

North Beacon Hill Goals & Policies: Updating the Neighborhood Planning Element of the Comprehensive Plan

This document shows how the revised North Beacon Hill Neighborhood Plan Element of the City's Comprehensive Plan updates and weaves together the Neighborhood Plan Element derived from the 1999 North Beacon Hill Neighborhood Plan with the goals and policies that emerged from this 2009 Update process.

North Beacon Hill Neighborhood Plan Vision

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.

1999 Neighborhood Planning Element of the Comprehensive Plan	2009 Plan Update Goals and Policies	Proposed 2010 Comprehensive Plan Amendment Language
NBH-G1 A well defined mixed use residential urban village that provides future housing opportunities and enhances the lives of Beacon Hill residents.	A well defined mixed-use residential neighborhood where the lives of Beacon Hill residents are enhanced, in part, through affordable and diverse housing options available throughout the neighborhood (Shaping a Transit-Oriented Town Center: Goal 1)	NBH-G1 A well defined mixed-use residential neighborhood where the lives of Beacon Hill residents are enhanced, in part, through affordable and diverse housing options available throughout the neighborhood.
NBH-G2 A neighborhood with a library in the "heart" of the neighborhood which will be consistent with the community-based siting criteria including improved pedestrian safety, improved transit access, visibility, and compatibility with neighborhood character and support the educational and informational mission of the library system		<i>no longer necessary</i>
NBH-G3 An urban village that is a pleasant place to walk and use alternative transportation, where streetscapes are lively, friendly places, and where roadways are seen as public access for walkers, bicycles, and buses as well as cars.	An urban village that is a pleasant place to walk, with good access to alternative transportation; where lively, friendly and safe streetscapes encourage pedestrians and bicyclists, and where roadways are seen as public access for walkers, bicycles, and buses as well as cars (Shaping a Transit-Oriented Town Center: Goal 5).	NBH-G9 An urban village that is a pleasant place to walk, with good access to alternative transportation; where lively, friendly and safe streetscapes encourage pedestrians and bicyclists, and where roadways are seen as public access for walkers, bicycles, and buses as well as cars.
NBH-G4 An urban village with transit service that serves the needs of the existing population and also provides for improvements to serve the neighborhood's projected population growth.		NBH-G10 An urban village with transit service that serves the needs of the existing population and also provides for improvements to serve the neighborhood's projected population growth.
NBH-G5 An urban village with an established neighborhood station and transit linkages to all other alternative transit modes available.		<i>no longer necessary, see NBH - G10 in this column, above</i>
NBH-G6 A residential urban village in which neighborhood traffic functions efficiently and safely and in which traffic calming devices that improve pedestrian safety are placed at strategic locations.		NBH-G12 A residential urban village in which neighborhood traffic functions efficiently and safely and in which traffic calming devices that improve pedestrian safety are placed at strategic locations.
NBH-G7 Recognize the link Beacon Avenue Boulevard provides through the entire neighborhood planning area.		NBH-G13 Recognize the link Beacon Avenue Boulevard provides through the entire neighborhood planning area.
NBH-G8 An urban village that provides open space amenities and utilizes design guidelines for future development that benefits the neighborhood and contributes to a livable environment.		NBH-G8 An urban village that provides open space amenities and utilizes design guidelines for future development that benefits the neighborhood and contributes to a livable environment.
NBH-G9 An urban village with a "sense of place" created through open space and urban design elements for residential areas and an improved overall business district image and identity.	An urban village with an improved overall business district image and identity that is home to a variety of commercial services, including a grocery store and a mix of small, local and ethnic businesses (Creating Choices for Living, Working and Play: Goal 3)	NBH-G4 An urban village with a strengthened overall business district image and identity that is home to a variety of commercial services, including a grocery store and a mix of small, local and ethnic businesses.
	A range of well-maintained parks, community and open spaces in the urban village core with programs that accommodate a variety of uses and diversity of users (Creating Choices for Living, Working and Play: Goal 4)	NBH-G15 A range of well-maintained parks, community and open spaces in the urban village core with programs that accommodate a variety of uses and diversity of users.
