

Land Use Concept A

The vision of Concept A is one of revitalizing the “alley concept” that was original to the Highlands plan of 1942. With use of alleys, the local streets on which buildings front can be made more narrow. This would slow traffic and create a more pedestrian-friendly environment.

Residential Areas

The types of residential areas of Land Use Concept A consist of:

- **Cottage housing** (small, one-story or one-story with lofts) on small lots. This housing type is designated as “single-family residential.” Units may be owner-occupied or rental. Cottage housing may be located north of NE 16th at Harrington Avenue NE. Cottage housing is particularly suited for couples without children, single parents, and active seniors. Units may be owner-occupied or rental.
- **Townhouses** (two-story, attached at sidewalls) on small lots or commonly held land (condominium-type ownership). Townhouses would preferably have garages at the rear, accessed from alleys. In Concept A, townhouses are located along arterials and local streets and usually face other townhouses or open space.
- **Traditional Single-Family** (one- or two-story houses) is the predominate housing in Renton. Traditional single-family is typically located on lots sized approximately 5,000 square feet and larger. In Concept A, traditional single-family is located around the edges of the Highlands sub-area.
- **Multi-family** (three- to five-story “mid-rise”) buildings have apartments for singles or couples. In Concept A, multi-family, mid-rise buildings are located along arterials (Edmonds, Harrington, Sunset, Kirkland, and NE 12th).

Commercial-Residential

The mixed-use Commercial/Residential development in Concept A (“Areawide Shopping with Housing Above”) is envisioned as buildings with commercial uses such as retail and restaurants, or professional offices connected to living units above on the ground floor with three or four stories of residential above. This type of development would be located on both sides of Sunset, north of NE 13th between NE 10th and 11th, and south of Sunset on Harrington.

Commercial

Neighborhood Commercial is the heart of this concept with a compact area of small-scale shops with commercial uses that draw customers primarily from the surrounding neighborhood.