



# 5007 Renton Avenue S Seattle, Washington

EARLY DESIGN GUIDANCE  
5007 Renton Avenue S  
Playhouse Design Group  
DPD# 3018714 | January 22, 2015



1	PROPOSAL DESCRIPTION	24	SHADOW STUDY
2	CONTEXT ANALYSIS	25	SHADOW STUDY
3	NEIGHBORHOOD ANALYSIS	26	DESIGN GUIDELINES
4	SITE PHOTOS	27	DESIGN GUIDELINES
6	SITE PHOTOS		
6	SURVEY		
7	PROPOSED SITE PLAN		
8	PROPOSED LANDSCAPE PLAN		
9	PROPOSED LIGHTING PLAN		
10	PROPOSED DESIGN - TOWNHOUSE FLOOR PLAN		
11	PROPOSED DESIGN - TOWNHOUSE FLOOR PLAN		
12	PROPOSED DESIGN - TOWNHOUSE FLOOR PLAN		
13	PROPOSED DESIGN - TOWNHOUSE FLOOR PLAN		
14	PROPOSED DESIGN - SFR FLOOR PLANS		
15	PROPOSED DESIGN - SFR FLOOR PLANS		
16	RENDERED ELEVATIONS - TOWNHOUSE		
17	RENDERED ELEVATIONS - TOWNHOUSE		
18	RENDERED ELEVATIONS - SFR		
19	RENDERED ELEVATIONS - SFR		
20	RENDERED PERSPECTIVES		
21	RENDERED PERSPECTIVES		
22	WINDOW PRIVACY STUDY		
23	WINDOW PRIVACY STUDY		



**PROJECT INFORMATION**

ADDRESS: 5007 Renton Ave S, Seattle, WA 98118  
 ZONE: LR2  
 DPD #s: 3018714 / 6410795  
 APN: 2660500325  
 OWNER: Ashworth Homes, LLC  
 CONTACT: Amy Helmick (Playhouse Design Group)

**PROJECT PROGRAM**

LOT SIZE: 8,468 SF  
 APPROX FAR: 9,392 (10,161 sf allowed)  
 (Far 1.2 used) 4-Star Built Green

PARKING: 6 in attached garages  
 BUILDING TYPE: Townhouses (5 units in 1 structure), SFR  
 UNIT COUNT: 6  
 UNIT SIZES: TOWNHOUSES:  
 End Units: 1,404 sf heated (x2 units)  
 Middle Units: 1,224 sf heated (x3 units)  
 Building Total: 6,480 sf

SFR: 1,412 sf heated

TOTAL HEATED: 7,892

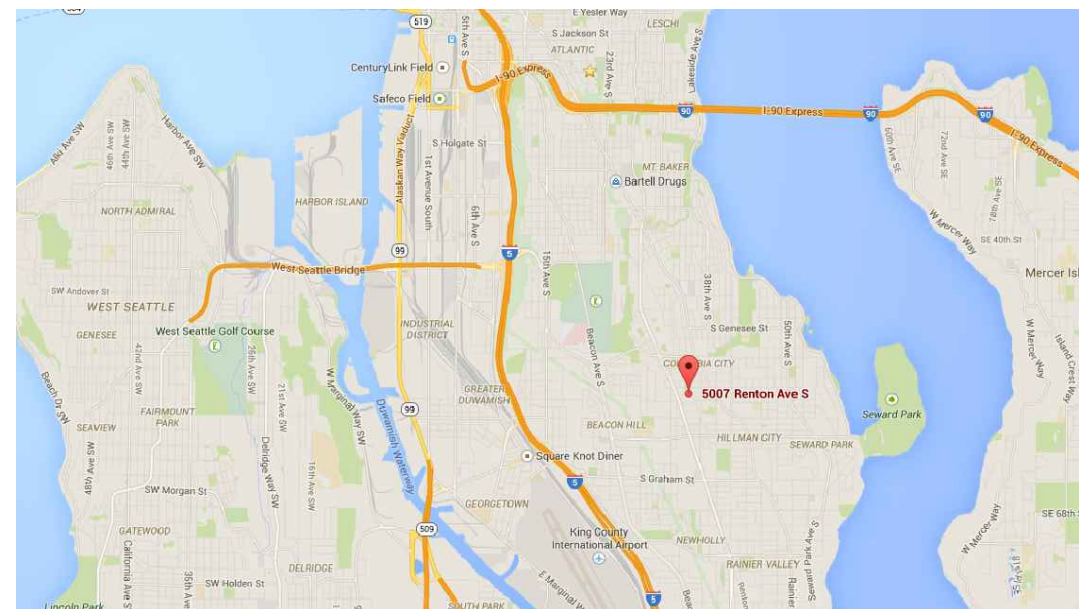
# OF STORIES: Townhouses: 3 + stair tower  
 SFR: 3

**PROJECT OBJECTIVES**

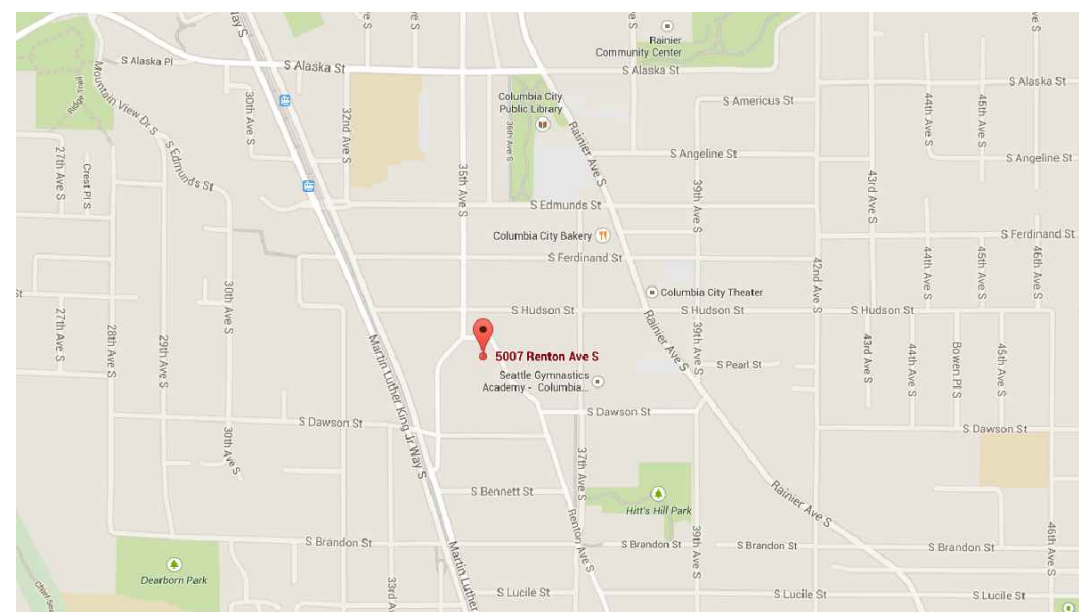
The proposed site's current use is a Triplex. The lot is approximately 8,468 sf located mid-block between S Dawson St and S Hudson St in an LR2 zone. This is within a frequent transit corridor and the Columbia City Urban Village overlay zone.. This proposal is to demolish the existing multifamily structure and to construct 2 structures, one with 5 townhouses and one single family residence (total 6 units). Each of the proposed structures will be 3 stories (+ staitower at townhouses) with roof decks and attached garages.

The proposed project will achieve a 4-star Built Green certification to maximize building sustainability and performance.

The project is located nearby the historic Columbia City Landmark district which is a diverse area of increasing density with many neighborhood shops, dining and services within walking and biking distance. We are proposing a pedestrian friendly design (through the use of engaging shapes, color and abundant tiered landscaping). This proposal will increase the density to what it is zoned for. Quality construction and landscape design will add to the sense of community with a modern architectural solution.



Seattle Vicinity Map



Neighborhood Vicinity Map

EARLY DESIGN GUIDANCE  
 5007 Renton Avenue S  
 Playhouse Design Group  
 DPD# 3018714 | January 22, 2015

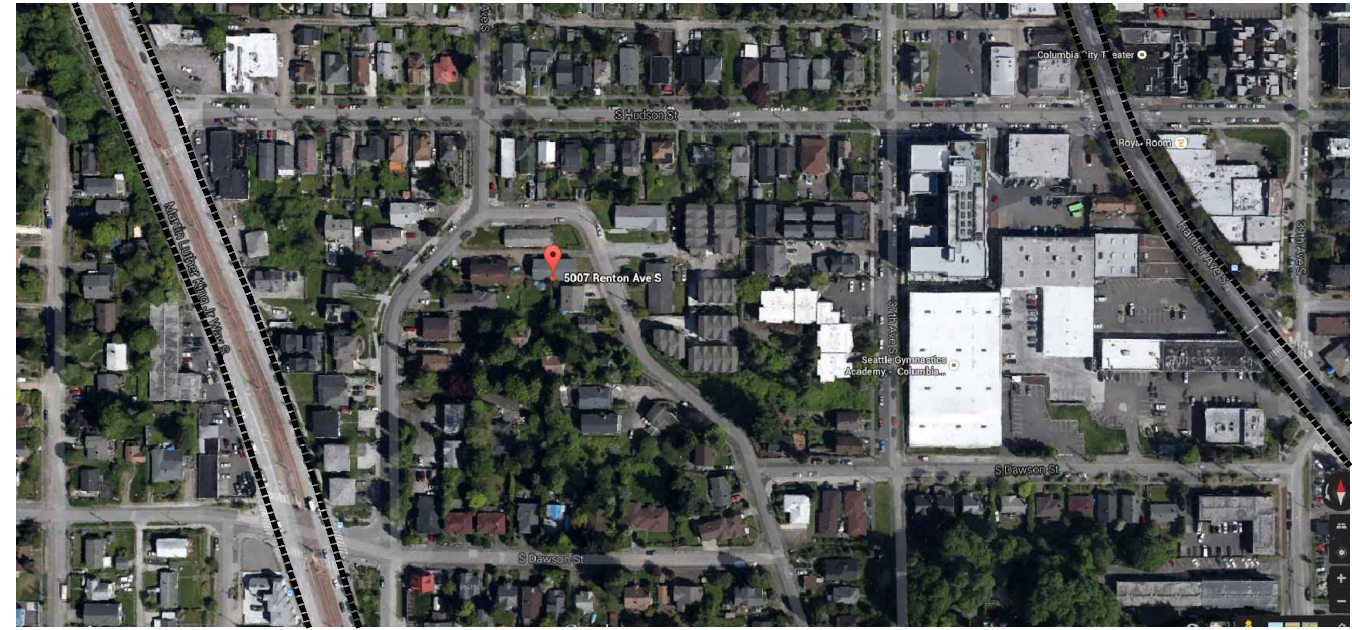


**PROJECT CONTEXT**

To the north of the subject property is a duplex. To the east is a 5-bedroom single family dwelling, that's best use if vacant is a multi-family dwelling according to King County Assessor's land data. To the west is a Tri-plex and 4-Plex. To the south, up on top of a steep slope, is a single family dwelling, surrounded by many trees.

