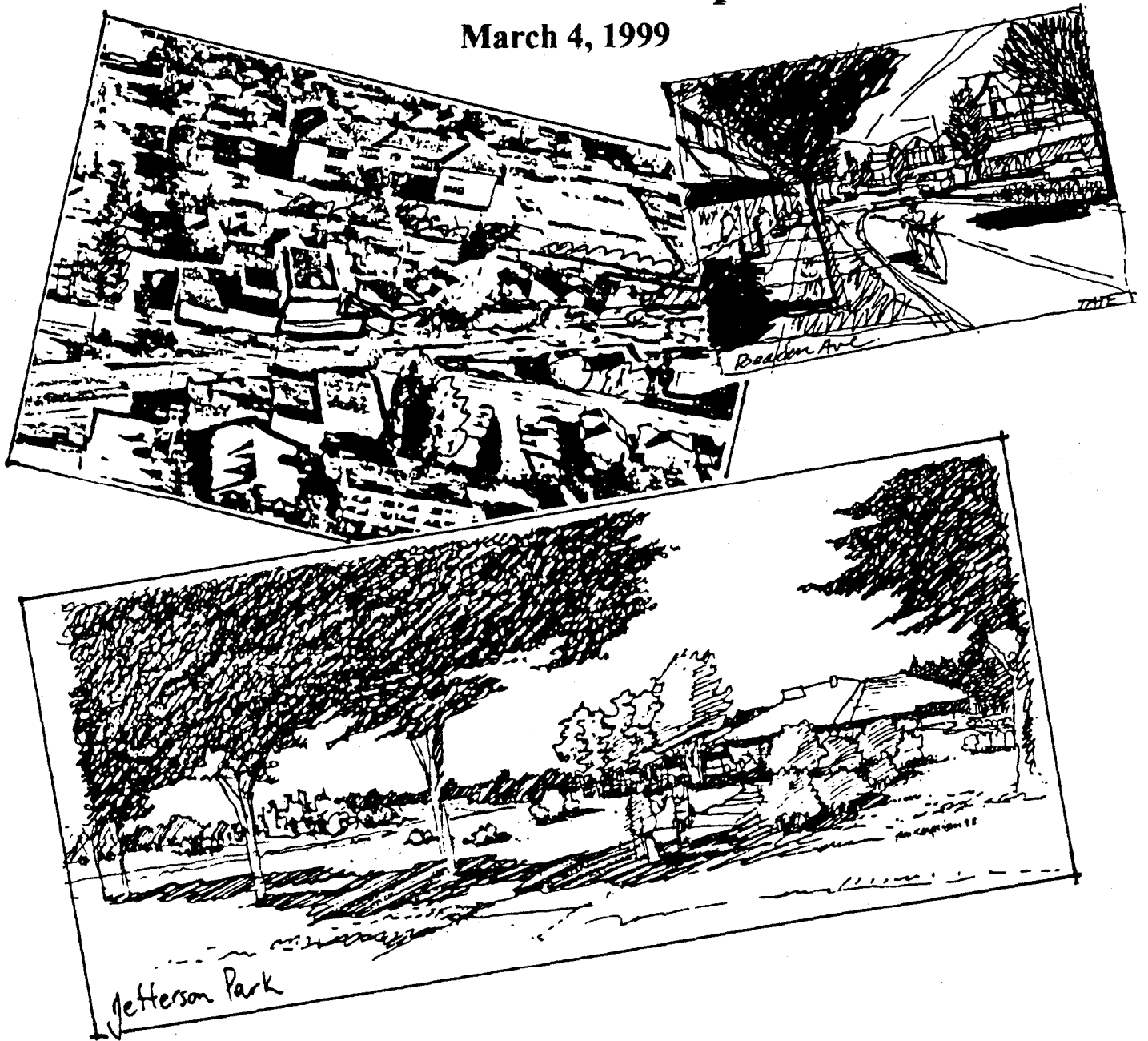


**Final  
North Beacon Hill Neighborhood Plan  
North Beacon Hill Urban Village Plan  
and  
Jefferson Park Concept Plan**

**March 4, 1999**



**North Beacon Hill Planning Association**

Consultants

**Dennis Tate Associates • Murase Associates**

Dear Friend of the Beacon Hill Community,

In August of 1997, community members on Beacon Hill realized that we might not make it to the grand social experiment of citywide neighborhood planning. We weren't organized, having spent great energy in the early 90's initiating the process with our 1994 North Beacon Hill Action Plan. Our neighbor and mentor, Cy Ulberg, along with folks like Dennis Tate, Roger Pence, Craig **Lorch**, Stuart **McFeely**, Tom Ryan, **Tana** Chamberlain, and a host of others who worked on the plan, had completed a substantial body of work. The community needed to find the energy to regroup and **organize** for planning once again.

At the end of the summer, we ran to the neighborhood **planning** office, grabbed Veronica Jackson by the cuff, and begged for help getting started. She laughed with pleasure that we'd made it and secured the resources we needed. Our planning structure created an enormous increase in her **Southend** planning workload. Thank **you** Veronica for your endurance, patience, and long hours of work with the community.

Word one from Veronica was "outreach". "Go to the neighbors and ask them what they want!" she repeated.

And the daunting task began. We took **friends** in hand, and went looking for the community. They were there, ready to overcome a disenfranchised history and take charge of building new relationships and infrastructure. We contacted churches, library users, local business owners, and residents. We secured representation from all the facilities and user groups in Jefferson Park for work on the park plan component. We translated notifications and **brainstormed** on which corners of the community we were missing. Our outreach program was constant and continues today.

We contacted Roberto Maestas at El Centro de la **Raza**, and asked, "Roberto, please come do neighborhood planning. The community council thinks the **Latino** community isn't making it to the table. They don't understand that resources are completely stretched and you can't justify diverting them. We have to do it anyway, to bring it all together."

He energetically agreed. and Felicia Gonzalez, Housing and Community Development Director at El Centro, volunteered to Co-Chair the neighborhood planning effort. Felicia brought El Centro's **resources** with her to support the process. El Centro provided office space with computers, printers, and **phones** as well as the largest conference room in the community, where we held about half of the estimated 48 large planning meetings. Plan volunteers, including residents who work or volunteer at El Centro, enjoyed spending time in the beautiful building.

Over the course of the 20 months of planning, volunteers also joined in on the annual community clean-up and **gardening days** at El Centro. The **Alfredo** Arreguin Exhibit was showing on the second floor gallery in late 1998. We went upstairs at meeting breaks to enjoy the amazing paintings. The Beacon Hill Culture Club, a new arts group with

planning membership on the hill, created an installation for the Tree of Hope showing that followed the **Arreguin** exhibit.

**As** Co-Chairs of planning, we wanted to ensure that it **was** the Beacon Hill community, in the broadest possible sense, that built this plan. Accolades to the scores of neighbors who arrived to do planning for the first time! **People** came **from** all over the community, by word of mouth, local news meeting listings, posts, and recruitment. We talked it up at the grocery store, on the street, in the park, and subsequently met our new friends around the planning table. Our meetings were large and our check-in events were hugely attended..

We worked hard to obtain the resources to translate our materials into Chinese, Tagalog, Vietnamese, and Spanish. Outreach Coordinator, Albert Kaufman, built an extensive community website at <http://www.ci.seattle.wa.us/commnty/beacon/planning.htm> which includes translated pages: We provided on-site translation services at meetings, check-in and validation events. We translated the comments received in these languages into English as well. We are still translating materials, and Albert continues to volunteer his expertise by maintaining the community website. Join the 2000 people, on average, who hit our site each month and find out what the advocacy groups are doing next to make the plan a reality!

Social **experiment** is a mild word for the process we have been through. The Beacon Hill plan has **generated** challenging discussion in the neighborhood planning arena. We strive to restore mixed uses that benefit the local community in a park that is completely occupied with regional facilities. We strive to **site** our library without tearing apart fragile community relationships. We want the City to provide real benefits for all our labor. **We** have held this last goal since **1994**.

The Beacon Hill community **certainly** isn't alone in hosting **vigorous** debate. The question is, whether the City can **use** community discussions **to** solve long-standing problems and distribute resources to **neighborhoods** as effectively as they do downtown. This question is especially significant for **neglected** neighborhoods like Beacon Hill and Rainier Valley, home to large numbers of **people** of color, where the existing conditions of our public facilities guarantee a difficult struggle over costly delayed investments.

We had previous **recommendations** to work with from the 1994 North Beacon Hill Action Plan. Our new plan is **gratifyingly** consistent with the recommendations of our first plan. Our 1998-99 plan is also supported by the **early**, City-funded, survey work done by the community in 1990. Effectively, this is the third major phase of planning for Beacon Hill neighbors in this decade. **Begging** the question, are we done yet?

Our previous work directed us to organize our planning process in a way that was unique to all other neighborhood plans. We divided the plan into two distinct parts: the Urban Village plan and the Jefferson Park Concept Plan. We are the only community in the City to complete Phase I of a major regional park master plan with **our** process. The deteriorated condition of Jefferson Park demanded we undertake this task.

We also undertook the process, perhaps mistakenly, of assuming responsibility for siting ✓  
our new library. In retrospect, although we all agreed to try, we lacked adequate  
resources and expertise to complete a library siting process.

Jefferson Park: Our sadly neglected 90-year old Olmsted legacy sits along Beacon  
Avenue. One hundred and fifty-one acres of public park land, plus another 30 acres of  
water division land, are doing little to inspire, support, or attract our children and  
fan&es. It is a motley mix of features: the oldest public eighteen-hole golf course this  
side of the Mississippi; a beautiful-though inaccessible, Jefferson Park Lawnbowling  
Club; a cramped and crowded community center without a **gymnasium**; a panoramic  
public view area at 340 feet above sea level, that awaits release **from** barbwire, **birdwire**,  
and driving range fence obstruction. Finally, the rich, frequently tragic history that no  
one had previously unearthed, is one of the greatest surprises of our park planning  
process. Thank you to Mira Latoszek, Jefferson Park Historian for her studied efforts in  
this area.

From the beginning we had **participation** from every facility in the park planning area.  
The list includes the Veterans Administration Hospital (VA), **Asa** Mercer School, Fire  
Station # 13, the Lawnbowling Club, the City Horticultural Facility, Municipal Golf of  
Seattle, and the golf clubs at Jefferson Park, Jefferson Community Center and the  
advisory council that runs it, the City Water Division of Seattle Public Utilities (**SPU**),  
and the City Parks Department. We had **from** 20-60 people attending each park meeting.  
Mosr **were** community volunteers. Thank you to Wally Meyers and the Jefferson Park  
Lawnbowling Club for hosting the majority of the meetings.

Implications of our plan are significant and positive for beginner, youth, and senior golf  
users. and the facilities they frequent on the **west** side of the park. The plan proposes to  
invest \$5-6 million in the reconstruction of the west side golf facilities through a public-  
private partnership. The plan also directs reconstruction and expansion of the community  
center, children's playground and the construction of a **gym**. The plan opens up views  
'and access for the Lawnbowling Club. There are few or no impacts from our  
recommendations for the VA or Firestation # 13. Benefits for improving **Asa** Mercer  
facilities are **dependent** on further study and the feasibility of siting a track for the school.

The **long-term** planning for transformation of the decommissioned water reservoir lands  
into parks uses must come next. The City needs to provide support for this final phase of  
the Jefferson Park Master Plan. The City Council failed to take up our request to fund  
this work in the 1999 budget cycle. The community will not **be** able to use **these** areas  
without financial support for further planning.

The library siting subcommittee meetings were hosted at the existing library and at El  
Centro de la Raza by Librarian Carlene Barnett and Urban Village Vice-Chair Debbie  
Amsden. Thank you for the patient work on this difficult area of the plan. The  
community approved the final components over the course of two days in January 1999.  
A very large contingent of the community attended both these meetings. Those **attending**  
unanimously declined to recommend a specific location for the library, and we

respectfully turn over our planning documentation, comments, and agreed upon criteria for siting, to the Library Board. We hope ~~the~~ library board will quickly expedite a professional site selection process for Beacon Hill. The **community** eagerly awaits **the** results.

The transportation section of our plan was ably lead by Warren Yee. Warren held a number of meetings, and the detailed recommendations, which primarily focus on the urban village area, have broad support in the community. Safer pedestrian crossings, bus access, lane reductions on Beacon Ave., and the siting of a light rail station, w&e key points of community study. Warren must also be credited **for** bringing information and awareness to Sound Transit regional planners. Sound Transit was unaware that our bus ridership levels on Beacon Hill justified bringing the Beacon Hill tunnel and station into the regional transit plan. Thank you Warren. Finally, the North Beacon Hill plan in conjunction with the North Beacon Hill Community Council, also voices support for construction of a tunnel to house the Rainier Valley light rail component.

Other areas of emphasis in our plan include land use, zoning, and urban village open space recommendations. Karen Kiest of **Murase** and **ASSOC.** who labored on the Jefferson Park designs, juggled her time effectively in order to work with Dennis Tate and community volunteers on these urban village components. Thanks to Jim **Pullen**, with support **from** Reba Blissell, for hosting land use meetings and listening to all views. The **El** Centro de la Raza Master Plan. also under production along the same timeline, contains open space components that arc consistent with the recommendations of the neighborhood plan. The El Centro Master Plan provides for construction of a community **performance** hall. This proposal was approved in the neighborhood plan and will be an **enormous benefit** to the community **when** it is built. ✓

Our **sincere** thanks go to our friends and consultants. Dennis Tate and Karen Kiest for **listening** to the **needs** and interests of **the** community. We appreciated the good humor with **which** you worked to turn **neighborhood** discussions into professional plan documents

Live and learn could be an apt motto for **the** **social** experiment of neighborhood planning. Many are disappointed that the City has nor **seen** fit to provide funding for evaluation of this **enormous** multi-year **effort** impacting 37 **neighborhoods** in the City. Without this crucial task, **we** will not be able to **sort** the seed from the husk. We know we made **unavoidable** mistakes. How do **we** **eliminate** them in the future? What successes do we **remember** to **repeat**? We may never know. **We** ask all the Chairs of the Neighborhood Planning groups, to challenge the City **to** find funding to evaluate and document the successes and pitfalls of our program now. **We** arc at a crucial resting point in a process that will continue to unfold and **impact** our communities. The program must be evaluated with the **participation** of planning members.

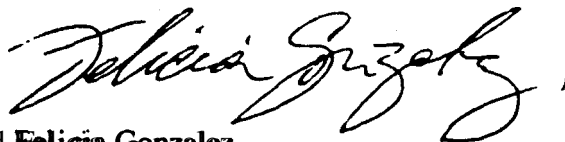
Advocacy and implementation organizations are forming on Beacon Hill:

- Friends of Beacon Hill Library will support the pending library design and construction; Dina McDermott has agreed to lead that organization.
- The Jefferson Park Alliance (JPA) is being organized by Albert Kaufinan, Mira Latoszek, Willie Ziegler, and Mark Holland. JPA will carry on the tasks of advocacy for the recommended park plan.
- The North Beacon Hill Council (NBHC) has always been active and supportive in monitoring transportation projects in the community. NBHC is well equipped to continue in that role with Warren Yee in the lead.
- The El Centro Master Plan provides a guide for implementation of open space enhancements in the urban village as well as construction of the recommended performance hall. ✓
- The Beacon Hill Culture Club (BHCC), a new arts organization is working with SEATRANS on the arts component of the Beacon Ave. Median project this year. BHCC is also negotiating with Seattle Public Utilities for conversion of the water quality building in Jefferson Park to community arts use.

We are on our way! For information on contacting these community volunteers and getting involved in any of the community projects, feel **free** to contact the Office of Neighborhoods, the Beacon Hill Library, El Centro de la Raza, North Beacon Hill Council or Frederica Merrell at 722-8357. There is also a contact list on page two of the Table of Contents in this document.

Thank you and congratulations to **everyone** for successfully engaging in the neighborhood planning process.

Sincerely,



Frederica Merrell and Felicia Gonzalez  
Co-Chairs  
North Beacon Hill Planning Association  
Dated March 3, 1999



The North Beacon Hill Action Plan was created with the volunteer labor and City support of the following list of individuals. There are others whose names may have been missed, but whose work was also invaluable. ; Muchas Gracias!

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| Mary Ball             | Kat <b>Marriner</b>    |
| Alex Bautista         | Regino Martinez        |
| Dan Bennett           | <b>Dina</b> McDermott  |
| Reba Blissell         | Stuart <b>McFeely</b>  |
| Ed Boogaerts          | <b>Mark McLaughlin</b> |
| Dave Budd             | Debbie Meyers          |
| Christine Campbell    | <b>Wally</b> Meyers    |
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Tecns at the Jefferson Park Community **Center**

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| Jim Pullen        | Urban Village Committee, Secretary and Land Use Subcommittee Chair                                      |
| Warren Yee        | Transportation Subcommittee Chair, Urban Village  |
| Willie Ziegler    | Jefferson Park Committee, Recorder, Parliamentarian, and Jefferson Park Advisory Council Representative |
| Mira Latoszek     | Jefferson Park Committee, Historian   |

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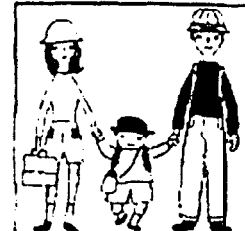
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Representative Velma Veloria, 11<sup>th</sup> District  
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Kristine Wong, Community Coalition for Environmental Justice

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- The South Beacon Hill Website is located at <http://www.ci.seattle.wa.us/commnty/beacon/home.htm>. There you can find the South Beacon Hill Planning Association planning documents (for printing purposes) as well as up to date information on our neighborhood plan and other information relevant to life in the Beacon Hill community.



**Beacon Hill, Seattle      Welcome Home!**

# I. Overview of the North Beacon Hill Neighborhood Plan

## *Opportunity*

Ever since Seattle pioneer Charles Plummer first platted lands for houses on Beacon Hill in 1890, people have been coming here seeking opportunity. In many waves of immigration and from many different places, citizens old and new, have sought a neighborhood where they felt at home. The sense of belonging to the neighborhood is still strong today as community members seek to continue to create a livable neighborhood that they feel at home in. The North Beacon Hill Neighborhood Plan is the realization of years of volunteer labor to develop a “beacon” to guide the future growth and enhancement of the neighborhood.

The Plan has developed strategies to create opportunities for an improved business district, enhanced pedestrian and transit access, a new library, an improved Jefferson Park and guiding future residential growth while not losing the special character and scale that residents love about Beacon Hill. The Urban Village Plan will focus future growth into the “heart” of the urban village where transportation improvements, retail services and public amenities can best serve new residents while retaining the existing single family residential areas surrounding the village. Design guidelines will ensure the urban village core develops in a fashion reminiscent of Seattle’s older commercial districts but with its own unique character of shops and services. Beacon Avenue will become a linear “outdoor living room” of the neighborhood with nodes of commercial activity, public art and small public open spaces where neighbors can meet and pass the time.

The Plan proposes some zoning changes intended to provide more diversity in housing types and opportunities for home ownership and new neighborhood businesses to be located within the urban village. Zoning in the northern portion of the village will be down zoned from Lowrise 3 multifamily residential to Lowrise 1 along 13th Avenue South. This street still contains a significant number of large single family homes with a mix of some smaller apartment buildings. The rezones will permit retention of older homes and development of new townhouses rather than a proliferation of additional three and four story apartment buildings.

Housing affordability is addressed in the Plan through increasing residential densities in the commercial core as mixed use residential buildings, and through the inclusion of Residential Small Lot (RSL) zoning for single family residential areas within the urban village boundaries. RSL zoning will provide small single-family homes on lots that meet the development standards while retaining the single family scale and character. These homes will provide first time homebuyers with entry-level houses. The Plan also recommends supporting the Seattle Housing Agenda recommendations for accessory dwelling units (ADUs) and for programs that would assist homeowners in creating an accessory dwelling unit within their homes to provide rental income. Accessory dwelling units can provide needed affordable housing without altering the character of the neighborhood.

A new Beacon Hill Library will be the civic *centerpiece* of a reinvigorated mixed-use commercial core of new storefronts along the streets and urban village homes above. Through the planning process, the Beacon Hill neighborhood has identified three preferred sites within the urban village core, which would accommodate a new 10,000 square foot library. A new library has long been a need in a neighborhood that ranks the highest in the City of Seattle for the number of children. A new library will signal a commitment to the kids and their parents that the City cares about Beacon Hill's future. The new library will be the source of community pride and a much needed educational and communications asset for Beacon Hill's future.

Within the Urban Village portion of the plan, there are three major recommendation areas. These are:

- Urban Village boundaries and zoning recommendations that support the goals of the neighborhood for a strong neighborhood commercial district and opportunities for mixed use residential development.
- Library siting recommendations for a new, 10,000 square foot North Beacon Hill Library that will also support the enhanced commercial and mixed-use residential "heart" of the neighborhood.
- Transportation and pedestrian improvements to provide safety and better access and circulation through the Urban Village.

The other half of the plan is the result of extensive public involvement in determining the near-term and long-range development of Jefferson Park. The Jefferson Park Concept Plan is intended to provide the foundation for a more detailed park master plan that will guide the creation of significant new public open space and recreational facilities for the North Beacon Hill neighborhood.

