



ACER HOUSE LLC

**MIMAR STUDIO**  
PLANNING & DESIGN

**schemata**  
workshop

**701 23RD AVE | SEATTLE, WA 98122**

SDCI No: 3037717-EG

EARLY DESIGN GUIDANCE | APRIL XX, 2021

**Acer**  
— HOUSE —

PAGE INTENTIONALLY LEFT BLANK

## table of contents

development objectives.....	2
who we are	
development team .....	3
design team.....	4
context + site analysis.....	5
priority design guidelines.....	18
architectural massing concepts.....	21
concept comparison.....	22
concept 1.....	23
concept 2.....	27
concept 3.....	31
preferred massing development.....	36
departures .....	43

## 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.

## community outreach comments

The comments below have been collected from a series of emails with 22nd Ave neighbors and from a meeting with the Central Area LURC. Community members...

- ... want a design that maintains "eyes on the street" to address persistent crime and safety issues at the intersection.
- ... are concerned about lack of parking in the proposed area.
- ... want retail program that addresses community needs, specifically preservation of retail spaces for existing tenants (flower shop) and community oriented businesses such a childcare.
- ... are supportive of greater density, especially for affordable housing.



## 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.

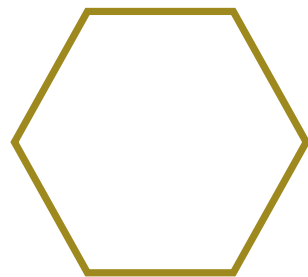
*Our investors are our clients.* We cannot succeed without an engaged, excited network of investors who love to work with us. We will always deliver on our commitments, and deliver the best possible experience for our investors.

*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.

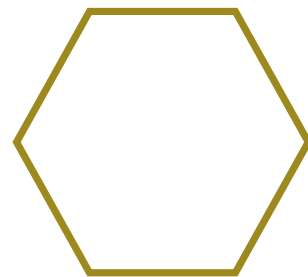
*We are paving the way for others.* What we do is hard, and we want to make it easier for others in the future. We embrace new technology, highlight our results, and help others build capacity.

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

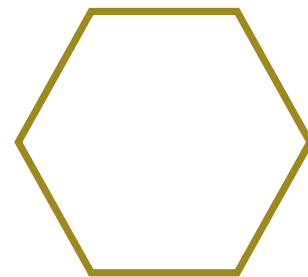
## our people



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



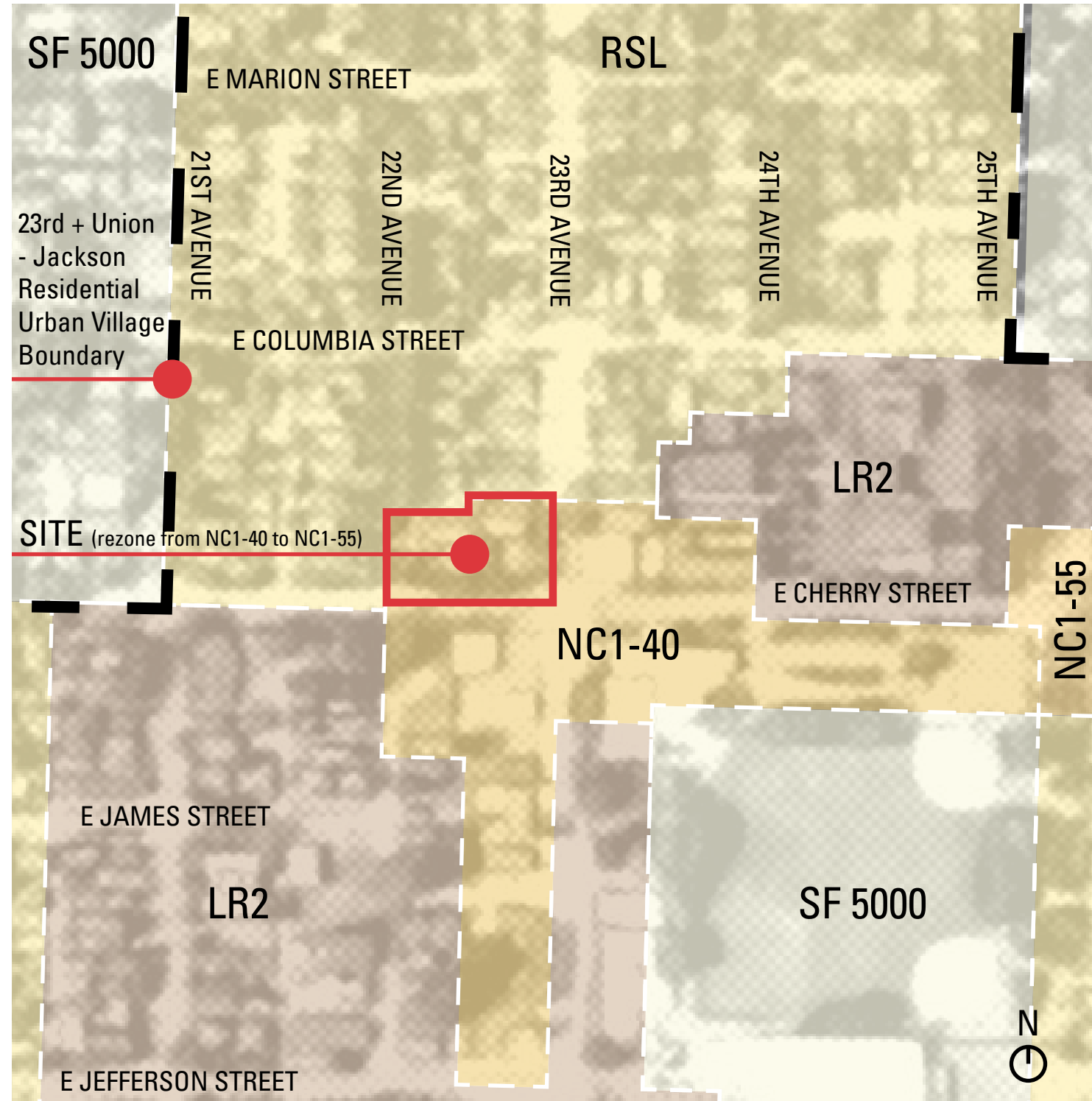
The Parsonage | Seattle, WA

# CONTEXT + SITE ANALYSIS

---

acer  
— HOUSE —

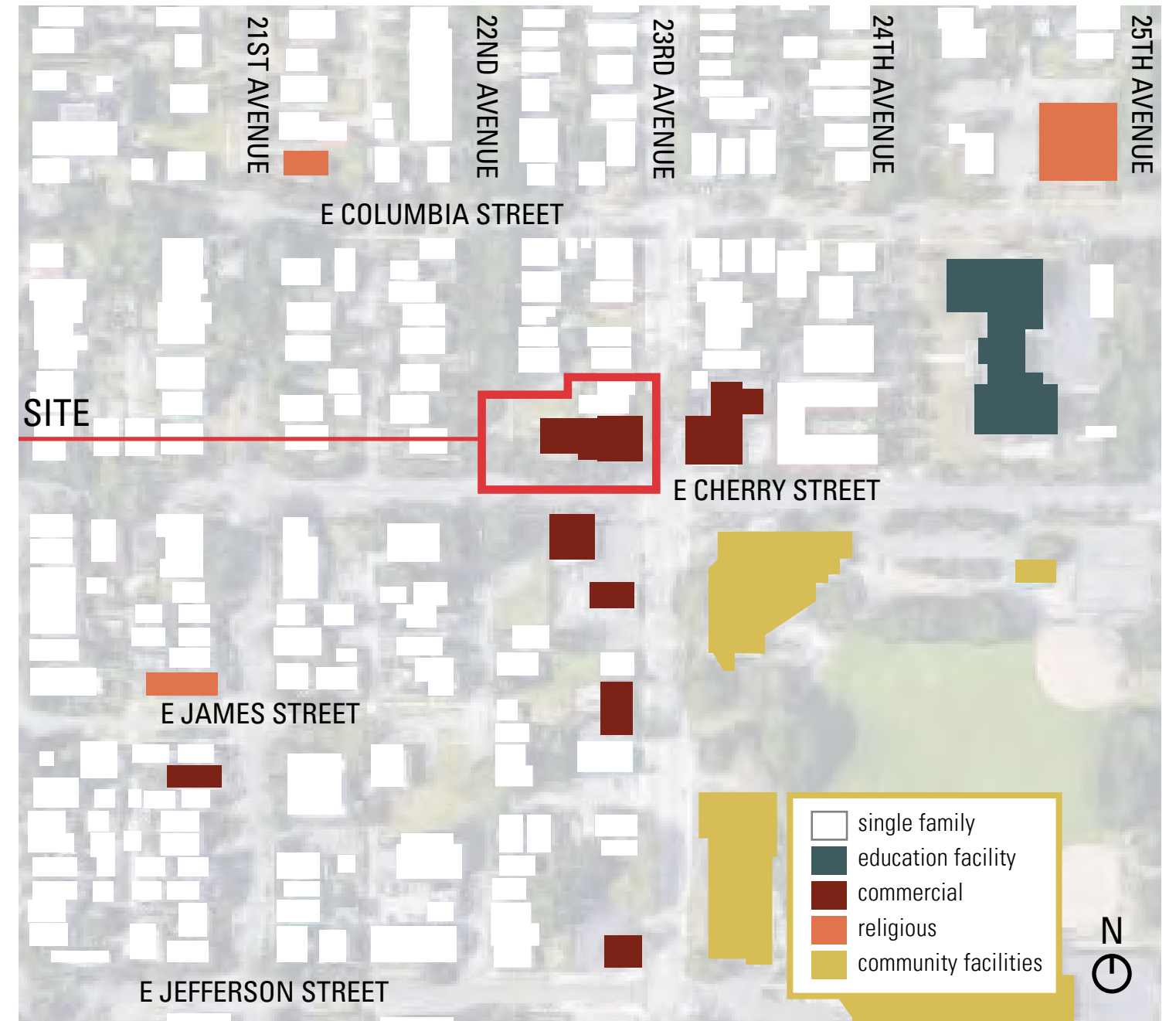
## zoning



## 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



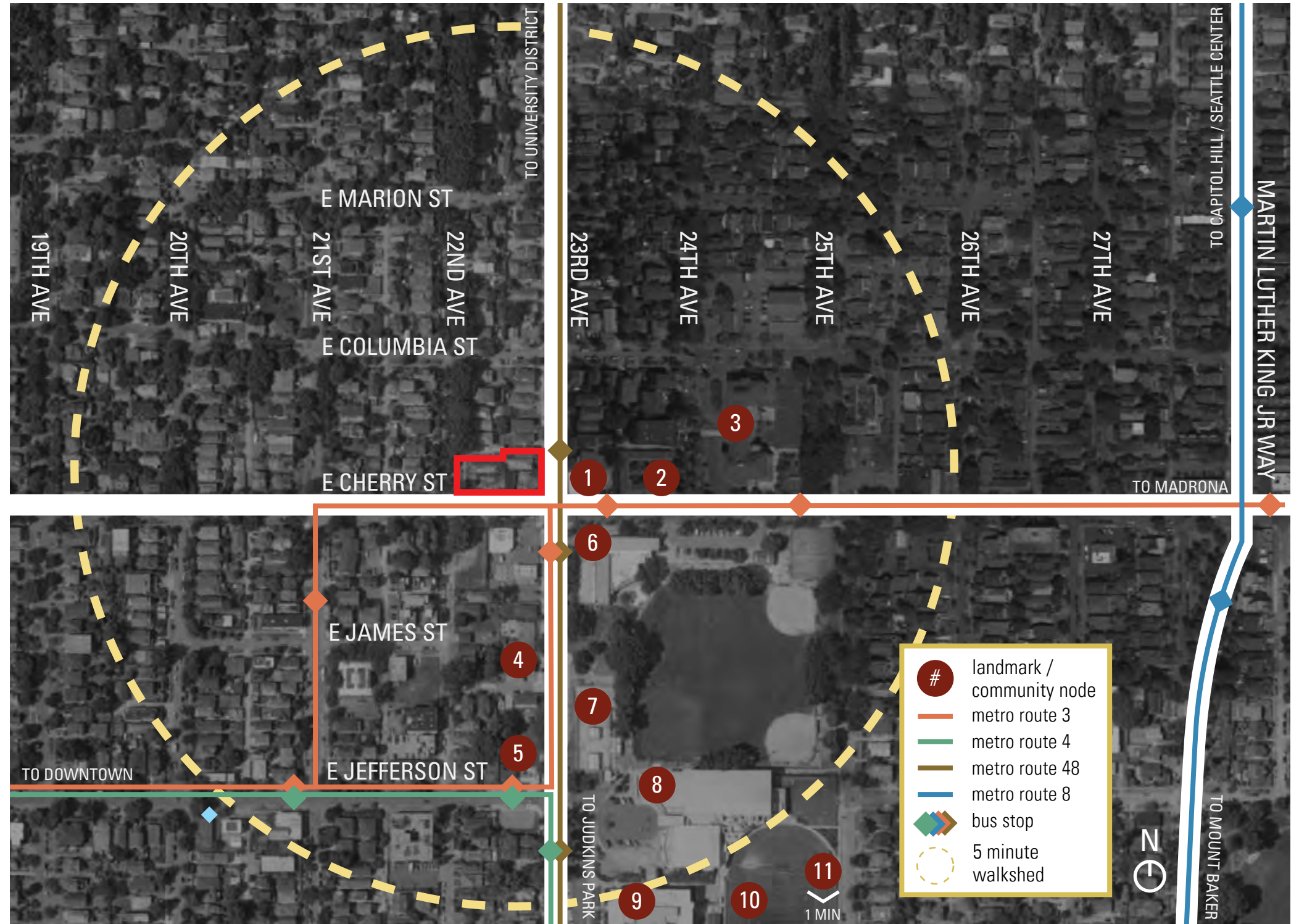
1 coyote central



2 alt space artist cooperative



3 nova / horace mann school



## neighborhood context



### garfield superblock



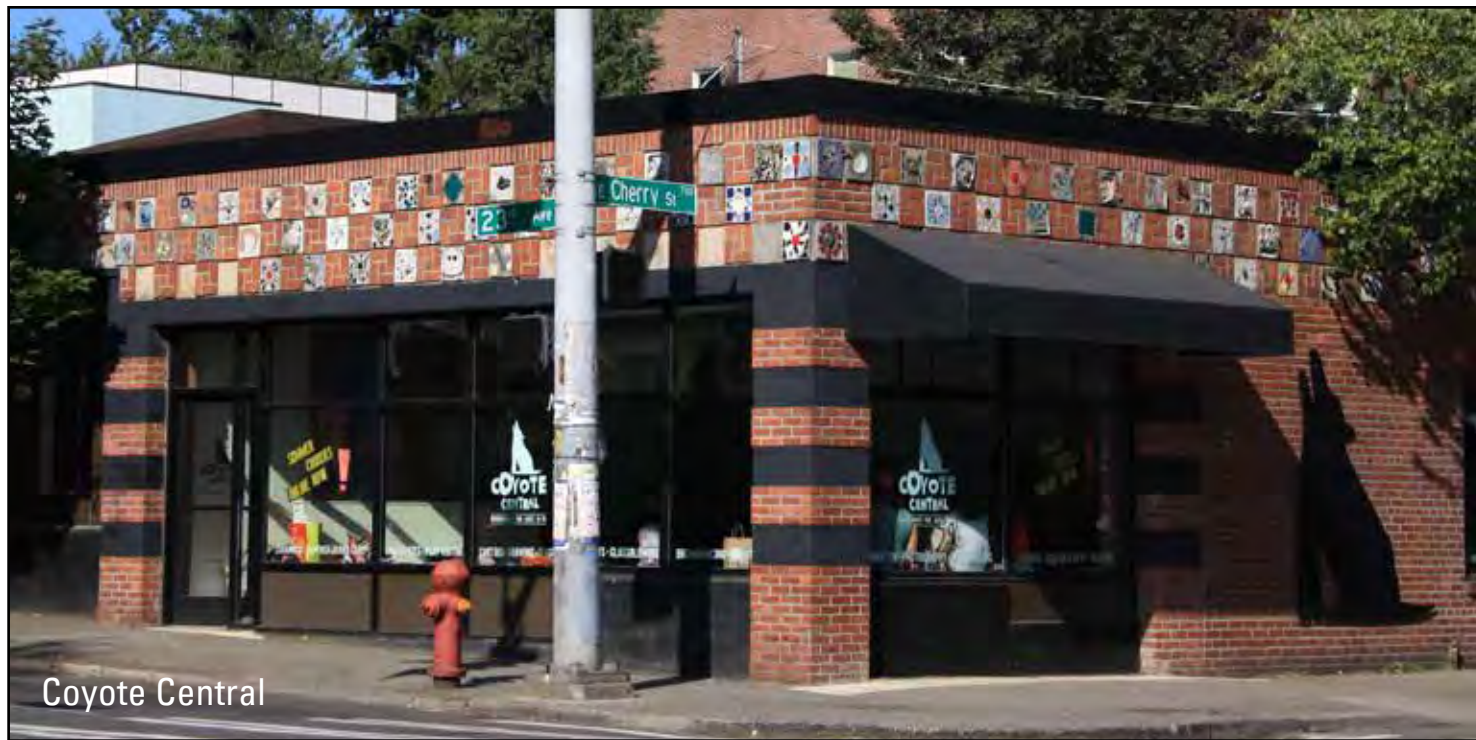
## neighborhood design cues



Jackson Apartments



Central Area Health Care Center



Coyote Central

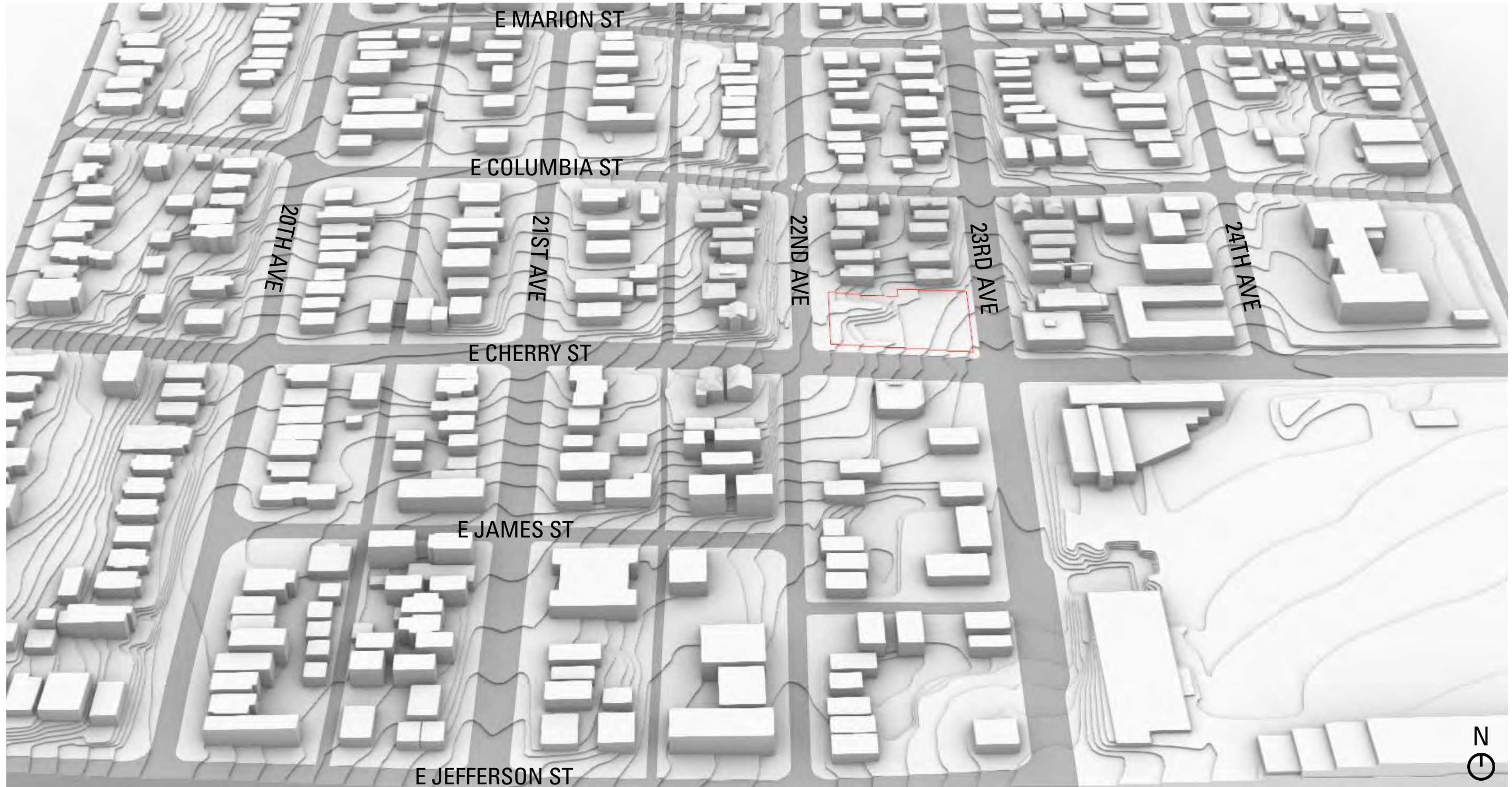
The neighborhood is a subarea of the Central Area and characterized by a variety of building scales, a mix of land uses, and large, mature street trees. It has an older commercial building and residential housing stock from the early 1900's. The area is approximately a quarter mile south of the commercial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

