

North Beacon Work Plan

*This framework structures future discussion between the community and City departments to create the shared Work Plan

Vision	Goals	Policies	Strategies	Actions
I. Creating Choice for Living, Working and Recreating				
North Beacon Hill is a community with a large and unique history, characterized by its ethnic and cultural diversity. The committee will work to develop a plan for a well defined urban village anchored by new library and commercial/retail care accessed by efficient, pedestrian friendly, public transportation. Furthermore, the urban village plan will reinforce existing single family neighborhoods by encouraging and focusing additional growth within the boundaries of the urban village while maintaining affordable housing alternatives throughout North Beacon Hill.	1. A well defined mixed-use residential neighborhood where the lives of Beacon Hill residents are enhanced, in part, through affordable and diverse housing options available throughout the neighborhood.	A. Allow alternative housing types, such as cottage housing, in single family zones to support affordable choices while preserving the single family character.	1. Use City funding to leverage other funding to preserve existing and create new subsidized housing.	
		B. Encourage and require a mix of unit prices and sizes through active use of incentives, direct City funding, and surplus property programs.	2. Apply Comprehensive Plan affordable housing targets to the Beacon Hill Urban Village and periodically evaluate progress.	
		C. Encourage affordable, family-sized homes through incentives, direct City funding, and surplus property programs. In particular, strive to preserve, or when needed, replace affordable	3. Set affordable rental and home ownership housing objectives and use incentives, direct City funding, and surplus property programs to fill gaps.	
		D. Achieve a balance of affordable rental and homeownership housing through incentives, direct City funding, and surplus property programs.	4. Provide support to low-income homeowners with weatherization and property rehabilitation assistance and property tax exemption.	
	2. A vibrant mix of housing close to the light rail station.	A. Encourage the development of housing close to the light rail station.	1. Leverage public funding to support affordable housing close to light rail station.	
		B. Capture the opportunity created by light rail to support affordable housing development close to the light rail station by including homes appropriate for different family sizes, so that residents are able to stay in the community, even as the neighborhood's housing market changes over time.	2. Prioritize the provision of affordable workforce housing if incentive zoning is used in the Station Area Overlay District.	
	3. An urban village with a strengthened overall business district image and identity that is home to a variety of commercial services, including a grocery store and a mix of small, local and ethnic businesses.	A. Support a continuing mix of small businesses and encourage new small businesses by providing technical assistance and access to financing for small businesses.	1. Strengthen the North Beacon Hill Business Association in order for the business owners to work together and with the community to create a neighborhood business district that serves the community. The business association can also provide a venue for its members to raise concerns to the City as well as pursue grants and technical assistance. Potential partners might include: Counselors to America's Small Business (SCORE)/Small Business Development Center Community Capital Development and Beacon Business/Property Owner Organization.	
			2. Explore strategies to support long-term affordable commercial space including new and existing models of financing mixed-use development projects that provide affordable commercial space as well as affordable housing in City-funded mixed-use buildings.	
		B. Retain local access to food, including a grocery store in the commercial core	3. Maintain the remainder of parcels and storefronts north and south of the immediate station area along Beacon Avenue S. for new and small businesses.	
			4. Pursue improvements to the business district such as streetscape amenities, including benches and banners. Potential Partners: Office of Economic Development, Beacon Business/Property Owner Organization	
			5. Work with the King County Public Health Food and Facilities program to promote on-street food vending.	
		C. Promote services that can serve neighborhood residents who commute by light rail, such as childcare, close to station.	6. Encourage retention of existing or development of new grocery store.	
			7. Improve the business district to make it more inviting using the Neighborhood Business District Grant Award Program.	
	4. A range of well-maintained parks, community and open spaces in the urban village core with programs that accommodate a variety of uses and diversity of users.	A. Preserve and support the expansion of the role of El Centro as a cultural and service center, including current social services such as childcare and the food bank.	1. Work with El Centro to create a civic gathering space at El Centro	
			2. Work with El Centro to maintain and improve the children's play area at El Centro.	
3. Improve and maintain Jose Rizal Park and establish pedestrian and bicycle connections from the village center to the park.				
4. Implement the Parks and Green Spaces Levy project to renovate and improve Beacon Hill Playground.				
B. Seek to create small pocket parks spread throughout the urban village, either through City acquisition or private development.		5. By means of the Parks and Green Spaces Levy, continue further development of Jefferson Park Master Plan and the construction of a skate park.		
		6. As funding becomes available create additional children's structured and unstructured play areas in the urban village.		
		7. Work with Seattle Public Schools to develop a park/playground at Beacon Hill Elementary.		
		8. Sponsor activities and events so that people can get to know each other and their many cultures.		
		9. Improve greenbelts by removing invasive vegetation, protecting from encroachment and adding or maintaining trails.		
5. North Beacon Hill is an active and safe neighborhood for a diversity of people, throughout the day and evening.	A. Encourage additional eyes on the street over the course of the day and evening through community programs and festivals, the design of new developments and other means.	1. Pursue employing Park Rangers at Jefferson Park		
		2. Request an increase in police bike patrols through the neighborhood.		
		3. Explore making North Beacon Hill an Alcoholic Impact Area		
II. Shaping a Transit Oriented Town Center				
he urban village plan will reinforce existing single family neighborhoods	1. A civic gathering space appropriate and flexible for the diversity of cultures living in the neighborhood	A. Support a multicultural gathering venue, whether publicly or privately developed.	1. Prepare design and development guidelines for a multicultural gathering venue, whether publicly or privately developed	
		B. Continue to develop neighborhood specific cultural programming and design elements in Seattle's parks.	2. Seek to print material in appropriate languages and have multilingual staff	
	2. Higher density development surrounds the light rail station and is responsive to the neighborhood context at a variety of scales, from single family houses to multistory buildings.	A. Encourage sensitive transitions between densities of development throughout the urban village, in particular between the town center and surrounding residential area	3. As funding becomes available, acquire land for future development of a multicultural gathering space	
			4. Pursue a relationship with one of the city Farmers Market organizations to bring a Farmers Market to North Beacon Hill.	
			5. Continue to provide access to the City arts and cultural programs and resources to plan and fund arts and cultural organizations, projects and events.	
1. Rezone key opportunity sites to encourage redevelopment of parcels around the light rail station in a manner that incorporates housing, commercial services (such as a grocery store and small businesses) and amenities.	1. Rezone key opportunity sites to encourage redevelopment of parcels around the light rail station in a manner that incorporates housing, commercial services (such as a grocery store and small businesses) and amenities.	1. Rezone key opportunity sites to encourage redevelopment of parcels around the light rail station in a manner that incorporates housing, commercial services (such as a grocery store and small businesses) and amenities.	Initiate rezone analysis of key opportunity sites (see page ____ in update - will be graphic centerfold of update document)	
		2. Evaluate a height increase within the town center for some but not all properties that have a current height limit of 40 feet, allowing up to 65 feet with required street and upper level setbacks.	Initiate rezone analysis of select properties currently zoned NC2-40 (see page ____ in update - will be graphic centerfold of update document)	
		3. Where land use changes are considered, give particular attention to zone transitions.		

