

# Holgate Townhomes

1902 24th Ave S - Project number 3014704

1909 25th Ave S - Project number 3017027

Architect

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## statement of development objectives

*Project Description:* The townhomes at Holgate aim to create new, vibrant urban dwellings that will foster an enhanced quality of life for the North Rainier Community.

Project # 3014704:

*Lot area:* 12,003 sf

*Proposed number of dwelling units:* 13 ground-related dwellings

*Amount of residential square footage:* 17,080 sf

*Amount of garage square footage:* 3,528 sf

*Number and type of Residential Units:* 13 townhouses / rowhouses

*Parking:* 13 parking stalls

Project # 317027:

*Lot area:* 14,884 sf

*Proposed number of dwelling units:* 15 ground-related dwellings

*Amount of residential square footage:* 19,936 sf

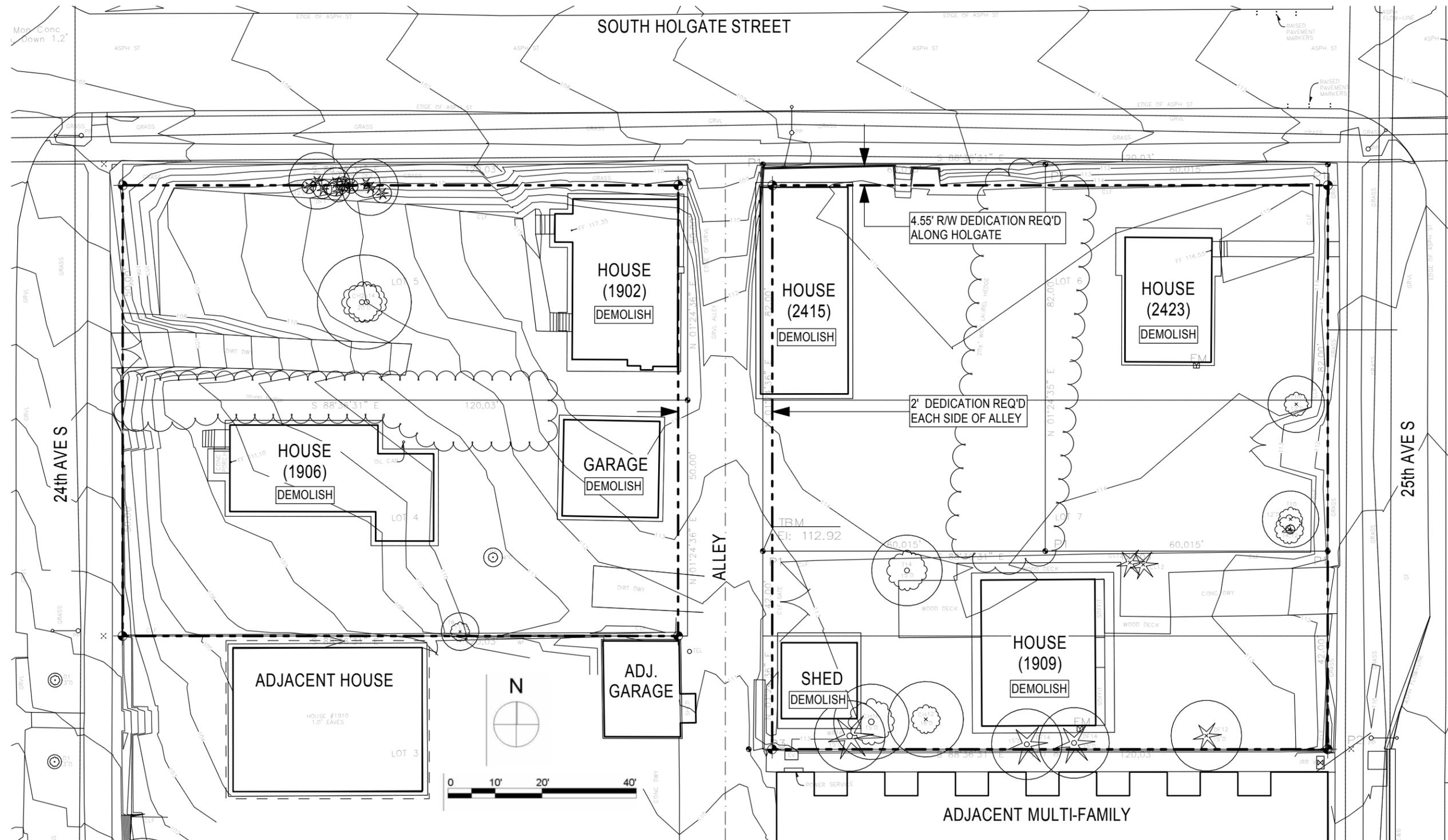
*Amount of garage square footage:* 3,988 sf

*Number and type of Residential Units:* 15 townhouses / rowhouses

*Parking:* 15 parking stalls



Holgate townhomes - 1902 24th Ave S. & 1909 25th Ave S



1902 24th Ave S - Project number 3014704

1909 25th Ave S - Project number 3017027

Holgate townhomes - 1902 24th Ave S. & 1909 25th Ave S



## context analysis: area surrounding site

### Existing Site

**Location:** This site is bounded on the north side by South Holgate Street, on the west side by 24th Ave S and on the east by 25th Ave S. There is an alley running north and south that bisects the property, connecting to S. Holgate to the north and S. Plum to the south.

**Topography:** The site generally from the northeast (corner Holgate and 25th) to the southwest (SW corner of the site on 24th). The site is fairly gentle in slope, but drops steeply at the SW corner.

**Access:** All three frontage roads are paved with asphalt, but there are no curb/gutter/sidewalk improvements currently at the site. These improvements will be installed as part of our project scope.

### Site Analysis Summary

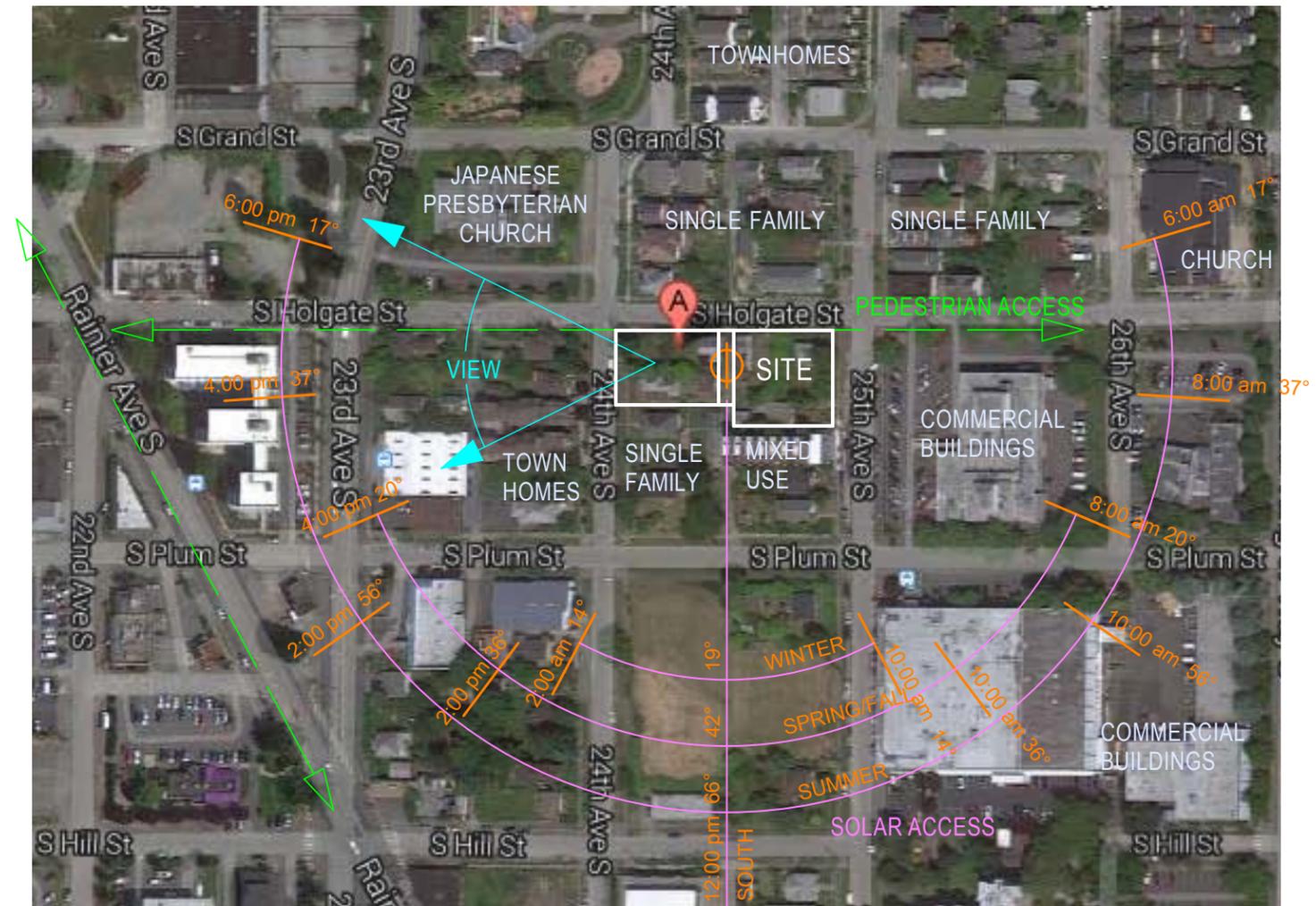
**Vicinity:** The site is located in a sporadically developed part of the city. There is more intensive development to the west along Rainier Ave S. There is an architecturally significant church building diagonal from the site to the northwest. There are large existing commercial buildings to the east across 25th Ave S. Directly south of the site along 25th is a fairly new mixed use (or live/work) structure that contains 8 residential units. A block north of the site are several groupings of townhomes. Otherwise, the typical development pattern is that of single family homes.

**Pedestrian Access:** Most pedestrian access will be from the east and west, coming up from Rainier Ave S to the west and MLK jr. way to the east. There are no sidewalks on the south side of Holgate, these will be added as part of the project scope.

**Zoning:** The property is zoned C1-40. Adjacent blocks to the south, east and west are also zoned commercial. The block directly north is zoned LR-2, but developed mostly as single family residential.

**Views from Site:** With the Rainier valley topography falling away to the west, there are some territorial views in this direction.

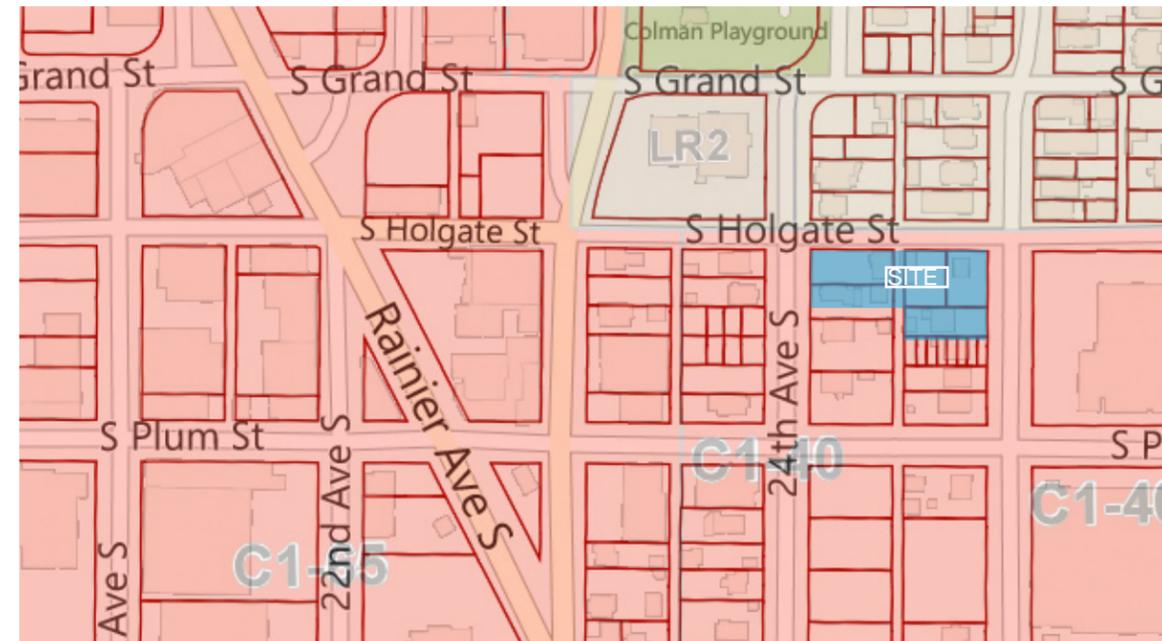
**Views Toward Site:** The site constitutes two block corners and thus has some visual prominence.



CONTEXT ANALYSIS MAP



- Lot Area:** 26,887 sf before street and alley dedications
- Zoning:** C1-40 / North Rainier Hub Urban Village / Southeast Seattle Reinvestment Area
- ECA:** N/A
- Commercial Use:** None
- Residential Use:** 12 New rowhouse units and 16 new townhouse units in 6 structures.
- FAR:** Table A for 23.47A.013: Maximum Floor Area Ratio (FAR): Allowed FAR is 3.0.  
Calculation: 26,887 sf x 3.0 = 80,660 sf allowed FAR  
No FAR minimum limits.
- Density Limit:** No Limit
- Height:** From 23.47A.012: 40 base height limit allowed at this site. 4' of additional height for rooftop features such as railings is allowed per 23.47A.012.C.2. 15' of additional height for rooftop features such as a stair penthouse is allowed per 23.47A.012.C.4.
- Setbacks:** No setback requirements
- Street level development standards:** 23.47A.008: Floor levels of residential uses must be a minimum of 4' above or below the adjacent sidewalk grade. Blank facade segments must not exceed 40% of the length of the building facade. Blank facades must not exceed 20' in length.
- Parking:** None required per 23.54.015. Site is listed as being served frequently by transit.
- Parking Access:** Must be from alley per 23.47A.032.A.1.
- Bicycle Parking:** 1 bike parking space is required per 4 dwelling units per 23.54.015. A minimum of 7 dedicated bike parking spaces will be provided on site.
- Amenity Area:** An amenity area equal to 5% of the gross floor area of each dwelling unit is required per 23.47A.024. Roofdecks at all units will provide private amenity area far exceeding this requirement.
- Tree Protection:** No significant or exceptional trees present on site.
- Green Factor:** A Green Factor score of .30 is required for this site.



