December 2009

North Beacon Hill

NEIGHBORHOOD PLAN UPDATE

Goals, Policies and Strategies to Achieve the North Beacon Hill Neighborhood Vision

Executive Summary

In the North Beacon Hill Neighborhood Plan Update process initiated in 2009, a diverse community of stakeholders articulated priorities for the future of their neighborhood, identifying goals and shaping the policies and strategies to achieve them. They benefited from the compelling vision of the existing Neighborhood Plan, first completed in 1999, which successfully established an approach to sustaining the community's long and unique history, including its characteristic ethnic and cultural diversity. Much has been achieved in North Beacon Hill in the past decade since the plan was completed, including a new library, a major park nearing completion, and the opening of a new light rail station. Yet as the community made clear in the update process, there are newly emerging priorities, new strategies, and work remains to be done.

The workshops, meetings, and ongoing discussions that shaped the update underscore the widely shared goal of increasing the community's choices for how to live, work, and enjoy life in their neighborhood. Participants recognized the potential of light rail service to transform the neighborhood center into the cornerstone of a more sustainable community. They envisioned how more households would increase opportunities for the diversity of businesses and services that they value. At the same time, they emphasized that they need a town center that works for them, where growth and change include housing for diverse incomes and household sizes, connecting to their homes and businesses with safe, green, and walkable streets and sidewalks. And they spoke to the need for growth to be carefully tailored to fit neighborhood scale, with a clear call for attention to detail, designing for the transitions from a higher density, mixed use center the lower scale and more residential edges of the urban village.

There are several additional core recommendations in the update, including a renewed focus on El Centro de la Raza as an active resource for the neighborhood, where potential redevelopment should increase that crucial community role. In addition, the update process has reiterated strong support for a "festival street" adjacent to El Centro and the light rail station, where it can be a physical gathering place for both informal and organized programs to build and enhance the life of the community. The physical reality of this new type of public space was celebrated with its opening this winter, and community, public agencies, and non-profits are working together to realize the type of programs and events that meet the promise of this vision. The update's format and structure and designed to do exactly this—to allow a civic partnership of the community, city, as well as other public and private organizations to work together to shape the future of the neighborhood.

Introduction

In the 1990s, community members from 38 neighborhoods across the city created a 20-year vision for how each of their neighborhoods would grow. This work was done as part of the Seattle Comprehensive Plan initiative, a citywide effort which sought to "preserve the best quality of Seattle's distinct neighborhoods while responding positively and creatively to the pressures of change and growth." The Neighborhood Plans developed strategies to insure that the creative response to growth was informed by both professional expertise and local knowledge and priority-setting.

In the decade after the plans were completed, there were significant changes in Seattle and its neighborhoods, growth in housing, and major public investments in public amenities. Also, during this time the population of the city greatly diversified. Following extensive discussion and review of the existing Neighborhood Plans and their effectiveness, in 2008, the Mayor and City Council recognized the need to revisit the plans through broad and inclusive discussions with the community, including new strategies for civic engagement. The update process was begun in 2009 to: confirm the neighborhood Vision, refine the plan Goals and Policies in order to take into account changed conditions, and to update work plans to help ensure that each community's visions and goals are achieved through the implementation of strategies and actions.

The North Beacon Hill Neighborhood Plan was chosen by the Mayor and City Council as one of three plans to be updated in 2009. The arrival of light rail service brings increased development interest and new residents to the neighborhood. These changes present great opportunities to expand North Beacon Hill's identity as a vibrant, transit-oriented community, one in which residents, businesses and visitors enjoy the lively, diverse, and distinctive character of the neighborhood. This Plan Update articulates community goals so that the City, developers and neighborhood residents can work together to bring about the neighborhood vision.

Over the past year, dedicated community members worked with City staff to assess and address those conditions that have changed since the 1999 North Beacon Hill Neighborhood Plan. New neighbors and new voices joined those who participated ten years ago. Together, community members discussed what they value in the neighborhood, and outlined their shared goals and ideas about how to achieve those goals.

These new goals and policies will be incorporated into the City's Comprehensive Plan. The plan update also creates a shared work plan for the community and City (see Appendix). The strategies and actions will be incorporated in a working document that defines shared priorities and responsibilities for next steps.

How the Update is Organized

This document incorporates various components that together comprise the update. The following is a description of the different components:

Community Engagement – describes the process through which community members provided guidance and invaluable information, and includes the various methods used to reach out to and engage as many neighbors as possible.