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			4	Evaluate whether the Westward Apartments on Beacon Ave. S. should be included within the Station Area Overlay District boundary and rezoned to reflect the existing use and an appropriate transition to single-family areas to the north.	
			5	Evaluate water service / fire flow capacity requirements of higher density development under some zoning options, and develop measures to ensure flow needs are met. Evaluate potential need for area-specific sewer pipe infrastructure enhancements.	
			6	Develop and implement strategies to construct integrated broadband services throughout the North Beacon Hill Urban Village.	
3	A redevelopment of El Centro de la Raza that builds on the site's history and serves as a defining civic element of the Town Center	A. Preserve the role of El Centro as a cultural and service center, with social services such as childcare and food bank.	1	Convene a three-way partnership of El Centro, the community, and the City to create a development plan for the site that guides future development. Elements could include the following: <ul style="list-style-type: none"> ▪ identification of the desired types of development along South Lander Street so as to augment the open space and create a larger civic area that is readily identifiable as an inviting community gathering space, ▪ incorporation of a publicly accessible viewpoint over the neighborhood – such as a view tower – as part of the redevelopment of El Centro, ▪ inclusion of affordable housing in the redevelopment of El Centro, ▪ consideration of a "market arcade" along South Lander Street, ▪ preservation of the historic character of El Centro's former school building. 	SDOT to be part of partnership to provide guidance and hear suggestions about S Lander St. "market arcade"
			2	Change the land use and zoning to support the envisioned mixed use development on the El Centro site.	
			3	Include the El Centro site within the Station Area Overlay District boundary	
4	The future urban form of the town center carefully and successfully transitions from denser development at the town center core to less dense and single family residential neighborhoods in a manner that is responsive to the context and character of the North Beacon Hill neighborhood.	A. Guide future development and potential rezones so they contribute to an urban form and character at the town center that is responsive to the North Beacon Hill vision.	1	Develop neighborhood design guidelines and an urban design framework plan for the North Beacon Hill station area. Framework elements could include: building height options; incentive features such as affordable housing;	DPD and SDOT work to complete an urban design framework (using street types as a guiding factor). Funding will be necessary for detailed operational analysis for proposed re-route of traffic on Beacon Ave S from S McClellan St to 15th Ave S)
			2	Amend the Beacon Hill Neighborhood Design Guidelines to incorporate the goals of the urban design framework plan.	
5	An urban village that is a pleasant place to walk, with good access to alternative transportation; where lively, friendly and safe streetscapes encourage pedestrians and bicyclists and where roadways are seen as public access for walkers, bicycles, and buses as well as cars.	A. Enhance pedestrian safety along key streets within the Urban Village and discourage projects that would hinder pedestrian access.	1	Implement specific Southeast Transportation Study (SETS) Projects: #4: Add a missing sidewalk link along Beacon Avenue S at S McClellan St to provide a continuous sidewalk through the landscaped island. #6: Improve safety at the intersection of Beacon Avenue S and S Stevens St.	Obtain funding to complete SETS projects on Beacon Hill. Look to leverage funding through Neighborhood Street Fund program/Sidewalk program.
			2	Complete a conceptual design for Beacon Ave S from the town center to S Spokane St, working within the existing right-of-way. Consider extending the median north along Beacon Ave S, planting street trees, providing opportunities for cafe seating, and	Obtain funding for operational analysis of completed preliminary street design and to initiate public outreach process to discuss alternatives with stakeholders.
			3	Provide benches at regular intervals along streets in the station areas, at bus stops and along major walking routes (e.g. Beacon Avenue). Consider implementing an adopt-a-bench program.	
			4	Explore the option of a traffic reroute that would redirect through-traffic off Beacon Avenue S in the commercial center.	Pursue funding for detailed operational analysis and land acquisition for additional Right-Of-Way. Note: Project cannot move forward until funding is secured to determine feasibility.
			5	Consider transforming existing alleys into a pedestrian network that would link key civic destinations with the surrounding residential area.	DPD and SDOT use the urban design framework process to identify potential alleys.
			6	Pursue opportunities to underground utility wires in the neighborhood.	