Businesses and amenities are concentrated along the arterials of Rainier Avenue S and M L K Jr Way S. The neighborhood is served by frequent transit which links it to the greater Seattle Metropolitan Area along these arterials as well. The nearest Sound Transit Light Rail stop is 4 blocks north on Alaska St.

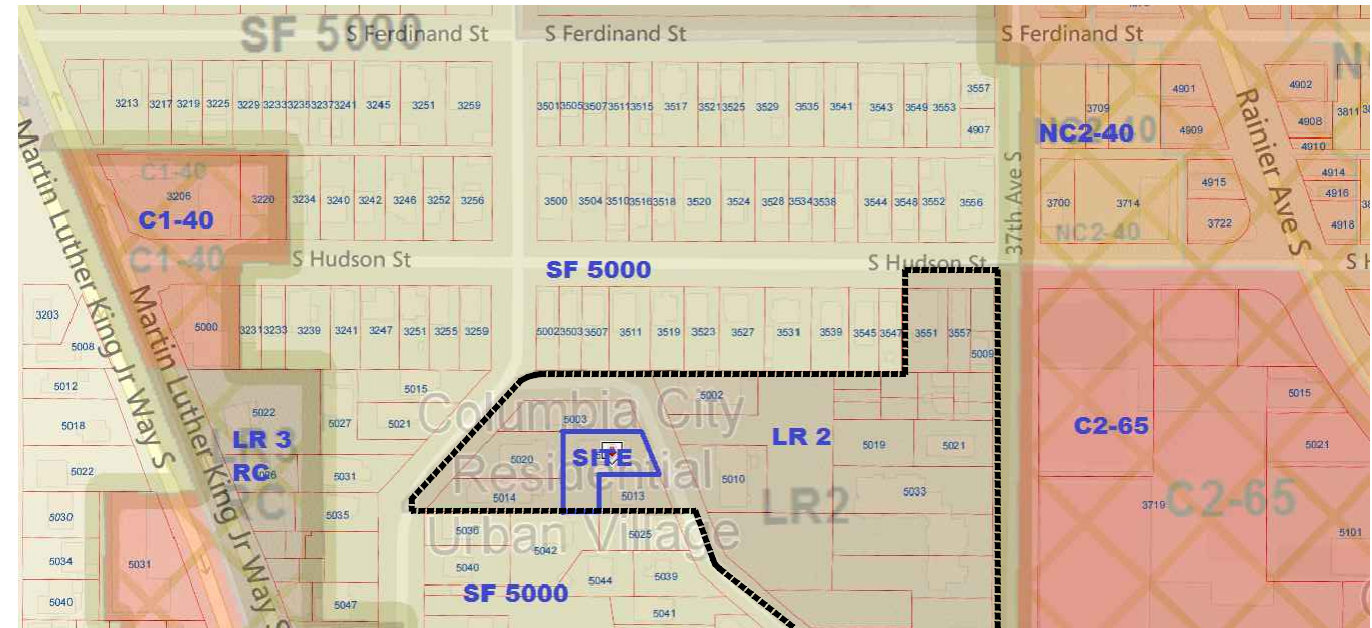
With the exception of the southern edge of the site, the grade on the site is fairly flat with a slight slope down to the west toward 35th Ave S. There is a steep slope area on the south with a 12' change in elevation.



Aerial Vicinity Map

**ZONING INFORMATION**

**ZONE:** LR2  
**OVERLAY:** Columbia City Residential Urban Village  
**STREETS:** Between Principal Arterials Martin Luther King Jr. Way S and Rainier Ave S Arterials and Minor Arterials S Alaska St and S Orcas St  
**SITE:** Located on Renton Ave S Ave between S Dawson St and S Hudson St. In the Lowrise 2 zone with surrounding lots also within the Lowrise 2 zone, except the lots to the south which are zoned SF-5000. Lot is served by frequent transit.



Seattle Zoning Map



**EARLY DESIGN GUIDANCE**  
 5007 Renton Avenue S  
 Playhouse Design Group  
 DPD# 3018714 | January 22, 2015

**NEIGHBORHOOD CONTEXT & INSPIRATION:**

This neighborhood is comprised of a mix of residential buildings - single family residences, townhouses & apartments. The neighborhood also includes a variety of businesses and amenities. Schools, parks, bike paths, grocery, religious institutions, library, day care, coffee shops and many other small businesses are available within walking distance. The architectural styles present in the neighborhood are diverse including traditional, craftsman, contemporary, modern etc. The modern design of the proposed buildings fit into the existing eclectic mix of styles.



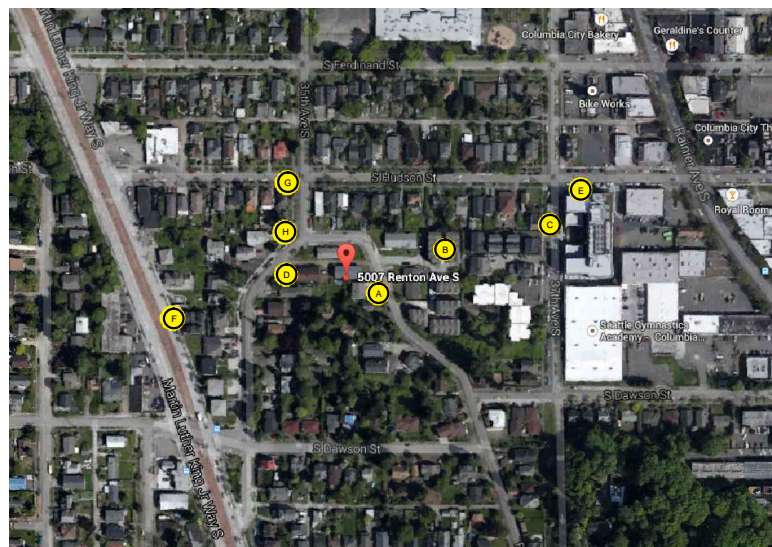
(A) 5 Bedroom SFR neighboring project site



(B) Modern Design (currently under construction) across from project site



(C) Modern townhomes w/ hardie panel siding and metal accent



**VICINITY MAP**

- A 5013 Renton Ave S (SFR w/ 5 bedrooms)

---

- B 5008 Renton Ave S (Townhouses- 5 bldgs w/ 22 units total)

---

- C 5017 37th Ave S (Townhouses)

---

- D 5020 35th Ave S (Triplex)

---

- E 3701 S Hudson St (Apartment w/ 124 Units)

---

- F 5036 MLK Ave S (Townhouses w/ 5 units)

---

- G 3259 S Hudson Street (SFR)

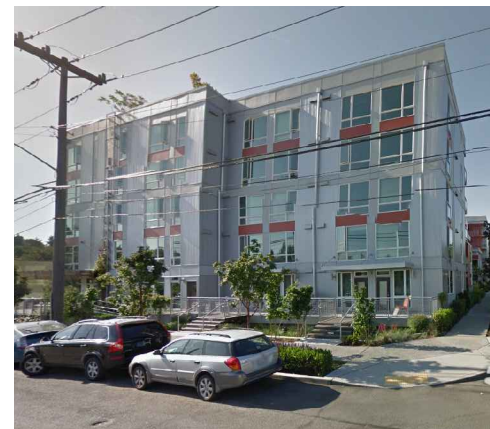
---

- H 5027 35th Ave S (SFR w/ 4 bedrooms)

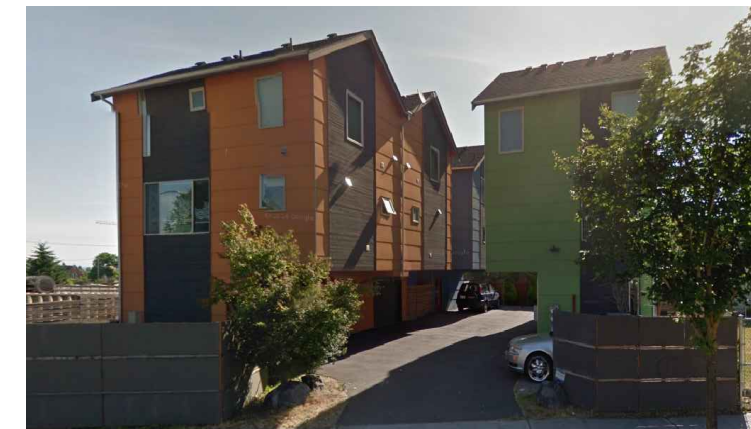
---




(D) Triplex neighboring project site



(E) Modern Design Apartments with metal siding



(F) Modern townhouse s with brightly colored hardie panel siding



(G) Single Family Residence near project site



(H) Single Family Residences near project site

**EARLY DESIGN GUIDANCE**  
 5007 Renton Avenue S  
 Playhouse Design Group  
 DPD# 3018714 | January 22, 2015



SUBJECT SITE



STREET VIEW PANORAMA - RENTON AVENUE S, FACING SUBJECT SITE

ACROSS FROM SUBJECT SITE



STREET VIEW PANORAMA - RENTON AVENUE S, FACING ACROSS FROM SUBJECT SITE



EARLY DESIGN GUIDANCE  
 5007 Renton Avenue S  
 Playhouse Design Group  
 DPD# 3018714 | January 22, 2015