ZONING MAP



Image credit: Google Earth



Holgate townhomes - 1902 24th Ave S. & 1909 25th Ave S

context analysis: area surrounding site



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1 Colman Playground



6 American Red Cross



7 Therapeutic Health Service-  
Youth Branch



8 Mockingbird Society



9 Northwest African American Museum



2 Japanese Presbyterian Church



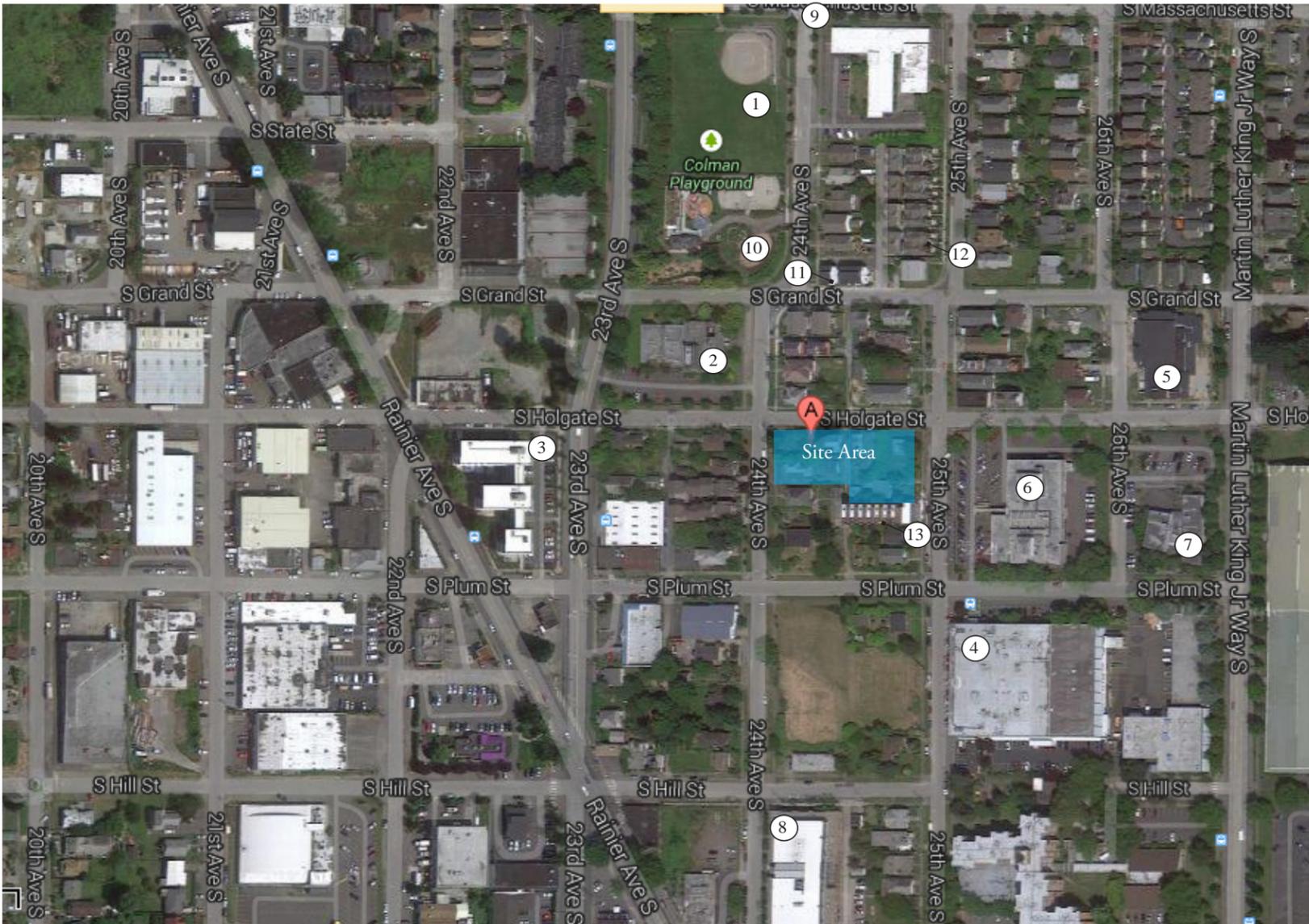
3 Wellspring Family Services



4 The Lighthouse for the Blind, Inc.



5 Church of Christ Holgate



VICINITY MAP



10 The Childrens Playgarden



11 Townhomes



12 Rowhouses



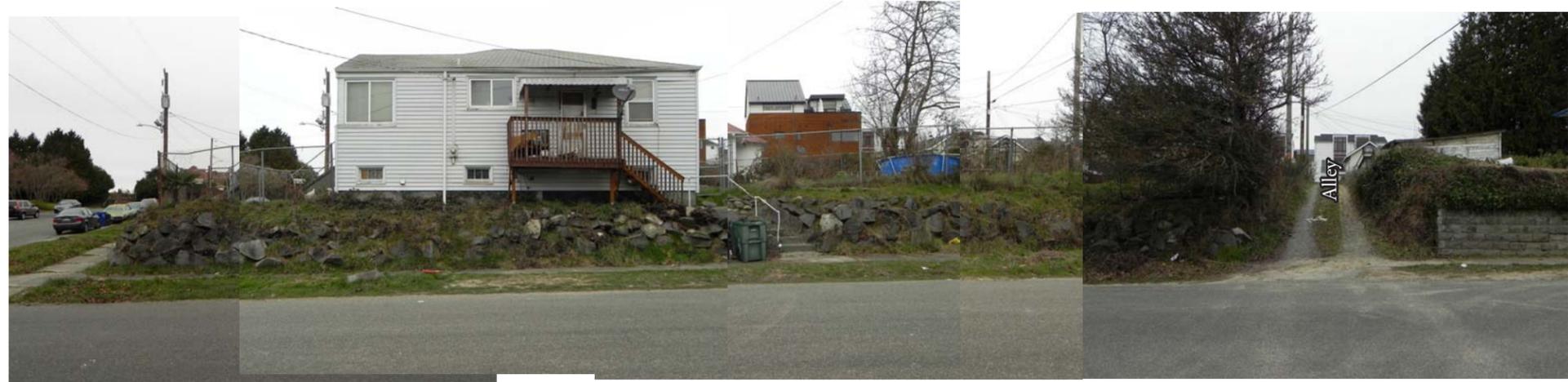
13 1915 25th Ave Bldg. -Mixed use

Holgate townhomes - 1902 24th Ave S. & 1909 25th Ave S



context analysis: photo montage of streets

LR2

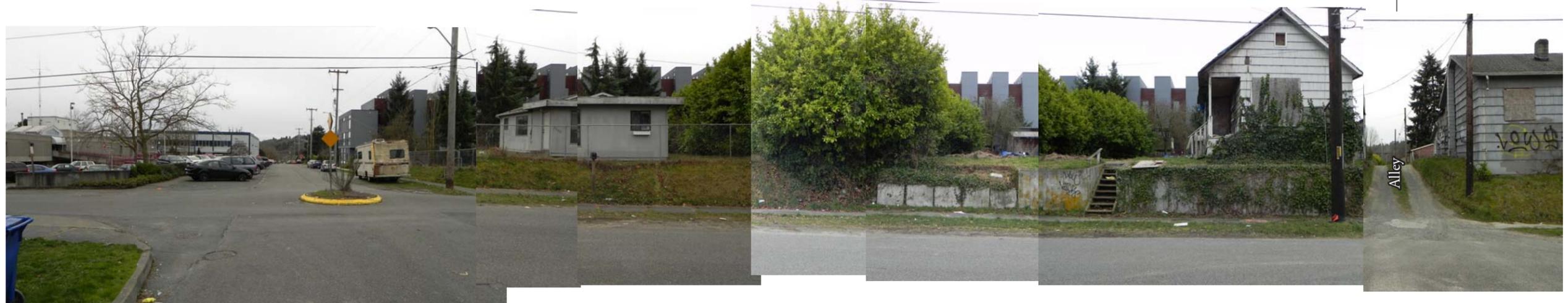


1 S. HOLGATE STREET LOOKING NORTH

C1-40 zone

proposed project site C1-40 zone

25th Ave S



3 S HOLGATE ST-LOOKING SOUTH

Holgate townhomes - 1902 24th Ave S. & 1909 25th Ave S



LR2

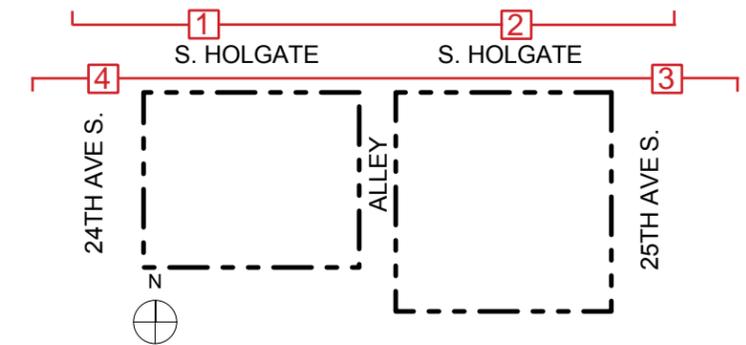


2 S. HOLGATE STREET LOOKING NORTH

proposed project site C1-40 zone



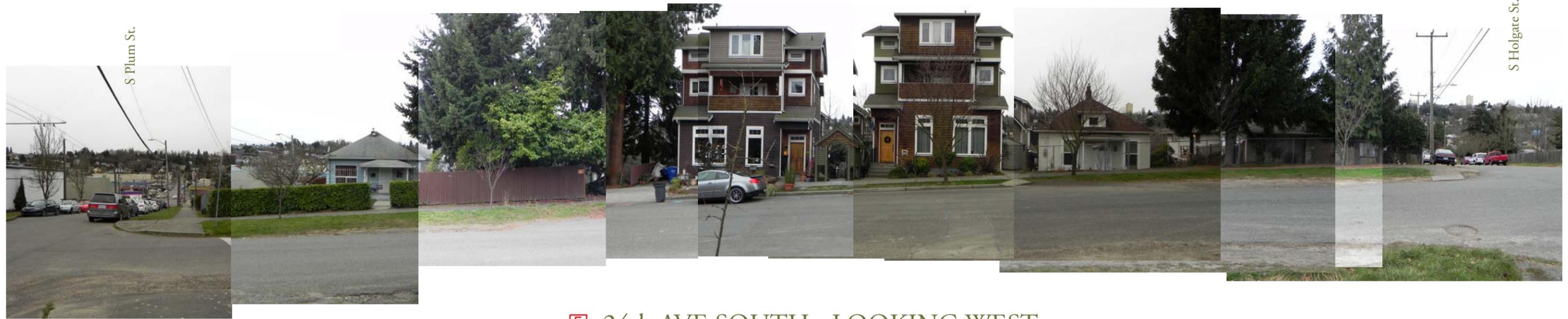
4 S HOLGATE ST-LOOKING SOUTH





context analysis: photo montage of streets

C1-40

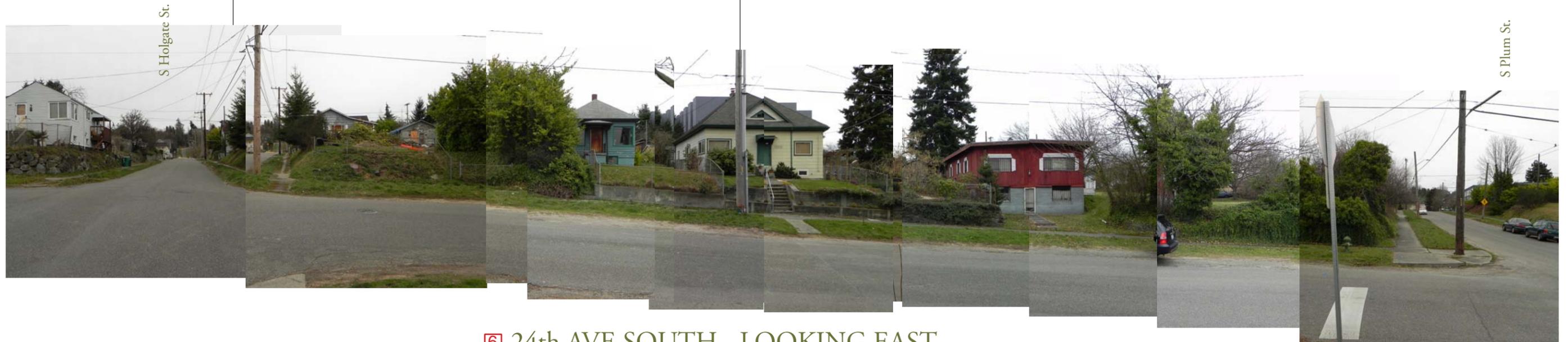


5 24th AVE SOUTH - LOOKING WEST

LR-2

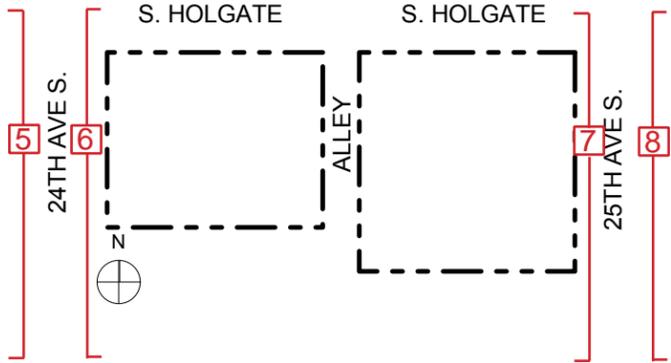
proposed project site C1-40 zone

C1-40

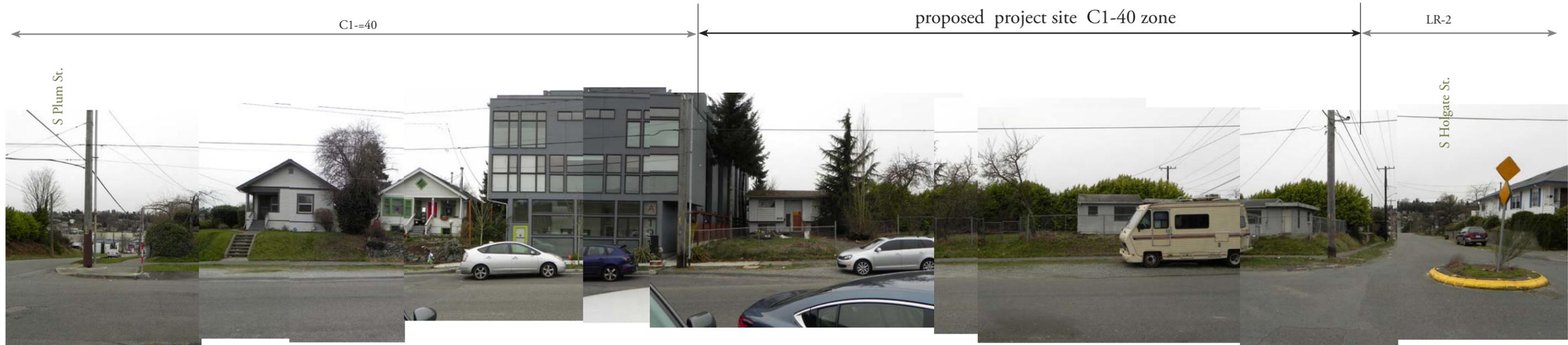


6 24th AVE SOUTH - LOOKING EAST

Holgate townhomes - 1902 24th Ave S. & 1909 25th Ave S



8 25th AVE SOUTH - LOOKING EAST



7 25th AVE SOUTH - LOOKING WEST

Holgate townhomes - 1902 24th Ave S. & 1909 25th Ave S



# context analysis: topo and tree survey

## TREE DESCRIPTIONS

- A Apple Tree (Pyrus)
- CH Cherry (Prunus cerasus)
- CL Cedar of Lebanon (Cedrus libani)
- CM Camellia (Camellia japonica)
- D Deciduous (Can't Determine Species)
- DF Douglas Fir (Pseudotsuga menziesii)
- F Fir (Abies)
- Laurel (Laurus nobilis)
- M Maple (Acer)
- R Large Rock
- RP American Red Plum (Prunus americana)
- T Fruit Tree (Can't Determine Species)
- WR Western Red Cedar (Thuja plicata)



## LEGAL DESCRIPTIONS

1906 24th AVE S:

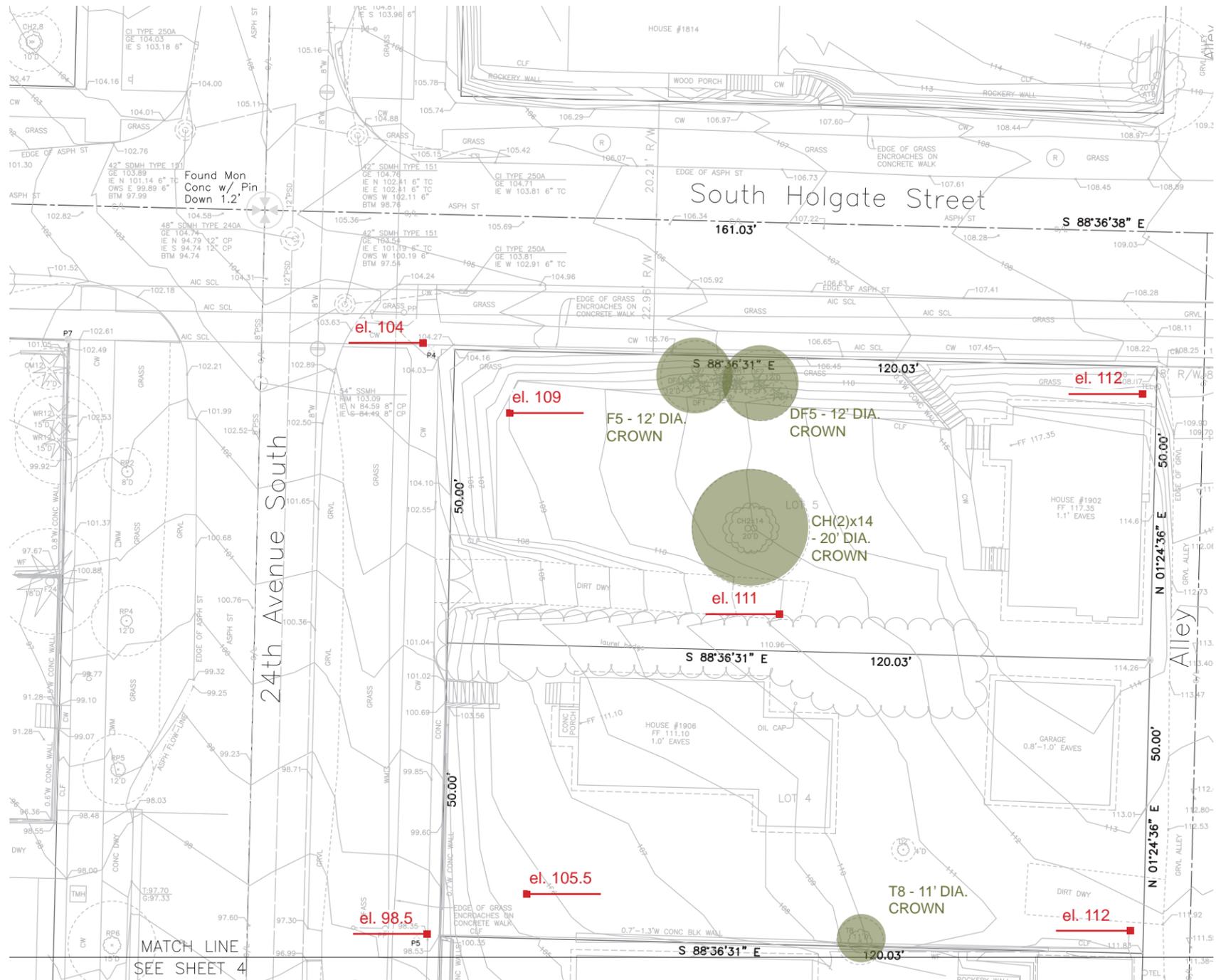
LOT 4, BLOCK 46, CENTRAL SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 57, RECORDS OF KING COUNTY, WASHINGTON.

