

Notes from Group 1

Please note, the following notes were typed up directly from the flip chart notes taken at the meeting. City staff are currently working to identify consistent concerns and common themes, which will be posted separately.

Comments, Questions and Discussion

- Information is Jefferson Park oriented (update will incorporate)

Neighborhood Questions:

1. Were you aware that projects discussed happened as a result of the neighborhood plan?
 - New to neighborhood – mildly aware- neighborhood has done good communication job, but hard to patch it all together
 - Sometime maybe too much planning
 - Need to connect projects to overall plan
 - Visual with accomplished and upcoming projects would be useful
 - Good to have meetings- helpful to give a sense of all projects and how they interact

Continue w/two focuses (Urban villages and Jefferson)

- How was the urban village boundary defined” is a more holistic view of the neighbor possible
- Urban village – buildings are fracturing. The Beacon Hill neighborhood became separate

What projects or areas of planning do you think the neighborhood should focus on this year?

- Density followed by affordable housing
- North Beacon is left out of planning (1/2 of the people at the table are not on the map)
- Redo planning efforts to focus on where people are
- Rethink boundaries
- South Beacon areas are missing too – not everyone feels included in the plan
- Original fire station north of pea patch
- Look to history where business popped up to save micro-villages
- Lack of services in north North Beacon Hill
- Beacon Hill could have micro-centers
- Overlapping communities
- We need affordable housing – Beacon towers is only SHA affordable housing on Beacon
- Embrace pedestrian plaza_ it may change the neighborhood center
- Change zoning at open space near El Centro – Retail, affordable housing
- South of El Centro owned property suggests change to NC65 – Maintain flexibility on site.

Is the neighborhood approval and adoption matrix a valuable implementation tool for the City and the neighborhood?

- Matrix allows focus – expand and refine
- Useful tool
- What are the other options – should look at best practices in other cities – other options

History

- Fragmented community
- Community endorsed – preferred bike trail (I-5 trail)

Notes from Group 1

- All green space on west of Beacon should be under one ownership/Management
- Environmentally, Beacon is Fragmented
- Opportunity to look at community from ecological stand point.
 - Connect Chief Sealth trail to Mountain to Sound greenway
- Want to cleanup parks / clean up native plant
- Planning opportunity to bring parks together
- Clarity on jurisdiction regarding open space and coordination

City Questions:

What makes your neighborhood the place you've chosen to work, live, or shop? *Follow up:* What would make it better?

- Affordable (closest place to downtown that is affordable)
- Mobility – walk and bike to work and services
- Hardly have to leave Beacon Hill – Really flexible having everything in walking distance
- Want bookstore/natural food bakery
- Such a strong care/locality
- Not wheelchair accessible – mobility challenges
- Two years – Traffic – Beacon is cut through to downtown – problematic
- Beacon gets congested – long commute times
- Bus times of 36, 60 are crazy – Metro headways are slow
- Diversity
- Well-located for car travel 5-20 mile out of city
- People are friendly, involved, live and let live attitude
- People are interested in neighborhood, but don't get involved in your life
- Civic engagement and sweat equity

How do think housing will change on Beacon Hill in the future and what kind of housing do you think will benefit Beacon Hill as new residents arrive? Changing housing costs could potentially affect some residents—where and for whom do you see the greatest potential challenge?

- More affordable housing
- Homeless is an issue –need a facility
- History of the jungle as an encampment for the homeless - need homeless facility
- El Centro provides some services – a hot meal
- Existing services for food but not housing
- Dearborn/Goodwill impacts
 - Traffic
- Concerned small businesses will be displaced by the Goodwill development
- Foresee more townhomes – concerned about design – some good some bad
- Reach out to town home owners to get them involved in community
- People who rent are/want as involved in the community
- How are neighborhoods prepared for an influx of people/cars – how to accommodate?

Notes from Group 1

- Wants to see/maintain a diversity of homes – maintain single family housing for a diversity of people – encourage appropriate design – explore different configurations , like L shaped low rise buildings
- Zoning – townhomes? Is there design oversight?
- Worried – lack of signage for mobility impaired
- Promote more Accessory Dwelling Units – (ADUs)
- More housing at lower prices – built well
- Design really important
- ADU opportunity, but needs oversight
- State representatives are disengaged – do not advocate for residents – look to City to support neighborhood plan effort and process and stop the State (in regarding to HB 1490)
- Futurewise
- Need advocate at State level
- No parking planned– Sound Transit
- Someway to address access to Sound Transit stations – not parking lots.
 - Parking stations, shuttles
- Recommend Sound Transit and Metro attend future Neighborhood Planning meetings (but not take over)

What unique character of your commercial district gives it its identity and what would you like to see preserved? *Follow up:* What types of goods, services and employment would you like to see near the transit stations, in your local business districts and accessible to the community?