SUBJECT SITE



EXISTING TRI-PLEX ON SUBJECT SITE



BLACKBERRY VEGETATION AT STEEP SLOPE ON SUBJECT SITE



SINGLE FAMILY HOUSE TO EAST OF SUBJECT SITE



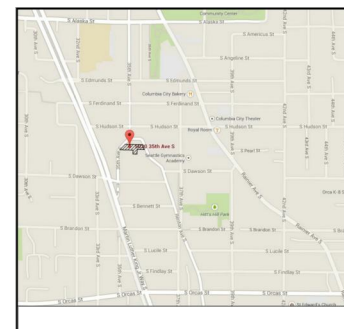
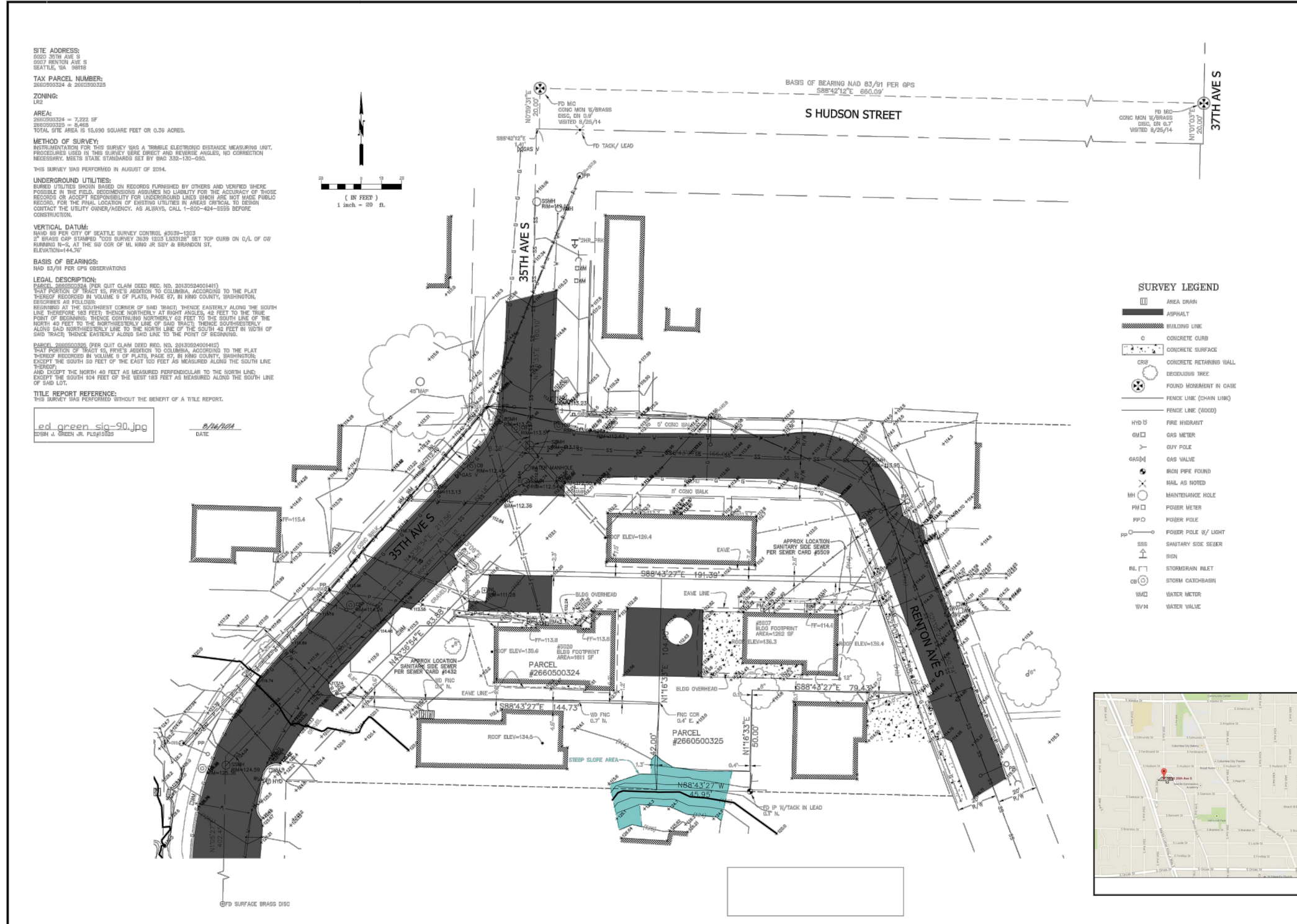
FOUR-PLEX TO WEST OF SUBJECT SITE



TRIPLEX TO WEST OF SUBJECT SITE

EARLY DESIGN GUIDANCE  
5007 Renton Avenue S  
Playhouse Design Group  
DPD# 3018714 | January 22, 2015





**GeoDimensions**  
 Geomatics | Utility | Survey | Construction | Mapping | 3D | BIM  
 10000 1st Avenue, Suite 100, Renton, WA 98057  
 Phone: (206) 881-4444 | Fax: (206) 881-4445  
 www.geodimensions.com

DATE	
REVISION	
NO.	

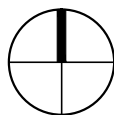
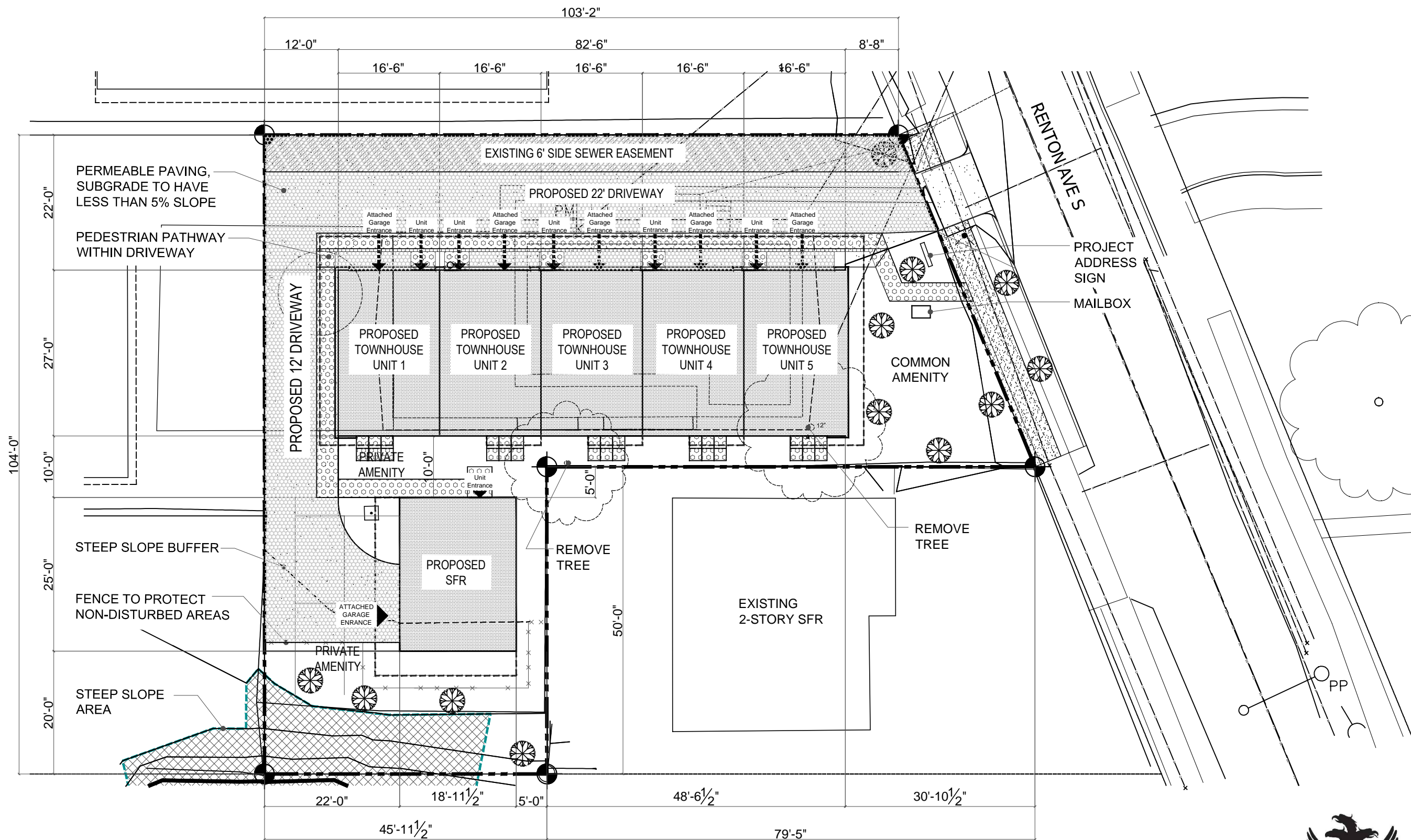
**BOUNDARY & TOPOGRAPHIC SURVEY**  
 SW 1/4, NW 1/4, SEC 22, T 24N, R 4E, W.M.  
**BLACKHAWK INVESTMENTS, LLC**  
 35TH AVE S & RENTON AVE S  
 SEATTLE, WA