The Plan provides direction for achieving unfulfilled opportunities such as a spectacular rejuvenated Jefferson Park that captures the spirit and design of its original Olmsted Brothers' 1916 plan. The Jefferson Park Concept Plan seeks ways to provide a growing neighborhood with the "breathing room" of open space and recreational opportunities we all need to grow healthy. The Concept Plan provides a framework for directing the City's Parks Department's implementation of improvements to the park

The purpose of the Jefferson Park Concept Plan is to improve local and regional facilities in the park, protect and enhance the environmental qualities of the park, and to celebrate the unique demographics and diversity of the North Beacon Hill community through these parks projects. Considerations of history, equity, economics, community priorities, stakeholder input, and other pertinent factors have been studied while generating short and long-term recommendations for Jefferson Park.

## Key features of the Jefferson Park Concept Plan

- **Investment in new community facilities:** The plan calls for the addition of a gymnasium at the Jefferson Park Community Center; additions and improvements to the community center itself; a new children's playground; two additional tennis courts; a new soccer field and additional softball/baseball fields.
- **Improved pedestrian trails and access:** The plan calls for immediate changes to the configuration of fencing around the reservoirs and the golf courses to accommodate pedestrian paths and improved circulation through out the park. New walking paths will provide several miles of access for jogging, walking, and transit through the park.
- **Return of the historically significant Japanese picnic grounds:** Prior to WWII, the annual Nihon Gakko Japanese community picnics were held in Jefferson Park. The open meadow and woods where these events were held, were eliminated after 1941, and later used to build the existing golf facilities on the west side of the park. In our plan, new areas are dedicated to the return of the picnic grounds, and we are requesting remuneration from the City to fund this part of the plan. We hope to be able to host the Japanese picnics again in the near future.
- **Investment in new golf facilities:** Jefferson Park hosts a number of public golf facilities, some of which are in very poor condition. This plan would rebuild the nine-hole practice course that is heavily used by youth, beginning players, and seniors. In the new more efficient configuration, the nine-hole is reduced in size by one acre but the total yardage for the fairways remains the same. As a part of the reconfiguration of the nine-hole, a new driving range and clubhouse will be built south of the existing facilities. The new site for the driving range, along Beacon Ave. north of the Veteran's Medical Center is appropriate for a tall double-decker facility, and will not block spectacular views, which are currently obscured by the existing, range. The new facilities will attract greater use, and should succeed in generating larger revenues than the existing facilities. The plan requests that a percentage of the revenues be used to fund other improvements in the park.
- **Urban Forest initiative:** As a part of the Citywide Urban Forest initiative, this plan calls for more trees, landscaping, and plantings in the park. The plantings will return an environmental enhancement that has been missing from this large regional park for decades. The plantings will provide improved habitat for birds and provide natural settings for unstructured play and community gatherings.
- **Art in the Park:** The plan calls for artistic enhancement of all capital improvement projects in the park, beginning with the Beacon Ave. median project being implemented this year. The City provides 1% for the arts funding for these projects and the community will work with the City to identify themes and areas of focus for artistic enhancement.
- **Master Plan for Jefferson Park:** The neighborhood has placed a high priority on creating a 20-year Master Plan for the park. New opportunities for park improvements will be coming up in the future. In approximately ten years, the largest water reservoir in the park will be decommissioned and that area will be returned to parks uses. The plan envisions an arboretum in this area. It is recommended that the smaller reservoir be added to provide additional park space for ball fields. Further

design work and study needs to be done on these opportunities and this work would be the major focus of the master plan.

## II. Neighborhood Planning History

The North Beacon Hill Neighborhood Plan is the culmination of planning work begun in 1991 by the North Beacon Hill Council (NBHC). It has involved countless hours of volunteer work and public outreach. The early phases of the neighborhood planning work began prior to the adoption of the City's Comprehensive Plan and continued through the development of the formal neighborhood planning process. Between 1991 and 1994 the North Beacon Hill Council participated in two phases of the *North Beacon Hill Action Plan*. Phase I involved extensive surveys and statistical data collection. This background work is documented in the *Passport to a Better Beacon Hill*. In 1994 the second phase of the Action Plan developed recommendations for the neighborhood and is documented in the *North Beacon Hill Action Plan*. Two of the major recommendations to come out of the Phase II work was the need for a more detailed plan for two key areas of the neighborhood, the Beacon Hill Residential Urban Village and Jefferson Park.

The City of Seattle adopted its Comprehensive Plan and specifics of the formal neighborhood planning process in 1994. Additional funding for neighborhood planning was made available to 37 neighborhoods around Seattle who had urban village designations and which would experience additional growth in population and employment. In late 1996 and early 1997 Beacon Hill began its next round of planning as part of the City's Neighborhood Planning Office (NPO) process. Phase I of the NPO process provided for additional public outreach, surveys, and identification of specific issues concerning the urban village and Jefferson Park. Phase II of the NPO process is the *North Beacon Hill Neighborhood Plan*. This plan provides specific recommendations for the urban village and the park. The Plan is the results of significant community-wide participation and public outreach by the North Beacon Hill Planning Association over the course of the planning process.

### Major Community Outreach Events:

- **March 28, 1998:** Community Check-In Event to discuss Phase I Vision and Preliminary Ideas.
- **April 25, 1998:** Library Siting Site Evaluation Workshop to discuss and evaluate of various preliminary alternative sites for new library.
- **May 5, 1998:** Jefferson Park Concept Plan Design Workshop.
- **May 30, 1998:** Community Check-In and Alternatives Event to share alternative concepts and preliminary recommendations with neighborhood.
- **June 6, 1998:** North Beacon Hill Festival
- **July 7, 1998:** Combined Jefferson Park and Urban Village Committees Meeting and Check-In with Karma Ruder to discuss results of Alternatives Event and prepare recommendations.
- **October 2, 1998:** Issuance of Draft Neighborhood Plan for public review.
- **October 23, 1998:** Validation Mailer community-wide mailer describing the key recommendations of the plan. The Mailer was prepared with summaries of plan in four languages representing key ethnic groups of Beacon Hill.





- **November 14, 1998:** Zoning Workshop required by City to discuss proposed zoning changes within Urban Village.
- **December 5, 1998:** North Beacon Hill Neighborhood Plan Validation Event.

### **Validation Event**

On December 5<sup>th</sup>, 1998 the North Beacon Hill Planning Association hosted the final plan validation event for the community at the Jefferson Park Community Center. Over 300 people attended or sent in comments on the plan. There was significant support for all areas of the plan with the exception of the alternative park design (*Ribbon of Green*). **Many** comments were received in areas of transportation, park planning, and library siting. ✓

The planning committee held two final meetings to incorporate validation event comments and additional recommendations into the plan. An additional community recommendation section, was added to the plan and some recommendations were altered, removed, or added in response to **the** validation event feedback. (See comment summaries and validation event vote tallies in **the** appendix)

# Urban Village Plan



### **III. North Beacon Hill Urban Village Plan**

#### **The Urban Village Planning Committee Vision Statement**

*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.*

#### **Realizing the Vision**

In 1994, the City of Seattle designated the 171 acre area bounded roughly by South Judkins Street on the north, I-5 on the west, 15th and 17th Avenues on the east, and South Stevens on the south as the North Beacon Hill Residential Urban Village. The intent of the residential urban village designation in the City's Comprehensive Plan is to provide future housing opportunities in primarily mixed use neighborhoods, with services available within walking distance and opportunities for limited employment activity. The residential urban village designation applies to locations best suited for concentrations of residential development with a mix of housing types and densities. The emphasis is on future residential growth and a mix of compatible activities and not on employment. The North Beacon Hill residential urban village also recognizes the existence of current zoning, neighborhood shopping, open space and transit service opportunities that would support future growth. The City's Comprehensive Plan defines the locational criteria for areas that are appropriate as Residential Urban Villages. The North Beacon Hill Residential Urban Village meets these locational criteria in the following aspects:

- North Beacon Hill currently supports a concentration and mix of residential development.
- The North Beacon Hill Urban Village is located on two principal transit routes that provide access to Downtown and other Hub Urban Village areas. These Metro routes are # 36 and #60.
- The area is accessible from the City's arterial street network as well as having I-5 access
- The urban village area has some of the retail services required such as a grocery store, restaurants, personal services such as banks and dry cleaners. The North Beacon Hill Neighborhood Plan recommendations include additional zoning for future retail sales and services not currently located in the urban village.

- The street grid layout of a large area of the urban village is conducive to pedestrian circulation with sidewalks and some crosswalks, however, Beacon Avenue cuts diagonally across the regular street grid creating intersections that will require improvements in the future to provide a positive pedestrian environment.
- While bicycle and pedestrian facilities to adjacent areas generally connect the area, additional bike lanes, greenbelt trails, and improved sidewalk and crosswalks will be needed in the future to better service Beacon Hill. These are described in the Plan.
- The Urban Village area includes the Beacon Playground and is adjacent to or nearby Lewis Park, Jefferson Park, Jose Rizal Park and Viewpoint and existing City owned East Duwamish Greenbelt. These do provide some open space amenities to the urban village, however additional open space within the urban village and significant improvements to Jefferson have been identified by the neighborhood as necessary to meet the requirements set forth by the City for urban villages. These improvements are described in the Plan.

### **Essential Characteristics**

The North Beacon Hill Residential Urban Village also meets the following essential characteristics of all Residential Urban Villages:

#### **Size:**

The Beacon Hill Urban Village meets the minimum standard of 125 acres. The Plan proposes slightly reduction in the boundaries and size of the urban village from the original 171 acres as defined by the City of Seattle. The proposed urban village area would be 149 acres.

#### **Function and Mix of Uses:**

The neighborhood plan proposes to slightly reduce the size of the urban village in order to focus future residential and mixed use residential development closer to the commercial core of the village and to where future retail sales and services will locate and to take advantage of planned transit improvements. The Plan also proposes a modest number of commercial rezones around the existing commercial core to provide additional support services compatible within increased residential densities. Neighborhood Commercial/Residential 2 (NC/R-2) zoning is proposed for the commercial core to encourage a mix of retail and residential development. These areas will reinforce the existing neighborhood commercial district and support residential uses.

#### **Density:**

The City's Comprehensive Plan forecast residential growth targets for each urban village. Currently there are approximately 1,844 households within the City's defined urban village boundaries for North Beacon Hill. Estimated growth targets for additional new residential development is 550 units by the year 2013. Current densities within the urban village boundaries are 10.8 households per acre and projected growth would increase density to 14.0 households per acre. No new significant employment is predicted for the area within the urban village. These densities are consistent with the proposed plan;

however, densities will shift somewhat from the northern end of the urban village to the area around the commercial core through rezone actions.

### **Development Scale:**

The development scale within the Beacon Hill Urban Village will range from single story structures to three and four store buildings. Initial discussions endorsed a broad and aggressive vision of urban village higher density. To create a strong community consensus, the plan has been scaled back. Within the commercial core the height limit would be 40 feet while in the multifamily residential (L-1, L-2, L-3 zones) areas range from 25 to 35 feet.

The Plan also recommends a Residential Small Lot (RSL) Overlay for the single family residentially zoned areas within the urban village boundaries. This is consistent with the Comprehensive Plan. This zoning is only permitted through the neighborhood planning process and would apply only to parcels that meet the development standards set forth by the City's Land Use Code. This zoning is a single family housing type, but permits small lot development, tandem housing which permits two houses on a lot, and cottage housing which allows clusters of housing on large lots. The scale and character of RSL housing is compatible with single family homes. The plan also proposes that development of RSL type housing not be developed at the expense of demolition of existing single family houses in sound structural and livable condition.

Also permitted under current zoning throughout the single family zoned areas of Beacon Hill are accessory dwelling units (ADUs). ADUs are small rental apartments within owner occupied homes, typically a basement or attic unit, that does not alter the single-family appearance. The plan would welcome any City programs that are intended to assist low income, elderly and fixed income homeowners in the development of an ADU through financing programs, design or permitting assistance. The intent is to provide homeowners and opportunity to stay in the neighborhood by providing them with additional rental income from an ADU. Current development standards for ADUs consider parking requirements and avoidance of altering the character of existing single family residential areas.

### **Community Activity**

The current pedestrian-oriented mixed-use shopping and service center is centered along Beacon Avenue between 14th Avenue South and South Hanford Street. Beacon Avenue commercial district runs diagonally across the north-south, east-west Seattle street grid and is strategically located near the center of the proposed urban village and along key transit routes. The commercial district exhibits a mix of retail sales and services, and commercial office buildings, single and multifamily residential buildings, parking lots, and the existing Beacon Hill Library.

Due to the diagonal configuration of Beacon Avenue through the commercial district many of the commercially zoned properties have triangular shaped sites. Few have "full block" sized parcels and many use small formally residential sized lots and old houses

from which to do business, activities. Some of the older **commercial buildings** date from pre-automobile dominate times and consequently have shops fronting directly on to the sidewalks along Beacon Avenue. Some commercial buildings do not have parking lots while more recently developed business such as a number of the banks and Red Apple grocery, have parking lots in front or even drive-through service windows. Beacon Avenue has an **80-foot** right-of-way with a 54-58 foot curb-to-curb width. Existing sidewalks and landscaped planting strips vary in width from 8 to 12 feet in width typically, but in some locations old curb cuts and **parking** lanes reduce sidewalks to less than 4 feet.

There are currently few vacancies within commercially zoned areas of the Beacon Avenue commercial core. Most of the businesses are owner-operated and provide services to the ethnically diverse population of Beacon Hill. Surveys conducted by the urban village planning committee during the course of the planning process indicated a need for additional retail sales and services to better serve the residential population. The surveys indicated a desire for businesses such as restaurants, cafes, bookstores, video retail stores, gardening supply store, bakery, health food store, hardware's store and a pizza place. There is strong sentiment for continuing the pattern of owner-operated and **family-run** businesses rather than franchise or chain stores and on retention of existing viable businesses in the neighborhood.

The plan promotes small business economic development within the Beacon Hill commercial core through the proposed neighborhood commercial rezones and suggest a continuation of a mix of uses in close proximity to residential densities. The plan also recommends pedestrian improvements such as crosswalks, improved sidewalks and streetscapes. Pedestrian amenities **such** as benches, transit access improvements and civic public open spaces that will enhance the shopping district making it more accessible and attractive to shoppers and business recruitment. The Planning Committee also supports the Beacon Hill Chamber of Commerce's Visibility Project for the instillation of colorful banners at key locations along the commercial corridor to enhance the visual character and identity of the business district.

### **Transportation Improvements**

Transportation access, both vehicular, non-motorized and good transit services are critical to the development of an urban village. The transportation subcommittee of the Urban Village Planning Committee spent significant time reaffirming improvements proposed in the 1994 *North Beacon Hill Action Plan* as well as identifying additional transit and transportation Improvements not in the 1994 Plan. On March 28<sup>th</sup>, the Beacon Hill Urban Village Planning Transportation Subcommittee did an evaluation of the Phase II Action Plan recommendations at the first check-in event. There were several methods that the revalidation results were **obtained**.

First, a "dot exercise" was used to determine the priorities for Improved Bus Service; Beacon Avenue S. configuration between McClellan and Spokane Streets, and what bike

trails the community would like to see develop. On the improved bus service exercise, a separate comment section was provided.

Second, a questionnaire was provided in three languages, English Spanish and Chinese. The questionnaire asked for two questions for priority, and two other questions were for the Beacon Hill Transfer Bus Station, and a proposal by Sound Transit to tunnel underneath Beacon Hill. These last two question results are to be shared with the appropriate government agencies. A spot for additional comments were included on the questionnaire.

Based on the results of these surveys, the Transportation subcommittee focused on three key areas of transportation for the urban village:

1. Pedestrian Access and Safety
2. Transit Service Improvements and Efficiencies
3. Traffic Calming and Bicycle Circulation

### **Pedestrian Access and Safety**

Pedestrian access and safety is complicated in some areas of the urban village due to the diagonal configuration of Beacon Avenue in relationship to the traditional north-south street grid typical of the rest of Beacon Hill. This diagonal direction creates street intersections that are not at right angles to one another. This geometry results in visually confusing intersections for motorist and physically and perceptually increases crossing distances for pedestrians.

There are existing sidewalks along most streets within the urban village; however, curb cuts interrupt the continuity of many of these. North-south avenues within the urban village typically have 66-foot right-of-ways with 25 to 30 foot curb-to-curb widths while east-west streets vary between 60 and 80-foot right-of-ways and 25 to 30 foot curb-to-curb widths. Many of the avenues and streets within the urban village have wide sidewalks and planting strips giving them a pedestrian orientation and tendency to slow traffic especially when on-street parking limits traffic to one lane. When coupled with the reasonably flat topography along the ridgeline of the hill, between 12th and 15th Avenues, these residential oriented streets provide easy pedestrian and bicycle movement. However, many intersections within the urban village have no or poorly marked crosswalks which is a concern of the neighborhood especially along key arterials such as 12th, 14th and 15th Avenues and at the intersections of S. McClellan, S. Stevens and S. Lander Streets with Beacon Avenue. The transportation section of the plan describes recommendations for improved pedestrian crossings at key intersections.

### **Transit Service**

Currently the North Beacon Hill Residential Urban Village is served by Metro Transit routes #36 and #60 which run north-south along 14th and 15th Avenues and Beacon Avenue within the urban village. The Transportation Sub-committee conducted surveys and questionnaires during the course of the planning process and public transportation improvements ranked highest among participants at check-in events. The overwhelming

favorite was improving the Rt. 36 weekday daytime service. **Most** of the comments were directed towards overloaded Rt. 36 coaches (especially the diesels) during the peak hour, some late trolley coaches, and that more trips and/or use of articulated coaches were important. The other improvements mentioned were about the same priority for the rest of the choices. The plan proposes working with King County-Metro Transit, the City of Seattle's Strategic Transportation Planning committee to assist in implementing improvements.

### **Traffic Calming and Bicycle Circulation**

Commuter traffic crossing our neighborhood to make connections to Interstate 5 and downtown Seattle heavily impacts Beacon Hill. Consequently, streets such as Columbian Way, Spokane St., 15<sup>th</sup> Avenue, Graham and Beacon Avenue have high volumes of cross-town traffic that move through the neighborhood, often at high speeds without regard to the speed limits. As some streets become more congested, residential streets are used as shortcuts further impacting the community.

Beacon Avenue S. is the main north-south arterial along the top of Beacon Hill and serves to connect most activity centers. It is wide enough for two lanes in each direction, yet traffic volumes rarely warrant more than one lane. Speeding is a problem throughout Beacon Avenue. South of Spokane St., Beacon is a divided Olmsted Boulevard, but north of there is an ordinary community thoroughfare. The city has obtained funding to improve the median between S. Spokane and Cheasty Blvd. S.

Bicycling is an increasingly popular **mode** of **transportation** for residents of Beacon Hill and improvements to existing routes and **proposals** for new routes ranked high in surveys of the neighborhood. Currently the City of Seattle identifies several bicycle routes within the urban village and neighborhood planning boundaries. North-south routes include portions of 12th, 13th, 14th, 15th, Golf Drive and all of Beacon Avenue. East-west routes identified are Sturgus Ave., S. Massachusetts St., S. Snoqualmie St., Cheasty Boulevard and S. Orcas Street. New bike routes and trails were identified by the community in the 1994 Action Plan and reaffirmed during the 1998 planning effort.

In addition to the Beacon Avenue arterial improvements, needs have been identified in other locations. There are logical areas away from arterial streets where signed bicycle lanes/routes are important elements to encourage travel by bicycle.

Create a bicycle lane/route in the following areas:

- Along the I-5 greenbelt.

- Along Cheasty Boulevard between Beacon Ave S. and ML King Jr. Way S.

- Along the Seattle City Light Transmission line right of way.

Beacon Hill is an area with well-defined boundaries created by freeways and greenbelts. There are few access points through these barriers, and some of them are inhospitable or impassable by bicycles. At Columbian Way and I-5 for example, a dark and primitive stairway is the only non-motor vehicle route between Beacon Hill and the Duwamish



Industrial area. There are additional bicycle routes and trails that serve the urban village area identified in the key recommendations of this plan.

### **Open Space**

According to the City's Comprehensive Plan, all Residential Urban Villages shall include sufficient open space to meet a standard of one acre of public open space for every 1,000 households. Open space considered as part of this minimum standard, should be at least 10,000 square feet in size. It should be distributed so that all households in the village are within 1/8 mile of at least one open space of 10,000 square feet or within 1/4 mile of a space larger than one acre in size.

Also, Residential Urban Villages such as North Beacon Hill with densities of over 10 households per acre shall include a "commons", defined as a public open space, easily accessible to residents of the urban village. This "commons" space should be a minimum of one acre in area and improved for public use. The commons can be associated with other public facilities such as a school or community center and the land area shall count as part of the minimum required open space for the village.

The North Beacon Hill Residential Urban Village currently has approximately 1,844 households (1990 census) or 10.8 households per acre. The Comprehensive Plan sets the projected addition of 550 households for a growth target of 2,394 households by 2014 or 14 households per acre. This would translate into approximately 2.4 acres of public open space required to meet the minimum standard.

The existing Beacon Playground located between 13th and 14th Avenues and Plum and Grand Streets is 2.75 acres in area and would meet the open space standard per 1,000 household. However, while the playground serves the northern portion of the urban village within 1/4 mile, it would not serve the southern portion of the urban village south of Bayview Street. A "commons" within the "heart" of the urban village is required to meet the standard for residential urban villages with over 10 households per acre. For the projected growth of 14 households per acre by 2014, North Beacon Hill should have at least a one-acre of "commons" public open space:

This "commons" area can be part of other public facilities such as the Beacon Elementary School or the Beacon Playground and its one-acre area can be part of the total open space minimum requirement. Another option would be future acquisition of land for a commons within the heart of the village or a public/private partnership to establish a commons open space. Another option would be the development of a commons as part of a new Beacon Hill Library or to use the existing library site as open space if a new site is chosen for the library.