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

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

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

neighborhood axonometric

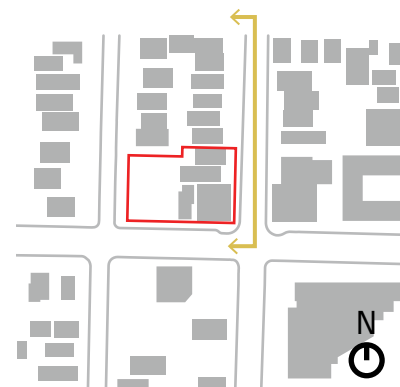


## streetscape 23rd avenue

### east side

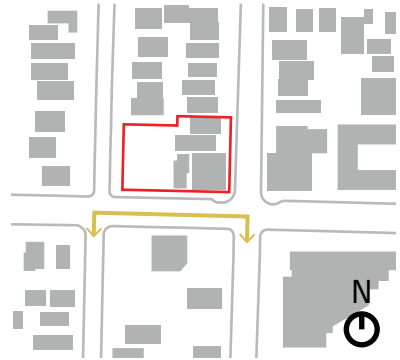


### west side



## streetscape cherry street

### south side

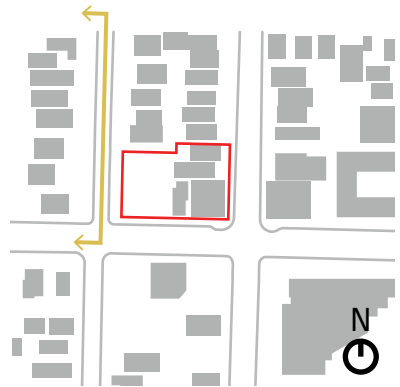


### north side

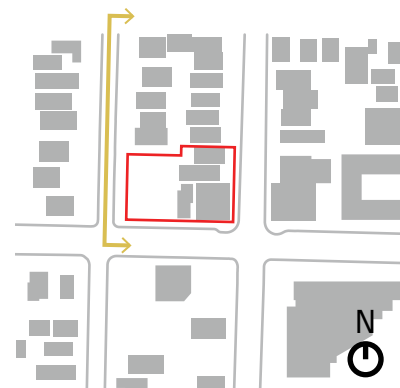


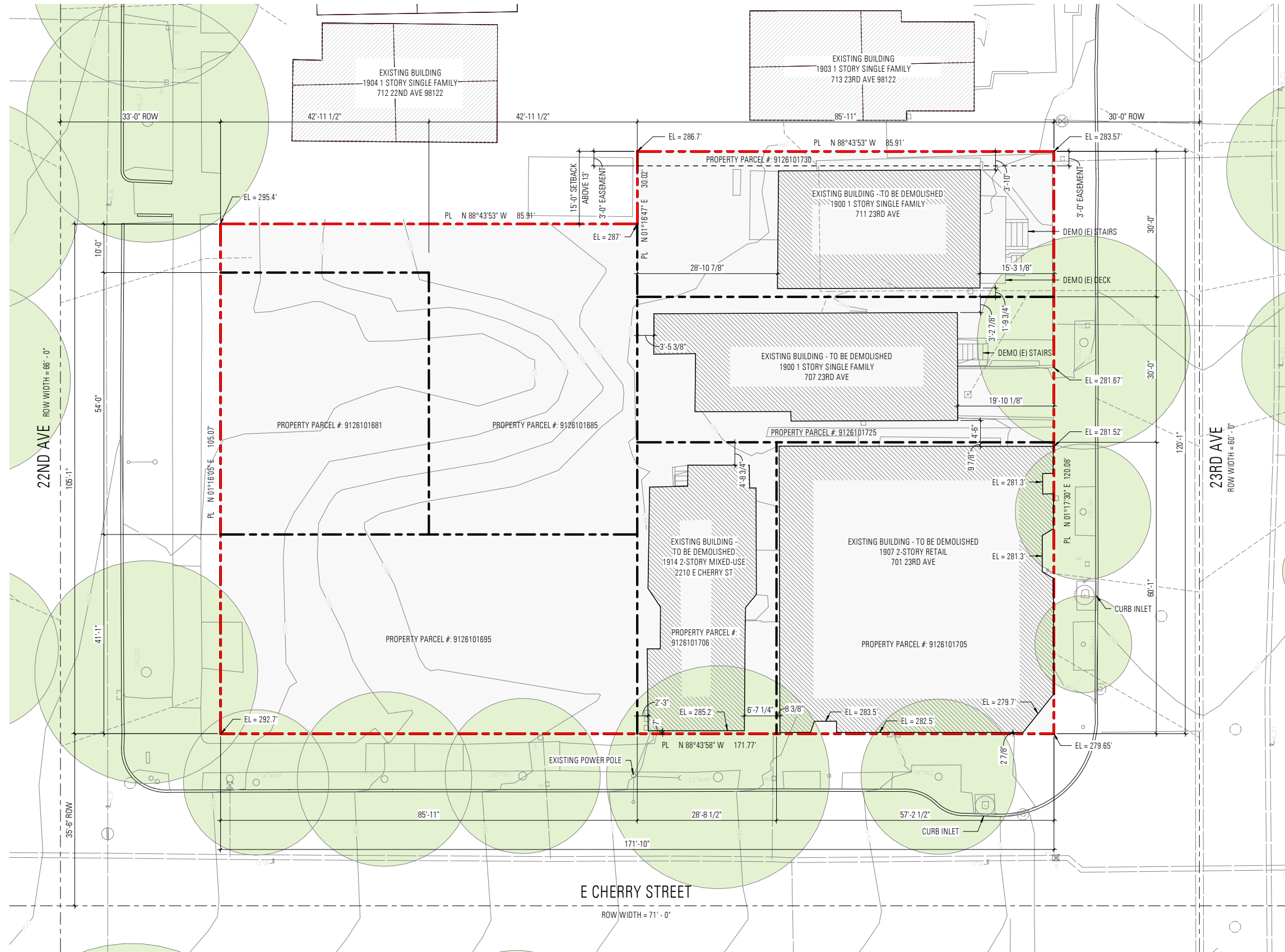
## streetscape 22nd avenue

### west side



### east side







## existing site photos



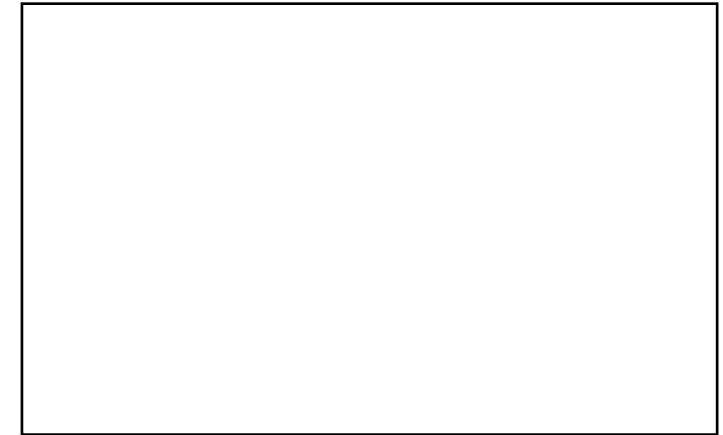
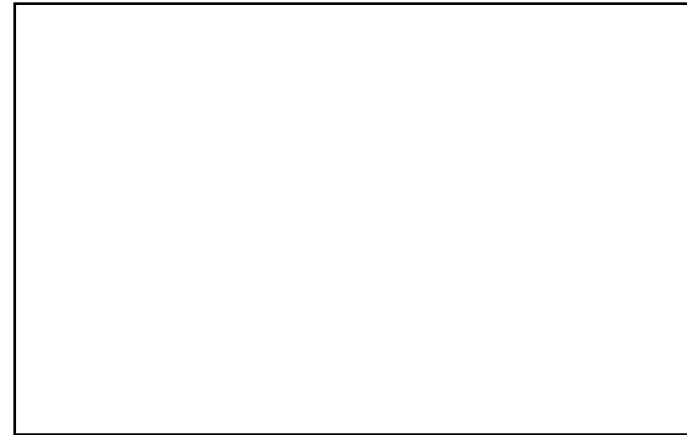
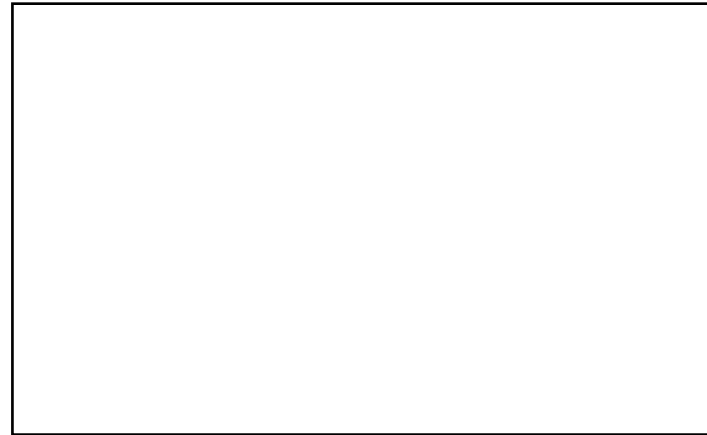
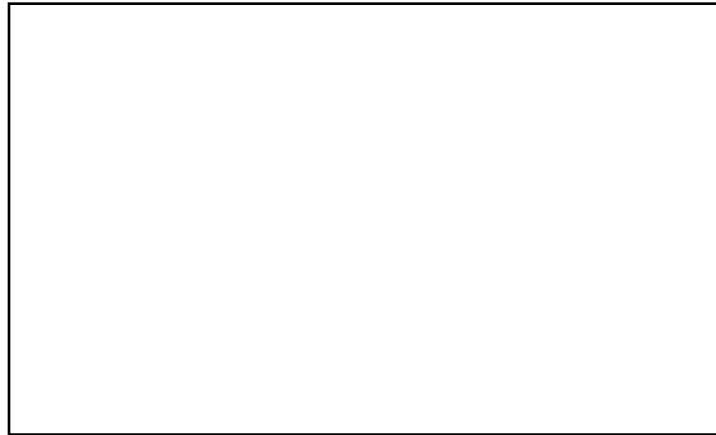
## zoning summary

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.

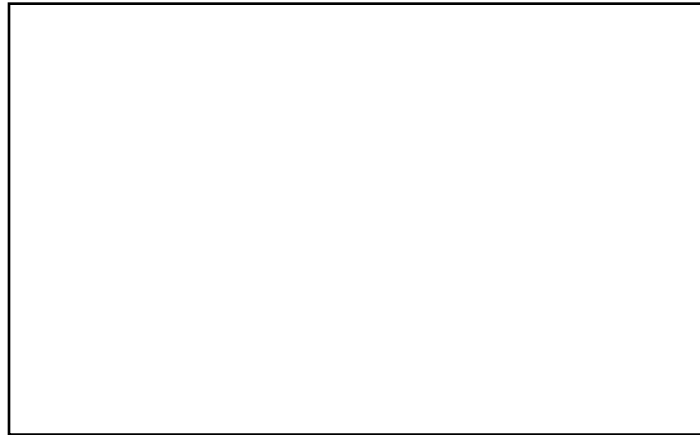


### PL3 Street Level Interaction

*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.

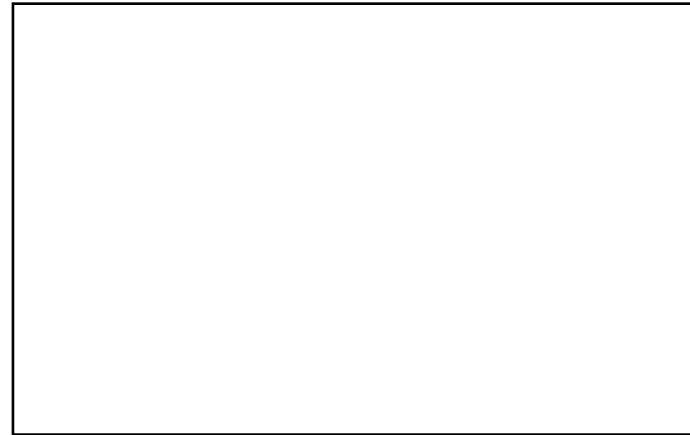
## priority guidelines + description of intent



### DC2 Architectural Concept

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

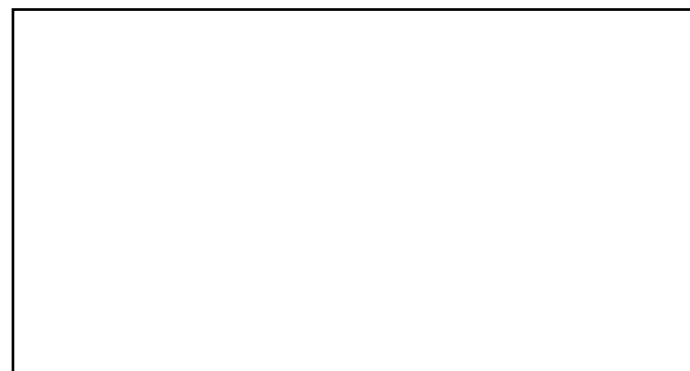
**1. Building Layout and Massing** | It is our design intent to articulate the building's massing to exhibit a diminished continuous mass. Street-related sides of the building will be broken up into clearly distinct wings of the upper residential floors. An Afrofuturist design principle of balanced asymmetry 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.



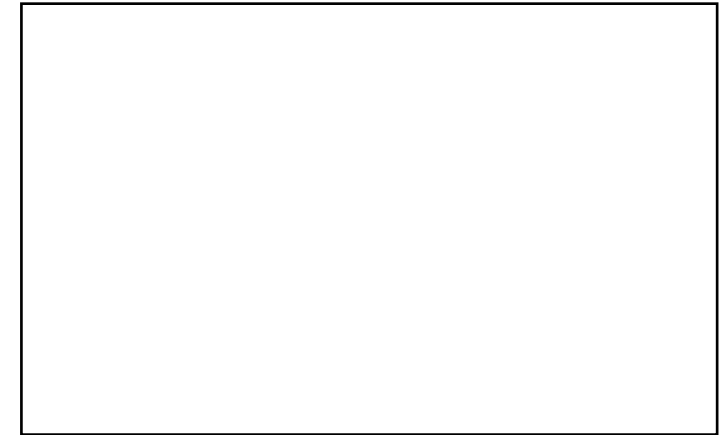
### DC4 Exterior Materials + Finishes

*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.



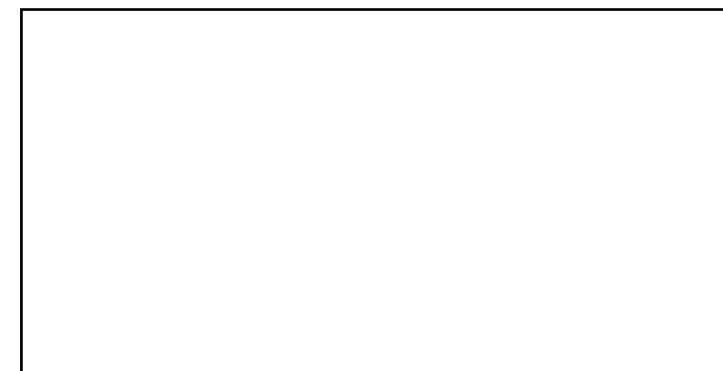
**1. Building Details and Elements** | Detailed design elements will contain references of African and African American textiles, artifacts, patterns and visual art. Our design approach is to consider each exterior surface as an opportunity to apply layers of façade fenestration, textural surface development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



### A1 Additional Character

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

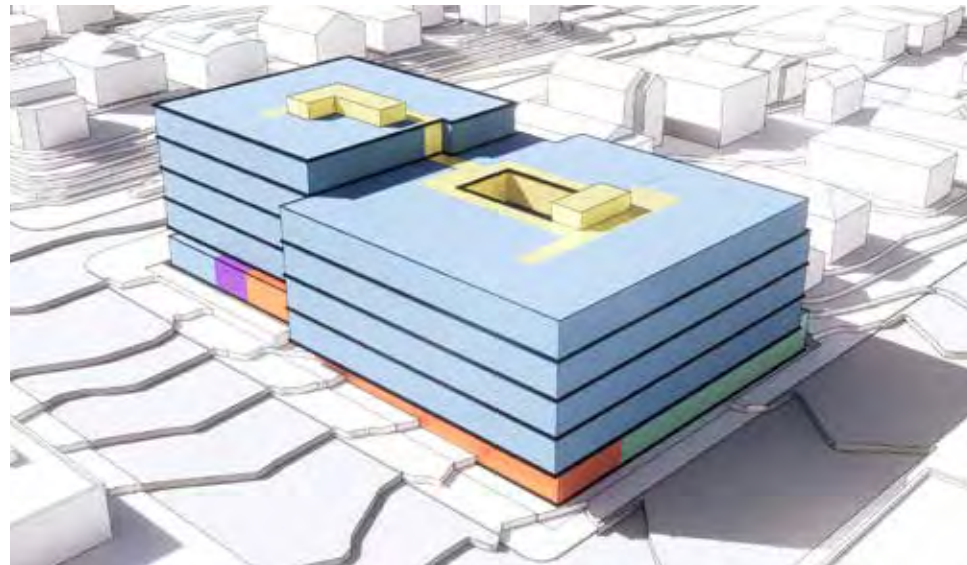
**1. History and Heritage** | Color and materiality will be part of an overall culturally-responsive theming of the project. The project planning will identify areas and surfaces to provide additional opportunities for curated art of exterior sculpture, screens and façade murals. Local artists will be 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

---

## concept comparison



### concept 1 | square donut

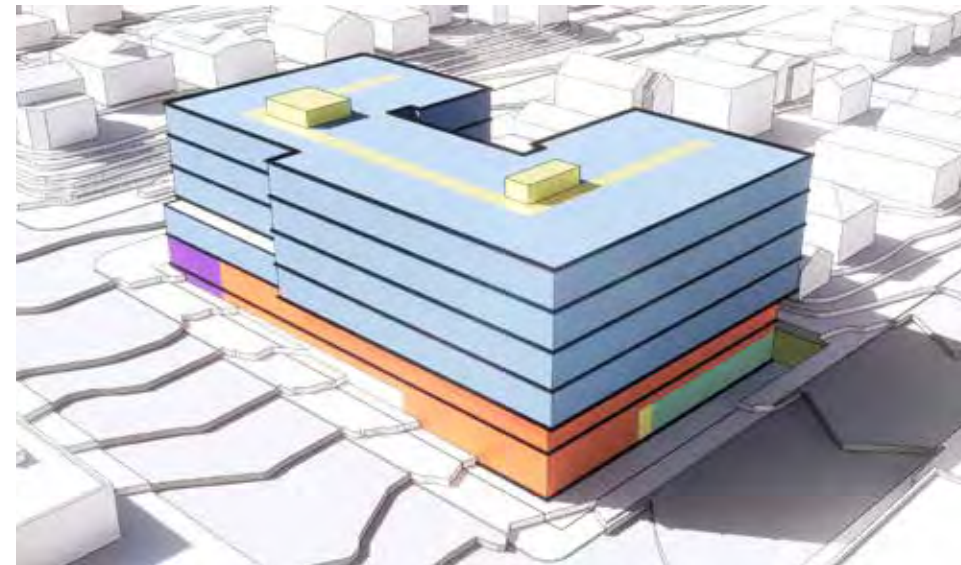
number of stories = 5.5  
 number of residential units = 130  
 total commercial/childcare square footage = 7,347 sf  
 number of live-work units = 7  
 gross floor area = 81,465 sf  
 net rentable area = 59,224 sf  
 parking = none provided

#### 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

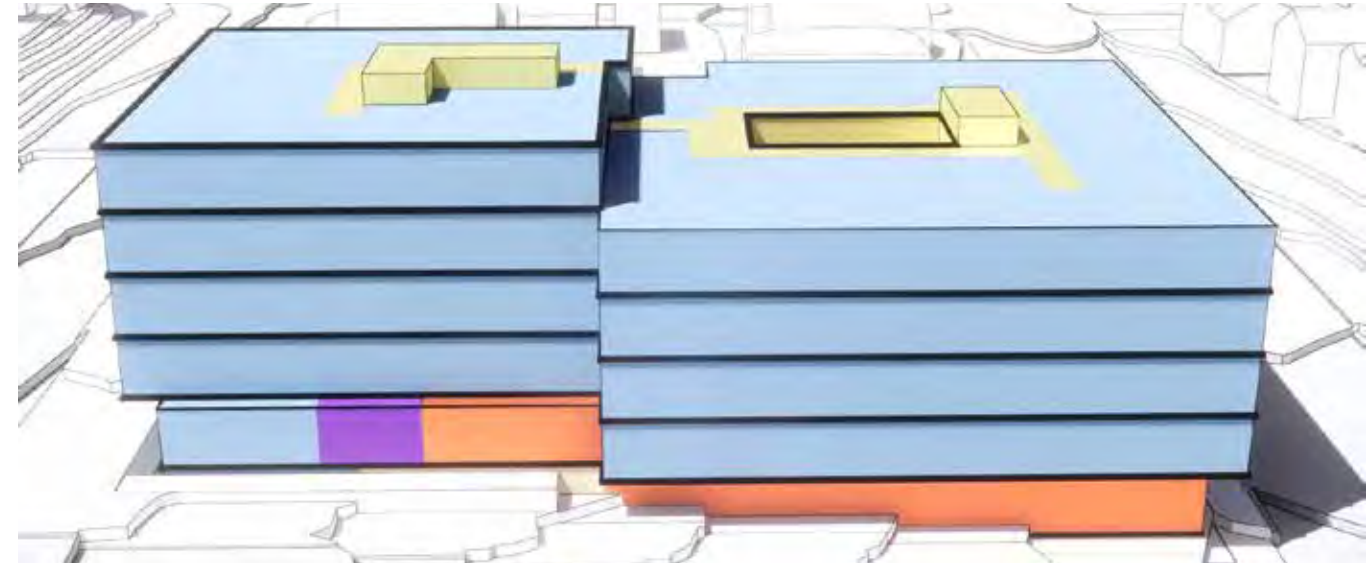
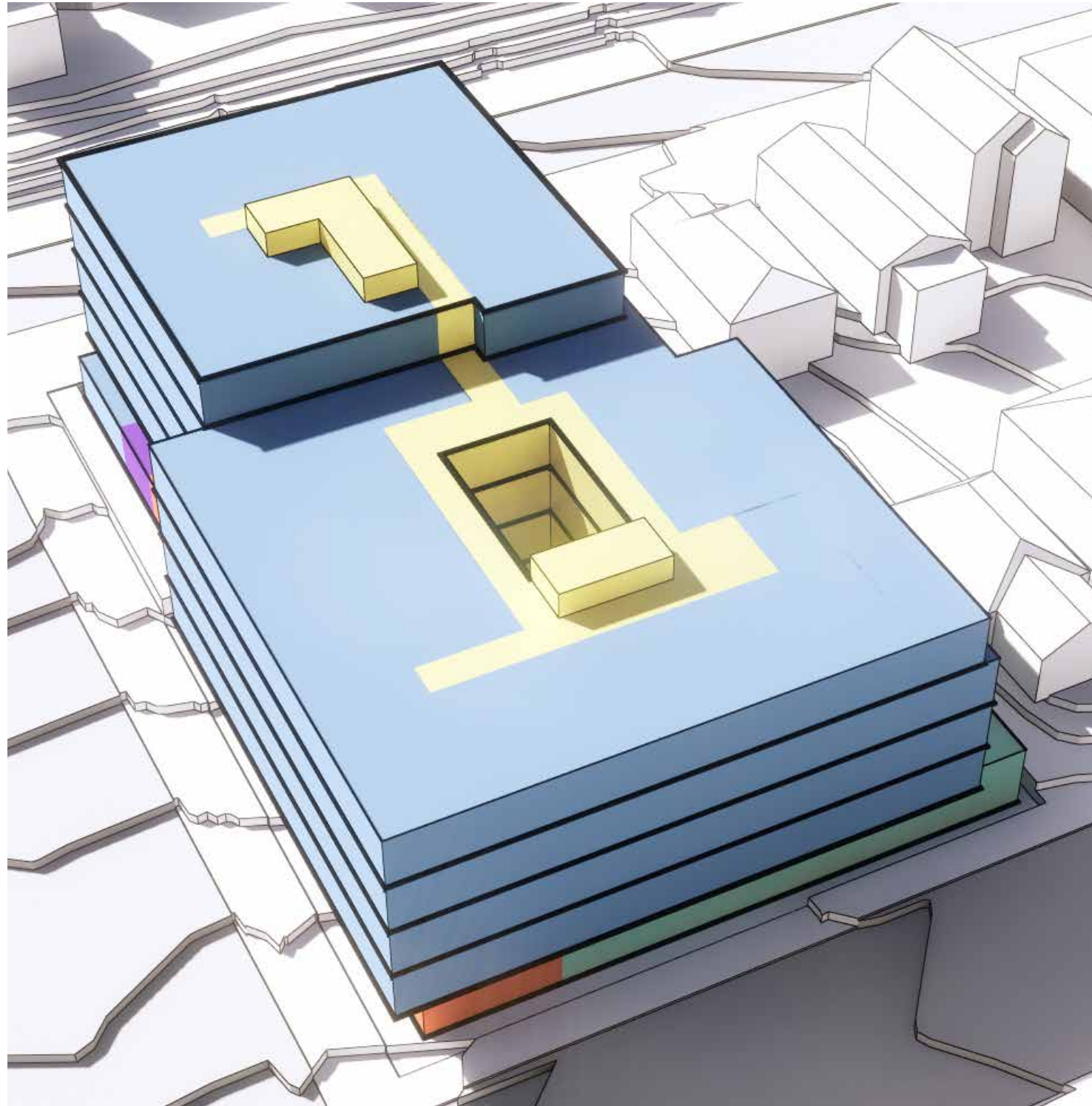
#### opportunities