JOB NO.: 141021  
 DATE: 8/26/14  
 DRAFTED BY: TLR  
 CHECKED BY: EJO/JGM  
 SCALE: 1" = 20'  
 1 OF 1



**EARLY DESIGN GUIDANCE**  
 5007 Renton Avenue S  
 Playhouse Design Group  
 DPD# 3018714 | January 22, 2015



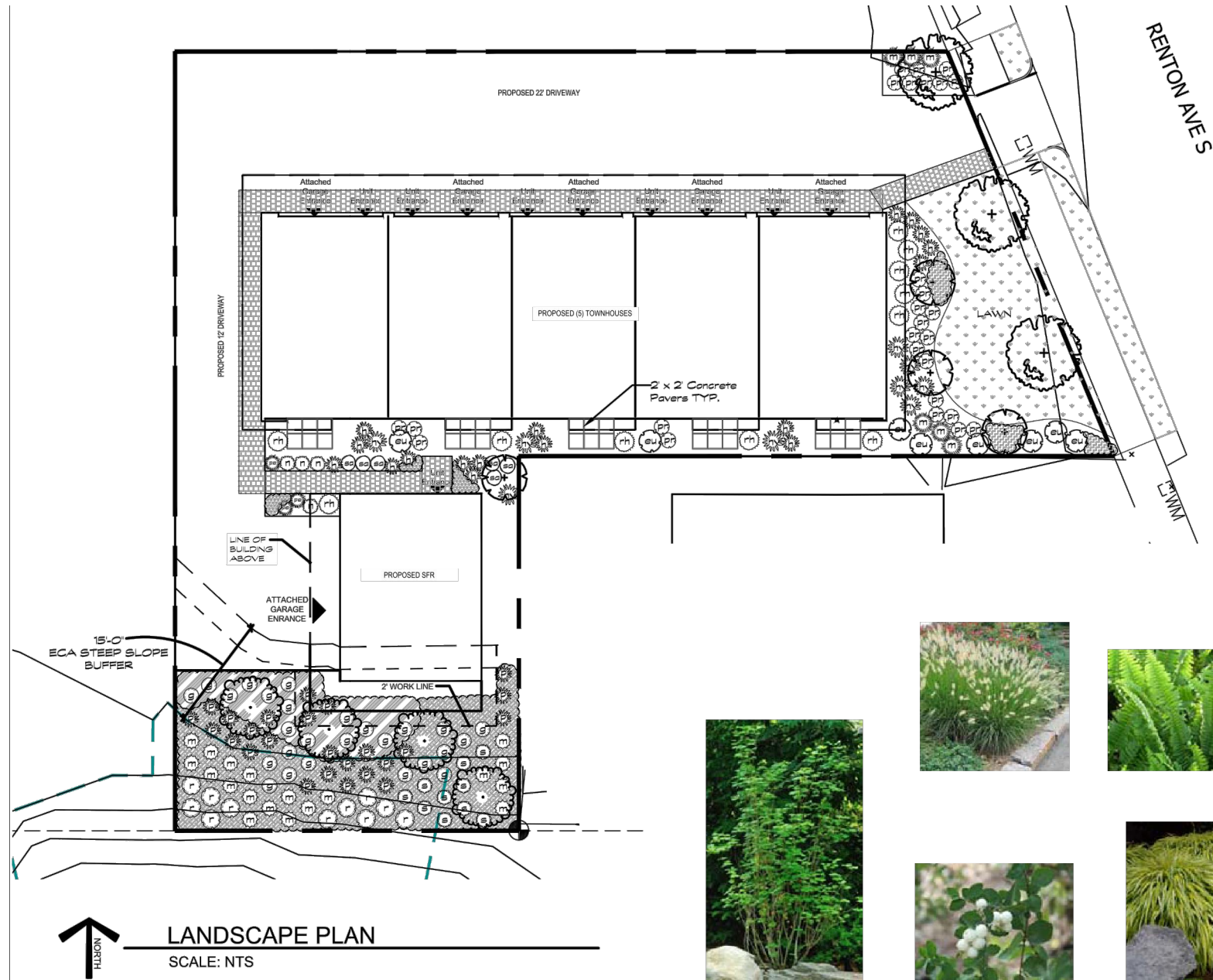


**PROPOSED SITE PLAN**

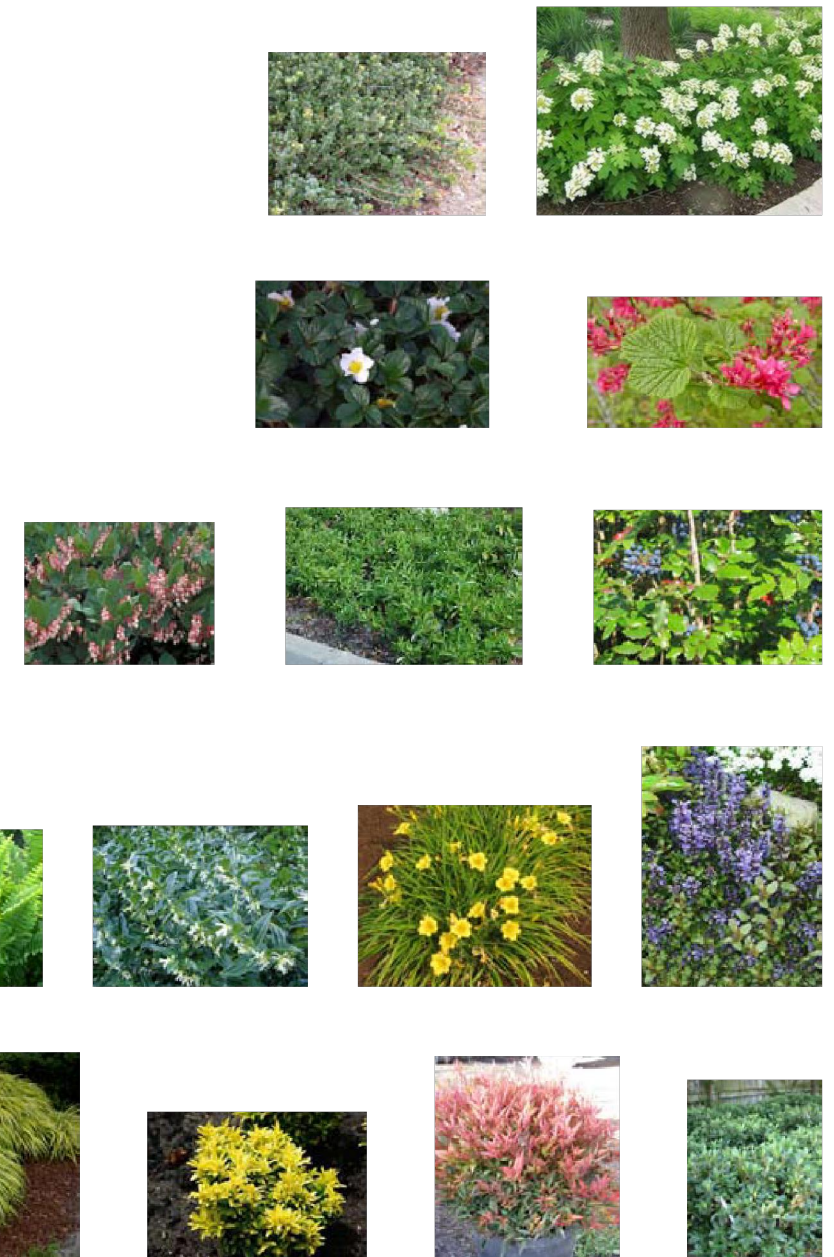
SCALE: 1/16" = 1'-0"

EARLY DESIGN GUIDANCE  
 5007 Renton Avenue S  
 Playhouse Design Group  
 DPD# 3018714 | January 22, 2015





LANDSCAPE PLAN  
SCALE: NTS



**EARLY DESIGN GUIDANCE**  
5007 Renton Avenue S  
Playhouse Design Group  
DPD# 3018714 | January 22, 2015

- Recycle & Solid Waste

Each unit has space within their attached garage for garbage and recycling.

- Garage Parking

Each unit has parking for 1 vehicle in their attached garage. Fences and landscaping will keep car lights from impacting surrounding properties.

- Amenity Area

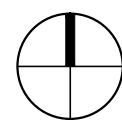
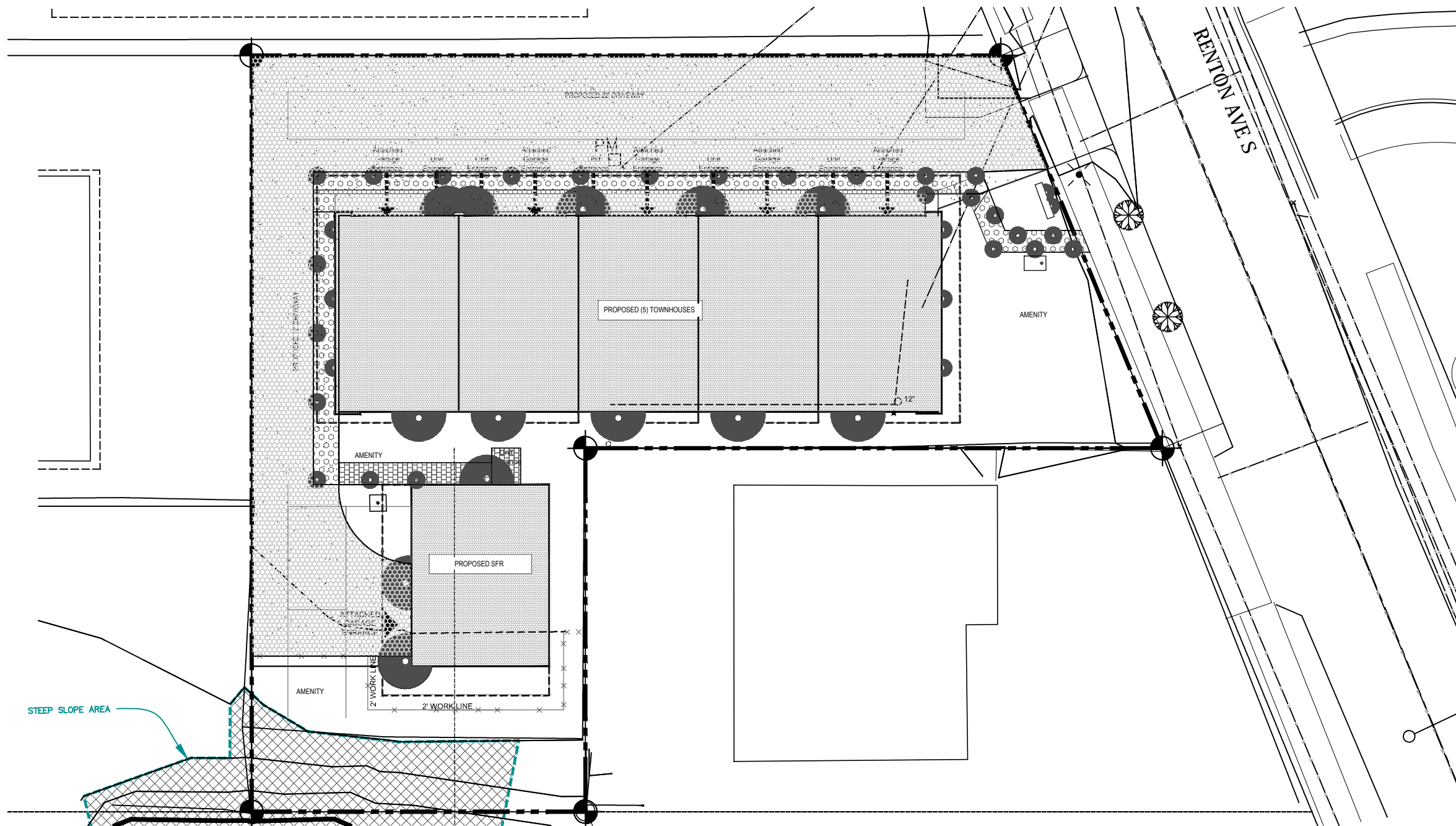
All amenity area is common and private at ground level.

- Green Factor:  
A minimum score of 0.6 required for L2 zones per SMC 23.45.524.

- Amenity Area  
Required area per SMC 23.45.522 is equal to 25% of the entire lot area. For townhomes, this can be provided in either common or private amenity areas, with up to 50% located on rooftops.