NBH-G9 An urban village with a "sense of place" created through open space and urban design elements for residential areas and an improved overall business district image and identity.	North Beacon Hill is an active and safe neighborhood for a diversity of people, throughout the day and evening (Creating Choices for Living, Working and Play: Goal 5).	NBH-G8 North Beacon Hill is an active and safe neighborhood for a diversity of people, throughout the day and evening.
NBH-P1 Establish methods to focus future growth to areas within the urban village best served by existing and future transit and community services. As part of this effort, consider NC2/R-40 as well as less intensive commercial and multifamily zoning in areas abutting existing NC2 zones, including consideration of upzoning single-family zoned areas approximately as shown on attached Map P-1	Encourage sensitive transitions between densities of development throughout the urban village; in particular between the Town Center and surrounding residential area (Shaping a Transit-Oriented Town Center: Policy 2.A)	NBH-P1 Encourage successful and sensitive transitions between densities of development throughout the urban village; in particular between the Town Center and surrounding residential area.
NBH-P2 To enable any implementation of rezoning to be considered under Policy P1, that portion of Beacon Avenue South located within the boundaries of the North Beacon Hill Residential Urban Village is designated a principal commercial street.		NBH-P2 To enable any implementation of rezoning to be considered under Policy P1, that portion of Beacon Avenue South located within the boundaries of the North Beacon Hill Residential Urban Village is designated a principal commercial street.
NBH-P3 Provide for a more diverse mix of housing types and densities, especially in the northern portion of the North Beacon Hill neighborhood.	Encourage a mix of unit prices and sizes through active use of incentives, direct City funding, and surplus property programs (Creating Choices for Living, Working and Play: Policy 1.B)	NBH-P3 Encourage a mix of unit prices and sizes through active use of incentives, direct City funding, and surplus property programs.
NBH-P4 Seek to maintain the character of low density multifamily areas in the northern portion of the urban village while providing opportunities for additional mixed-use residential development in the retail core in the southern portion of the urban village.		NBH-P4 Seek to maintain the character of low density multifamily areas in the northern portion of the urban village while providing opportunities for additional mixed-use residential development in the retail core in the southern portion of the urban village.
NBH-P5 Recognize areas within the urban village where future growth will support economic development of small neighborhood businesses and mixed-use residential buildings.	Support a continuing mix of small businesses and encourage new small businesses by providing technical assistance and access to financing (Creating Choices for Living, Working and Play: Policy 3.A)	NBH-P10 Support a continuing mix of small businesses and encourage new small businesses by providing technical assistance and access to financing.
NBH-P6 Support City housing initiatives such as the Mayor's Housing Agenda recommendations and housing demonstration projects for affordable housing through design innovations for Accessory Dwelling Units (ADUs) and Residential Small Lot (RSL) zoning.	Allow alternative housing types, such as cottage housing, in single family zones to support affordable choices while preserving the single family character (Creating Choices for Living, Working and Play: Policy 1.A)	NBH-P9 Allow alternative housing types, such as cottage housing, in single family zones to support affordable choices while preserving the single family character.
NBH-P7 Recognize the importance of the library as a focal point for a community with an ethnically diverse population, a significant number of whom are young, and its role as a symbol of pride and identity.		NBH-P16 Recognize the importance of the library as a focal point for a community with an ethnically diverse population, a significant number of whom are young, and its role as a symbol of pride and identity.
NBH-P8 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.		<i>no longer necessary</i>
NBH-P9 Create enhancements to pedestrian safety along key pedestrian streets within the urban village and discourage barriers to those improvements.	Enhance pedestrian safety along key streets within the Urban Village and discourage projects that would hinder pedestrian access (Shaping a Transit-Oriented Town Center: Policy 5.A)	NBH-P19 Enhance pedestrian safety along key streets within the Urban Village and discourage projects that would hinder pedestrian access.
NBH-P10 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.		