Other open space and recreational facilities identified in the City's Comprehensive Plan goals for urban villages include one facility for indoor public assembly for villages with greater than 2,000 households. This may be met by the Beacon Hill Elementary School auditorium. A community garden is required for villages with 2,500 households and

although North Beacon Hill is only targeted for 2,394 households, additional growth beyond the target may warrant establishment of a community garden.

### **Special Community Facilities**

Within a Residential Urban Village are public facilities that reflect the residential scale and character of a community and provide services to meet the needs of the resident population and the adjacent areas. The City's Comprehensive Plan identifies the following special facilities that should be provided in a Residential Urban Village:

- **Village Focus:** All Residential Urban Villages shall **include** an area identifiable as the "Village Focus" or the "heart" of the village. This "focus" is defined by activities, amenities or public facilities that the neighborhood shares in common. The Village Focus in many neighborhoods is the neighborhood-shopping district and is usually centered along a key street or intersection. In the North Beacon Hill Village this "focus" would be the neighborhood-shopping district centered along Beacon Avenue and between College and Hanford Streets, and the area around the Library and the old Beacon Hill School. The Neighborhood Plan makes recommendations on how to enhance and improve the image and function of this Village Focus.
- **Public Facilities:** Public facilities also contribute to defining the heart of the urban village. A Residential Urban Village should have a mix of public facilities including a library, post office, police or fire station and community center or service center. Residential Urban Villages with densities over 10 households per acre and a projected population of 2,000 households such as North Beacon Hill should have a community center and at least one public school. The North Beacon Hill Village has the existing library and the Beacon Element- School within its boundaries. The existing community center is located at Jefferson Park. The Plan makes recommendations about the siting of a new Beacon Hill Library and about improvements to the existing community center at Jefferson Park.

### **Libraries for All: A New Beacon Hill Library**

A key to the success of creating the North Beacon Hill Residential Urban Village will be the construction of a new 10,000 square foot Beacon Hill Library on a site within the "heart" of the village. The new library is long over due for a community with more children per capita than any other Seattle neighborhood. The existing library is woefully inadequate to meet the needs of the neighborhood and has long been identified as the number one branch library in the City due for immediate replacement and expansion.

The current library is located in an old retail storefront along 15th Avenue in a building built in 1927 and has only 3,200 square feet, the smallest branch library in the Seattle system. This building recently required over \$55,000 worth of repair to keep it from falling down. The current library services include a special Asian-language collection that attracts a large number of Vietnamese-, Chinese-, and Japanese-American readers. It has also developed a large patronage of Spanish-speakers through collaborative programs with El Centro de la Raza. Its homework assistance programs serve numerous K-12

students, as does its after-school “SPLASH” program for building the reading and writing skills of children ages 6 to 12.

The Seattle Library system has allocated \$4,751,000 for construction of a new facility. With the assistance of the planning consultant, City and Library staff, the Library Siting Subcommittee evaluated over two dozen sites during the course of the planning study to identify up to three sites that are preferred locations for the new library. The Library system as well as the Siting Subcommittee developed siting criteria. Based on the Library’s criteria, all new branch libraries will require a minimum site area of 30-35,000 square feet to accommodate a 10,000 square foot single story building, open space, set backs, landscaping and 35 surface parking spaces. The Library’s siting criteria also included the following for site selection:

- **Capacity of Site:** Is the site large enough to accommodate the building program.
- **Availability:** The site should be acquirable within the time frame needed with additional costs.
- **Accessibility:** Near the center of the community, along a primary street and transit routes and highly visible.
- **Neighborhood Compatibility:** The existing neighborhood surrounding the site should have a strong positive image and complement the library. The library should be a good neighbor, compatible with existing land uses.
- **City Comprehensive Plan Compatibility:** Siting of a library facility should be consistent with the objectives in the City’s Comprehensive Plan regarding urban villages, the pursuit of co-location and joint use opportunities with other public or non-profit agencies, and consideration of recommendations from the neighborhood planning process.
- **Library Program Requirements:** The site for a new library building or for space in an existing facility should provide for a single street level entrance, an open flexible floor plan with a minimum of load bearing walls and closely placed columns.
- **Cost:** All costs related to each site must be considered including: acquisition costs; demolition costs of existing buildings; relocation costs of businesses or residents on the site; any unusual site development cost; any extra construction costs due to site conditions or configuration; costs of providing sufficient utility service. Low cost should not be used to justify the selection of site that does not substantially meet the above criteria.

In addition to the Library’s site selection criteria for branch libraries, the Beacon Hill community adopted its own siting criteria based on input from surveys of the community. The new Beacon Hill Library should:

- **Be visible from a major arterial:** The library should be a distinctive “cornerstone” of the community and “look like” a library.
- **Fit into the Urban Village Plan:** The Beacon Hill Library should support the goals of the Urban Village Plan.
- **Encourage commercial redevelopment:** By being a catalyst for change and improving the image of the commercial core.

- **Be transit accessible:** Should be within 3 blocks of the # 36 and #60 bus lines with no steep topography and have wheel-chair access.
- **Minimize negative impacts on existing housing:** Should remove as few homes as possible, displace as few people as possible, try not to block views and try not to block sun.
- **Minimize negative impacts on business and service agencies:** Displace as few businesses as possible, preserve existing parking, don't block access, and consider long range plans of businesses and service agencies.
- **Preserve existing parks and public play areas.**
- **Be Pedestrian Friendly:** Reduce possibility for auto-pedestrian accidents at nearby intersections, improve crosswalks nearby, and have adequate nighttime lighting.

The Library Subcommittee worked with the Seattle Library and City's property management staff to conduct an evaluation of a shonlist of eight sites within the urban village core. The sites were evaluated on the adopted criteria and a short list of three sites was identified. However, during the course of subsequent community discussion, it was decided that rather than recommend a short list of potential sites for the library, all of the Library Siting Subcommittee analysis would be forwarded to the Seattle Library Board for their consideration and a final decision on a site for the library.

## **IV. Urban Village Goals, Policies and Key Recommendations**

### **A. Land Use and Zoning**

#### **Goal:**

- To create a well-defined mixed-use residential urban village that meets the City's Comprehensive Plan growth targets for future households and enhances the lives of Beacon Hill residents.

#### **Policies:**

1. Establish urban village boundaries that focus future growth to areas within the urban village best served by existing and future transit and community services.
2. Establish zoning changes within the urban village boundaries that support the goals of the City's Comprehensive Plan and the neighborhood scale.
3. Provide for a more diverse mix of housing types and densities, especially in the northern portion of the North Beacon Hill neighborhood, which currently has a singular concentration of high density, multi-family Lowrise 3 zoning.
4. Recognize areas within the urban village boundaries and within the commercial core of North Beacon Hill where future growth will support economic development of small neighborhood businesses and mixed-use residential buildings.
5. Support current City housing initiatives such as the Mayor's Housing Agenda recommendations and the City Councils housing demonstration projects for affordable housing through design innovations for Accessory Housing Units (ADUs) and Residential Small Lot (RSL) zoning.

#### **Key Recommendations:**

1. Slightly reduce the size of the City's proposed residential urban village boundaries to focus future public amenities, transportation and pedestrian improvements and capital facilities toward the "heart" of the urban village along Beacon Avenue and the commercial core of Beacon Hill. (See Map)
2. Move the current northern boundary of the residential urban village from South Judkins Street to South Massachusetts Street. Remove eight blocks out of the urban village boundaries. Move the southeasterly boundary from 18th Ave. S. west to 17th Ave. S. between S. Lander and S. Forest Streets. This would remove two full blocks from the Urban Village. (See Map)

3. Change current **Multi Family Residential Low Rise 3 (L-3)** zoning between **S. Judkins Street** and **S. Grand Street** for properties fronting on **13th Avenue South** to **Low Rise 1 (L- 1)** zoning. This to recognize the existing smaller scale residential character along **13th Avenue** and to provide an improved mix and diversity of housing types, scale, affordability and character. (See Map)
4. Realize somewhat lower residential densities in the northern portion of the neighborhood and the urban village while providing for some increased mixed use residential development densities within the retail core of the village.
5. Change some single family and multi family zoned parcels within the retail core portion of the urban village to **Neighborhood Commercial/Residential-40 foot height limit (NC/R-40)** to encourage additional mixed-use commercial and residential development within the retail core.
  - *Rationale: Commercially zoned property within North Beacon Hill's retail core is limited and most parcels are small **irregular** shaped (not square or rectangular) due to the diagonal intersection of Beacon Avenue with the regular street grid. The size and shape of current **commercially zoned** parcels limits opportunities for new mixed use commercial **development**, increased residential densities close to retail sales and services and transit and increased economic investment **within the community**.*
1. Permit **Residential Small Lot (RSL)** development within single family zoned areas within the urban village **boundaries** on parcels that meet development standards as a transition between multi family **residential** or **commercial** development and single family residential areas.
2. Support the proposed **Seattle Housing Action Agenda** options for affordable housing including initiatives for **Accessory Dwelling Units (ADU's)**.
3. Develop specific design guidelines for **new mixed use** commercial and multi family residential development within the urban village boundaries that support the small-scale character of the commercial district and the single family residential design characteristics of the surrounding neighborhoods.

## **B. Library Siting**

### **Goal:**

- To locate the new 10,000 square foot North Beacon Hill Library within the “heart” of the neighborhood. The library will anchor an enhanced retail and mixed use residential core and support the community based siting criteria including improved pedestrian safety, improved transit access, visibility, character and the educational and informational mission of the library system.

**Policies:**

1. Recognize the North Beacon Hill neighborhood's need for a new library that will serve all segments of the community.
2. Work with the City of Seattle and the Seattle Library Board to locate a new library within the urban village boundaries on the most appropriate location that best serves the needs of the community.
3. Recognize the importance of the library as a focal point for a community with a significantly young and ethnically diverse population and its role as a symbol of pride and identity.
4. Support a new library design that is highly visible, incorporates opportunities for open space or civic gathering areas, and is a reflection of the diverse cultural and historic fabric.

**Key Recommendations:**

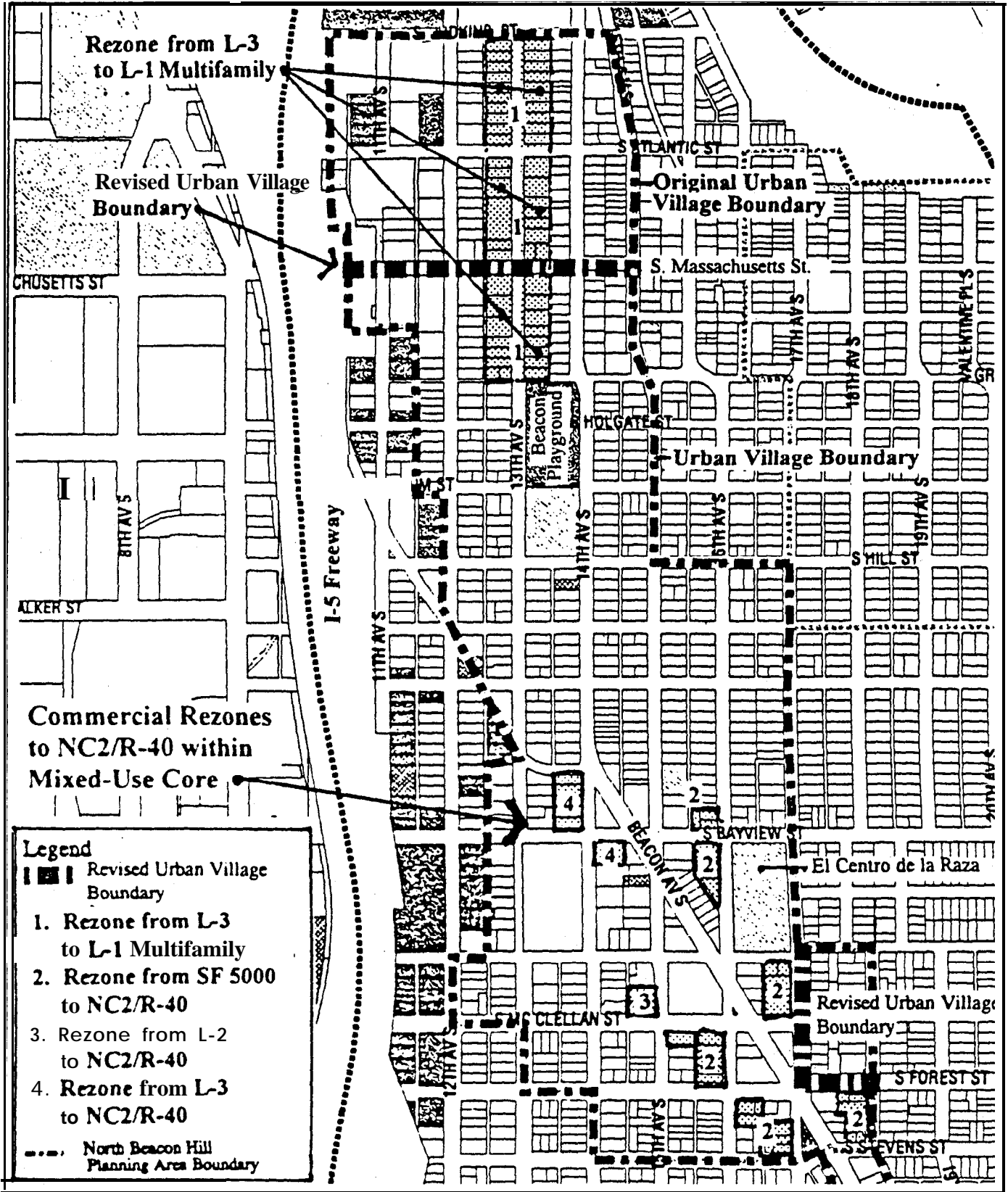
1. Support the City's "Libraries for All" plan to provide North Beacon Hill with a new 10,000 square foot branch library. Support the Library Subcommittee and Seattle Library Board's independent evaluation and selected site for the future library. The community, the Beacon Hill Community Council, business and institutional users will need to be involved in the site selection process to make the site selection successful.
2. Locate the new library within the retail and mixed-use commercial core of the neighborhood along or near Beacon Avenue and within easy and safe walking distance of Metro bus stops and the future Sound Transit LINK Light Rail transit station
3. Meet or exceed the locational criteria adopted by the Library and the community planning effort for a new library.
4. Design a new library that fits in with neighborhood scale and reflects the diverse cultures and history of North Beacon Hill.



**Aerial Photo of Planning Area**  
**North Beacon Hill Urban Village Plan**

North Beacon Hill Planning Association · Urban Village Planning Committee  
Consultants: Dennis Tate Associates · Murase Associates





## Zoning Recommendations

### North Beacon Hill Urban Village Plan

North Beacon Hill Planning Association • Urban Village Planning Committee

Consultants: Dennis Tate Associates • Murase Associates



## **C. Transportation and Pedestrian Improvements**

### **Pedestrian Improvements**

#### **Goal:**

- Enhance the vision of the urban village as a place where it is pleasant to walk and use alternative transportation, where streetscapes are lively, friendly places, and where roadways are seen as public access for walkers, bikers, and buses as well as cars.

#### **Policies:**

1. Remove barriers to and create enhancements to pedestrian safety along key pedestrian streets within the urban village.
2. Seek improvements such as crosswalks, pedestrian activated crossing signals, signage, curb bulbs or other devices that will improve pedestrian safety along Beacon Avenue that support increased access to shopping and transit.
3. Provide for improved pedestrian access and safety to a new North Beacon Hill Library through the location and design of the new library and surrounding streets and walkways.

#### **Key Recommendations:**

##### **Calming Traffic for Pedestrians:**

1. Install a pedestrian signal and crosswalk at S. Lander St. and Beacon Ave S.
2. Install a “ladder-type configuration” crosswalk marking at S. McClellan St. and 15<sup>th</sup> Ave S
3. Repaint all existing crosswalks with the “ladder-type” configuration at:
  - 14<sup>th</sup> Ave S. and Beacon Ave S.
  - 15<sup>th</sup> Ave S. and Beacon Ave S.
  - S. McClellan St. and Beacon Ave S.
  - S. Forest St. and Beacon Ave S.
  - S. Hanford St. and Beacon Ave S.
  - S. Spokane St. and Beacon Ave S.
  - 17<sup>th</sup> Ave. S. and S. McClellan St.
4. Install Curb Bulbs at intersections to reduce pedestrian walking distance at the following locations:
  - At all locations specified in the previous paragraph, plus these additional intersections:
    - S. Stevens St. and Beacon Ave S.
    - S. Horton St. and Beacon Ave S.

- S. Hinds St. and Beacon Ave S.
5. Install appropriate pedestrian enhancements at the new proposed Beacon Hill Library (location to be determined).
  6. Provide sidewalks on both sides of every street within the Urban Village area where there are currently none.

## **Transit Service**

### **Goal:**

- As the population of the area increases and the urban village improvements attract more people to the area, transit service should increase. Service to the Urban Village should be improved.

### **Policies:**

1. Recognize the current high levels of transit ridership on North Beacon Hill and support improvements to transit systems to encourage continued transit ridership and less reliance on the automobile.
2. Work with Metro Transit and Sound Transit to improve transit connections between other neighborhoods, future modes and routes of transit, and scheduling of transit to create a seamless transportation network for the neighborhood.
3. As part of the planning for future transit improvements, recognize that Metro Transit-King County will be doing the following items in the near future:
  - On Rt. 36, extending the **existing** trolley wires that currently end at Dawson St. to Myrtle St. in the next two years, with service commencing in February 2000. This improvement will spread overcrowding passengers on existing Rainier Beach diesel trips to Myrtle St. trolley trips, and will be a big help for the neighborhood.
  - On Rt 60, weekday daytime route extension to South Park and White Center in February 1999. Night and weekend extensions to follow later.
  - Also on Rt. 60, limited weekday night service added in February 1999 primarily to serve Seattle Central Community College night classes.
  - A new enhanced Transit Transfer Station will be built at Beacon and Lander/McClellan Streets in spring 1999 (Joint project with SEATRAN).

### **Key Recommendations:**

**Metro transit service to the Urban Village area proper should be improved in the following ways: In community priority order:**

1. Rt. 36 nights and weekends: Look at switching from standard (40 foot) to Articulated Bus (60 foot) buses as a short term solution. Increase frequencies to the following, once LINK (Sound Transit's Light Rail System) is operational (2005), assuming no Beacon Hill Station:

- Nights: Every 15 minutes
  - Weekend daytime: Every 12 minutes.
2. Extend Rt. 38 to serve the SOD0 (south of downtown) neighborhood, to provide work and shopping access for Urban Village patrons and provide some inter-SOD0 circulation. This route extension will be jointly discussed and planned with the Greater Duwamish Industrial planning effort.
  3. Rt. 36 Local weekday: Add additional peak trips as appropriate to alleviate overcrowding including midday and reverse peak periods. Ensure a consistent 10-minute headway between Beacon/Myrtle and Downtown, and a 20-minute headway between Rainier Beach and Beacon/Myrtle. Improvements could include:
    - AM Peak: Ensure a 7.5-minute headway between Beacon/Myrtle and Downtown.
    - PM Peak: Ensure a 20-minute headway on the diesel Rainier Beach trips.
  4. Provide Rt. 60 nighttime service until 12 PM (or later) every night and examine the use of smaller vehicles if possible for night operations.
  5. Reroute Rt. 36 express to serve the Urban Village, so that this route would serve as a backup to the local route, and not duplicate service on Columbian Way. Add 1 PM trip to serve the 3:30 PM work shifts.
  6. Insure that two routes with a high level of service connect the urban village to a Rainier Valley rail stations. (Rt. 36 at Holly Park Station and Rt. 38 at McClellan St. Station)

**Transit Facilities:** Metro Transit-King County Transit does not have a high visibility on Beacon Hill in the form of facilities. Also, there is a severe litter problem at bus zones.

**Metro Transit Facilities should be improved in the following ways:**

1. Install in-lane bus stops on Beacon Ave S. 14<sup>th</sup> Ave S., 15<sup>th</sup> Ave S. and S. Columbian Way for # 36 and # 60 routes as part of Beacon Ave. improvements.
2. Install additional bus shelters along the Rt. 36 route inbound.
3. Combine the existing Rt. 36 (at Beacon and McClellan) and Rt. 60 (at 16<sup>th</sup> and McClellan) stops to a new **combined** Beacon and Lander stop once the pedestrian signal is installed there as part of a **transit** transfer station on Beacon Ave.
4. Relocate the existing S. Hind\ St. bus stop further north for better spacing between the S. Spokane St. and S. Hanford St. bus zones. The S. Spokane St. stop would remain 31 its present location.
5. Move the existing S. Horton St. far side bus stop to near side S. Hinds St. (in front of Holland Dutch). to allow better usage for those living near Spokane St., and better bus stop spacing.
6. Work with governmental agencies and the Beacon Hill Chamber and Adopt-A-Street volunteers to resolve the litter problem at bus shelters.

**Sound Transit LINK (Light Rail) Station**

**Goal:**

- Work with Sound Transit to provide future access to the LINK Light Rail system through the establishment of a **fully** developed neighborhood station at Beacon Ave. and S. Lander St. or through improved transit linkages to future stations.

*Note: The Sound Transit staff recommendation for the proposed light rail station for Beacon Hill, and opportunities for involvement in the City of Seattle's station area planning for a Beacon Hill station came late in the neighborhood planning process and have not been fully realized in this plan document.*

**Discussion:**

At this time, Sound Transit is studying a possible underground light rail station on Beacon Hill as part of the LINK Draft Environmental Impact Statement **Process**. This evaluation will be done in February 1999. The station is part of the Lander St. tunnel alignment, and would pass directly underneath the Urban Village business core area. In addition, Sound Transit is studying another Beacon Hill Tunnel alignment roughly below the Massachusetts Street right-of-way. If chosen, no station is recommended in this area due to the predominately residential nature of the area.