Sustainability – provides a discussion of environmental and socio-economic sustainability and its inherent relevance to neighborhood planning.

Vision, Goals, Policies and Strategies – are the key components of this update. The Vision is from the 1999 Neighborhood Plan and holds true today. The Goals, Policies and Strategies build upon one another to help fulfill the North Beacon Hill Vision. They are a distillation of what we heard from the community and will guide the City's work as well as inform future development that occurs in the neighborhood. The Goals are organized into two broad categories: Creating Choices for Living, Working and Playing; and Shaping a Transit Oriented Town Center. With each Goal are its associated Policies and Strategies. With each goal, associated policies and strategies is a discussion that incorporates community input and feedback and that shaped the recommended strategies.

Appendices – The appendix of the update has several important resource documents including a shared work plan for the City and neighborhood to guide implementation and original Neighborhood Plan.

Community Engagement

Over the course of the past year, a broad cross section of community members engaged with planning in a variety of ways. From hands-on workshops and smaller scale interactive meetings with community-based organizations, to online updates and questionnaires, the community had many opportunities to engage and stay involved. Reaching a broad range of those who live and work in North Beacon Hill, including those who have been historically underrepresented in the planning process was a primary objective of the plan update process. During 2009, community members expressed their views at 38 neighborhood and City-sponsored meetings and events in North Beacon Hill. Long-time veterans of neighborhood planning, stewards of the important work begun in the 1990s, and a new generation of neighborhood planners came together to build a renewed base of civic engagement. Bicultural and/or bilingual Planning Outreach Liaisons (POLs) connected with 13 underrepresented communities. The outreach liaisons hosted 29 community workshops where historically underrepresented North Beacon Hill community members participated—strengthening the connection between the City of Seattle, residents, community organizations, and businesses.

This intensive effort was necessary for those who were new to the planning discussion to have the opportunity, and background to participate effectively. Planning Outreach Liaisons went beyond translation and interpretation to create culturally-appropriate opportunities for dialogue about planning and to create a deeper understanding of the issues and richer input. For example, sight and mobility impaired residents came together to discuss specific issues and recommendations for making open spaces and streets a better place for people with disabilities

In March the community engaged in the first phase of the update process through the North Beacon Hill Baseline and Issues Identification workshop at El Centro de la Raza. They discussed neighborhood-initiated planning efforts since the existing Neighborhood Plan as well as how to build on that work given changing conditions. Participants described how they live, work and play in their neighborhood, what makes it unique, what they value in the community and how they see it changing in the next several years. Community members also described how they move around and through the urban village, the kinds of places they go and how they value those places, especially parks and open space. Embedded in these discussions were their identified needs for a healthy and vital neighborhood. Planning Outreach Liaisons extended this conversation into their respective communities throughout March and April. North Beacon Hill's key priorities emerged from these conversations.

In May small groups of community members and City staff worked together at a Town Hall meeting, again at El Centro de la Raza, to address themes that emerged from the March and April workshops. Participants worked through hands-on exercises to identify gaps and opportunities for improving mobility around and through the urban village as well as to explore the relationships between the number of households in the neighborhood, retail destinations, parks and walkability. The Planning Outreach Liaisons replicated the exercises, working with their respective communities. The community's goals and desired improvements within the neighborhood grew from this second phase of meetings.

In September, community members attended open houses to review draft goals and recommendations that grew from the themes, issues, goals and desired improvements voiced by the community throughout the preceding months. Outreach and interaction continued into the final months of the year, including the work of POLs, who reached out to their communities to both review draft plan recommendations and to lay the groundwork for their ongoing engagement in the update's implementation phase. Throughout the plan update process, the workshops and meetings have been structured to engage community discussion and guidance, followed by reporting back, all of which has informed the next steps of drafting and finalizing recommendations. This broad engagement and detailed recording of community comments throughout the process created ongoing transparency that serves as the underpinning of this update to the North Beacon Hill Neighborhood Plan.

Discussing the future of the North Beacon Hill urban village.

Sustainability

A sustainable community is one that values, and plans for its long term social, economic, and environmental health. Seattle's Comprehensive Plan states this as four values that are the bedrock of the City's commitment to sustainability: community, environmental stewardship, economic opportunity and security, and social equity.