Required = 25% (8,468) = 2,117 sf (1,059 sf required at ground level)




Provided = Common: 841 + Private: 919 sf + 370 sf @ ground level = 2,130 total



## PROPOSED LIGHTING PLAN

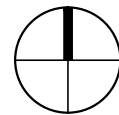
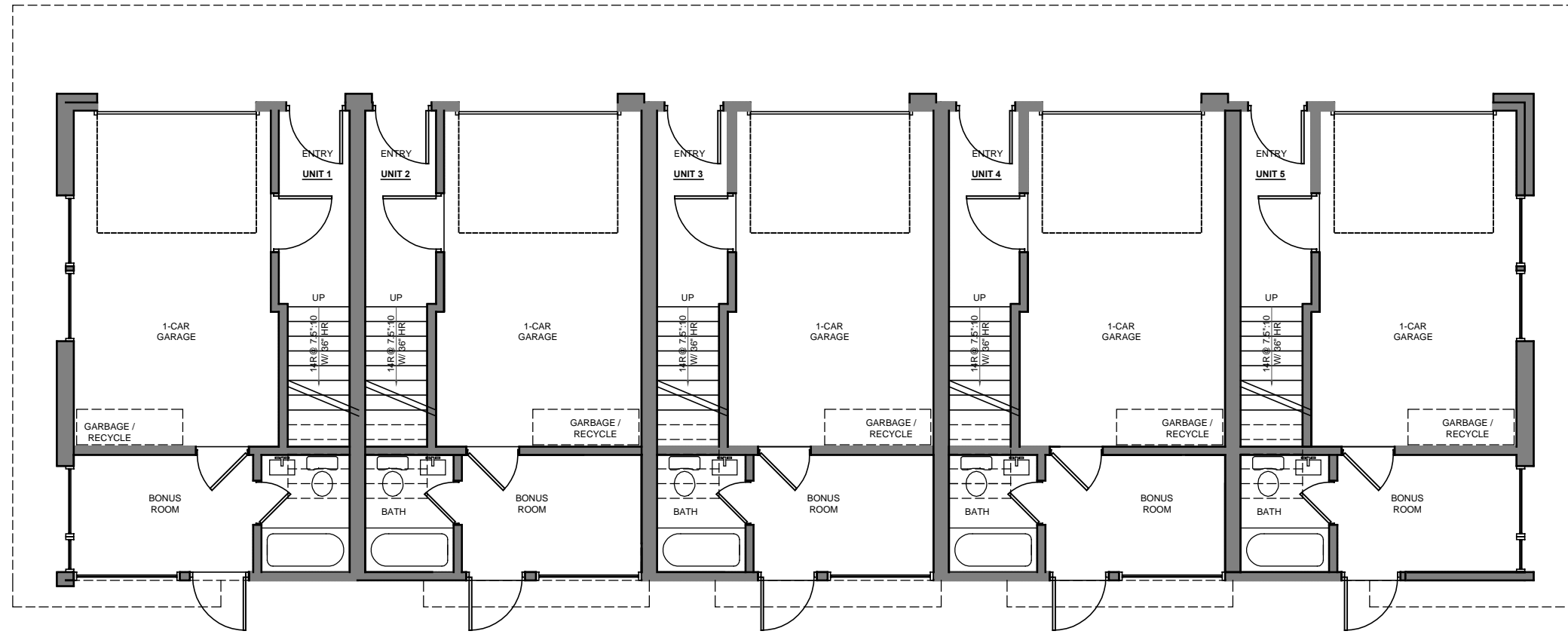
SCALE: 1/16" = 1'-0"

### LEGEND

- 
Outdoor Energy Efficient, Cool to the touch, LED recessed lights, its evolution as provider of artful illumination
- 
Progress Lighting 5" Gray Incandescent Cylinder Outdoor Wall Lantern
- 
Outdoor wall light, automatic on at dark, brighter w/ motion sensor w/ baffle to light down only.

EARLY DESIGN GUIDANCE  
 5007 Renton Avenue S  
 Playhouse Design Group  
 DPD# 3018714 | January 22, 2015





TOWNHOUSE - FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



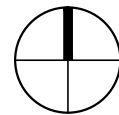
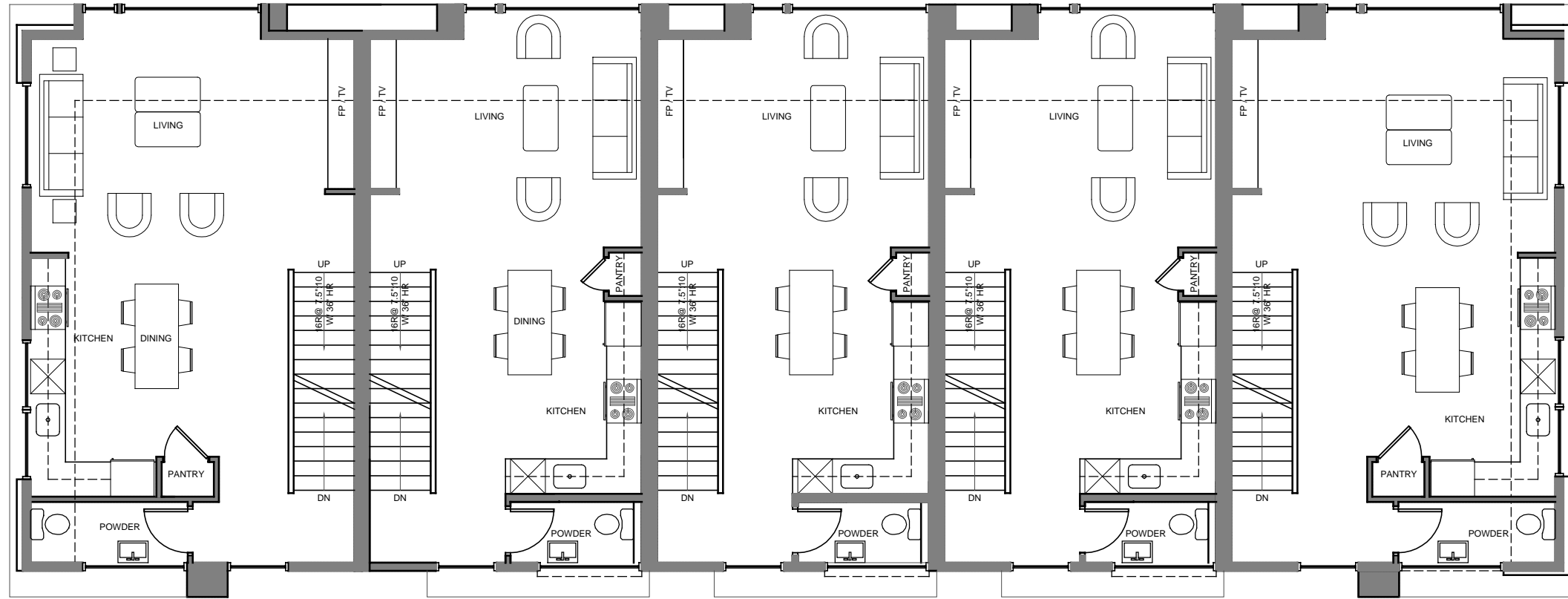
EARLY DESIGN GUIDANCE  
 5007 Renton Avenue S  
 Playhouse Design Group  
 DPD# 3018714 | January 22, 2015

TOWNHOUSE- END UNITS

Bedrooms: 2 + Bonus Room  
 Bathrooms: 2.5  
 Heated: 1,532 sf  
 Garage: 216  
 Unit Total: 1,748 sf PER UNIT

TOWNHOUSE- CENTER UNITS

Bedrooms: 2 + Bonus Room  
 Bathrooms: 2.5  
 Heated: 1,346 sf  
 Garage: 216  
 Unit Total: 1,562 sf PER UNIT

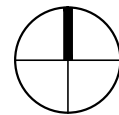
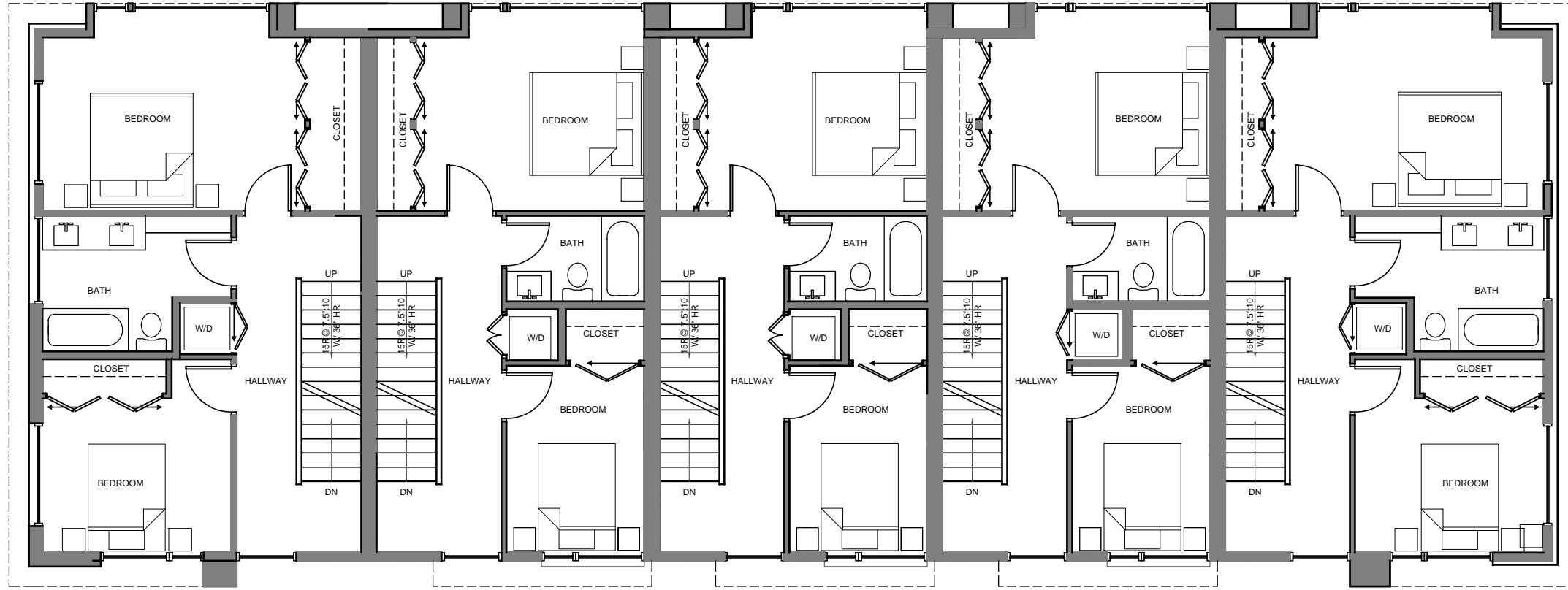


**TOWNHOUSE - SECOND FLOOR PLAN**

SCALE: 1/8" = 1'-0"

EARLY DESIGN GUIDANCE  
 5007 Renton Avenue S  
 Playhouse Design Group  
 DPD# 3018714 | January 22, 2015