- 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



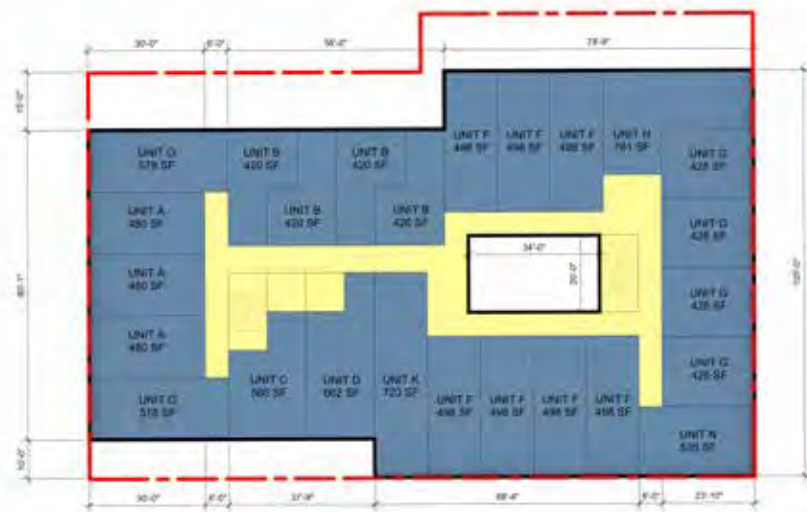
floor 1



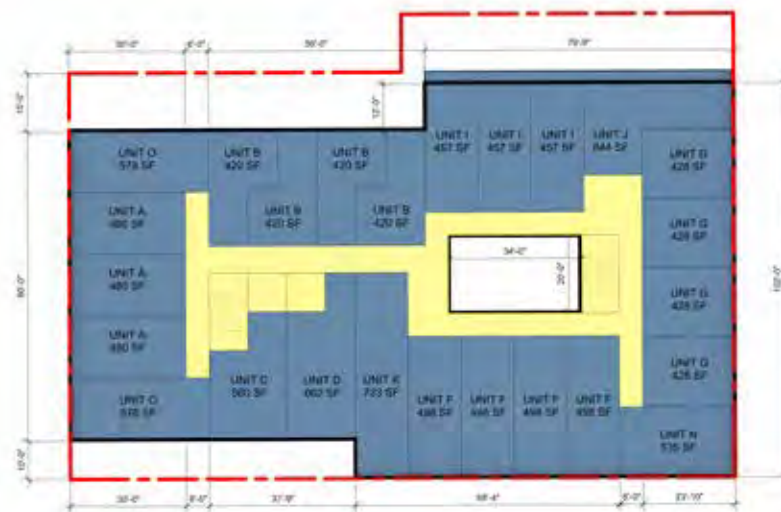
floor 2



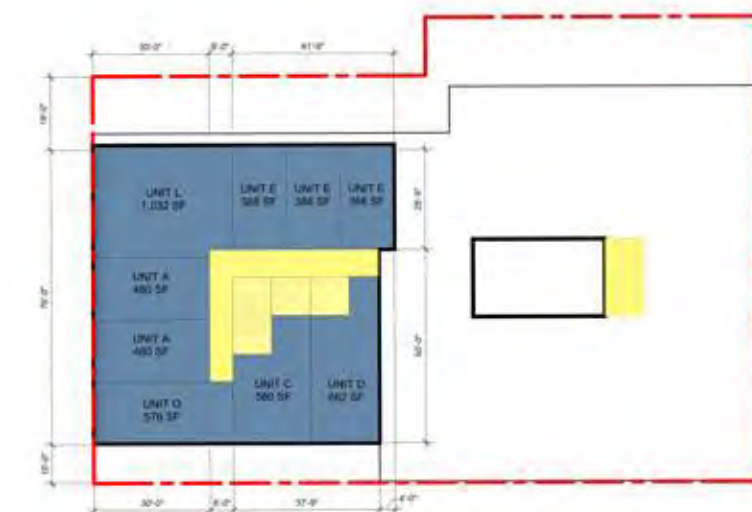
floor 3



floor 4

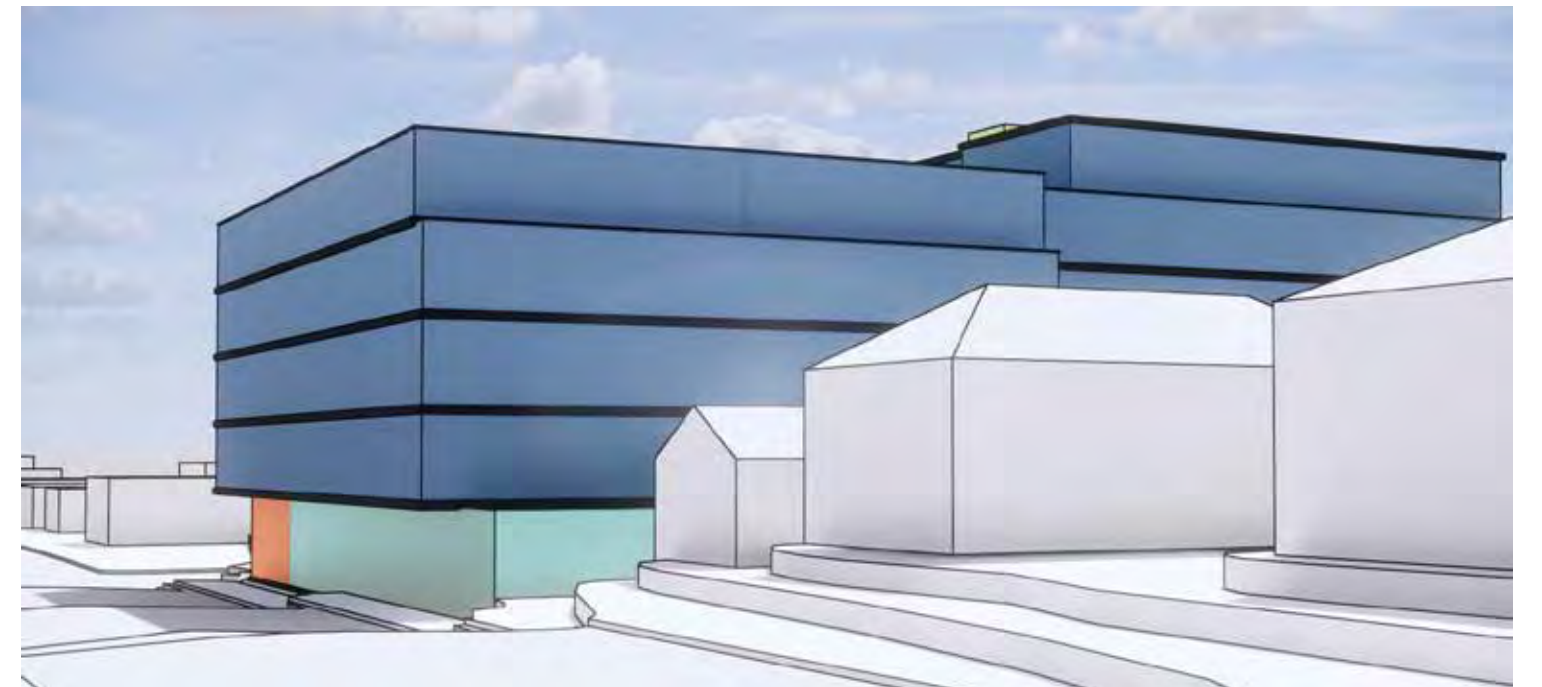
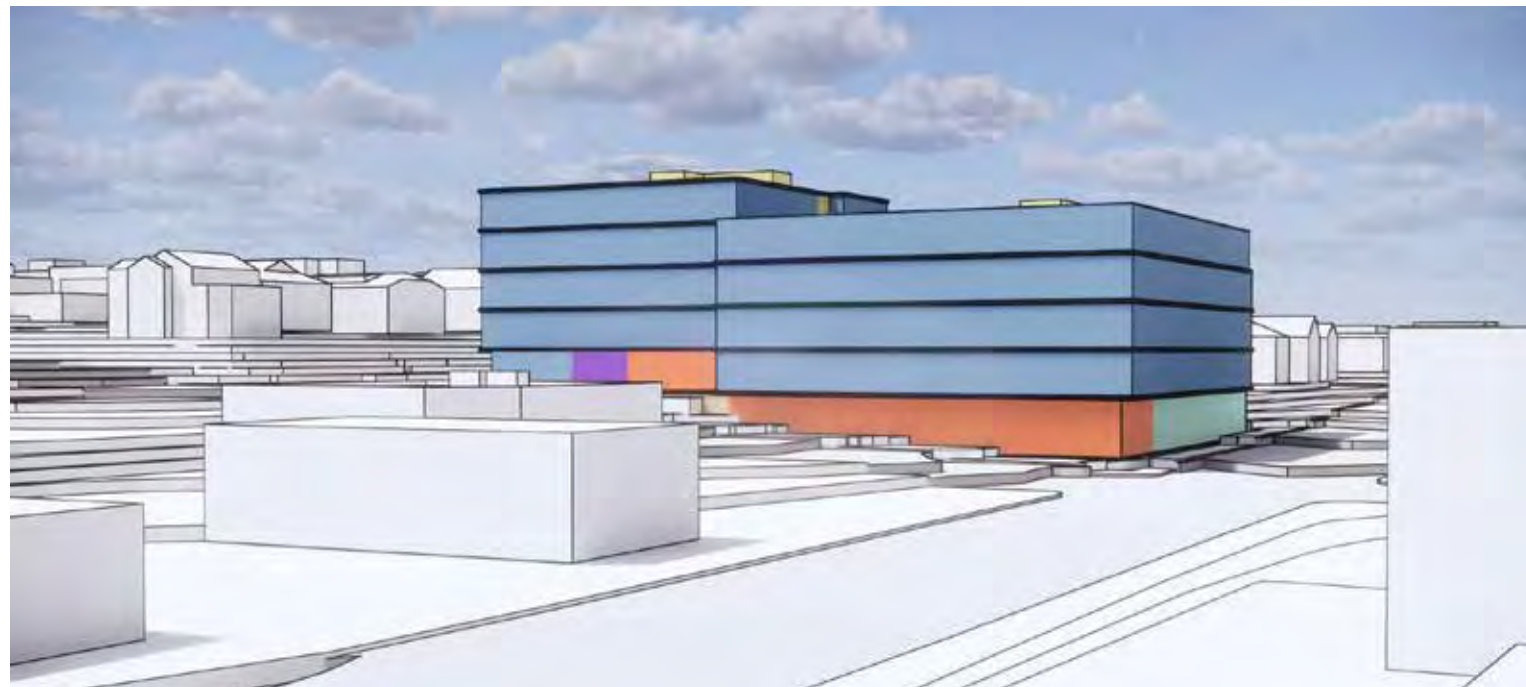
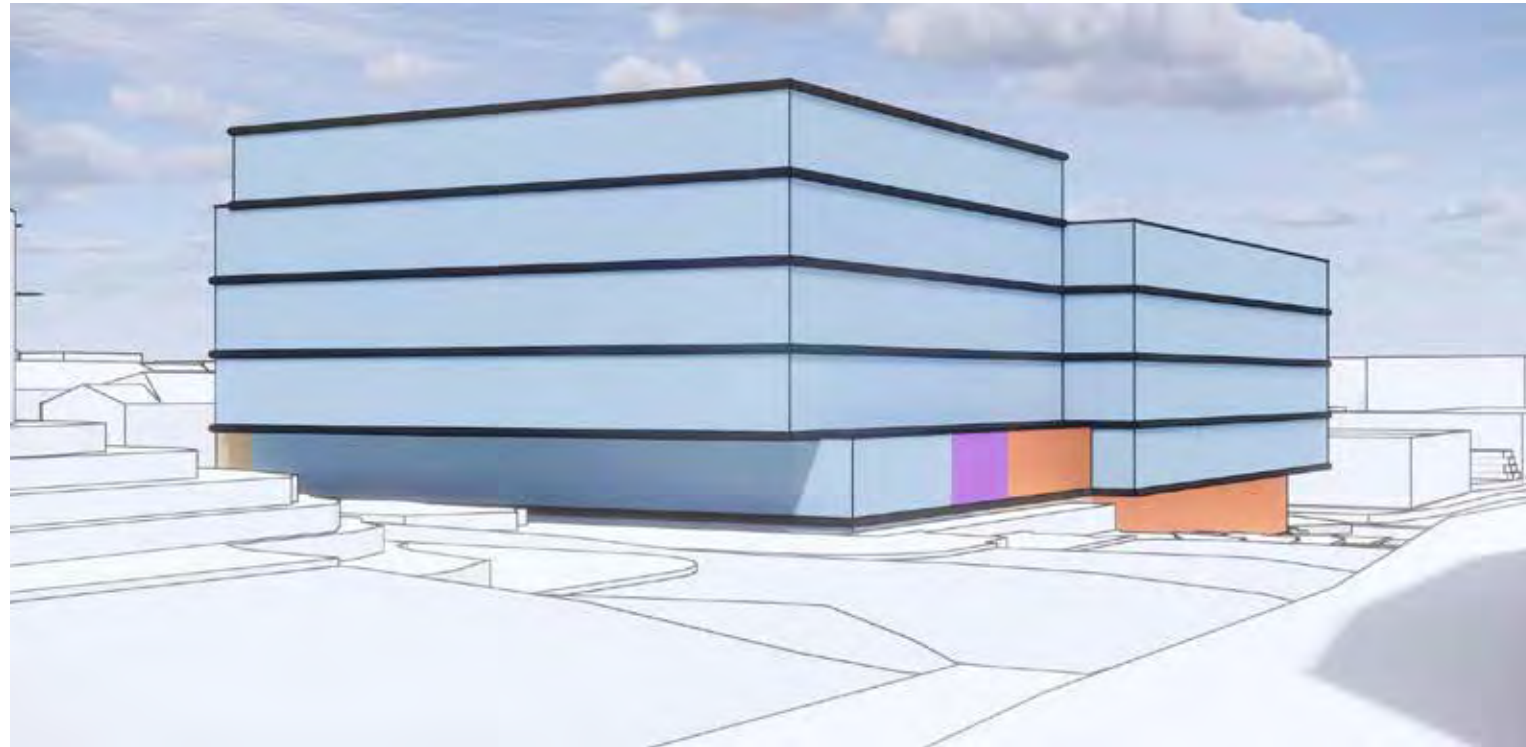


floor 5

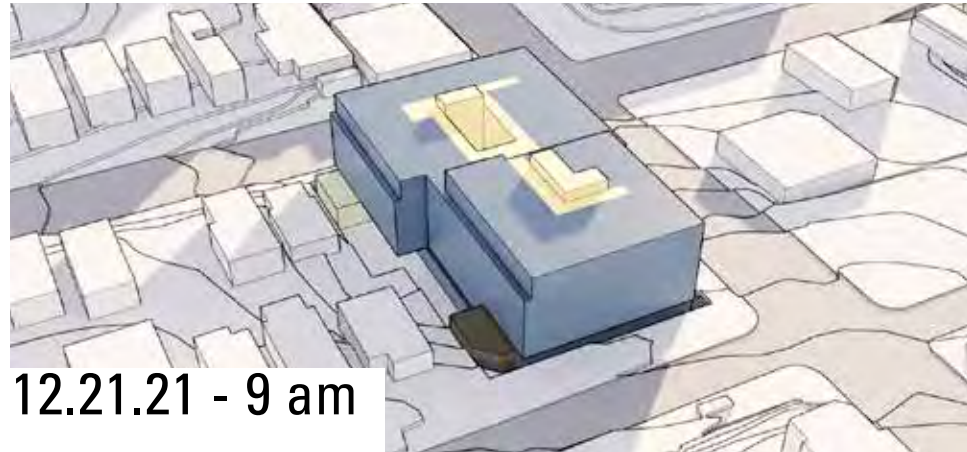


floor 6

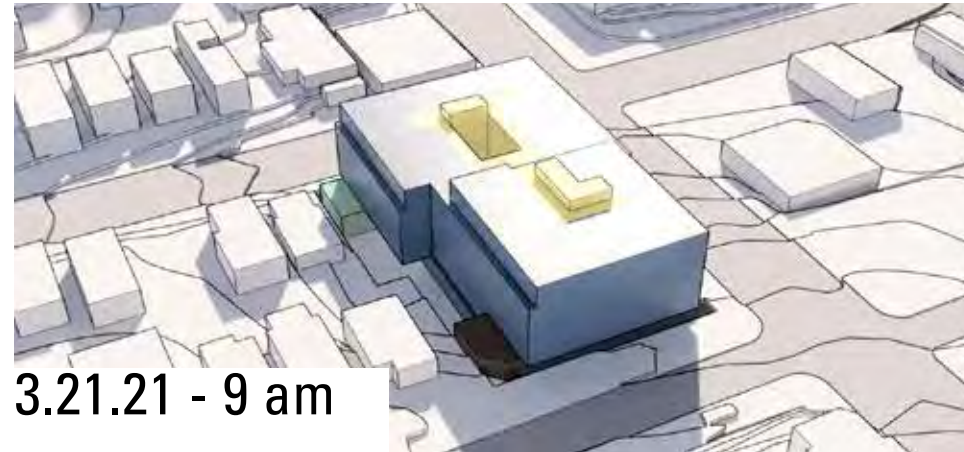
## concept one | street level experience



