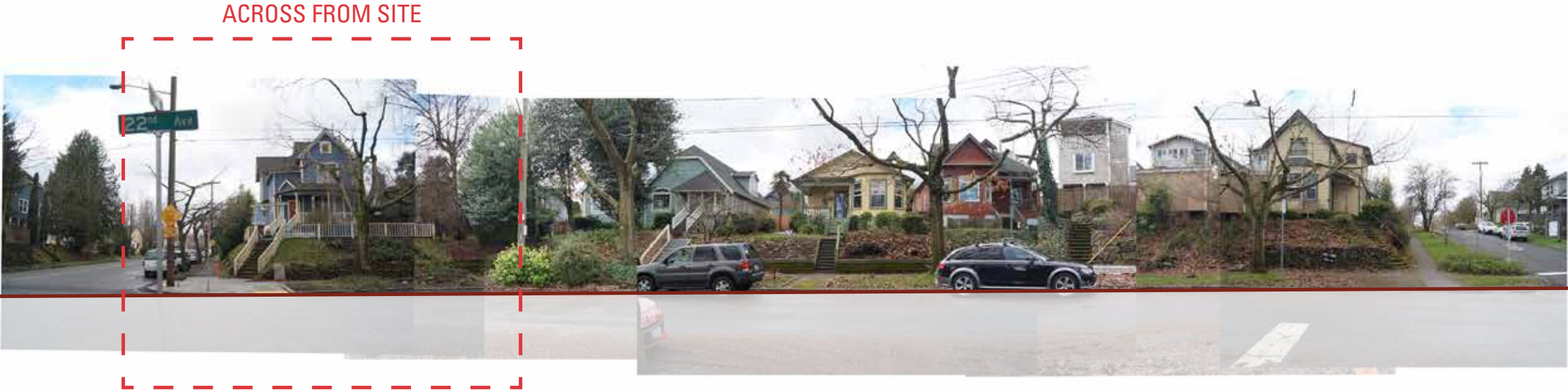


north side

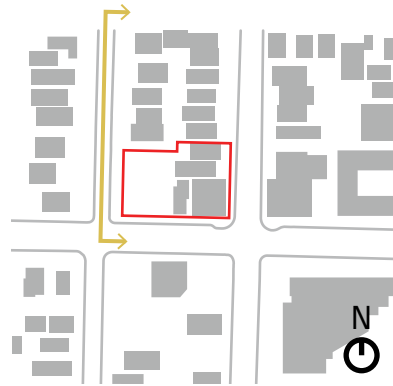


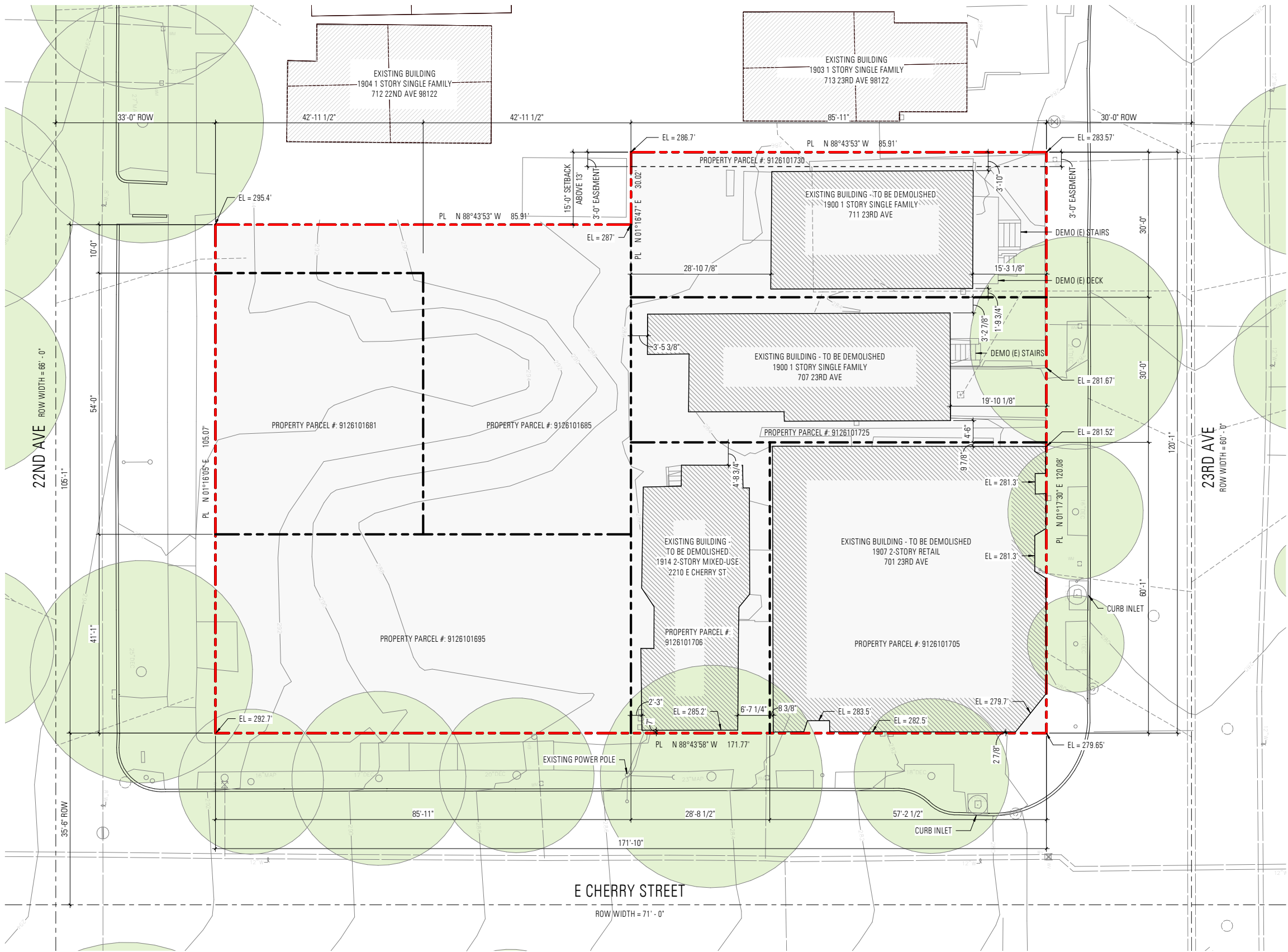
streetscape 22nd avenue

west side



east side





existing site photos

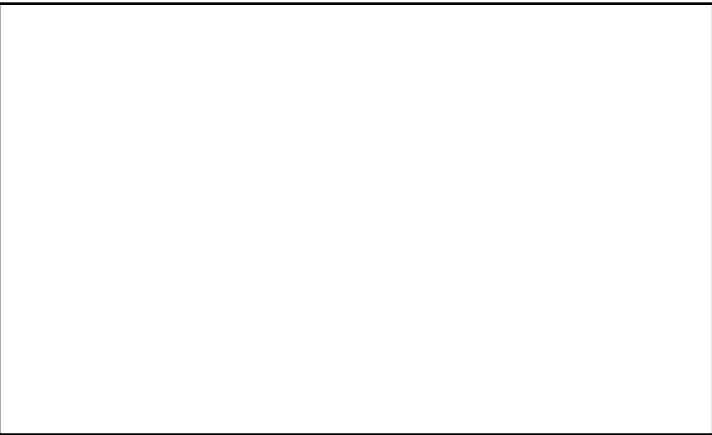


zoning summary

full design review:	required
existing zoning:	9126101685: NC1-40 (M2), borders Residential Small Lot
	9126101681: NC1-40 (M2)
	9126101695: NC1-40 (M2)
	9126101706: NC1-40 (M)
	9126101705: NC1-40 (M)
	9126101725: NC1-40 (M)
	9126101730: NC1-40 (M), borders Residential Small Lot
proposed zoning:	NC1-55
permitted uses:	offices, commercial sales and services, multifamily residential, child care, live/work
maximum building height:	NC1-40 = 40'; NC1-55 = 55'
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
	FAR allowable (average per floorplate) = 14,507 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
MHA:	High; 11% of residential units
environmentally critical areas (ECA):	none
SEPA:	required
street-level, street-facing facades:	
general:	20% residential uses maximum; must be located within 10' of street lot line, or must have wider sidewalks, plazas, or other landscaped or open areas approved
residential:	either set back 10' or be vertically located 4' above or below sidewalk grade
non-residential:	13' min floor-to-floor height; 30' avg depth; 60% min transparency
live/work (non-res):	work area = 300 sf min; 15' min depth from street facade; direct pedestrian entry
amenity area:	5% of residential GFA
landscaping:	0.3+ Green Factor; street trees; screening of utility service uses
parking:	none required

PRIORITY DESIGN GUIDELINES

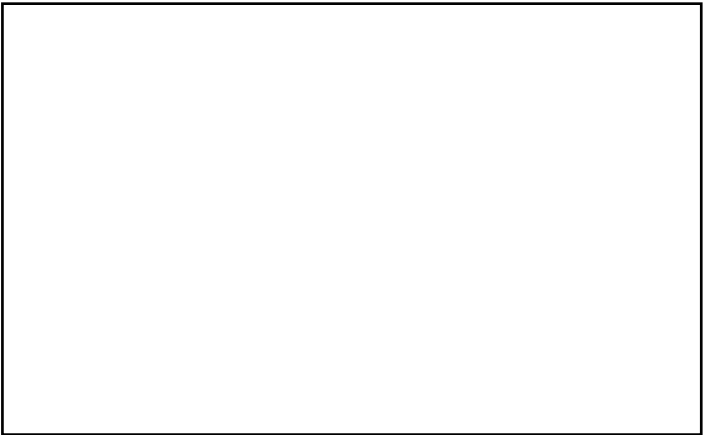
priority guidelines + description of intent



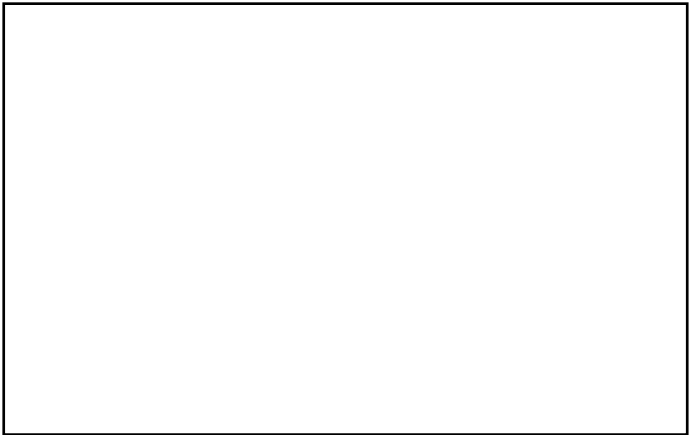
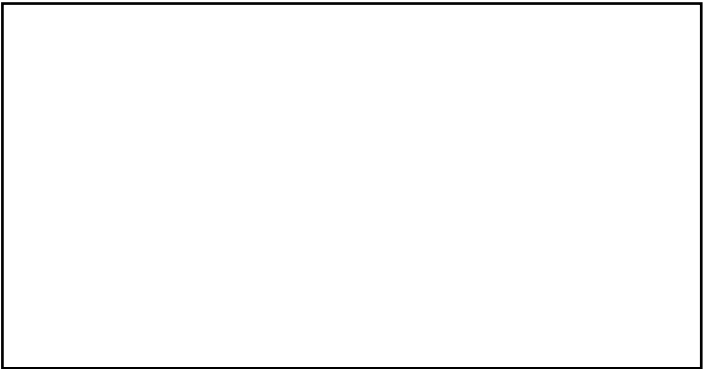
CS1 Natural Systems + Site Features

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

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



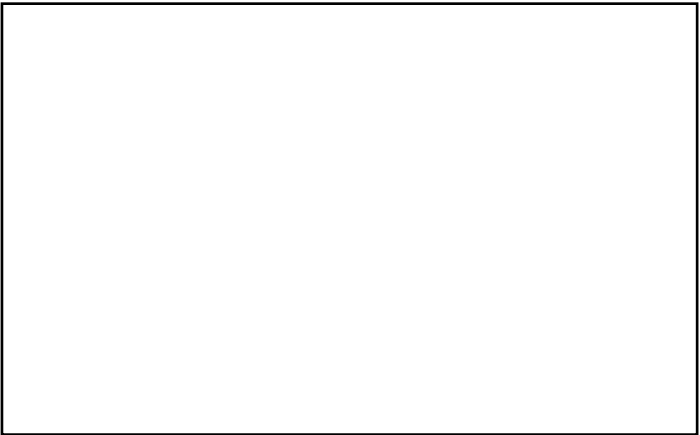
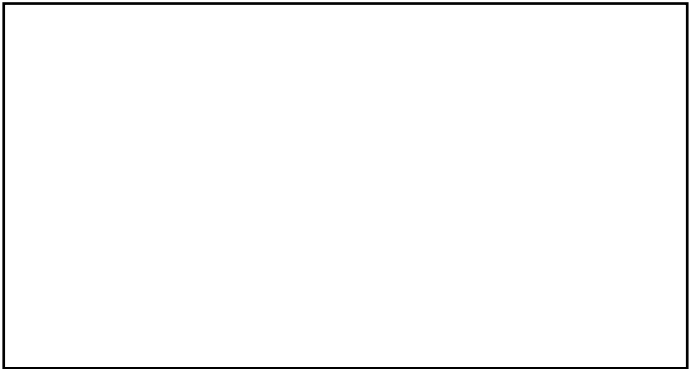
2. Connection to Nature | Within our Afrofuturist design theming, the lush planting of ornamental and edible landscape represents a traditional and pragmatic Afrocentric response to connections to nature. Planting strips along three street sides of the project will act as a bio-retention system for the reduction of stormwater outflow. The existing healthy and mature street trees will be saved when possible. The courtyard edge of the inclined sidewalk will be landscaped to diminish the presence of the retaining wall. The courtyard will be planted in a design plan to differentiate public and private spaces. Landscaping screens will be utilized for privacy at the front of the residences. The installation of green roofs and rooftop vegetable gardens reduce heat island effects, restrict stormwater outflow, protect the roof membrane and offer fresh food opportunities to the building’s residents and restaurants.



PL1 Connectivity

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

1. Accessible Open Space | An Afrofuturist commitment to building community seeks to provide sharable open space. The East Cherry Street-facing courtyard represents our publicly-accessible community space. Due to the incline of the public sidewalk, universal access to the courtyard will have to be directed through the commercial spaces doorway near 23rd Avenue. Rooftop open space will be accessed by an elevator.

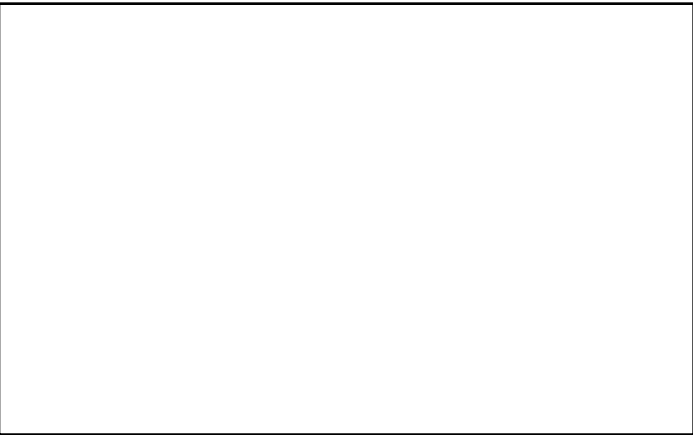


PL3 Street Level Interaction

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

1. Frontages | Afrofuturist pallet applications of color, materials and signage will define the street level interaction of commercial and residential uses. Color and materiality will be applied to demarcate commercial from residential uses. Signage for commercial uses will be low key, yet visible from the pedestrian view and include the commercial tenants branding to offer a diversity of graphic design. Ground level frontages will prioritize transparency of the commercial spaces for external views in, and for easy identification of commercial activities - and internal views out, as “eyes on the street” to improve personal security. Courtyard level residential units will have entrances to the courtyard screened for privacy utilizing the installation of landscape features.

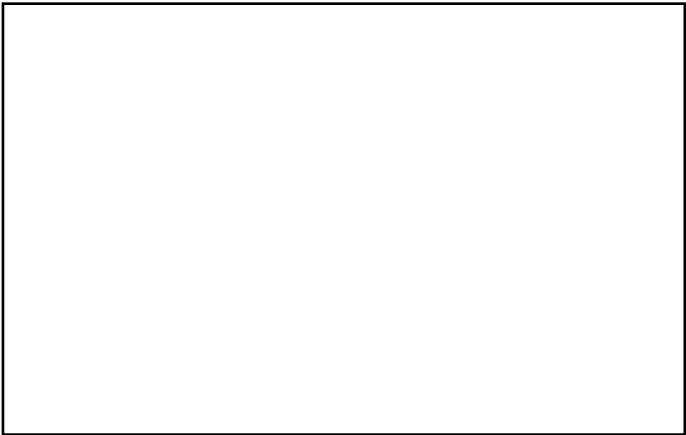
priority guidelines + description of intent



DC2 Architectural Concept

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

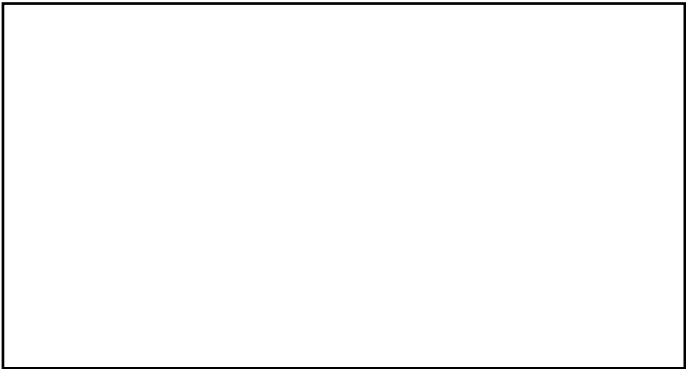
1. *Building Layout and Massing* | It is our design intent to articulate the building’s massing to exhibit a diminished continuous mass. Street-related sides of the building will be broken up into clearly distinct wings of the upper residential floors. An Afrofuturist design principle of balanced asymmetry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



DC3 Open Space Concept

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

1. *Common Open Spaces* | The East Cherry street-facing courtyard will be used primarily for fair weather outdoor sales opportunities and dining by the shops and restaurants flanking the outdoor “room”. Residential units facing the courtyard will have privacy screening of landscape elements. A “community porch” will be an extension of the commercial space at an elevation ten feet above the western edge of courtyard. The rooftop will provide outdoor common spaces for residents use of a penthouse fitness room and vegetable garden.