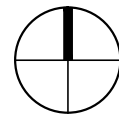
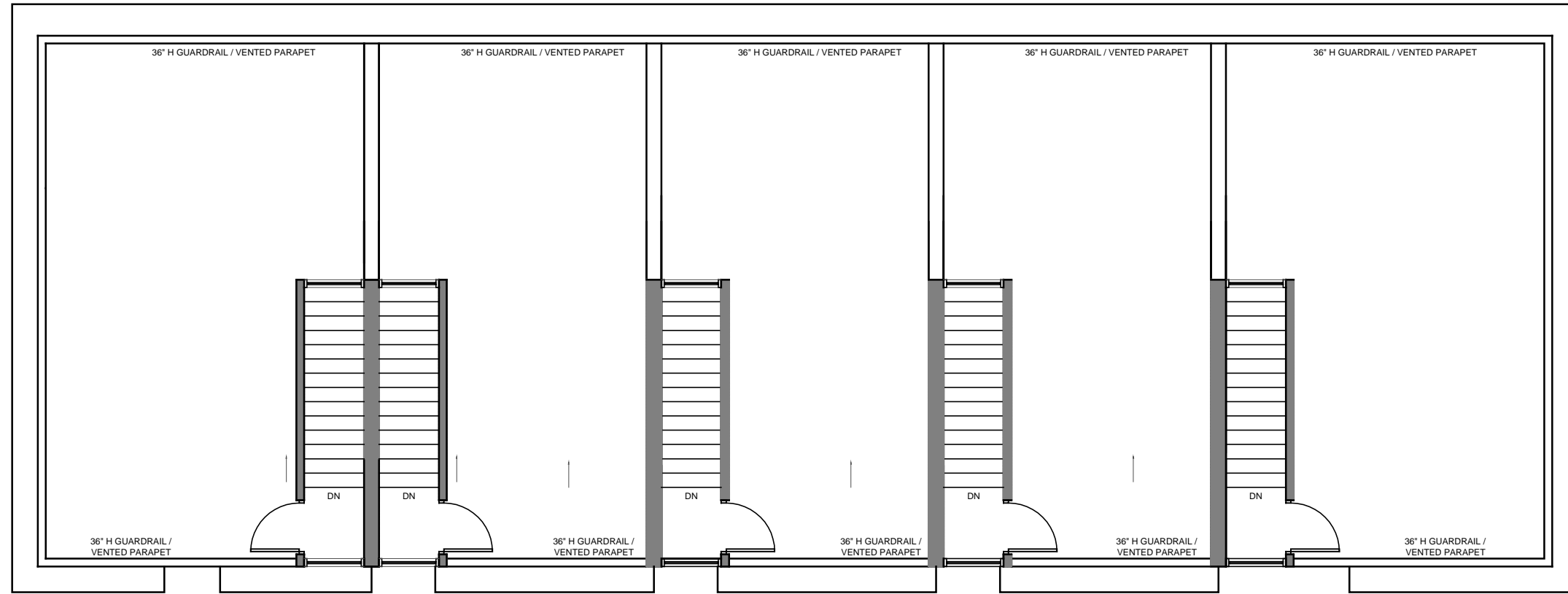


TOWNHOUSE - THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"



EARLY DESIGN GUIDANCE  
 5007 Renton Avenue S  
 Playhouse Design Group  
 DPD# 3018714 | January 22, 2015

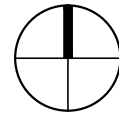
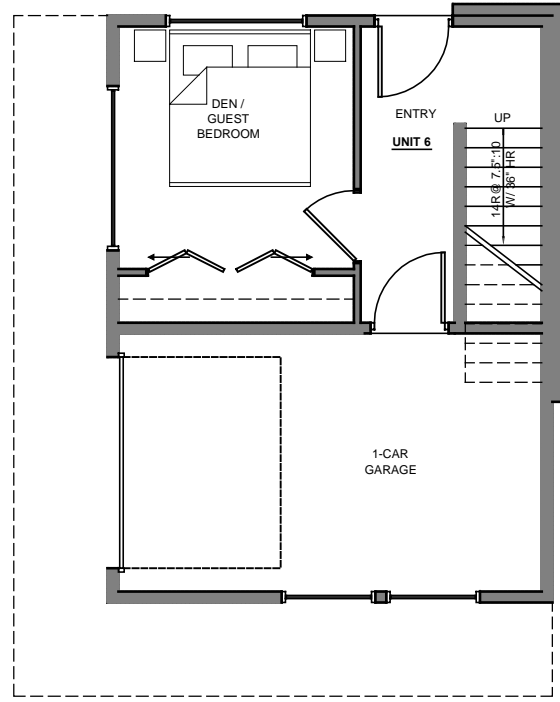


**TOWNHOUSE - ROOF DECK PLAN**

SCALE: 1/8" = 1'-0"

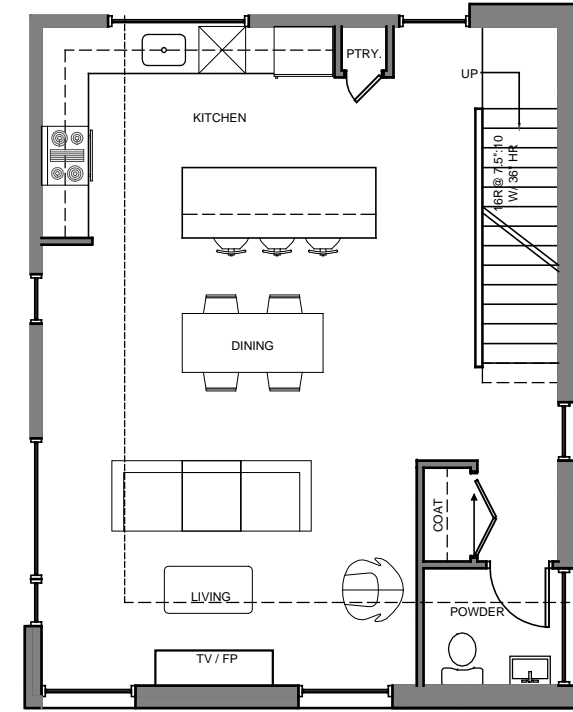
EARLY DESIGN GUIDANCE  
 5007 Renton Avenue S  
 Playhouse Design Group  
 DPD# 3018714 | January 22, 2015





SFR - FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



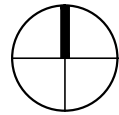
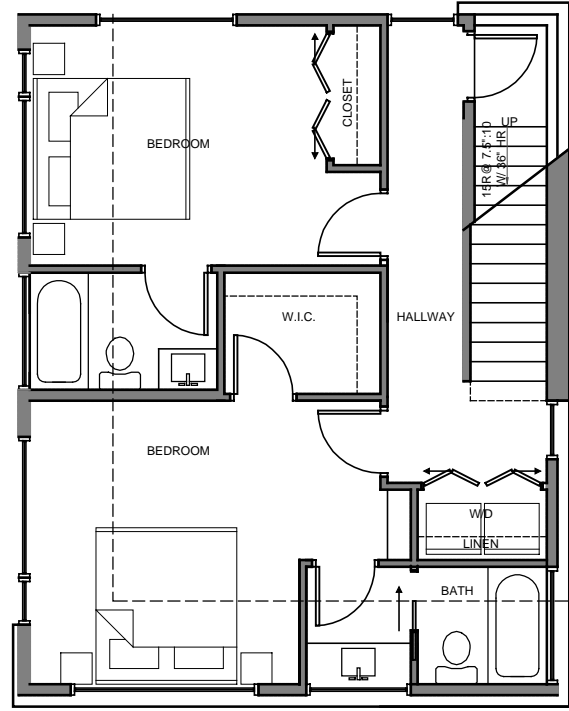
SFR - SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



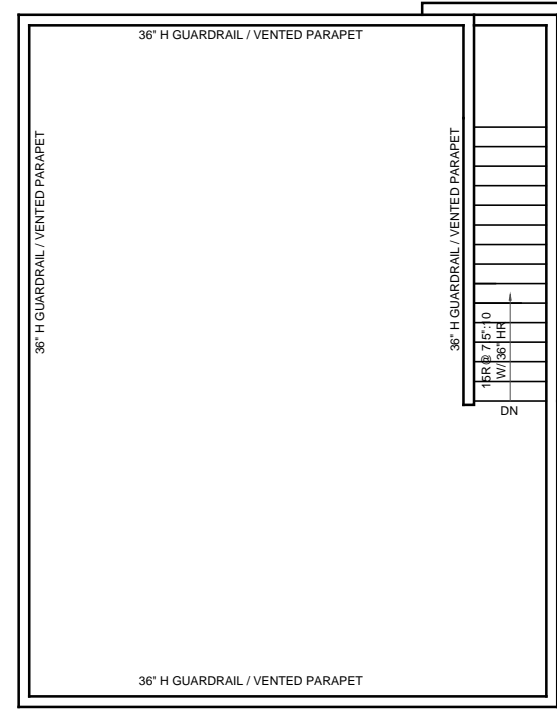
EARLY DESIGN GUIDANCE  
 5007 Renton Avenue S  
 Playhouse Design Group  
 DPD# 3018714 | January 22, 2015





SFR - THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"



SFR - ROOF PLAN

SCALE: 1/8" = 1'-0"

EARLY DESIGN GUIDANCE  
 5007 Renton Avenue S  
 Playhouse Design Group  
 DPD# 3018714 | January 22, 2015



TOWNHOUSES NORTH ELEVATION



- LIGHT GRAY HARDIE PANEL SIDING - 4x8 SHEETS
- PARAPET / GUARDRAIL AT ROOF DECK
- WHITE HARDIE PANEL SIDING - 4x8 SHEETS
- DARK BROWN HARDIE PANEL SIDING - 4x8 SHEETS
- VINYL WINDOWS
- GREY HORIZONTAL FIR OR CEDAR SIDING
- UNIT ADDRESSING NUMBERS
- LIGHT GRAY HARDIE PANEL SIDING - 4x8 SHEETS
- PERMEABLE PAVERS

TOWNHOUSES EAST ELEVATION

- STAIR TOWER
- PARAPET GUARDRAIL AT ROOF DECK
- WHITE HARDIE PANEL SIDING - 4x8 SHEETS
- DARK BROWN HARDIE PANEL SIDING - 4x8 SHEETS
- GREY HORIZONTAL FIR OR CEDAR SIDING
- VINYL WINDOWS
- CONCRETE BUILDING ADDRESS SIGN
- MAILBOXES
- LANDSCAPED AMENITY AREA
- PERMEABLE PAVING SURFACE



**EARLY DESIGN GUIDANCE**  
 5007 Renton Avenue S  
 Playhouse Design Group  
 DPD# 3018714 | January 22, 2015

TOWNHOUSES SOUTH ELEVATION



- STAIR TOWER, LIGHT GREY HARDIE PANEL SIDING - 4x8 SHEETS
- PARAPET / GUARDRAIL AT ROOF DECK
- WHITE HARDIE PANEL SIDING - 4x8 SHEETS
- VINYL WINDOWS
- GREY HORIZONTAL FIR OR CEDAR SIDING
- DARK BROWN HARDIE PANEL SIDING - 4x8 SHEETS
- MEDIUM GREY EAVES AT BACKYARD