APN 149830-2930

1902 24TH AVE S:

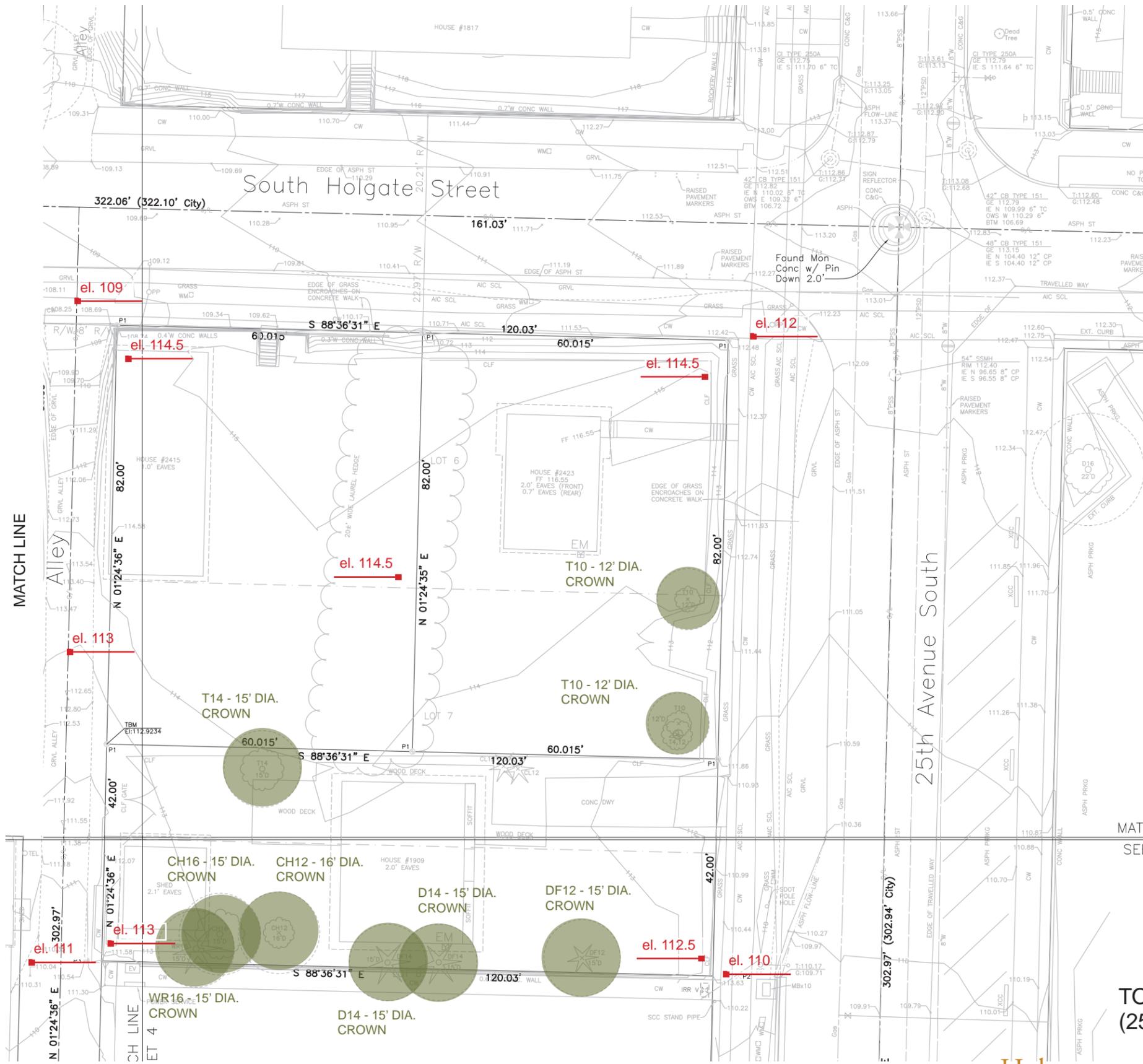
LOT 5, BLOCK 46, CENTRAL SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 57, RECORDS OF KING COUNTY, WASHINGTON.

APN 149830-2935



TOPOGRAPHIC AND TREE SURVEY  
(24TH AVE S TO ALLEY)

REMOVE ALL TREES FROM SITE  
NO EXCEPTIONAL TREES ON SITE



## LEGAL DESCRIPTIONS

2415 S HOLGATE ST:

THE WEST HALF OF THE NORTH 32 FEET OF LOT 7 AND THE WEST HALF OF LOT 6, BLOCK 46, CENTRAL SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 57, RECORDS OF KING COUNTY, WASHINGTON.

APN 149830-2952

2423 S HOLGATE ST

THE EAST HALF OF THE NORTH 32 FEET OF LOT 7 AND THE WEST HALF OF LOT 6, BLOCK 46, CENTRAL SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 57, RECORDS OF KING COUNTY, WASHINGTON.

APN 149830-2956

1909 25TH AVE S:

THE SOUTH 18 FEET OF LOT 7 AND THE NORTH 24 FEET OF LOT 8, BLOCK 46, CENTRAL SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 57, RECORDS OF KING COUNTY, WASHINGTON.

APN 149830-2970

## TOPOGRAPHIC AND TREE SURVEY (25TH AVE S TO ALLEY)

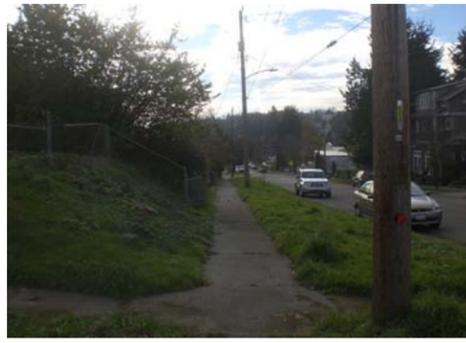
Holgate townhomes - 1902 24th Ave S. & 1909 25th Ave S



existing site conditions: site photos



1. Looking north from Holgate and 24th Ave S



2. Looking south from Holgate and 24th Ave S



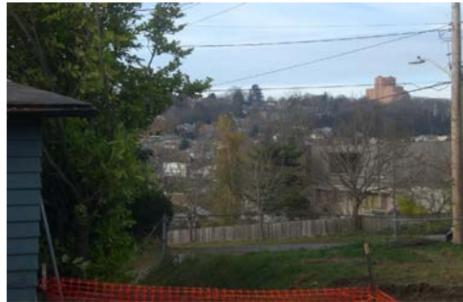
5. Looking north from site up alley



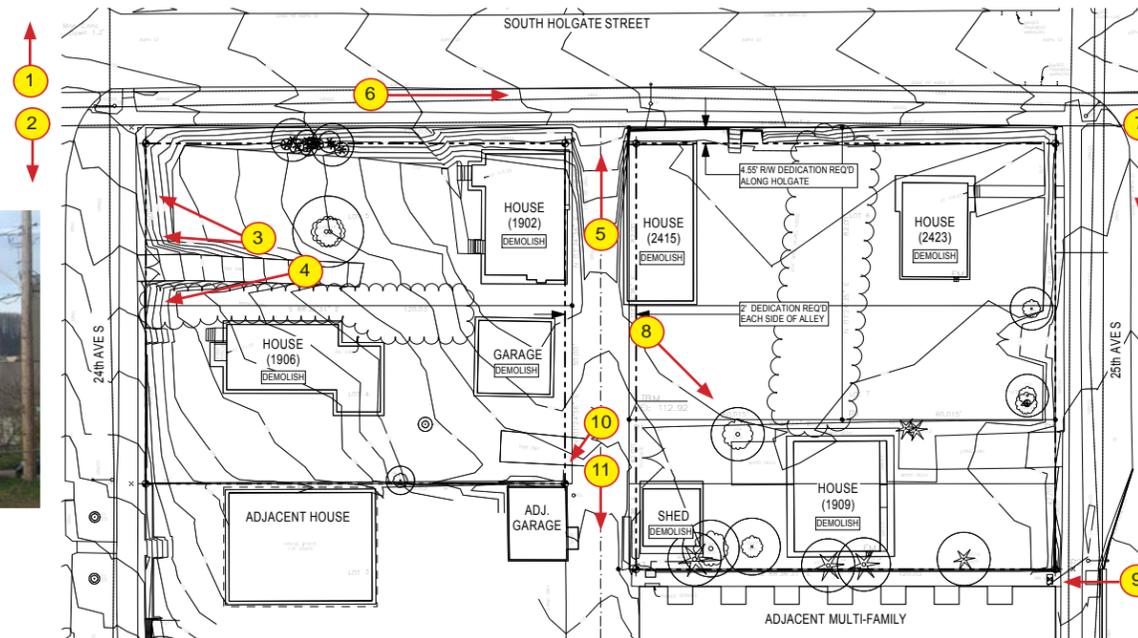
6. Sidewalk view down Holgate to east



7. Looking south from Holgate and 25th Ave S



3. Views to West / Northwest



8. Mixed use building from site



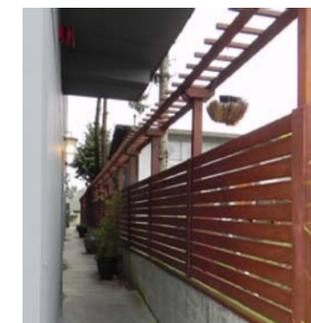
4. From site to Southwest



11. Looking south from site up alley

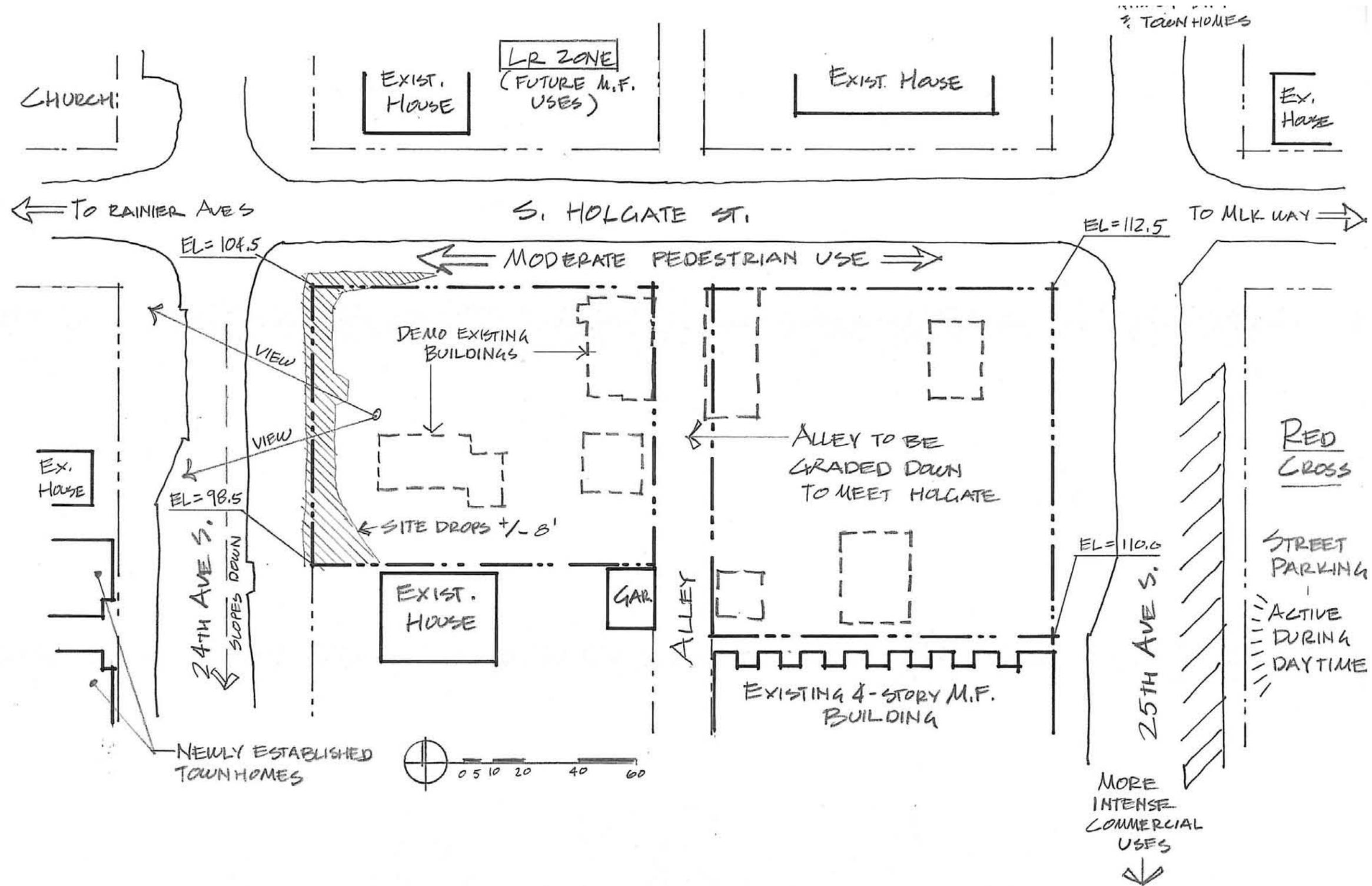


10. Garage west of alley, south of site



9. Site entry at north side of mixed use building

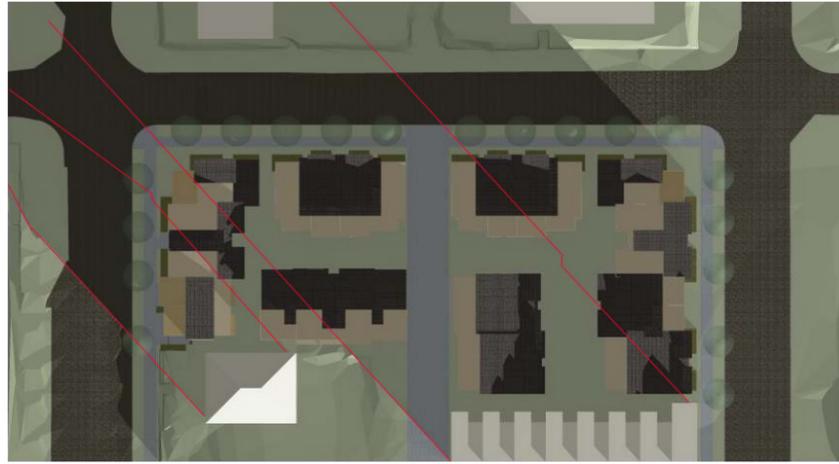
Holgate townhomes - 1902 24th Ave S. & 1909 25th Ave S



Holgate townhomes - 1902 24th Ave S. & 1909 25th Ave S



DEC 21 AT 10AM



JUNE 21 AT 10AM



DEC 21 AT NOON



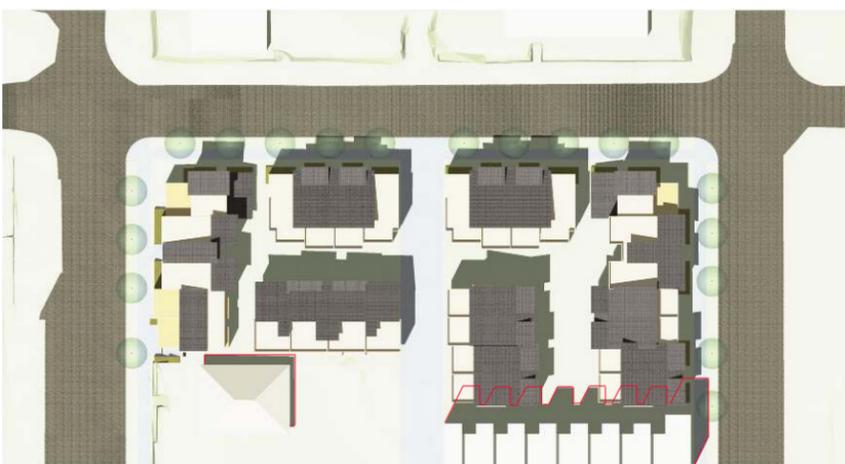
JUNE 21 AT NOON



DEC 21 AT 2PM



JUNE 21 AT 2PM



Holgate townhomes - 1902 24th Ave S. & 1909 25th Ave S



MAR 21 AT 10AM



MAR 21 AT NOON



Shadows cast by existing buildings shown with red outline

MAR 21 AT 2PM



## design guidelines:

### CS1: Natural Systems and Site Features

#### B.2. Sunlight and Natural Ventilation - Daylight and Shading

Buildings are laid out in such a way as to provide daylight on at least two sides of every dwelling unit. Dwellings units are organized into blocks of four to seven units, with adequate space between the buildings to provide access to natural light.

#### C.2: Topography - Elevation Changes

The dwelling units step down the hill along South Holgate to reflect the topography of the land. Along 25th, the grade is used as a way of providing privacy for the dwelling units where we are proposing building closer to the property line. Where the grade separation is quite steep along 24th (at the SW corner of the site), garages are slung under the dwelling units to follow a well-established Seattle pattern. Where the topography is fairly flat along 25th Ave, dwellings are stepped only slightly to reflect this condition.

### CS2: Urban Pattern and Form

#### A.1: Location in the City and Neighborhood - Sense of Place.

The physical context of the neighborhood is not well established at this location. It is an area of transition between an LR2 zone to the north and C zones to the south. Currently, there is a mixture of townhomes, commercial buildings, churches and single-family residences in the immediate vicinity. With this project, we intend to establish a neighborhood precedent for quality higher-density residential living.

#### B.2: Adjacent Sites, Streets and Open Spaces - Connection to the Street.

Holgate Townhomes will create a strong connection to the street in three ways. 1. Create multiple residential entry stoops directly adjacent to the sidewalk, 2. Create two primary and two secondary site entries from the street to access internal courtyards, 3. Enhance the street presence by improving the rights-of-way with sidewalks and planting strips, and by use of raised planters in front of the dwellings.

#### C.1: Relationship to the Block - Corner Sites.

Holgate Townhomes is unique in that it calls for the re-development of two street corners. We intend to step down the scale of the buildings at both corners, and to step the buildings back away from the street corners. This will allow for development of a pedestrian 'event' at one or both corners. Scaling the buildings down at both corners allows a transition between the lower-scale residential development (to the north) to the more intense commercial development to the south.