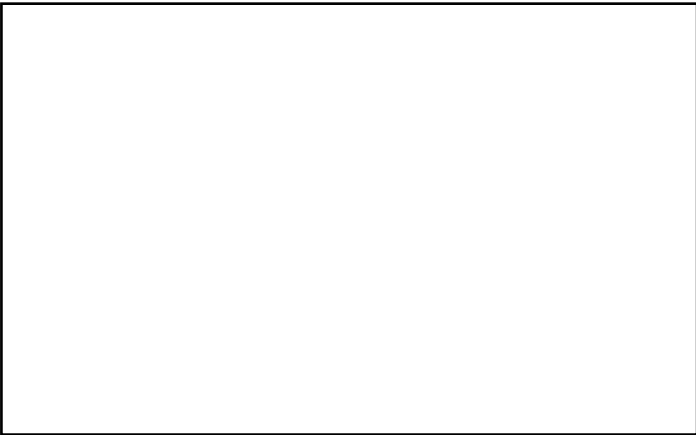
DC4 Exterior Materials + Finishes

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

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



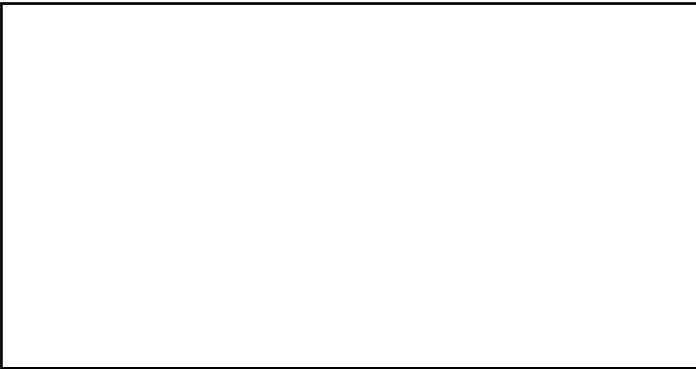
1. *Building Details and Elements* | Detailed design elements will contain references of African and African American textiles, artifacts, patterns and visual art. Our design approach is to consider each exterior surface as an opportunity to apply layers of façade fenestration, textural surface development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



A1 Additional Character

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

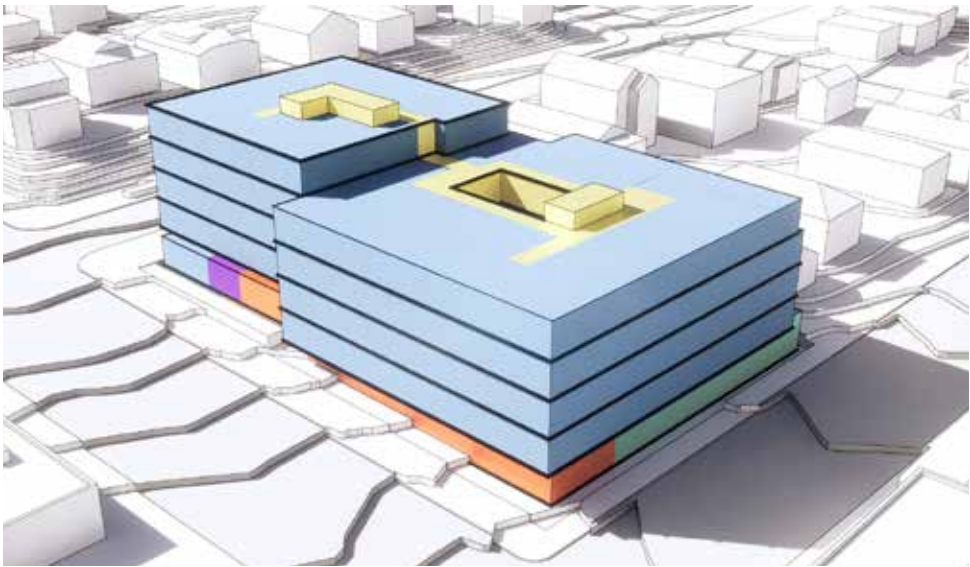
1. *History and Heritage* | Color and materiality will be part of an overall culturally-responsive theming of the project. The project planning will identify areas and surfaces to provide additional opportunities for curated art of exterior sculpture, screens and façade murals. Local artists will be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



ARCHITECTURAL MASSING CONCEPTS

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concept comparison



concept 1 | square donut

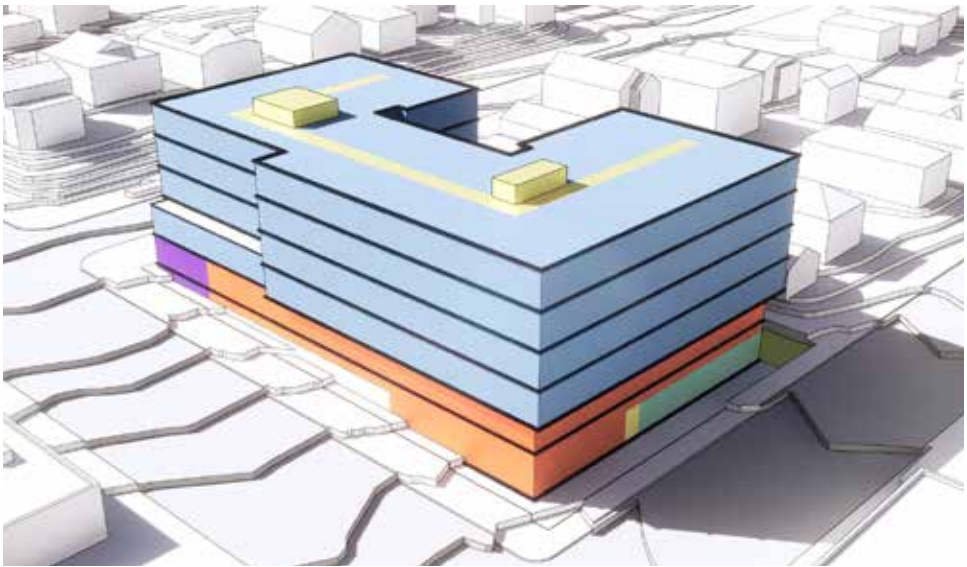
number of stories = 5.5
number of residential units = 130
total commercial/childcare square footage = 7,347 sf
number of live-work units = 7
gross floor area = 81,465 sf
net rentable area = 59,224 sf
parking = none provided

opportunities

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

challenges

- no accessible outdoor community spaces at ground level



concept 2 | north-facing courtyard

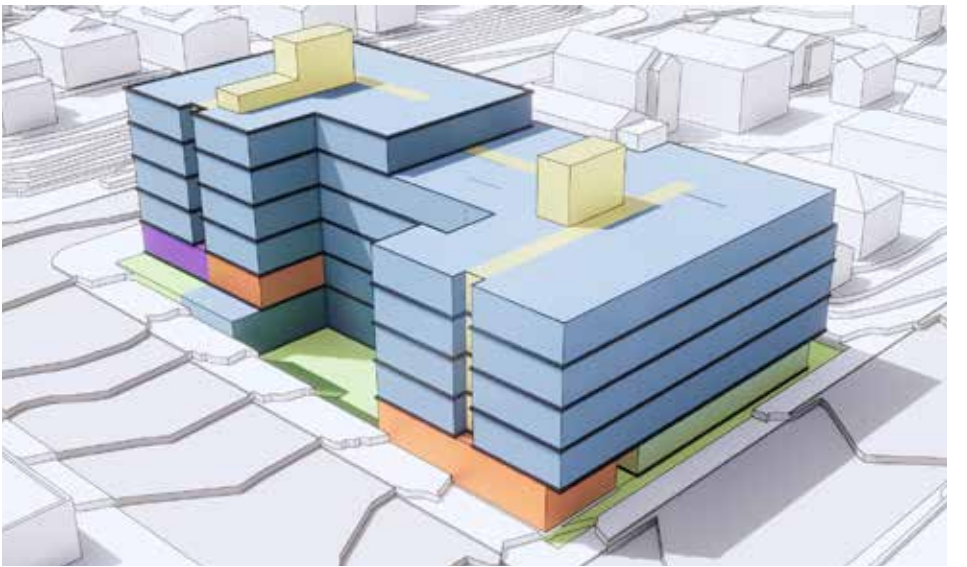
number of stories = 5.5
number of residential units = 120
total commercial/childcare square footage = 7,461 sf
number of live-work units = 2
gross floor area = 76,159 sf
net rentable area = 53,664 sf
parking = none provided

opportunities

- private outdoor space at ground level
- holds street edge

challenges

- north-facing courtyard creates more units looking at north single-family homes
- north-facing courtyard does not receive daylight



preferred

concept 3 | south-facing courtyard

number of stories = 5.5
number of residential units = 120
total commercial/childcare square footage = 5,516 sf
number of live-work units = 4
gross floor area = 72,401 sf
net rentable area = 54,007 sf
parking = none provided

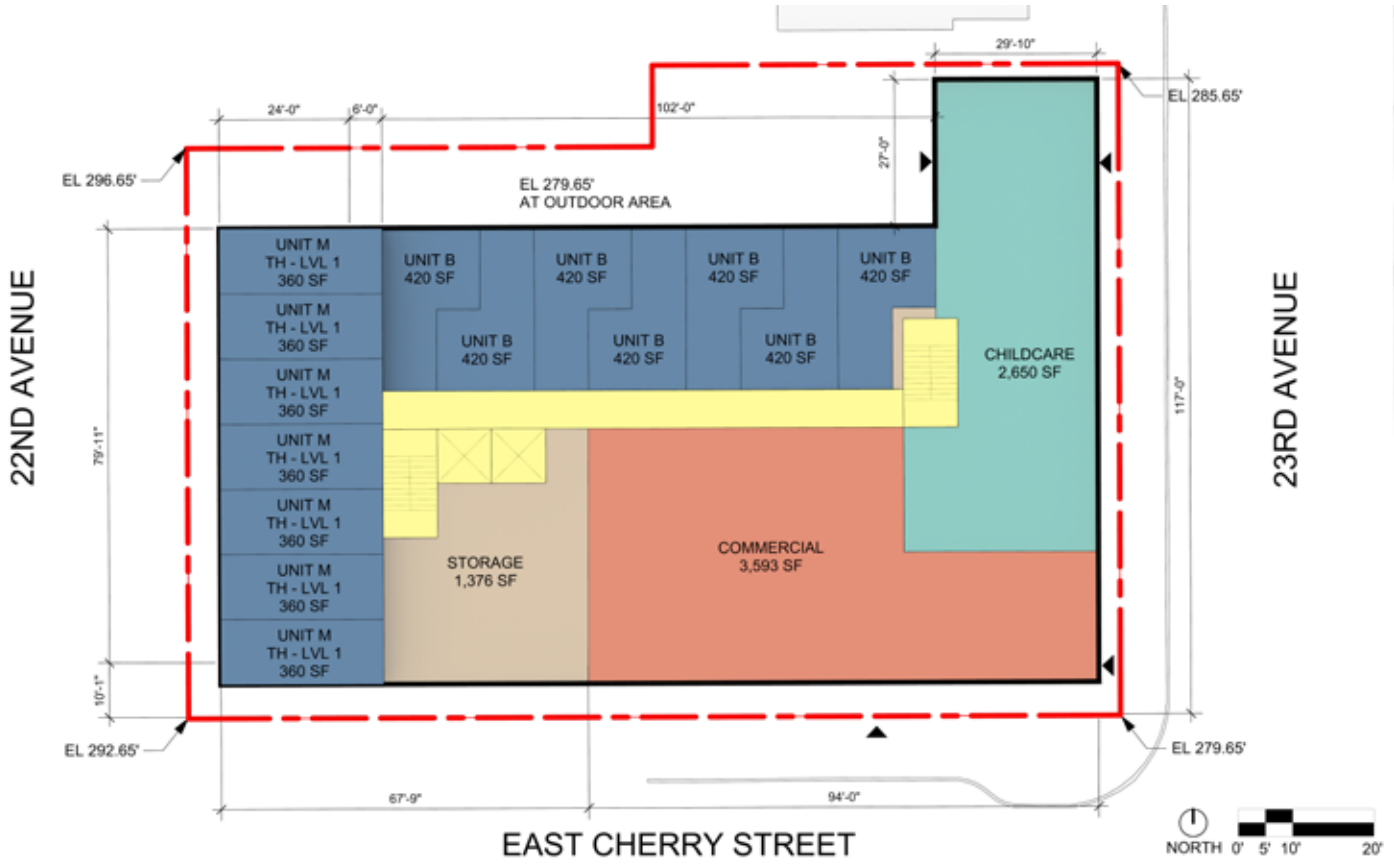
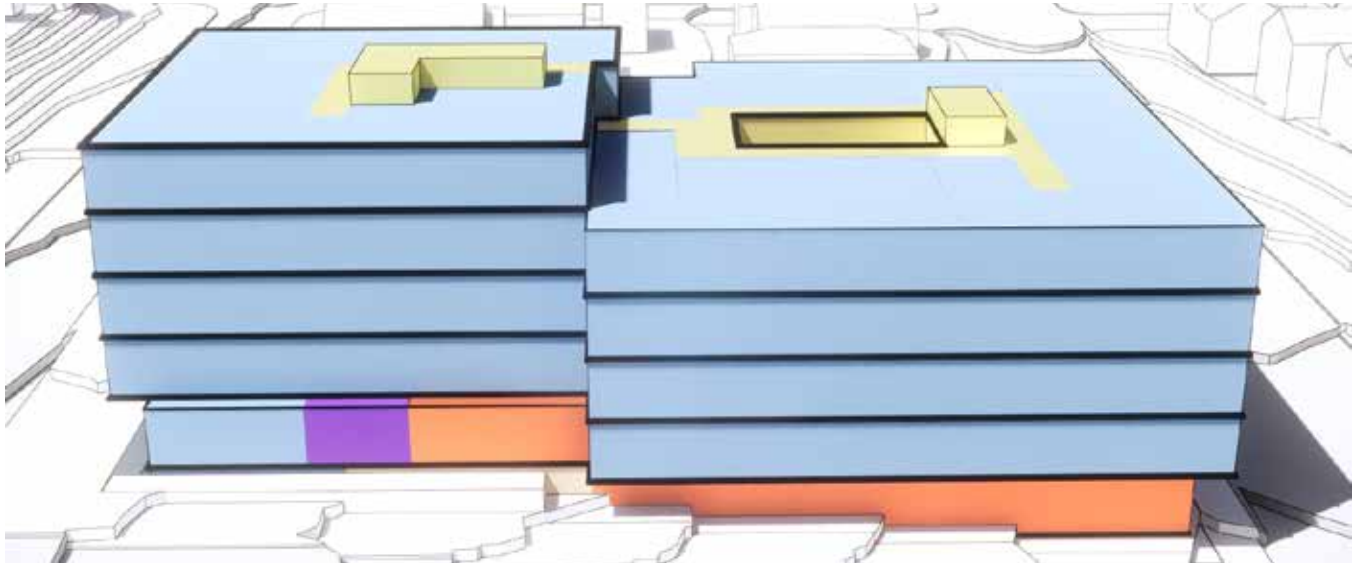
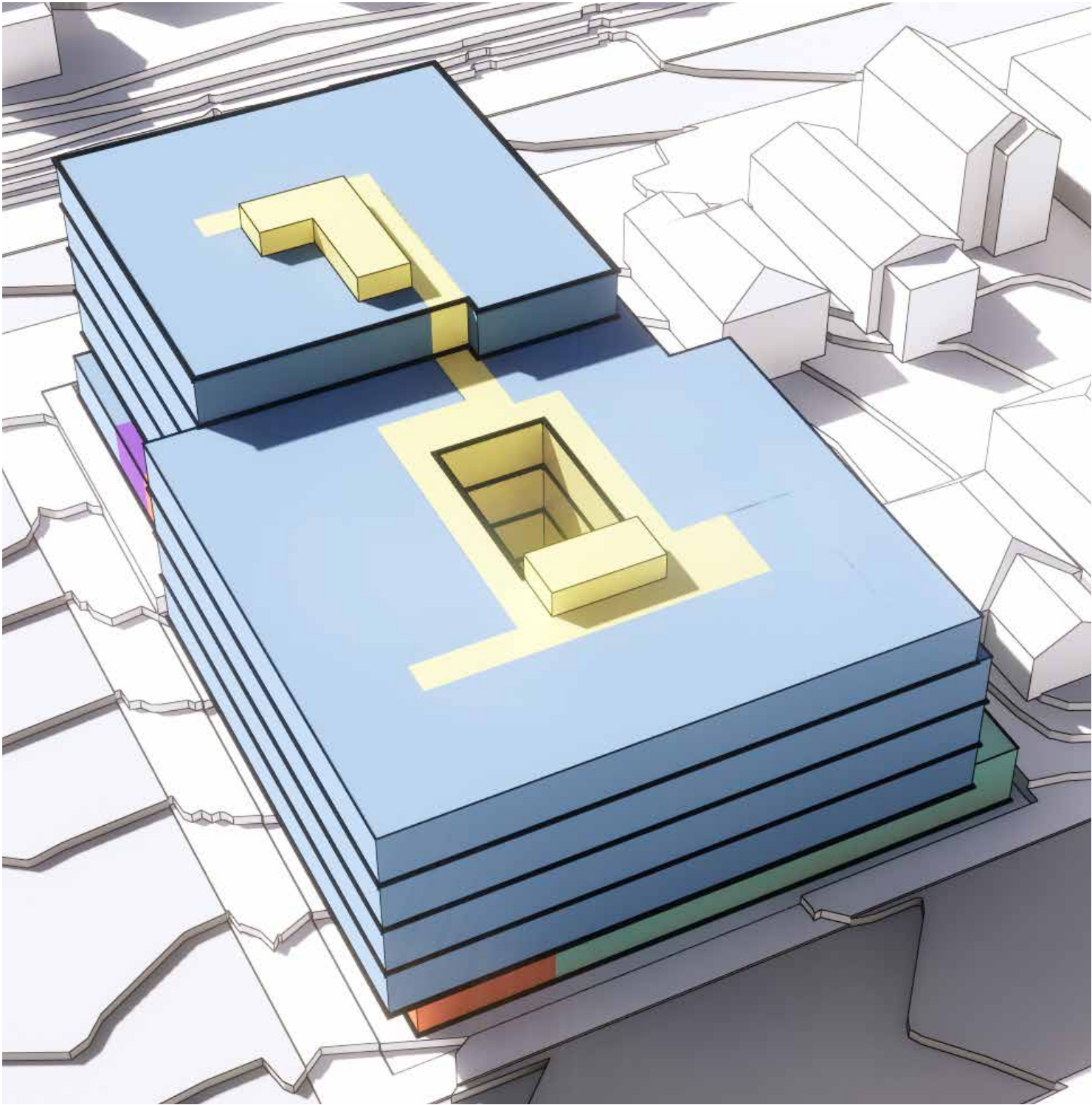
opportunities

- south-facing courtyard is accessible public outdoor community space
- south-facing courtyard has direct sunlight
- south-facing courtyard has more units with access to sunlight