- Want Pizza place
- Preserve Red Apple, El Centro, ABC
- Small industrial business
- Don't want –blank facades with no services
- Use empty storefronts to exhibit art (like in Columbia City)
- More transparency on store front facades
- Stores accessible by walking
- Shoe repair and movie theater
- Celebrate and beautify the identity of neighborhood banners, flower pots
- Gas stations have too much land
- Building facades to sidewalk – liberate land
- Reclaim West greenbelt open space –program for a diversity

As the neighborhood grows what kinds of amenities would you like to see added to the center?

Examples: open space, pedestrian access, bus, bike or other improvements.

- More family low income housing
- Pedestrian access to SODO
- Clean, maintain and light stairways
- More trees – shading

Notes from Group 1

- Improve pedestrian desirability of streets
- More diverse retail.
- More immigrant, refugee, and locally owned businesses
- Dedicated bike path
- "Bike Station" next to Sound Transit
- Store, rent and repair bikes
- Bike Rental center
- Zip Car Station all over in key locations
- Electric car charging

What kinds of public benefits should accompany new development?

- More sidewalks
- Private money to fund for more access (SB5548)
- Developers pay to improve alleys – other options
- Lights at a pedestrian scale
- Tree and flower planting
- Street signage for streets that have changed (direction, from two way to one way)
- Language – challenge to get people involved – how to include residents to involve in Neighborhood planning whose English is not first language
- Celebrate diversity of neighborhood

Sustainable Development" has been defined as: "development that meets the needs of the present without compromising the ability of future generations to meet their own needs." What would "sustainable development" look like in your community?

- Diversity of housing types – preserve flex, diversity of ages so that it can evolve over time
- Accommodate family, elderly
- Would like to see principals in sustainable development defined by neighborhood
- Open (not gated) community
- Involve new development don't cut off from surrounding community
- Encourage new business to reach out to community – Maybe through local chamber
- A restaurant in PACMED – great views

Will you be using the light rail? If yes, how will you get to the station nearest to where you live?

- Closer to walk than take Sound Transit
- Only if not too confusing - signage needs to be clear and understandable to non English speakers as well as English speakers
- This is an intergeneration community
- Intergenerational/Senior senior friendly
- Space for cultural activities
- Flexible to accommodate cultural practices
- Concern over safety at night

Notes from Group 1

- Needs to be safely accessible 24/7
- Safety – hindrance to using Sound Transit
- Alcohol access concern – Alcohol impact area should be extended to Beacon Hill – Beacon Hill is the closest area to downtown for alcohol access
- New alcohol impact area
- Beacon Hill receives better respect from City than other neighborhoods
- Safety: more community officers – not full patrol (intimidating)
- Drug deals across school
- Light rail needs to be affordable

Summary Group 1 Wrap Up

Creating choices for Living, Working and Recreating

What makes your neighborhood the place you've chosen to work, live, or shop? Follow Up: What would make it better?

- Invest in local, small businesses – immigrant owned diversity, opportunities to create green spaces, open space that serves all the different ethnicities, places, in Beacon, affordable, it has character. We love this neighborhood.

How do you think housing will change on Beacon Hill in the future and what kind of housing do you think will benefit Beacon Hill as new residents arrive? Changing housing costs could potentially affect some residents – where and for whom do you see the greatest potential challenge?

- More low-income housing, a facility for chronic homeless, housing that accommodates different types of families and ages, we would like to see/encourage design/Architecture that ensures the Target/Goodwill redevelopment won't have a negative impact

What unique character of your commercial district gives it its identity and what would you like to see preserved? Follow up: What types of goods, services and employment would you like to see near the transit stations, in your local business districts and accessible to the community?

- Local, Small Business owned by our residents, immigrants, refugees – restaurants, grocery store, natural, coffee shops, bookstore, empty space p celebrate Beacon's identity – Banners/light posts

As the neighborhood grows what kinds of amenities would you like to see added to the center?