#### D.1: Height, Bulk and Scale - Existing Development and Zoning:

The building south of our site on 25th Ave S is a four-story mixed-use structure that is quite tall (around 38'). Holgate Townhomes will address the bulk of this building with a taller facade at this edge, and will step down in height and back away from the property line as the facade moves north. Our strategy is similar along 24th Ave S, but we are proposing a lower facade that steps back to recognize the existing wood-framed house to the south.

#### D.3: Height, Bulk and Scale - Zone Transitions:

As previously mentioned, the zoning of the sites to the north (across Holgate) are zoned LR2, a zone intended for lowrise residential structures. We intend to respect this zone transition with the following strategies: 1. Building

to a front setback that is a balance between the commercial zone that we are in (0') and the setback required for a typical lowrise townhouse project (7'). We are proposing a 4' minimum setback and an average of 5'. 2. Building to an average height that is more in keeping with the type of housing that will be built across the street: 30' tall and three stories.

### CS3 Architectural Context and Character

#### A.2 Contemporary Design and A.4, Evolving Neighborhoods:

Given the lack of Architectural context at this site, we are proposing a more contemporary set of forms and materials. These townhomes will relate to the urban edge with well-proportioned rectilinear forms and edgy materials such as concrete and metal. Blended with these materials, however, will be more residential materials such as painted panel cladding and stained wood which will relate the dwellings to their single family neighbors to the north.

### PL1 Connectivity

#### B.3: Walkways and Connections - Pedestrian Amenities:

All entries to dwellings adjacent to the street will be highly visible. In addition, two primary site entrances will be created along Holgate to welcome pedestrians into the site. We are also proposing an expanded sidewalk patio at both site corners. This will be a location for special pedestrian-oriented landscaping and/or site features such as seating, plantings or lighting. Finally, we intend to develop the interior of the site as a woonerf, providing solid pedestrian connections both on the street edge, and within the site itself.

### PL2 Walkability

#### B.1: Safety and Security - Eyes on the street and B.2 Lighting for safety:

In addition to entries being located on the street, main living spaces on the second floor of the street-facing dwellings will orient to the street with large windows that have direct visual access to the sidewalk. In some instances, balconies will be installed as a way of engaging better with the street. At in the courtyard (woonerf) interiors, entries will be oriented to the interior of the courtyard. Second floor living spaces will also orient to the courtyard and provide means of monitoring and connecting with the pedestrian and vehicular access points. Entry and courtyard lighting will be provided to help create and safe pedestrian environment.

### PL3 Street Level Interaction

#### A.1.d: Entries - Individual entries for ground-related housing.

We are proposing two different typical entry conditions: Single entry stoops and paired entry stoops. This helps created different levels of community interaction depending on the dwelling, and creates a variation in the massing rhythm of the facades. Entries are recessed from the front of the facade to help provide cover and to promote privacy.



### *A.2 Entries - Ensemble of Elements:*

The entry sequence is comprised of multiple components. Entry steps, entry stoop, recessed entryway, sheltering cover and flanking planters. All of these components work together to create an appropriate balance of privacy and street connection.

#### *B.2: Residential Edges - Ground Level Residential:*

Vertical modulation will be used to emphasize the location of entries. Planter boxes with landscaping will create a graceful transition from street to front wall of dwellings.

#### *B.4 Residential Edges - Interaction:*

As mentioned above, many of the street-facing entries are grouped together to encourage interaction. Additionally, common entries from Holgate lead to interior courtyard spaces that enliven the spaces between the buildings.

## *PL4 Active Transportation:*

### *B.2 Planning ahead for bicycles - Bike facilities*

Individual bicycle parking spaces will be provided in many of the proposed garages. In addition, parking racks for bikes will be provided on the site near the common entries.

## *DC1 Project Uses and Activities*

### *C.2 Parking and Service Uses - Visual impacts*

Minimal garage entrances are proposed from the street, and they are located in such a way as to downplay their visual impact and blend with adjacent facades. Landscape planters and pedestrian entries or walkways flank garage doors. Finally, garage facades are set back from the adjacent facades.

### *C.3 Parking and service Uses - Multiple Uses*

Parking areas at the interior of the site are set in woonerfs or courtyards. These spaces share other uses, including dwelling entries, landscaping, sport court and landscaping.

## *DC2 Architectural Concept*

### *A.1 Massing – Site Characteristics and Uses*

We have employed three main massing techniques to fit this proposal to its site.

*Vertical Stepping:* Along 25th Ave, the façade steps down from the existing mixed-use building south of the site to the corner at Holgate. This provides an appropriate height transition from commercial uses to the existing (and future) residential uses. We have used a similar technique along 24th Ave, but have pulled the southernmost façade down along the street in order to help transition to an existing smaller scaled wood frame house.

*Reinforcement of individual dwellings:* We are reinforcing the language of ground-related housing by using strong

vertical elements within the horizontal compositions.

*Horizontal Stepping:* We are opening up both street corners by stepping the structures back away from the streets to help soften the transition to a more intense zone, and to create an area for greater pedestrian use at the corners.

### *A.2 Massing – Reducing Perceived Massing*

In many instances, horizontal stepping is used to signal individual dwelling units. In some cases, dwellings are paired together in order to create a more pleasing composition. In all cases, dwelling entries are recessed to provide protection, privacy and visual relief.

### *B.2 Architectural and Façade Composition – Blank walls*

We are minimizing blank walls through the use of green screens, wall stepping, raised planter boxes, stairs/ stoops on the street, trellises and other architectural details.

## *DC3 Open Space Concept*

### *B.4 Open Space Uses and Activities - Multifamily Open Space*

We are proposing that the interior of the site be made into a Woonerf/courtyard space that will be used for multiple functions, including dwelling entries and gardens, outdoor play court, and auto access. By arranging living spaces to interact with these courtyards, we are ensuring that eyes are kept on these spaces to encourage security and community.

## *DC4 Exterior Elements and Finishes*

### *A.1 Building and Materials – Exterior Finish Materials*

We are selecting materials that are durable, maintainable and attractive. The key material palette for the project include metal cladding, stained wood siding and fiber cement board. The fiber cement board will act as a canvas for the textures of the metal and wood cladding.

### *D.2 Trees, Landscape and hardscape materials – Hardscape Materials*

Textured materials for the courtyard/woonerf areas will be carefully selected to help create scale appropriate spaces. Materials for other hardscape elements such as raised planters will be selected to add texture and richness to the composition.



# Identified precedents to meet design guidelines:



THORNTON PLACE BY MITHUN

EXTERIOR MATERIALS

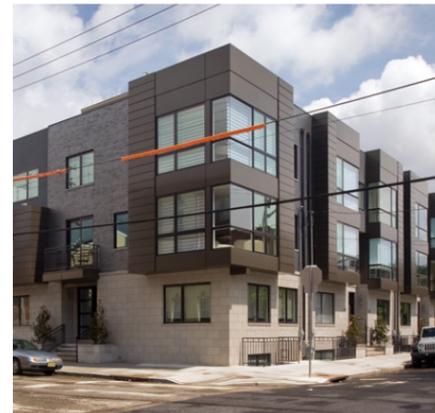
DC4 - A1: EXTERIOR BUILDING MATERIALS: METAL AND PAINTED FIBER CEMENT CLADDING OF A SIMILAR NATURE TO THIS IMAGE.



CICCHETTI ENTRY TRELLIS IN EASTLAKE

EXAMPLE OF SITE ENTRY - CONNECTION TO STREET

CS2 - B.2: ADJACENT SITES - CONNECTION TO STREET:  
- EXAMPLE SIMILAR TO SITE ENTRIES ON HOLGATE



PHILLY ROWHOUSES BY HARMAN DEUTSCH

CONTEMPORARY DESIGN

CS3 - A.2: CONNECTING DESIGN WITH MORE URBAN MATERIALS AND FORMS



PORTLAND ROWHOUSES BY MITHUN

EXAMPLE OF TYPICAL STREET LEVEL INTERACTION

PL3 - B.2& B4: GROUND LEVEL RESIDENTIAL:  
- VERTICAL MODULATION OF ENTRIES  
- PLANTER BOXES FORM A HORIZONTAL BASE



CAPITOL HILL TOWNHOMES

EXAMPLE OF TYPICAL STREET LEVEL INTERACTION

PL3 - A2: ENSEMBLE OF ELEMENTS:  
- RECESSED ENTRY  
- PLANTER  
- ENTRY STOOP WITH STEPS



FULTON ROWHOUSES IN SAN FRANCISCO BY MITHUN

WOONERF CREATES INTERNAL OPEN SPACE

DC3 - B.4: OPEN SPACE FOR MULTIPLE FUNCTIONS: ENTRY, PARKING, PLAY AREA, ETC.



IMAGE SOURCED FROM PINTEREST

ENTRIES MIXED WITH PARKING

DC1 - C.3: A SUCCESSFUL MIX OF DWELLING ENTRY, PARKING AND SHARED OUTDOOR SPACE.



ALKI TOWNHOMES BY JOHNSTON ARCHITECTS

PARKING AND SERVICE IMPACTS

DC1 - C2: VISUAL IMPACTS: GARAGES RECESSED WHERE THEY OCCUR AT STREET FRONTAGES. DWELLING/ SITE ENTRIES FLANK GARAGES.



YALE TOWNHOMES BY DVA

ADDRESSING TOPOGRAPHY/ELEVATION CHANGE

CS1 - C2: SETTING GARAGES UNDER THE DWELLING AS A MEANS OF CONNECTING LIVING SPACES TO OUTDOOR SPACES

## Holgate townhomes - 1902 24th Ave S. & 1909 25th Ave S

Neighborhood images to inform design development:



D A V I D  
V A N D E R V O R T  
A R C H I T E C T S  
A I A

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LOCAL COMMERCIAL PROJECT

- USE OF METAL CLADDING IN VERTICAL BLOCKS
- MIX OF MATERIAL TEXTURES
- APPROPRIATE SCALE OF LANDSCAPING AT STREET FRONTAGE



TOWNHOMES ON SOUTH GRAND

- GROUND RELATED
- CONTEMPORARY VERTICAL FORMS
- CREATIVE USE OF FIBER CEMENT PANEL



MIXED USE DIRECTLY SOUTH OF SITE

- MIX OF PAINTED PANEL AND WOOD CLADDING



JAPANESE PRESBYTERIAN CHURCH

- BUILDING ENTRY AS INSPIRATION FOR PEDESTRIAN SITE ENTRIES AT HOLGATE
- ELEGANT USE OF WOOD



RED CROSS

- TEXTURED CONCRETE FACADE



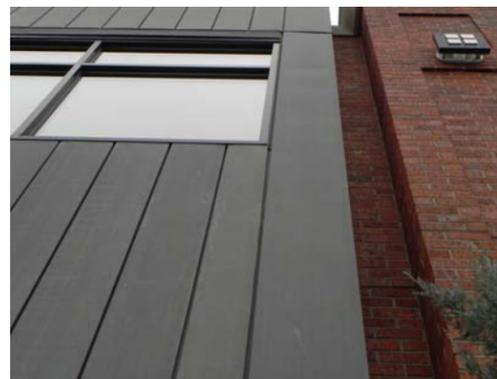
HOUSE ON 24TH AVE NORTH OF SITE

- WOOD CLADDING W/ PAINTED PANELS



NEW TOWNHOMES WEST OF RAINIER

- GROUND RELATED
- CONTEMPORARY VERTICAL FORMS
- TEXTURE VARIATIONS THROUGH MATERIAL CHOICES



LOCAL COMMERCIAL PROJECT

- USE OF RECESSED CHANNEL TO SEPARATE COMPONENTS



WELLSPRING CENTER

- METAL CLADDING WITH TEXTURE
- CLARITY OF FORM



THE CHILDREN'S PLAYGARDEN

- CONCRETE AND METAL
- STRATEGIC LANDSCAPE PLACEMENT

Holgate townhomes - 1902 24th Ave S. & 1909 25th Ave S



## Concept 1 (code complying):

*Site Plan Description:* 22 ground-related dwellings arranged in four buildings along Holgate, 24th and 25th Ave's. Six ground related dwellings in two buildings arranged along the alley. Attached parking garages for all dwellings. All perimeter dwellings are connected to the streets with raised porches.

*Project Statistics:* 28 units total. 28 attached garages.

*Design opportunities:* This plan uses the street frontage for as many direct unit entries as possible. This requires a long, narrow footprint that allows six dwellings to be arranged on the west (view) side of the site.

*Design constraints:* While dwelling frontages are maximized along the streets, the interior spaces of the site suffer as they are solely dedicated to vehicular access. The extremely narrow units create a hyper-vertical facade configuration. Additionally, the requirement for a raised first floor is a force in this configuration, requiring a transition back down to garages in each dwelling unit. The street corners are not treated well with this scheme. Three story facades are pushed close to the corners and garages for units 1 and 21 have their long sides against Holgate, closing down the connection between the dwellings and the street. Finally, the access driveways are quite close to Holgate, necessitating some sort of narrow screening device to shield the parking from the street.

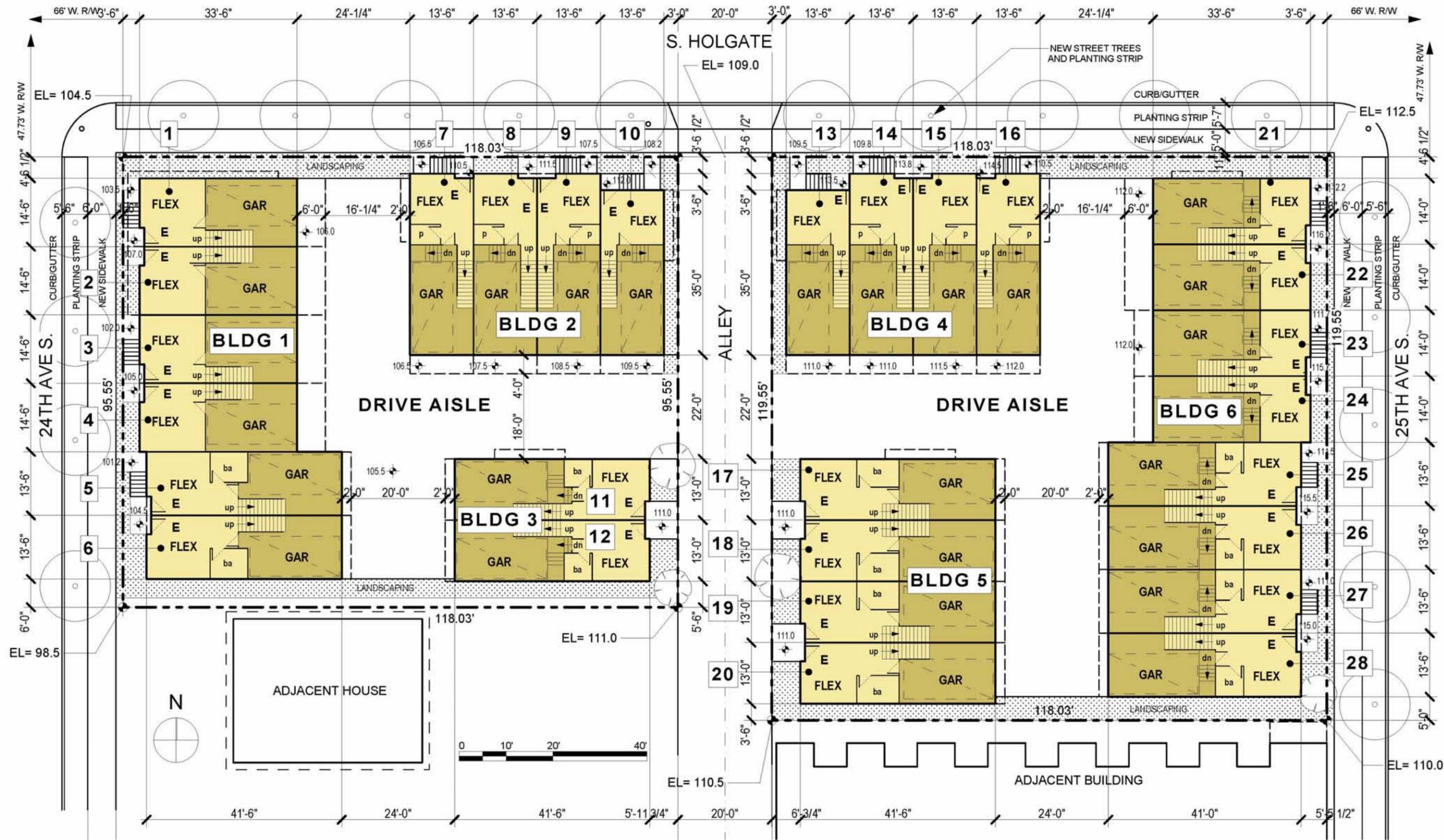
*Design Departures:* None required.