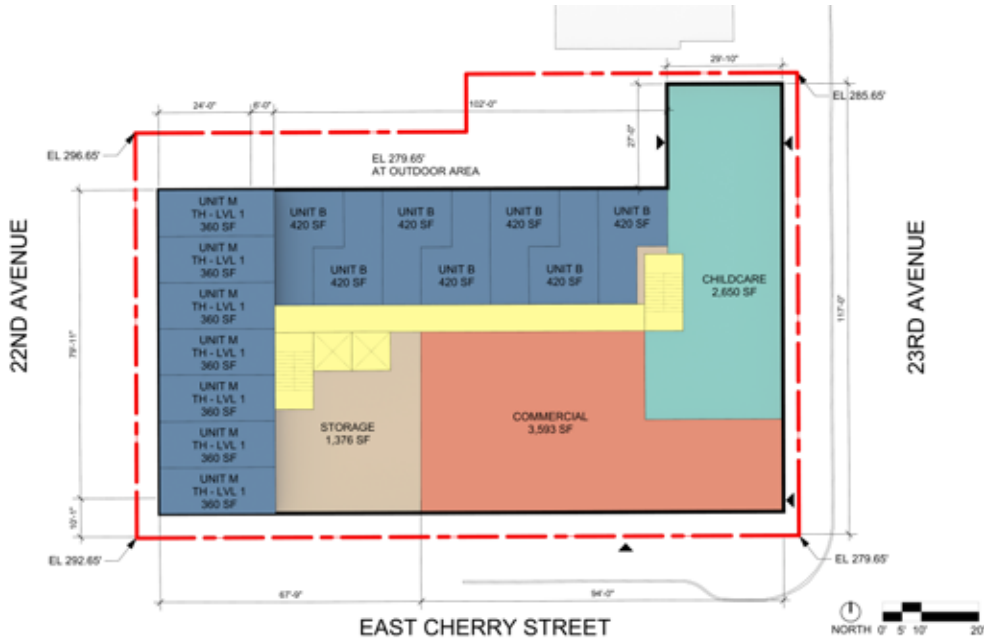
challenges

- requires departures

concept one | massing concept



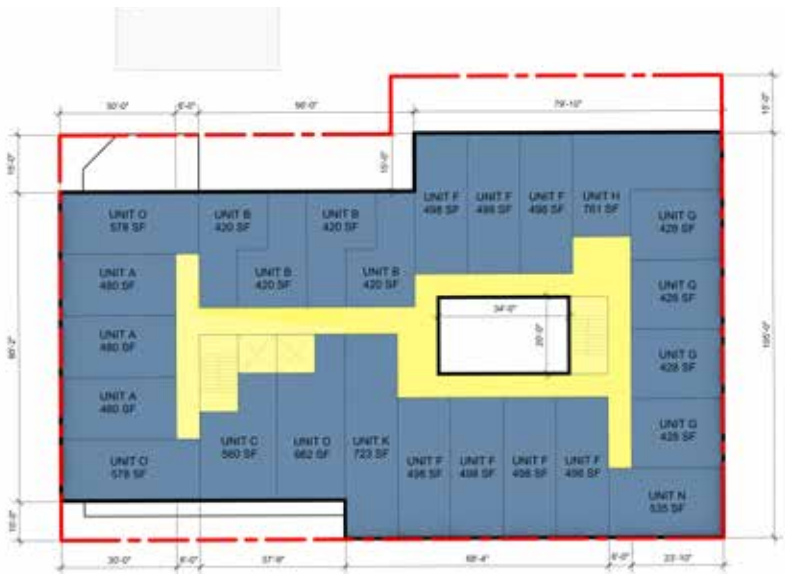
concept one | floor plans



floor 1



floor 2



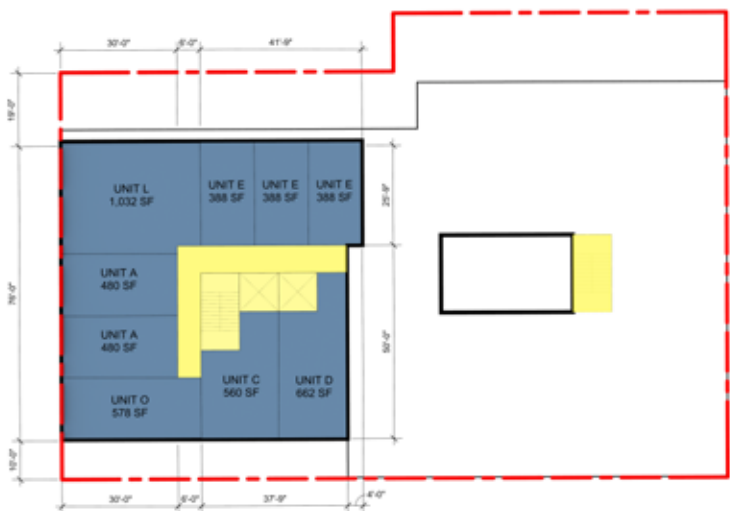
floor 3



floor 4

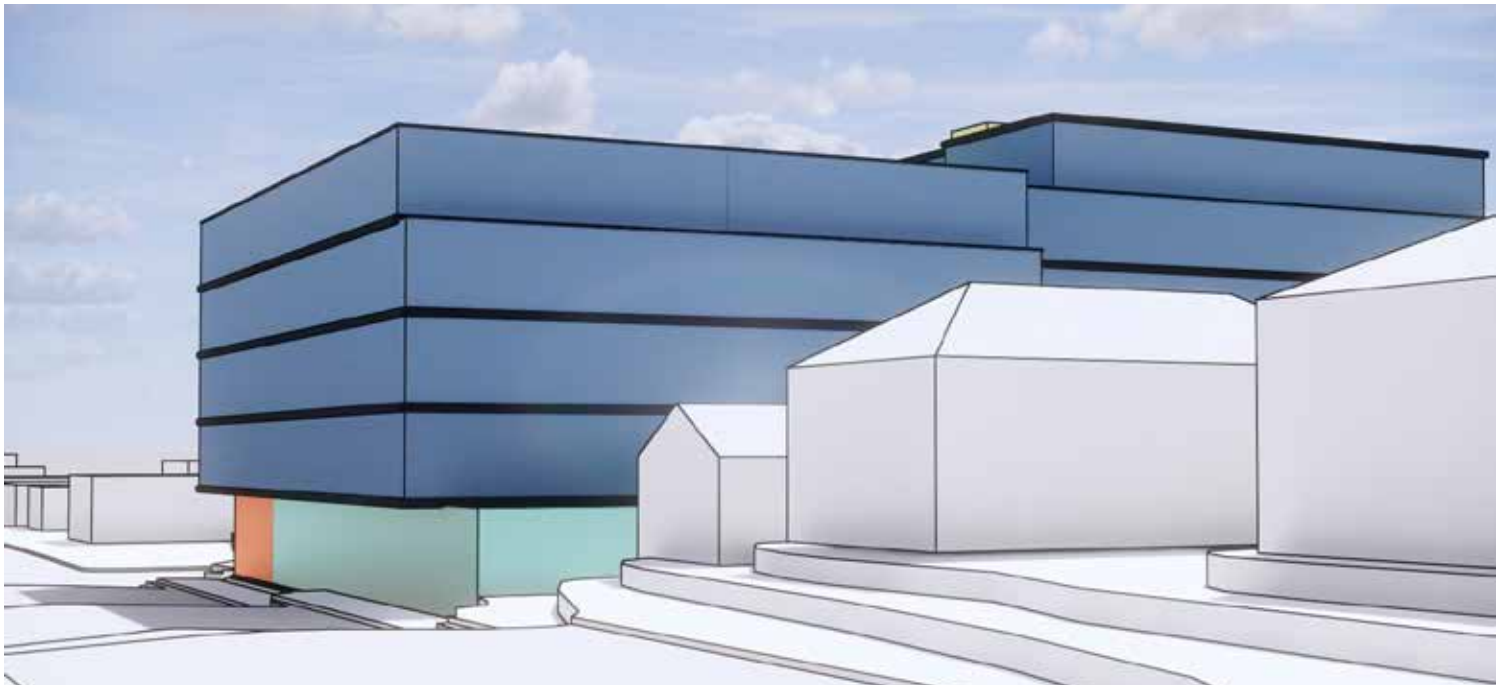
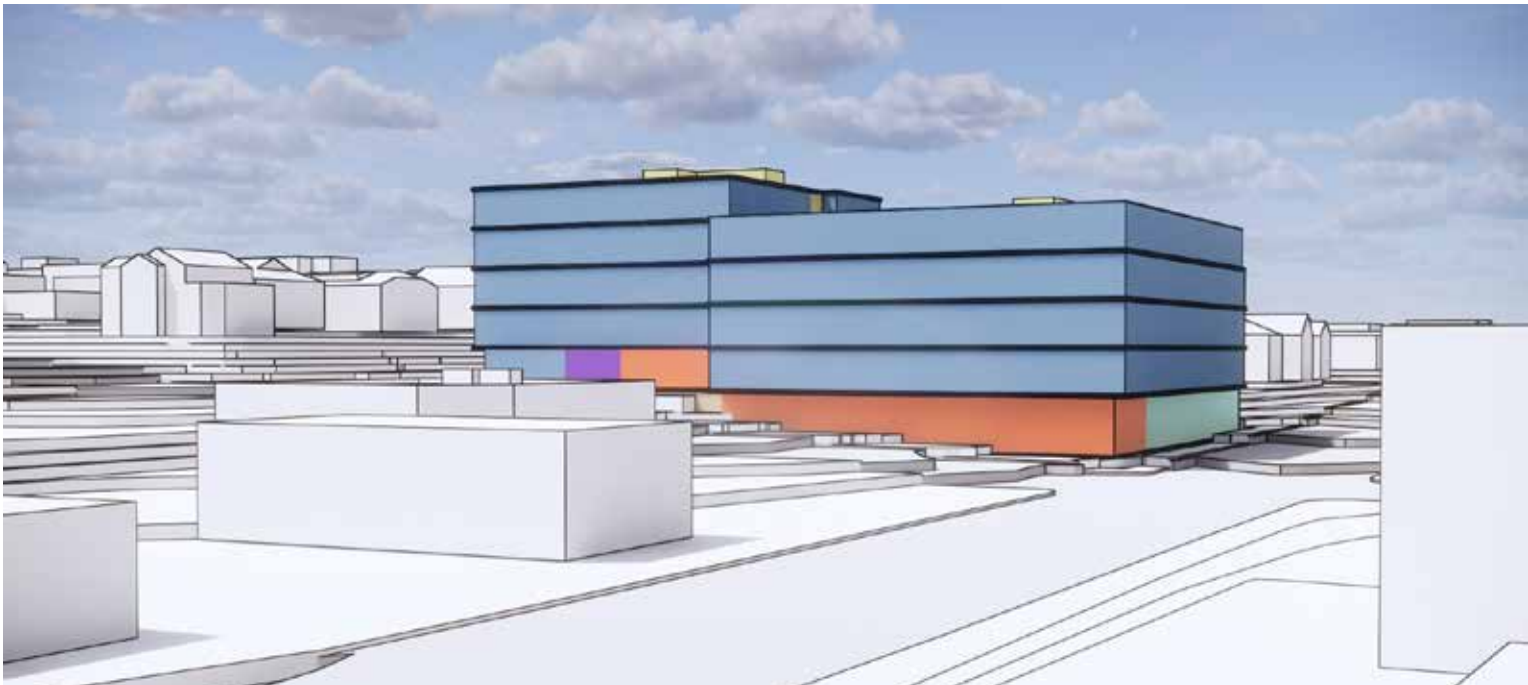


floor 5

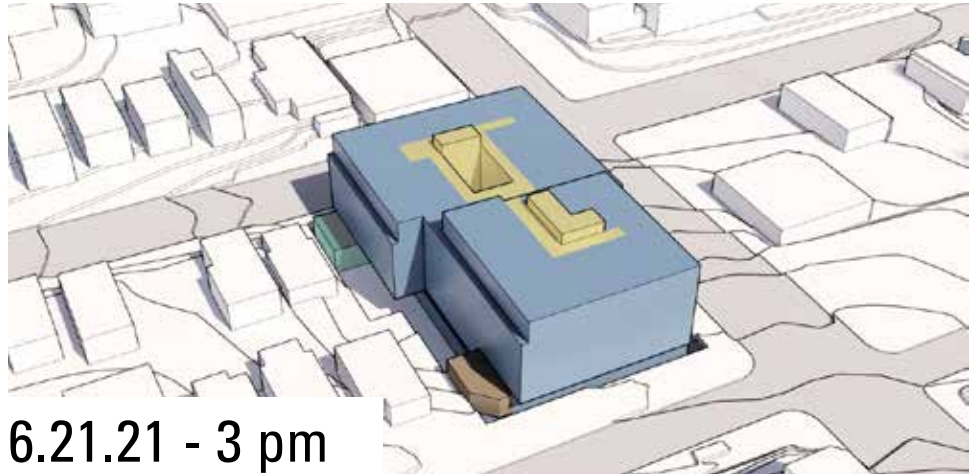
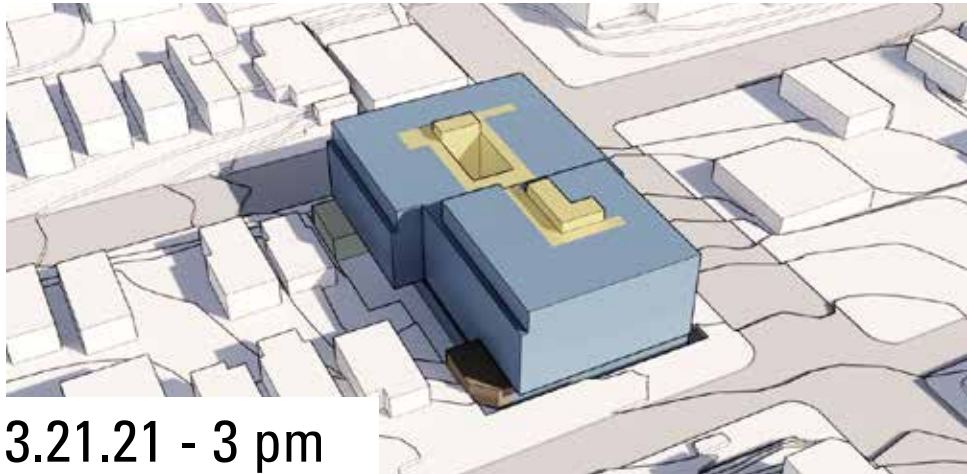
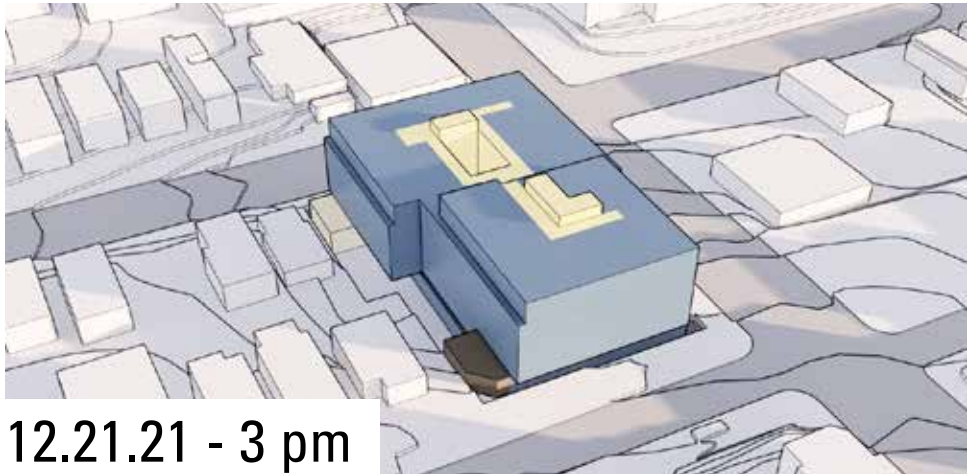
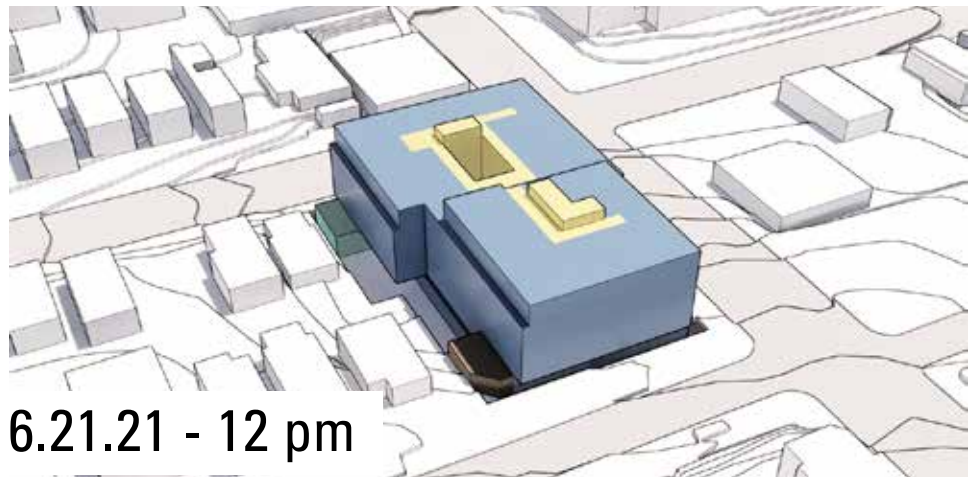
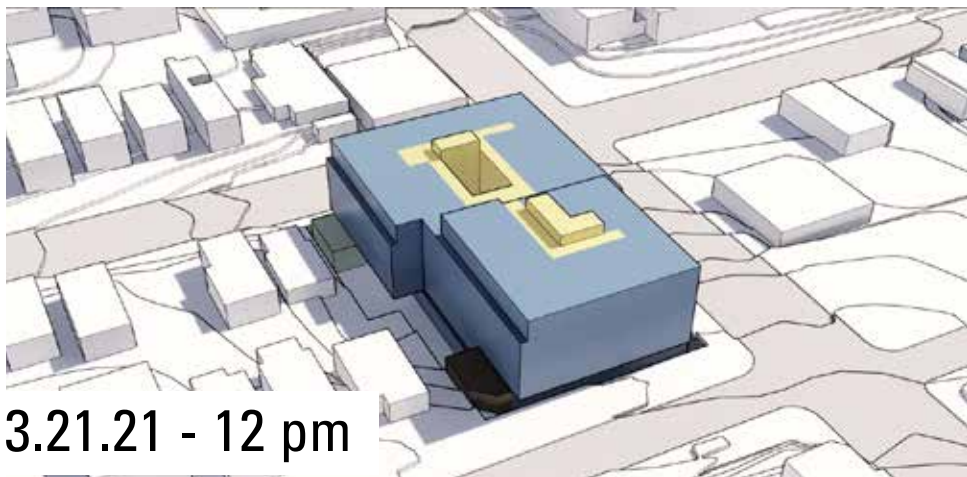
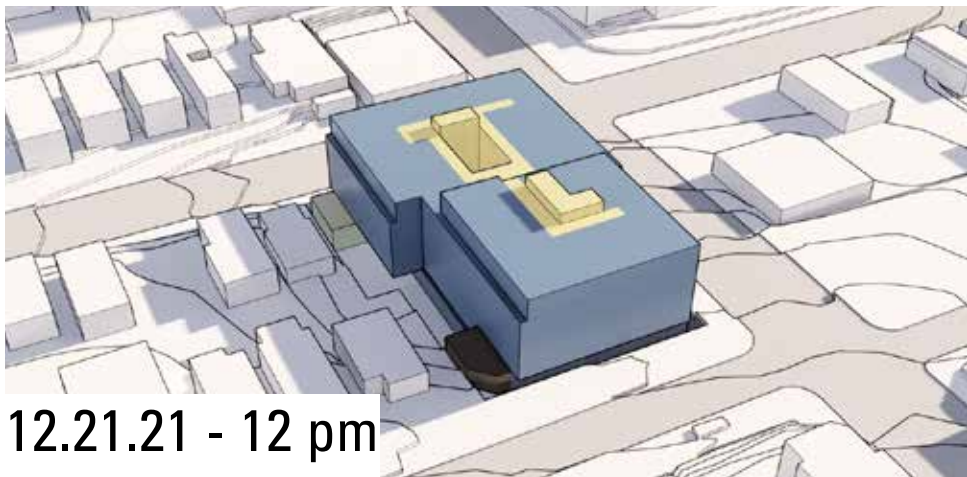
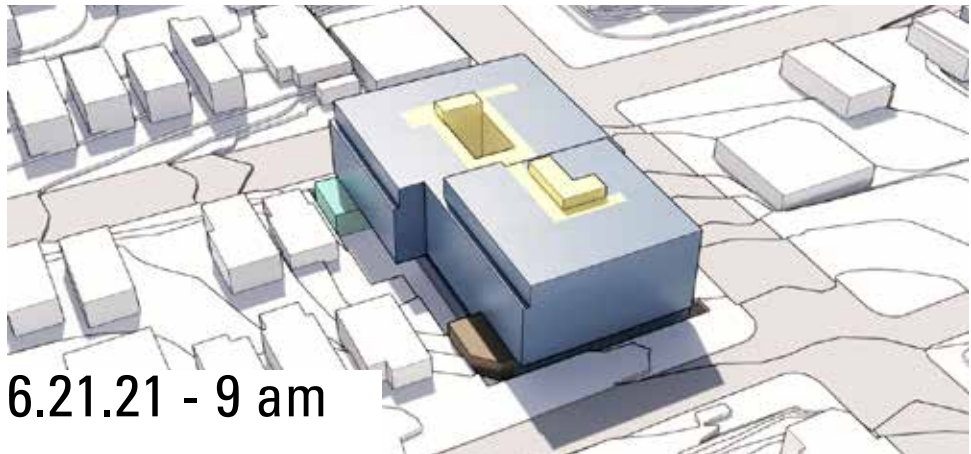
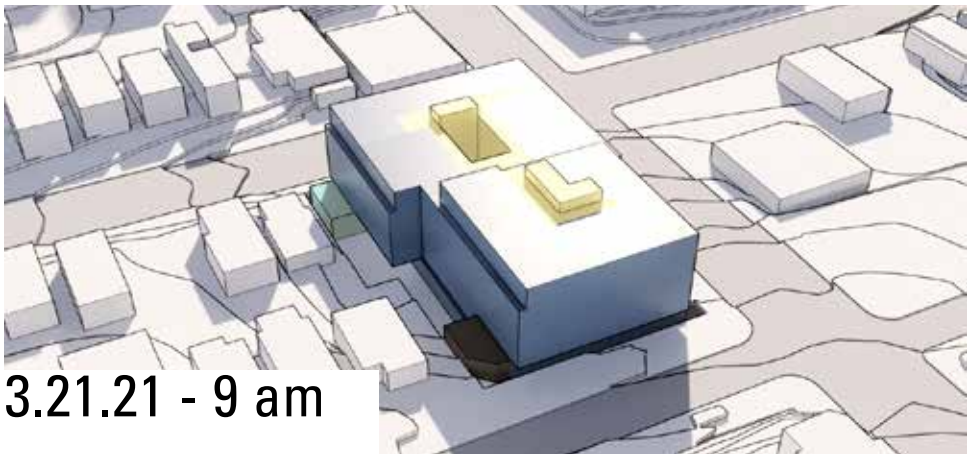
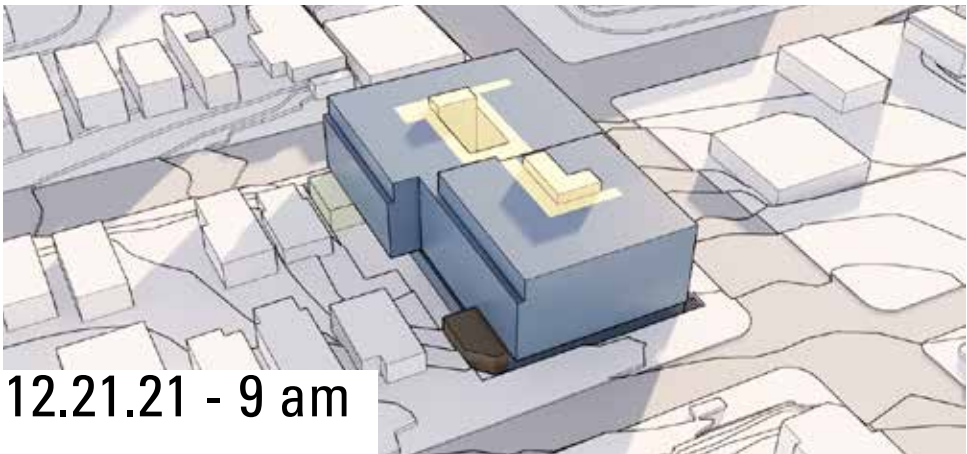