Examples: open space, pedestrian access, bus, bike or other improvements.

- Clean and maintain stairways, move trees reclaim greenbelt, pedestrian access to SODO retain small/neighborhood owned business open space program

What kinds of public benefits should accompany new development?

- Dedicated Bike Park, bike station, bike rental, improve pedestrian desirability streets and avenues, electric car station and zip car.

Notes from Group 1

Sustainability

- Develop sustainability principles sustainable development by neighborhood so we have a shared vision to guide our development
- Open not gated communities

Sustainable Development "has been defined as: "development that meets the needs of the present without compromising the ability of future generations to meet their own needs." What would "sustainable development" look like in your community?

- Intergenerational community with activities, housing, open space for elderly, children, families, women, etc.

Will you be using the light rail? If yes, how will you get to the station nearest to where you live?

- Yes and we would like to see encourage use signage in different languages or symbols.

Notes from Group 2

Please note, the following notes were typed up directly from the flip chart notes taken at the meeting. City staff are currently working to identify consistent concerns and common themes, which will be posted separately.

Introductory comments

- Continue the neighborhood planning process.
- 6 neighbors were aware that projects were from neighborhood planning efforts.
- Strong neighborhood advocacy has been successful for getting projects done!
- ½ mile radius may not be the best way to approach, linear set-up, consider topography when setting station are a boundaries

Beacon Hill resident-led discussion summary

- Streetscape enhancement (Beacon Av/15th).
- Blvd connection.
- New/variety of local businesses.
- Lander St – full closure (extend across Beacon to 15th).
- Mix of housing.
- Increase density to support retail.
- Consider NC 50/NC 55 (mid-range) zoning.
- Pedestrian safety and access.
- Overall public safety and security.
- Neighborhood design standards.
- Re-direct arterial traffic off Beacon.

Resident Presentation

- Focus on urban village and its linear connection down Beacon. Boundaries adjusted to relate to topography and pedestrian connections and context.
- Protection of existing neighborhoods (primarily single-family)
- Projected growth focused in urban village.
- (5) residents attended pancake breakfast → desire to continue this involvement.

How did you hear about this meeting?

- Blog, previous Planning efforts, mail, BH peds, through job, family?
- How do you want to keep in touch?
 - Email
 - Blog
 - Posting in coffee shops and library.
 - Churches
 - Need to reach out to members not represented today (such as churches)

What Group 2 participants like

- Historic homes/proximity to downtown.

Notes from Group 2

- Views.
- Diversity.
- Public space.
- Residential feel.
- Transportation choices.
- Lack of chain stores.

What Group 2 participants want to see more of

- Activity on street.
- More amenities at pedestrian space.
- Zoning enforcement (code enforcement).
- *Safety at new station ←key to pedestrian space and vitality.
- Plaza at S Lander St.
- Beacon Hill Junction Plan (inspiration: Lincoln Square in Chicago).

What is important in regards to housing

- Mixed use and affordable housing incorporated in new development.
 - Mixed incomes
 - Look for examples of creating nice places, attractive to everyone.
- Flexibility in “retail” on 1st floor of mixed use (goal – no vacancies).
- Enhance **retail identity** focus.
- Need for zoning changes to support retail (to support retail/density).
- Enhance streetscape for **pedestrian vitality**.
- Pedestrian vitality through streetscape improvements and identity through streetlights/sidewalks, other amenities.
- Beacon improvements from Jefferson to McClellan (potential **blvd.**)
- Bridge the gap in zoning height to somewhere between NC-40’ (3 stories) to 65’ (6). (break in height) **NC-55?**
- Focus in on area.
- Look at Othello project at 65’ as a potential model.
- Maintaining **local grocery**.
- More garbage cans as a method to have cleaner streets, especially where there is current pedestrian traffic (near bus stops, by market, and elementary school).
- **Improve transportation links** to discourage park & ride in neighborhood.
- Supportive of Design Review
- For residential in progress (4 – 8 units).

What retail uses participants want to see on Beacon Hill

- Grocery store/yoga/coffee shop.
- **Variety** (need more) in retail uses.
- Width of street and its relation to **pedestrian safety and activity** (too wide currently).