CONCEPT 1 MASSING STUDY

VIEW FROM HOLGATE AND 24TH AVE

Holgate townhomes - 1902 24th Ave S. & 1909 25th Ave S

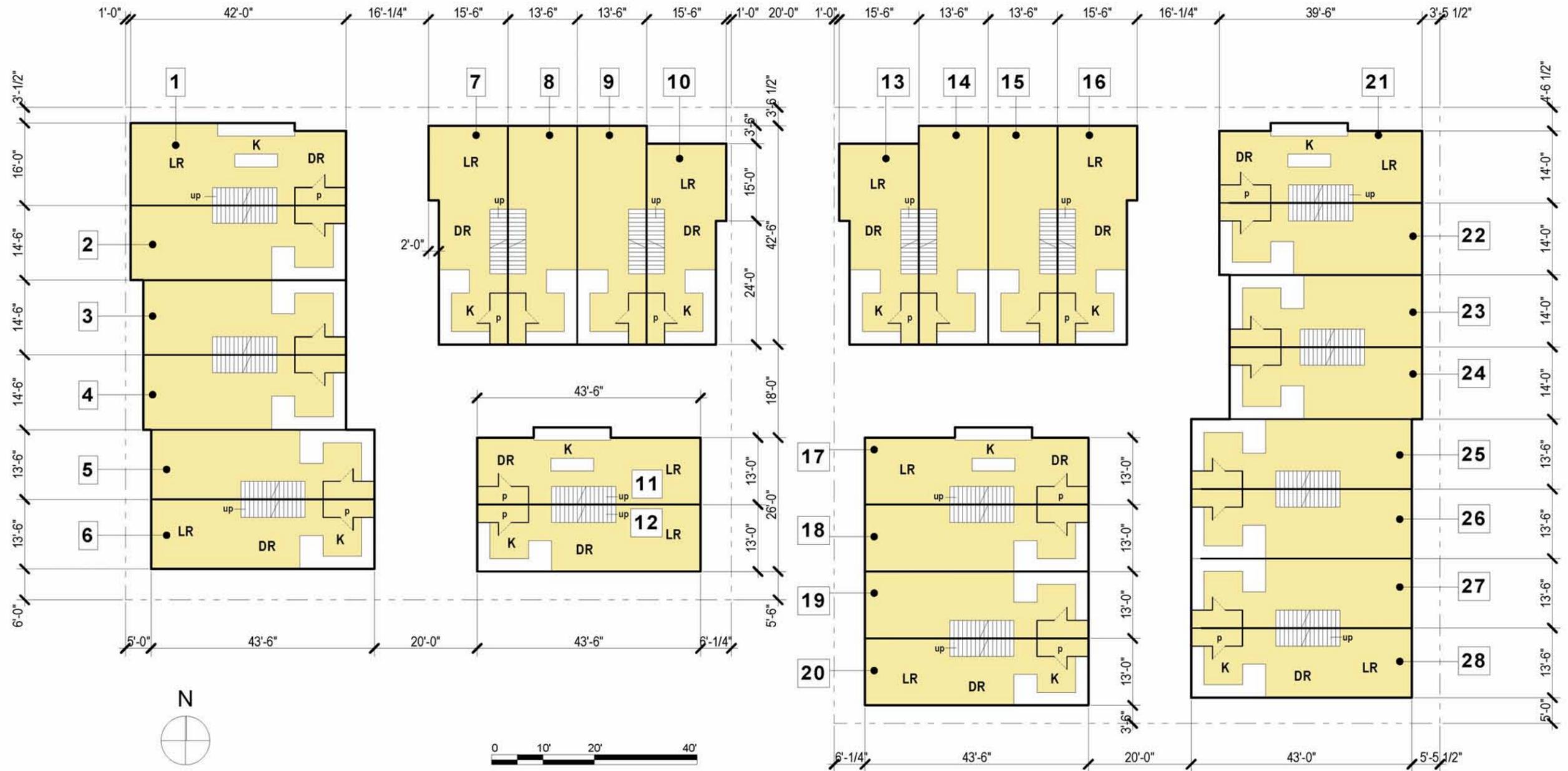


CONCEPT 1 SITE PLAN (CODE COMPLYING)

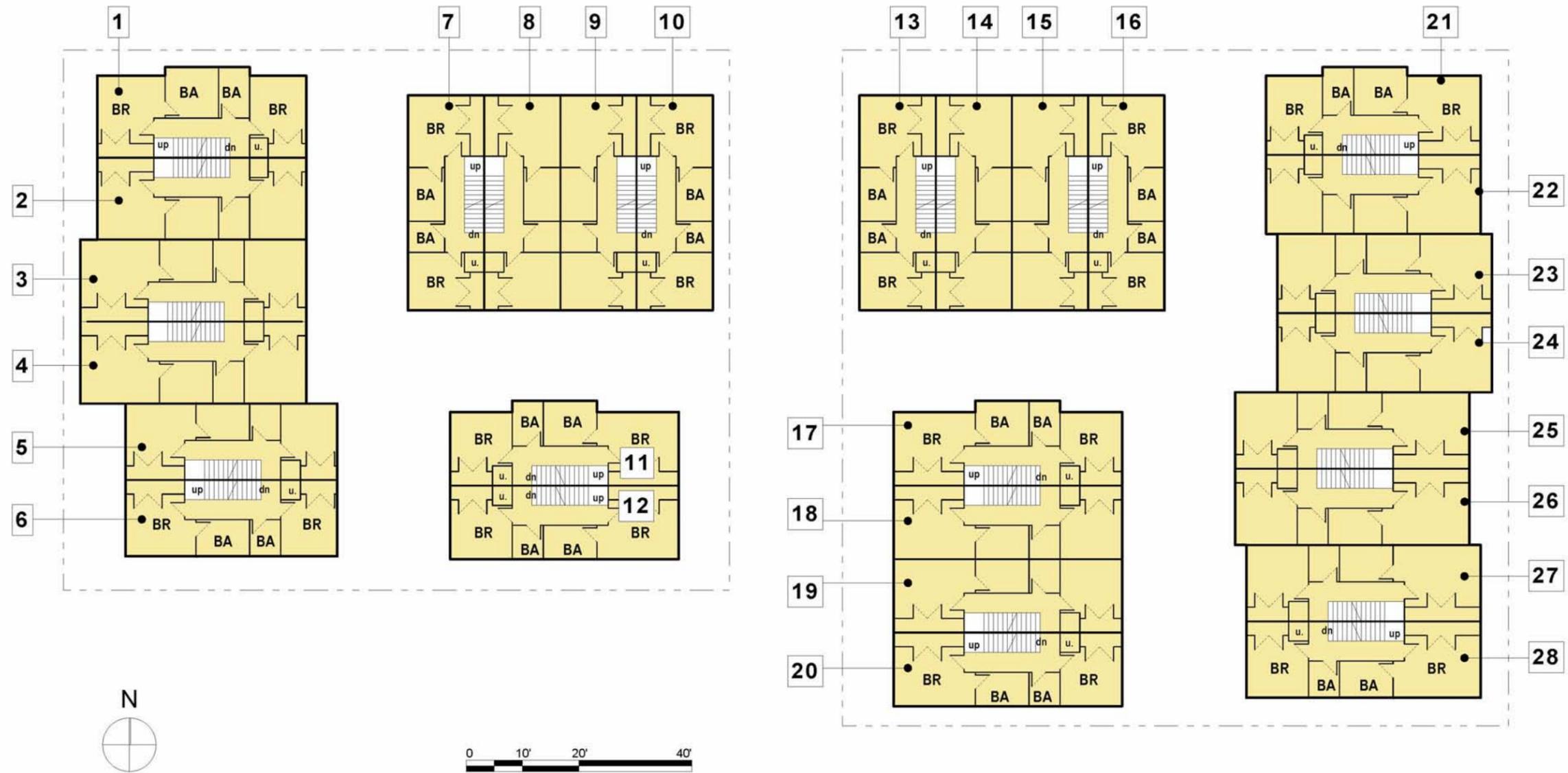
Holgate townhomes - 1902 24th Ave S. & 1909 25th Ave S



# Concept 1 Floorplans:



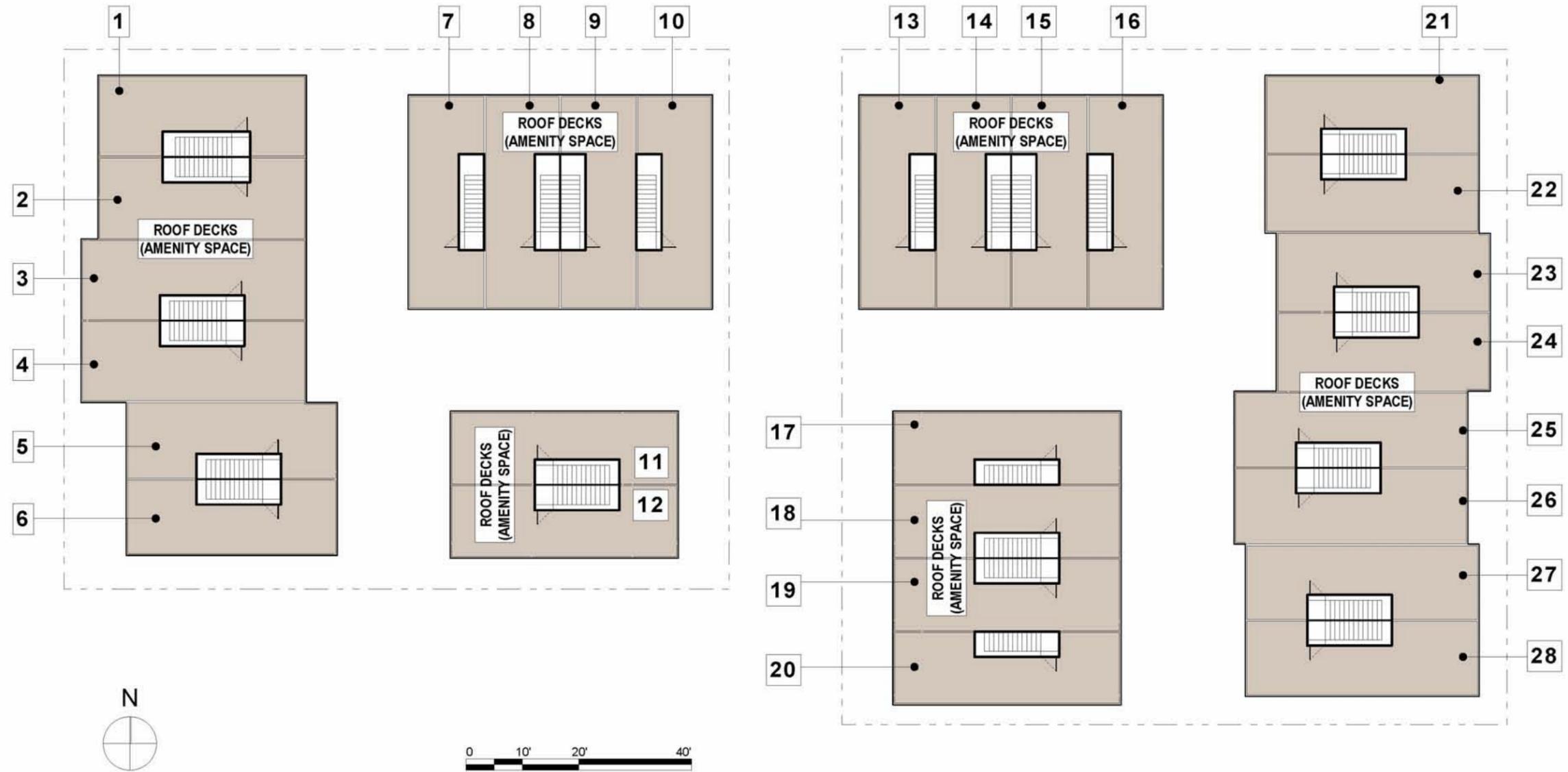
SECOND FLOOR PLANS - EDG1



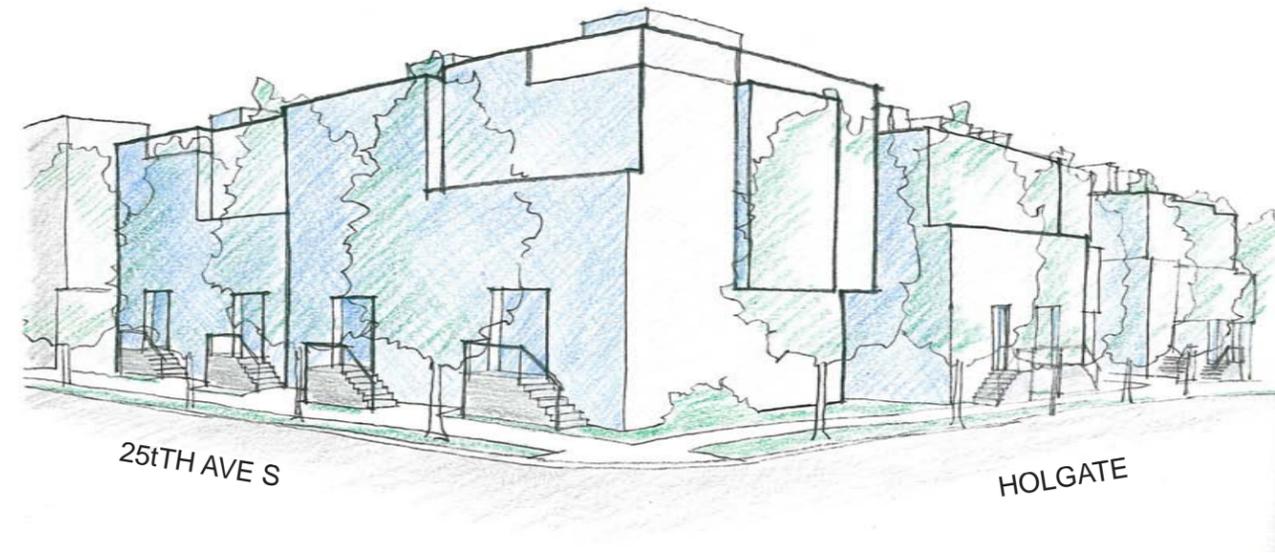
THIRD FLOOR PLANS - EDG1



# Concept 1 - Floor plans



ROOF PLANS - EDG1



CONCEPT 1 MASSING STUDY  
VIEW FROM HOLGATE AND 25TH AVE



CONCEPT 1 MASSING STUDY  
VIEW FROM HOLGATE AND 24TH AVE



## Concept 2 (alley as street):

**Site Plan Description:** 20 ground-related dwellings arranged in two buildings along the adjacent streets. Eight ground related dwellings in two buildings arranged along a mews and the alley. There are attached parking garages for all dwellings. All but two of the perimeter dwellings take pedestrian access from the street with slightly raised stoops.

**Project Statistics:** 28 units total. 28 attached garages.

**Design opportunities:** This plan maintains the street frontage for as many direct unit entries as possible. The street corners are opened up by stepping the buildings back from the adjacent sidewalks. Larger dwelling footprints for dwellings 1 and 22 allow connection of the dwellings to the sidewalk, and allow the massing to be stepped down at the corner of the site. The alley is developed as a mixed pedestrian/vehicular access-way, and dwellings 18 thru 21 take access from this “street”.

**Design constraints:** The interior spaces between the buildings are reduced to the minimum size, but these spaces are still only intended for vehicular access, and will therefore not be lively, occupied spaces. Also, turning the corners with the buildings on both sides creates a wall that is fairly imposing and does not do a good job of allowing air and space between dwelling units.

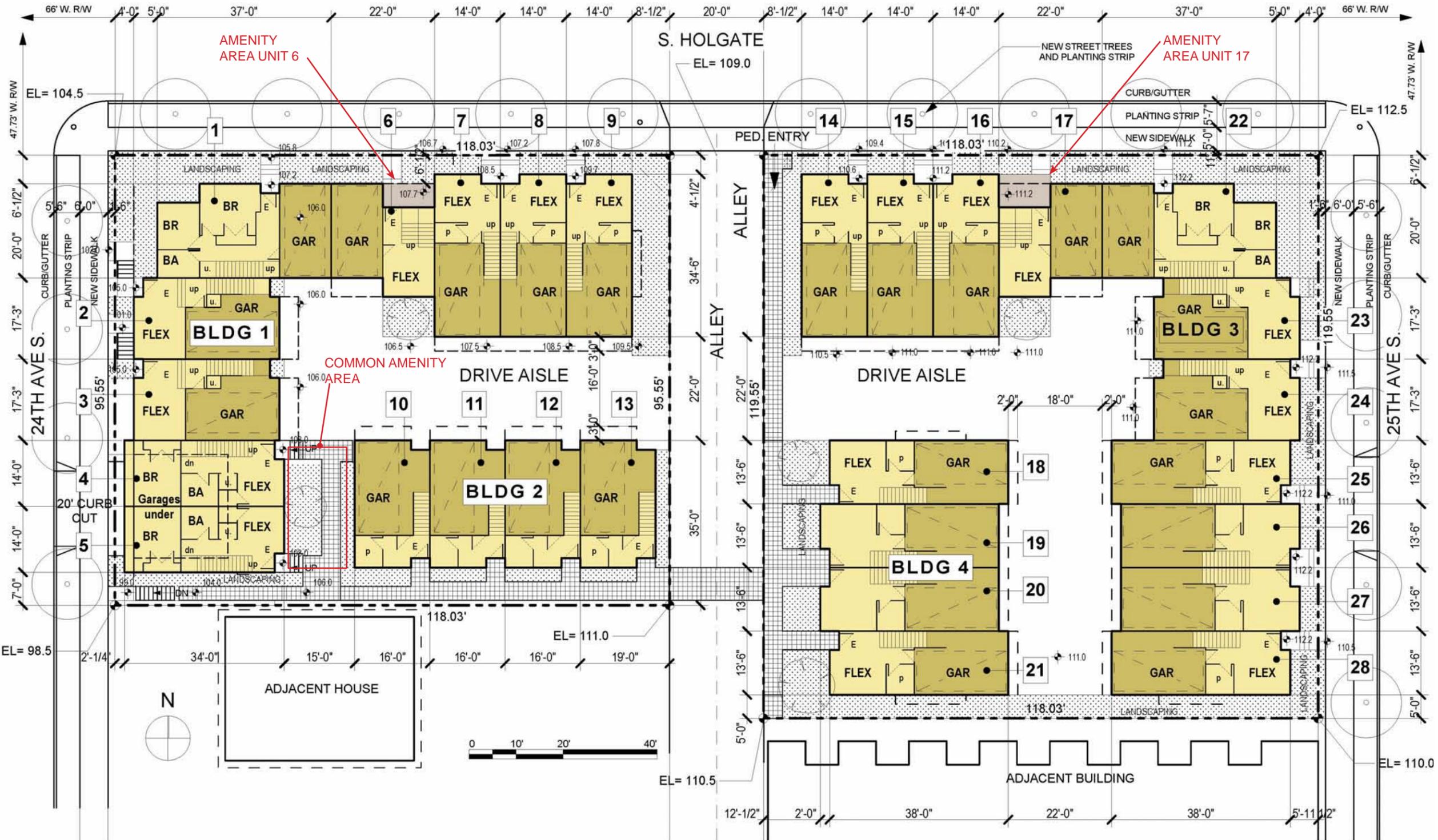
**Design Departures:** 1. Allow residence floor height be less than 4' above or below adjacent sidewalk. 2. Allow for curb cut along 24th Ave. 3. Allow two garage doors at this curb cut.