floor 6

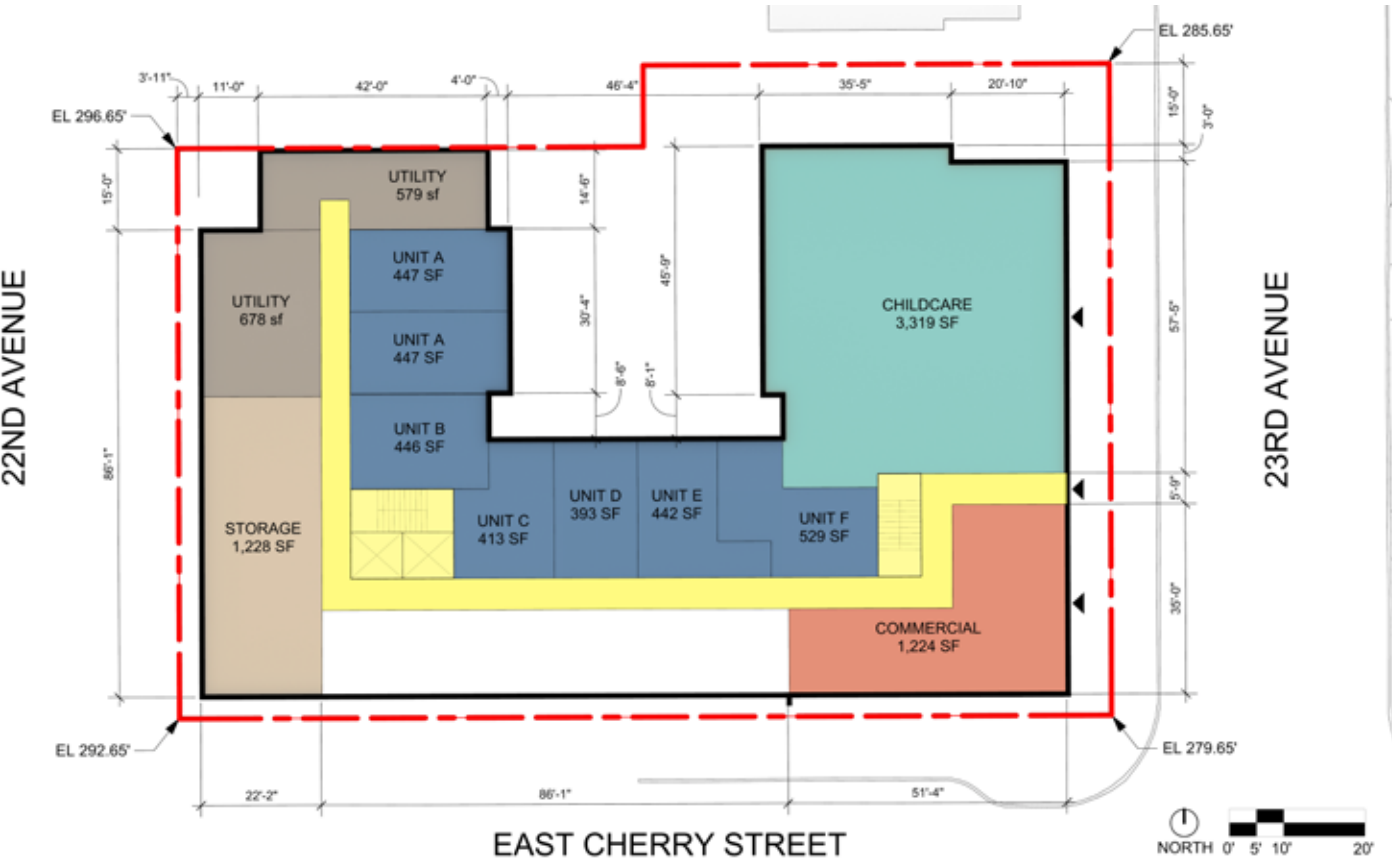
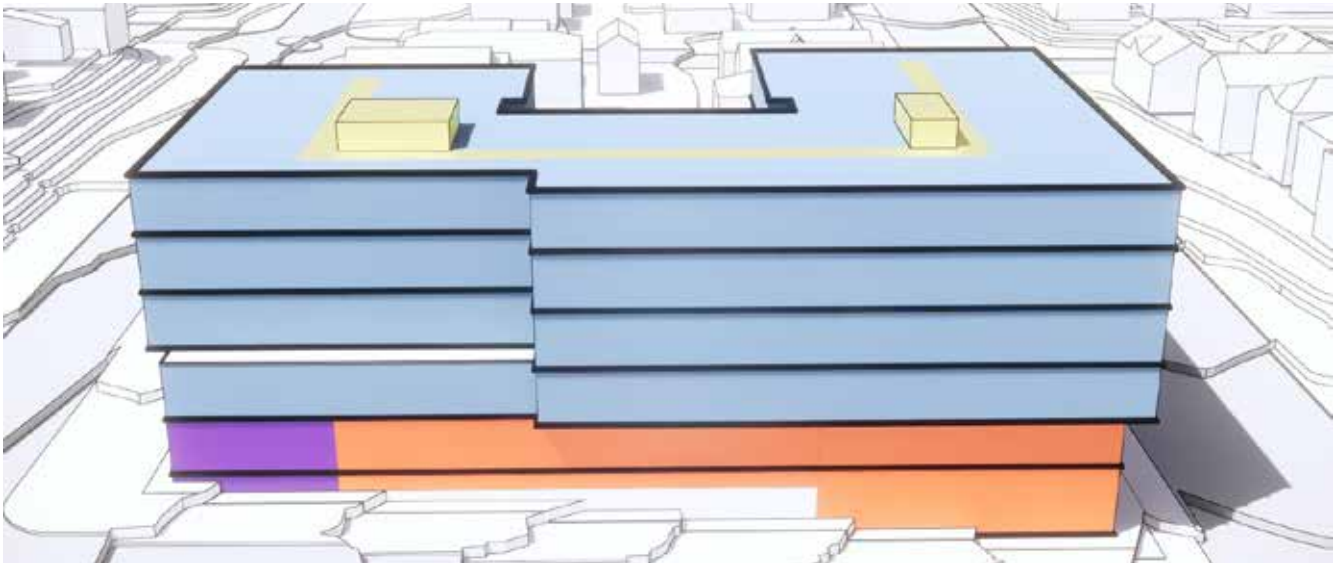
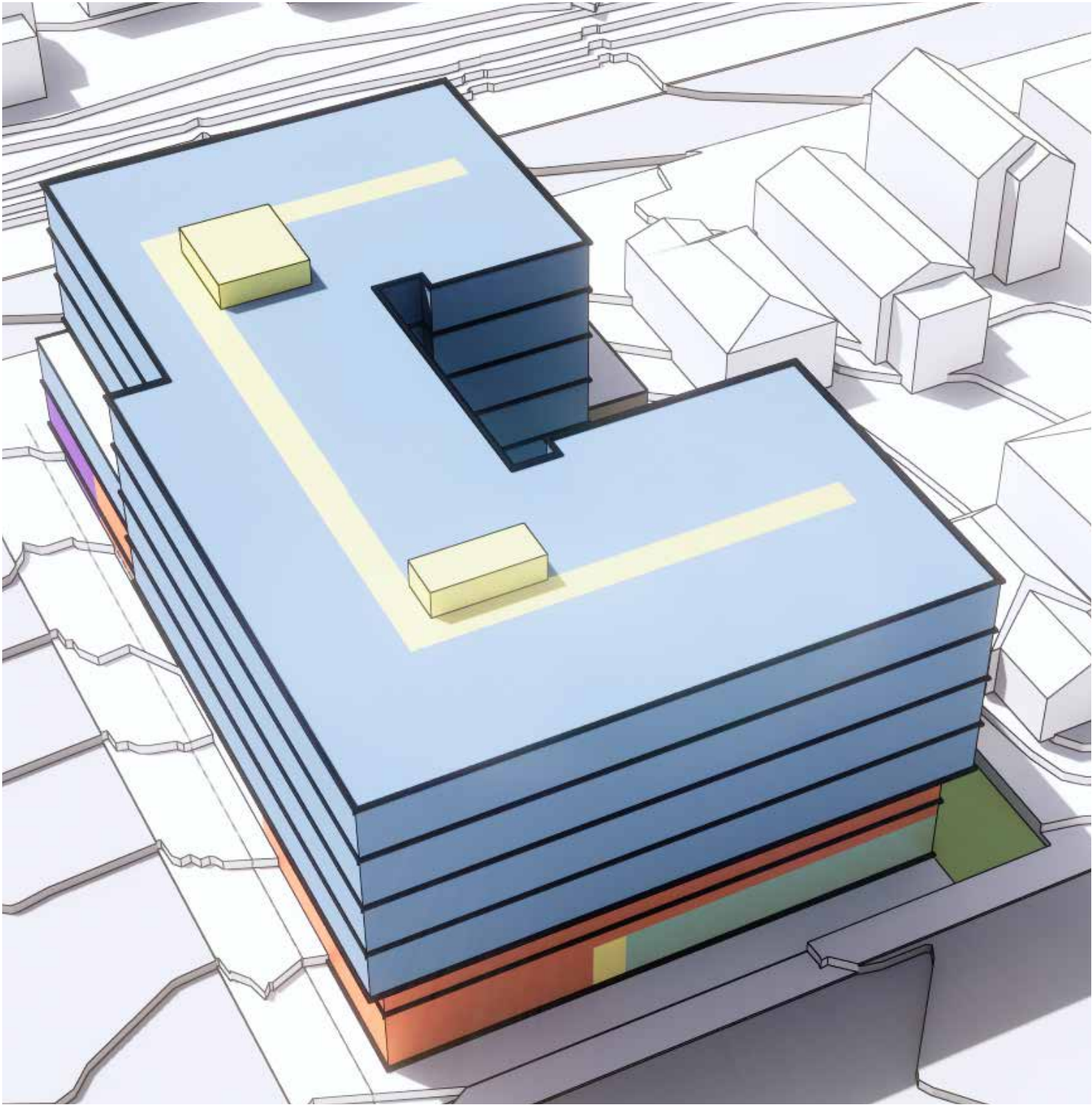
concept one | street level experience



concept one | sun + shadow analysis



concept two | massing concept



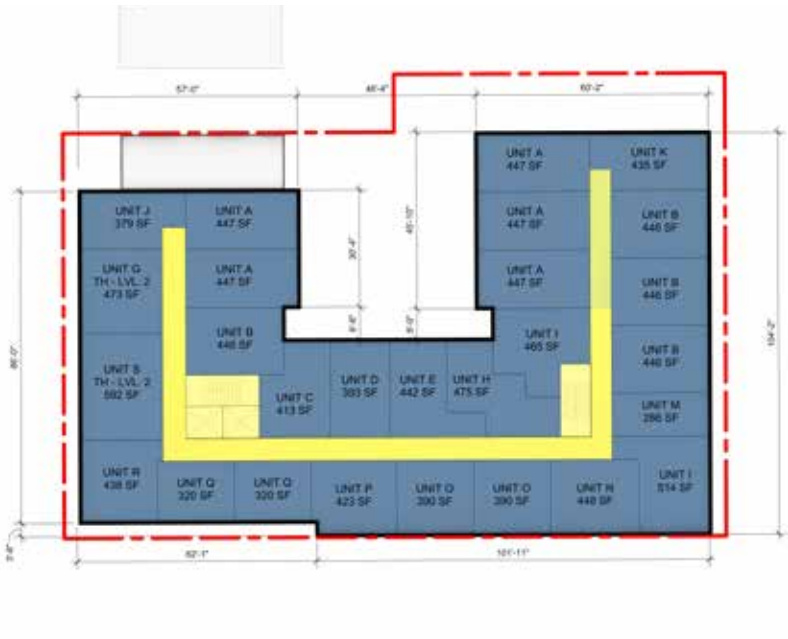
concept two | floor plans



floor 1



floor 2

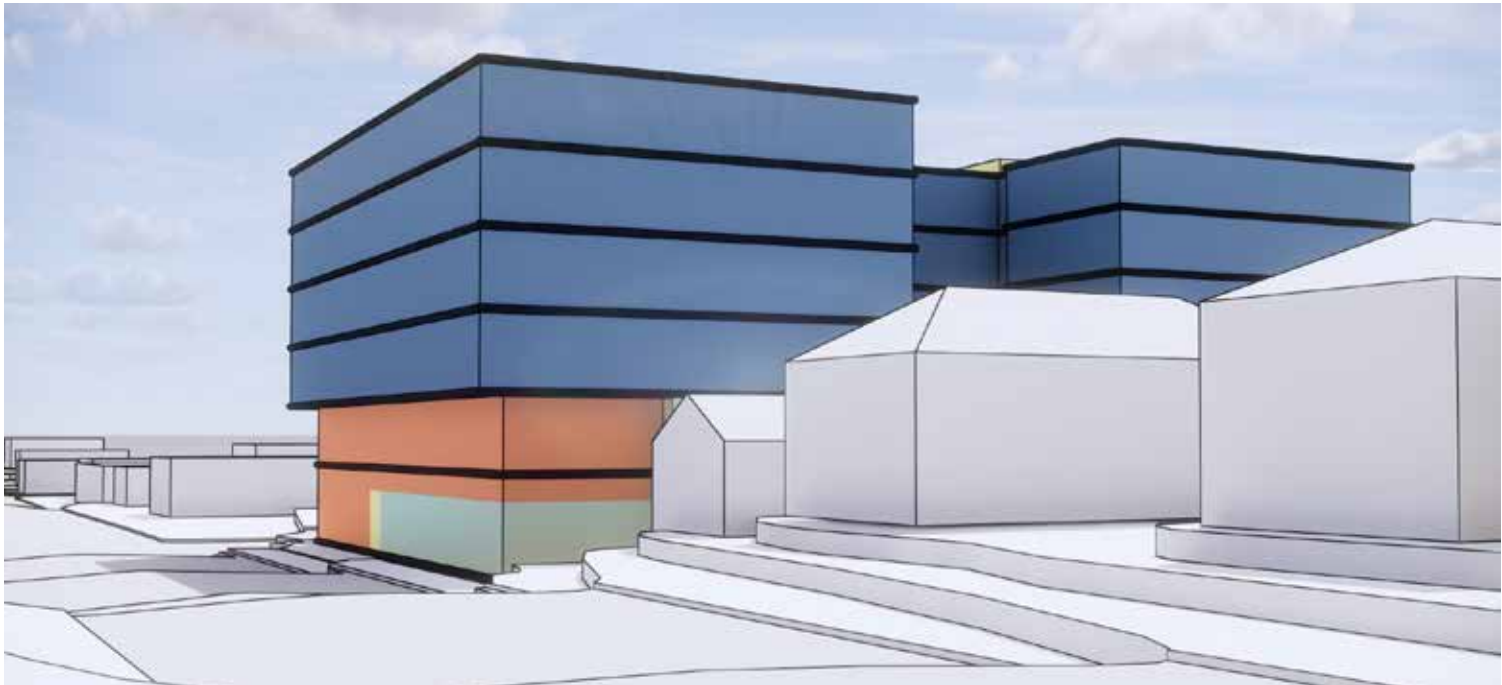
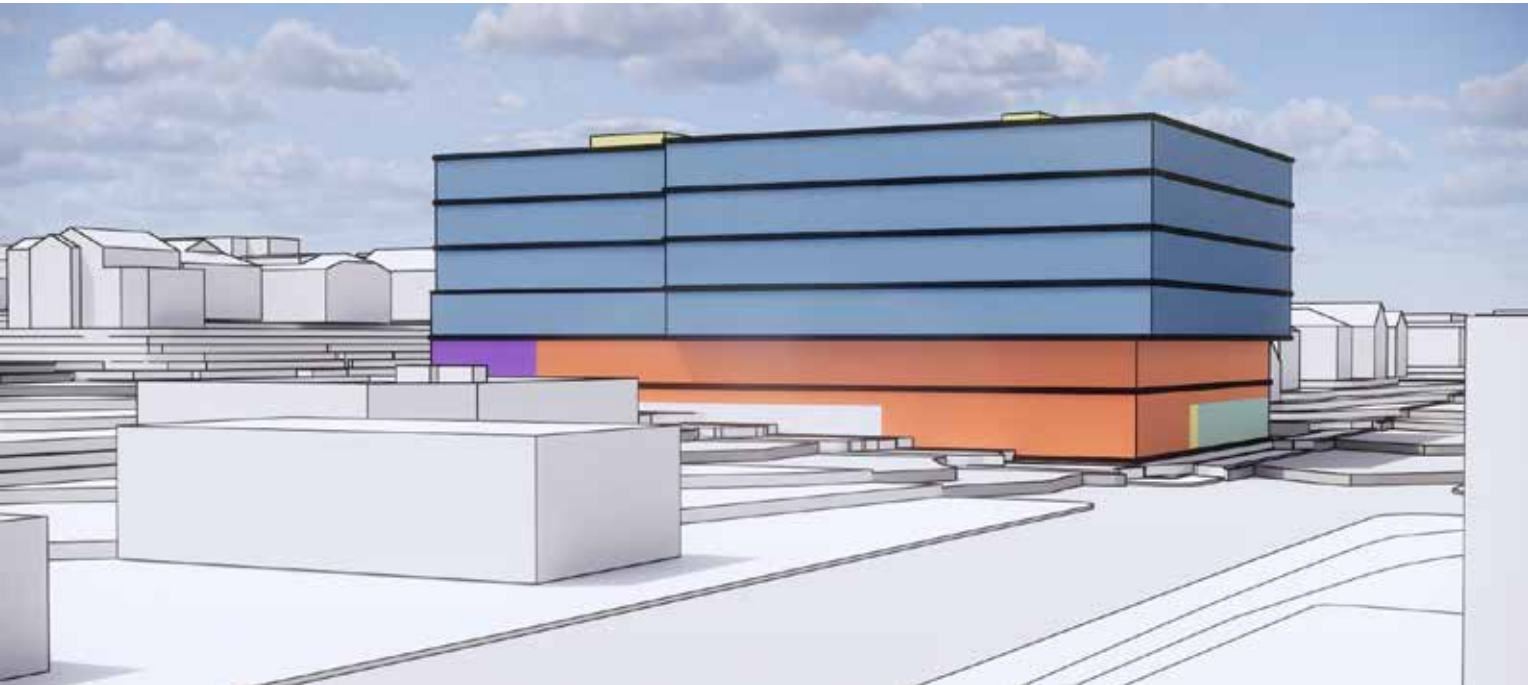
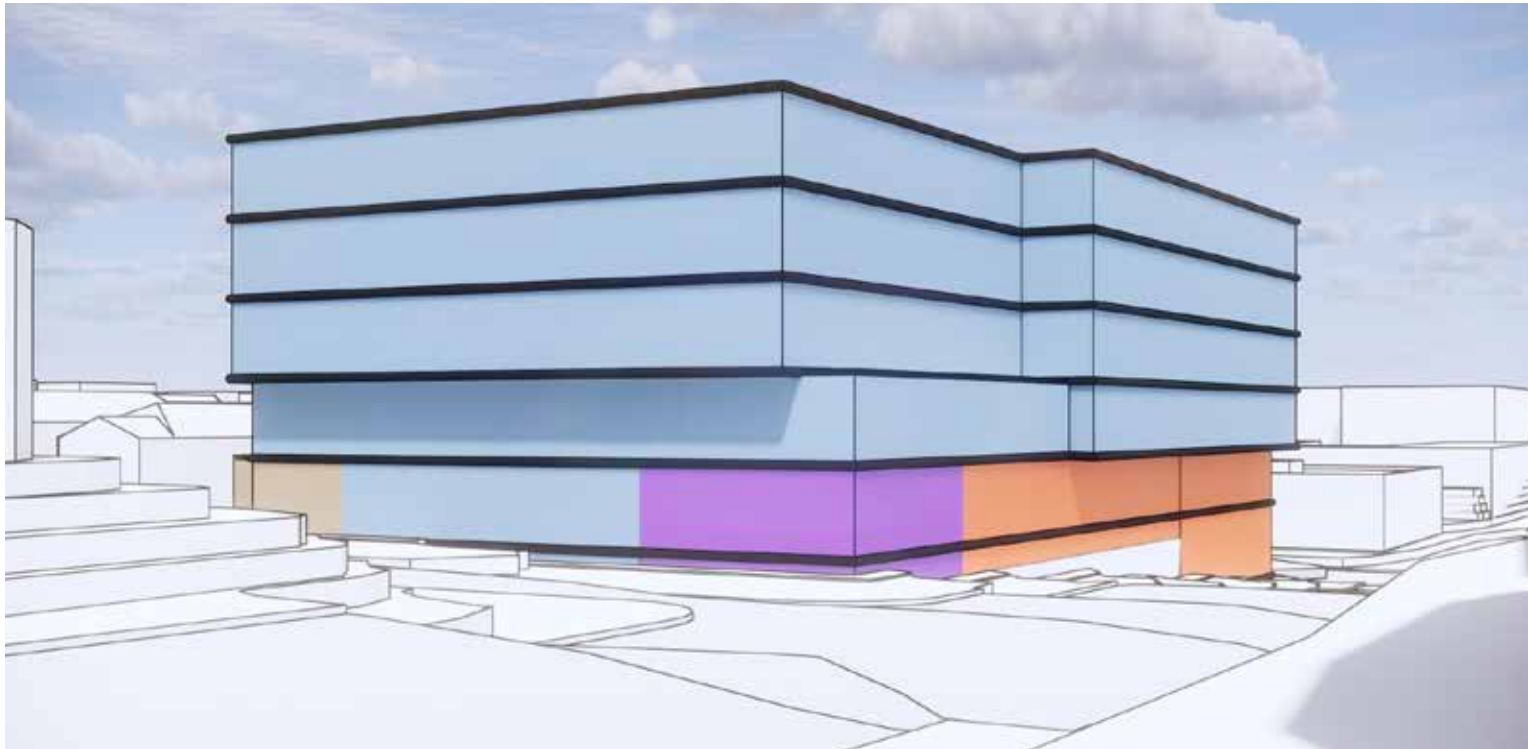