Notes from Group 2

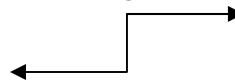
- **Pedestrian scale** lighting and other **amenities**.
- Permeable pavement (brick treatment?), (LID techniques).
- Bicycle police/bike station→storage, repair.
- **Enhance bike safety**.
 - Coordinate all bike lanes/paths and their connection.
- Need for more urban open space/pocket parks.
- **Full street closure at S Lander St**, and enhancement of a plaza area in that space. (Follow up – why not full closure)?
- Additional access through greenbelt – connection to SODO.
- Greenbelt improvements.

Sustainability

- Jefferson Park (West)→opportunity.
- Possibility for P-patch.
- Transportation systems.
- Diverse businesses (decrease vehicle trips).
- Local services for local residents.
- Activities at Jefferson Park
- WALKABILITY
- New development to address and reward pedestrian.
- Energy efficiency (Green Building, LEED).
- Question: Un-used ROW? Opportunities?
 - Near greenbelt.
 - ▼ Green space that is there may be under-utilized due to fear for safety.

Key Points

1. Value of having or knowing plan and matrix.
 - People were unaware of plan as an implementation tool
 - Outreach to communities of color.
 - Need mix of affordable housing.
2. Sustainability - business and environment.
 - Zoning must get us what we want→Will existing zoning accomplish this?
 - What are mechanisms for, including zoning? For change?
 - Analysis – threshold of density.
 - Exploding populating growth.
 - Re-open overlay.
 - Park, recreation, open space needed as part of urban village development.
 - Multi-cultural parks.



Notes from Group 2

- Multi-lingual wayfinding.
 - Pedestrian-friendly, bike, bus linkages (small vans) (12th Av & W. Seattle)
 - Conservation of diversity of businesses.
 - Community identity.
 - Coordination with N. Rainier.
 - Gardening – P-Patch, Jefferson Park, Rooftops.
 - Pl boxes flower.
 - Observation tower.
 - Meeting space.
 - Theater/auditorium.
 - Children’s theater.

Notes from Group 3

Please note, the following notes were typed up directly from the flip chart notes taken at the meeting. City staff are currently working to identify consistent concerns and common themes, which will be posted separately.

Neighborhood Questions:

Where you aware that many projects in the neighborhood happened as a result of neighborhood planning?

- Yes some, but not everyone aware of Neighborhood planning

Do you think we should continue to actively do neighborhood planning on Beacon Hill?

- Yes, general affirmation

After looking at the Matrix, what projects or areas of planning do you think the neighborhood should focus on this year? What projects should we focus on later? Are there new projects or areas that we should start planning for?

- Focus on Retail care, pedestrian/walk ability especially around light rail station
- Connect park with light rail with retail core equals urban village to park equals green corridor
- Support edges
- Mercer Field – uncared for, site cricket pitch, upgrade to final choice
- Schools vs. parks equals neglect (not coordinated)
- Street maintenance – sidewalks, cleaning, quality of construction
- Maintenance of retail shops along street, especially planting strips
- Back out cards from retail core
- Bike lane physically separate from auto traffic

Did you come to the Pancake breakfast on station area planning ?

- A few people came to pancake breakfast

What do you think we need to do next for station area planning?

- More work improving alleys, pavement
- Important study – what does increased density look like?
- Briefing for Neighborhood of Neighborhood design review guidelines and Multi Family Code Revisions and Commercial Code Revision, Neighborhood Commercial code revisions.

From what you know, do you think the Matrix is a valuable implementation tool for the City and the neighborhood?

- 4 said yes
- Could use better presentation of priorities, what's hot, timeline
- Annotations particularly useful to see what's accomplished, what's not.
- Worth investing a new format for matrix

Notes from Group 3

- Matrix specificity is good in words of the residents, much better than just general goals – the more detail, the better the more likely we get what we want and need with goals and rationales for rec'd projects intention behind proposal
- Its worth being flexible in our neighborhood plan need overarching goals as well as specifics

How did you find out about meeting?

- Brick email
- Postcard
- Another public meeting
- Phone calls
- List serve
- Suggest Liaisons in the schools, in translation

City Questions:

What makes North Beacon Hill the place you've chosen to work, live, or shop? Convenience to downtown – Location

- Diversity – age, culturally, businesses
- Being with people like ourselves
- Need housing that works for various cultures, especially multigenerational families, apartment buildings not ideal.

Follow up: What would make it better?