NBH-P11 Provide for improved and safe pedestrian access to a new North Beacon Hill Library through the location and design of the library and surrounding streets and walkways		NBH-P21 Provide for improved and safe pedestrian access to the North Beacon Hill Library through the design of surrounding streets and walkways
NBH-P12 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.		NBH-P22 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.

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NBH-P13 Strive to improve transit connections within Beacon Hill and to and from other neighborhoods to create a seamless transportation network for the neighborhood.		NBH-P23 Strive to improve transit connections within Beacon Hill and to and from other neighborhoods to create a seamless transportation network for the neighborhood.
NBH-P15 Recognize the existing residential character of many streets within the urban village and support mechanisms to protect these streets from increased traffic.		NBH-P25 Recognize the existing residential character of many streets within the urban village and support mechanisms to protect these streets from increased traffic.
NBH-P16 Strive to implement neighborhood traffic calming control devices and strategies that protect local residential streets from through traffic, short-cutting, high volumes, and high speed traffic as growth occurs within the urban village.		NBH-P26 Strive to implement neighborhood traffic calming control devices and strategies that protect local residential streets from through traffic, short-cutting, high volumes, and high speed traffic as growth occurs within the urban village.
NBH-P17 Recognize the unique topography and location of North Beacon Hill and its connections to major arterials, freeway access points, and new sports-stadium destinations and seek ways to mitigate the resulting traffic impacts on residential street systems.		NBH-P27 Recognize the unique topography and location of North Beacon Hill and its connections to major arterials, freeway access points, and sports-stadium destinations and seek ways to mitigate the resulting traffic impacts on residential street systems.
NBH-P18 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.		NBH-P28 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.
NBH-P19 Enhance streetscapes on Beacon Avenue and provide pedestrian and bicycle improvements that will contribute to an improved image of the business district.	Use the Pedestrian Master Plan, which recognizes the importance of Beacon Avenue, to identify and prioritize pedestrian improvements (Shaping a Transit-Oriented Town Center: Policy 5.B)	NBH-P29 Use the <i>Pedestrian Master Plan</i> , which recognizes the importance of Beacon Avenue, to identify and prioritize pedestrian improvements .
	Use the Bicycle Master Plan, which recognizes the importance of Beacon Avenue, to identify, prioritize and improve bicycle connections to Downtown, Jefferson Park and Rainier Valley (Shaping a Transit-Oriented Town Center: Policy 5.C)	NBH-P30 Use the <i>Bicycle Master Plan</i> , which recognizes the importance of Beacon Avenue, to identify, prioritize and improve bicycle connections to Downtown, Jefferson Park and Rainier Valley.
NBH-P20 Encourage improvements on Beacon Avenue that enhance its functional use and physical appearance.		NBH-P31 Encourage improvements on Beacon Avenue that enhance its functional use and physical appearance.
NBH-P21 Seek to create additional public open space amenities within the urban village through future public acquisition and encourage the inclusion of public open space in private development.		NBH-P32 Seek to create additional public open space amenities within the urban village through future public acquisition and encourage the inclusion of public open space in private development.
NBH-P22 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		NBH-P33 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
	A vibrant mix of housing close to the light rail station (Creating Choices for Living, Working and Play: Goal 2)	NBH-G2 A vibrant mix of housing has been developed close to the light rail station.
	Encourage affordable, family-sized homes through incentives, direct City funding, and surplus property programs. In particular, strive to preserve, or when needed, replace affordable family-sized apartments (Creating Choices for Living, Working and Play: Policy 1.C)	NBH-P4 Encourage affordable, family-sized homes through incentives, direct City funding, and surplus property programs. In particular, strive to preserve, or when needed, replace affordable family-sized apartments.
	Encourage a balance of affordable rental and homeownership housing through incentives, direct City funding, and surplus property programs (Creating Choices for Living, Working and Play: Policy 1.D)	NBH-P5 Encourage a balance of affordable rental and homeownership housing through incentives, direct City funding, and surplus property programs.
	Encourage the development of housing close to the light rail station (Creating Choices for Living, Working and Play: Policy 2.A)	NBH-P6 Encourage the development of housing close to the light rail station.