North Beacon Hill is an urban village that has remarkable existing and potential strengths as a sustainable community. A core principle of Seattle's approach to sustainability is that it must be addressed at the neighborhood level, and that it is critical to directly engage the people who live, work, and visit our communities to shape a sustainable future. Through the update process, neighbors voiced their concerns and commitment to making it remain and improve as a place that is walkable, livable, and meets the promise of its new light rail service—offering more choices to the people who live and work there. That choice can have an impact on one of the most significant environmental standards—reducing greenhouse gas emissions by reducing the vehicle miles traveled (vmts). If you don't have to get in your car to get groceries, go to work, or enjoy an afternoon in a park or neighborhood downtown, you can make the more sustainable choice, a local decision that can affect the global challenge of reducing greenhouse gas emissions.

Yet as community dialogue made clear throughout the update process, the arrival of light rail on its own doesn't guarantee sustainability. For people to make more sustainable choices, they need to see that there are more and better choices, and to recognize the direct impact of sustainability on their lives. In North Beacon Hill, an expanded approach to sustainability is well underway thanks to the dynamic and engaged community, public agencies, and non-profits. A key example is the Health Impact Assessment work done by the community with King County Health and the Feet First organization, which laid out the connection between walkability and public health. Great City worked with the community to complete a Green Infrastructure Audit. This work has complemented and informed the Update process, and underscores how a community-informed process—identifying how sustainability directly affects their lives—is key to establishing a new standard. City-wide, regional, and global decision-making remain crucial—Seattle has led the world as a city in signing the Kyoto Protocol in 2005 to reduce greenhouse gas emissions, and this work continues. But global standards only work if there are local commitments.

As neighborhood updates move forward, the City will continue to work with the community to develop further measures of sustainability, from walkability, to the availability of fresh, healthful food, to green infrastructure of trees and open space. Those may be useful tools as the update moves into implementation. At the same time, through the Update process, it became clear that sustainability issues did not need to be set out as separate and apart from the overall recommendations, because the finding was that communities already saw them as integral to their overall vision.

Creating Choices for Living, Working and Play

North Beacon Hill Neighborhood Plan Vision March, 1999, Excerpt

"North Beacon Hill is a community with a long 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 a new library and commercial/retail core 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.

Finally, the committee's plan shall encourage the development and acquisition of additional public open space."

Community members were very vocal about the importance of preserving, enhancing and improving the day-to-day life of residents and merchants in the North Beacon Hill community. This section outlines goals, policies and strategies to maintain and create choices for living, working and playing in the North Beacon Hill neighborhood.

This community values and wants to build on the following unique combination of characteristics: its location close to downtown with its commercial district on the ridge; its neighborhood-scaled commercial district with goods and services reflecting the diverse ethnic and cultural population; its beautiful parks and open spaces; and a family-oriented community inclusive of a broad range of incomes, cultures, and family sizes. The following Goals and Strategies are intended to strengthen these characteristics.

Note: Numbers in parentheses, such as (NBH-G1), after Goals and Policies refer to the original Neighborhood Plan Goals and Policies as they were incorporated into the Comprehensive Plan. Refer to the Appendix to see how the proposed Comp Plan Amendments update the Neighborhood Plan with new and revised goals and policies that emerged from the 2009 Update process.

Goal 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. (NBH-G1 amended)

Discussion

Community members are interested in promoting options that work for an economically and ethnically diverse community. Rising housing prices are making it difficult for families to remain in their homes and many in the community have extended families in need of larger homes. Of concern is the fact that new construction is often expensive and/or doesn't meet the needs of larger families.

Policies

1.A. Allow alternative housing types, such as cottage housing, in single family zones to support affordable choices while preserving the single family character. (NBH-P6 amended)

1.B. Encourage and require a mix of unit prices and sizes through active use of incentives, direct City funding, and surplus property programs. (NBH-P3 amended)

1.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 family-sized apartments in existing multi-family buildings

1.D. Achieve a balance of affordable rental and homeownership housing through incentives, direct City funding, and surplus property programs.

Strategies

1. Use City funding to leverage other funding to preserve existing and create new subsidized housing.

2. Apply Comprehensive Plan affordable housing targets to the Beacon Hill Urban Village and periodically evaluate progress.

3. Set affordable rental and home ownership housing objectives and use incentives, direct City funding, and surplus property programs to fill gaps.

4. Provide support to low-income homeowners with weatherization and property rehabilitation assistance and property tax exemption.