- More buses on Route 36 & 60
- More robust retail, commercial core
- Beacon Av Pedestrian environment – complete street
- Sidewalks that meet universal design standards – level, well-maintained
- Overhead weather protection
- More business parking
- More shops infilling
- Saturday Farmers Market
- Green Open Space with lawn and trees in the core especially as density increased, place to hang; cool, comfortable and green
- Little pockets of green, too, especially associated as part of new development

How do think housing will change on Beacon Hill in the future and what kind of housing do you think will benefit Beacon Hill as new residents arrive? Changing housing costs could potentially affect some residents—where and for whom do you see the greatest potential challenge?

- Lots of vacancy on MLK
- New Holly, Learn lessons regarding what works and not
- New construction not affordable
- More people in single family homes – house mates, convert portion to apartment, duplex, etc. – share appliances
- Ability to sell a portion of one's house

Notes from Group 3

- People on fixed income need help dealing with taxes and retrofits, especially energy conserving, like replacing single pane windows
- Explore different approaches to multiple households in same residence – new living models

What unique character of your commercial district gives it its identity and what would you like to see preserved? *Follow up:* What types of goods, services and employment would you like to see near the transit stations, in your local business districts and accessible to the community?

- Not like inside spread of Beacon Hill Charette document
- Cleanliness and maintenance of shops and streets
- Stick to basics
- Standards could have unintended consequences of driving some businesses out due to cultural tensions – Lucky Seafood & Galaxy
- Need mediation and negotiation
- Enhance what is
- Watch Dearborn Street project – could draw business away from NBH
- Too much retail space creates empty storefronts
- Create a retail core – build out from there. Walkable, with good mix of stores serving neighborhood needs-also need more housing to support more retail. Near transit
- Need to discuss kinds of slopes and how they fit in
- Protect commercial/retail base in NC zones – don't let council or DPD change this
- Cannot concentrate all stores in one area- okay to have some strung out along Beacon – rents determine location of some
- Start Beacon Hill Merchants Association
- New comers may want to change the character of Beacon Hill – Like happened in W Seattle.

Sustainable Development" has been defined as: "development that meets the needs of the present without compromising the ability of future generations to meet their own needs." What would "sustainable development" look like in your community?

Will you be using the light rail? If yes, how will you get to the station nearest to where you live?

Based on past planning work is the neighborhood going in the right direction?

- Watch out for (prevent) park 'n hide
- RPZ - not fair that residents have to pay for
- VA parking lot is huge and unused – no, actually it's packed!
- Public Safety very important - gangs, drugs and thugs. Graffiti not good – garbage, prostitution violence in bathrooms next to playground and school (Beacon Hill) and never any full resolution of the issue. Not enough enforcement. Gangs, carjacking, burglaries and robberies
- 23rd & Union – Seattle Police Department storefront (satellite) why not here on North Beacon Hill
- Business Improvement District to work on clean up and public safety
- Street Lighting – start with arterials, extend
- North Beacon Hill has reputation for crime – Not true! Yes it is!

Notes from Group 3

- Lots of cars – they will remain important (pg 7)– ownership conveys status for some and is a goal for many
- Safety in Light Rail Station
- Growth – North Beacon Hill will get denser
- Gangs – 1980's able to eradicate, but coordination got killed trying to mediate, get a truce together. **Need** coordination between residences and SPD to eliminate new ones.

Group 3 Summary:

Most Discussion focused on the retail core

- Enhance the character that exists. Newcomers may want something else
- Pedestrian friendliness is high priority
- NBH Merchants Association
- Includes amenities like OHWP, lighting, small open spaces,
- Plus basics: sidewalk repair, street cleaning, infilling vacant properties

Neighborhood Planning Matrix

- Lively discussion on its value – great tool with great info – balance between specificity and flexibility – form may change for user friendliness and utility.

What is great about Neighborhood?

- Location, Location, Location
- Diversity and people like ourselves

What needs Improvement?

- More busses, improved pedestrian environment, a gig green
- Open space with lawn, trees, and benches

Affordability a tough nut to crack

- New construction out of reach. Need flexible home ownership and living arrangements

Public Safety:

- Need more Seattle Police Department presence
- Concerned about safety in Light Rail Stations.

Notes from Group 4

Please note, the following notes were typed up directly from the flip chart notes taken at the meeting. City staff are currently working to identify consistent concerns and common themes, which will be posted separately.