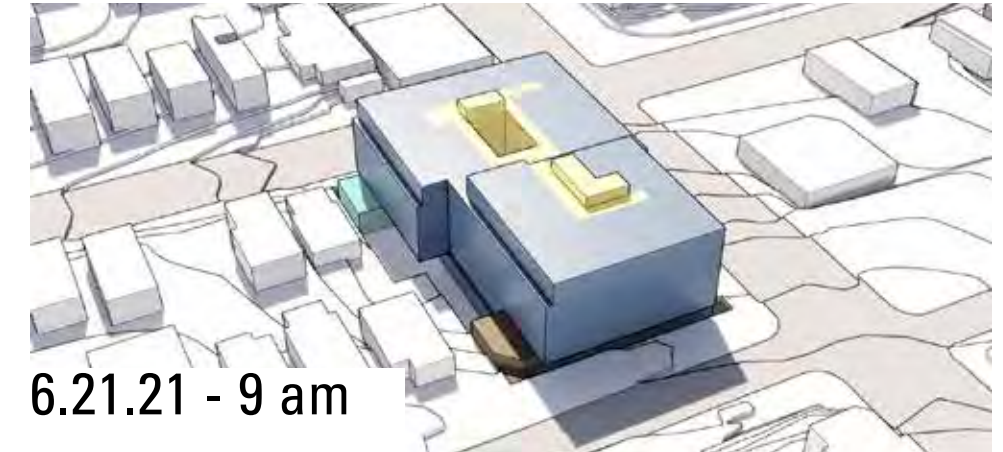
## concept one | sun + shadow analysis



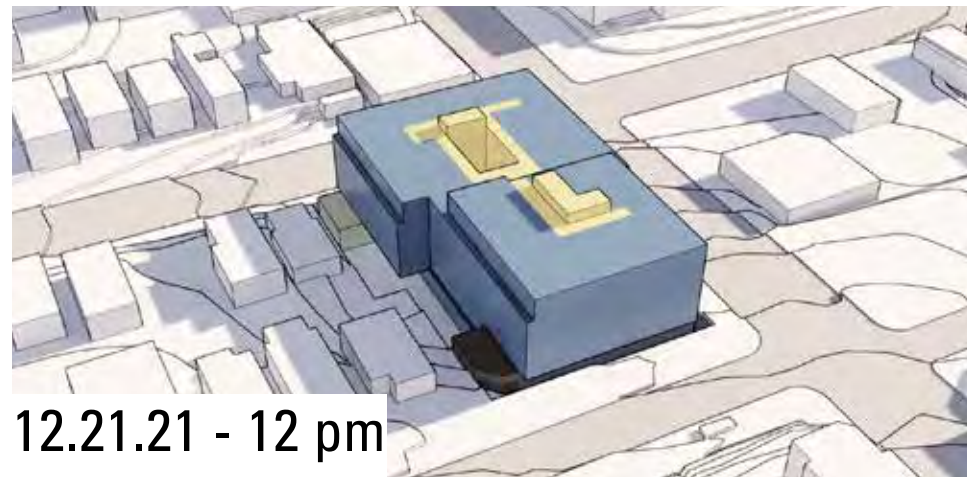
12.21.21 - 9 am



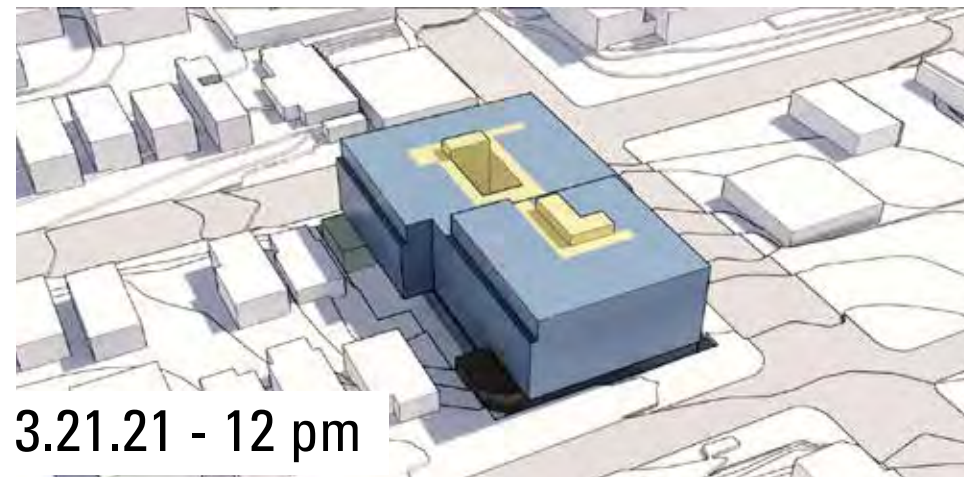
3.21.21 - 9 am



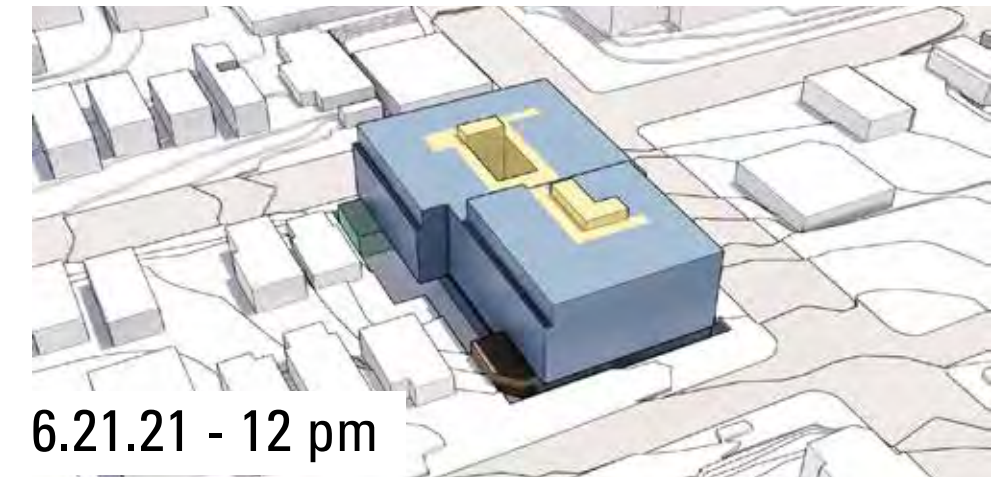
6.21.21 - 9 am



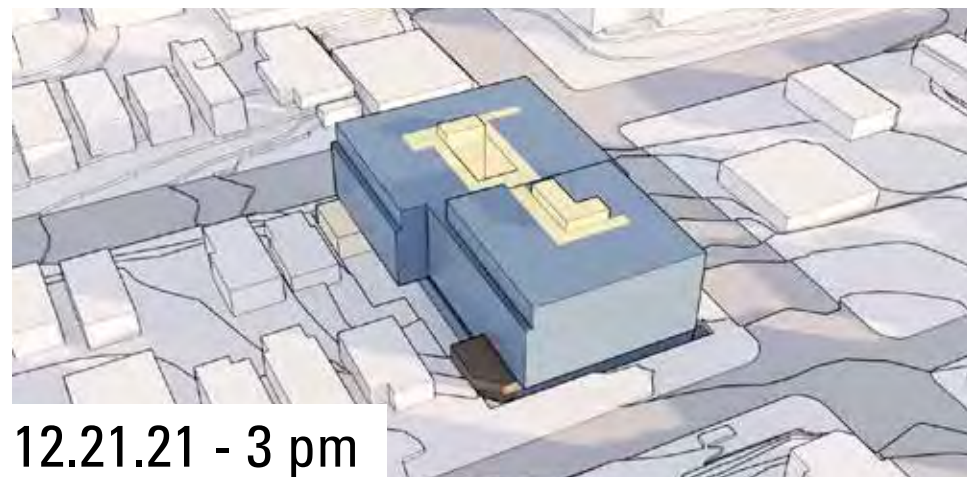
12.21.21 - 12 pm



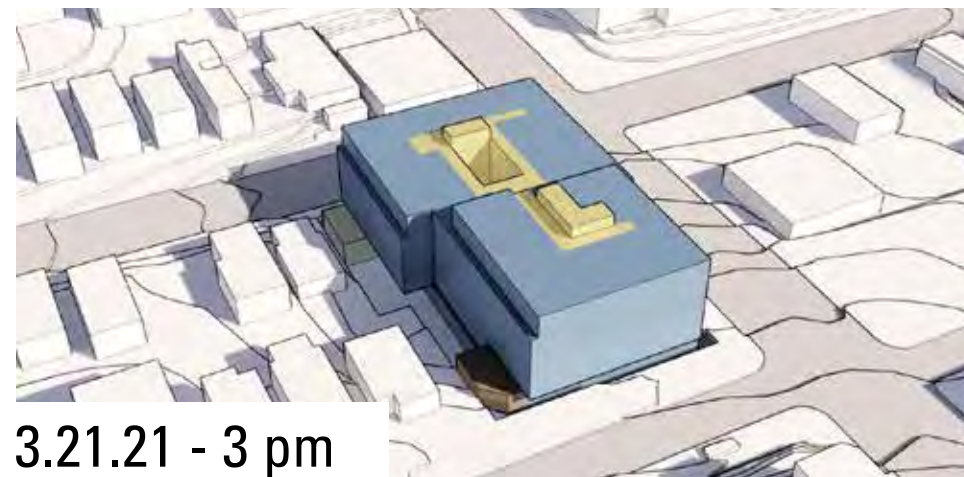
3.21.21 - 12 pm



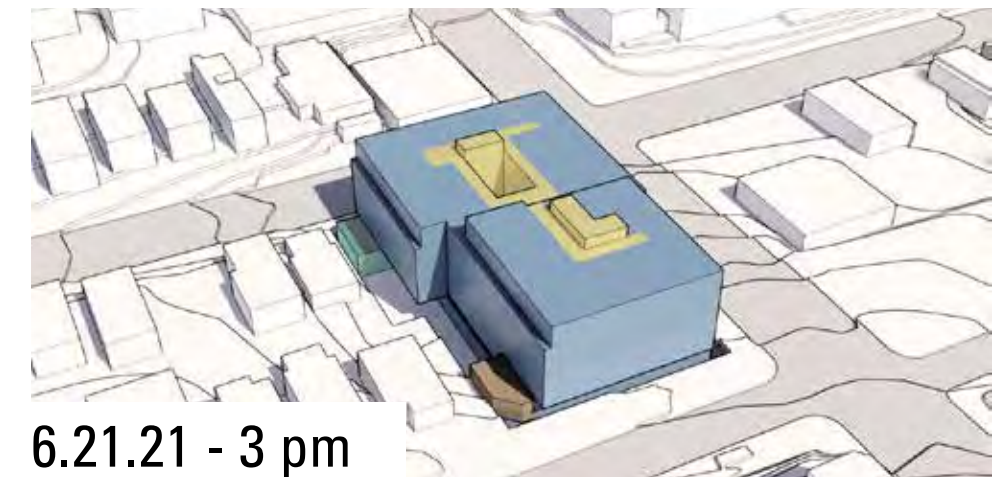
6.21.21 - 12 pm



12.21.21 - 3 pm

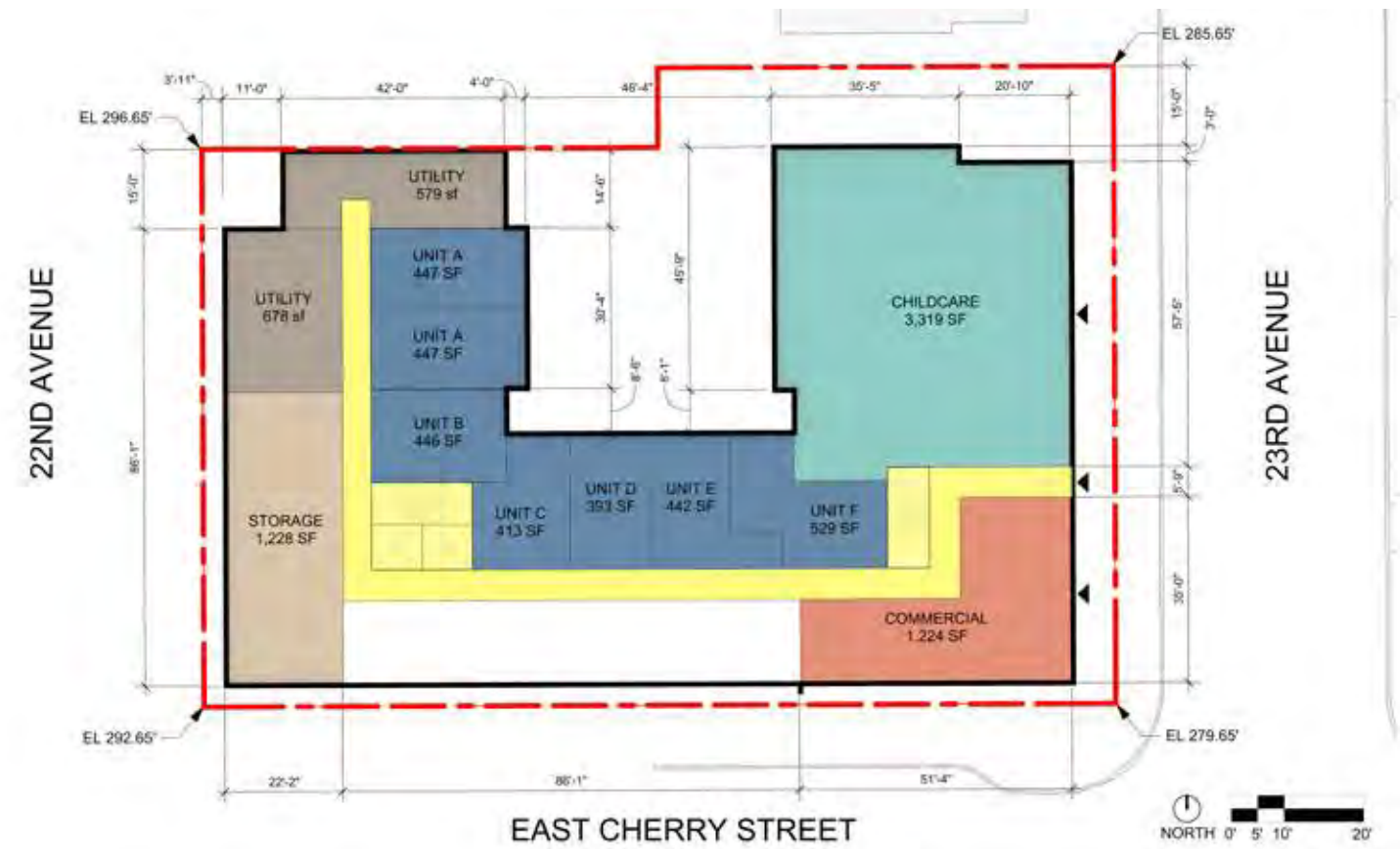
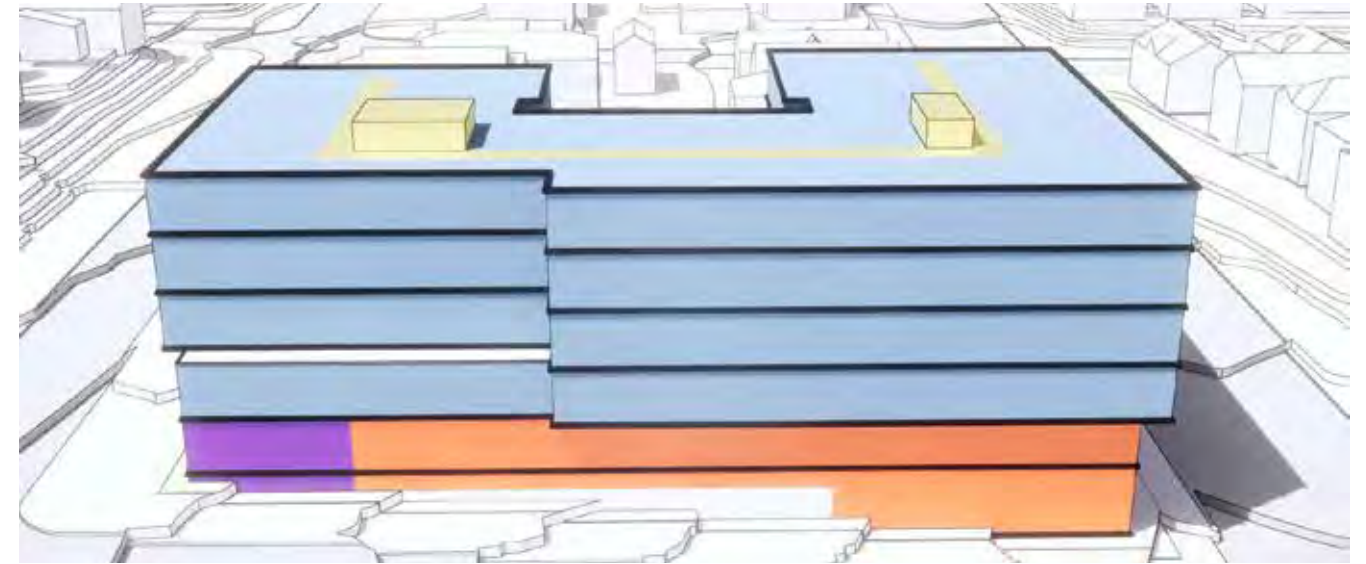
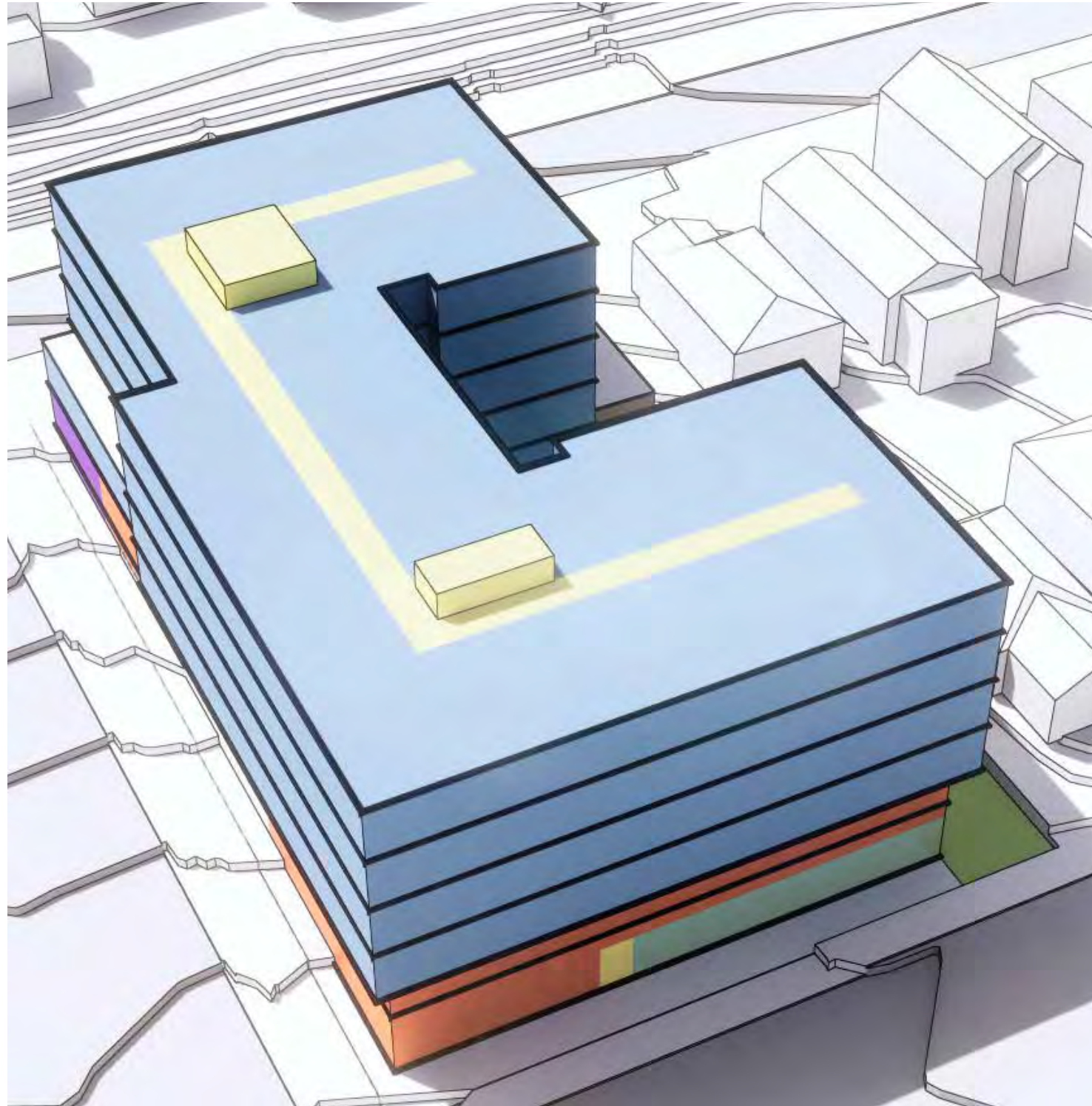