Goal 2

A vibrant mix of housing close to the light rail station.

Discussion

A number of comments about light rail also included concern that housing will become unaffordable around the station and negatively impact populations that rely more on public transportation. Residents whose families have lived in the neighborhood over generations are interested in staying in the neighborhood for generations to come, and newcomers want to be able to afford to live in the neighborhood.

Policies

2.A. Encourage the development of housing close to the light rail station.

2.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.

Strategies

1. Leverage public funding to support affordable housing close to light rail station.

2. Prioritize the provision of affordable workforce housing if incentive zoning is used in the Station Area Overlay District.

Creating Choices for Living, Working and Play

Goal 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. (NBH-G9 amended)

Discussion

The existing commercial district is neighborhood-based and largely comprised of small, local, immigrant and refugee-owned businesses. While the arrival of light rail service presents an opportunity to increase the customer base of these businesses, community members expressed concern about the potential for commercial rents to increase around the station, and thus negatively impact the small, ethnic businesses that are a positive and defining characteristic of the neighborhood.

Policies

3.A. Support a continuing mix of small businesses and encourage new small businesses by providing technical assistance and access to financing for small businesses. (NBH-P5 amended)

3.B. Retain local access to food, including a grocery store in the commercial core.

3.C . Promote services that can serve neighborhood residents who commute by light rail, such as childcare, close to the station.

Strategies

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
- 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.

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 include:

- 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.

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.

S. Lander Festival Street.

Goal 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.

Discussion

Many community members indicated the diversity of the neighborhood as one of the most important characteristics of the neighborhood. They suggested that parks and open space be designed and programmed to accommodate users of diverse ages, interests and cultures. Much of the open space is owned and developed by Seattle Parks and Recreation, but there are other opportunities in the street rights-of-way (ROW), at the light rail station and as part of private development.

Policies

4.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.

4.B. Seek to create small pocket parks spread throughout the urban village, either through City acquisition or private development.

Strategies

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.

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.

Goal 5

North Beacon Hill is an active and safe neighborhood for a diversity of people, throughout the day and evening.

Discussion

Many community members expressed concern about public safety in the neighborhood. Some thought the presence of the light rail station would bring additional eyes to the street and thus help deter crime and violence while others wondered if the opposite would prove true.

Policies

5.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.

Strategies

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.