**Recommendations for Sound Transit:**

1. The plan supports a full build-out Beacon Hill station at S. Lander and Beacon Ave. in the first phase of Sound Transit light rail system, if the Lander St. Tunnel alignment is chosen as the preferred alternative.
2. The development of a Beacon Hill light rail station shall consider neighborhood concerns for safety, construction and post construction impacts, parking, litter control, aesthetics, noise and air pollution and effects on property values.
3. If Sound Transit does decide to build the Lander tunnel alignment without an underground station in the first phase, then recommend the following increased transit service for routes # 36 and # 38. Coordinate future transit service with LINK light rail service and schedules.
4. The City should support the Rainier Valley community's desire for a tunnel option for the light rail alignment but not at the expense of a Beacon Hill station.

**Recommendations to Metro Transit: If Lander Tunnel alignment is used, and no station.**

1. Rt 36 frequency improvements:
  - Peak: every 5 minutes
  - Weekday midday: every 7.5 minutes
  - Saturday Daytime: every 10 minutes
  - Sunday Daytime: every 12 minutes
  - Nights: Early - every 12 minutes; Mid - every 15 minutes, late - every 30 minutes.
2. Rt 38 frequency Improvements:
  - Daytime: every 10 minutes.
  - Night: every 15 minutes.
3. Consider additional service for # 36 and # 70 routes to connect to the University District to better serve student and University employees on Beacon Hill.

## **Neighborhood Traffic Calming and Safety**

### **Goal:**

- Create a residential urban village in which neighborhood traffic functions efficiently and safely and provide traffic calming devices at strategic locations that improve pedestrian safety. Traffic calming improvements should also discourage through traffic “short cutting” through neighborhood to avoid arterial bottlenecks.

### **Policies:**

1. Recognize the existing residential character of many streets within the urban village and support mechanisms to protect these streets from increased traffic.
2. Work with SEATRAN to implement neighborhood traffic calming control devices and strategies to protect local residential streets from through traffic, short-cutting, high volumes, high speed traffic as growth occurs within the urban village.
3. Recognize the unique topographic and locational situation of North Beacon Hill to major arterials, freeway access points, and new sports stadiums destinations and how this effects traffic in the neighborhood. Seek ways to mitigate these impacts on residential street systems.
4. Recognize the unique conditions along Beacon Avenue as it cuts diagonally across the regular north/south and east/west street grid and creates irregular intersections and difficulties for pedestrian crossings.

### **Key Recommendations to SEATRAN:**

1. Install a free right **arrow** at Beacon Ave S. and 15<sup>th</sup> Avenue S. (From Beacon Ave S. Southbound to 15<sup>th</sup> Ave S. Southbound). similar to the northbound to northbound movement. This would allow autos to make a free right turn on the 15<sup>th</sup> Ave S. northbound movement cycle. and hopefully dissuade people from using 14<sup>th</sup> Avenue S. as a shortcut.
2. Install additional traffic circles or other traffic calming devices on 14<sup>th</sup> Ave S. at S. Stevens St., S. McClellan St., and S. Lander St. mid-block on 14<sup>th</sup> Ave S.
3. Convert 14<sup>th</sup> Ave. S. between S. Bayview St. and Beacon Ave. S. (a short one block segment) into a one-way northbound street with a chicane at the 14<sup>th</sup> Ave. S. and Beacon Ave. S. intersection (SW corner) to address speeding and cut through problems.
3. Establish a residential parking zone (RPZ) around the PAC-MED campus as part of redevelopment of the campus as an office complex to mitigate impacts to adjacent residential areas.

5. Install traffic circles at 17<sup>th</sup> Ave S. and S. Stevens St., Lafayette Ave S. and S. Horton St., and Lafayette Ave S. and S. Hinds St., and 16<sup>th</sup> Ave S. and S. Hinds St.
6. Install traffic circles at 18<sup>th</sup> Ave S and S. Stevens St., 18<sup>th</sup> Ave S. and S. Hanford St., 18<sup>th</sup> Ave S. and S. Horton St., and 18<sup>th</sup> Ave S. and S. Hinds St.
7. To improve the safety of the 17<sup>th</sup> Ave S./S. Forest St./Beacon Ave S. intersection:
  - Make 17<sup>th</sup> Avenue S. between S. Forest St. and S. Stevens St. one-way southbound.
  - Make 17<sup>th</sup> Avenue S. between S. Forest St. and S. McClellan St. one-way northbound.

**Arterial improvements in the Urban Village area proper:**

**Goal:**

- Beacon Avenue Boulevard should link the neighborhood together throughout the entire neighborhood planning area and should support the urban design and transportation goals for the urban village.

**Discussion: Beacon Avenue S. Corridor.** This avenue is the main north-south arterial along the top of Beacon Hill and serves 10 connect most activity centers. It is wide enough for two lanes in each direction. yet traffic volumes rarely warrant more than one lane. Speeding is a problem throughout Beacon Avenue. South of Spokane St., Beacon is a divided Olmsted Boulevard. but north of there is a ordinary community thoroughfare. The city has obtained funding 10 improve the median between S. Spokane and Cheasty Blvd. S.

**Policies:**

1. Beacon Avenue Boulevard should provide enhanced streetscapes as well as pedestrian and bicycle improvements, and should contribute to an improved image of the business district.
2. Recognize Beacon Avenue as a “Key Pedestrian Street” and encourage improvements at enhance its functional use and physical appearance.
3. Work with the North Beacon Hill Chamber of Commerce. property owners, businesses, SEATRANS. Metro Transit and Sound Transit to improve the quality and appearance of Beacon Avenue.

**Key Recommendations:**

**Upgrade Beacon Avenue S. with the following improvements:**

1. Between S. Spokane St. and Cheasty Blvd. S. through Jefferson Park: Median reconstruction will take place in the spring of 1999. Construction will be complete by late 1999.
2. Between S. Spokane St. and 14<sup>th</sup> Avenue S, reconfigure into three-lane configuration (one travel lane in each direction, and center turn lane); bicycle signed street and on-street parking in both sides of street. Provide curb cuts for parking, repair broken curbs or unnecessary curb cuts, and get rid of parking over curb that is common on Beacon Hill streets. Also provide additional street lighting, and street trees as appropriate. This lane reconfiguration would continue the same proposed traffic pattern as in the median redesign within Jefferson Park.
  - The first phase would implement all neighborhood-calming recommendations mentioned in Strategy 3.
  - The second phase would have SEATRAN perform a traffic modeling study.
  - Later phases would implement the plan.
  - Further studies will determine if a landscaped median is appropriate or not.
3. In the heart of the Urban Village (S. Forest St. to 14<sup>th</sup> Ave S.), coordinate street design with Urban Village design.

- *Rationale: The “Less is More Solution”: The three lane solution.*

A 3-lane configuration for Beacon Avenue is recommended to best benefit travelers. There would be one unimpeded through lane in each direction with a center turn lane between. Improvements to Beacon Ave. between Spokane and 14<sup>th</sup> Ave. will not take place until after the development of the new median segment through Jefferson Park is completed and operating for a while under the 3-lane configuration to test results.

*Advantages are:*

- *Pedestrians can cross one lane at a time by waiting in the center lane. Median refuges, wider sidewalks and crosswalks can be added to help.*
- *Parking lanes (on both sides of the street) would not impede through traffic. The 3-lane configuration would have more capacity than a 4-lane configuration, which allows left turns from the inside travel lane and parking that sometimes, impede smooth traffic movement.*
- *Left turn pockets at major intersections.*
- *Center turn lane for left turns and for going around obstacles between intersections.*
- *Room for additional turn signals at major intersections.*
- *The lanes appear narrower so drivers normally slow down.*
- *More room for bicycle lanes.*
- *Continues the proposed travel lane travel pattern further north.*

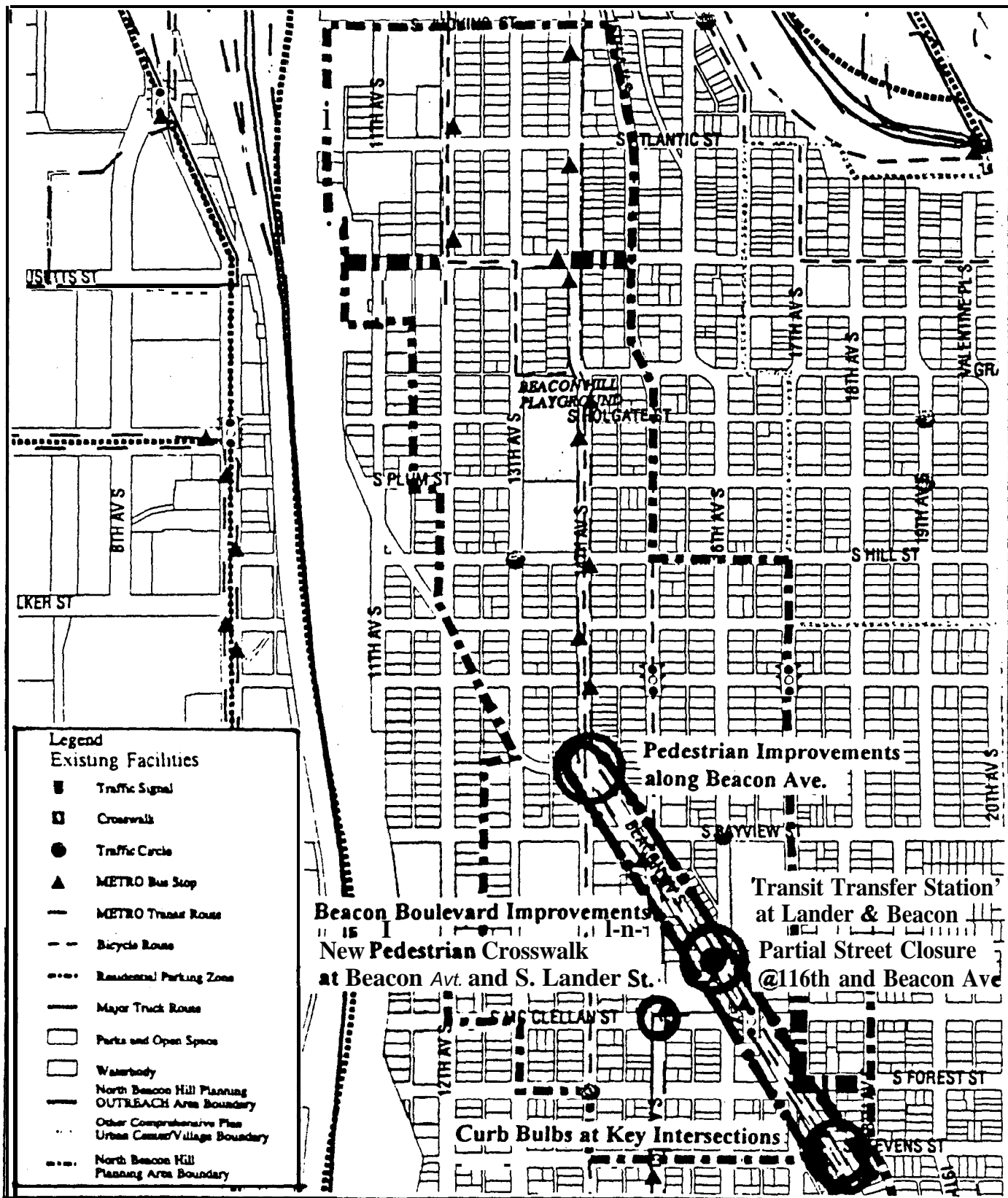
**14<sup>th</sup> Avenue S. between Beacon Ave S. and S. Massachusetts St.**



Continue the Beacon Avenue “Boulevard treatment” with street trees, improved street lighting, curb extensions, and channelization to define one vehicular lane and one bicycle lane in each direction.

**McClellan St. between 15<sup>th</sup> Ave S. and 17<sup>th</sup> Ave S.**

1. Provide a left turn pocket for eastbound and westbound S. McClellan St. at the Beacon Ave S. intersection for those turning onto Beacon Ave S
2. Widen McClellan St. in the vicinity of the Red Apple service driveway to allow trucks, to maneuver better.
3. Study traffic signal timing at Beacon Ave. and McClellan St.



## Transportation and Pedestrian Improvements

### North Beacon Hill Urban Village Plan

North Beacon Hill Planning Association • Urban Village Planning Committee

Consultants: Dennis Tate Associates • Murase Associates

## D. Open Space and Urban Design

### Goals:

- To provide open space amenities and design guidelines for future development within the Residential Urban Village that benefits the neighborhood and contributes to a livable environment.
- To create a “sense of place” within the Urban Village through open space and urban design elements for residence and to improve the overall business district image and identity.

**Discussion:** Within the North Beacon Hill Residential Urban Village there is a need for additional open space amenities that meet the criteria set forth in the City’s Comprehensive Plan. While a portion of the urban village is served by facilities such as the Beacon Playground, areas close to the core of the village would benefit from additional open space. Two types of open space amenities will contribute to an improved mixed-use retail core within the urban village. These are Civic Spaces and *Vital Streets*.

### Civic Spaces

Public open spaces or *Civic Spaces* such as courtyards, plazas, small pocket parks and community gardens will provide the urban village areas with areas for informal gathering, civic functions, ceremonial activities, passive recreation and contemplation. These may be built as part of private commercial or residential developments or part of public open space acquisitions through open space and park bonds. Other opportunities for open space could be part of public capital facilities such as the library, a new post office, transit facilities or partnerships with private or non-profit development within the urban village.

### Vital Streets

*Vital Streets* refers to areas along the public right-of-way including the vehicular street, sidewalks and the buildings fronting onto the street. They include the streetscape elements such as street trees, planting strips, lighting, benches, signage, weather protection and building design. Key to the creation of a active and livable urban village is an active, pedestrian-oriented streetscape. Key streets such as Beacon Avenue within the Beacon Hill Urban Village business core should provide a distinctive, attractive and safe pedestrian environment for the neighborhood.

Existing and future commercial and mixed use buildings fronting onto these key pedestrian streets should reinforce the “street edge” definition of the streetscape by fronting directly onto the sidewalk and by providing weather protection and have highly visible commercial facades. Signage should be pedestrian oriented and scaled. Beacon Avenue should have a distinctive character and a unique neighborhood image that supports existing and future business activity and provide an “outdoor living room” for residents living adjacent to it.

## **Policies:**

1. Seek to create additional public open space amenities within the urban village through future public acquisition and private development.
2. Recognize that public streets are part of the open space network within the urban village and strive to improve the physical character and quality of the key pedestrian streets.
3. Consider the development of pedestrian and bicycle trails through publicly owned greenbelts throughout North Beacon Hill.
4. Develop through public and public/private partnerships at key locations within the commercial core along Beacon Avenue, small civic open spaces, gateways, landscaped features and pedestrian streetscape amenities.

## **Keg Recommendations:**

### **Civic Spaces**

1. Support the development of a new 10,000 square foot library within the urban village and work with the Seattle Library system to provide public open space on the site of the new library such as entry plazas or outdoor reading areas.
2. Seek open space mitigation as part of any future Sound Transit LINK light rail alignment under Beacon Hill and any station development within the urban village.
3. Support future bond issues for open space acquisition of sites that support the urban village and the larger neighborhood planning area.
4. Maintain and upgrade existing parks, playgrounds, and greenbelt open spaces.

### **Vital Streets**

1. Develop a Beacon Avenue Boulevard streetscape standards that includes sidewalk widening at key pedestrian crosswalks, special street lighting, hanging seasonal flower baskets, banners, unified street furniture such as pedestrian benches, trash containers, newspaper vending machines/stands and message kiosks.
2. Fill in the "gaps" of missing street trees along key pedestrian streets within the urban village.
3. Develop design guidelines for future commercial and mixed-use buildings that include standards for signage, street level retail, facade transparency and modulation, weather protection, parking access, and materials that are specific to the Beacon Hill neighborhood.
4. Create "gateway entrances" to the urban village at key locations such as Beacon Ave. and S. Stevens Street and Beacon and 14th and 15th Avenues through the inclusion of public art works, special banners or signage, improved landscaping and special paving materials on street and sidewalks.



## Potential Open Space and Urban Design Improvements

### North Beacon Hill Urban Village Plan

North Beacon Hill Planning Association • Urban Village Planning Committee  
 Consultants: Dennis Tate Associates • Murase Associates



## **E. Additional Community Recommendations**

Following the community-wide Validation Event held on December 5, 1998, the planning committee held two final meetings to incorporate validation event comments and additional recommendations into the plan. An additional community recommendation section was added to the plan and some recommendations were altered, removed, or added in response to the validation event feedback. The following are the additional recommendations proposed and voted on by the North Beacon Hill Planning Association at their final meeting on January 9, 1999:

### **Housing Preservation and Affordability**

1. Many comments were received at the December 5<sup>th</sup> Validation Event supporting preservation and creation of affordable housing. Our vision statement for the Urban Village planning supports and emphasizes this goal. We recommend the city support actions that move toward this goal.

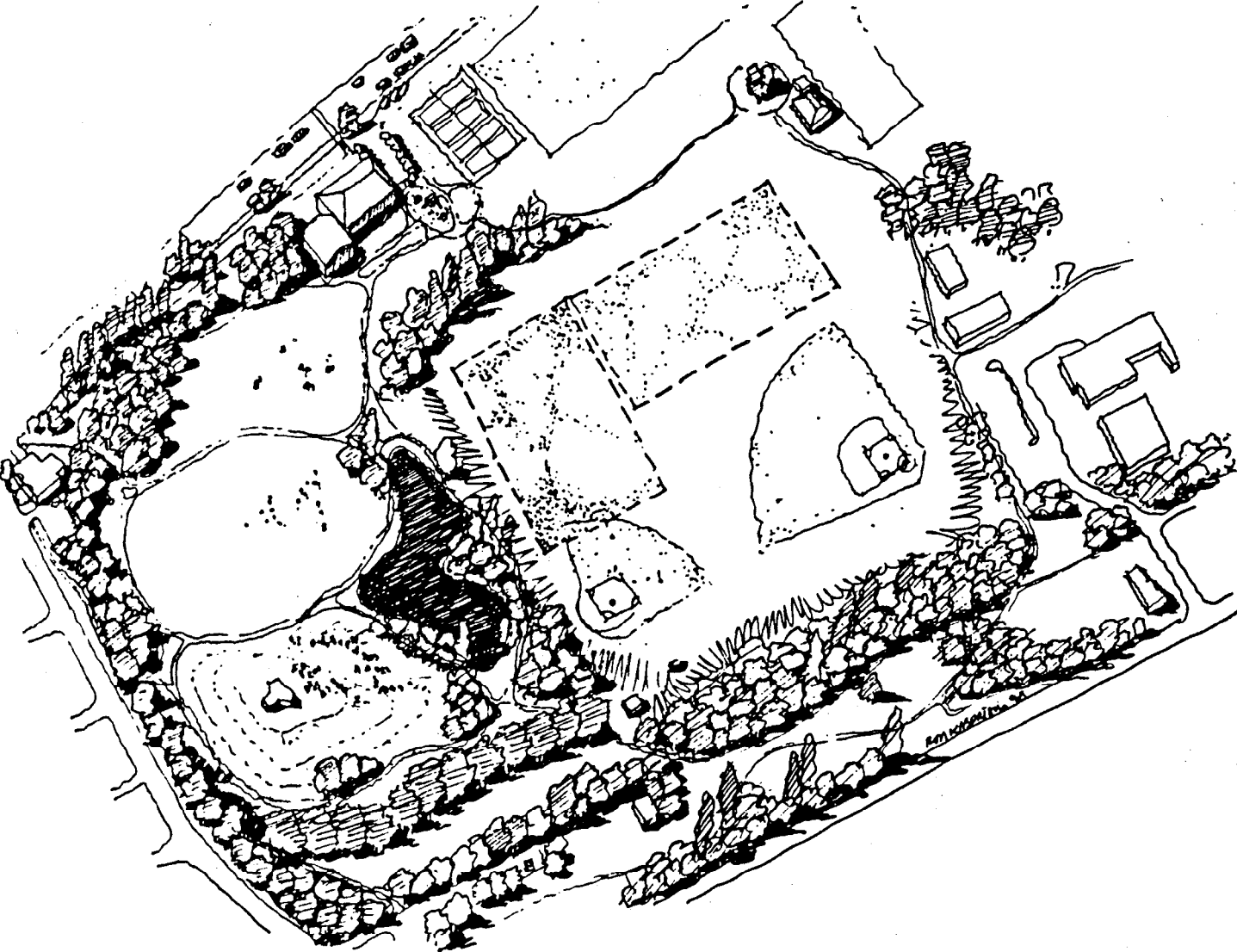
### **Community Facilities**

2. Many comments were received at the December 5<sup>th</sup> Validation Event supporting the development and operation of a culturally diverse performing arts center on Beacon Hill. We recommend the city support action to achieve this goal.

### **Library Siting**

3. Respect the comments and in the future make an effort to keep community informed and include everyone (including youth) in the process. Take the history of the El Centro site into consideration. Have a public notice of all meetings for the library siting
4. Don't make a recommendation for a site to the library board and just send the comments forward and let the community and library board make the final site decision.