3.21.21 - 3 pm



6.21.21 - 3 pm

## concept two | massing concept



## concept two | floor plans



floor 1



floor 2

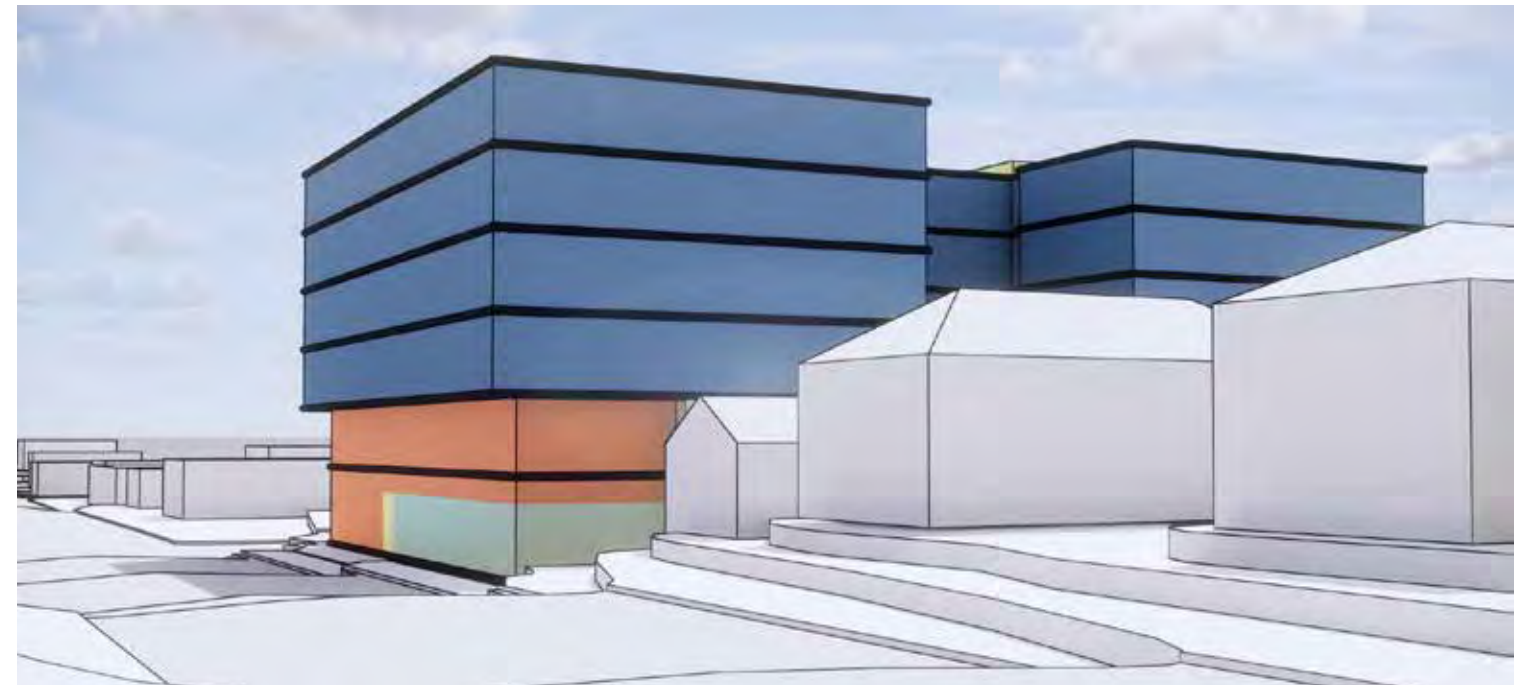
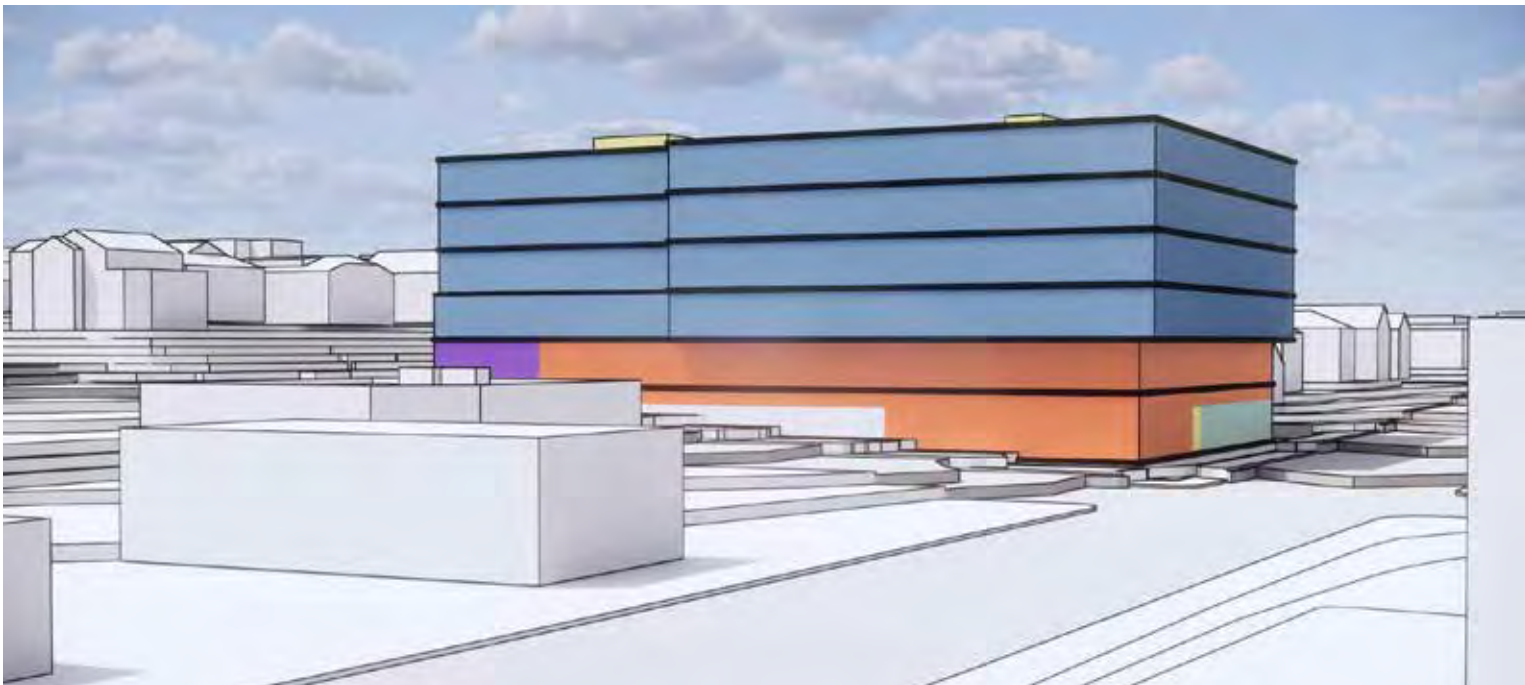
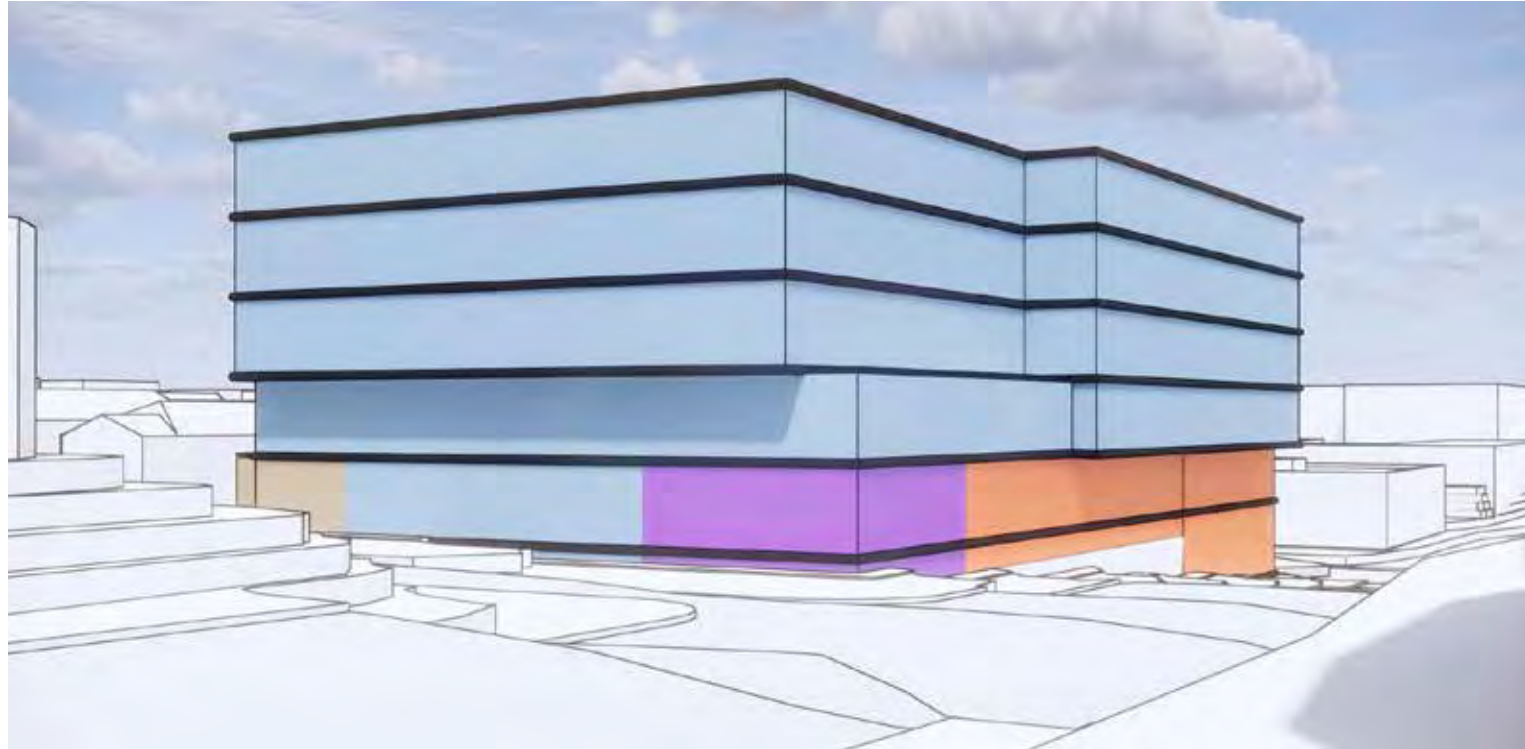


floor 3

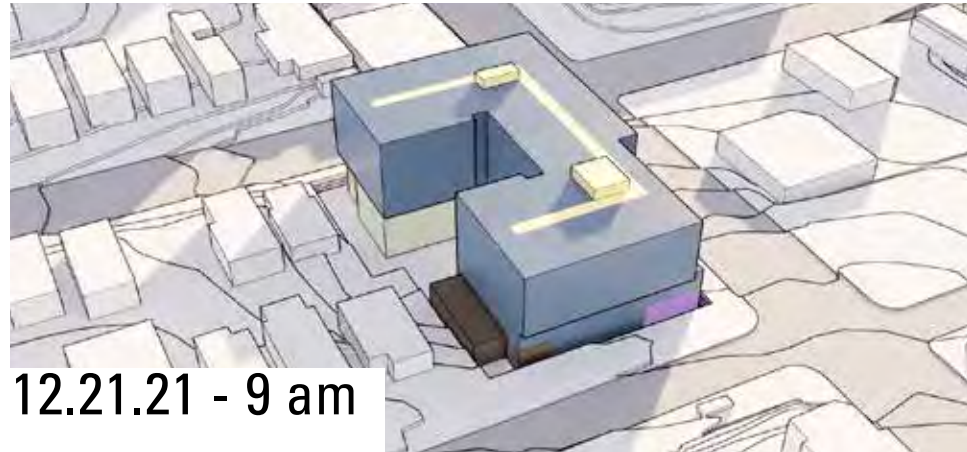


floors 4-6

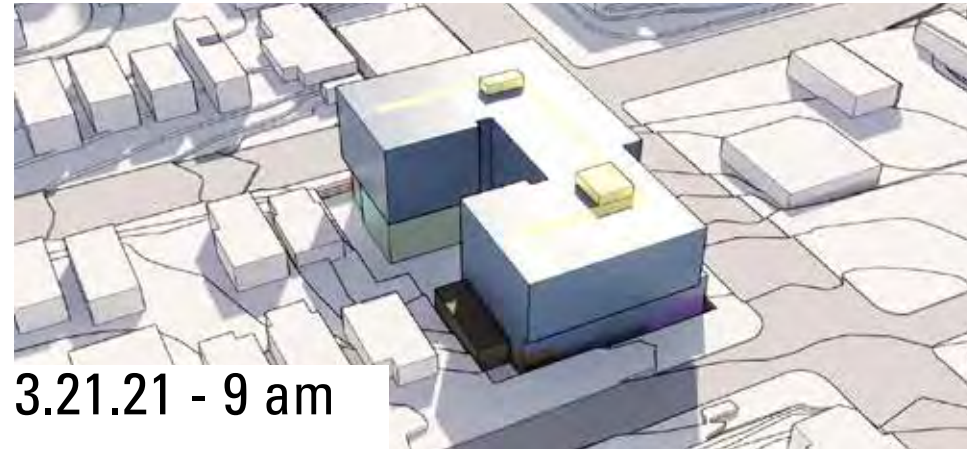
## concept two | street level experience