Neighborhood Presentation

- Lack of knowledge of the projects from Neighborhood Plans
- Did not know these projects were under the broader context of Neighborhood Plans
- Need to keep involved with the Neighborhood Plans, but the involvement model needs to change to gain more inclusivity in the process.
- Did not know the extensiveness of plans; would be nice to have a central repository/clearing house of NP information.

Questions: What makes your neighborhood the place you've chosen to work, live, or shop? *Follow up:* What would make it better?

How do think housing will change on Beacon Hill in the future and what kind of housing do you think will benefit Beacon Hill as new residents arrive? Changing housing costs could potentially affect some residents—where and for whom do you see the greatest potential challenge?

What unique character of your commercial district gives it its identity and what would you like to see preserved? *Follow up:* What types of goods, services and employment would you like to see near the transit stations, in your local business districts and accessible to the community?

- Keep the community diverse
- Affordable housing to keep people here
- More job opportunities To allow propels to work here
- Keep Beacon Hill safe and welcoming
- Need to have sustainable services in the neighborhood to meet needs locally.
- Mixture of housing types & choosing to be here to live in a sustainable community.
- Local small business w/employment opportunities
- More commercial development in Central area
- Opportunity for job training in area
- Easy access to public facilities & public services
- Types of housing to come must be affordable and be mix of types of units (ie family units)
- Must try to use mechanisms to make city ensure these types of development occur.
- Zoning needs to change to spark some development opportunities in the S. of Station
- Some questions as to whether developments have taken advantage of zoning changes to create new development
- Haven't fully built out to even current zoning development capacity allowed
- Need to focus on physical characteristic to construct the right type of development for BH
- El Centro is advocating for a zoning change
- Maintain BH as a place that remains walk able w/new development & physical changes to Neighborhood
- Need to implement pedestrian-friendly & quality streetscapes first before new development, but w/LR

Notes from Group 4

- Interaction of zoning responsive of local area a regional responsibility
- Fear of new development & density will drive up property taxes. Can something be done to help people w/fixed incomes? Potentially zoning mechanisms or clauses?
- Need for more parks & recreation in Beacon Hill; more for families – open space parks and recreational places tend to be Eurocentric need to have more multicultural parks and open spaces to meet community needs.

Questions: What unique characteristics contribute to the identity of your neighborhood center?

As the neighborhood grows what kinds of amenities would you like to see added to the center?

Examples: open space, pedestrian access, bus, bike or other improvements.

What kinds of public benefits should accompany new development?

- Be more culturally sensitive to open spaces/park development.
- Streetscape improvements
- Parks
- Pedestrian plaza – multipurpose: farmers market, fairs, festivals
- Businesses (local – i.e. – pizza restaurant, etc)
- Struggle w/ requesting amenities' because some come from city, some come from development
 1. City = easier to direct
 2. Development = more difficult to direct
- Making people aware of subsidies to help small businesses as rents rise.
- Want to keep money in community via local business; ideally the business owner would be from the neighborhood.
- Unfortunate realities that there are some services that cannot be local and will likely be chains – flexibility
- Market arcade as a place for small & culturally diverse local businesses.
- El Centro is thinking of a small business model of as indoor arcade.

Questions: Sustainable Development" has been defined as: "development that meets the needs of the present without compromising the ability of future generations to meet their own needs." What would "sustainable development" look like in your community?

Will you be using the light rail? If yes, how will you get to the station nearest to where you live?

Based on past planning work is the neighborhood going in the right direction?

- Recycling Rain H₂O: El Centro is being renovated and looking into environmentally friendly practices for the building
- Would like to see more environmentally friendly practices in new development – particularly rain H₂O: permeable pavement, models like High Point
- Conflicts w/city funding gaps & city inertia to be able to implement environmentally friendly practices to public amenities development - i.e. Pedestrian plaza
- Why take density w/out supporting infrastructure, public amenities
- Reuse old PI paper boxes to create community flower projects