floor 3

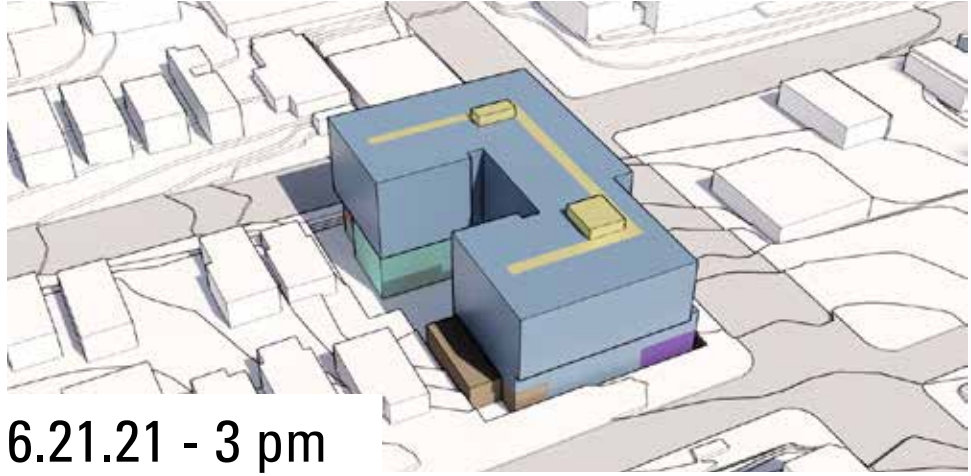
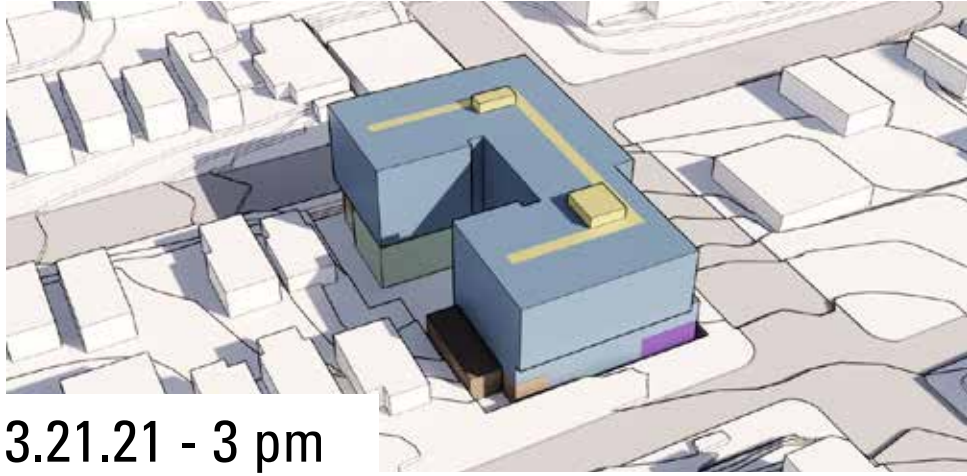
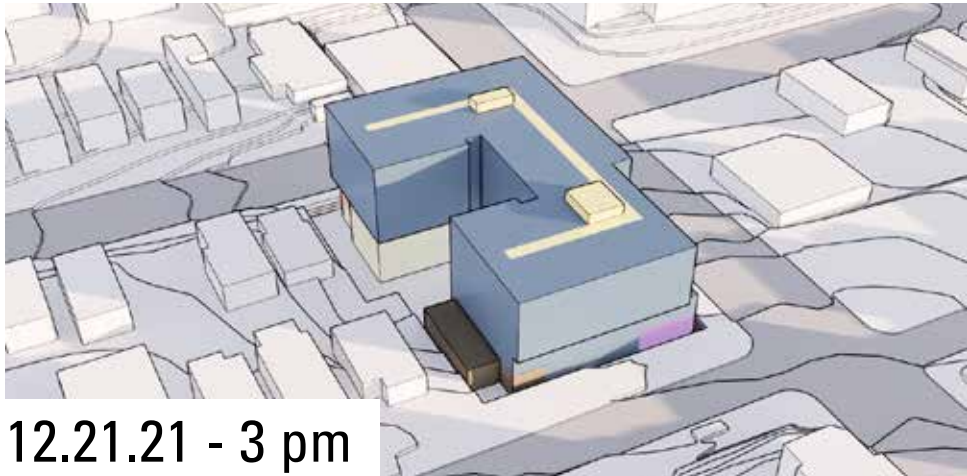
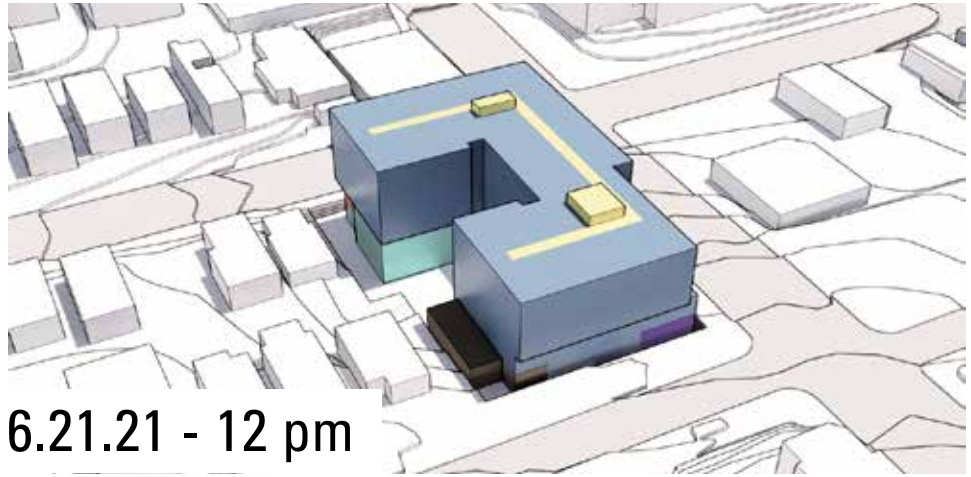
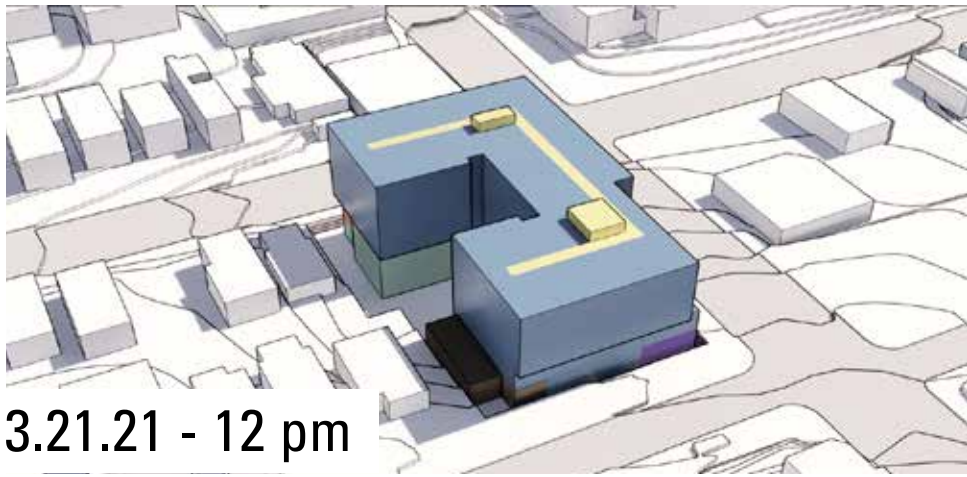
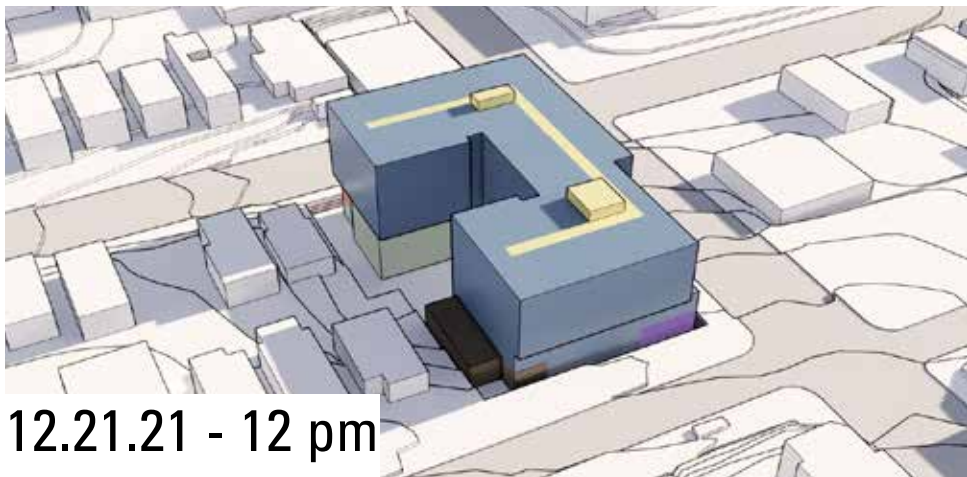
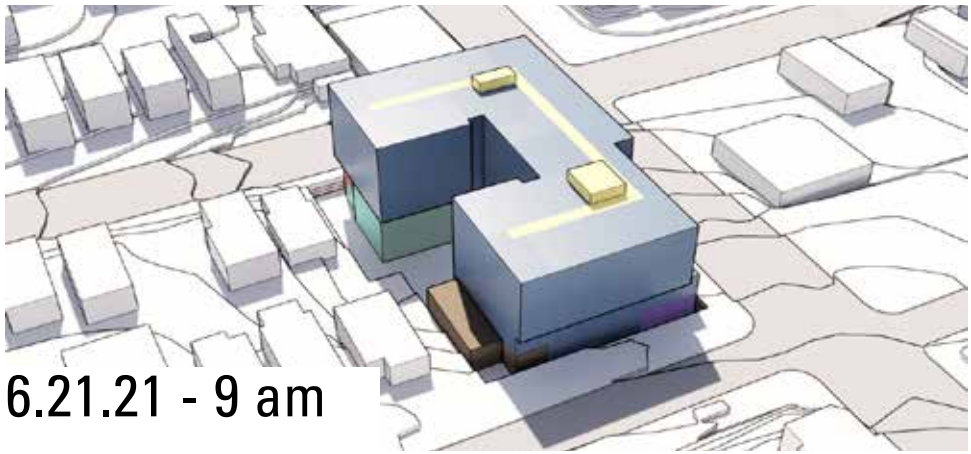
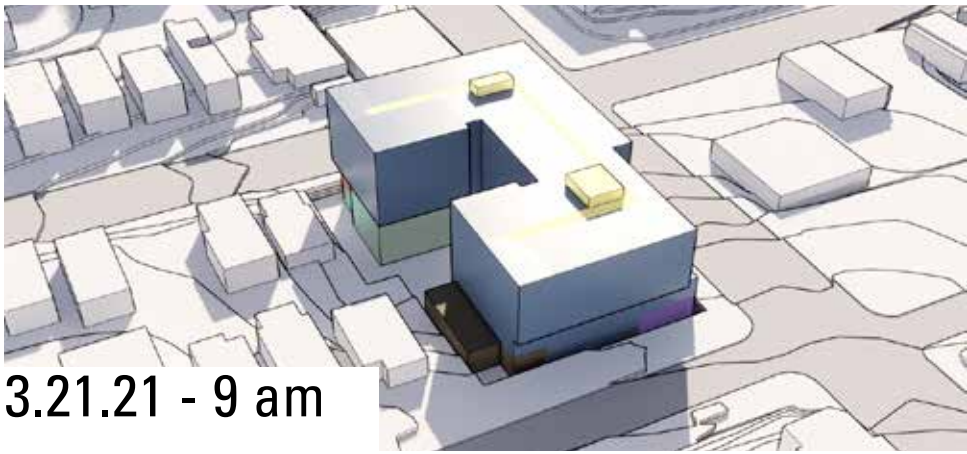
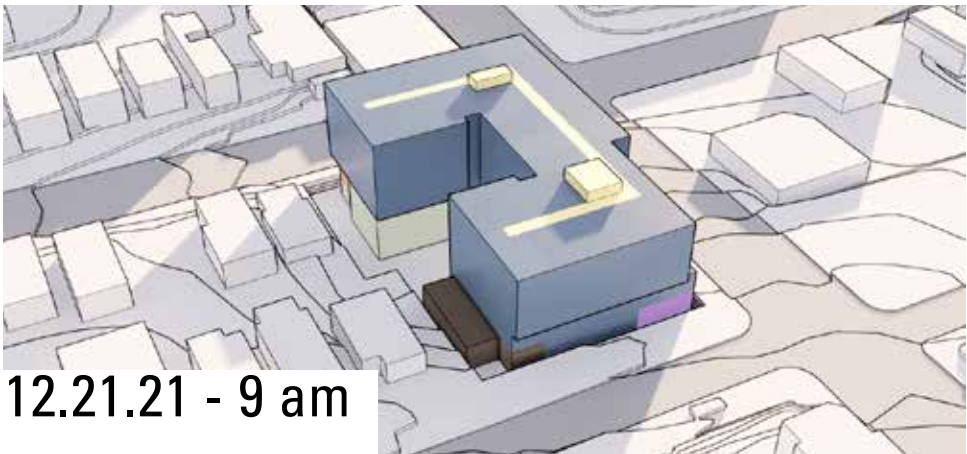


floors 4-6

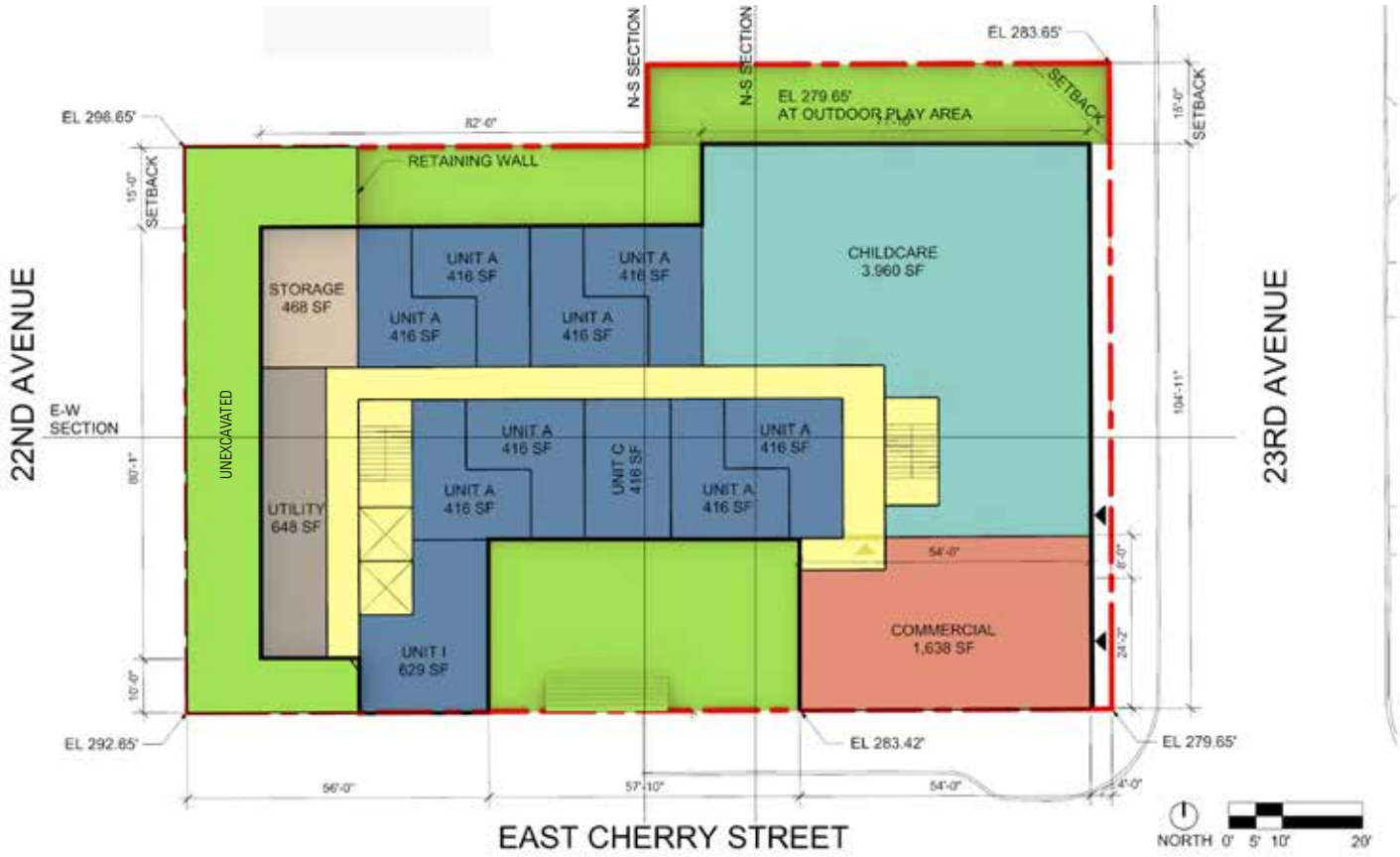
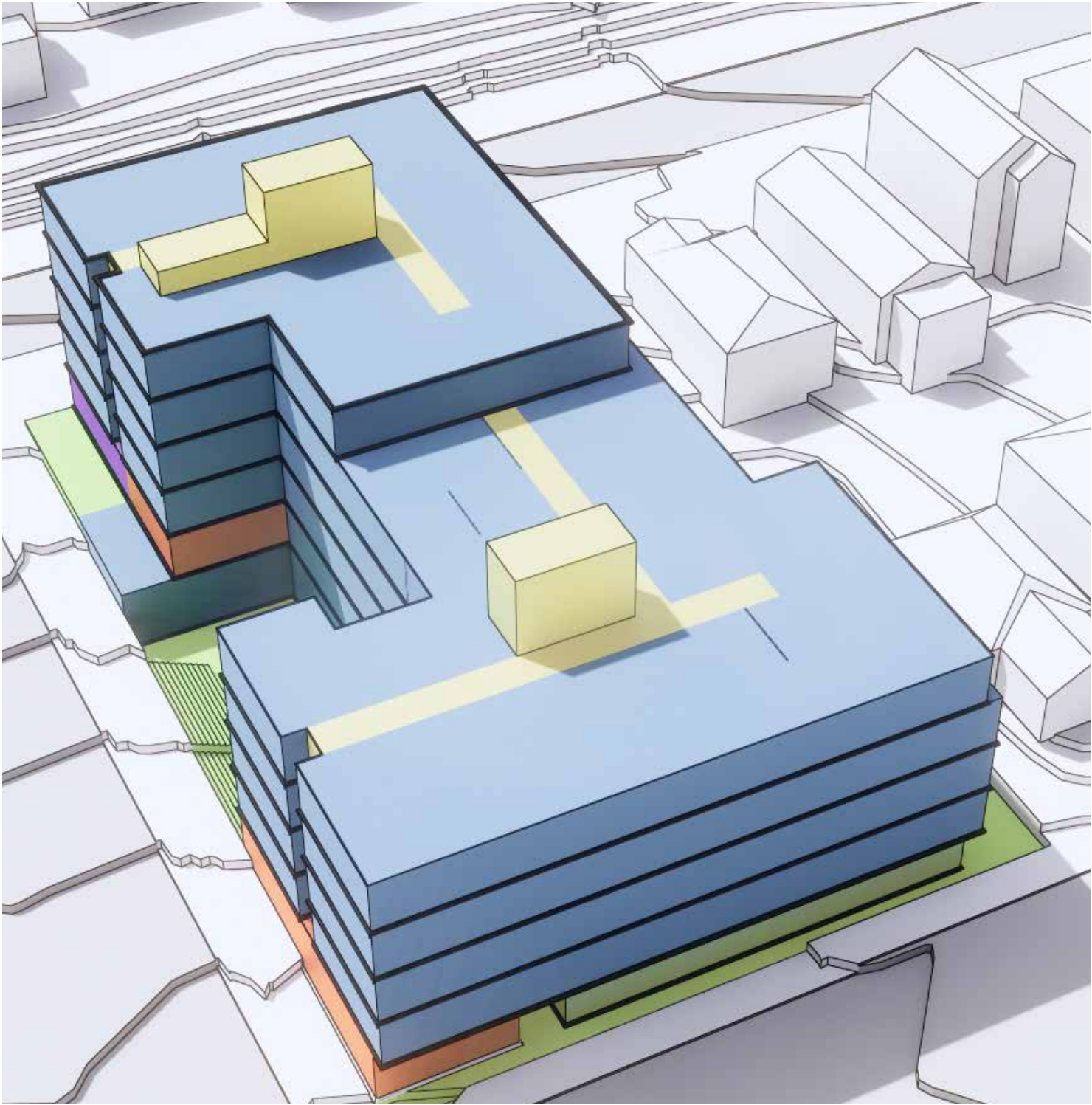
concept two | street level experience