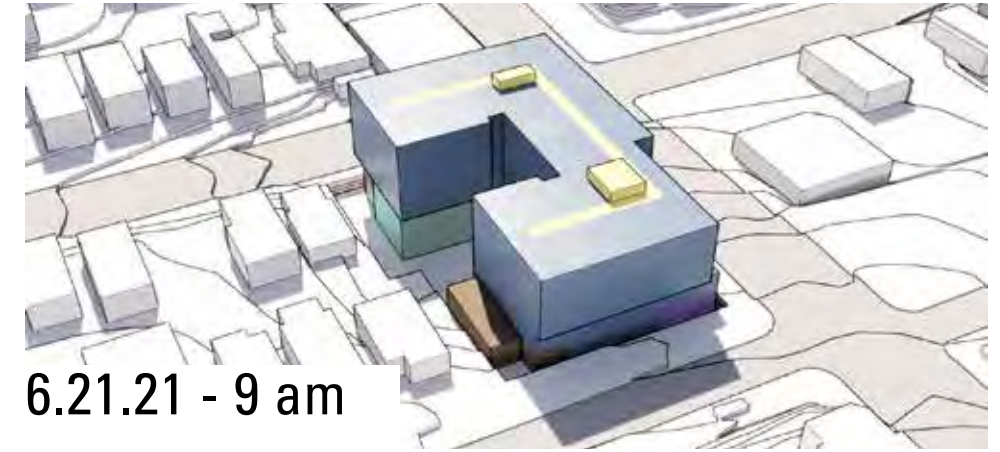
## concept two | sun + shadow analysis



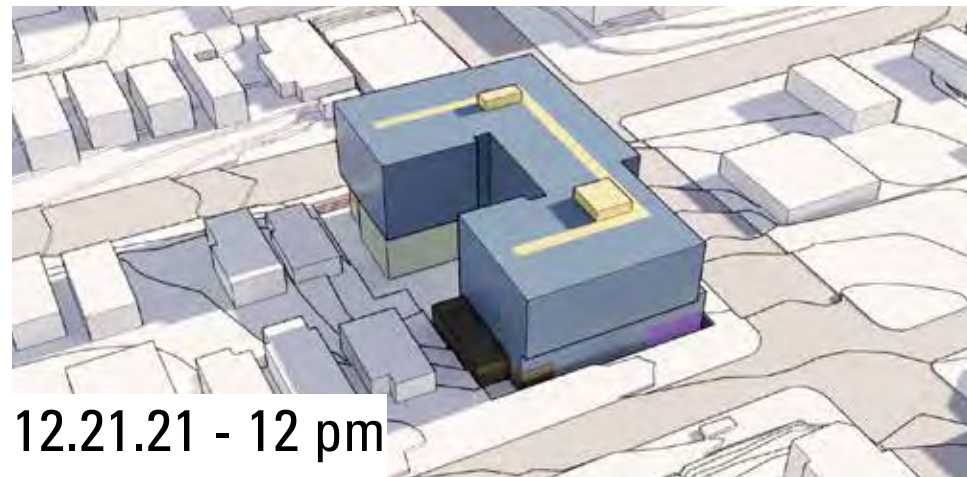
12.21.21 - 9 am



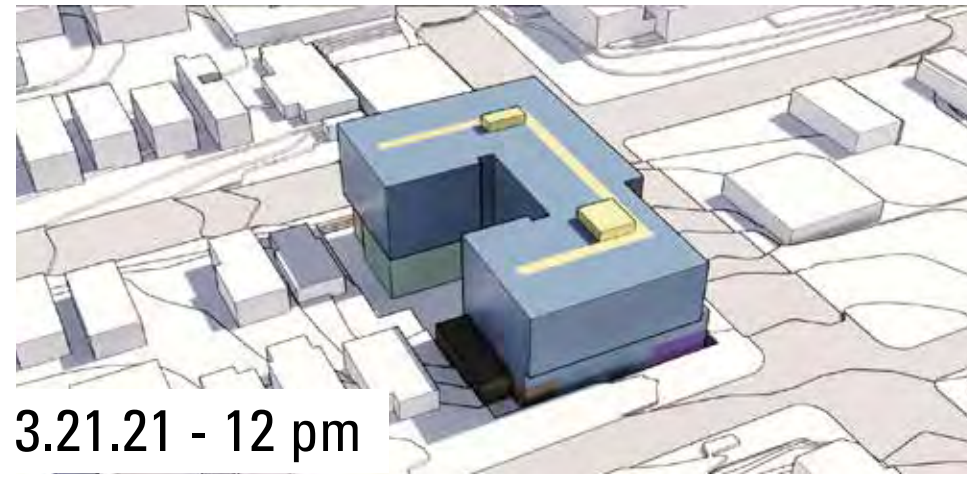
3.21.21 - 9 am



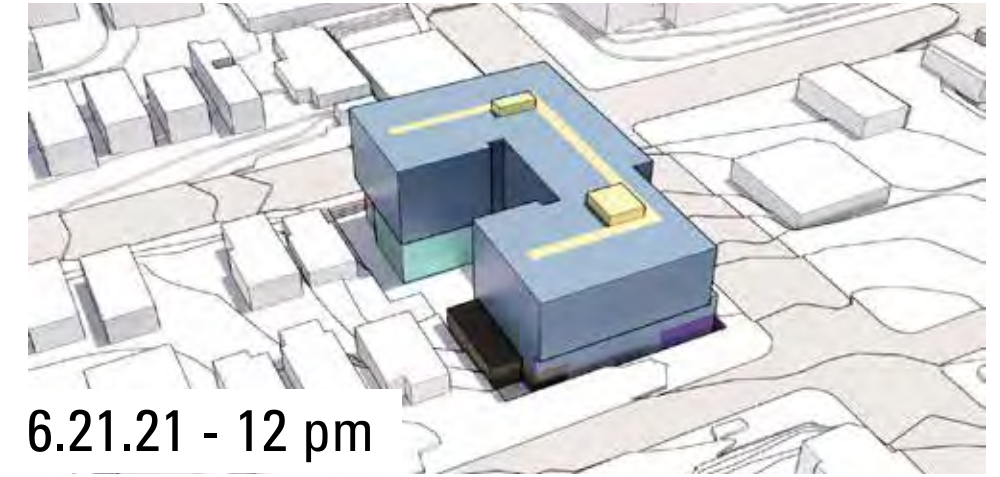
6.21.21 - 9 am



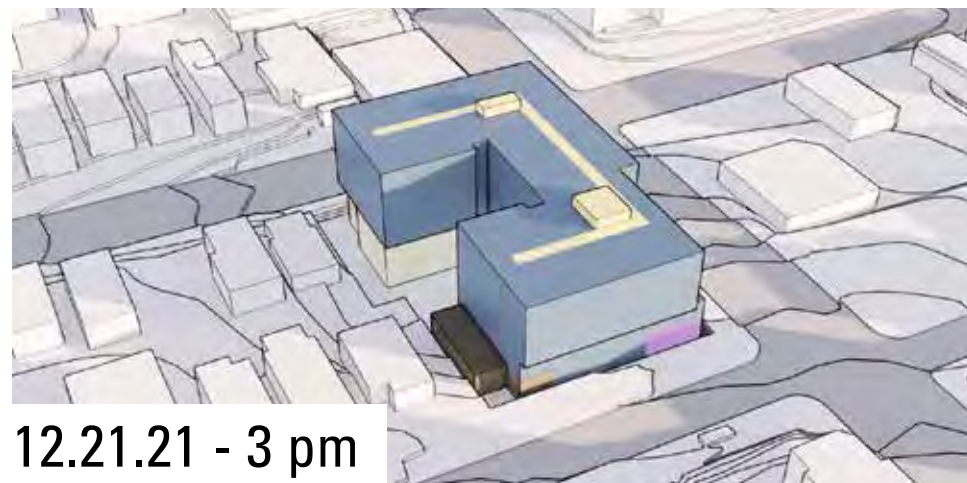
12.21.21 - 12 pm



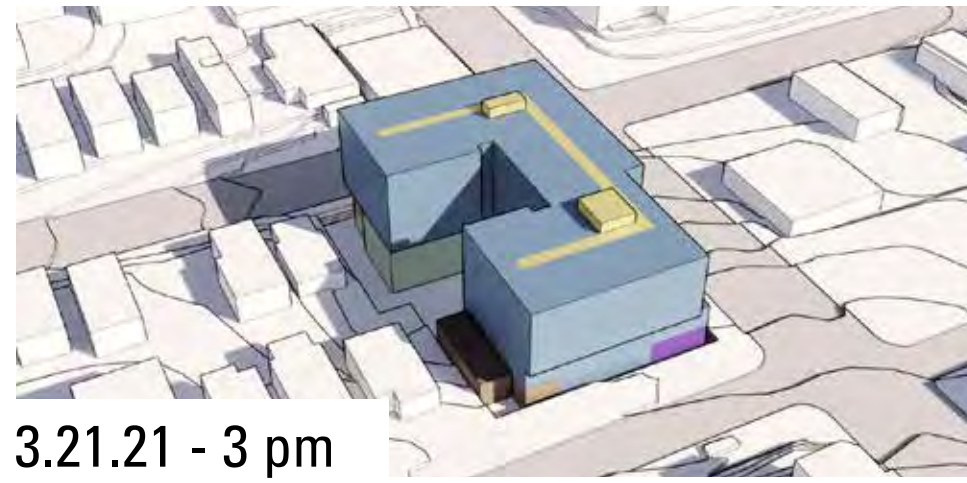
3.21.21 - 12 pm



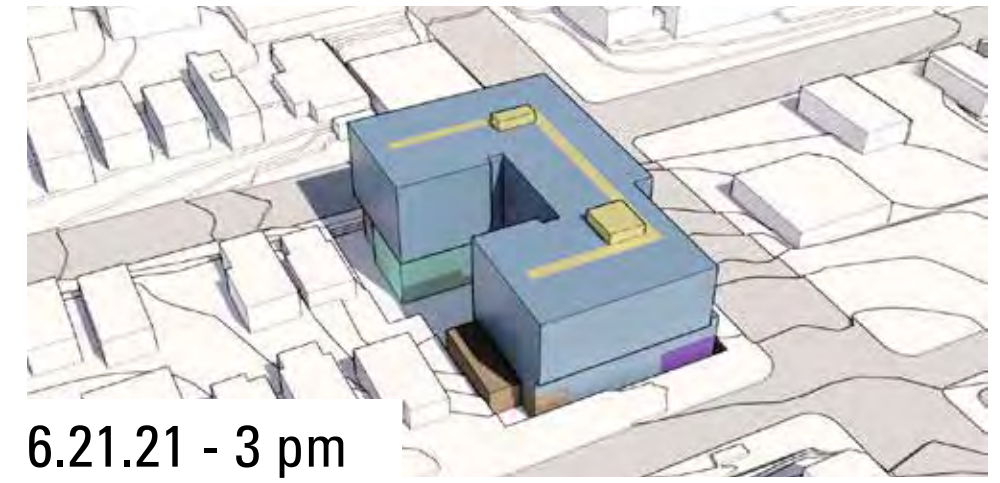
6.21.21 - 12 pm



12.21.21 - 3 pm

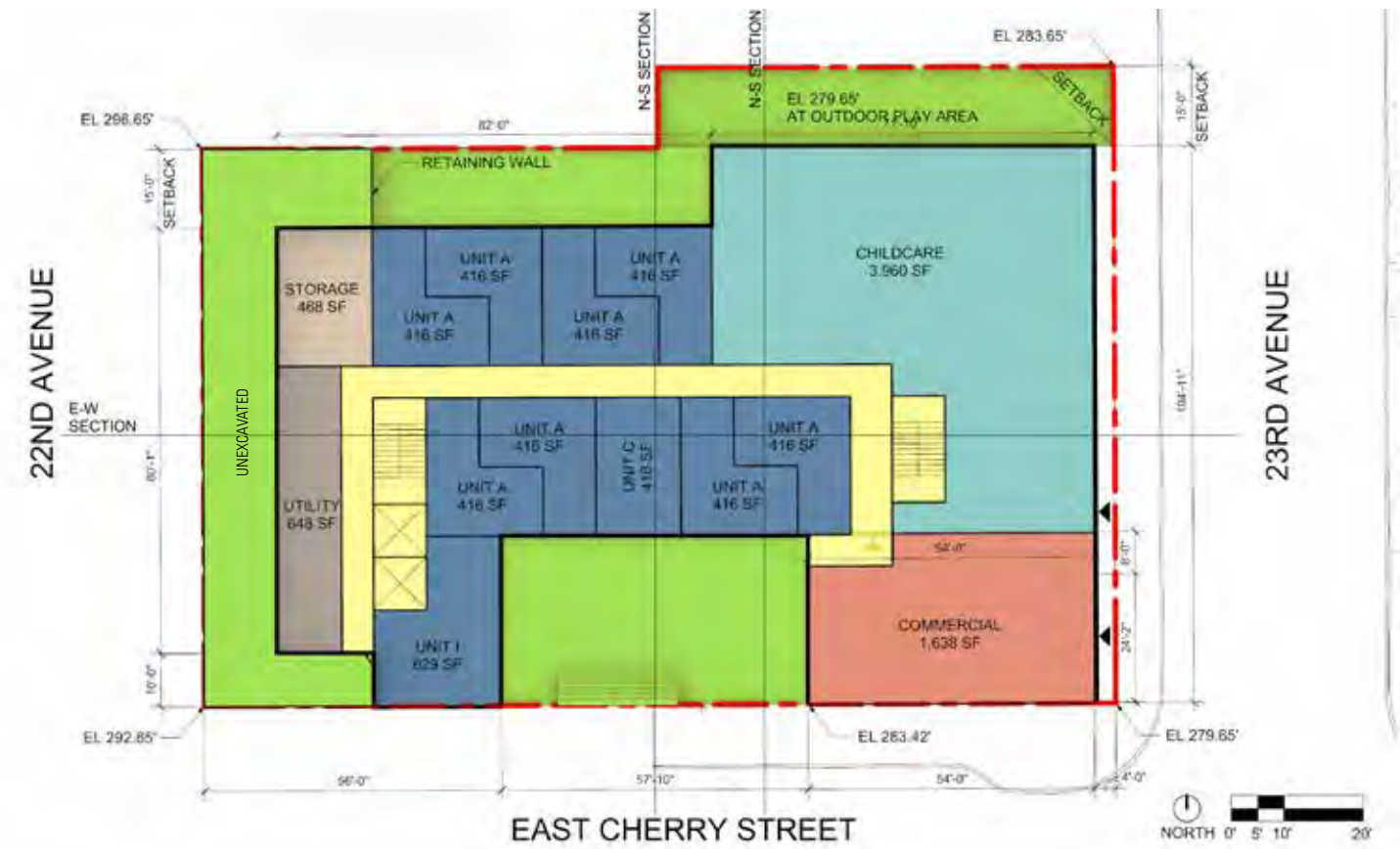
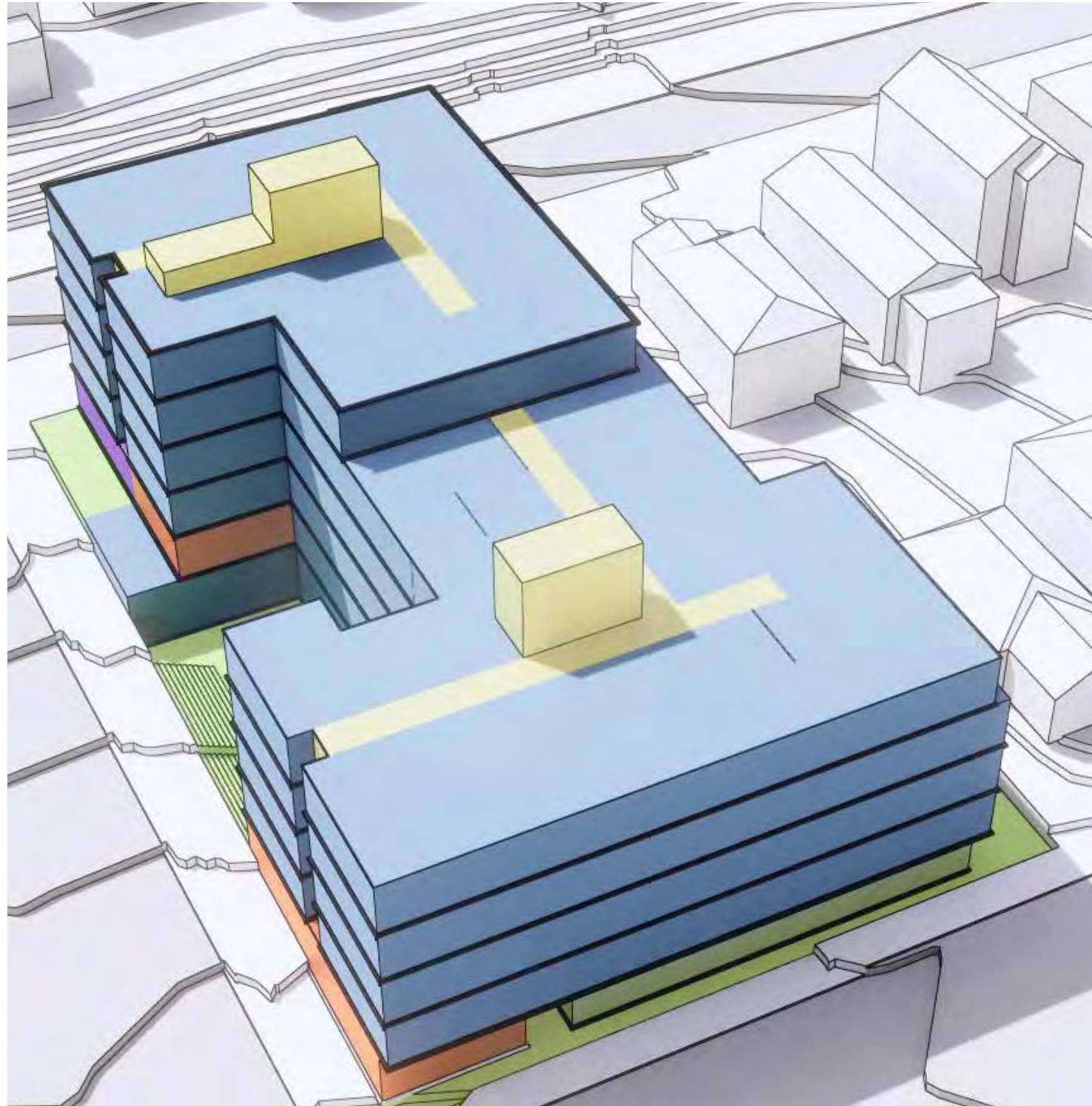


3.21.21 - 3 pm



6.21.21 - 3 pm

## concept three | massing concept





## concept three | floor plans



floor 1



floor 2



floor 3



floor 4

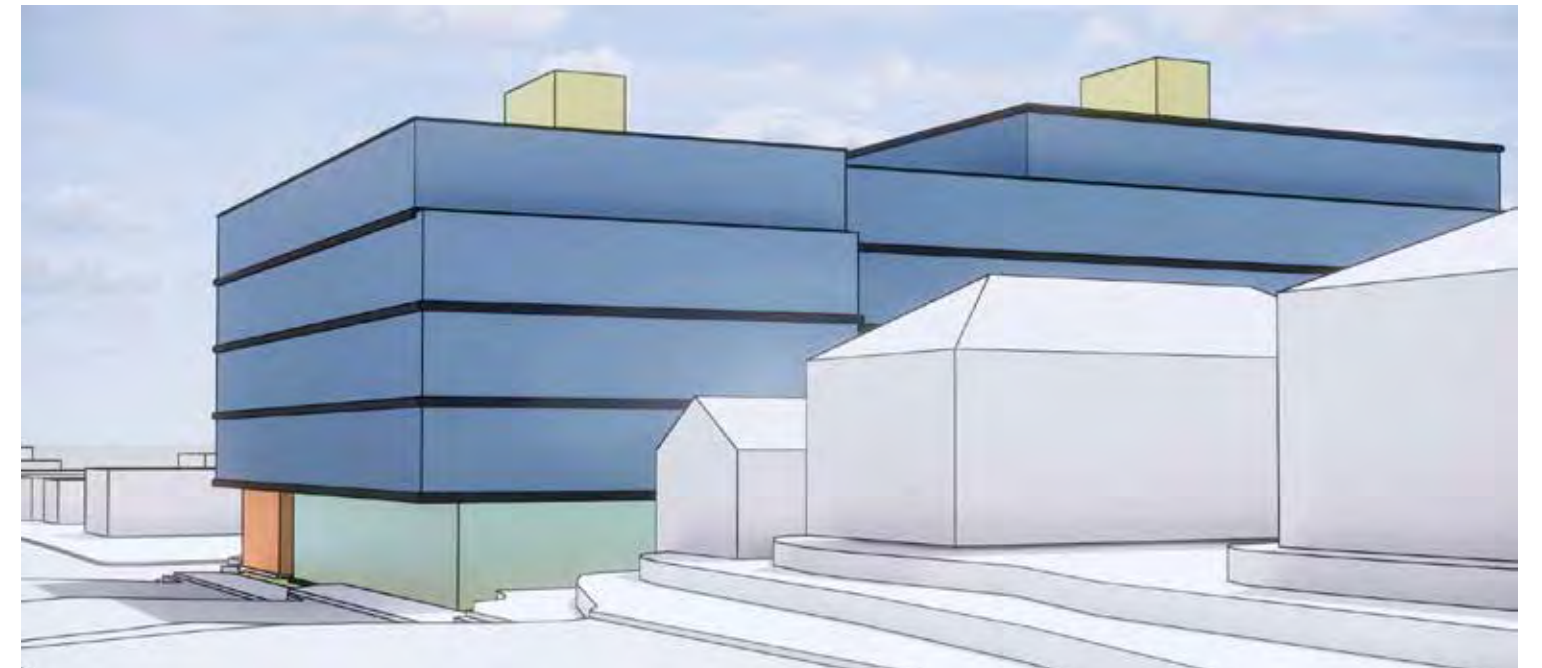
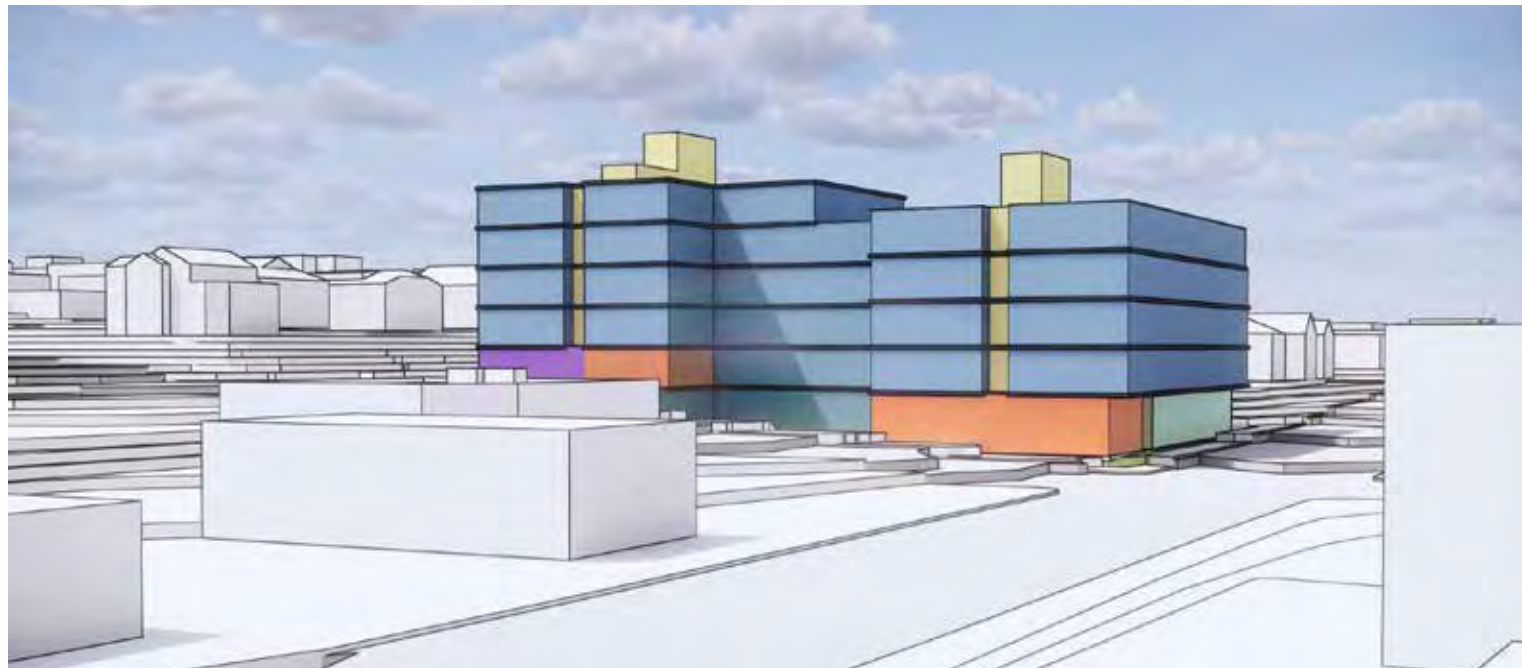
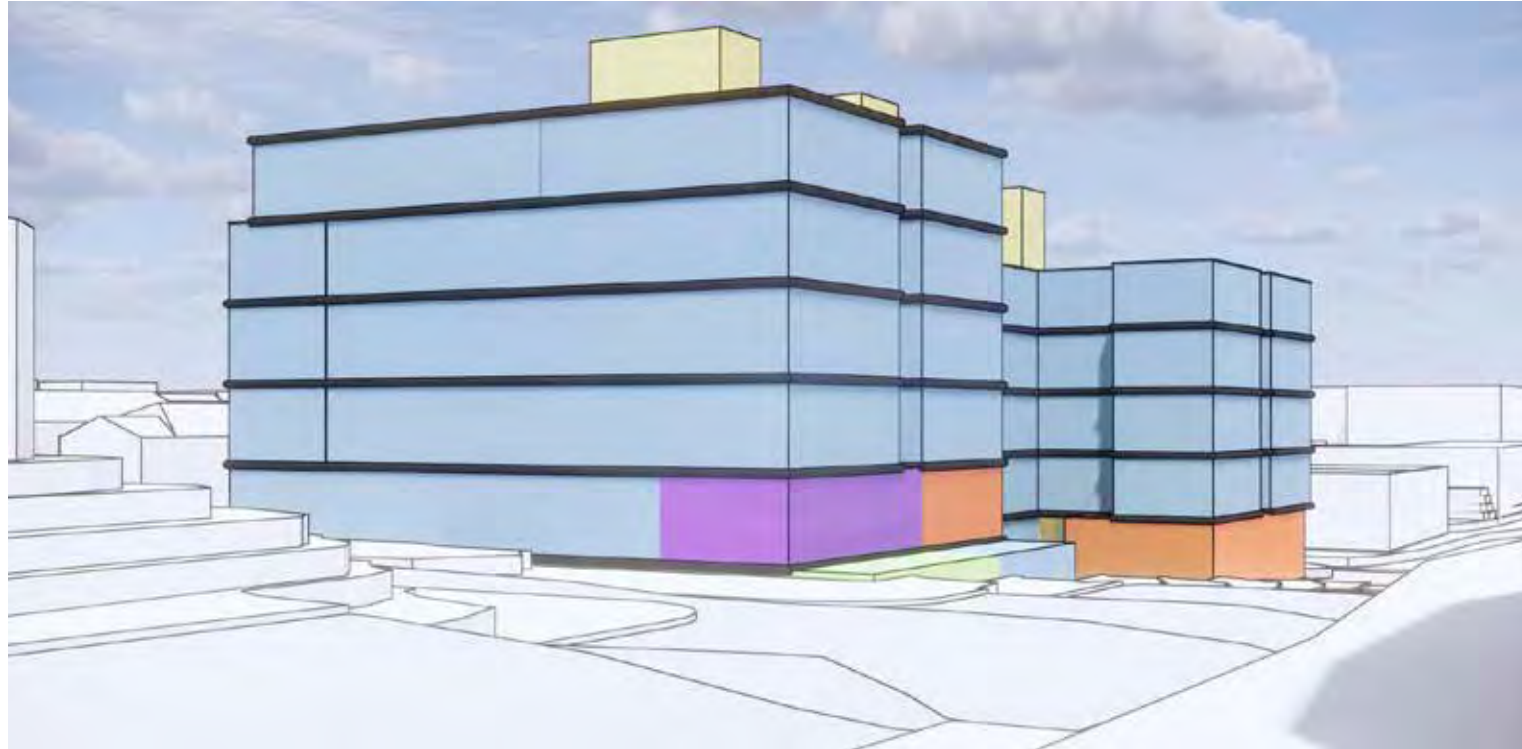


floor 5

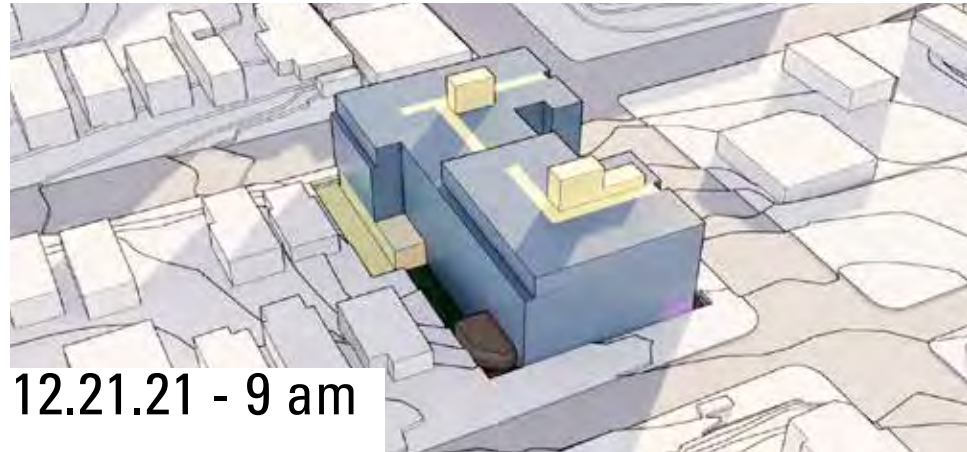


floor 6

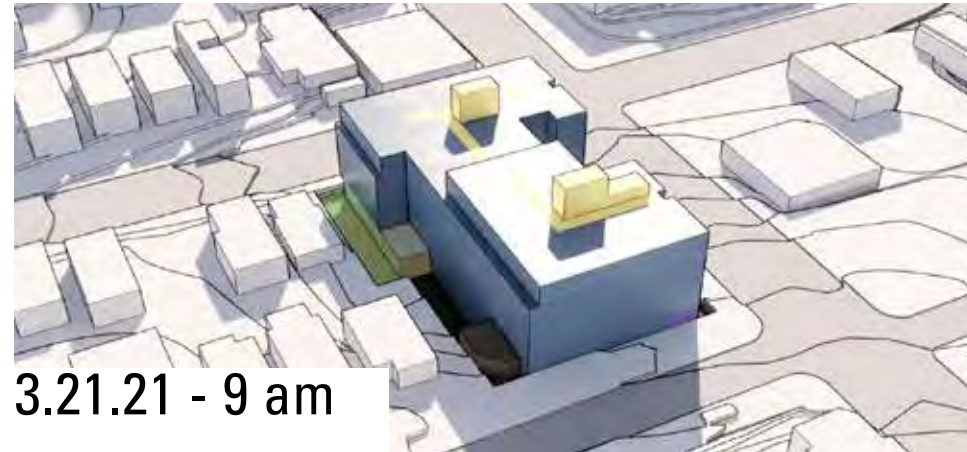
## concept three | street level experience



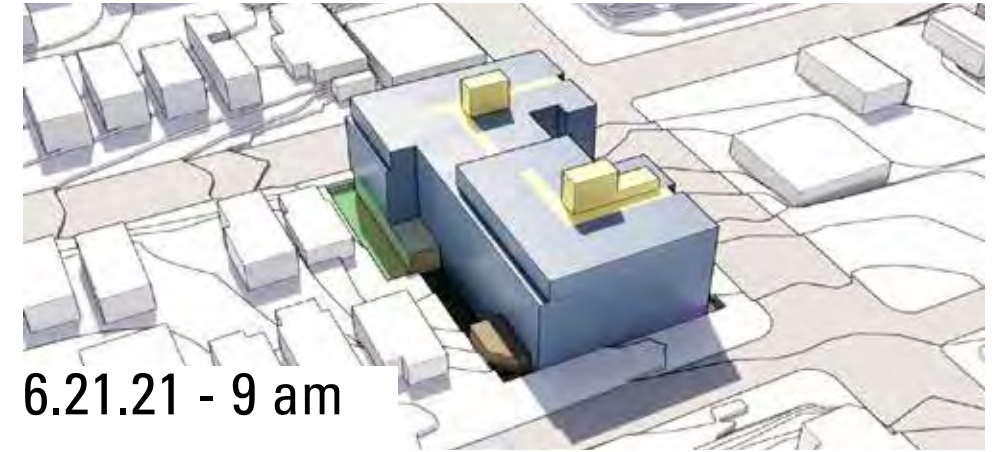
## concept three | sun + shadow analysis