TOWNHOUSES WEST ELEVATION



- STAIR TOWER
- PARAPET / GUARDRAIL AT ROOF DECK
- WHITE HARDIE PANEL SIDING - 4x8 SHEETS
- DARK BROWN HARDIE PANEL SIDING - 4x8 SHEETS
- VINYL WINDOWS
- GREY HORIZONTAL FIR OR CEDAR SIDING
- WHITE HARDIE PANEL SIDING - 4x8 SHEETS
- PERMEABLE PAVING SURFACE

EARLY DESIGN GUIDANCE  
 5007 Renton Avenue S  
 Playhouse Design Group  
 DPD# 3018714 | January 22, 2015



SFR WEST ELEVATION



- PARAPET / GAURDRAIL AT ROOF DECK
- WHITE HARDIE PANEL SIDING - 4x8 SHEETS
- DARK BROWN HARDIE PANEL SIDING - 4x8 SHEETS
- VINYL WINDOWS
- BRIGHT ACCENT HARDIE PANEL SIDING - 4x8 SHEETS
- GREY HORIZONTAL FIR OR CEDAR SIDING
- PERMEABLE PAVING SURFACE

SFR SOUTH ELEVATION

- PARAPET / GAURDRAIL AT ROOF DECK
- WHITE HARDIE PANEL SIDING - 4x8 SHEETS
- DARK BROWN HARDIE PANEL SIDING - 4x8 SHEETS
- BRIGHT ACCENT HARDIE PANEL SIDING - 4x8 SHEETS
- VINYL WINDOWS



EARLY DESIGN GUIDANCE  
 5007 Renton Avenue S  
 Playhouse Design Group  
 DPD# 3018714 | January 22, 2015

SFR EAST ELEVATION



WHITE HARDIE PANEL SIDING - 4x8 SHEETS

VINYL WINDOWS

BRIGHT ACCENT HARDIE PANEL SIDING - 4x8 SHEETS

DARK BROWN HARDIE PANEL SIDING - 4x8 SHEETS

SFR NORTH ELEVATION



WHITE HARDIE PANEL SIDING - 4x8 SHEETS

DARK BROWN HARDIE PANEL SIDING - 4x8 SHEETS

VINYL WINDOWS

BRIGHT ACCENT HARDIE PANEL SIDING - 4x8 SHEETS

GREY HORIZONTAL FIR OR CEDAR SIDING

PERMEABLE PAVING SURFACE

EARLY DESIGN GUIDANCE  
 5007 Renton Avenue S  
 Playhouse Design Group  
 DPD# 3018714 | January 22, 2015





SOUTHEAST VIEW OF TOWNHOUSES AND YARD



VIEW OF EASTERN YARD AND PEDESTRIAN / ENTRY W/ UNIT ENTRIES BEYOND



NORTHWEST VIEW OF TOWNHOUSE AND VEHICLE ENTRANCE



**EARLY DESIGN GUIDANCE**  
 5007 Renton Avenue S  
 Playhouse Design Group  
 DPD# 3018714 | January 22, 2015



SOUTHWEST VIEW OF TOWNHOUSES AND SINGLE FAMILY HOUSE



VIEW OF BACK PATIOS OF TOWNHOUSES AND ENTRY AT SINGLE FAMILY HOUSE



NORTHWEST VIEW OF TOWNHOUSES AND SINGLE FAMILY HOUSE BEHIND



AERIAL VIEW OF SOUTHEAST SIDE OF SINGLE FAMILY HOUSE AND SOUTH SIDE OF TOWNHOUSES

EARLY DESIGN GUIDANCE  
 5007 Renton Avenue S  
 Playhouse Design Group  
 DPD# 3018714 | January 22, 2015





NORTH WINDOW/DOOR OVERLAP

Window Overlap Privacy Study

The windows of the proposed townhouses and single family home have been thoughtfully designed to minimize the views into and from the neighboring buildings, as well as from unit to unit, in order to protect privacy of all occupants. Windows and doors of neighboring buildings are highlighted with dashed outlines.

NORTH: To the north is a 1-story duplex. The windows on this facade are high and look onto the unit entrances and garage doors.



Duplex facing proposed north facade



WEST WINDOW/DOOR OVERLAP

WEST: To the west is a 4-plex and Triplex. The triplex has a few small, high windows, the majority of which are not aligned with any proposed living spaces. The 4-plex is facing the proposed single family residence, and both are setback further from the west property line for their backyard and parking court.



West 4-plex facing proposed west facade



West Triplex facing proposed west facade



EARLY DESIGN GUIDANCE  
5007 Renton Avenue S  
Playhouse Design Group  
DPD# 3018714 | January 22, 2015



SOUTH: To the south is an existing single family residence and the proposed single family residence. The existing residence has a blank facade. The proposed residence has a few aligning windows, primarily in the stairway landings of both buildings. The bedroom windows are offset and do not directly face each other.



Proposed new residence facing proposed South facade



Residence facing proposed south facade



SOUTH WINDOW/DOOR OVERLAP

EAST: To the east is a 2-story single family residence. The windows are not overlapping with any bedrooms of either residence. The only overlap occurs at the windows at the stair stair landings of the proposed residence.



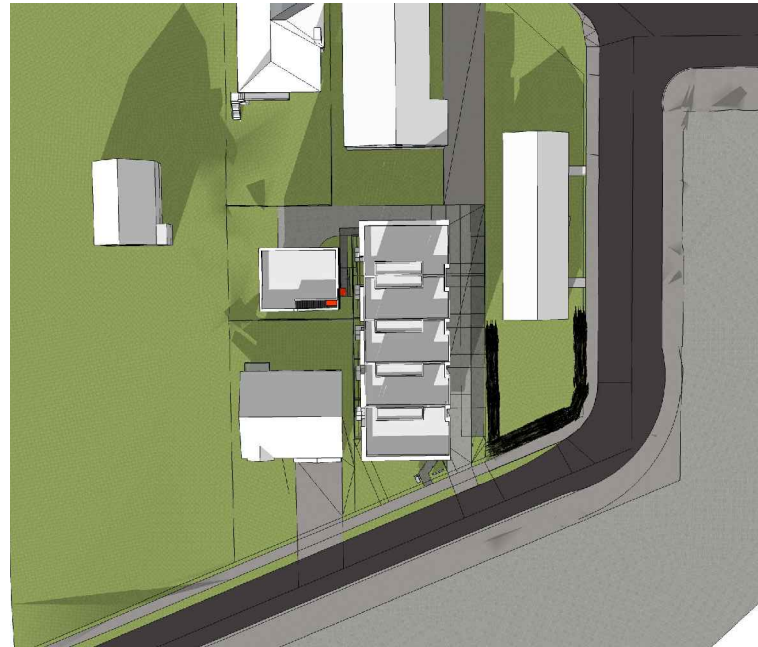
South residence facing proposed east facade



EAST WINDOW/DOOR OVERLAP



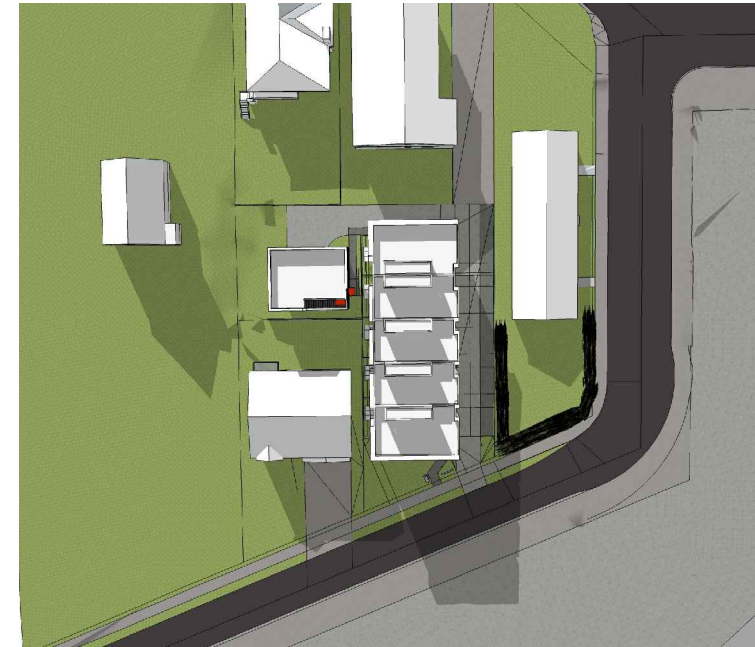
SPRING EQUINOX: MARCH 20



8AM



NOON

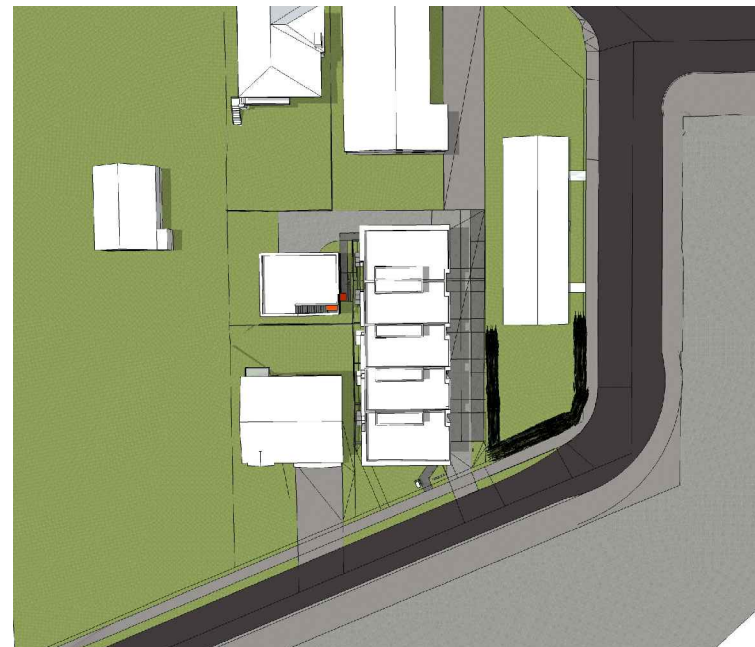


4PM

SUMMER SOLSTICE: JUNE 21



8AM



NOON



4PM



EARLY DESIGN GUIDANCE  
5007 Renton Avenue S  
Playhouse Design Group  
DPD# 3018714 | January 22, 2015