concept two | sun + shadow analysis



concept three | massing concept



concept three | floor plans



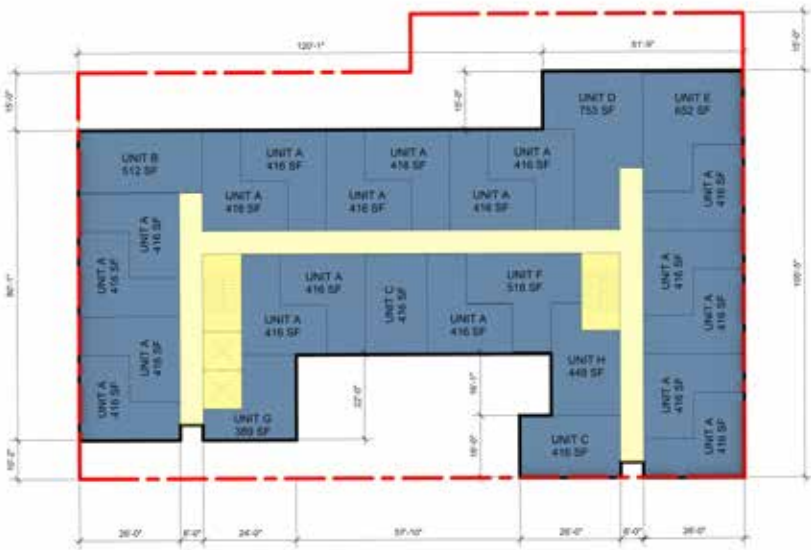
floor 1



floor 2



floor 3



floor 4

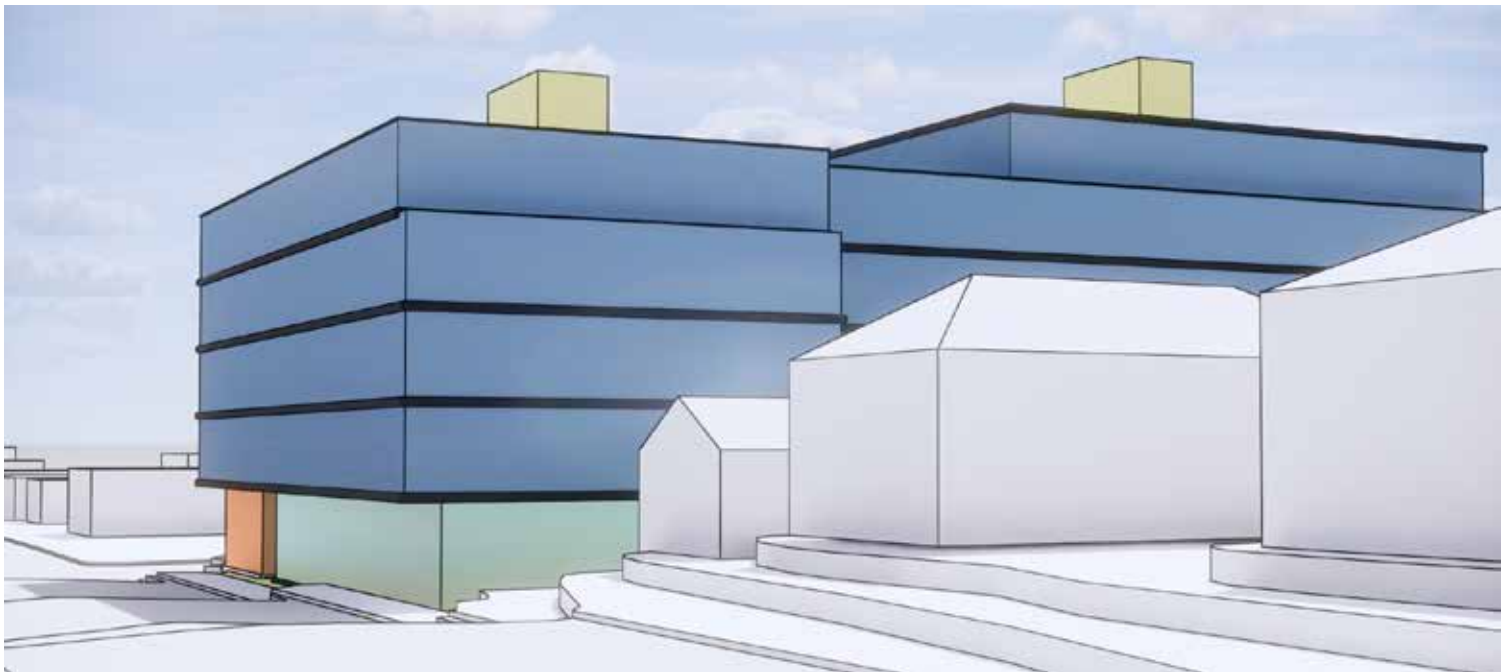
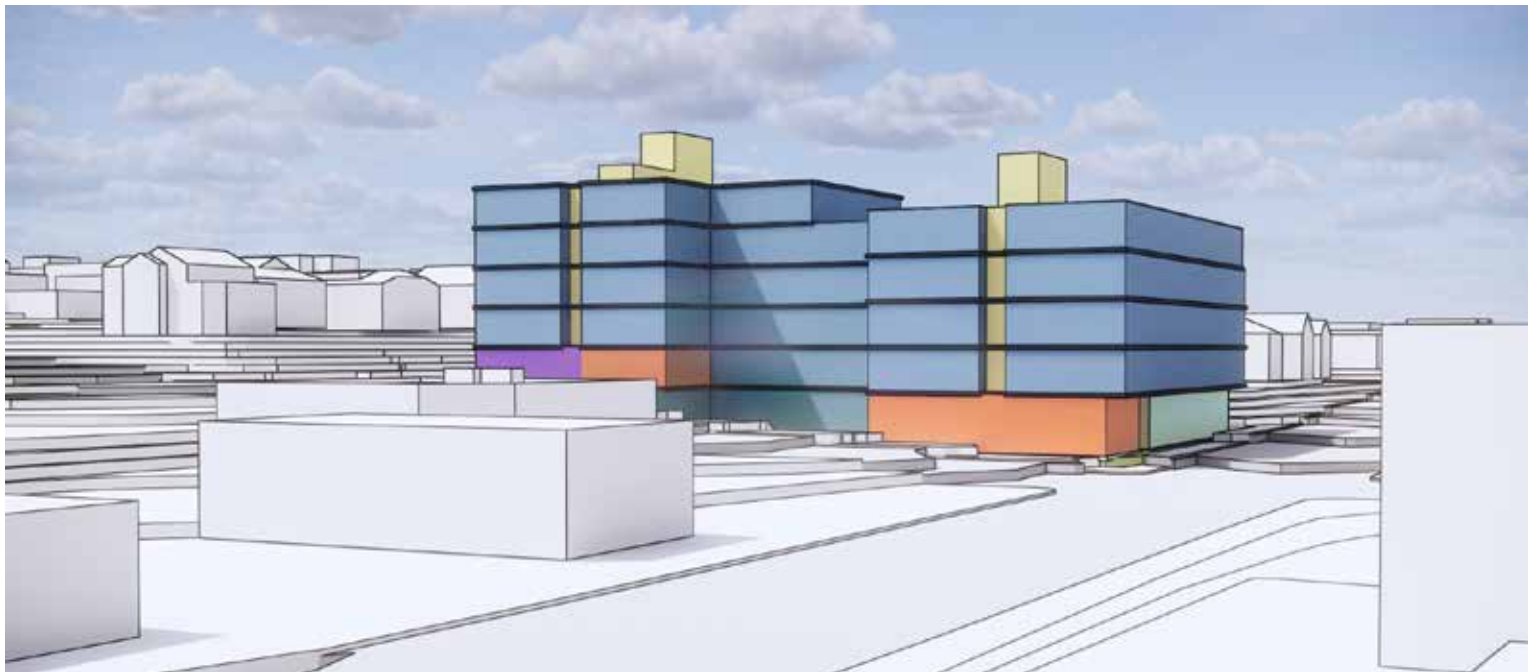
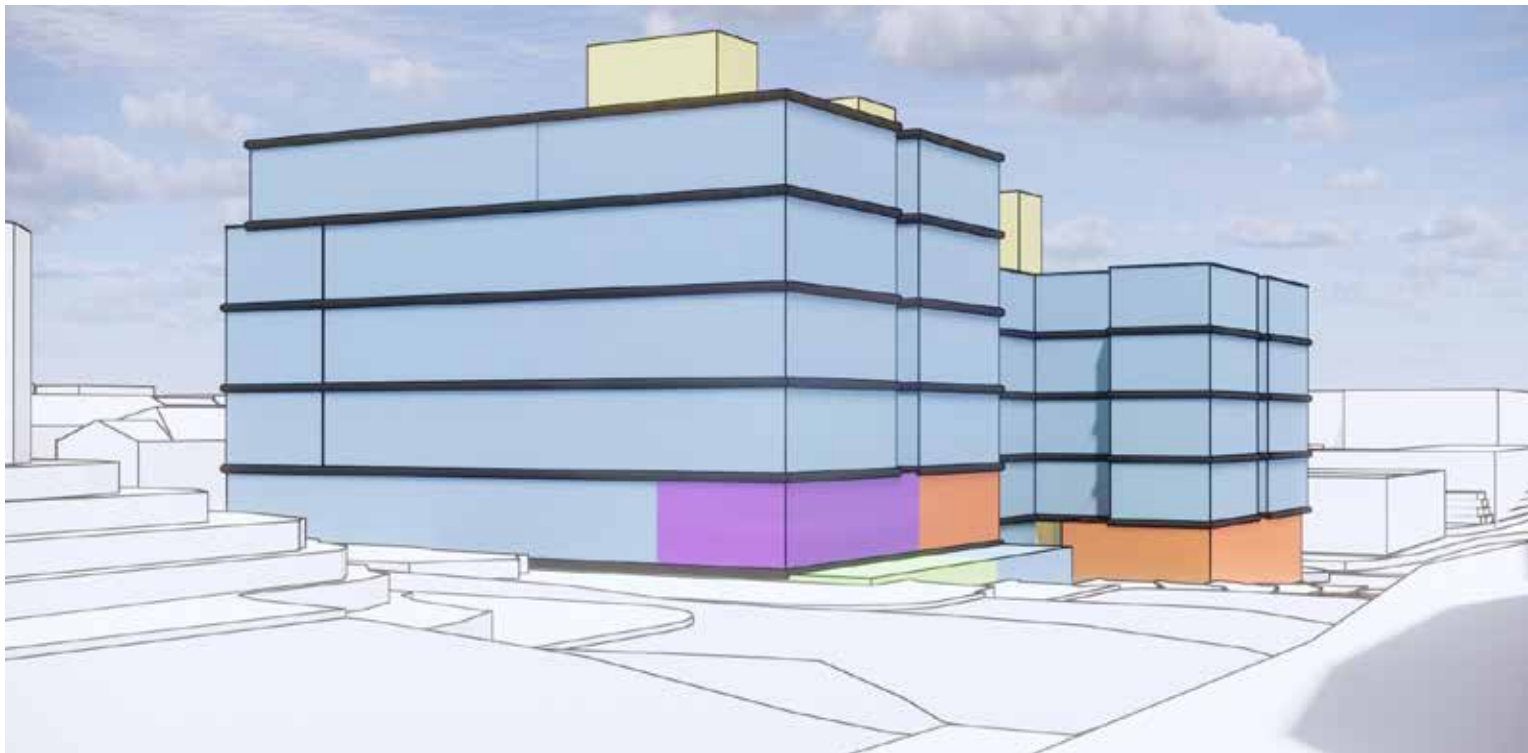


floor 5

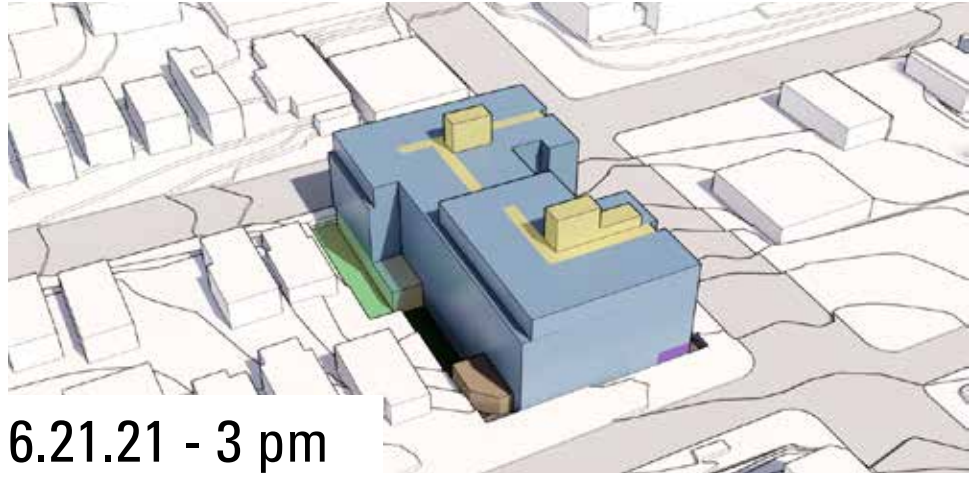
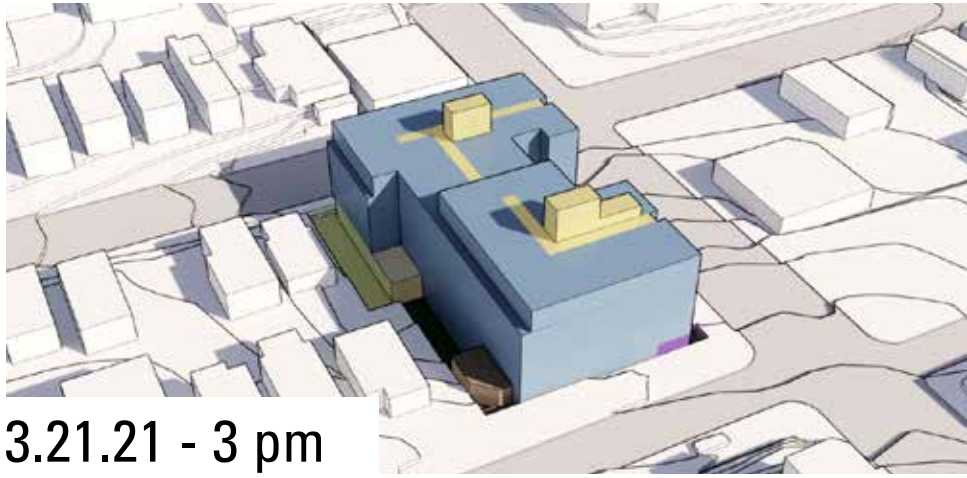
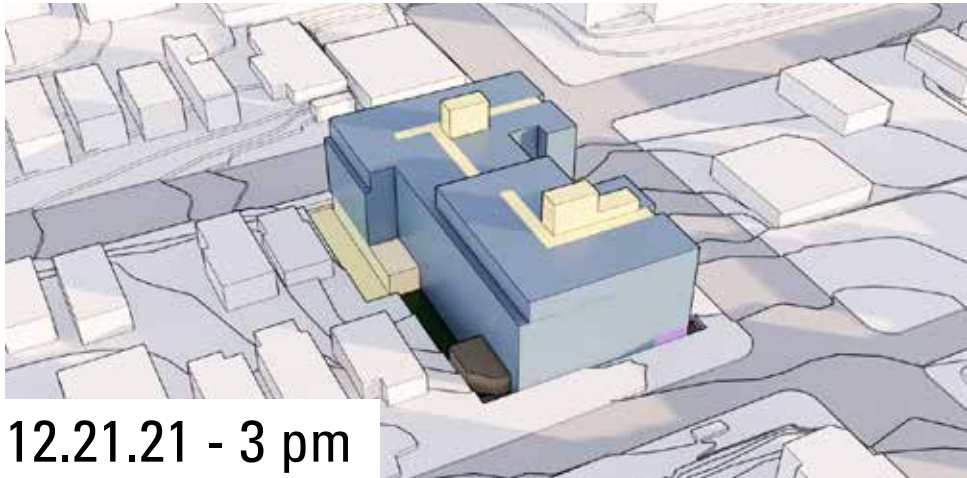
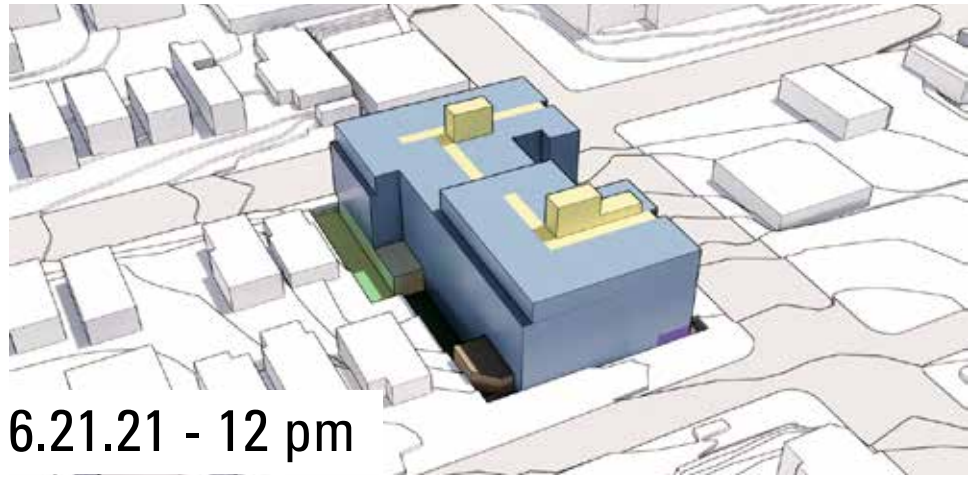
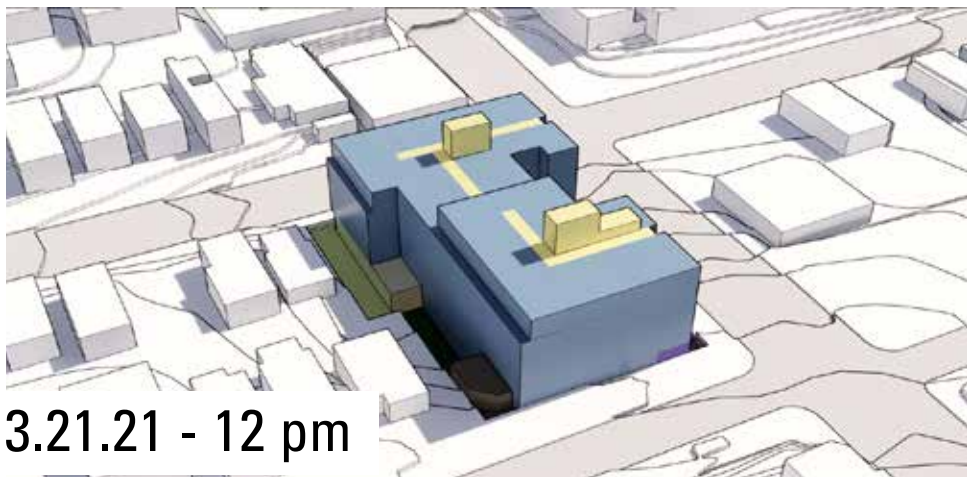
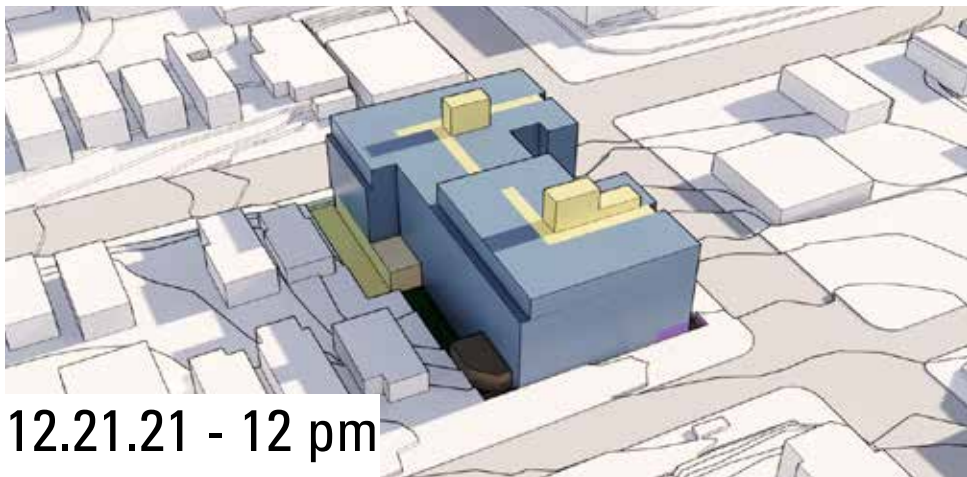
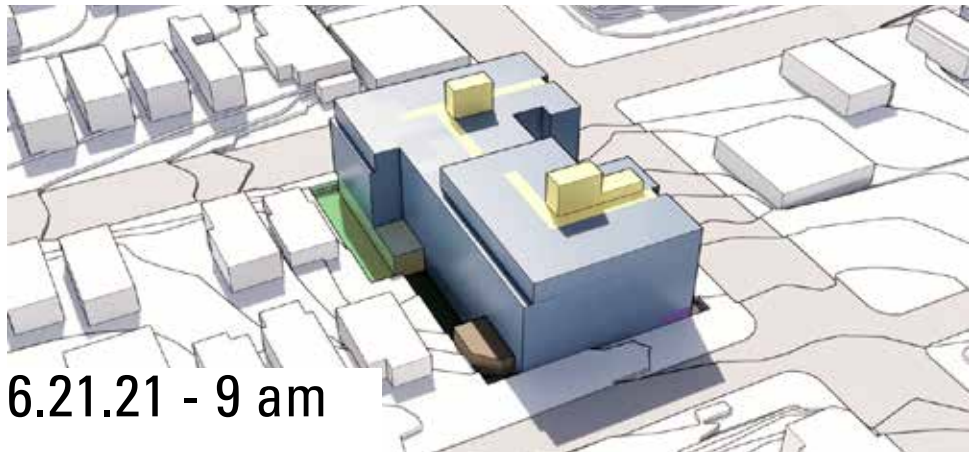
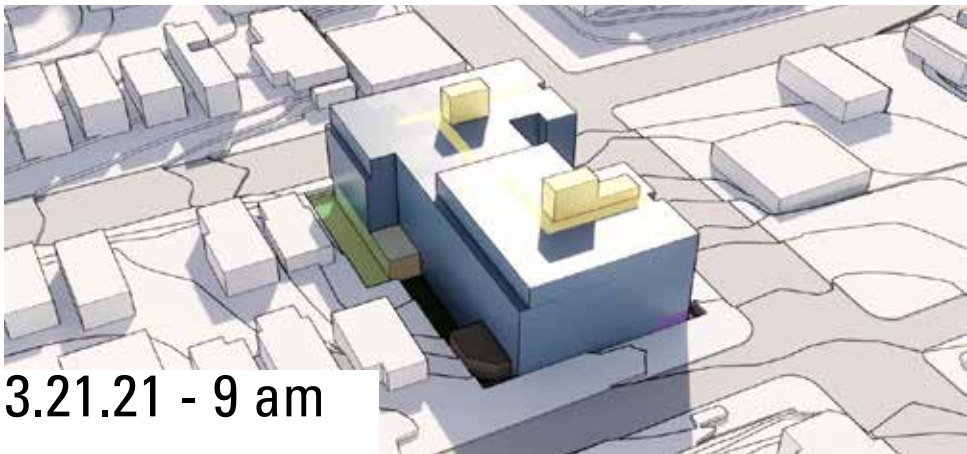
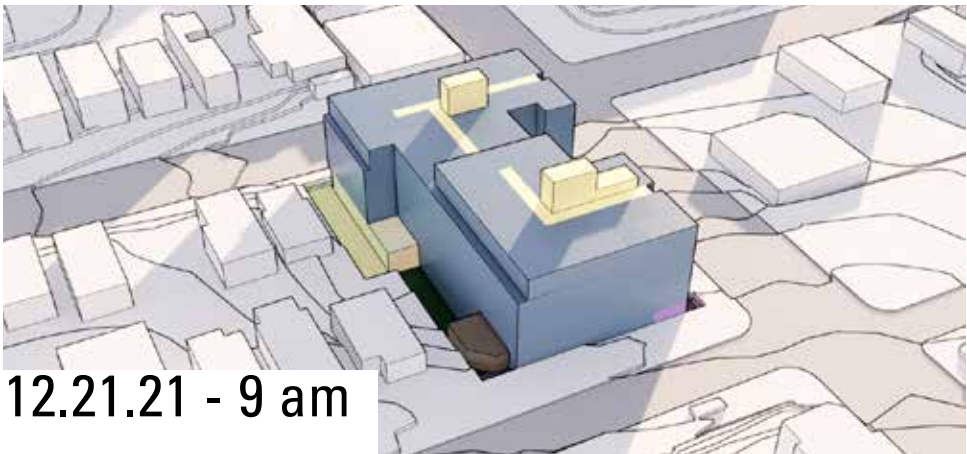