Beacon Avenue S at 15th Ave S Looking South

Existing Zoning-Likely Build Out

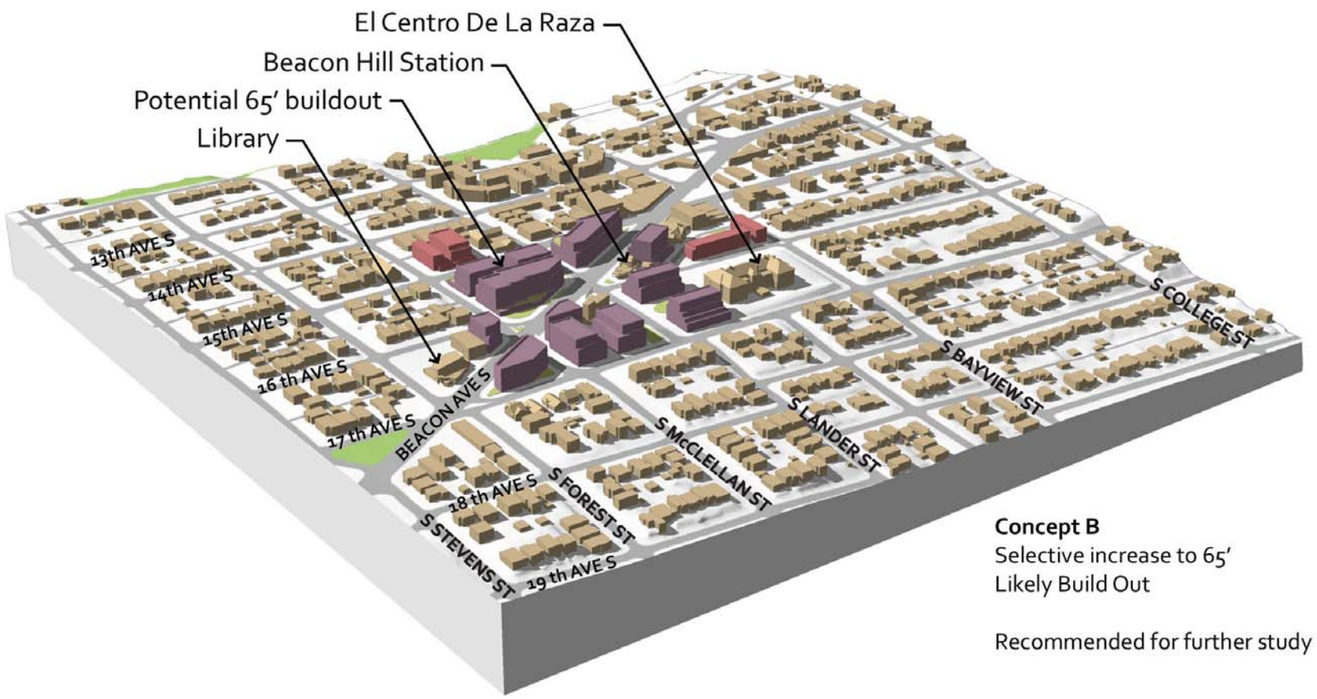
Concept A 50'-Likely Build Out

Tower Concept-Likely Build Out

Concept B 65'-Likely Build Out
Recommended for Further Study

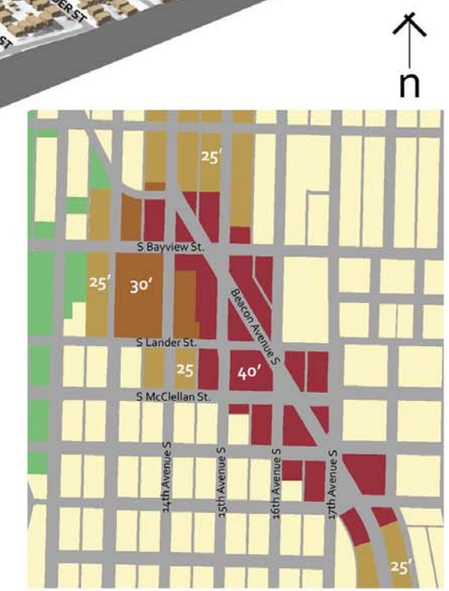
Existing Zoning
Likely Build Out

Concept A
Selective
increase to 50'
Likely Build Out



Concept B
Selective increase to 65'
Likely Build Out

Recommended for further study



Existing Height Limits

Recommended Height Limits

These building height concepts were created from community discussions in spring of 2009 and refined with community review from meetings that summer and fall. Using tools such as urban design framework plans, neighborhood design guidelines, zoning, and street design plans, the community will further define the desired form and characteristics of this Town Center to achieve the goals and vision of their neighborhood plan. See appendix for additional land use recommendations.

Shaping a Transit Oriented Town Center

Community members stressed the importance of preserving the diversity of residents and merchants in the neighborhood while strengthening the core town center around the light rail station. This section outlines goals, policies and strategies to help strike this important balance.

The existing Beacon Hill town center already possesses many admirable characteristics. It has a neighborhood scaled commercial district and is a family oriented community that includes a light rail station, library, grocery store and variety of shops and services. Future planning initiatives will focus on strengthening the vitality of the retail including job development, enhancing housing choices and improving pedestrian safety and comfort.

Goal 1

A civic gathering space appropriate and flexible for the diversity of cultures living in the neighborhood

Discussion

Many community members expressed a desire for a gathering place that could accommodate specific cultural and interest groups. Given the diversity of cultures and ethnicities represented in the neighborhood, a common and flexible gathering place that can accommodate a variety of gatherings and activities is desirable and more achievable than a multitude of separate venues. While Seattle Parks and Recreation has significant experience with community centers and would be a valuable partner in considering ideas, a cultural gathering space could also result from the actions of non-profits, organizations and/or private developers.