FALL EQUINOX: SEPTEMBER 23



8AM



NOON

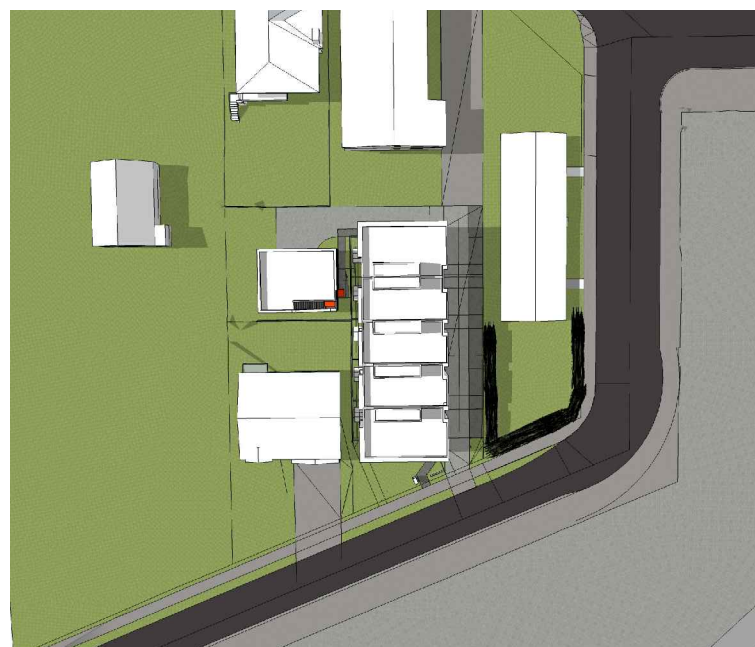


4PM

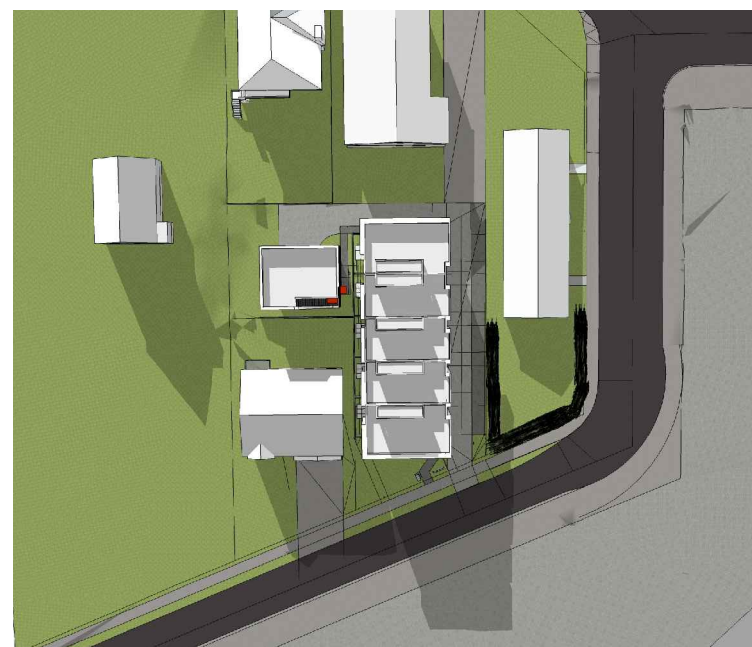
WINTER SOLSTICE: DECEMBER 21



8AM



NOON



4PM

EARLY DESIGN GUIDANCE  
5007 Renton Avenue S  
Playhouse Design Group  
DPD# 3018714 | January 22, 2015



Design Guidelines - Preliminary Guidance Responses				
Context and Site		<p>The design and presence of these buildings is modern combining geometric shapes and bold colors with warm wood tones. The facades are broken up to read as five volumes (in both front and back) with the first floor creating a strong base beneath the eaves and large windows above. For materials we took cues from newer buildings in the neighborhood by combining warmer neutral stained wood siding in contrast with more crisp and modern hardie-panel siding with bolder contrasting colors. The desire here is to reinvigorate the neighborhood's design vernacular.</p>	Design Concept	
CS-1, D-1	<p>Natural Systems and Site Features: On-Site Features</p> <p><b>Provide information describing existing trees on site:</b> An Arborist's report has been provided to identify the trees on site.</p>		<p>Public Life</p> <p>PL-1, B Connectivity: Walkways and Connections</p> <p><b>Connect on-site pedestrian walkways with public infrastructure:</b> Pedestrian access is along the north side of the site from the sidewalk in the right of way, past the landscaped front yard amenity, along the face of the townhouse building, and around to the entry of the single family residence. The landscaped yards are filled with year-round landscaping, pedestrian signage, and a green space for residents to interact.</p> <p>PL-2, B Safety and Security</p> <p><b>Provide lighting at sufficient lumen intensities and scales:</b> Sufficient lighting shall be provided to safely navigate the site, locate the entries, and provide security around the structure. Lighting will line the pathways within the paving along the pedestrian pathway to help navigate the site as well has for safety by delineating the walkway from on-site vehicle traffic. Additional lighting is provided at the eave above the Unit and Garage Entries and at the walls at the Unit Entries and back.</p> <p>PL-4, A Active Transportation: Entry Location and Relationships</p> <p><b>Provide safe and convenient access points for all modes of travel:</b> The pedestrian pathway is offset from the building to create a small buffer for each private entry. A different paving color is used to articulate the pedestrian pathway from the driveway along the site entrance and throughout the property.</p> <p>Each unit has an attached garage that is easily accessible from the vehicular pathway. A Street improvement plan is in process to provide sidewalks and a new curb cut in the right of way for a safe pedestrian environment.</p>	DC1, B Project Uses and Activities: Vehicular Access and Circulation
CS-2, B-2	<p>Urban Pattern and Form: Adjacent Sites, Streets, and Open Space</p> <p><b>Identify opportunities for project to make strong connection to street:</b> The majority of the street side of the project is a landscaped yard to used as amenity space by the residence. There is a landscaped border to provide a layer of privacy from the sidewalk as well as create a softer pedestrian environment. Parking is</p> <p>By providing each unit with a private entry and abundant landscaping/planters this building engages with the streetscape. We have used a variety of materials, large street-facing windows, and an eave above the first floor to reduce the scale of the building and engage the street in an inviting manner.</p>	<p>CS-2, D</p> <p>Urban Pattern and Form: Height, Bulk, and Scale</p> <p><b>Identify opportunities for project to make strong connection to street:</b> The proposed street facing structure has been designed to match the height and scale of the existing newer townhouse projects on the block that represent the current allowed density.</p> <p>We have used a variety of materials, large street facing ground floor windows, and an eave above the first floor to reduce the scale of the building and engage the street in an inviting manner. A landscape buffer with variety of shrubs and trees helps transition to the existing neighbors.</p>		DC1, C Project Uses and Activities: Parking and Service Uses
CS-2, D	<p>Urban Pattern and Form: Height, Bulk, and Scale</p> <p><b>Identify opportunities for project to make strong connection to street:</b> The proposed street facing structure has been designed to match the height and scale of the existing newer townhouse projects on the block that represent the current allowed density.</p> <p>We have used a variety of materials, large street facing ground floor windows, and an eave above the first floor to reduce the scale of the building and engage the street in an inviting manner. A landscape buffer with variety of shrubs and trees helps transition to the existing neighbors.</p>		<p>PL-4, A Active Transportation: Entry Location and Relationships</p> <p><b>Provide safe and convenient access points for all modes of travel:</b> The pedestrian pathway is offset from the building to create a small buffer for each private entry. A different paving color is used to articulate the pedestrian pathway from the driveway along the site entrance and throughout the property.</p> <p>Each unit has an attached garage that is easily accessible from the vehicular pathway. A Street improvement plan is in process to provide sidewalks and a new curb cut in the right of way for a safe pedestrian environment.</p>	DC2, A Architectural Concept: Massing
CS-3, A	<p>Architectural Context and Character: Emphasize Positive Neighborhood Attributes</p> <p><b>Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles:</b></p>	<p>Each unit has an attached garage that is easily accessible from the vehicular pathway. A Street improvement plan is in process to provide sidewalks and a new curb cut in the right of way for a safe pedestrian environment.</p>		



**EARLY DESIGN GUIDANCE**  
5007 Renton Avenue S  
Playhouse Design Group  
DPD# 3018714 | January 22, 2015

Cont. - Design Guidelines - Preliminary Guidance Responses	
DC2, B	<p>Architectural Concept: Architectural &amp; Facade Composition</p> <p>All 4 sides of the townhouses and single family residence are designed with eaves, color, and materiality to articulate the individual units and breakup the facade to a human scale. The front entry of each units is defined with architectural elements, color, and small planters which also breaks up the expanse of garage door entrances. There are no blank walls along visible facades.</p>
DC4, A	<p>Exterior Elements and Finishes: Building Materials</p> <p>Exterior walls will be HardiePanel and cedar siding. HardiePanel will stand up against climate's harshest conditions. This is a rainscreen system that allows for the penetration of water which it sheds behind the front shell. HardiePanel is protected by a 30-year nonprorated, transferable, limited warranty.</p>
DC4, B	<p>Exterior Elements and Finishes: Signage</p> <p>Project signage is located within the landscaped amenity area of the front yard and acts as a buffer between the driveway and pedestrian pathway. The large unit signage reflects the modern style of the design in its font and size. The signage for the single family unit in the south calls out the tucked away entry of the unit and uses the accent color and modern style of the design to express the character of the project.</p>
DC4, C	<p>Exterior Elements and Finishes: Lighting</p> <p>Site lighting is used along the pedestrian pathway and driveway to help navigate through the site. Each unit entry is illuminated for safety. The landscaped amenity areas at the project entry on Renton Avenue S. have pathway lighting and lighting to highlight the landscaping and entry sign. The lighting is designed to avoid glare, and is screened by landscaping at the projects edges.</p>
DC4, D	<p>Exterior Elements and Finishes: Tree, Landscape and Hardscape Materials</p> <p>The landscaping will enhance the buildings and site by creating a backdrop of trees, shrubs and perennials to complement the building's architecture and breakdown the visual mass. The abundant landscaping along Renton Avenue S creates an inviting entry.</p>

Site Reconnaissance Checklist Responses	
1	<p>ROW Improvements</p> <p>A Street Improvement Plan is currently in progress with SDOT for adding/replacing sidewalk and curb.</p>
2	<p>Trees</p> <p>Street trees will be provided in accordance with SDOT and with their recommended species, spacing, and location. An arborist report has been provided for information regarding existing trees on site.</p>
3	<p>Structures on Site</p> <p>The existing residential structure is to be removed.</p>
4	<p>Conditions</p> <p>ECA exemption for steep slope was approved December 22, 2014.</p> <p>This project is functionally related to 3018745, adjacent to west. The configuration of driveway to units is proposed to be similar.</p>