CONCEPT 2 MASSING STUDY

VIEW FROM HOLGATE AND 24TH AVE

Holgate townhomes - 1902 24th Ave S. & 1909 25th Ave S

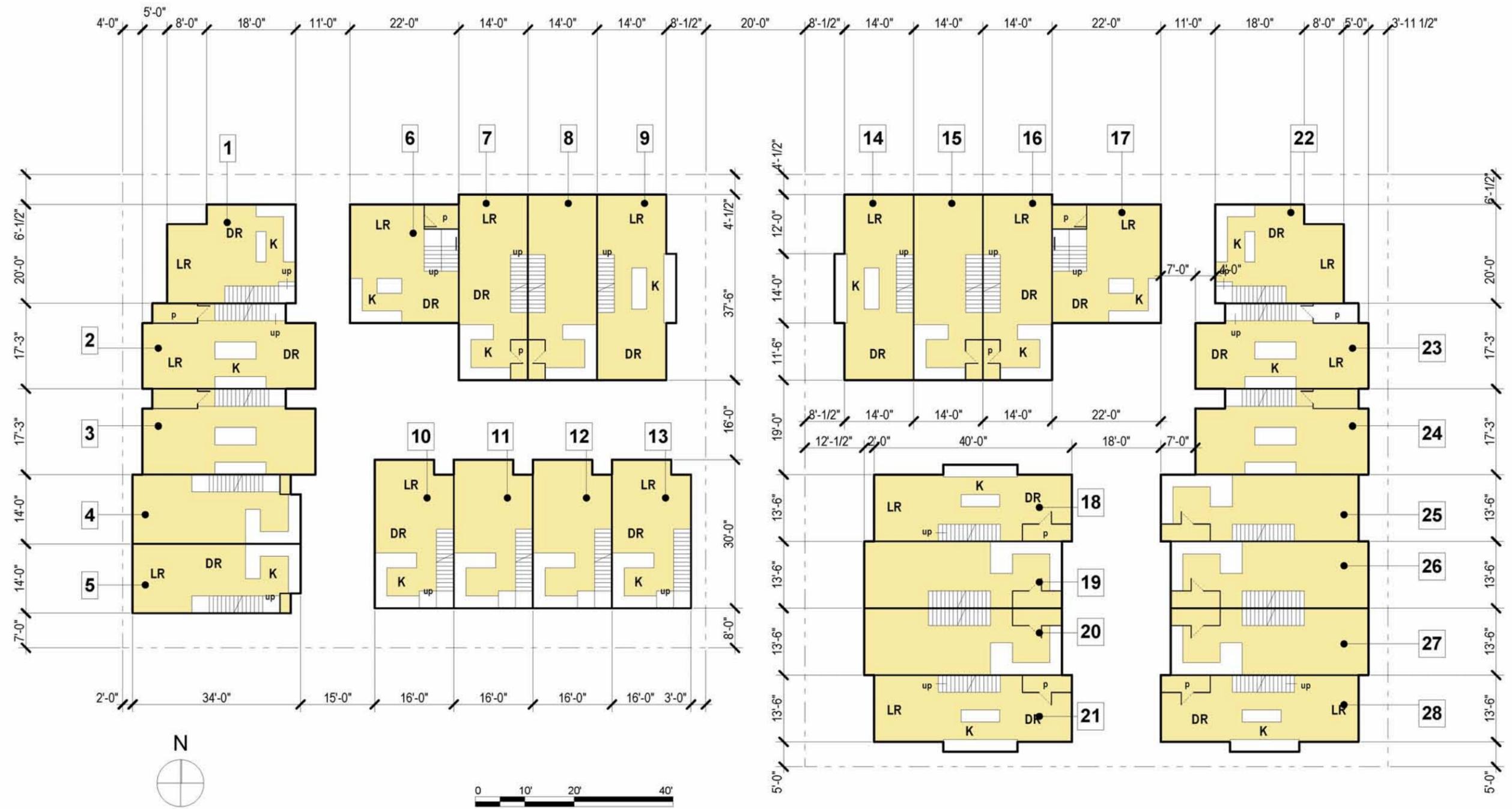


CONCEPT 2 SITE PLAN (alley as street)

Holgate townhomes - 1902 24th Ave S. & 1909 25th Ave S

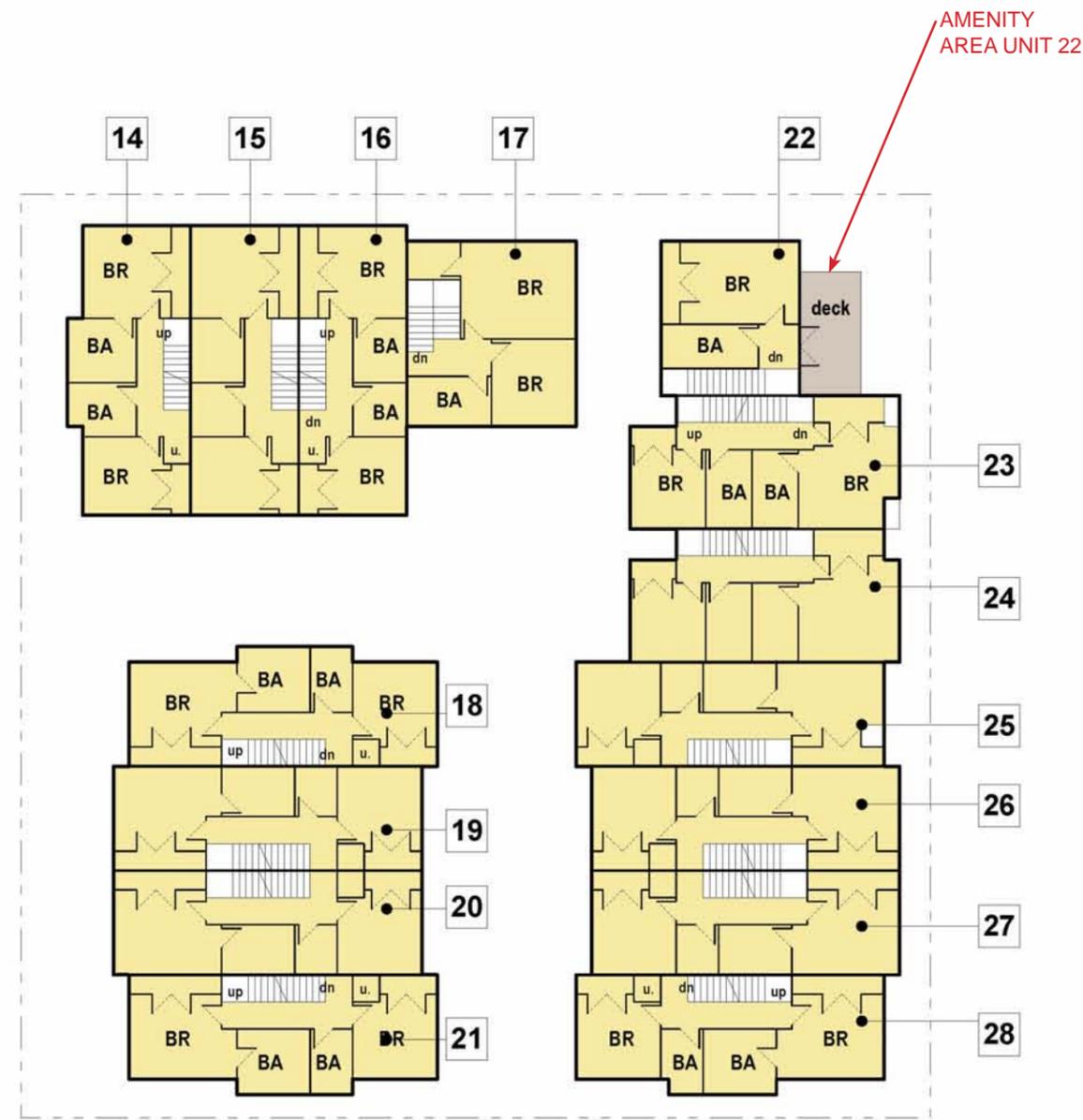
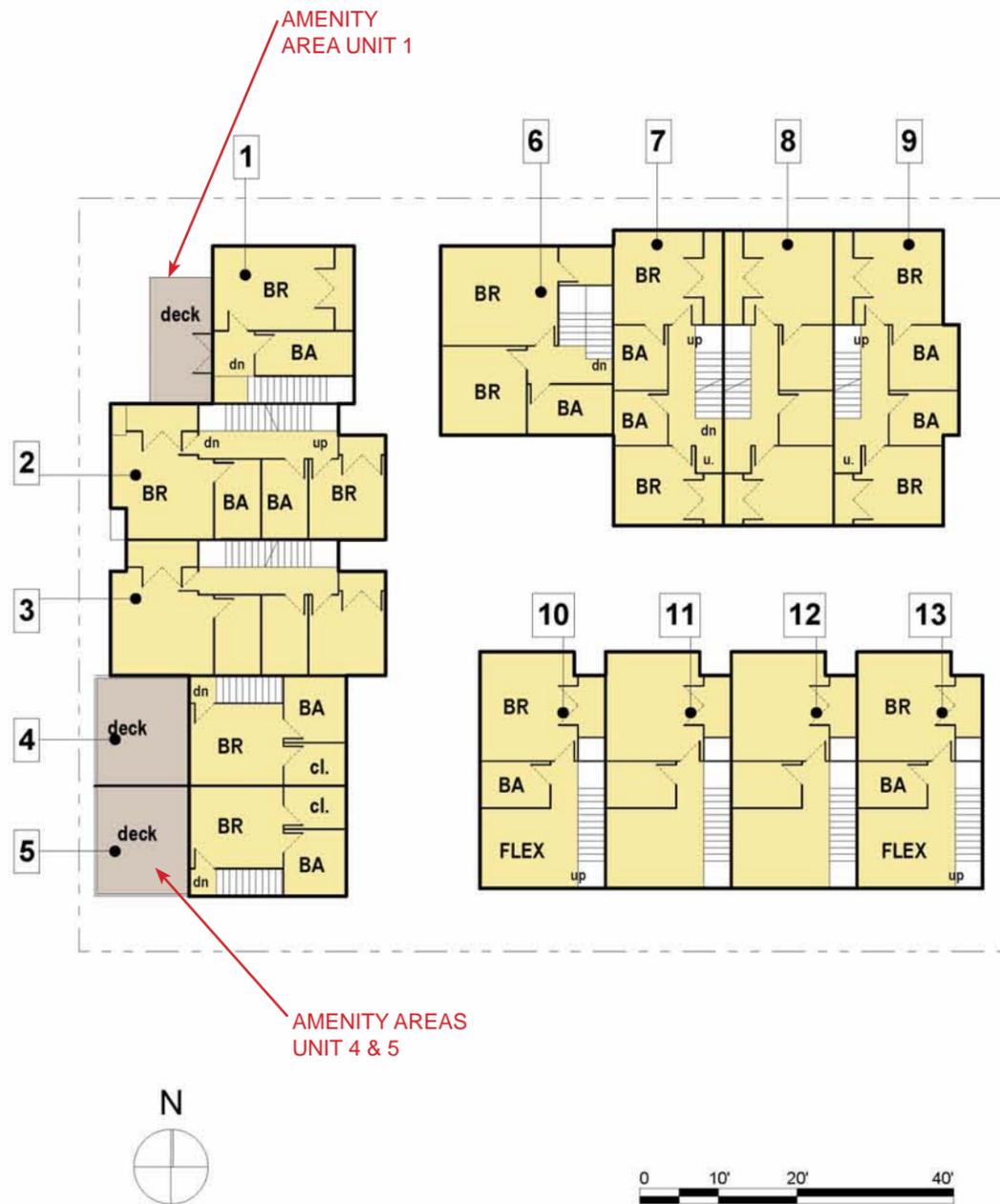


# Concept 2 - Floor plans



SECOND FLOOR PLANS - EDG 4

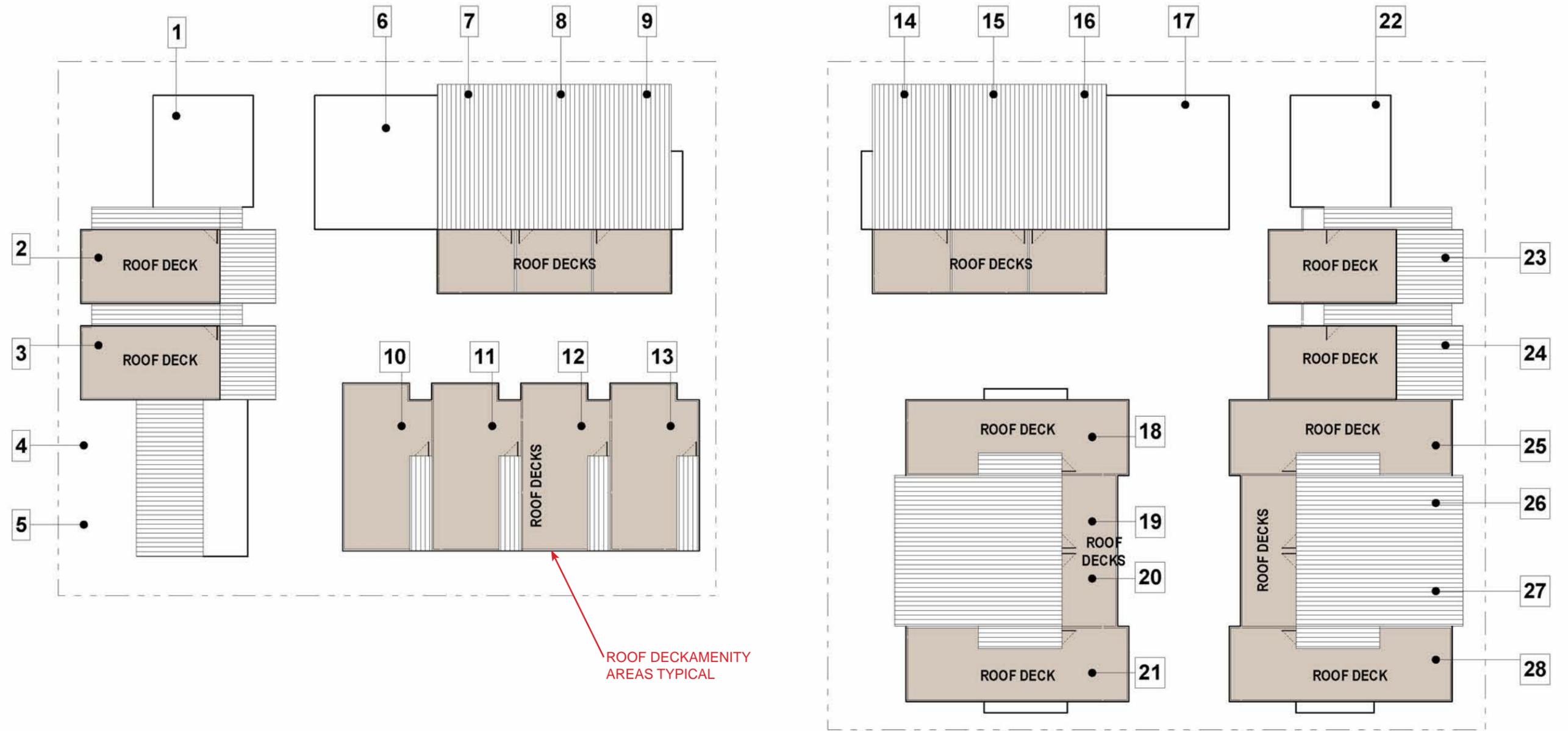
Holgate townhomes - 1902 24th Ave S. & 1909 25th Ave S



THIRD FLOOR PLANS - EDG 4



# Concept 2 - Floor plans



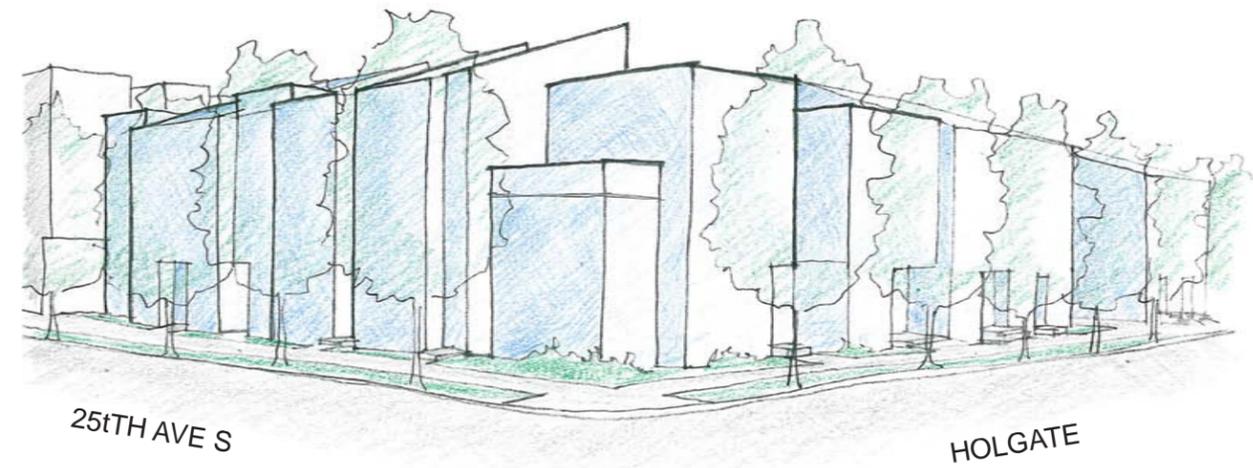
ROOF PLANS - EDG 4

Concept 2 - Massing



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CONCEPT 2 MASSING STUDY  
VIEW FROM HOLGATE AND 25TH AVE



CONCEPT 2 MASSING STUDY  
VIEW FROM HOLGATE AND 24TH AVE

Holgate townhomes - 1902 24th Ave S. & 1909 25th Ave S



## concept 3 -woonerf (preferred):

**Site Plan Description:** 20 ground-related dwellings arranged in four buildings along the adjacent streets. Eight ground related dwellings in two buildings arranged along interior courtyards/woonerf. There are attached parking garages for all dwellings. Most of the perimeter dwellings take pedestrian access from their street with slightly raised stoops. Some perimeter dwellings take access to well developed interior courtyards. Direct pedestrian connections are made between the interior spaces and S Holgate stree with defined entry gates.