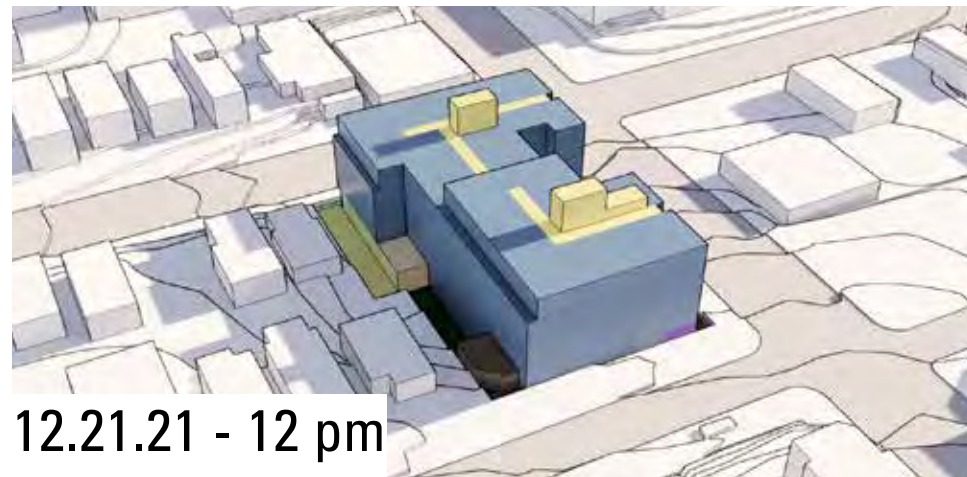
12.21.21 - 9 am



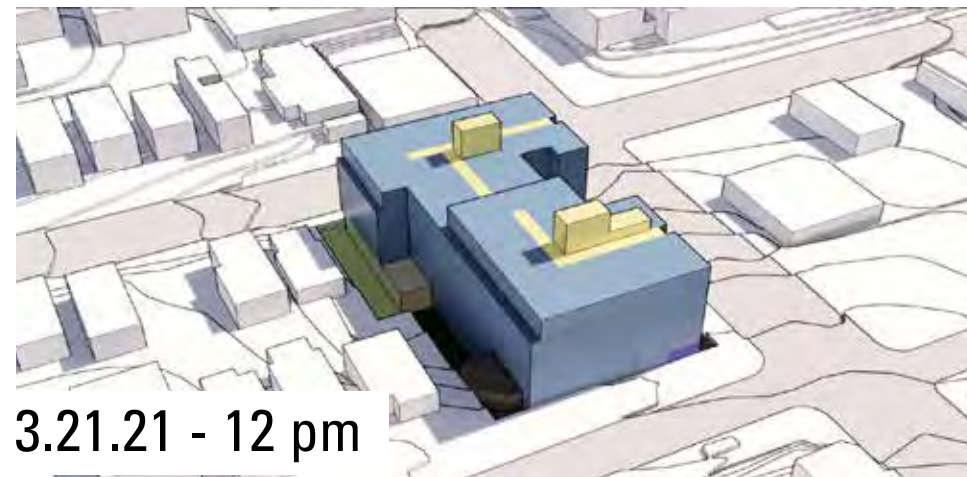
3.21.21 - 9 am



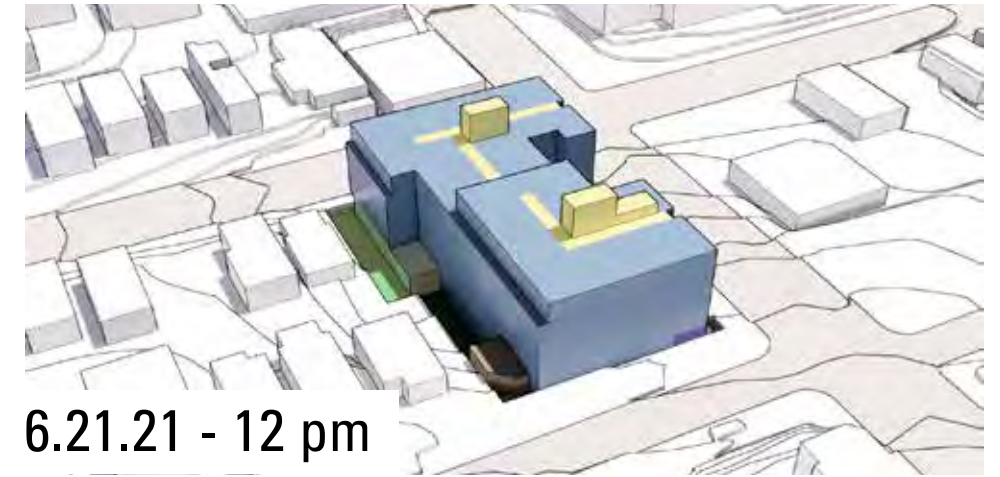
6.21.21 - 9 am



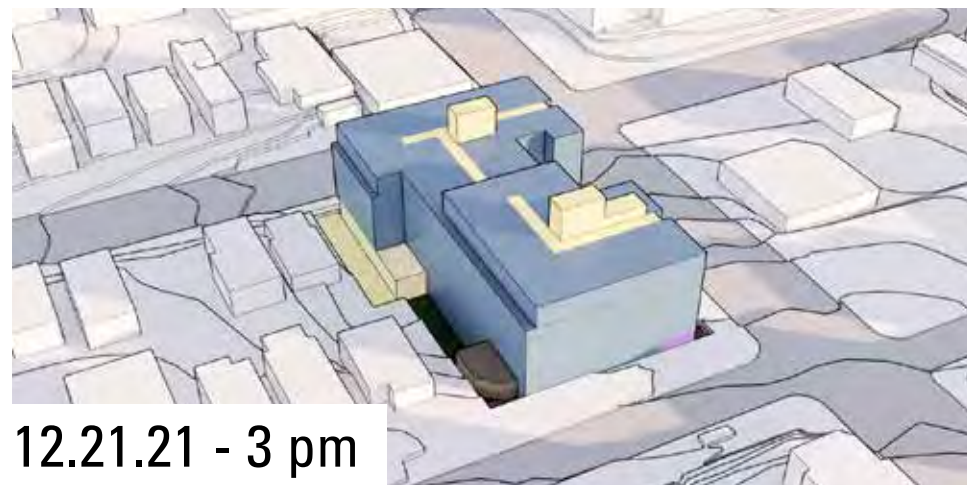
12.21.21 - 12 pm



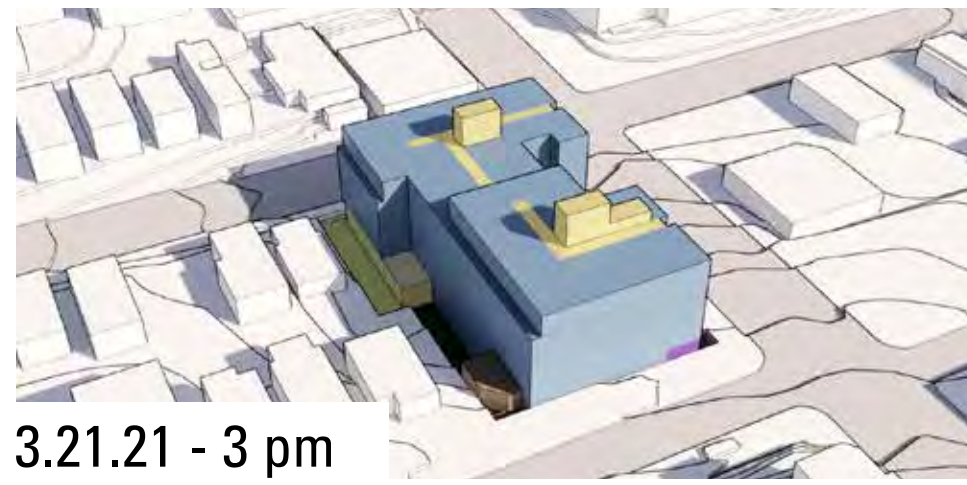
3.21.21 - 12 pm



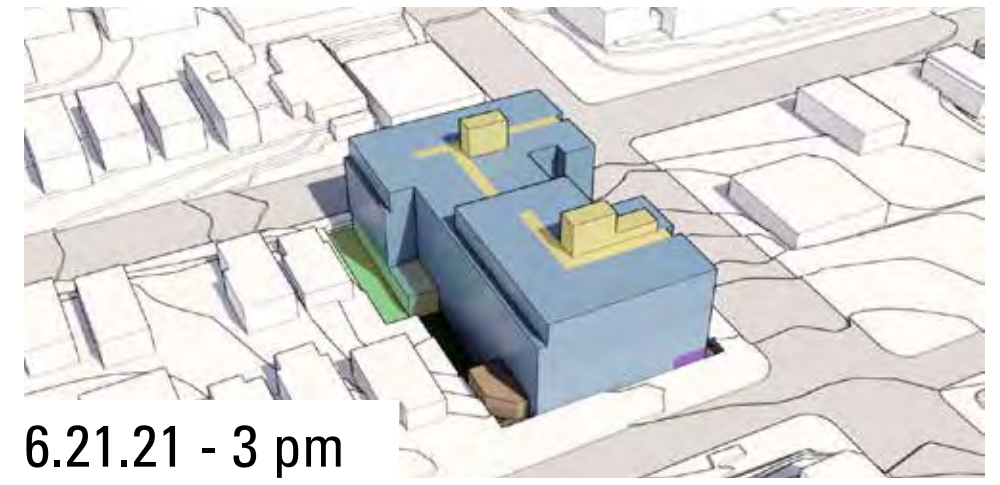
6.21.21 - 12 pm



12.21.21 - 3 pm



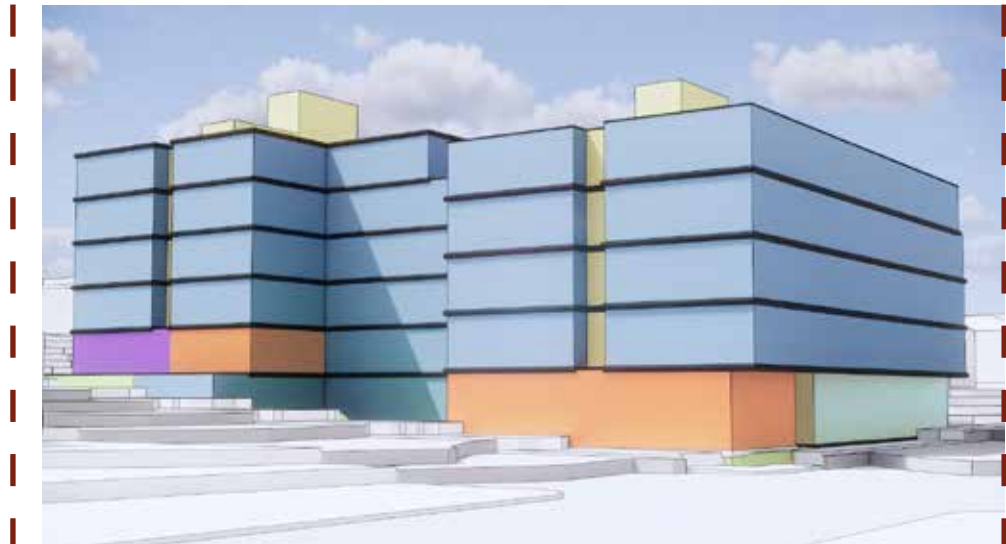
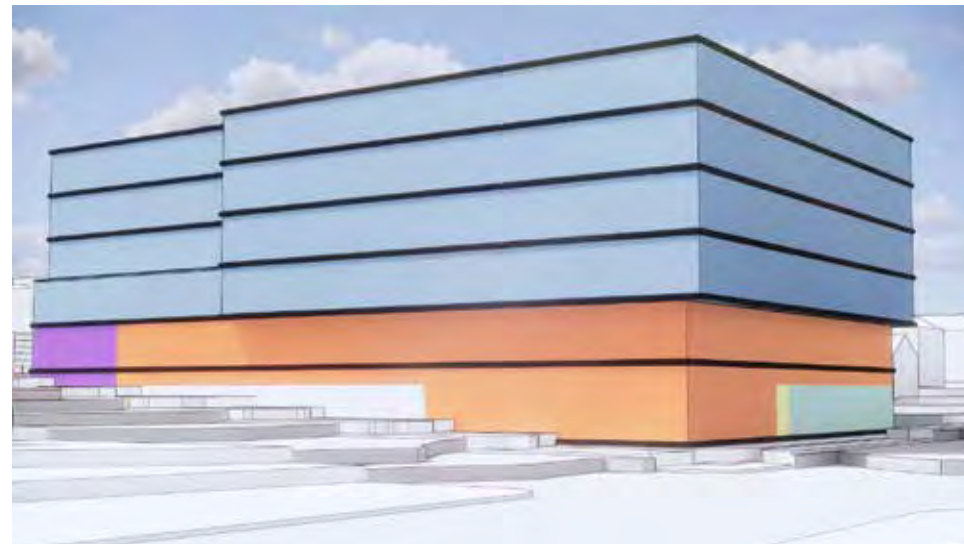
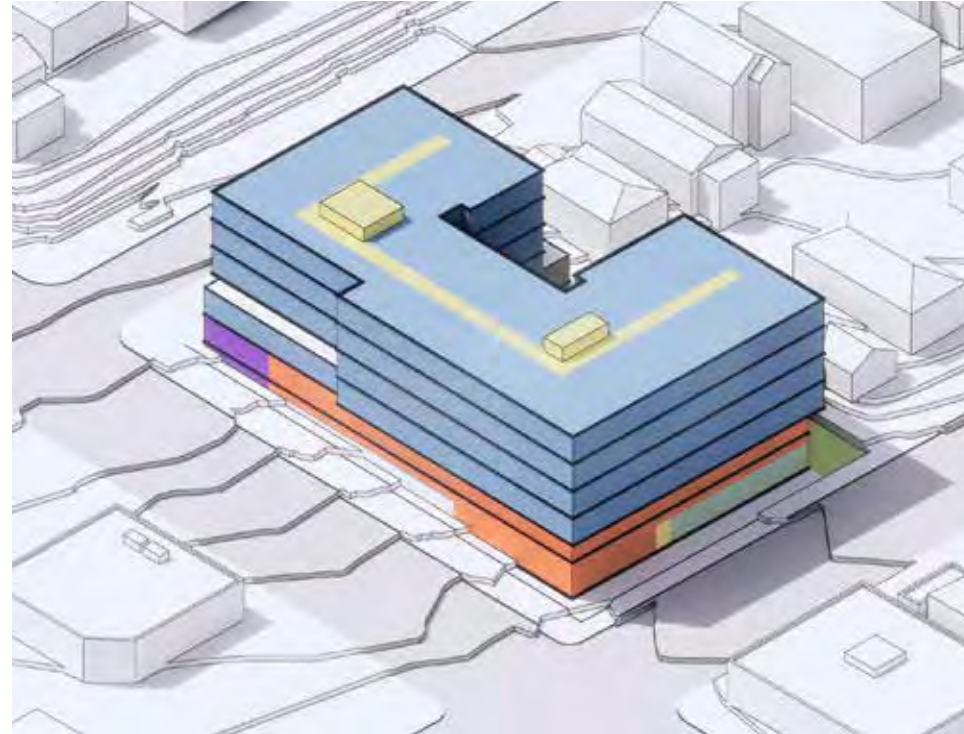
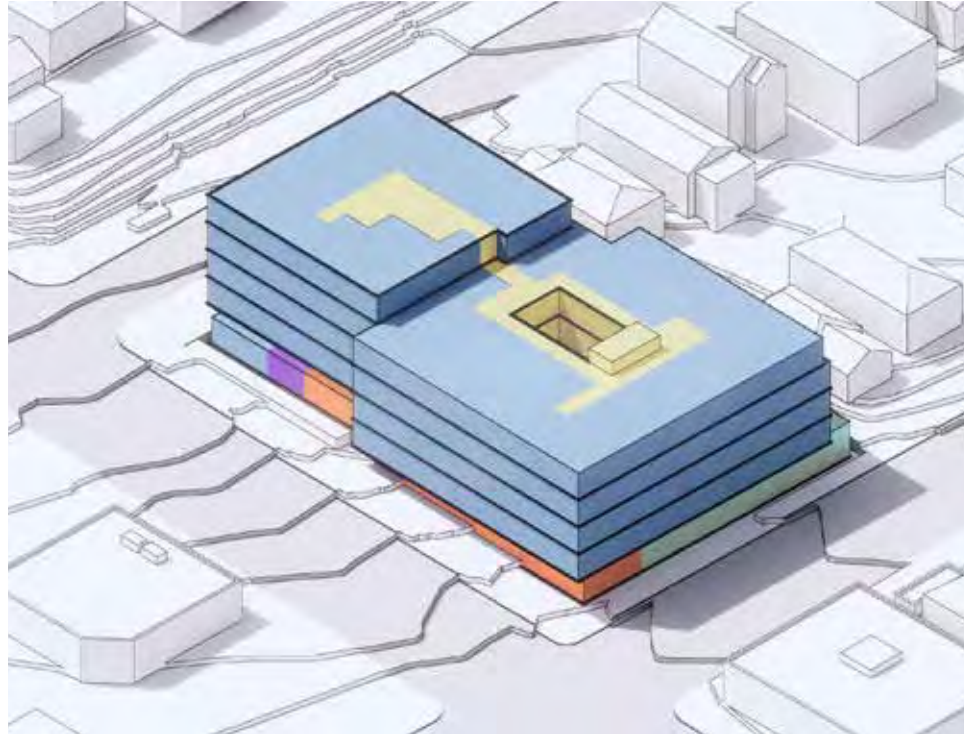
3.21.21 - 3 pm



6.21.21 - 3 pm

## concept comparison

preferred



concept 1 | square donut

concept 2 | north-facing courtyard

concept 3 | south-facing courtyard

# PREFERRED MASSING DEVELOPMENT

---

## 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.

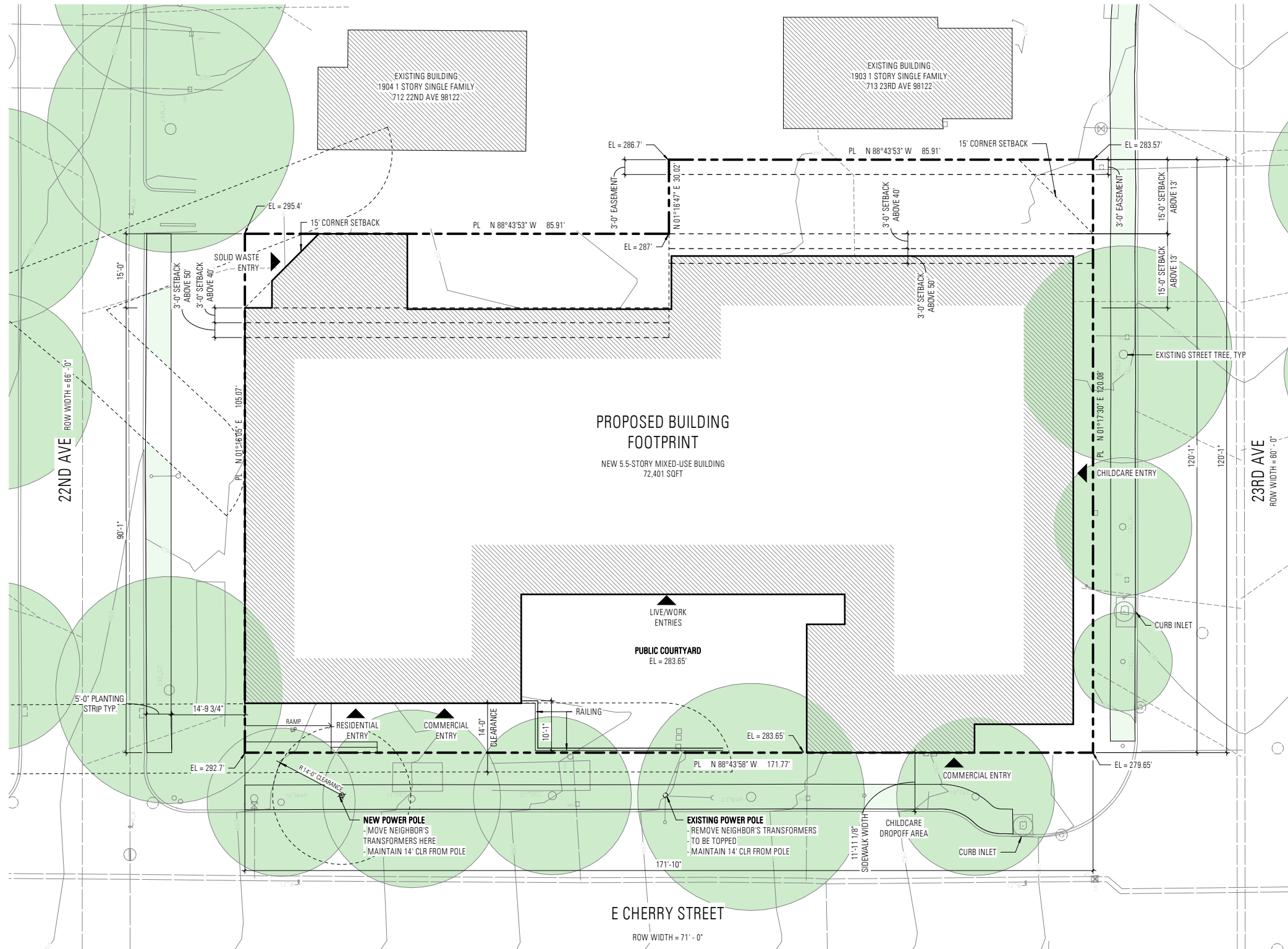
Rwandan architect Christian Benimana runs the office of Mass Design Group, a research-focused architecture studio that frequently teams up with local governments and NGOs on socially driven projects. He is also the director of the African Design Center, an organization that is championing the next generation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