Notes from Group 4

- Questions as to how zoning can be used to get developers to provide amenities or build w/sustainable practices. Usually done via bonuses
- Beacon Hill being on a hill – take advantage of possible wind energy capture being added on to new developments for the area.
- Neighborhood wants to understand process which is used to determine incentive zoning, bonuses, and other things given to developers in exchange for neighborhood amenities – like affordable housing
- Currently incentive zoning mainly applies to downtown and very specific areas
- City can work on doing an incentive zoning 101 for neighborhood residents to understand process
- Make incentive zoning to apply to wider sidewalks, etc.
- Green roofs
- Cottage housing using land more sustainably
- Potentially more gardens
- Need other internal network of transportation for BH & adjacent communities
- Bicycle!
- Metro needs to create more small busses that serve the local community and nearby areas
 1. Many of these can be a cross between a taxi and a bus
- Bicycle and pedestrian safety
 1. Glad to see sharrows on 15th
 2. Need to support
- Need to see more bike infrastructure w/new development (and even before hand)
- Any potential for providing security for the bicycle racks/infrastructure?
- ST is applying for funds to create like a bicycle corral, but some question about demand
- Help support community to create raised bed gardens
 1. Possible city program
 2. For apartment complexes, single family homes
- Keep businesses coming up to BH and keep them going
- There has to be a draw to keep people here in BH
- Sustainability must incorporate into economic development. Encourage new business behaviors and practices.
- Needing more play areas
- Some conformity in prices for food
- Many stores to go shop in, be multicultural sensitive

Beacon Hill Questions

- Need to see some coordination between adjacent neighborhoods. Possible way to get around some development/growth/sustainability conundrum.
- Do some research as to the “thing” which triggered certain neighborhoods into the destination/great community?
- Things to bring in May
 1. Some analysis of growth projections (past & future)

Notes from Group 4

2. Threshold numbers to get the certain services into a neighborhood.

- Conversation about changing the overlay to apply to properties directly adjacent to Light Rail Station.

How should the key properties around the Light Rail station be redeveloped (even though those are privately held)?

- ST has some property next to the LR station and ready to release, but looking for the right development
- Explore the public incentives to draw the private property owners to redevelop.
- Concern w/ how diverse BH is, we need to figure out a way to communicate the new transportation info. Multi-lingual way finding
- Some questions about why ST didn't buy all the adjacent property next to LR but rather leased the property - potential for small buildings and not one large development
- Creating a cultural draw @ BH station – theatre meeting space, auditorium, children's theatre
- Connecting the kids at Franklin involved w/all the BH planning

- Public viewing space (like an observation tower) in BH near LR Station – big city wide draw
 1. Question about height ordinance
 3. Make sure there are adequate connections
- Must have more connections via public transit
 1. 12th Avenue to Capitol Hill
 2. West Seattle

Group 4 Summary

Value of having & knowing plan & matrix

- People are unaware of plan as source of project
- Outreach to comm. of color is key
- Co-ordinate planning w/N Rainier

Zoning

- Must get us what we want
- Will existing zoning do so?
- 5 things from DPD:
 1. What exactly are mechanisms for **inclusionary** zoning?
 2. What thresholds of density are needed for amenities?
 3. What is population growth projection? Have we met it in the past?
 4. Re-open the overlay boundary discussion – spec w/El Centro
 5. How will DPD require eco-building practices

Sustainability

- Of business and environment
- Pedestrian friendly, bike
- Gardening, p-patch, Jefferson Park
- Need for parks & open space
 1. Multicultural park space

Notes from Group 4

2. Multilingual way finding

- Water retention systems
- Wind energy on El Centro?

Access

- Improve pedestrian & bike
- Improve bus linkages – smaller buses? New 12th Avenue service, connect to West Seattle

Ideas

- PI newspaper boxes into flower boxes
- Publicly accessible observation tower
- Public meeting space – auditorium at El Centro theatre children's theatre?
- Market arcade

Notes from Group 5

Please note, the following notes were typed up directly from the flip chart notes taken at the meeting. City staff are currently working to identify consistent concerns and common themes, which will be posted separately.

Where does density/growth make sense?

- Sustainable goals: need to get houses near public transit, improve both the station area and the corridor
- Keep in mind, density is coming no matter what.
- Is it dense enough? (NC2-40 high enough?)
- Want more info re: zoning in general

- Implementation matrix is important.
- Any rezoning should include El Centro (to allow for Performing Arts Center uses)

Station area needs a more sophisticated/realistic approach to parking management to:

- Better manage (not just restrict) available public on-street parking resources
- Protect commercial interests and ensure availability of parking for customers, as well as residents
- Allow for shared parking where available (for example: El Centro)
- Identify opportunity for strategic reservoirs of parking to support the station area businesses, residents and commuters (look to Boulder, CO for examples of parking mgmt strategies and parking facilities)

Pedestrian and bike connections

- end of I-90 bike trail (jungle)
- continuation of sound to mountain trail

Affordable housing (2X more!) - double residential and occupancy of the hill

Mixed use (hospital to new commercial development)

- restaurants
- destination
- need more people (a critical mass to support existing and new, desired shops, services, entertainment and restaurants)

Questions: What makes your neighborhood the place you've chosen to work, live, or shop? *Follow up:* What would make it better?