# Jefferson Park Concept Plan





## V. Jefferson Park Concept Plan

### Introduction

The purpose of the Jefferson Park Concept Plan is to document the recommendations of the Beacon Hill community, current and historical, for changes to the configuration and use of Jefferson Park, the sixth largest park in the City. Jefferson Park is situated at the heart of the central south end of the city residential core, on Beacon Hill. As such, it is a significant regional resource for south end neighborhoods and is the central natural feature of our community of around 50,000 residents. Our plan seeks to address unmet usable open space needs for Beacon Hill and South end residents. It also strives to create a real park from 170 acres of prime view park land, which currently is poorly and inefficiently configured, operated and maintained. Finally it seeks to restore the intent of the Olmsted legacy to this significant regional park resource.

The amazing history of Jefferson Park has drawn committee members deep into the discussion of planning for our park in a way we never anticipated when we began this process. Visits to the City archives multiplied as we **unearthed** the wealth of stories and discoveries to be known in this park. We found in the archive stories of vision and sadly abandoned vision, records of a wide variety of past park uses. We are compelled to record, revisit, and restore some of these past uses.

From the City's homeless to the City's privileged, from Beacon Hill families and children, to the youthful heroes of WWII, many people have touched, used, and changed Jefferson Park over the years. The Olmsted Brother<sup>3</sup> Landscape firm created an inspired legacy for Jefferson Park which needs revisiting.

Our committee, armed with our history and research, now knowledgeably presents, with this plan, the new vision and recommended **implementation** strategies for Jefferson Park. As we make our recommendations, we are already engaged in the first steps of implementing our plan. We have momentum, coming out of the planning process, to set the wheels in motion on the **numerous opportunities** for immediate change in the park to benefit the Beacon Hill community:

- We are pledged to advocate for the park and have formed the Jefferson Park Alliance to ensure that plan recommendations come to fruition and that all City investments in the park forward the recommendations of the plan.
- We are working with the Seattle Public Utilities to acquire the old water quality building for a community center. Toward that end the Beacon Hill Culture Club, our community council is holding regular meetings.
- The Beacon Hill Culture Club is actively creating recommendations for the design of new fencing around the 18-hole golf course, with an immediate focus on the west side of the course; a fence change associated with the Beacon Ave. Median project.

- Planning committee members are working with Seattle Public Utilities to determine where and how the fencing around the reservoirs will be moved to accommodate open space and walking paths.
- Committee members advocated for pedestrian and community friendly changes in the design of the Crew Maintenance Facility enclosure project.
- We are documenting and publishing the history of the park and educating the community on the our significant historical relationship to the park.

### **Our Source of Recommendations: Planning on Beacon Hill**

Our recommendations in this plan come from four sources:

1. The 1994 North Beacon Hill Action Plan:
2. Historical documentation from 1910- 1991 of community interests in the park, copied from the Sherwood Files. in the City archives;
3. The results of three community check-ins held in 1997 and 1998 which were attended by approximately 1000 people in total:
4. 1997-1999 research, deliberations, and formal decision making of the 40 member Jefferson Park Planning Committee.
5. The Final Validation Event of December 5<sup>th</sup>, 1998.

The Jefferson Park Planning Committee is one of two arms of the North Beacon Hill Planning Association. The other half of our association is dedicated to the completion of the Urban Village recommendations. Jefferson Park and the Urban Village are identified as the two key issue areas for additional planning by the 1994 North Beacon Action Plan, our first and most comprehensive neighborhood plan for Beacon Hill. Therefore, the purpose of this second planning period for Beacon Hill, from 1997-1999, is to complete the additional planning detail recommended for these key issue areas.

Suitably, the first sources of our recommendations are the 1991- 1994 planning period for Beacon Hill and the 1991 North Beacon Hill Action Plan. This plan has significant recommendations for addressing the problems of Jefferson Park. Completion of a Master Plan for Jefferson Park is one of the two key recommendations of the 1994 North Beacon Hill Action Plan

Charrettes done as a part of that plan produced preliminary design ideas that are remarkably consistent with the final design recommendations of the Jefferson Park Planning Committee and the community preferred design option. It is satisfying to note the continuity in the vision put forth by the large numbers of community members involved in the process over the years.

The second source on our recommendations is the body of historical records in the Sherwood file of the City of Seattle archives. We have duplicated approximately 300 pages of materials from these files, read them all, sorted and collected them around key issues and areas of the park, and finally created a full display collection and written

history of the park. We do educational outreach with the community using these materials. We have included a chapter on the history of Jefferson Park in the full plan.

The history shows us a number of things, but in summary:

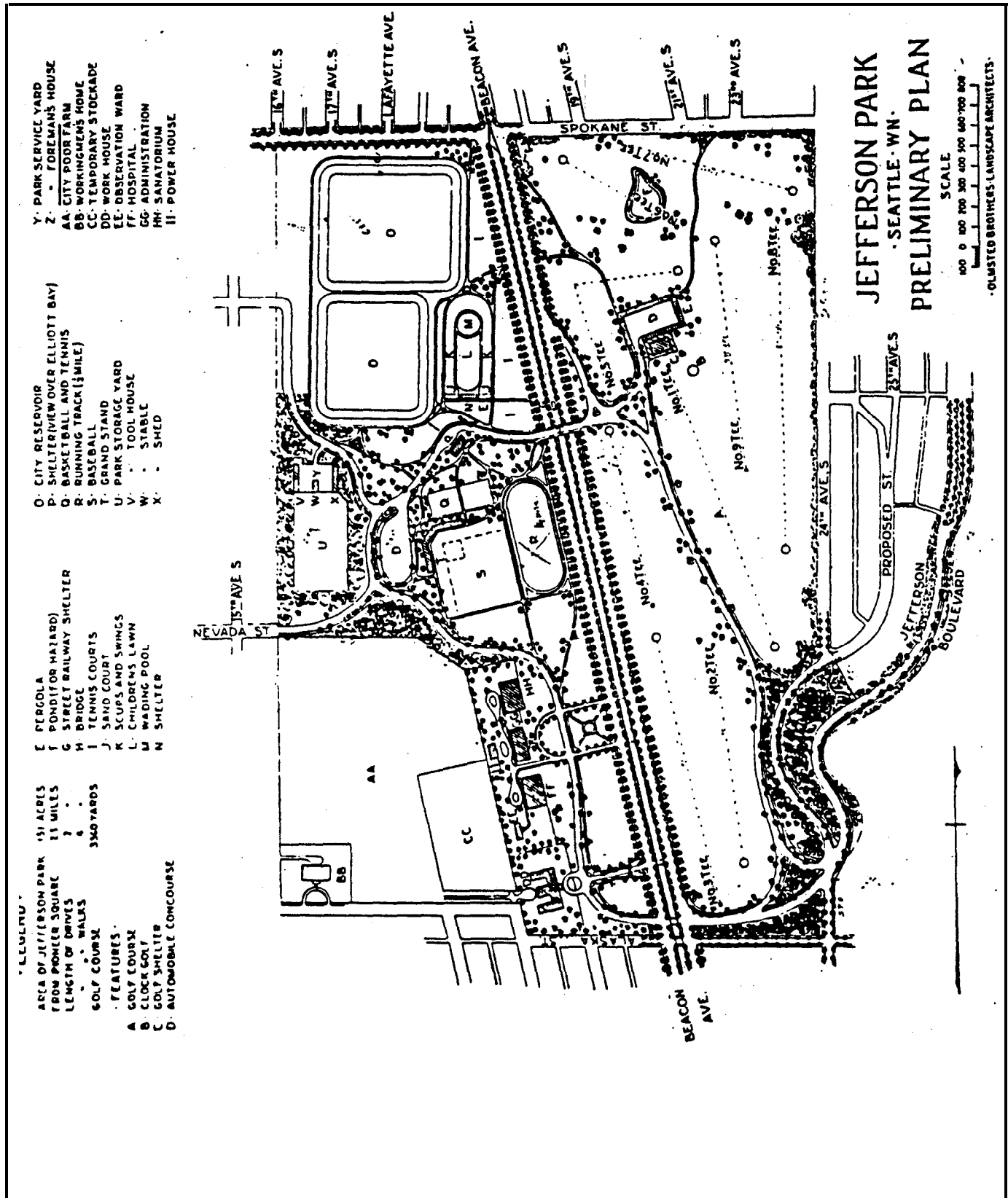
1. The Olmsted Brothers Landscape Co. created the first design for the park. It was their intention that the park serve a variety of community uses and they envisioned components that would contribute to the social fabric of the community by offering space for gathering and sharing culture.
2. Beacon Hill residents have advocated for improvements to serve community needs since 1910. Emphases have included ballfields, transportation access, community center construction, recreation facilities including the addition of a gymnasium, improved maintenance, and the addition of Asa Mercer Middle School.
3. The park was impacted significantly by changes associated with WWII and Federal use of the land. The federal government provided little compensation to the City for changes made by the War Department. What compensation was made, was not reinvested in the park by the City on behalf of the local community.
4. Historical use of the park by minority residents was opposed, and successfully reduced. These changes came about through the advocacy of white community residents during the period of national anti-Asian sentiment prior to WWII. Records of anti-Asian sentiment in the Sherwood files begin in 1937 and are recorded through 1941. There is no clear record indicating why the City instituted the racially motivated changes to the park, almost exactly as proposed by white community residents on the hill.

The motivations of the residents who made these recommendations are laid out clearly in phrasing typical of that period of time in our American history. These letters and documents are referenced in the history section of the full plan<sup>1</sup> and some are also included in the appendix of this document. The results of these changes and policies continue to negatively impact the viability and aesthetic of the park. These losses will not be reversed until they are acknowledged and intentionally changed.

Recommendations to fund restoration of the Japanese Picnic grounds; reduce and change the severity of security fencing placement, frequency, and design; renew the natural park environment including access to views; and ensure that the Beacon Hill community can gather and celebrate freely in natural settings at Jefferson Park, will play an important role in reversing the impacts of unjust historical changes to the park.

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<sup>1</sup> The Jefferson Park Concept Plan does not include the lengthy sections on the history of the park and additional research on the park. It is the intention of the Jefferson Park Alliance to publish a second full plan with these additional sections. For purposes of the North Beacon Hill Planning Association, 1999 neighborhood plan, this concept plan is adequate and contains all official recommendations of the planning period.

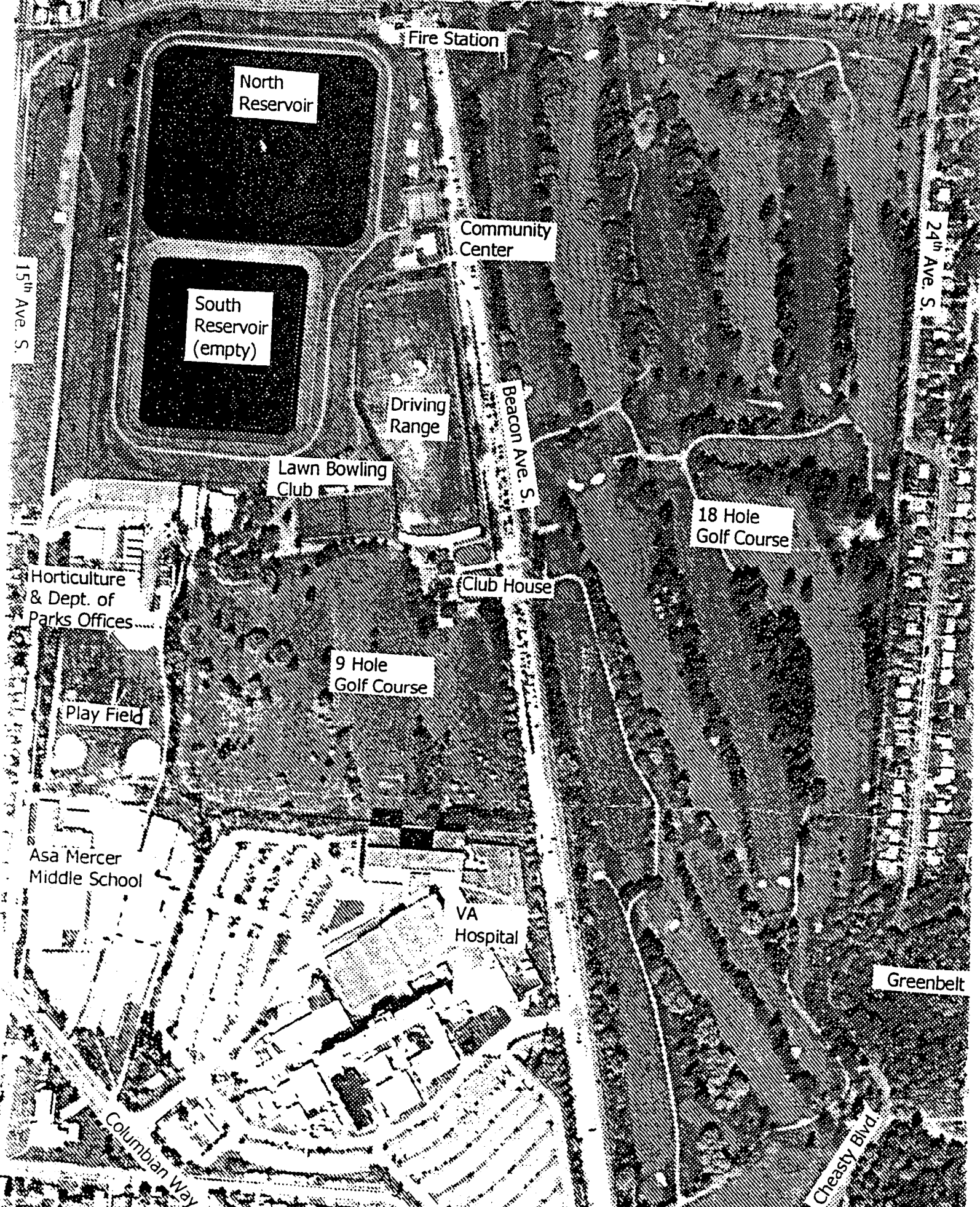


# Original Oimsted Brothers Plan for Jefferson Park

## Jefferson Park Concept Plan

North Beacon Hill Planning Association • Jefferson Park Planning Committee

Consultants: Murase Associates • Dennis Tate Associates



**Aerial Photo of Planning Area**  
**Jefferson Park Concept Plan**

The third source of recommendations for the plan, is the body of documented results from the three community check-in events held in 1997 and 1998. Approximately 1000 people attended these three events, in total. Over 400 people attended the final May 30th, 1998 check-in at Jefferson Park Community Center. At these events a multitude of formal and informal information gathering areas were created. Planning committee members and consultants staffed these areas, and volunteers counted, collated, and summarized the results of the events. At the May 30th check-in there were three key areas for community review, deliberation, and voting. These were the Design Plan, Key Short-term recommendations, and Financing Recommendations. Policy Recommendations for the park, which guided our later work, were voted on at the first check-in in Phase II, in March of 1997.

The fourth source of recommendations in the plan is from the activities and formal deliberations of the 40 member Jefferson Park Planning Committee. The final source of recommendations is the December 5<sup>th</sup> validation event.

### **Jefferson Park Planning Committee**

The Jefferson Park Planning Committee began meeting in September of 1997 when the North Beacon Hill Planning Association was reconvened to do Phase II planning. Phase I planning was completed in May of 1997. In Phase I, the key recommendations for planning from the North Beacon Hill Action Plan were reaffirmed, the community was reactivated after our two year planning break on Beacon Hill, and stakeholders were successfully invited to join community residents for the next phase of work.

Stakeholders within the Jefferson Park Plan area, are identified as follows:

- Veteran's Administration Medical Center;
- Asa Mercer Middle School;
- Jefferson Park Community Center Advisory Board;
- Municipal Golf of Seattle;
- Jefferson Park Men's Golf Club;
- Jefferson Park Women's Golf Club;
- Jefferson Park Lawn Bowling Club;
- Seattle Public Utilities, Water Division;
- Seattle Park Department, Jefferson Park Community Center, South Division Headquarters, Horticultural Facility, and Golf Maintenance sections.
- Seattle Fire Department, Fire Station #13

Stakeholders outside the plan area for the Jefferson Park Plan included in our general planning outreach include local businesses, service organizations, environmental organizations, University of Washington, Departments of Urban Planning and Design and Landscape Architecture; Friends of Olmsted Parks; SHARE/Wheel Homeless Advocacy organizations; and Sea-Tac (Seattle-Tacoma International Airport).

The officers of the Jefferson Park Planning Committee are:

**Chair**, Frederica Merrell, Co-Chair of the North Beacon Hill Planning Association, member and former President of the North Beacon Hill Community Council, and resident;

**Recorder and Parliamentarian**, Wilma Ziegler, member of the Jefferson Park Community Advisory Board, the North Beacon Hill Community Council, artist resident, and founding member of the Beacon Hill Culture Club (arts council);

**Historian**, Mira Latoszek, member of the North Beacon Hill Community Council and resident;

**Outreach Coordinator**, Albert Kaufman, Boardmember of the North Beacon Hill Community Council and resident.

These officers and the officers of the Urban Village Planning Committee, form the Executive Committee of the North Beacon Hill Planning Association.

### **Building the Jefferson Park Concept Plan**

In the course of the twelve months that the Jefferson Park Planning Committee has met, a number of planning tasks have been accomplished. We began by creating a vision or goal statement and subsequently a problem statement for the park. We delved into our research tasks, read former and current related planning documents, and implemented the user surveys of the park. We invited speakers and stakeholders to make presentations to the committee on issues and interests. We summarized and shared our research with one another. We developed and initiated an outreach effort and created our formal rules of decision making and committee involvement. Finally, in this first phase of our work, we created policy proposals aimed at addressing areas of the problem statement.

Our policy proposals, problem statement, historical research, and other work to date went to the community at the March 1997 check-in event. We documented the results and archived the displays of the March event. We shared our high points from the event, and told what we had learned into the next phase of work.

In April, our consultant, Murase and Assoc., came on board with the primary task of working with the committee to create design alternatives for the park. As the design plan alternatives were developed, the committee also prioritized key short-term design recommendations for the park and brainstormed on financing recommendations for the implementation of our plan.

The results of this work were presented at the heavily attended May 30th check-in event at the Jefferson Park Community Center. Attendees of the event were invited to again review, deliberate, provide comments, and vote on the ideas and recommendations of the committee.

Again, the resulting ideas, voting and activities of the May 30th event were documented, counted, and summarized. Special meetings were held to deliberate on the Design Plan

vote. The committee took an additional two full meetings to formally deliberate, and vote on all the final recommendations of the committee for policy, design, key short-term recommendations, and financing mechanisms for the Jefferson Park Concept Plan.

Our final recommendations were validated at the December 5<sup>th</sup> community validation event.

### **Mission Statement, Core Values and Vision for Jefferson Park**

The planning committee has created a mission statement that presents two core values that the committee holds with reference to planning for the park. The mission (or goal statement) was created by the committee and used to guide our planning work.

#### **Mission Statement**

“The Planning Committee will produce a Concept Plan for Jefferson Park that balances local neighborhood needs and interests with those of the City and region in accordance with the following core values:

- The unique demographics and diversity of the North Beacon Hill community;
- The protection, maintenance, and enhancement of the environmental qualities of the park:

Considerations of history, equity, economics, community priorities, stakeholder input, and other pertinent factors will be used to generate short-term proposals and long-term recommendations for parks uses consistent with these values.”

#### **Vision**

Because Jefferson Park is so large, an estimated 170 acres of land, the vision of the park include many pieces.

The committee recognizes and embraces the regional nature of the park. The committee envisions a Jefferson Park where the local uses are integrated into regional features as well as into specifically designed elements that typically serve only the local community.

The committee envisions a park that can be loved. This statement summarizes succinctly the sentiments of many residents that this park is not all it could be. It is not a park that can be loved, because its deficiencies so significantly outweigh its benefits. It is not a park that can be loved, because its potential has not been realized.

The committee envisions a park that provides improved services and opportunities for all users of the park, current and future. There is not one facility in this park that reaches its full potential for service, operation, maintenance, and contribution to the whole gestalt, impression, and impact of this large park. Many key services and use opportunities are missing altogether.



The committee envisions a park that is accessible and used by all members of our community and provides a place to build and celebrate our particularly diverse community on Beacon Hill.

The committee envisions a park that is an environmental enhancement to the neighborhood and the city and provides improved habitat for flora and fauna.

The committee envisions a park that is a sanctuary from urban life in a way that only the largest city parks can offer. A place where you can sometimes forget that you are in the City and where the surroundings speak of nature.

### **Problem Statements for Jefferson Park**

The planning committee took two meetings to identify the problem areas in Jefferson Park. These problem statements were reviewed and voted on at the March 1997 community check-in event. The majority of voters at the event were in agreement with all problem statements posed by the committee.

✓  
7/3/97

### **#1 Status of the Park**

- The park lacks recognition as a major urban park for the central-south end of the City;
- A Master Plan has not been developed for the park since 1903 (Olmsted Plan);
- It is not a facility that the **community** can love.

The Park Department does not consider Jefferson Park a major urban park. It is noticeably absent from the list of major urban parks in the Park Department COMPLAN. Yet, Jefferson Park is the sixth largest park in the City by acreage<sup>2</sup>. The failure to recognize Jefferson Park as a major urban park resource is a disadvantage for the community living near the park and for regional users. It is unlikely that the City will equitably dedicate resources to restoration, maintenance, and Improvement of a major urban park which is not listed or discussed as such in the major City planning and budget documents.