Policies

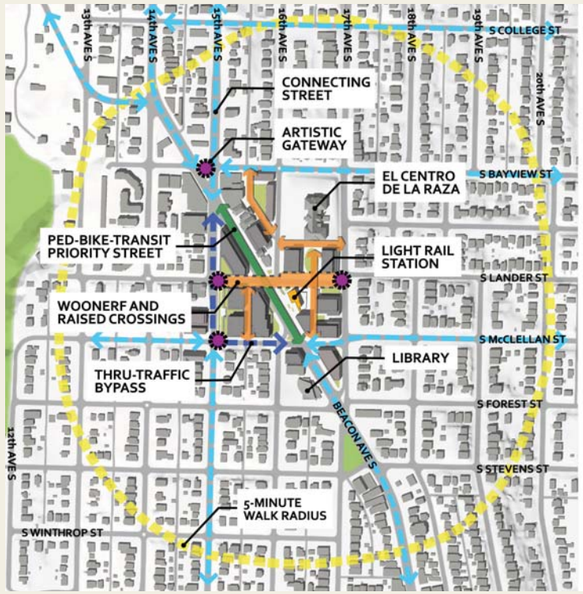
1.A. Support a multicultural gathering venue, whether publicly or privately developed.

1.B. Continue to develop neighborhood specific cultural programming and design elements in Seattle's parks.

Strategies

1. Prepare design and development guidelines for a multicultural gathering venue, whether publicly or privately developed.

2. Seek to print material in appropriate languages and have multilingual staff.



Key places and connections.

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 Farmer's 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.

Goal 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.

Discussion

Community members stressed the importance of appropriate transitions between areas of taller and wider buildings to those of shorter and smaller buildings, particularly when the smaller buildings are one and two story residences. Neighbors also expressed concern and frustration over some growing infrastructure needs, in particular that needed to support more comprehensive internet access throughout North Beacon Hill.

Policies

2.A. Encourage sensitive transitions between densities of development throughout the urban village; in particular between the town center and surrounding residential area. (NBH-P1 amended)

Strategies

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. See page 11.

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. See page 11.

3. Where land use changes are considered, give particular attention to zone transitions.

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 service throughout the North Beacon Hill Urban Village.

Goal 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.

Discussion

Many community members acknowledged the importance of El Centro as a community cornerstone and resource. A strong desire was expressed to keep and expand many of the community services such as child care currently offered at El Centro. In exchange for the land use changes sought by El Centro in their redevelopment, many community members expressed a desire to ensure the ground floor uses at El Centro contribute to an enlivened pedestrian environment, through a variety of retail uses. A civic open space adjacent to El Centro, and an accessible public viewpoint were both mentioned as desirable public benefits to be included in the redevelopment. Many community members underlined the importance of providing a range of housing choices in terms of unit size and affordability. (continued)

Shaping a Transit Oriented Town Center

Goal 3 (continued)

Policies

3.A. Preserve the role of El Centro as a cultural and service center, with social services such as childcare and food bank.

3.B. Support mixed-use development on the El Centro site through appropriate zoning or regulatory changes.

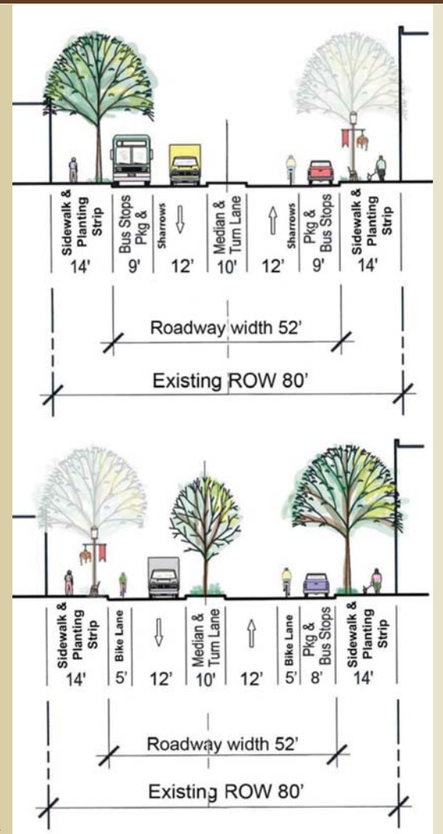
Strategies

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:

- 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 S Lander Street,
- preservation of the historic character of El Centro's former school building.

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.



Streetscape Concepts: Beacon Ave S.

Goal 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.

Discussion

The existing town center area is developed, but well below the amount allowed under current zoning, and in many instances not reflective of the desired future character of a more vibrant and diverse mix of shops, restaurants and housing. Additionally, the close proximity of single family and low-density multifamily areas means that there are limited opportunities for higher density development in the station area.

Policies

4.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.

Strategies

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,
- open space, and
- pedestrian connections.