floor 6

concept three | street level experience



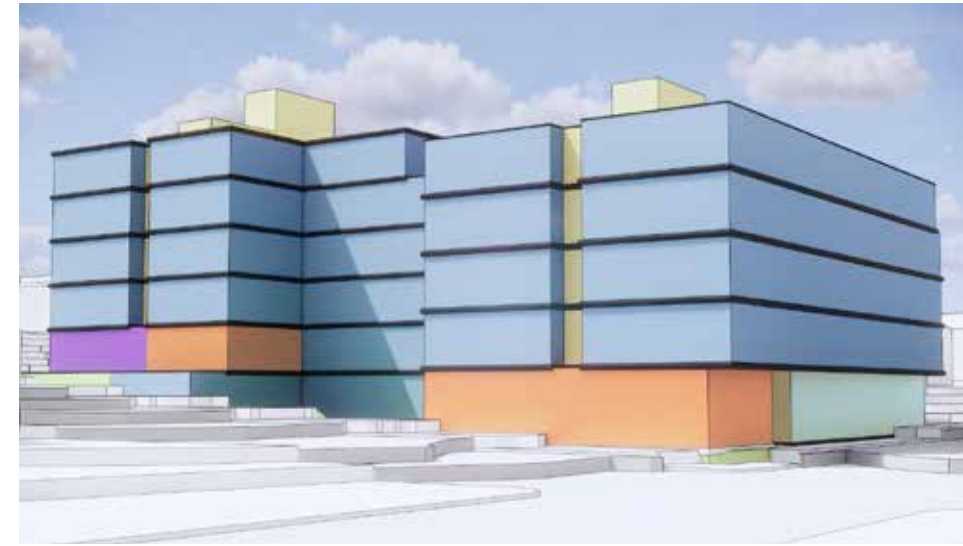
concept three | sun + shadow analysis



concept comparison



preferred



concept 1 | square donut

concept 2 | north-facing courtyard

concept 3 | south-facing courtyard

PREFERRED MASSING DEVELOPMENT

Acer
— HOUSE —

afrofuturism

Afrofuturism, as applied to architecture, is a form, color and material design expression at the intersection of traditional aesthetics of the African diaspora and modernism. The term “Afrofuturism” was coined by Mark Dery in 1993 but was predated in the spirit of enslaved Africans and the lives of their descendants. The first Afrofuturists envisioned a society free from the bondages of oppression – both physical and social.

It is not likened to be nominal like “Modernism”, Afrofuturism is the larger movement in which architecture participates. In its programming and narrative, rather than simply in form or ornament, Afrofuturist architectural works contribute to the shift of the projected future.

Afrofuturist architecture has the power to revitalize Afrocentric communities and their view of the future. It also has the power to change Western perceptions of the African presence in the projected future. Afrofuturism can be defined as a broader, more inclusive vision for both local and global futures.

The aesthetic embodies an optimistic and exultant spirit. It is the antithesis of the strict minimalization and efficiency of modernism. It’s expression is beyond applique and murals. It is representative of Black culture in how spaces are organized with relationships to nature, socialization and a shared value of community. The Afrofuturist aesthetic is replete with its own precedents of form-giving inspiration, color palate and materiality.

The Afrofuturist architecture featured in hit movie Black Panther was inspired by Iraqi-British architect Zaha Hadid. According to production designer Hannah Beachler, she visited buildings by the late architect while researching for the film. “That’s what I wanted people to feel for the modern architecture in Black Panther,” she said.

The film has triggered renewed interest in Afrofuturism: a cultural movement that combines African and African diaspora culture with technology and science fiction elements.

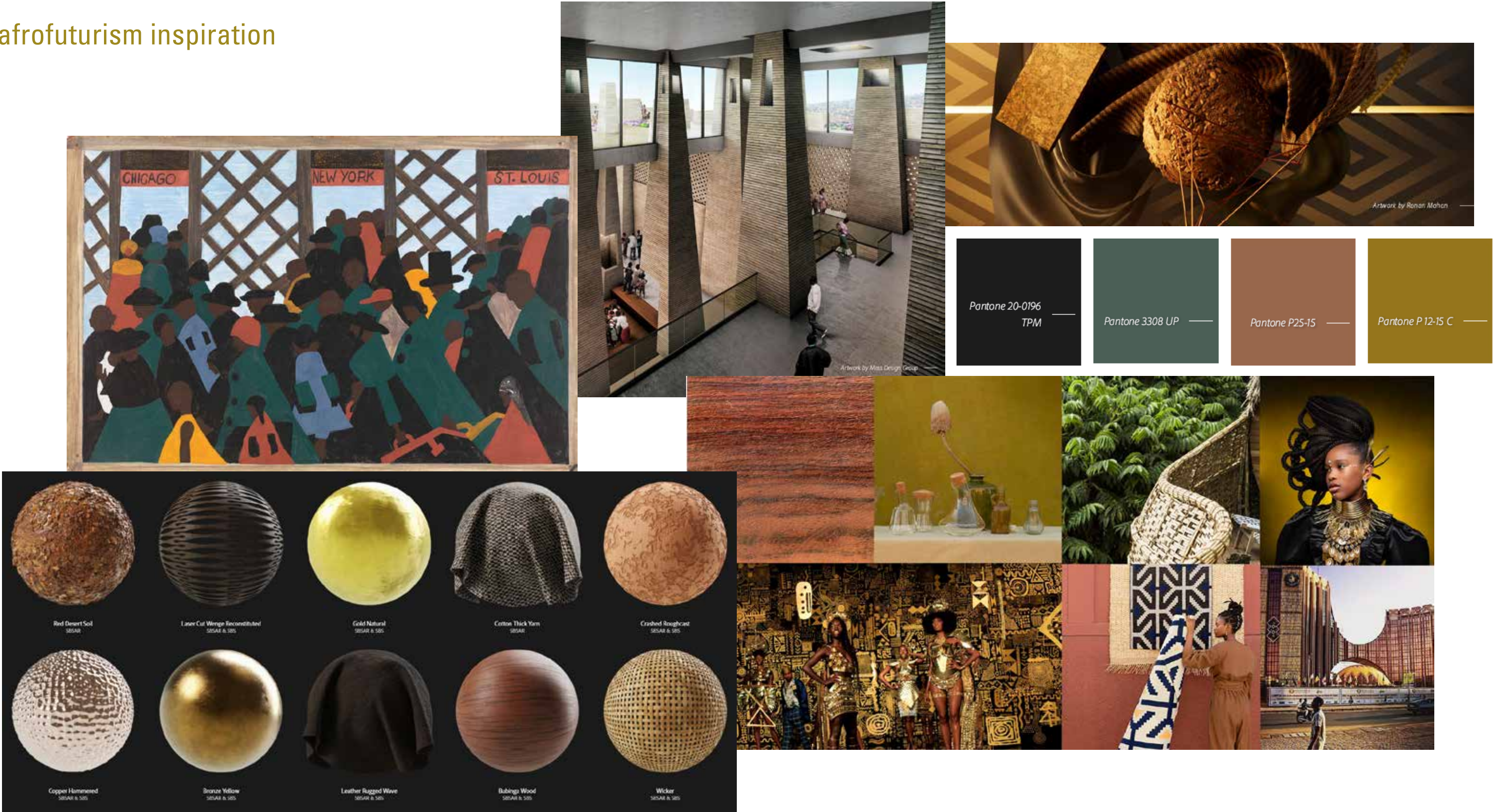
The work of contemporary Burkina Faso architect, Francis Kéré, as the designer of last year’s Serpentine Pavilion, demonstrates how traditional building methods and materials can be combined with high-tech engineering.

Kunlé Adeyemi, a Nigerian architect, founded his own studio NLÉ in 2010. Shortly after, he made a big impression with his design for a floating school, designed to facilitate education in African regions that, due to flooding, have little permanent infrastructure. He is also now working on plans to build a school in Tanzania that combines regional traditions with contemporary learning.

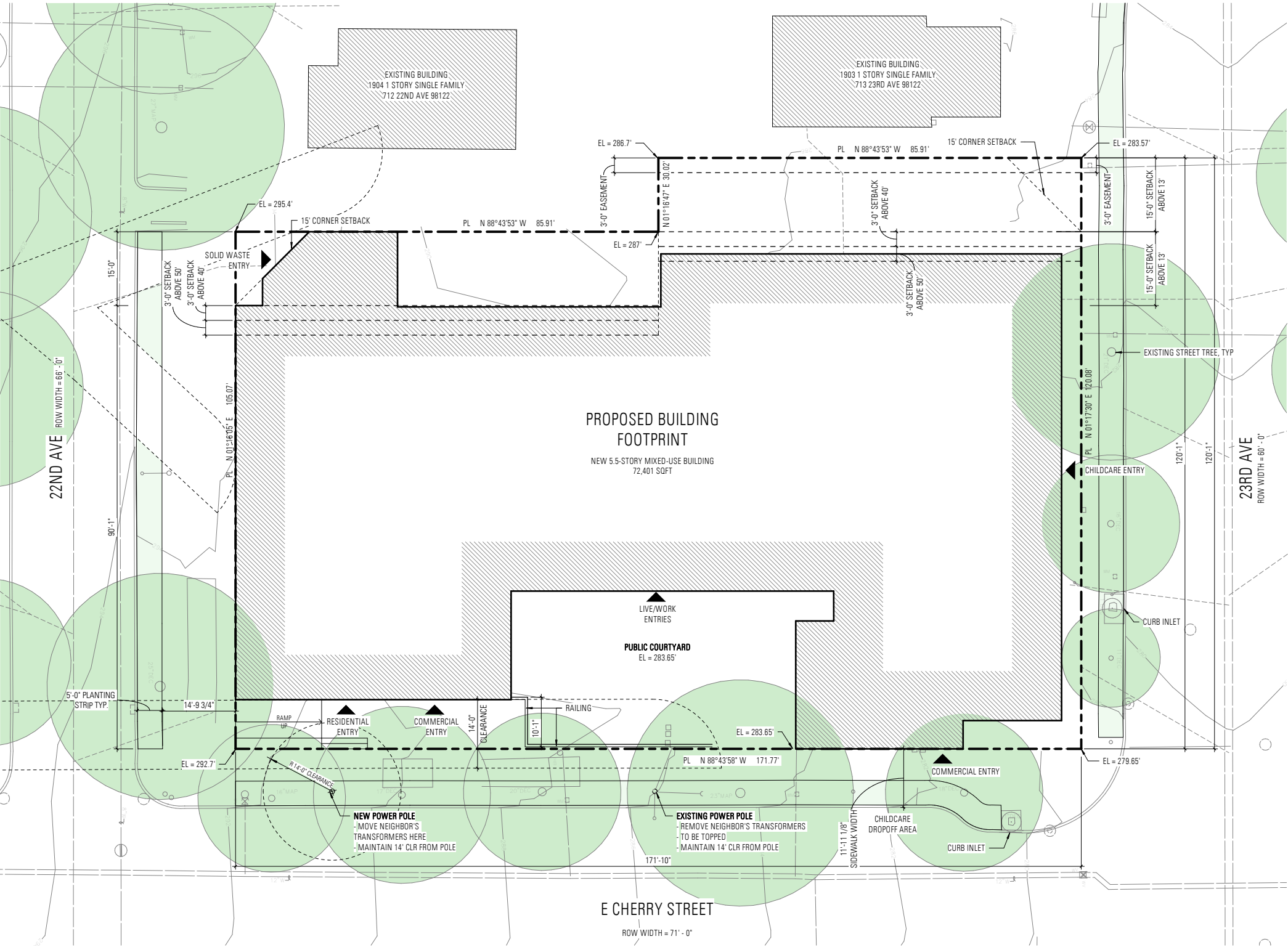
Rwandan architect Christian Benimana runs the office of Mass Design Group, a research-focused architecture studio that frequently teams up with local governments and NGOs on socially driven projects. He is also the director of the African Design Center, an organization that is championing the next generation of designers from the continent.