**Project Statistics:** 28 units total. 28 attached garages.

**Design opportunities:** This plan maintains the street frontage for as many direct unit entries as possible. The street corners are opened up by stepping the buildings back from the adjacent sidewalks. The entry slots between buildings 1 & 2 and buildings 4&6 allow light and air for more dwelling units, and provide a less relentless facade along Holgate (compared to concept 2). The corner units (1 and 22) allow much better connection with the street than concept 1.

**Design constraints:** Vehicle access is shared between the streets and the alley in order to allow more entries from the interior woonerf.

**Design Departures:** 1. Allow residence floor height be be less than 4' above or below adjacent sidewalk. 2. Allow one curb cut on 24th Ave S and one curb cut on 25th Ave S. 3. Allow two garage doors at each curb cut.



CONCEPT 3 MASSING STUDY

VIEW FROM HOLGATE AND 24TH AVE

Holgate townhomes - 1902 24th Ave S. & 1909 25th Ave S

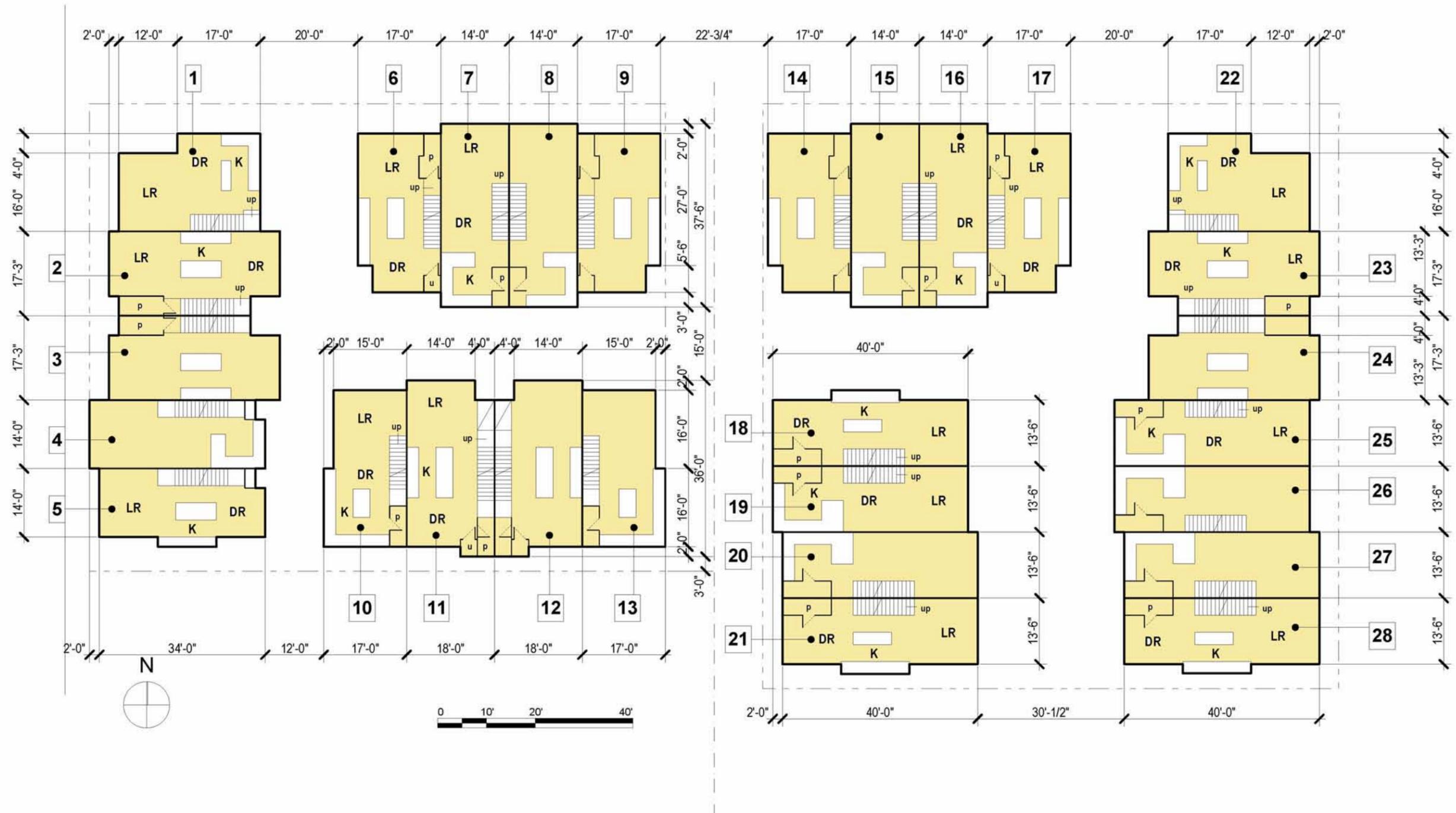


CONCEPT 3 SITE PLAN - Woonerf (preferred)

Holgate townhomes - 1902 24th Ave S. & 1909 25th Ave S

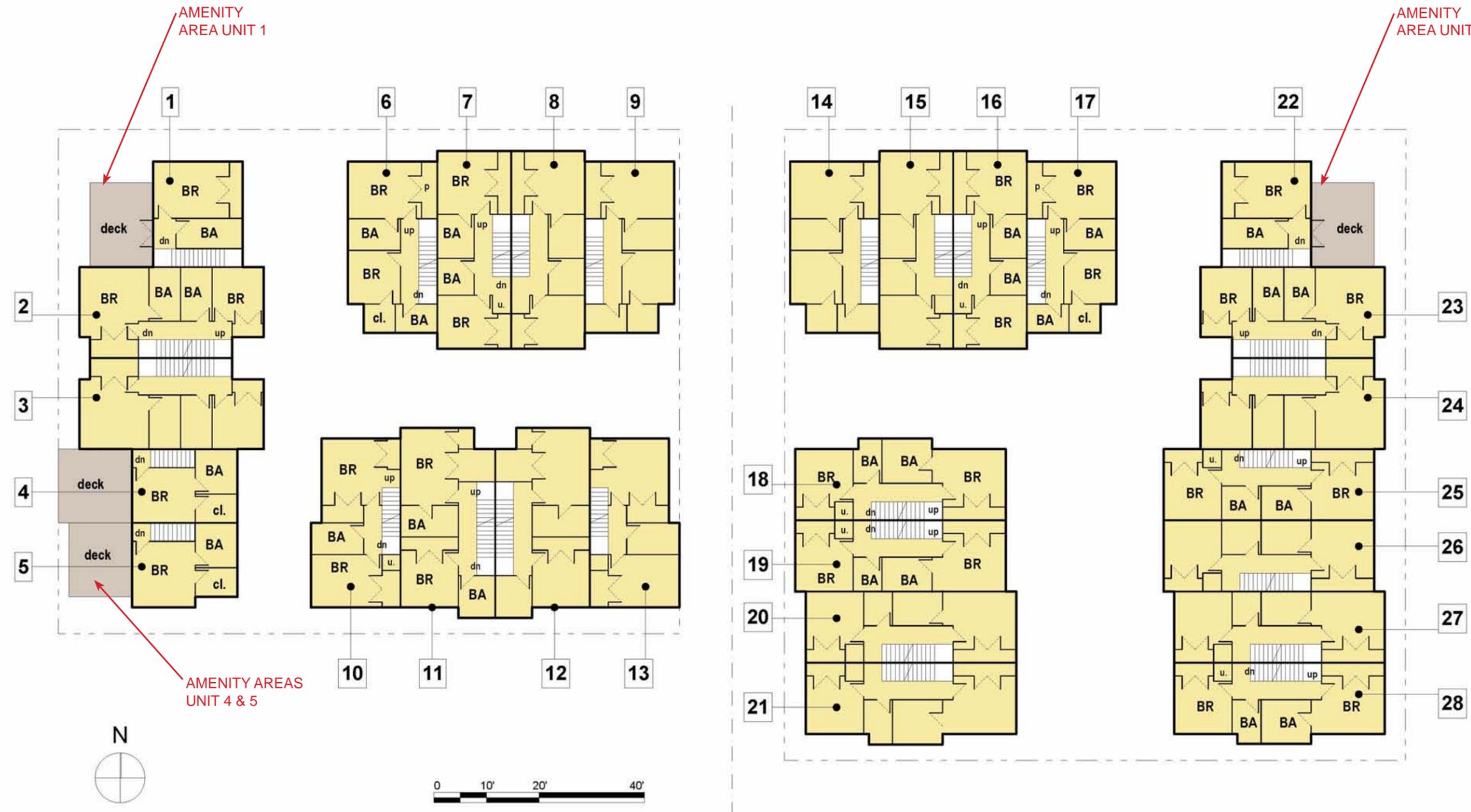


# Concept 3 - Floor plans



SECOND FLOOR PLANS

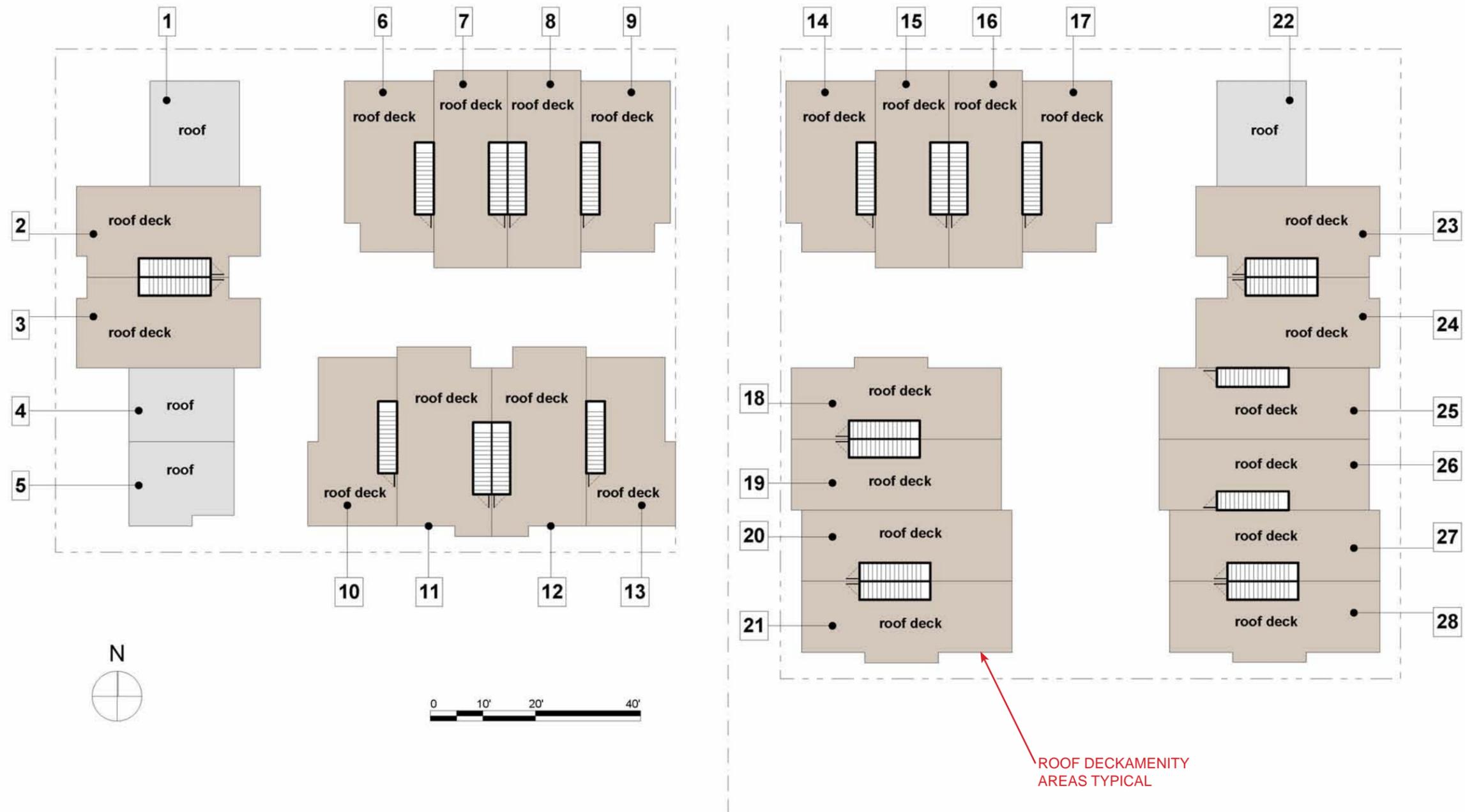
Holgate townhomes - 1902 24th Ave S. & 1909 25th Ave S