## parti

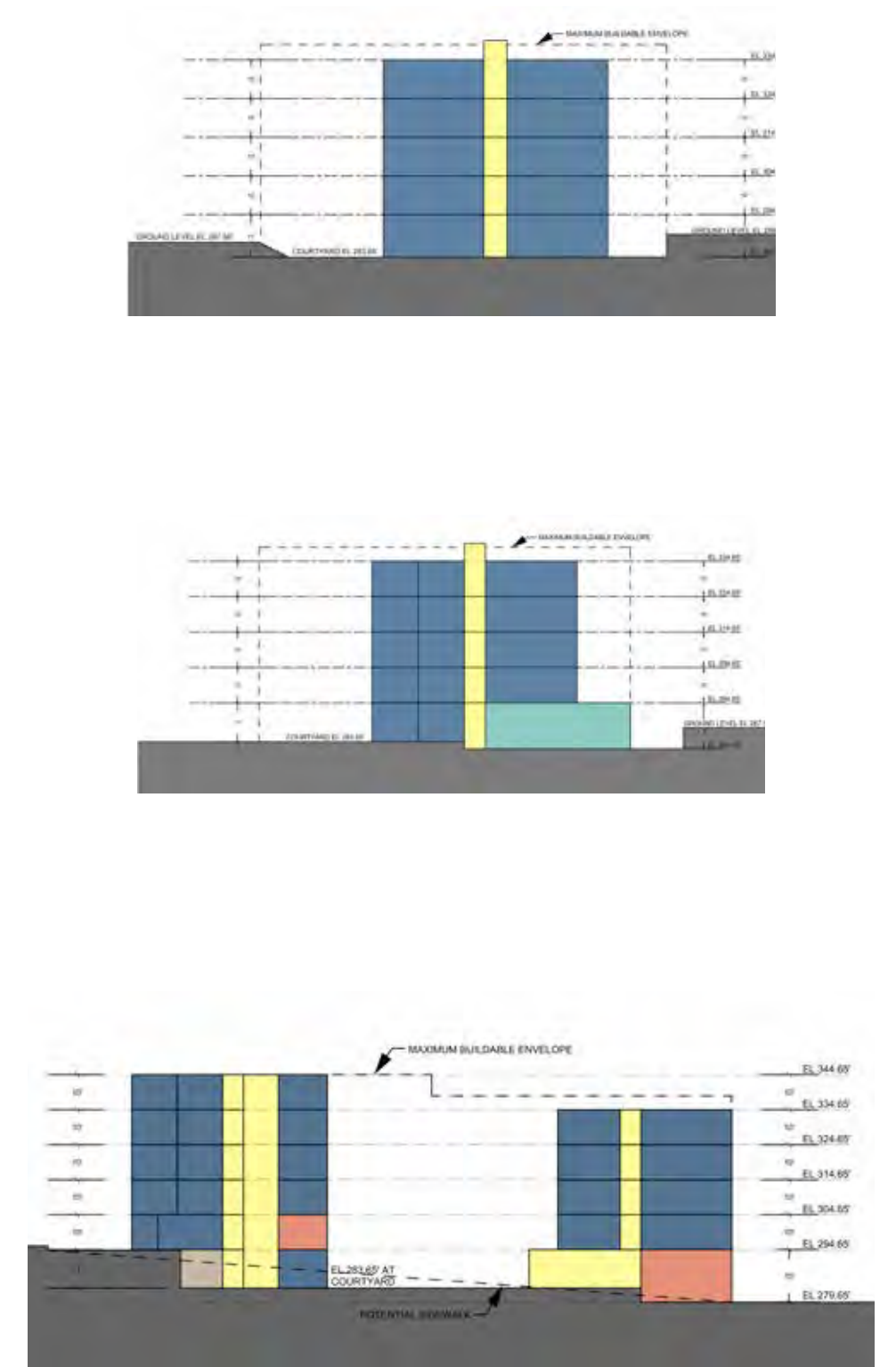
## afrofuturism inspiration



## site plan

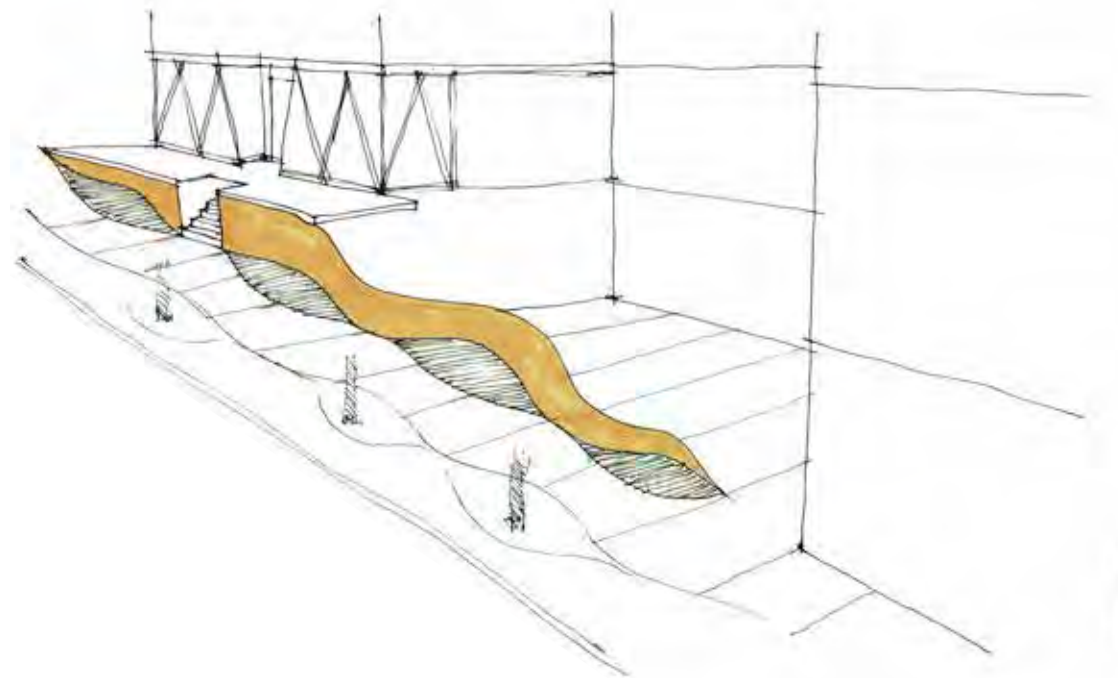
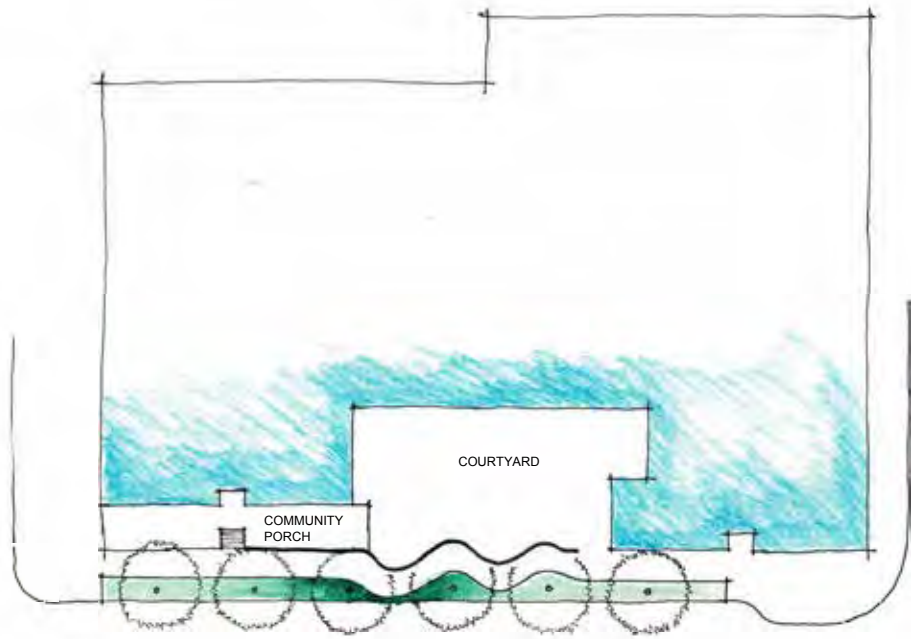


## diagrammatic sections





## community porch + streetscape



## architectural precedents



Garfield Community Center



403 13th Ave



Shea Apartments

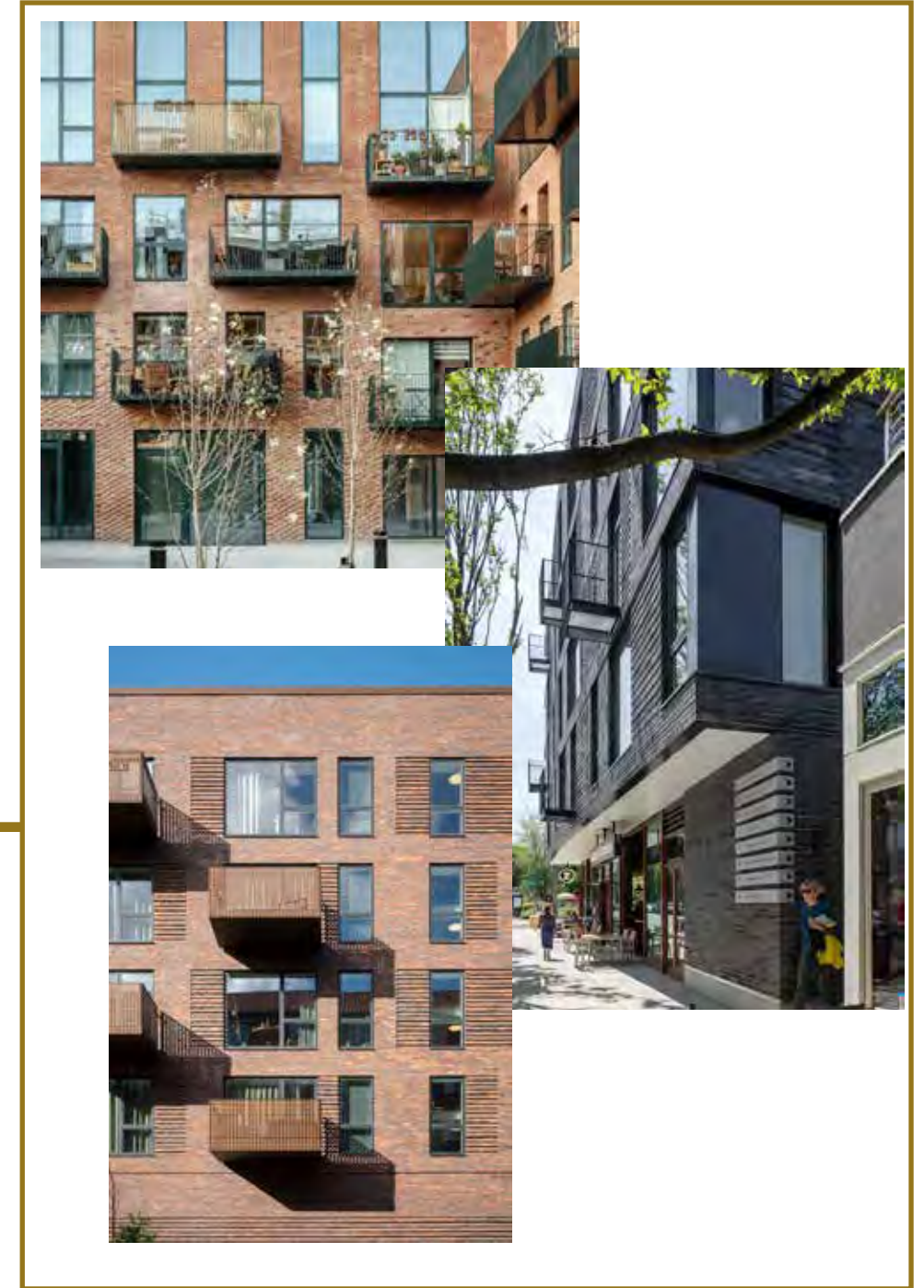
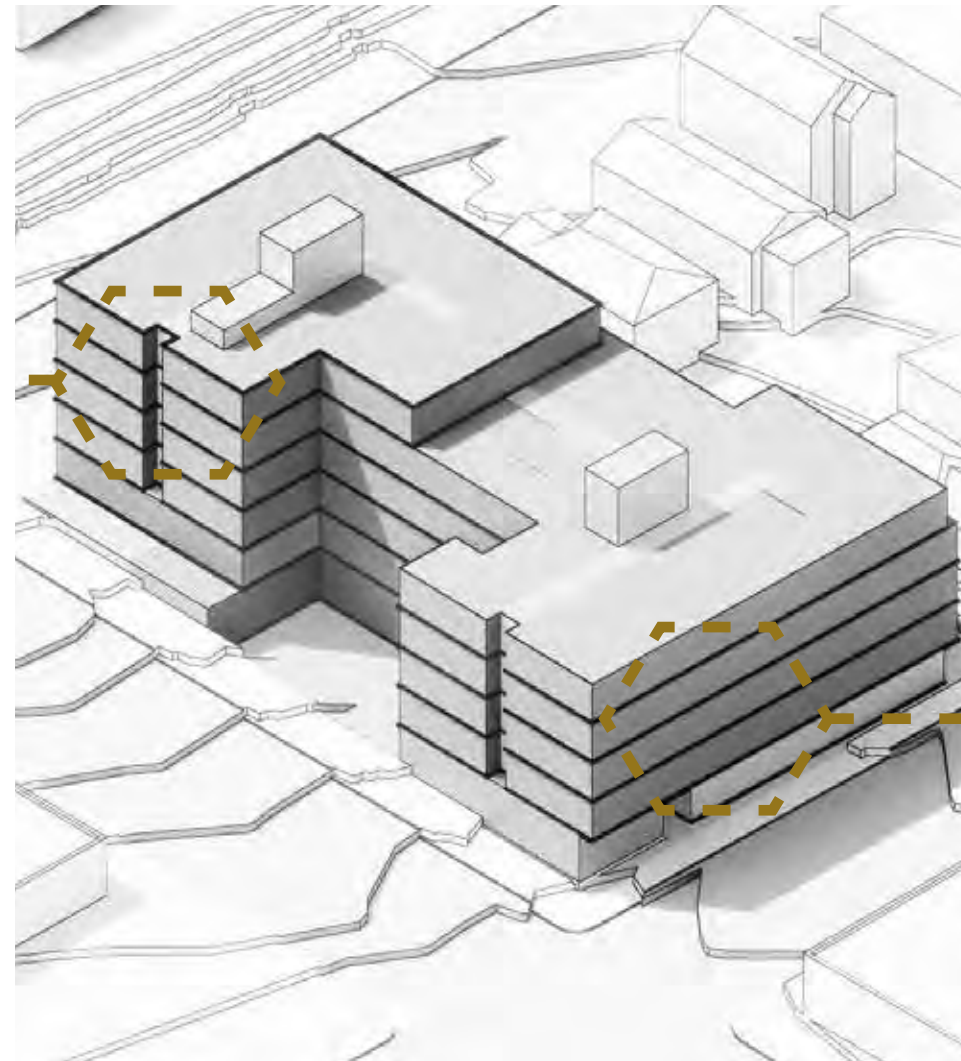


525 Federal Way

## architectural applications



fenestration

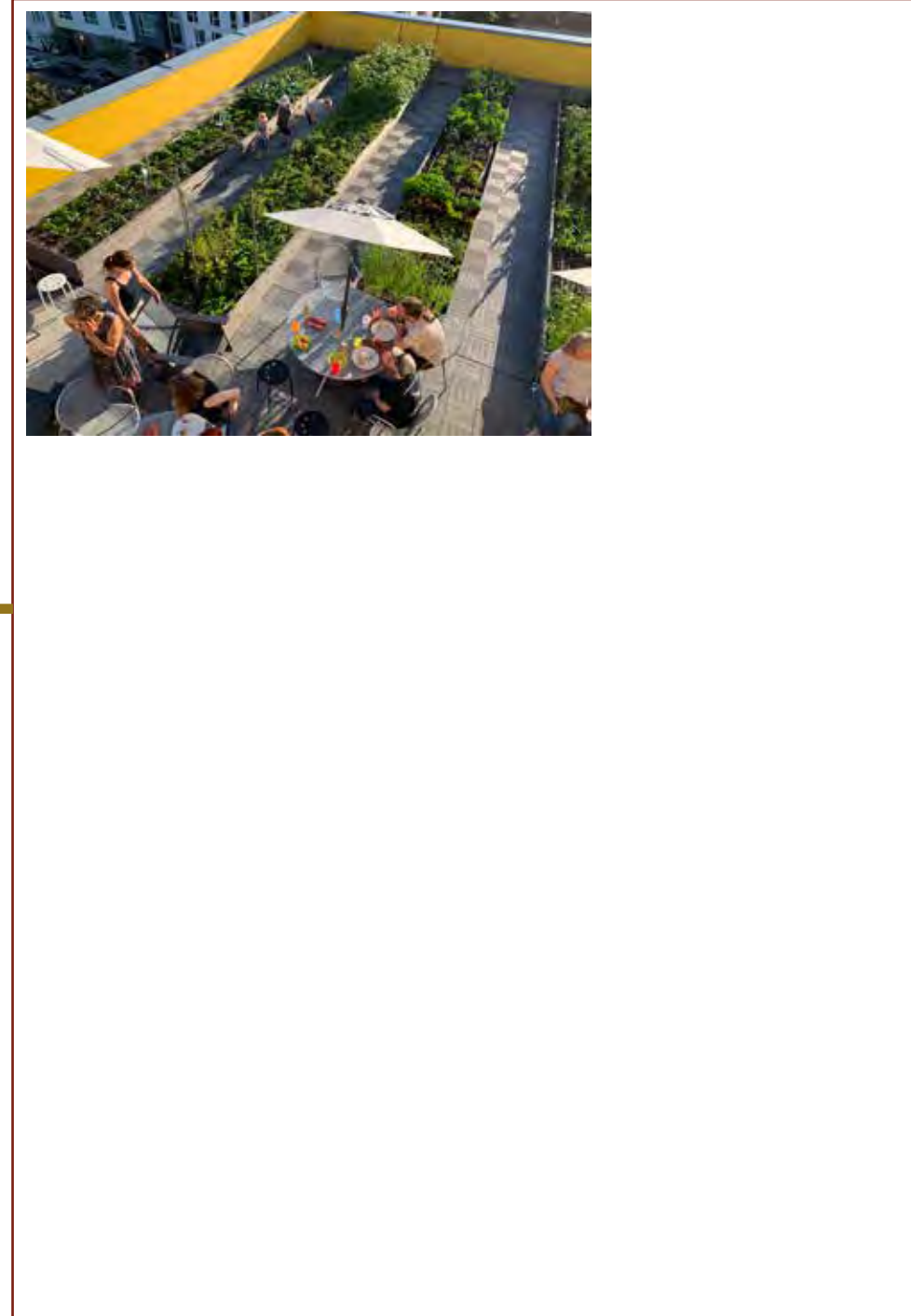
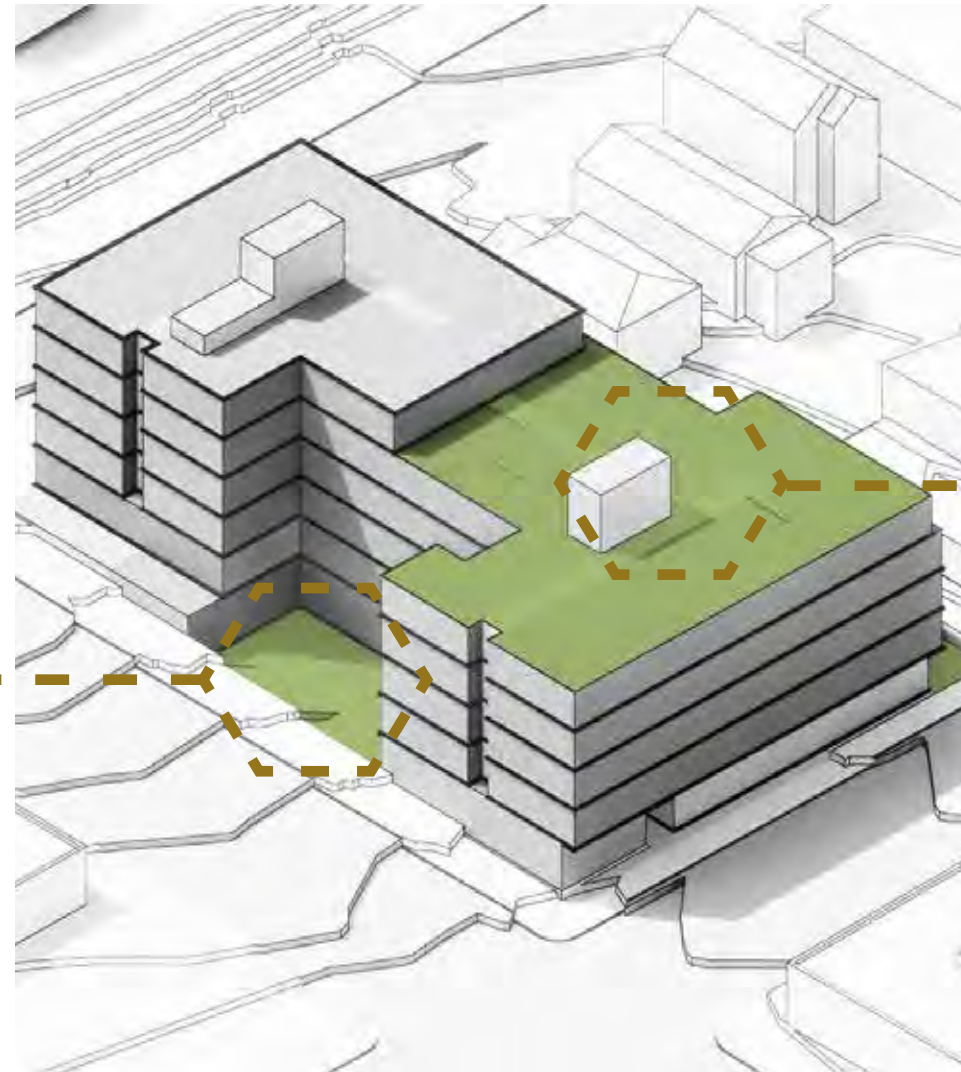


balconies

## 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>	

ACER HOUSE LLC

**MIMAR STUDIO**  
PLANNING & DESIGN

**schemata**  
workshop



**Acer**  
— HOUSE —



# 3037717-EG, DR

2210 E CHERRY ST  
MAP 112



Feet

0

150







**City of Seattle**  
 Department of Construction and Inspections  
 700 Fifth Avenue, Suite 2000  
 P.O. Box 34019  
 Seattle, WA 98124-4019  
 (206) 684-8850

SDCI Project Number

## Statement of Financial Responsibility/ Agent Authorization

<b>Project Address</b>	
------------------------	--

### NAME AND ADDRESS OF FINANCIALLY RESPONSIBLE PARTY (Required)

A. Name of Individual or Entity ( <i>Company, Partnership, etc.</i> ) Assuming Financial Responsibility	
B. Name of Individual Signing on Behalf of an Entity ( <i>Company, Partnership, etc.</i> )	
C. Financially Responsible Party Relationship to Property	<input type="checkbox"/> Property Owner <input type="checkbox"/> Property Lessee <input type="checkbox"/> Property Contract Purchaser  <input type="checkbox"/> Public Agency <input type="checkbox"/> Service Requestor (check only if request does not directly relate to the development of real property i.e. request for interpretation, legal building site letter)
D. Mailing Address ( <i>of individual signing statement</i> )	
E. Telephone ( <i>of individual signing statement</i> )	
F. Email ( <i>of individual signing statement</i> )	

**Individual Declaration of Financial Responsibility** (*must match the individual's name listed in "A" above*)

I \_\_\_\_\_ (printed name) declare that I am the \_\_\_\_\_ (relationship to project or service request) and that I am responsible for payment of all fees associated with this project or other request to SDCI requiring payment of fees, including all hourly or other fees which may accrue during the review and/or post-issuance whether the permit is issued or whether the application is canceled or denied before the permit is issued.

---

Signature Date

**Entity Declaration of Financial Responsibility** *(must match the individual name in "B" above and have authority to bind entity named in "A" above)*

I \_\_\_\_\_ *(printed name)* declare that in my capacity as \_\_\_\_\_ *(position within entity - ie manager, CFO, etc)* for \_\_\_\_\_ *(financially responsible entity named in "A" above)* I have the authority to bind the Financially Responsible party named above to payment of all fees associated with this project or other request to SDCI requiring payment of fees, including all hourly or other fees which may accrue during the review and/or post-issuance whether the permit is issued or whether the application is canceled or denied before the permit is issued.

---

Signature

Date

**AGENT AUTHORIZATION (Optional):**

I hereby authorize the individual named below to act as the primary contact (aka primary applicant) for this project. This individual is not responsible for the payment of fees.

Primary Applicant Name: \_\_\_\_\_

Primary Applicant Phone: \_\_\_\_\_

Primary Applicant Email: \_\_\_\_\_

Primary Applicant Address: \_\_\_\_\_