parti

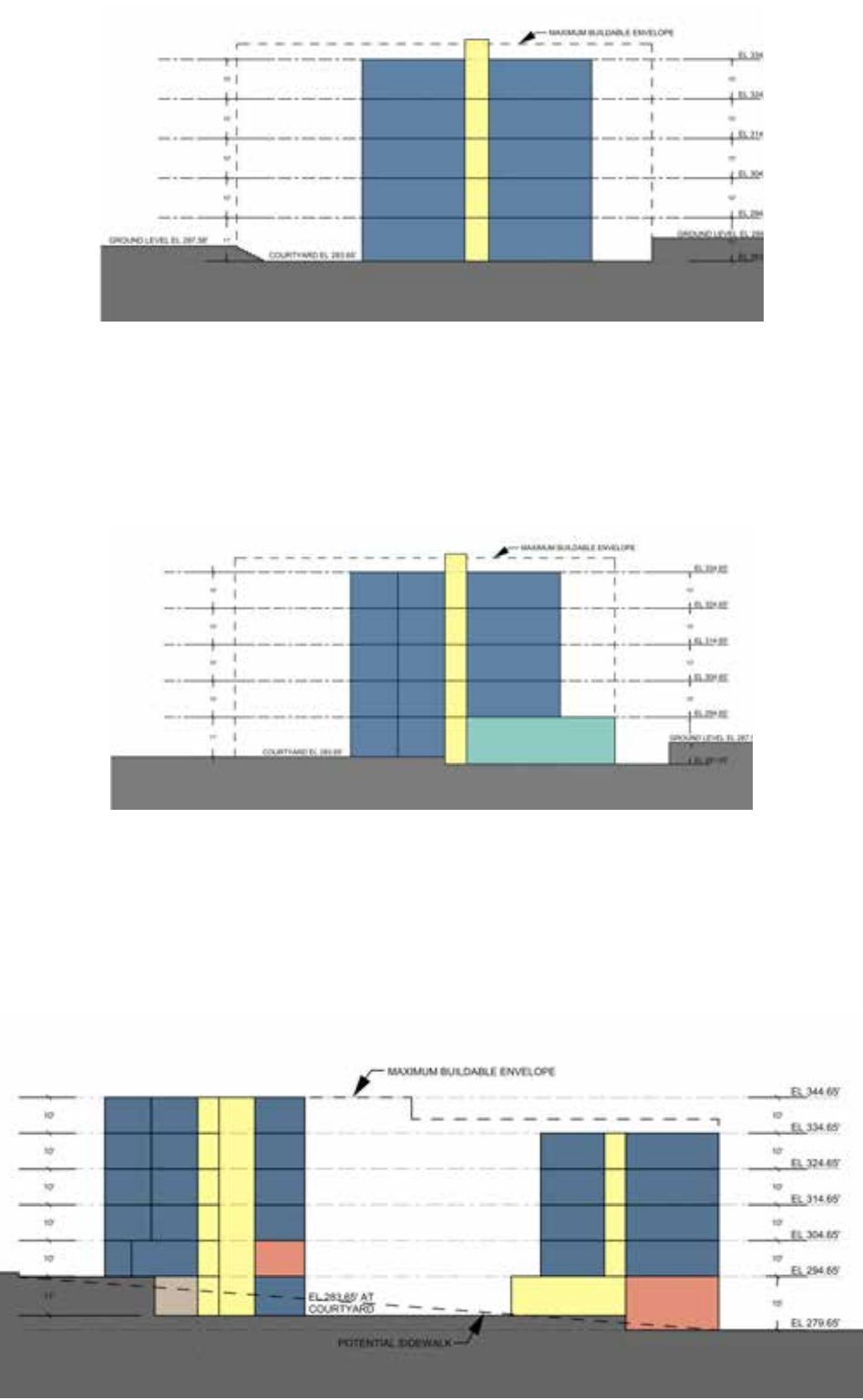
afrofuturism inspiration



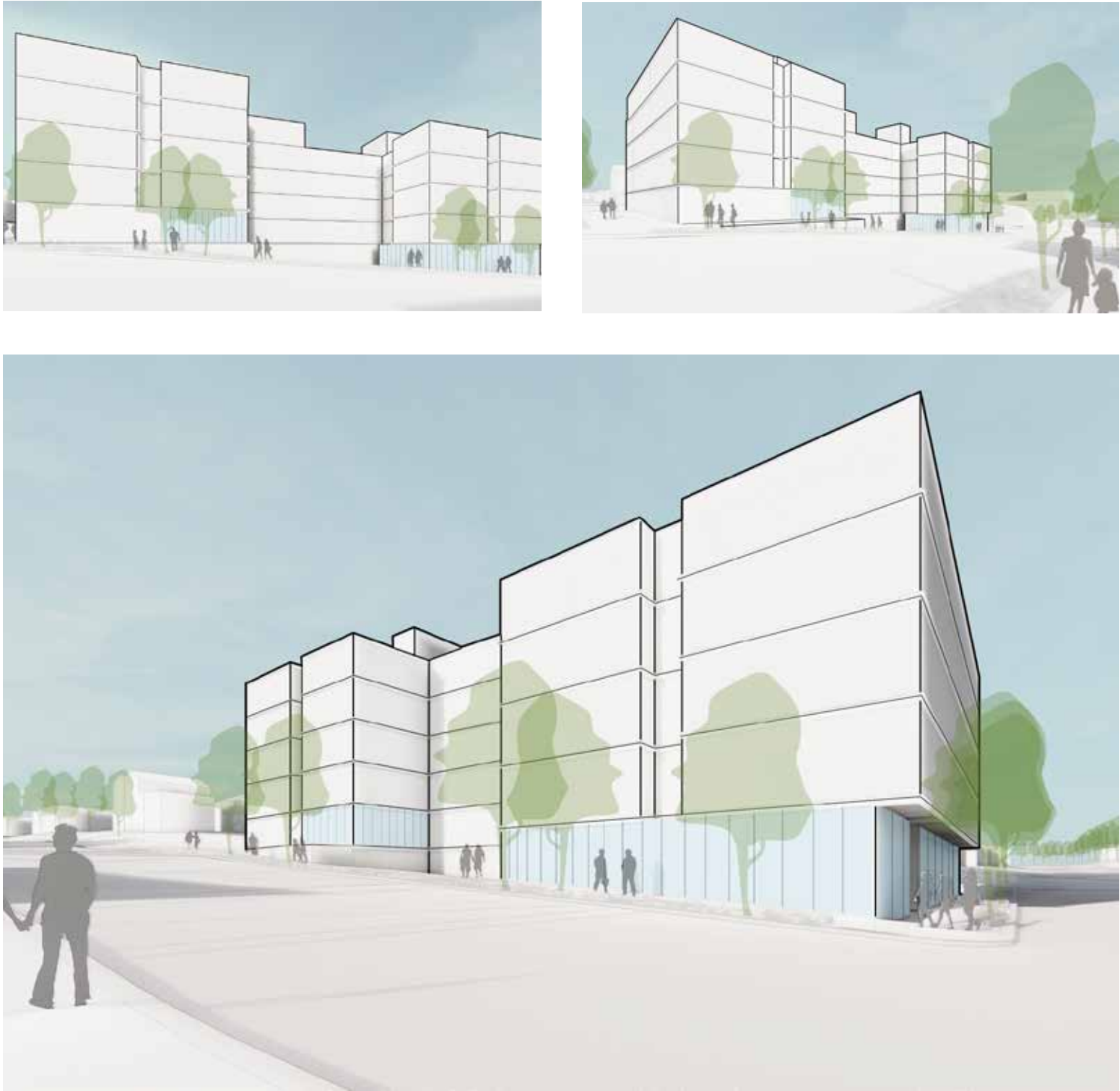
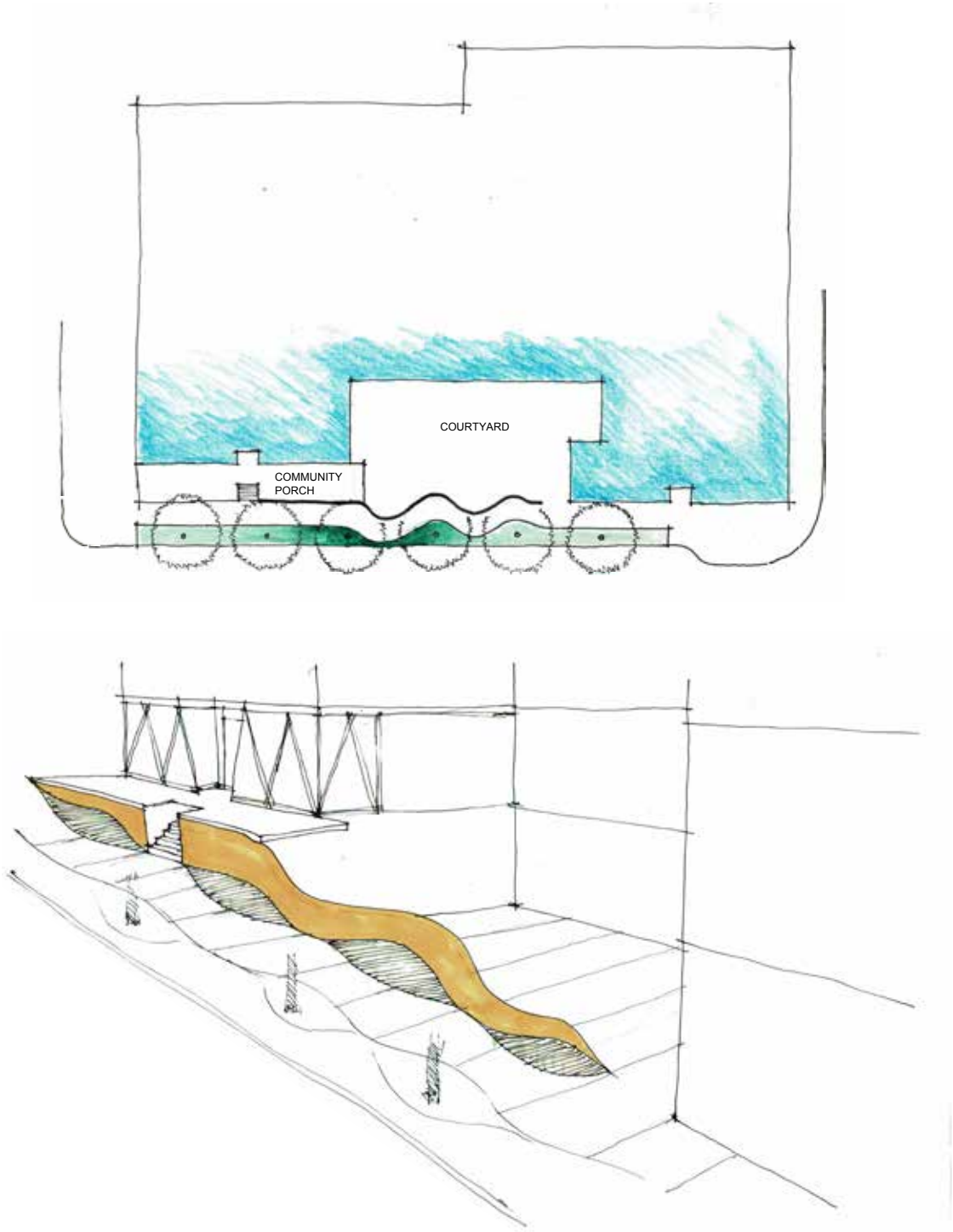
site plan



diagrammatic sections



community porch + streetscape



architectural precedents



Garfield Community Center



403 13th Ave

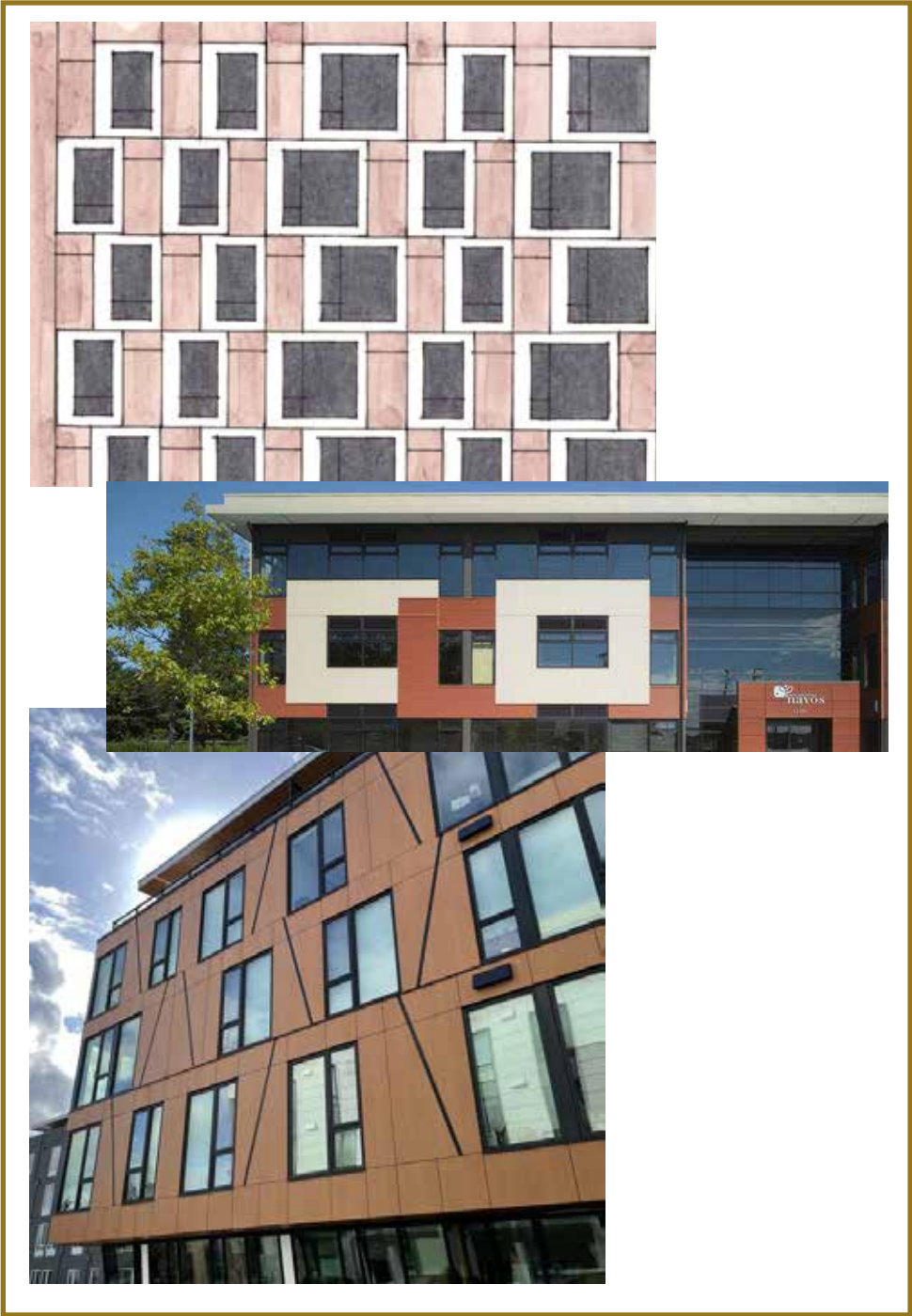


Shea Apartments

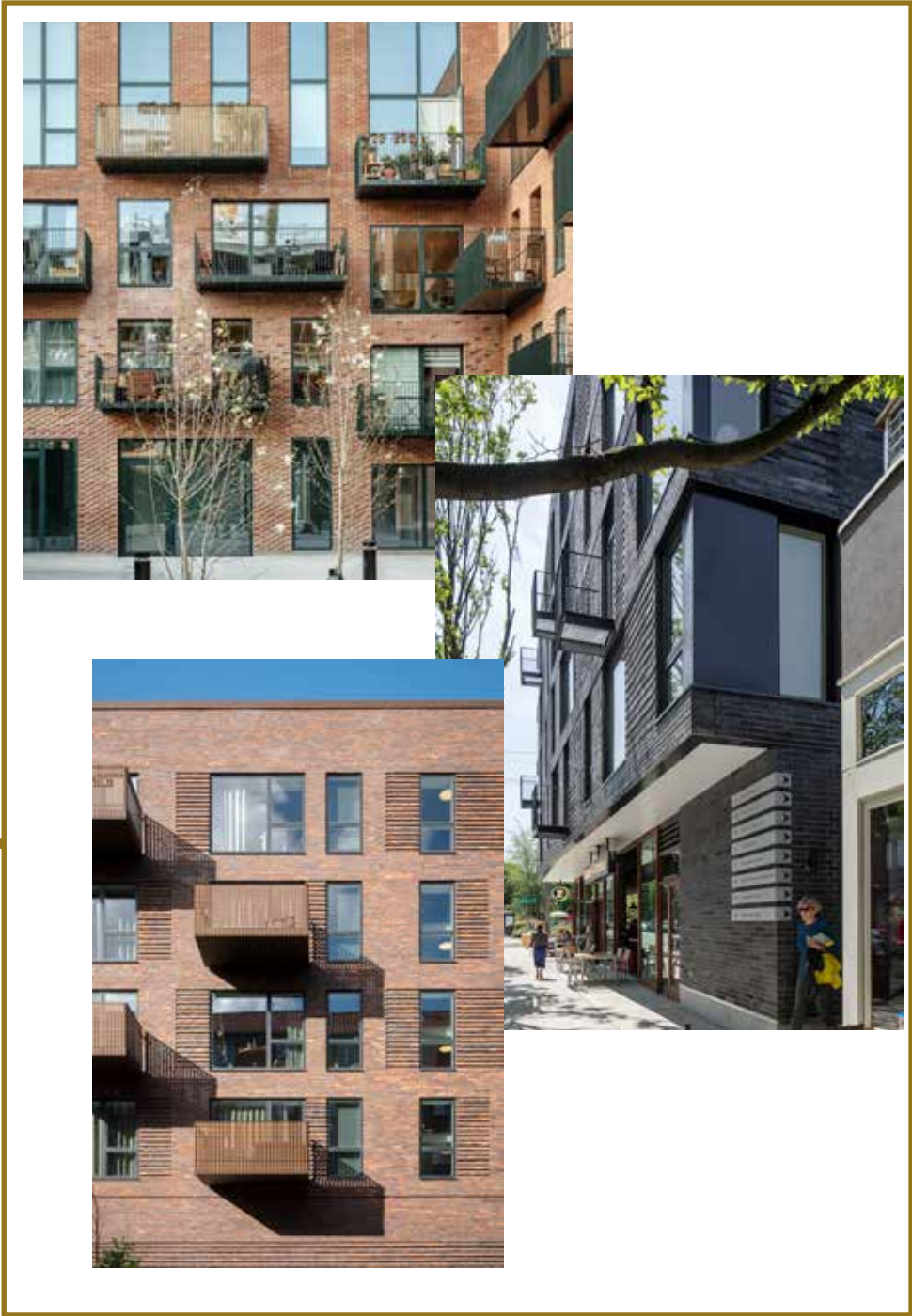


525 Federal Way

architectural applications



fenestration

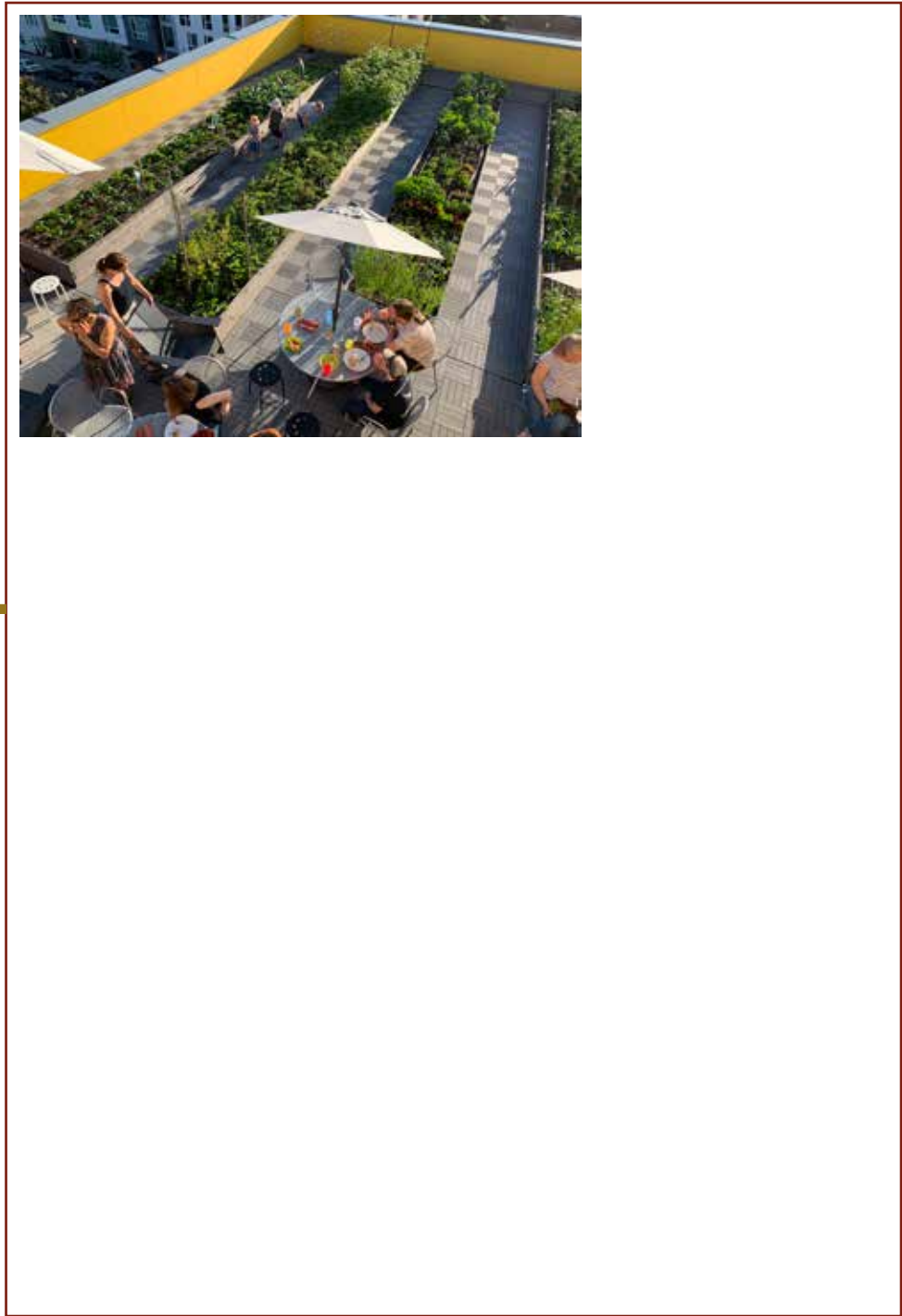
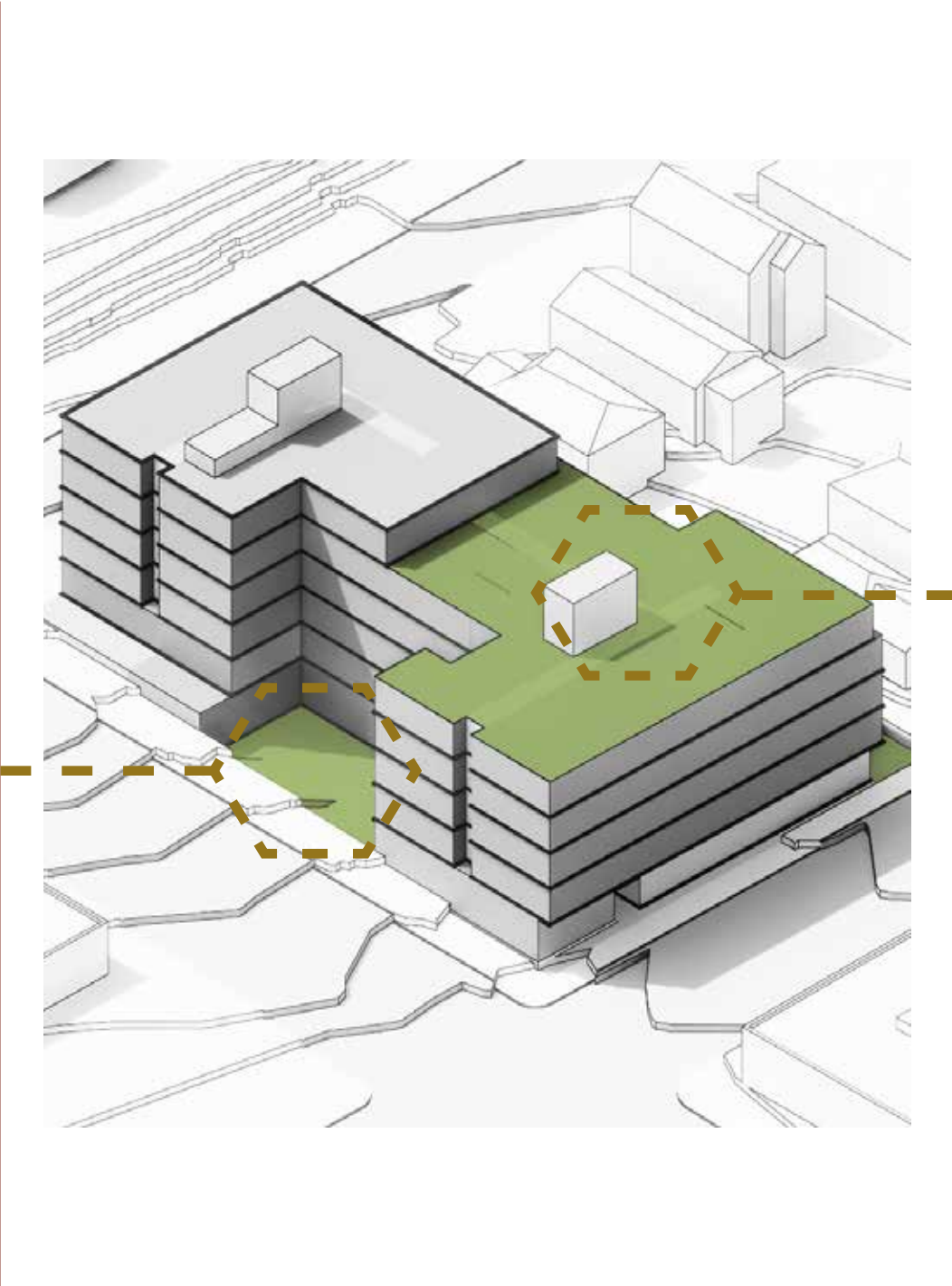


balconies

landscape design concept



courtyard



rooftop deck + urban farm

DEPARTURES SUMMARY

DEPARTURE NUMBER	MASSING CONCEPT	CODE REQUIREMENT	DEPARTURE REQUEST	DEPARTURE RATIONALE	RELEVANT DESIGN GUIDELINES
1	2 + 3	23.47A.005.1 - In all NC and C zones, residential uses may occupy, in the aggregate, no more than 20 percent of the street-level street-facing facade	Massing concept 2 has 58% residential on 22nd Ave and 17% residential on E Cherry St. Massing concept 3 has 100% residential uses on 22nd Ave and 54% residential on E Cherry St.	<i>*add rationale + diagram</i>	
2	2 + 3	SMC 23.47.014.3 - An upper-level setback is required along any rear or side lot line that abuts a lot in a single-family zone, that is across an alley from a lot in a single-family zone, or that abuts a lot that is zoned both commercial and single-family if the commercial zoned portion of the abutting lot is less than 50 percent of the width or depth of the lot as follows: b. For each portion of a structure above 40 feet in height, additional setback at the rate of 3 feet of setback for every 10 feet by which the height of such portion exceeds 40 feet	The proposal does not to step back the building above 40 ft.	The additional massing does not significantly impact the shade/shadow bulk. <i>*add rationale + diagram</i>	
3	3	SMC 23.47A.008.A.3 - Street-level, street-facing facades shall be located within 10 feet of the street lot line, unless wider sidewalks, plazas, or other approved landscaped or open spaces are provided.	The proposal features a 32 ft deep and 57 ft wide public courtyard mid-block on E Cherry St, with landscaping and seating.	<i>*add rationale + diagram</i>	
4		<i>13 ft floor-to-floor minimum height requirement for street-level street-facing non-residential uses</i>		<i>*add rationale + diagram</i>	
5		<i>30 ft minimum average depth requirement for non-residential uses</i>		<i>*add rationale + diagram</i>	

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/1baG5cDZ9ISbv0d6WUiJI2u03IH3P8pU6IlhR8tEh9XI/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

- Building 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 አካባቢ 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 ያገናከብ 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>

ACER HOUSE LLC

MIMAR STUDIO
PLANNING & DESIGN

schemata
workshop



Acer
— HOUSE —