In view of the fact that the Parks Department does not regard Jefferson Park as a major urban park, it is not surprising that a Master Plan has not been created for this park since 1903. The absence of a Master Plan for the park may be one of the major reasons why

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<sup>2</sup> Jefferson Park has approximately 170 acres of land, including the reservoirs, but excluding the Veteran's Administration Medical Center, and Asa Mercer Middle School. The parks which are largest in size in the City are, in order of magnitude Discovery (490 acres), Greenlake (376 acres), Seward (218 acres), Woodland Park Central (177 acres), Magnuson (177 acres), Jefferson (170 acres), Arboretum (162 acres), Carkeek (161 acres), Alki Beach (156 acres), Lincoln Annex (130 acres), Lincoln Park (123 acres), Golden Gardens (68 acres), Ravenna park (50 acres), Volunteer (47 acres), Gas Works (21 acres), Arboretum DOT Addition (15 acres), Magnolia Tidelands (11 acres). All of these parks, with the exception of Jefferson Park, are included on the city list of major urban parks.

this park has not received the attention and resources that other City parks have succeeded in attracting.

Jefferson Park is not a facility that the community can love. This simple statement of sentiment reflects the sense of loss that Beacon Hill residents feel for this park. The community cannot love a park that does not function or look like a park.

## **#2 Communication/Coordination/Involvement**

- There is no organized advocacy group for the park;
- There is a lack of coordination among entities – Parks Dept., MGS, Water Division, VA;
- There is a lack of information on parks issues and a lack of community involvement in parks issues;
- There is a lack of awareness that the opportunity to plan exists.

Jefferson Park has suffered for the absence of an organized advocacy group. Changes wrought on the park could have been less devastating if such a group had been present. An advocacy group could also encourage and promote better communications among users, operators, the Parks Department and the community. Communication problems have reduced the opportunities to make improvements to the park.

There are a number of examples of large **CIP** projects that have been implemented without notification to the local community. Better communications with the surrounding community would have likely provided benefits for local users of the park through inexpensive enhancements or modifications to projects. The Parks Department has not been a strong advocate for community involvement in planning and implementation of projects in the park.

## **#3 General Use Issues**

- There has been a loss of pre-existing historical uses in Jefferson Park:
- A large percentage of the total acreage of the park is dedicated to a single use – golf;
- There is a resource conflict between regional uses and local parks needs.

The historical research of the committee has unearthed a great deal of information on previous uses of the park that no longer exist. The most significant loss has been the elimination of the Japanese community picnic grounds. For many years prior to WWII the Japanese community used the open picnic grounds and surrounding wooded areas for the largest annual gathering of their community. Changes were made to the park after 1941, which permanently eliminated the available open space and wooded areas from the park. Fencing was added and relocated in some cases (around the reservoirs) to eliminate access to and around the park. The current configuration of golf facilities was created at that same time.

When these changes were made, a significant shift occurred in the distribution of uses in the park. Jefferson Park effectively offers fewer forms of recreation in the current configuration than in any previous historical arrangement of the facilities. Over 80% of the park acreage is dedicated to golf and golf maintenance. The efficient lawn bowling club is housed on about one acre of land. The two remaining tennis courts (there used to be four) take up less than an acre. There is an asphalt area behind the community center that is used for basketball, though it is not regulation size. There is a non-maintained ball field near Asa Mercer Middle School that is used in the summer for Samoan cricket. There is no soccer nor ball field, nor unstructured level open space remaining in the park. There are no wooded areas or picnic facilities accessible to the public. The significantly wooded areas that remain are located on the golf courses.

According to our user surveys, the great majority of golfers who use the park come from outside Beacon Hill. An estimated 22% of the users are not City of Seattle residents. Many of these users come from Mercer Island. In contrast, the great majority of users of the community center, tennis courts, basketball court and children's play areas are from Beacon Hill. These four facilities are crowded onto approximately two acres of land located between the reservoir fences, the driving range fences, and the busy intersection of Beacon Ave. and Spokane Street.

There are two major identified resource conflicts between regional users and local users. The first is the need for and shortage of land in the park for improvements and new facilities. The second closely related problem is parking for the various users of the park.

#### **#4 Access and Views**

- A large percentage of the park is fenced and inaccessible:
- There is a lack of pedestrian access and ability to traverse the park – east/west;
- There is a lack of access to spectacular views of the Olympic Mts.;
- Views of the Olympics Mts. From Beacon Hill are blocked by high fencing around the driving range

#### **Access**

Committee volunteers measured the total fencing in Jefferson and have estimated that there are more than five miles of fencing in this park. The majority of this fencing includes a barb wire barrier. Fencing is placed at distances and locations that do not allow perimeter access around the park nor east-west access through the park. Fencing in Jefferson Park is one of the most negative features that committee members have commented on while developing the problem statements.

Fences that block access include:

- North reservoir fencing, which blocks access along Spokane street and reduces usable open space opportunities along the 15<sup>th</sup> Ave. side and behind the community center and tennis courts;

Maintenance of the few areas accessible to public, including perimeters, is generally poor. In the summer, weekend users of the golf facilities leave behind a line trash on the west side of Beacon Ave., the length of the park. Weeds and grass form often-impassable mounds around the perimeter of the 18-hole. Tree maintenance and weed eradication around visible perimeters is very poor. Blackberries, scotchbroom, and other invasive flourish.

Graffiti problems have been unattended by both parks staff and Municipal Golf of Seattle (MGS) in spite of efforts on the part of City nuisance personnel to insist that these large displays be painted over or that the offending surfaces be removed. Large garbage containers installed by MGS at the City's request to house golf carts, have provided a large, highly visible surface for graffiti artists. **Miscommunications** and poorly drafted contracts, between parks staff and MGS, have contributed to maintenance problems. Neither party seems to be willing to **take** responsibility for dealing with maintenance problems. ✓

The crew facility maintenance area and the Cheasty Yard are dilapidated and unattractive. The crew facility area is located at the convergence point of the existing north south trail and roads running through the center of the park. The trail is used primarily by middle-school children and other residents to access the community center and to move through the park. The roads are used primarily by park staff, MGS, and lawn bowling club members. The Cheasty Yard is located behind the 18-hole in the greenbelt bordering the park.

The park facilities in Jefferson Park are deficient in greenery, trees, and landscaping, especially those which serve the local community. Weedy perimeter areas, which are unmaintained, provide stark contrast to the manicured greens of the courses inside the fences. Native vegetation and areas suitable for native bird habitat are almost non-existent in the park. Water department properties on the west are comprised of stark fence and grass vistas, broken by lines of trees. The City horticultural facility located in Jefferson Park, produces the flowers and plantings used in all City of Seattle parks. The only areas in Jefferson Park which regularly receives flower plantings are the beds in front of the horticultural facility, which are restricted to the public, and a small planter area in front of the community center. The water quality office also maintains a small flower bed at the entrance.

In addition to the problems of access that are posed by the plethora of fencing in Jefferson Park, the fencing also presents an aesthetic problem unparalleled in any other City park in Seattle. A significant portion of the fencing is in disrepair and presents an ugly and unwelcoming exterior to residents in the surrounding community. Barbwire fences around the 18-hole are regularly in need of repair. The fencing is particularly horrible in the northwest corner of the park, an area with the most usable space and which potentially provides the nicest views and use opportunities for the local community.

- South reservoir fences, which eliminate a 100 ft. border of usable open space on all three-sides (East, South, and West);
- Driving range fences on Beacon Ave., south of the community center, and near the pedestrian path which runs south from the community center:
- Horticultural facility enclosure fencing which blocks east west accesses through the park unnecessarily. The parking lot does not need to be enclosed.
- Fencing on the south and west side of the nine-hole reduces pedestrian trail access near Asa Mercer Middle School and the Veteran's administration medical center.
- Fencing around the 18-hole reduces pedestrian trail access around the park. The fencing is located in the engineering right-of-way, less than 10 feet from Beacon Ave., Spokane street, 24<sup>th</sup> Street, and Cheasty boulevard.
- New fencing around the crew maintenance facility, installed in August of 1998, reduces access to view areas and the only publicly accessible grove of mature trees remaining in the park. In recent negotiations with community members who are opposed to creating another fenced enclosure in the park, city staff have agree not to install barbwire fencing at this site. The creation of the new compound complicates plans for moving water department fences, which form the northern boundary of the maintenance area fence.
- High fencing along the west side of the unmaintained ball field north of Asa Mercer restricts access, blocks views. and provides an unattractive frontage on the small street that borders the school. This fencing blocks pedestrian access between the horticultural facility and the field.

## Views

At the highest point. Jefferson Park hosts an elevation of 340 feet. Views of the Olympic Mountains, Seattle downtown. and Puget Sound are spectacular, if you can find a place to see them. None of the local park facilities in Jefferson Park are designed to take advantage of the view. There are few locations that residents can access where they can enjoy the view. There are no benches, green areas, or activities organized in the park to provide access to views. The driving range is located on one of the highest points in the park. The fencing around the driving range blocks views from Beacon Ave. and restricts community use of view areas.

## #5 Aesthetics

- Maintenance and litter control is poor throughout the park. including the perimeters of the golf courses:
- The Parks Dept. operations areas on Cheasty and crew maintenance areas are ugly and poorly utilized;
- There is an absence of trees, green, landscaping, and color;
- There is too much ugly fencing including barbed wire;
- There is a lack of cohesive design in the park.

The water reservoir fences, three total rings of fencing around an estimated 10 acre (one ring) and 15 acre plot (two rings), are the primary points of interest in the areas of best views. The bird wires, with their high posts and low surrounding ground barrier sit inside the access barrier fencing which surrounds the large north reservoir. This double-fence barrier has a strong resemblance to fencing used around penitentiaries. No effort to incorporate art into the fencing has broken the gloomy appearance, in spite of community recommendations to the contrary. The water department erected the bird wire fencing four years ago. At that time, it was suggested that colorful banners might break the monotony but this low-cost idea was not incorporated into the installation.

There is no cohesive park design in Jefferson Park. The location, design, and relationship between facilities are uncoordinated. The greatest degree of coordination takes place around the placement of fencing. Shared borders between facilities are fenced in such a way as to block access between the facilities. The net effect of the fencing scheme in Jefferson Park is to eliminate access to the park through the formation of a series of compounds. Public access to these compounds is restricted, or forbidden, or fee based depending on the nature of each compound (water department land, horticultural facility, and golf courses, driving range, maintenance yards).

Open space is confined to the perimeters of these compounds and there is generally no design or park enhancement in these areas. The fifty-year-old Community Center, the tennis courts, and the play lot are contained in a wide perimeter zone along Beacon Ave.

The final aesthetic problem that must be mentioned regarding this park is airplane and traffic noise. Beacon Hill lies directly under the flight path to Sea-Tac. Airplane noise levels at Jefferson Park are commonly deafening. Airplane noise is regarded as a serious problem by Beacon Hill residents as evidenced by votes of support at community check-ins for taking measures to reduce noise and noise impacts.

## **#6 Finance**

- There is lack of funding for parks maintenance and improvements;
- Jefferson Park predominantly houses revenue-generating facilities as opposed to open access parks facilities and services.

There has been little funding put towards improvements to benefit local park users in Jefferson Park. The fifty-year-old community center has never been expanded and is currently not ADA accessible. The playground equipment is also not to code. Compared to other major urban parks in the city, Jefferson Park receives an inequitably small share of regular maintenance attention.

The facilities that receive the greatest deal of maintenance are the revenue generating 18-hole golf course and secondly, the 9-hole golf course. Because these facilities are revenue based, maintenance and improvements are funded.

Other major urban parks in Seattle contain large areas of open space and non-revenue generating facilities which are maintained and improved. The committee questions the level of investment the City is willing to make in maintaining and operating unstructured open space facilities and other non-revenue generating facilities in Jefferson Park.

### **#7 Lacking Facilities, Uses, and Amenities**

There are a number of facilities that have been recommended for Jefferson Park but have not been constructed. The Parks Department COMPLAN recommends that a new pool be constructed either on Beacon Hill or at a Rainier Valley" location. The addition of a gym at the Jefferson Park Community Center has been recommended for some time. The gym and pool are both recommended improvements from the 1994 North Beacon Hill Action Plan.

In addition, Beacon Hill lacks usable open space. Both the City comprehensive plan and the 1993 Action Plan call for more usable open space on Beacon Hill.

During this planning period, committee and community members have also recorded a lack of:

- Unstructured multi-use open space;
- Wildlife habitat;
- Greenery and trees :
- Ball fields;
- Regulation basketball court;
- Track:
- Frisbee field:
- Outdoor public restrooms;
- Picnic area;
- Benches;
- Performance venue:
- Community mulch and leaf compost area;
- Walking trails;
- Water feature/noise mitigation feature

### **#8 Service Deficiencies in Existing Facilities**

The City Parks COMPLAN and the 1994 North Beacon Hill Action Plan both recommend that improvements be made to the Jefferson Park Community Center and the children's playground. The planning committee has listed the following deficiencies for these facilities.

Children's playground

- The playground is located too close to busy and noisy traffic along Beacon Ave.:

- The playground is boring and minimalist;
- The equipment is no longer in compliance with safety codes.

#### Community Center

- The center is too small to accommodate the needs of families, and particularly children on the hill;
- The second floor of the center is not ADA accessible;
- Not enough classes can be offered at this center given the lack of space;
- Programming which is dependent on access to a gym cannot be accommodated;
- There is no lighting for the outdoor court;
- There is little opportunity to provide educational programs with no computers or public internet/network access.

#### Other Facility Issues noted

- Median: Vending of live animals
- Lawn Bowling Club  
The user group lacks diversity  
The current management option may not be supportable in the long term

#### **#9 Structural Problems**

- The planning committee has noted the following structural problems.
- Slide damage behind the 18-hole;
- Drainage problem at 24<sup>th</sup> street and Spokane.

#### **#10 Safety Issues**

The committee has noted the following safety issues:

- Inadequate lighting in the park;
- Not enough signage – facilities are not recognizable;
- Golf balls going outside course;
- Speeding drivers along Beacon Ave.;
- Car prowls;
- Vandalism;
- Graffiti.

#### **Policy Recommendations for Jefferson Park**

In response to our research and problem statements for the park, the planning committee developed the following policy recommendations. These policy recommendations were presented to the community at the March 1998 check-in event, reviewed, and approved by a vote of the attendees.



The definition of policy which was used by the committee in the development of these recommendations includes three aspects and is taken from Webster's New Collegiate Dictionary:

- 1 .a: prudence or wisdom in the management of affairs;
- 2.a: a definite course or method of action selected from among alternatives and in light of given conditions to guide and determine present and future decisions.
- 2.b: a high-level overall plan embracing the general goals and acceptable procedures especially of a government body.

The policies we propose include ideas for wisdom in the management of park affairs, definite courses or methods of action, which will determine present and future decisions, as well as general goals and procedures.

### **Official Goals and Policies Submittal for the Seattle Comprehensive Plan**



The City of Seattle has special requirements for phrasing of policy language to be included in the Comprehensive Plan. The following goals and policies are our redrafted submission of community approved policy statements, as required by the City.

#### **Goal: Improve and promote the Development and Planning of Jefferson Park as a major regional park in South Seattle.**

1. Promote the completion of comprehensive and coordinated planning and neighborhood involvement prior to park development and implementation of parks projects
2. Recognize and promote Jefferson Park as a major urban park for the Central South end of the city.
3. Establish a mechanism for ensuring and supporting Master Planning for all regional City parks
4. Encourage and establish development scenarios that promote the viability of the park and restore natural qualities to the park.
5. Provide for greater usage of the park by local residents.
6. Recognize and promote the re-establishment of pre-existing historical uses of the park.

**Goal: Improve Communications among interested users, public agencies, and the community surrounding Jefferson Park.**

1. Establish a citizen group to advocate for planned improvements to the park; review and coordinate plans for park development; promote awareness of parks issue; and participate in stewardship activities in the park. Establish this body as a park council, comprised of local residents and users of the park. Empower the Jefferson Park council with a charge of ensuring that development of the park is planned and coordinated and that the local community is actively invited to participate in decision-making processes relative to the park.

**Goal: Diversify, Improve and Expand parks uses in Jefferson Park.**

1. Establish and promote a broader selection of uses for the park including a wider selection of passive and active parks pastimes. Promote an equitable distribution of City resources to support the wider selection of passive and active park pastimes.
2. Prioritize the interests and needs of local residents in an effort to arrive at a more equitable distribution of parks resources between local users and regional users.
3. Recognizing the benefits and burdens that regional facilities may offer and impose on neighborhoods which host regional parks, establish mechanisms to measure and promote an equitable distribution of regional facilities among neighborhoods that host regional parks.

**Goal: Improve and Increase Access to Jefferson Park.**

1. Integrate pedestrian access within the park itself as well as connecting park access to other trail and path programs in the neighborhood. Promote increased pedestrian accessibility through and to current and future areas of the park for local residents.
2. Explore and promote opportunities to increase usable open space in the park as a part of the development of the park.
3. Explore and implement mechanisms to minimize the use of fencing and other restrictions and allow greater access to the park.
4. Ensure and protect open access to scenic view areas in the park for all residents.

**Goal: Improve and Restore the Aesthetics of Jefferson Park.**

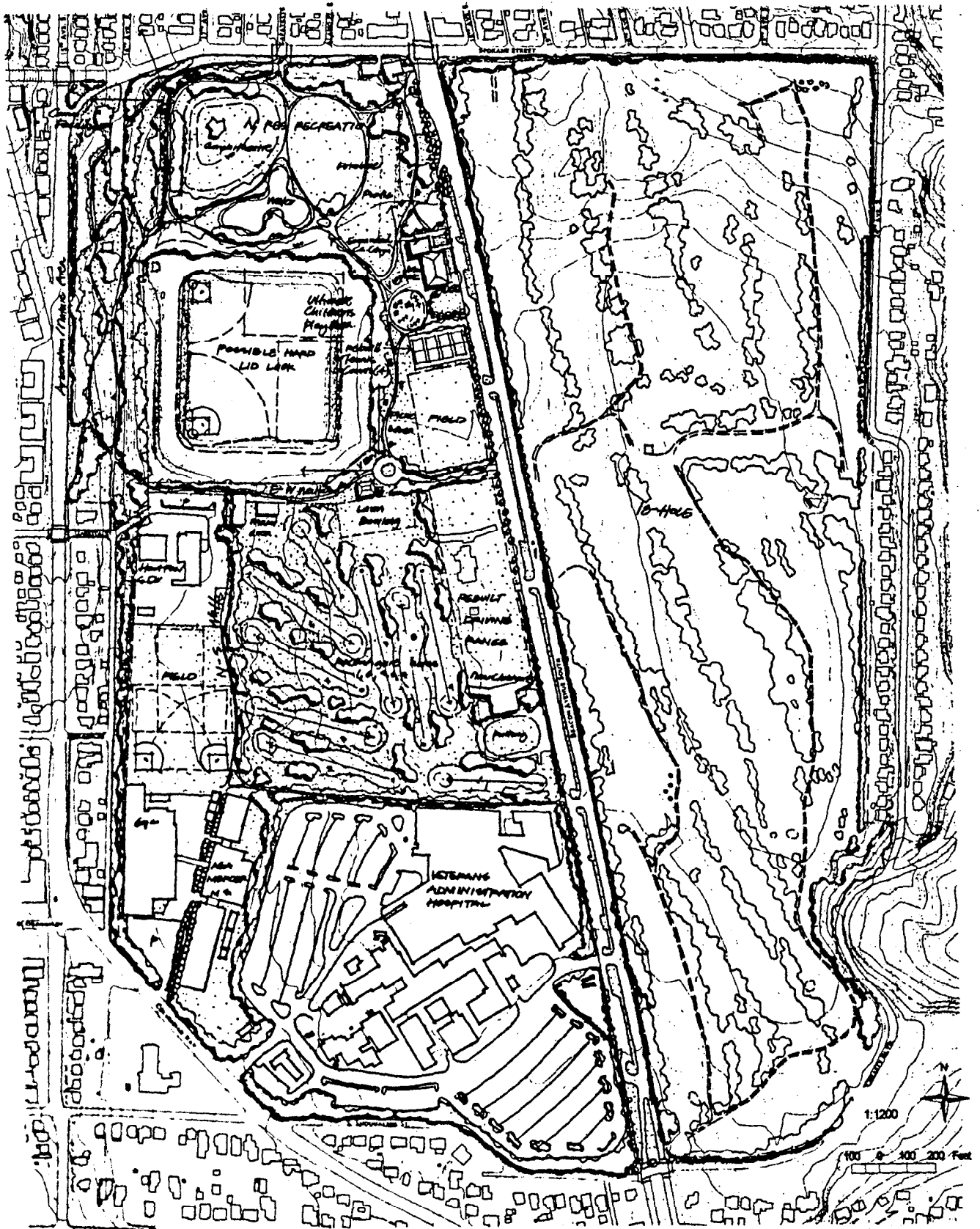
1. Maintenance: Establish criteria for ensuring that responsibility for park maintenance is comprehensive and clearly delegated. Establish a standard of service for maintenance throughout the park, including facility perimeters. Ensure that

responsible parties devote time and resources to maintenance on a regularly scheduled basis.

2. Cohesive Design: Promote coordinated planning that addresses the need for cohesive design and high aesthetics standards for all projects in the park. Establish design criteria for parks projects in coordination with a parks council.
3. Mitigation: Establish mechanisms to reduce the negative aesthetics and environmental impacts associated with necessary park maintenance facilities and other activities, including airplane noise, car traffic, parking, fencing and other barriers to access. Establish standards for minimizing the aesthetic impacts and use of fencing. Promote these standards in all projects developed within the park.
4. Landscaping and Natural Features: Promote the creation of a landscape improvement and maintenance plan for the park. Maximize the use of trees, greenery, landscaping, and natural features in the planning and development of the park.
5. Scenic Vistas: Promote development scenarios which expand and preserve scenic vistas for all residents.
6. Community Stewardship: Establish mechanisms to promote community stewardship, including design and development scenarios that include components to facilitate and support stewardship by the community.
7. Public Art: Expand and pursue opportunities for public art in the development of the park.