	Capture the opportunity created by light rail to support affordable housing development close to the light rail station by including homes appropriate for different family sizes, so that residents are able to stay in the neighborhood. even as the neighborhood's housing market changes over time (Creating Choices for Living, Working and Play: Policy 2.B)	NBH-P7 Capture the opportunity created by light rail to support affordable housing development close to the light rail station by including homes appropriate for different family sizes, so that residents are able to stay in the neighborhood even as the neighborhood's housing market changes over time.
	Retain local access to food, including a grocery store in the commercial core (Creating Choices for Living, Working and Play: Policy 3.B)	NBH-P11 Retain local access to food, including a grocery store in the commercial core
	Promote services that can serve neighborhood residents who commute by light rail, such as childcare, close to station (Creating Choices for Living, Working and Play: Policy 3.C)	NBH-P12 Promote services that can serve neighborhood residents who commute by light rail, such as childcare, close to station
	Preserve and support the expansion of the role of El Centro as a cultural and service center, including current social services such as childcare and a food bank (Creating Choices for Living, Working and Play: Policy 4.A and Shaping a Transit-Oriented Town Center: Policy 3.A)	NBH-P13 Preserve and support the expansion of the role of El Centro as a cultural and service center, including current social services such as childcare and a food bank.
	Seek to create small pocket parks spread throughout the urban village, either through City acquisition or private development (Creating Choices for Living, Working and Play: Policy 4.B)	NBH-P37 Seek to create small pocket parks spread throughout the urban village, either through City acquisition or private development.
	Encourage additional eyes on the street over the course of the day and evening through community programs and festivals, the design of new developments and other means (Creating Choices for Living, Working and Play: Policy 5.A)	NBH-P18 Encourage additional eyes on the street over the course of the day and evening through community programs and festivals, the design of new developments and other means.
	A civic gathering space appropriate and flexible for the diversity of cultures living in the neighborhood (Shaping a Transit-Oriented Town Center: Goal 1)	NBH-G3 A civic gathering space appropriate and flexible for the diversity of cultures living in the neighborhood
	Higher density development surrounds the light rail station and is responsive to the neighborhood context at a variety of scales, from single family houses to multistory buildings (Shaping a Transit-Oriented Town Center: Goal 2)	NBH-G5 Higher density development surrounds the light rail station and is responsive to the neighborhood context at a variety of scales, from single family houses to multistory buildings.
	A redevelopment of El Centro de la Raza that builds on the site's history and serves as a defining civic element of the Town Center (Shaping a Transit-Oriented Town Center: Goal 3)	NBH-G6 A redevelopment of El Centro de la Raza that builds on the site's history and serves as a defining civic element of the Town Center
	A Town Center urban form that transitions from denser development at the Town Center core to less dense and single-family residential neighborhoods in a manner that is responsive to the context and character of the North Beacon Hill neighborhood (Shaping a Transit-Oriented Town Center: Goal 4)	NBH-G7 A Town Center urban form that transitions from denser development at the Town Center core to less dense and single-family residential neighborhoods in a manner that is responsive to the context and character of the North Beacon Hill neighborhood.
	Guide future development and potential rezones so they contribute to an urban form and character at the Town Center that is responsive to the North Beacon Hill vision (Shaping a Transit-Oriented Town Center: Policy 4.A)	NBHP-17 Guide future development and potential rezones so they contribute to an urban form and character at the Town Center that is responsive to the North Beacon Hill vision.
	Support mixed-use development on the El Centro site through appropriate zoning or regulatory changes (Shaping a Transit-Oriented Town Center: Policy 3.B)	NBH-P15 Support mixed-use development on the El Centro site through appropriate zoning or regulatory changes.
	Support a multicultural gathering venue (Shaping a Transit-Oriented Town Center: Policy 1.A)	NBH-P14 Support a multicultural gathering venue.
	Continue to develop neighborhood-specific cultural programming and design elements in Seattle's parks (Shaping a Transit-Oriented Town Center: Policy 1.B)	NBH-P38 Continue to develop neighborhood-specific cultural programming and design elements in Seattle's parks.