2. Amend the Beacon Hill Neighborhood Design Guidelines to incorporate the goals of the urban design framework plan.

Goal 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. (NBH-G3 amended)

Discussion

Many community members proposed actions that would decrease the vehicular traffic on Beacon Avenue S in the town center and provide better environments for pedestrians as people meet their daily needs. Gathering places, human services, schools, childcare centers and daily destinations should be readily and pleasantly accessible on foot as well as on bike, for a variety of ages. Community members also noted the presence of overhead utility wires as a detriment to the aesthetic quality of the town center environment.

Policies

5.A. Enhance pedestrian safety along key streets within the Urban Village and discourage projects that would hinder pedestrian access. (NBH-P9 and NBH-P10 amended)

5.B. Use the Pedestrian Master Plan, which recognizes the importance of Beacon Avenue, as a tool for identifying and prioritizing pedestrian improvements. (NBH-p19 amended)

5.C. Use the Bicycle Master Plan, which recognizes the importance of Beacon Avenue, to identify and prioritize and improve bicycle connections to downtown, Jefferson Park and Rainier Valley. (NBH-p19 amended)

Draft /Recommended Strategies

1. Implement specific Southeast Transportation Study (SETS) Projects:

- #4: Add a missing sidewalk link along Beacon Ave S at S McClellan St to provide a continuous sidewalk through the landscaped island.
- #6: Improve safety at the intersection of Beacon Ave S and S Stevens St.

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 sidewalk cafés, and other features such as bike lanes, street furniture and pedestrian lighting, within the existing right-of-way. See street section diagram page 14 (*Note: An operational analysis of any proposed street design changes is necessary to assess impacts upon levels of congestion, especially at intersections, and parking impacts. Both existing and future conditions will need to be studied. Currently there is no funding for analysis, engineering or construction.*).

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.

- Consider rerouting through-traffic from Beacon Ave S to 15th Ave S at S McClellan St and back to Beacon Ave S at the 15th Ave S intersection. By reducing traffic on Beacon Ave, the Beacon Ave streetscape would be made more appealing for pedestrians and bicyclists and still be able to adequately accommodate transit. A "traffic-calmed" Beacon Ave S would most likely promote further streetscape improvements. (*Note: The re-routing strategy would require a more detailed modeling and operational analysis to understand the traffic volumes that would be diverted, effects upon congestion especially at intersections, geometric requirements, and the possible need to acquire additional right-of-way. Both existing and future conditions would need to be studied before any decision were made about this alternative. Currently, there is no funding for such an analysis, engineering, design, or construction.*)

5. Consider transforming existing alleys into a pedestrian network that would link key civic destinations with the surrounding residential area.

6. Pursue opportunities to underground utility wires in the neighborhood.

Appendices

The appendices are posted online at: www.seattle.gov/dpd/NeighborhoodPlanUpdates

Work Plan
The attached work plan adds Actions to the Goals, Policies and Strategies and formats them into a document that can be used to guide the Community's and City's work to achieve the goals of this update.

Glossary

Updating the Comprehensive Plan
This documents shows how the revised North Beacon Hill Neighborhood Plan Element of the City's Comprehensive Plan updates and weaves together the Goals and Policies from the 1999 Neighborhood Plan and those that emerged from this 2009 Update process.

Recommended Changes to the City's Comprehensive Plan

Neighborhood Plan
completed in 1999.

Baseline Report
dated March of 2009 includes highlights of the 1999 Neighborhood Plan and 2009 statistics.

Meeting Materials and Notes
from the March, May and September 2009 meetings.

Planning Outreach Liaison meetings.

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North Beacon Community Council
Feet First
Great City
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Sound Transit
University of Washington, College of Built Environments
Neighborhood Planning Advisory Committee

Planning Outreach Liaisons
Somali Speaking Community
Amharic Speaking Community
Oromiffa Speaking Community
Tigrinya Speaking Community
African American Community
Vietnamese Speaking Community
Tagolog Speaking Community
Chinese Speaking Community
Khmer Speaking Community
Seniors & People Living with Disabilities
Youth
Native American & Alaskan Native
Spanish-Speaking Community

Commissions
Seattle Planning Commission
Seattle Design Commission

City of Seattle Lead Participants
Department of Planning and Development
Department of Neighborhoods
Seattle Department of Transportation
Seattle Parks and Recreation
Office of Housing

The City of Seattle, Interdepartmental Team incorporated the contributions of over 20 agencies and departments.