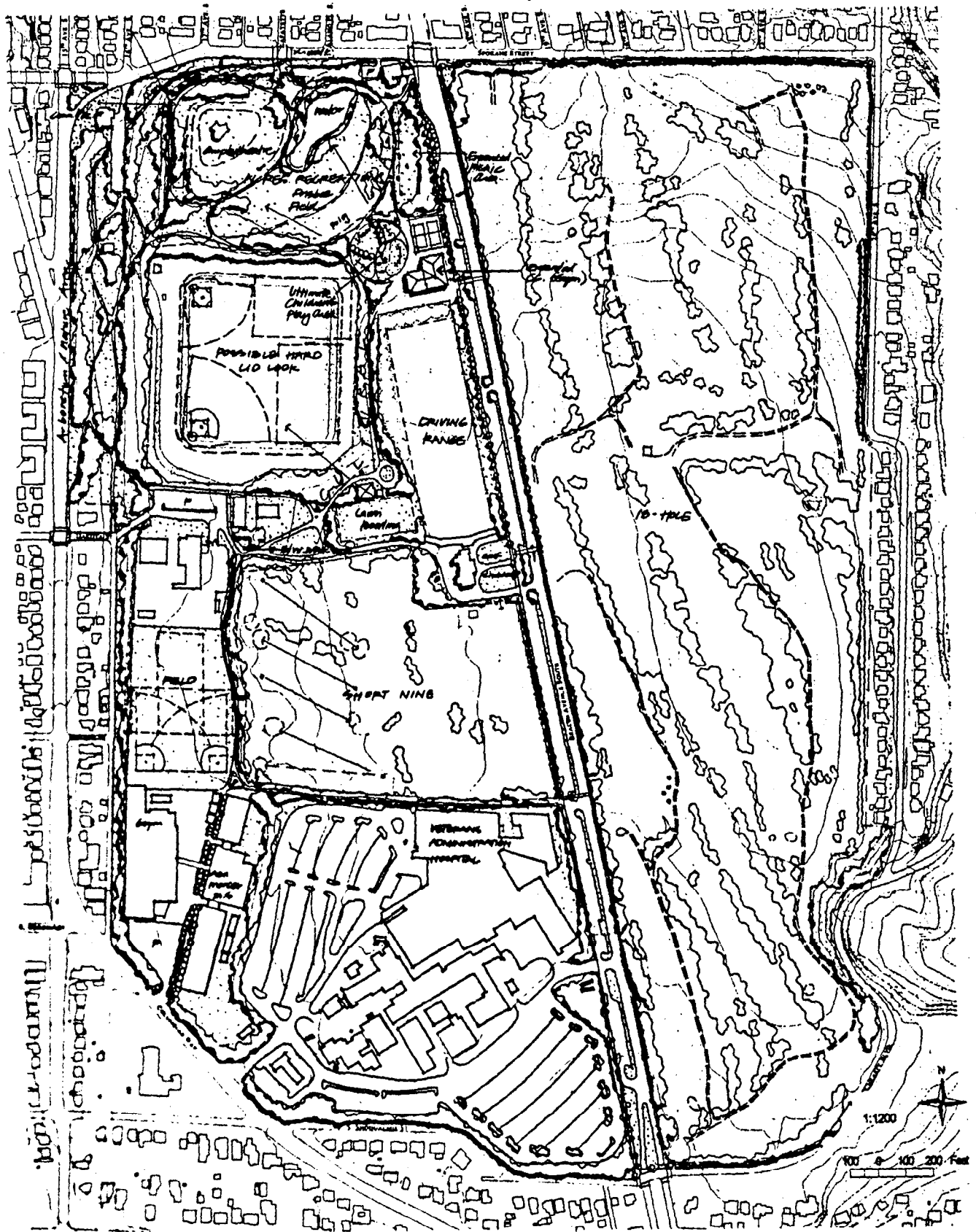
**Goal: Expand, Improve and Diversify Financing opportunities for supporting recommended Jefferson Park improvements.**

1. Establish a mechanism to measure and promote an equitable distribution of parks resources across City neighborhoods.
2. Recognizing that fee based regional facilities impose restrictions on the use of parks, promote an equitable distribution of fee based facilities among neighborhoods.
3. Promote the establishment of non-fee based facilities in the development of the park in order to arrive at a more equitable distribution of free open access facilities and fee-based facilities.
4. Establish a mechanism for ensuring that a portion of revenues generated from regional facilities in the park is dedicated to improvements in the park that benefit and serve the local Beacon Hill community.



**JEFFERSON PARK CONCEPT PLAN**  
 JEFFERSON PARK PLANNING COMMITTEE

**. ACTIVE EDGE**  
 MURASE ASSOCIATES  
 DENNIS TATE ASSOCIATES

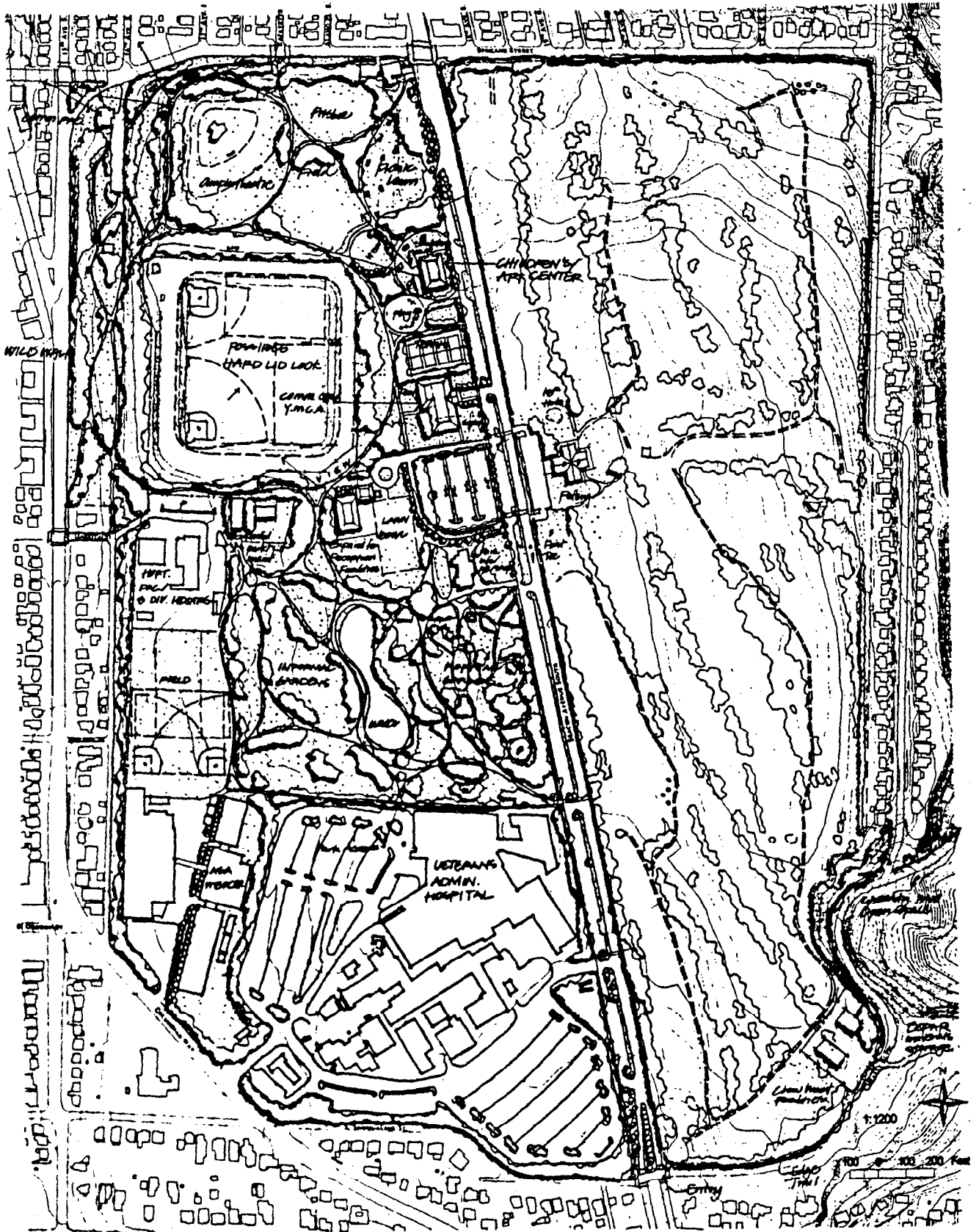


**JEFFERSON PARK CONCEPT PLAN**

JEFFERSON PARK PLANNING COMMITTEE

**RIBBON OF GREEN**

MURASE ASSOCIATES  
DENNIS TATE ASSOCIATES



**JEFFERSON PARK CONCEPT PLAN**  
 JEFFERSON PARK PLANNING COMMITTEE

**BLUE SKY**  
 MURASE ASSOCIATES  
 DENNIS TATE ASSOCIATES

## Design Plan for Jefferson Park: Active Edge Phases I and II

### Design Alternatives

Three preliminary design scenarios have been developed for Jefferson Park as a part of our planning process. These three alternatives represent a spectrum of change from low, to moderate, to high levels of change. The preliminary plan options are a reflection of the diversity of opinions on the committee on how much change is needed in this park.

The design plans were presented to the community at the May 30th check-in event and attendees voted on their preferred plan option. Votes were tallied for two categories of voters. Beacon Hill residents and non-residents as distinguished by residential zip code. Over 400 people attended and voted at the check-in event.

The results of the vote were highly polarized between the desires of Beacon Hill residents and non-residents. Residents preferred a high level of change for the park, and non-residents voiced a preference for no change to the park. The majority of residents supported the "Blue Sky" option that removes the nine-hole golf course, the driving range and the golf clubhouse from the west side of the park and creates new open space, recreation facilities, an expanded community center, and other uses currently absent in the park. In the "Blue Sky" option, the 18-hole is retained on the eastside of the park and the first and 18th holes are altered to accommodate a new clubhouse, located at the completion point of the 18th hole. Non-residents showed a strong preference for status quo, no changes to the park design.

After the vote, a couple of informal meetings were held to find a compromise design option between the two polarized choices of status quo and the "Blue Sky" option. The Jefferson Park planning committee held two widely attended meetings of over two hours each to finalize the recommendations. The compromise options were discussed and all committee members spoke eloquently on their preferences.

The Active Edge Alternative Phase I and Phase II was selected as the compromise design proposal by a majority vote of members (18-3) of the Jefferson Park Planning Committee (JPPC) June 16, in order to accommodate strong and opposing interests of two groups: local community populations who support a broader selection of parks opportunities, and the legitimate interests of local and regional golf users. The three golf community stakeholders on the committee were opposed to this compromise option. An alternative minority opinion, reflecting the recommendations of these stakeholders, and supporting the Ribbon of Green design, is included in the plan.

At the December 5<sup>th</sup> validation event, the Active Edge design was validated by the community with an approval rating of 70%. This was the highest level of support received for any of the five components (land use, transportation, library siting, open space and Jefferson Park) of our community plan. The alternative recommendation, Ribbon of Green design, did not receive majority vote approval at the validation event.

## Active Edge Concept

Active Edge proposes development of unstructured and active recreation near the community center, including significant features to the south of the community center. The design provides for a full size play area; nearby picnic tables and areas for community celebrations and gatherings; access to spectacular views of the Olympic Mountains and downtown skyline; additional tennis courts; a multi-use, informal playing field large enough to accommodate soccer; expansion of the outdoor basketball court; the addition of a gym; and renovation and expansion of the community center.

Active Edge proposes significant changes for areas which currently host two large City operated water reservoirs. The goal is to renovate these areas for parks uses in coordination with the planned changes to the facilities. The large North reservoir will be decommissioned in the future and can host arboretum features, pedestrian paths, and other informal uses and environmental enhancements. The South reservoir will be recommissioned, and hopefully capped with a hard surface to accommodate active ballfields. Further planning for the eventual uses of these areas can be achieved through the recommended Jefferson Park Master Plan process.

Active Edge also includes short-term recommendations for improved pedestrian access and enhancement of view, landscaping, and aesthetic features in the period of time before the reservoirs are changed,

Active Edge proposes significant investments for the golf facilities most commonly used by youth, beginning players, and seniors: the driving range and short-nine course. In this design, the driving range is relocated south of the existing facility, where access to views is no longer a concern, and mature trees along Beacon Ave. hide the higher fencing needed to make this a safe facility. As a part of the reconstruction of the driving range, a new clubhouse facility is included at the south end of the range. The facility is modeled on the highly successful new Interbay facility, a 240-yard driving range.

Locating the facility as shown results in a smaller, tighter nine-hole, with no loss in total yardage. The existing course is sited on about 19 acres and the new proposed course is accommodated in 18 acres, for a reduction in size of one acre. Planned improvements to irrigation systems, drainage, and structure of the fairways and greens will make the new course a significant improvement over the existing facility.

Local golfers contacted by planning committee members have shown a positive interest in the redesign of the nine-hole. It is recommended that users play an active role in planning of the new facilities, perhaps through sponsorship of a "Redesign the Nine" contest. ✓

Finally, Active Edge calls for environmental enhancements and significant improvements to the aesthetic of the park, in all areas of the park, as well as improved pedestrian access around the perimeters and through the center of the west side of the park.



## Key Short-term Recommendations for Jefferson Park

During the development of the design alternatives, the committee created a list of the highest priority key short-term recommendations for Jefferson Park. These recommendations were also presented at the May 30<sup>th</sup> community check-in and voted on by the community. The planning committee subsequently adopted the recommendations, and the order or priority of these recommendations, in accordance with the wishes of the community as expressed by the vote.

### The Key Short-term Recommendations of the committee, in order of priority:

1. **Fund and implement a Master Plan for Jefferson Park.** This is the key recommendation from the 1994 North Beacon Hill Action Plan for Jefferson Park. This is the highest priority recommendation of the Jefferson Park Planning Committee.
2. **Close the Veteran's Administration Medical Center waste incinerator.** Awareness of this issue has emerged in the community this spring and summer. Community members are actively working with local health advocacy groups and the VA to implement this recommendation. The City should support this proposal which would eliminate the release of dioxins and other hazardous materials from this source. This recommendation is especially important given the close proximity of the release area to the uncovered City reservoir in Jefferson Park. This reservoir supplies drinking water to all of downtown Seattle and the Georgetown and South Park communities.
3. **Move fencing in the park to accommodate pedestrian paths.** (See the problem statement list of the fences that need to be moved in order to accommodate pedestrian access.) Immediate opportunities for making changes exist in two main areas: perimeter fences around the north and south reservoirs and the west edge of the fence around the I 8-hole which is being moved to accommodate changes to the Beacon Ave. median. Other options and opportunities for moving fences need to be explored.
4. **Install pedestrian paths.** See recommended pedestrian improvements in the Active Edge Design Plan.
5. **Design and build a new children's play area.** See recommended playground changes in the Active Edge Design Plan.
6. **Provide a "Natural Area" along the west edge of the park.** See recommendations for Arboretum in the Active Edge Design Plan.
7. **Provide a Picnic Area and other Benches.** See recommendations for restoration of the Japanese Picnic Grounds and the addition of other gathering place amenities in the Active Edge Plan.
8. **Install Artwork** The Beacon Hill Culture Club is working with the Seattle Art Commission to make recommendations on art installations for the Beacon Ave. median. The community has also in the past made recommendations that banners be installed on the bird wire fences around the reservoir.
9. **Implement improvements to Mercer play field.** See recommendations for play field changes in the Active Edge Design Plan.

10. **Provide signs and gateways at entrance points to the park.** See recommendations for gateways and entrances in the Active Edge Design Plan.
11. **Install a track around Mercer Field.** Along with making improvement to the existing field, this is the highest priority for improving recreational and physical education opportunities for Asa Mercer Middle School.

## **Key Design Plan Recommendations for Jefferson Park**

The planning committee nominated and approved key design features of the plan for recommendation. The key plan recommendations are:

1. The City should put a hard cap on the South reservoir in order to accommodate parks uses on the lid.
2. The City should move the perimeter fencing around both the North and South reservoirs as close as possible to the edge of the reservoirs to accommodate open space access and pedestrian trails around these view areas.
3. The City should use funding available to replace the fencing of the existing driving range to replace this facility at a new location, either at the proposed West Seattle location, or at the new location recommended in the Active Edge II design.
4. The City should use funding available for construction of a new crew facility to relocate the facility at the Cheasty entrance to the 18-hole golf course, as shown in some of the design alternatives.
5. The City should amend Seattle Municipal Code 25.05.675, Attachment I, to add Jefferson Park to the list of parks and public buildings with protected views.
6. The City should turn over construction, operations, and maintenance of the Jefferson Park golf facilities to a new operator at the nearest Juncture, with an emphasis on finding an operator who can quickly fund construction of the new golf facilities (driving range, clubhouse, nine-hole), is expected to generate revenues for the City which can be used to build local community Improvements in the park, will cooperate with the community in the implementation of the plan, values the development of a positive relationship with the community, and will improve the quality of play at the facilities

## Design Plan Features for Jefferson Park

The recommendations of the Active Edge design are consistent with the intent of the original Olmsted Plan for Jefferson Park.

### Phase I

#### A. Entry, Corner and Edge. Features

The perimeter of Jefferson Park is defined by the roads that confine it – South Spokane Street, 15<sup>th</sup> Avenue South, Beacon Avenue South, 24<sup>th</sup> Avenue South, Cheasty Boulevard, Columbian Way, South, and Alaska St. With the exception of 24<sup>th</sup> Ave. S. and Alaska Street, the remaining streets are arterials with significant levels of traffic flow.

#### Objective:

To develop an entry monument/feature. and distinctive edge treatment of walks/fences, walls, and plantings akin to several older City parks.

- **Entry features** – develop features at Beacon Avenue S. and Spokane Street, Beacon Avenue South and S. Snoqualmie Street
- **Corner features** – develop features at the island at 15<sup>th</sup> Avenue S. and Spokane Street, 15<sup>th</sup> Avenue S. and S. Dakota Street, 24<sup>th</sup> Avenue S. and Spokane Street, Mercer Elementary School at Columbian Way, and Cheasty Boulevard at 24<sup>th</sup> Avenue S.
- **Edge features** – The edge of the park varies in width and usability depending on what has been left outside of the security fencing that surrounds most of the park. In the case of 15<sup>th</sup> Ave. S., there is a large unfenced perimeter along the length of the park on this side. Along Spokane St. the edge is almost non-existent. In order to add edge features it is necessary to determine fencing requirements, including heights, and then develop appropriate fencing setbacks.

Desirable edge features include pedestrian access, plantings, access to views, and the incorporation of arts components in whatever borders/fencing are deemed necessary. The committee has questioned the need for **barbwire** fencing and cyclone fencing in low security areas, like the 18-hole golf course. To the extent possible, it is desirable to develop walks as complete loops and as interconnected segments with other park trails (see below).

**Walk around the 18-hole Golf Course** -- Beacon Avenue S., S. Spokane Street, 24<sup>th</sup> Avenue S., and Cheasty Boulevard;

**Walk around the 9-hole Golf Course** – Beacon Avenue S. with continuous connections to paths inside the park around the perimeter of the course;

**North and South reservoirs** – S. Spokane Street (see below) with continuous connection\ to paths around the inside of the park around the perimeter of the reservoirs. As elevations around the reservoirs are significant, it is important to provide access to scenic views and reduce the aesthetic impacts of fencing to the greatest extent possible;

**Mercer School** – Review vegetation, fencing along 16th Avenue S;  
**Veterans Medical Center-** Review vegetation, fencing along Columbian Way, S. Snoqualmie Street, S. Alaska St.

**B. Beacon Avenue Improvements (see also A)**

Phase V of the Beacon Avenue Median project is the area between S. Spokane Street and S. Alaska Street. that is, the segment of the Avenue that runs through Jefferson Park. Phase V is the last section to be constructed, beginning later in 1998. The median, part of the Olmsted legacy, was designed to accommodate major waterlines from the Cedar River. which run down the center of the median. The general concept is to locate parking to the west side, and traffic to the east side of the right-of-way. Designs for most of Phase V are complete. In general, recommendations regarding the design are outside the purview of this Project.

However, there are a few recommendations to support the intentions of the Jefferson Park Concept Plan. The areas where the Beacon Ave. V. project needs to support the neighborhood plan include the treatment of entries and perimeters along Beacon Ave and Spokane St. , the movement and replacement of fencing along the golf courses, and the removal of mature trees along Beacon Ave. It is important given the level of significance that the community places on the park plan and the Beacon Ave. V. project that project management stay in close touch with interested community members throughout the implementation of the project.

**Objective:**

To incorporate as possible, and not preclude, in the future, entry monument/feature, and distinctive edge treatment of walks/fences, walls, as pan of the Beacon Avenue Improvements Project. Phase V and to keep community members involved in the process:

- **Entry and Corner features** – It is important to revise the plan or adjust the implementation of the project as possible to permit development of entry and corner features at Beacon Avenue S. and Spokane Street. Beacon Avenue South and S. Snoqualmie Street. It is recommended that tree plantings be installed in the median and edge areas as possible to strengthen entry.
- **Edge features** – It is recommended that project management incorporate an additional period of detailed project review with Community on the design of sidewalks, pedestrian access, and the associated changes to fencing and trees in these areas. Community recommendations on Beacon Avenue crossings, pedestrian lights, planting treatment, and fence relocation should be incorporated into the project wherever possible. Recommendations of the local arts council should be incorporated into the project as well.
- **Community Relations** - It is recommended that SEATRAN sponsor regular monthly community meetings throughout the process to keep the community informed of the status of the project and the success of efforts to incorporate community recommendations from the park plan.