THIRD FLOOR PLANS

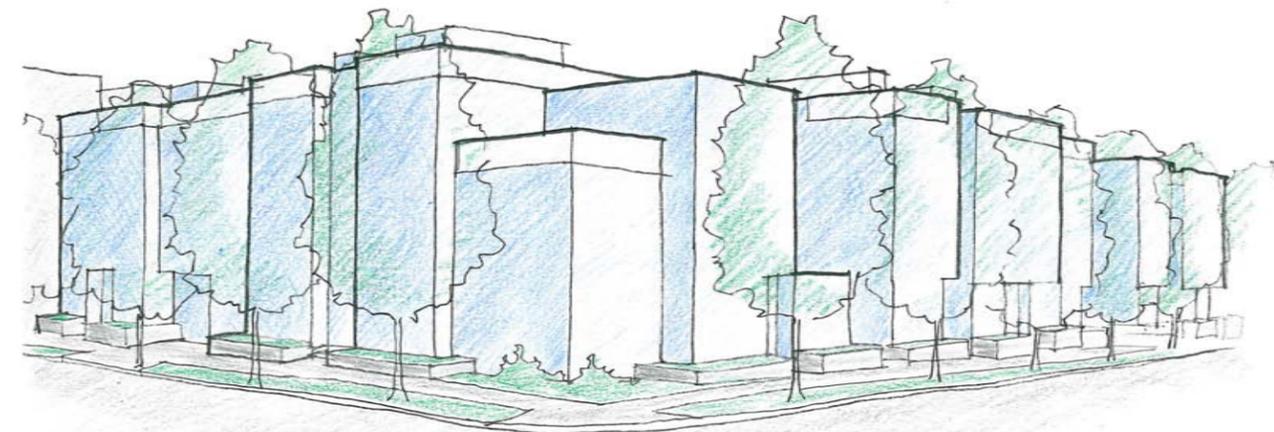


# Concept 3 - Floor plans



ROOF PLANS

Holgate townhomes - 1902 24th Ave S. & 1909 25th Ave S



25TH AVE S

HOLGATE

CONCEPT 3 MASSING STUDY

VIEW FROM HOLGATE AND 25TH AVE



HOLGATE

24TH AVE

CONCEPT 3 MASSING STUDY

VIEW FROM HOLGATE AND 24TH AVE

Holgate townhomes - 1902 24th Ave S. & 1909 25th Ave S



landscape concepts



CORNER PEDSTRIAN AMENITY



PEDESTRIAN SITE ENTRY



BIKE PARKING



RAISED PLANTERS AND ENTRY STOOPS



GARAGES UNDER LIVING



Holgate townhomes - 1902 24th Ave S. & 1909 25th Ave S

landscape concepts



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RAISED PLANTERS AND STOOPS



MIX OF TEXTURED PAVING TYPES



WOONERF:  
MIX OF ENTRIES AND VEHICLES



SPORT COURT



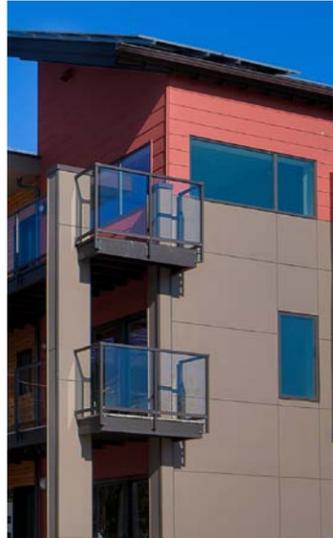
TREES IN WOONERF



Holgate townhomes - 1902 24th Ave S. & 1909 25th Ave S



Proposed street elevations



FIBER-CEMENT PANEL



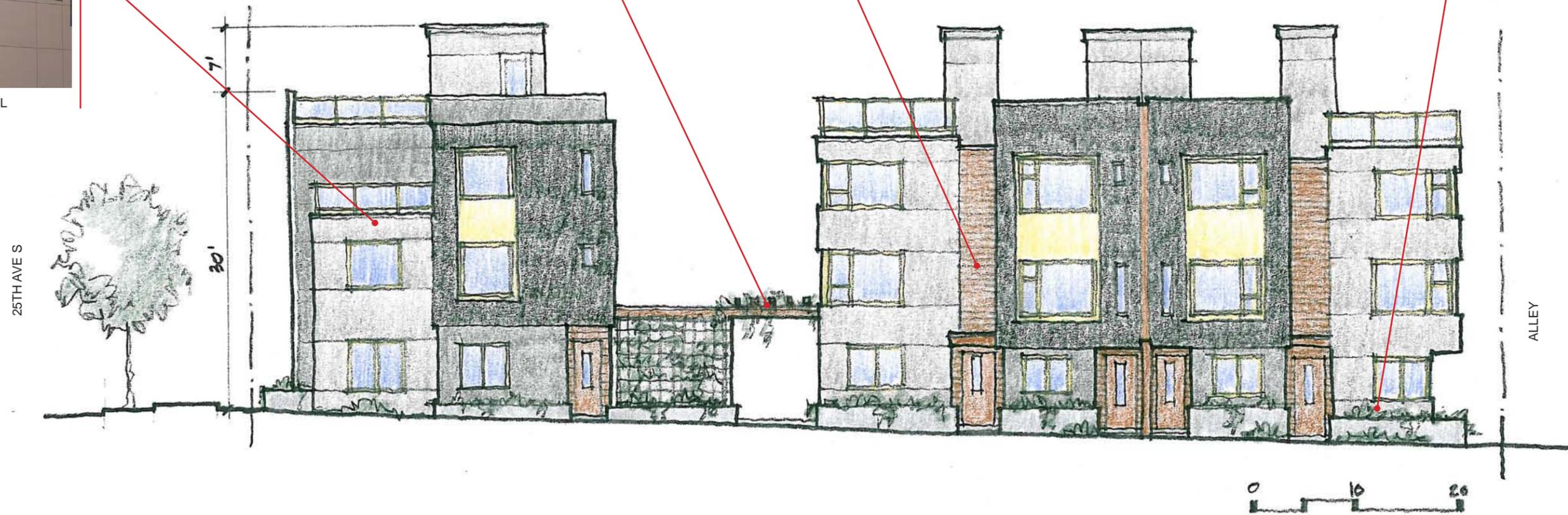
SITE TRELLIS



WOOD ACCENTS



PLANTERS AND STOOPS



NORTH ELEVATION, ALONG S. HOLGATE STREET

Holgate townhomes - 1902 24th Ave S. & 1909 25th Ave S



PLANTERS AND STOOPS



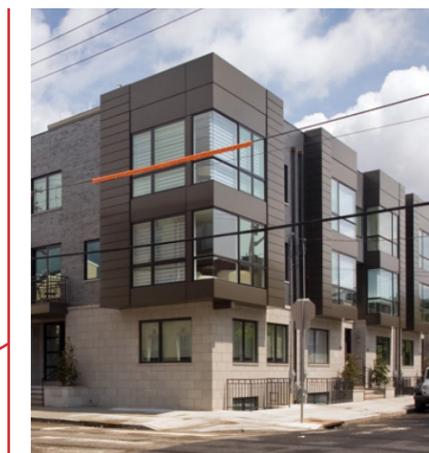
MATERIAL CONCEPTS



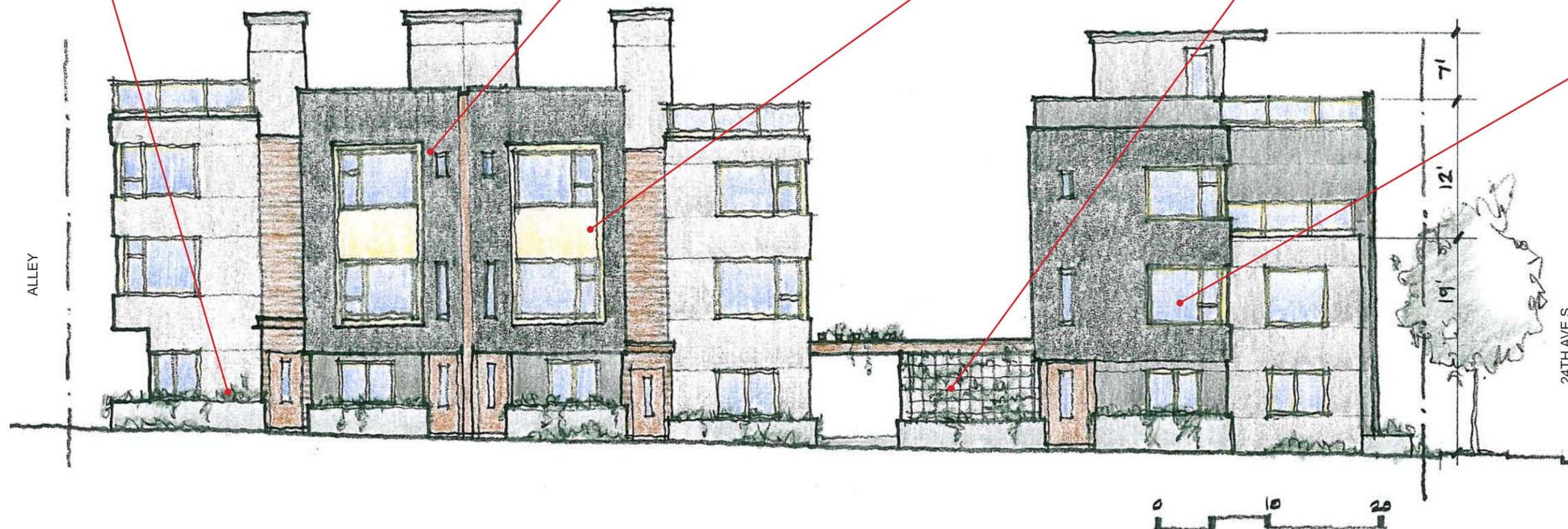
WINDOW PROJECTIONS



GREEN SCREEN



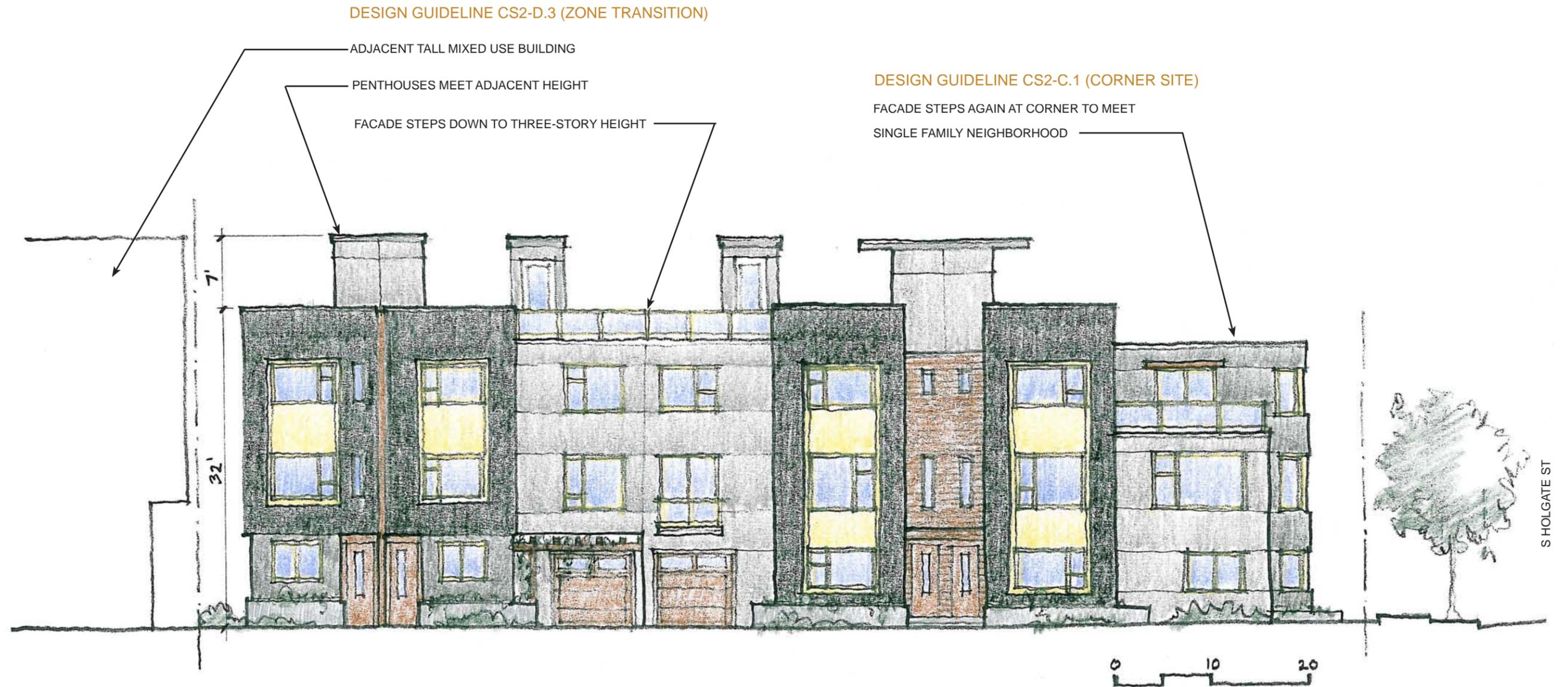
MATERIAL CONCEPTS



NORTH ELEVATION, ALONG S. HOLGATE STREET



# Proposed street elevations



EAST ELEVATION, ALONG 25TH AVE S

Holgate townhomes - 1902 24th Ave S. & 1909 25th Ave S

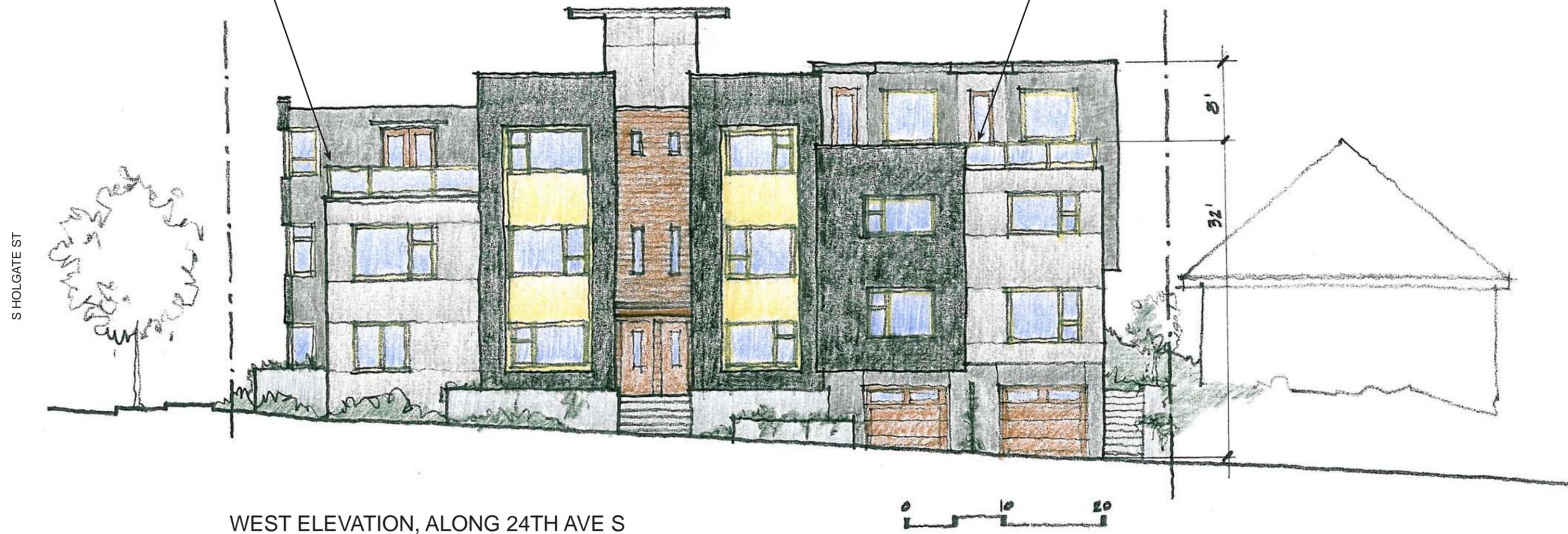


DESIGN GUIDELINE DC2 - A.1 MASSING

- HORIZONTAL STEPPING - BUILDING STEPS BACK FROM CORNER TO OPEN UP TRANSITION BETWEEN HOLGATE AND 25TH AVE S

DESIGN GUIDELINE DC2 - A.1 MASSING

- VERTICAL STEPPING TO MEET S.F. HOUSE SOUTH OF SITE
- INDIVIDUAL DWELLING EXPRESSED VERTICALLY





PERSPECTIVE VIEW OF WOONERF AND COURTYARD



PERSPECTIVE VIEW FROM CORNER OF S HOLGATE AND 24TH AVE S

Holgate townhomes - 1902 24th Ave S. & 1909 25th Ave S



## Proposed code departures

### CODE DEPARTURES CHART:

#### OPTION 1 - AUTO COURT (CODE COMPLYING OPTION)

DEPARTURE	CODE CITATION AND REQUIREMENT	PROPOSED MODIFICATION	REASON FOR REQUEST
NONE REQUESTED	N/A	N/A	N/A

#### OPTION 2 - ALLEY AS STREET

DEPARTURE	CODE CITATION AND REQUIREMENT	PROPOSED MODIFICATION	REASON FOR REQUEST
1. DWELLING FLOOR ELEVATION  APPLIES TO PROJECT #'s: 3014704 (24TH AVE S) 3017027 (25TH AVE S)	23.47A.008.D.2  The floor of a dwelling unit located along the street-level street-facing facade shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from the sidewalk.	The floor of a dwelling unit located along the street-level street facing facade will be at least 7" above the sidewalk level and set back at least 5' from the sidewalk.	This site is in a transition area between lowrise residential and commercial buildings. Bringing the floor level closer to the sidewalk elevation matches the typical higher-density residential development pattern that is established in the neighborhood and encouraged by the lowrise zones, which we are adjacent to on the Holgate frontage. Setting our front facade between 5' and 7' from the sidewalk also allows us to transition from a residential setback of about 10' to a typical commercial frontage of 0' to 2'.
2. CURB CUTS  APPLIES TO PROJECT #'s: 3014704 (24TH AVE S)	23.47A.032.A.1.a  Access to parking shall be from the alley if the lot abuts an alley improved to the standards of Section 23.53.030 , or if the Director determines that alley access is feasible and desirable to mitigate parking access impacts.	Allow one 16' wide curb cut along 24th Ave S	Dwellings 4 and 5 (fronting on the 24th Ave) address the limitations of a sloping site by partially burrying the garages. This is a common development pattern in Seattle, where the house or dwelling unit is built over the garage.
3. GARAGE DOOR QUANTITY  APPLIES TO PROJECT #'s: 3014704 (24TH AVE S)	23.47A.032.A.1.d  For each permitted curb cut, street-facing facades may contain one garage door, not to exceed the maximum width allowed for curb cuts.	Allow two 9' wide garage doors per curb cut on 24th and 25th Ave's S.	Units 4 and 5 have the same grade condition for both units (see above), and will both require garage doors to front on 24th Ave S.

#### OPTION 3 - WOONERF (PREFERRED OPTION)

DEPARTURE	CODE CITATION AND REQUIREMENT	PROPOSED MODIFICATION	REASON FOR REQUEST
1. DWELLING FLOOR ELEVATION	SAME AS OPTION 2	SAME AS OPTION 2	SAME AS OPTION 2
2. CURB CUTS  APPLIES TO PROJECT #'s: 3014704 (24TH AVE S) 3017027 (25TH AVE S)	SAME AS OPTION 2	Allow one 16' wide curb cut along 24th Ave S and one 16' wide curb cut on 25th Ave S	By allowing 4 of the proposed 28 dwelling units to have garage access from the streets at the perimeter of the site, we are able to move dwelling entries to the interior courtyards, reinforcing the idea of the woonerf at this site. The remainder of the dwellings along 24th and 25th retain entries on the frontage and help establish a rhythm of porch stoops and site entries along the street.  The garages fronting on the 24th Ave side also address the limitations of a sloping site by partially burrying the garages. This is a common development pattern in Seattle, where the house or dwelling unit is built over the garage.
3. GARAGE DOOR QUANTITY  APPLIES TO PROJECT #'s: 3014704 (24TH AVE S) 3017027 (25TH AVE S)	SAME AS OPTION 2	Allow two 9' wide garage doors per curb cut on 24th and 25th Ave's S.	Units 4 and 5 have the same grade condition for both units (see above), and will both require garage doors to front on 24th Ave S. We intend to enter units 25 and 26 off of the Woonerf to create a pedestrian connection with units units 18 through 21. Due to the width of the dwelling units, this requires that both garages front on 25th Ave S.