### **C. Arboretum**

The north and west side of the reservoirs proper is owned and maintained by Seattle Public Utilities (SPU). The elegant brick building at the Spokane Street houses the Water Quality Lab. The water quality lab will be relocated in April of 1999 to another location. There is also a small chemical treatment facility just west of the junction of the two reservoirs.

The Beacon Hill Culture Club, the local arts council on Beacon Hill, has proposed that the old water quality building be turned into a community arts building. Uses would include studio space for local artists, a meeting room and gallery, storage of community art materials and annual project materials, and a staging ground for community art projects like a parade and the Beacon Hill Sunflower Festival. Office space for the Jefferson Park Alliance could also be accommodated in this building. The mission of the Jefferson Park Alliance is to steward the Jefferson Park plan after neighborhood planning is complete, archive the historical materials and plan documents, continue the historical research of the park, and implement the community program components of the plan.

#### **Objective:**

To utilize the available land and facilities as feasible for park/community uses including the arboretum, arts council and Jefferson Park Alliance office, studio, and gallery space:

- **Arboretum/Natural Area** In order to accommodate improved pedestrian access and plans for the arboretum, it is recommended that the fencing around the North and South water reservoirs be moved in and/or redesigned to reduce the impacts on views and aesthetics of the park.
- **Trails** It is recommended that one or more bike/jog trails be installed which offer continuous connection to trails along Spokane Street. The trails should offer access to scenic public views at the higher elevations near the reservoirs.
- **Plantings** It is recommended the Water Division work with the community to design drought resistant plantings to form the backbone of the arboretum project.
- **Community Art Center** It is recommended that the Water Division work with the Beacon Hill Culture Club to create an agreement for occupation and renovation of the old water quality building for community use.

### **D. Park Walk (Cultural Walk)**

There is a path/service drive that currently runs north/south through Jefferson Park west of Beacon Avenue, wedged in between existing uses to the east and west. It is a narrow, inconsistent, and poorly maintained drive; however, it is the natural, de facto route connecting all uses west of Beacon.

#### **Objective:**

To make this walk the central spine of movement in the Park. Called the “cultural walk” on the Ribbon of Green scheme, the route can be improved with paving, plantings, artistic enhancements, and monuments to reflect the historic and active culture of the community. The route should incorporate opportunities for improved access to views. The cultural walk should include components of interest to children and families and offer opportunities for community celebration of the rich diversity on Beacon Hill. The route should also serve as an emergency access route through the park.

**. Park Walk Segments**

Walk south of Fire Station #13 to the Jefferson Park Community Center (CC)  
( 100’ wide)

Walk south of CC to the Jefferson Park Lawn Bowling Club (Lawn Bowl)  
( 100’ wide)

East-West Connector, 15<sup>th</sup> Avenue to Lawn Bowl (varied width, requires SEATTLE PUBLIC UTILITIES/DOPAR moving back fences at Horticulture Facility Parking Lot).

Walk south of Horticulture Facility to Asa Mercer Middle School (100’ wide includes moving in fencing at 9-hole golf)

- Asa Mercer Middle School walk and entry ( 15’ wide)

East-West Connection at Veteran’s Medical Center ( 15’ wide, requires Vets/Golf coordination)

**. Plantings, Views, Artistic enhancements and Cultural/Historical Monuments**

It is recommended that drought resistant plantings be incorporated in the path design in coordination with the community. These plantings should complement the arboretum design

It is recommended that seating benches, garbage receptacles, and artistic enhancements be included in the path, again in coordination with the community.

It is recommended that view areas along the path receive emphasis and aesthetic enhancement.

There are existing cultural monuments/plaques at the Fire Station, Community Center, and Golf Clubhouse. Additional features of this type should be included. The planning committee has emphasized the need to incorporate the history and re-establishment of the Japanese Picnic grounds into the new park design. It is recommended that this component be included in the Cultural Walk feature to the greatest extent possible, in coordination with the addition of picnic tables in close proximity to the pedestrian path. Entry Features described above should also be incorporated in the cultural walk. An overall concept for features should be developed and implemented with community input and support

- The cultural walk should include components that are interactive and designed to be enjoyed by children as well as adults.

- The structure of the cultural walk should include large open areas which support community gatherings, dedications, and various celebrations. it is

preferable that the larger areas of the walk incorporate view opportunities and high levels of aesthetic appeal.

#### **E. Community Center Area**

Active Edge proposes development of unstructured and active recreation near the community center, including significant features to the south of the community center. The design provides for a full size play area; nearby picnic tables and areas for community celebrations and gatherings; access to spectacular views of the Olympic Mountains and downtown skyline; a multi-use, informal playing field large enough to accommodate soccer; additional tennis courts; expansion of the outdoor basketball court; the addition of a gym; and renovation and expansion of the community center.

Facility improvements and public access to spectacular views near the community center are accommodated by moving the nearby driving range to the new location near the Veteran's Administration Medical Center. In contrast to the local community facilities near the existing range, the physical size and scale of the medical center is consistent with the necessary scale of the driving range. This is especially true given that the driving range may be rebuilt as a taller double-decker facility in order to maximize the efficiency of its operations.

#### **Objective:**

To incorporate an integrated placement of short and long-term improvements of local community facilities into the northwestern quadrant of the park, near the existing community center and where access to improved parking and transportation along Beacon Avenue (under construction as a part of the Beacon Ave. V. project) benefits these facilities. Coordination with planned reconstruction and resiting of the golf driving range.

- **Community Center** – Active Edge calls for expansion and improved design of this 50-year old facility in order to address identified programming needs; improved access and aesthetics: environmental enhancement of the surrounding grounds; and the need for **ADA access** to the second floor. Short and long-term improvements are dependent on the availability of **financing** and the **timeline** for reconstruction of the driving range.
- **Gym** - Both Active Edge and the Seattle Parks COMPLAN call for the addition of a gymnasium at this **community center** facility. Currently, programming needs at this community center are supported by shuffling users to four other school and parks facilities in a four-mile radius.
- **Tennis Court** – Necessary, identified improvements to existing Tennis Courts (resurfacing, re-fencing) are recommended in the short-term. The Active Edge Plan identifies redevelopment of tennis courts south of the Community Center in the longer term when the driving range is moved.
- **Children's Play Area** - A new Children's Play Area is identified in the **DOPAR** Capital Improvement Plan. From available **DOPAR** worksheets, a 6,000 SF accessible area, including new equipment, is planned. The Active Edge plan provides

for a larger play area (40,000 SF) which is the center of more accessible and aesthetic community facilities. The new children's play area is located on the northern edge of the existing driving range facility in an area where families can enjoy the views, access nearby picnic tables, and enjoy greater distance from dangerous and noisy traffic along Beacon Ave. As construction of the badly needed children's play area is dependent on the relocation of the driving range, it is imperative that the relocation occur on the shortest **timeline** possible. Two years for relocation planning and recovery of recent investments in the existing facility is adequate.

- **Picnic/Play** – A large, level, informal lawn area is identified south of the CC for picnic and informal play. Additional picnic tables can be located in close proximity to views and pedestrian access in other parts of the northwestern quadrant as the park plan proceeds. Environmental enhancements in the form of plantings can be incorporated as arboretum, path plantings, and other plantings are designed with community participation.
- **Athletic Field** – The plan calls for construction of a new soccer field on the remaining portion of the former driving range site, south of the other community improvements. Jefferson park is deficient in ball fields and the City is in need of additional field space. Asa Mercer Middle School will also benefit from the presence of additional ball field space as the presence of the concrete Samoan cricket pitch preclude full use of the field near the school. Prior to the construction of the driving range, this site hosted a baseball field.
- **New Road** – A new road from Beacon Avenue is recommended to provide a more direct link to the Lawn Bowling facilities. The construction of this access is made possible by relocating the driving range. The picturesque lawnbowling facilities will greatly benefit from the improved access and visibility after the driving range is relocated.
- **Lawns Howling** – **Except for the proposed new road, no changes to existing facilities are** required/recommended/precluded by the Plan.

#### **F. Mercer Field**

Mercer Field is part of the Park, maintained by DOPAR, and utilized by Mercer Middle School and the Community. There are plans by DOPAR to improve drainage and irrigation of the field, generally acknowledged to be in very poor condition. Current use of the field by the Samoan Cricket Club, which utilizes a concrete pitch in the middle of the field, leaves the site unsuitable for other large field sports (soccer, etc.).

#### **Objective:**

To permit year-round use of Mercer Field, with a priority on supporting the recreational needs of Mercer Middle School students.

- **Improvements** – Repair drainage, restore turf, restore backstops.
- **User Group Coordination** – Determine actual plans for Mercer Field (and other sites) with current/future users in mind.



## G. Golf Facilities

Existing golf facilities in Jefferson Park include the 18-Hole Course, the Short Nine Course, the Driving Range, the Clubhouse, and the Crew/Maintenance Area. Active Edge retains all existing golf facilities over the course of the 20 year plan. The major change recommended to golf facilities by the Active Edge Plan is the redevelopment and reconfiguration of the driving range and the nine-hole to improve the facilities, and provide space for siting of other facility improvements near the Jefferson Park Community Center. It is also recommended that the Parks Department consider resiting the Crew Facilities to the east side of the park in closer proximity to the facility which requires the most maintenance, the 18-hole course. In the short-term, it is recommended that the existing driving range capacity be moved to West Seattle and the existing Jefferson range be removed in order to accommodate a new children's playground and other local facility improvements.

Active Edge proposes significant investments for the golf facilities most commonly used by youth, beginning players, and seniors: the driving range and short-nine course. In this design, the driving range is relocated south of the existing facility, near the Veteran's Administration Medical Center, where access to views is no longer a concern, and mature trees along Beacon Ave. hide the higher fencing needed to make this a safe facility. In contrast to the local community facilities near the existing range, the physical size and scale of the Veteran's Medical Center is consistent with the necessary scale of the driving range. This is especially true given that the driving range may be rebuilt as a taller double-decker facility in order to maximize the efficiency of its operations. As a part of the reconstruction of the driving range, a new clubhouse facility is included at the south end of the range. The entire facility is modeled on the highly successful new Interbay facility, a 240-yard driving range constructed and operated by Family Golf of Seattle, a concessionaire under contract to the Parks Department.

Locating the facility as shown results in a smaller, tighter nine-hole, with no loss in total yardage. The existing course is sited on about 19 acres and the new proposed course is accommodated in 18 acres, for a reduction in size of one acre. Planned improvements to irrigation systems, drainage, and structure of the fairways and greens will make the new course a significant improvement over the existing facility. If the maintenance facility is relocated to the east side of the park, additional space is created for the short-nine and community facility enhancements, including greater access to spectacular views.

Local golfers contacted by planning committee members have shown a positive interest in the redesign of the nine-hole. It is recommended that users play an active role in planning of the new facilities, perhaps through sponsorship of a "Redesign the Nine" contest.

Relocation of the driving range is estimated to take from 2-4 years to accomplish. Prior to that the plan recommends removing the existing driving range in order to accommodate other improvements near the community center, like a new children's playground, expansion of the basketball court, and construction of new tennis courts. The

extent to which this is feasible, depends on whether the City is moving forward on schedule with the construction of a new driving range in West Seattle as currently planned in the 1999 CIP. If the new West Seattle range is built, the capacity at Jefferson Park could be temporarily replaced in West Seattle.

The planning committee voted in June to recommend that the \$350,000 in renovation funds be used to partially fund the relocation project. Parks and MGS acted prematurely and without notice to the community to spend the funds on new fencing and reconstruction of the existing range. This action effectively blocked a number of short-term recommendations for important and needed community improvements, including the new children's play area. It also angered local community members and planning committee members. It is unclear at this time how this problem and strained relations will be resolved. Community members have been asking that the driving range be shortened while fence replacement is occurring as an efficient means of providing space for the play area. Parks and MGS have not agreed at this time to make any accommodations for the community recommendations while construction is underway this fall.

At the September meeting of the NBHPA, membership voted to add two additional recommendations to the park plan. The first recommendation is to amend Seattle Municipal Code to add Jefferson Park to the list of Parks with protected views. It is surprising that Jefferson Park, with its fabulous views of Puget Sound, the Olympic Mountains, and the downtown skyline, is not already on the list of 85 parks, schools, and public buildings with protected views.

The second recommendation of the committee is for the City of Seattle to turn construction, operations, and maintenance of the Jefferson Park Golf facilities over to a new operator. It is the hope of the community members who favor this recommendation that the City can find an operator who:

1. Will work cooperatively with the neighbors on implementation of the park plan and would value fostering a positive relationship with the Beacon Hill community;
2. Has the financial capacity to quickly fund all of the required golf facility renovations in the plan in exchange for a long-term lease of the facilities;
3. Would operate top class golf facilities and would do a superior job of maintaining the greens, fairways, landscaping, perimeters, and crew facilities.
4. Through capital facility improvements, and efficient operations, would generate a steady revenue stream for the City, which could be used to complete other pieces of the park plan, like building the new gym for the community center.

**Objective:**

Redevelop and reconfigure the golf driving range and the nine-hole course in order to improve the facilities: resolve problems with blocked public views; increase the safety of the driving range relative to parking, traffic and community facility users; and to provide space for siting of other facility improvements and increased circulation and pedestrian access to the park near the Jefferson Park Community Center. Increase revenue

generation and improve strained relations between golf operators, the local community that lives near and uses the park for other forms of recreation, and local and regional golf facility users.

- **Driving Range** -Build a new driving facility south of the existing facility along with a new clubhouse per the effective design used at the **Interbay** golf facility. Consider construction of a double-decker facility in order to maximize efficiency of operations and increase the revenues from these facilities. Mitigate the higher structure through placement near the Medical Center and coverage from mature trees along Beacon Ave. which exist at this location. Temporarily remove the Jefferson Park range at the existing site if the West Seattle range is built, until the new Jefferson Park range can be constructed.
- **Short Nine** – Rebuild the short nine per the new configuration. Improve irrigation, drainage, fairways and greens. Move the fence line at **Mercer Field** to accommodate objectives of **Park Walk**.
- **Crew/Maintenance Facility** -Renovation and possible resiting of the crew facility maintenance buildings.
- **18 Hole** – Plan indicates moving fencing around the 1 S-hole to accommodate pedestrian paths around the course along Beacon Avenue, Spokane Street, 24<sup>th</sup> Street, and Cheasty Boulevard. No additional changes area recommended.
- **New Operator** – Turn construction, operations, and maintenance of the golf facilities over to a new operator at the soonest possible juncture, with emphasis on an operator who can quickly fund construction of the new golf facilities (driving range, clubhouse, nine-hole), and is expected to generate revenues for the City which can be used to build local community improvements in the park.

## **Phase II**

Active Edge Phase II is planned for implementation after the changes and improvements to the water reservoirs are completed. Some recommendations for Phase II, most notably golf facility recommendations, are not contingent on redevelopment of the water reservoir areas. For this reason, the time line for changes to the golf facilities are dependent on financing and can be completed as soon as funding is available. Key components of Phase II are the changes to the water reservoir areas:

### **A. North Reservoir**

The North Beacon Reservoir site is to be developed as a passive recreation park site (no field sports). Features currently envisioned are extensions of the arboretum; walking trails and associated plantings and environmental enhancements; a water feature; additional picnic grounds and areas for community gatherings and informal recreation; and amphitheater.

The water department is able to change the topography of the site when the reservoir is decommissioned to allow for high areas with views and protected areas at lower elevations. It is desirable to improve access from all sides, especially where high banks preclude access from Spokane St. The committee envisions this as an area that significantly enhances environmental components of the park, including improved bird habitat for songbirds.

### **B. South Reservoir**

The Community strongly recommends construction of a Hard Lid for the South Beacon Reservoir, permitting the site to be developed as an active recreation site (field, hard court sports). Potential uses for this area include soccer, softball and baseball.

Further design and development of both the north and south reservoir areas needs to be done as a part of the recommended Master Plan process for the park.

## **Financing Mechanisms for Jefferson Park**

The committee also developed proposals for financing mechanisms to support improvements to the park. In addition to redistributing, reprioritizing and adding additional City funding from operating and maintenance, major maintenance, and CIP budgets, to support park improvements, the proposed financing options could be pursued. These proposals were also presented to the community at the May 30<sup>th</sup> check-in event. The planning committee recommends supporting all financing mechanisms that received majority support from voters at this event.

Two proposed financing mechanisms were not supported by voters. Only 29% supported metered parking in the new Beacon Ave. median as a source of funding for park improvements. Only 6% of the voters supported entrance fees for the park. These sources of funding are not recommended by the committee.

### **Financing mechanism recommendations to support improvements in Jefferson Park**

1. **Citywide Neighborhood Planning Levy in the fall of 1999.** City bond sales would support a variety of planning recommendations from different neighborhoods, including Beacon Hill.
2. **Increase development fees for new construction.** Additional City revenues could be used to invest in infrastructure improvements throughout the City by imposing impact fees on development projects.
3. **1% for the Arts funding for Public Art in the park.** All capital improvement projects are qualified candidates for this funding. The Beacon Ave. median project, estimated at \$2 million could yield \$20,000 in arts funding for our community. In order to qualify for funding from special sources like ISTEAA, the City must be sure to include arts funding in the project proposal.
4. **Dedicate a portion of green fees from City golf courses to parks improvements.** If 6% of the revenues collected from green fees and driving range user fees were set aside for other parks use improvements, this source could generate an estimated \$60,000 in revenues annually. If green fees were increase or usership at the golf facilities increases, additional funds could be generated.
5. **Create a Local Parks Improvement District (LPID) for Beacon Hill.** Under this scenario, a park board made up of local residents would govern the use of funds. Each homeowner would pay a set amount per year, for a given period of years, to fund improvements. The larger the LPID area, the more funds generated.. If each Beacon Hill residence contributed \$10 per year, this source would generate an estimated \$100,000 per year for parks improvements.
6. **Create a Beacon Hill Development Association.** Under this scenario, a development board, made up of local residents and businesses, would instigate fund raising and development strategies for improvements in the business core, housing, transportation, and parks (for example). The creation of a development association

would give us access to grant funding available to other organized groups in the City (like SEED and CADA, in the Southeast and Central District neighborhoods). Grant awards, King County funding sources and other monies accessible through a development association can be significant.

7. **Japanese Remuneration Project.** Apply for grant funding and lobby for funds to rebuild the picnic grounds. Include an education project on the Japanese internment. When the Japanese community was interned in 1941, the traditional annual picnic grounds in Jefferson Park were permanently closed. Between 2000-3000 people attended this significant cultural event each year, during the early part of the century. (See History section of the full plan).
8. **Annual Park Festival with concessions.** Organize an annual festival in the park with concessions. Contribute a portion of the concession booth fees to a fund for the park. Other fundraising events could be sponsored along with the festival, e.g. a catered festival dinner with entertainment.
9. **Joint Venture projects with the YMCA to fund and build a new gym and pool.** Work with the YMCA to make this dream come true.
10. **Sell project components with personalized names.** This funding mechanism was used to finance improvements to the Pike Street market. Tiles with individual donor names were sold and installed in the market floor.
- I 1. **Golf Tournament Fund-raiser/Hole in One contest.** Sponsor a golf tournament/contest to raise funds for park improvements. Invite celebrities to attract greater participation.
12. **Sell Dirt Disposal Capacity in the decommissioned reservoir (circa 2005) to the Regional Transit Authority (RTA) to fund parks projects.** The RTA will need some big space to dispose of tunnel project dirt (and the tunnel may be going right through Beacon Hill!).
13. **Beacon Hill Sunflower Company.** Non-profit seed sales to support park projects in coordination with the Beacon Hill Sunflower Festival. Community volunteers are launching a sunflower festival pilot project this year in preparation for a 1999 Sunflower Festival on Beacon Hill.
14. **Grant Writing.** Potential sources of funding include City Neighborhood Matching Grants, State IAC Grants, National Park Service grants, and private conservancy funding

## **Alternative Report on Jefferson Park**

The Alternative report represents the collaborative vision of community members to address the Jefferson Park Plan. The plan was developed by community members in facilitated meetings to discuss the many different issues regarding park usage. These meetings did not pit activities against activities, rather, they emphasized the importance of building the best possible park focusing on the interests of all community members and regional users.

In looking at such a facility the interests of all users must be taken into account. The Alternative committee was created after the meetings became personal and divisive in the regular JPPC committee meetings. The idea was to create an atmosphere where all ideas and issues could be discussed in a fair and objective manner, The goal was to create a park plan in which all members issues and comments were taken into account. Residents and golf stakeholders agreed that a plan built upon consensus was important to achieve community goals..

The plan developed by the Alternative group focused on the Ribbon of Green concept which offers a better option in formulating a park that will benefit all stakeholder groups. The proposed Ribbon of Green also allows for a more realistic use of park space and revenues that will maximize the neighborhood and cities resources for development.

Municipal Golf of Seattle was asked to consider shortening and narrowing the Driving Range by moving the north fence in by 20 yards and moving the west fence to free up some land for park use. MGS was also asked to free up a portion of land on west side of the short nine to accommodate a wider trail. The MGS representative assured the group that their board of directors would favorably consider these options.