How do think housing will change on Beacon Hill in the future and what kind of housing do you think will benefit Beacon Hill as new residents arrive? Changing housing costs could potentially affect some residents—where and for whom do you see the greatest potential challenge?

Notes from Group 5

What unique character of your commercial district gives it its identity and what would you like to see preserved? *Follow up:* What types of goods, services and employment would you like to see near the transit stations, in your local business districts and accessible to the community?

- Need to preserve Beacon Hill asset: proximity to downtown and still relatively affordable.
- Better mass transportation
- east/west bus connections
- circulator service
 - 38 connection to I-90 flyer stop
 - SLUT on 36 route (expand streetcar citywide - ID historic streetcar routes)

Bike path extension

Business Development

- Festival street / destinations
- Better "Main street" style development (mom & pop, boutique, small commercial spaces, not bombarded by big business, nurture local/independent businesses)
- Unique, micro businesses. Local. Human-scale.
- Focus on the cultural relevance of businesses – reinforce food and the arts (as the basis for a district identity, destination)
- Market/Arcade (i.e., Pike Place, Uwajimaya)
- Zoning to allow performing arts, food...
 - El Centro
 - Other property...
- Pedestrian centered businesses
 - ground floor retail
 - office above

Built Environment

- Form
 - ID "character" of neighborhood; ID context-sensitive development standards but be careful of "cookie cutter"
 - ID examples of "beautiful" high intensity buildings
 - Vancouver examples: False Creek, West end, Yaletown
 - 30 stories
 - small scale?
 - 15th Ave. E. – 1 to 3 stories. NC 40' height
 - Careful of "street walls" – variegate heights
 - Good transitions, higher at corridor/nodes/near parks & open space – step down to surrounding areas of lower intensity
 - Attention to façade details – pedestrian oriented design/development standards
 - Consider garage size, location, number of doors
 - Main Street style residential and mixed use building forms

Notes from Group 5

- Facilitate the development of intelligent re-zoning
 - context-sensitive
 - incentive zoning (for small business, energy efficient housing & buildings/green building technology, affordable housing)
 - allow accessory dwelling units (good way to increase housing stock at low cost and increase density without changing essential character of the neighborhood)
- Edges/Transitions
 - focus density and intensity to:
 - Main Street corridor (along Beacon)
 - station areas (central business core)
 - around parks/open space, and
 - other nodes of activity (around VA hospital to Alaska/Columbian Way – make a better link along Beacon between station area Alaska/Columbian Way)
 - taper heights as buildings approach single family areas
 - discrete changes only in single family areas (allowing cottage housing/ADUs/ or allowing multiple units in buildings that look like single family homes or flex housing that can change with occupant needs; avoid dramatic changes in character)
- Uses
 - businesses in homes
 - flexible spaces (especially along corridors that allow ground floor spaces to be either residential or commercial)
- Zoning
 - Multifamily – L zoning – Lowrise Recommended
 - Neighborhood commercial L./NC 40 zoning down Beacon – more attention to linking Beacon Hill Station with commercial area at the intersection of Alaska & Columbian (create a hierarchy of core activity areas)
 - Baseline: NC-40 in station area/corridor (Affordable housing, green/energy efficient building, local/small business space, other incentives: NC-65)
 - Flex zoning - 1st floor allow residential or commercial – for different economic times, growth of city.

Acknowledge driving

- Parking issue
- Garages – underground or up
 - Rent
 - Incentive issue
 - Creative solutions
- Underground parking as alternative to pedestrian zone
- Flexible parking space – as market, etc.
- Lack of sidewalks – between Beacon and Rainier Valley

Parks

Notes from Group 5

- Lack of kids' play areas
- City-block size parks within walking distance
- Pocket parks
- Docs: 17th Ave S & S Walker, Lt. Rail station
- Park locations (*ID City-owned property)
 - Stephen's Triangle park (on Beacon)
 - El Centro
 - Want a Lander St., Festival St., permeable street, update

Transit Fares

- Transferable passes between modes
- Day pass (universal – all modes, bus, ferry, LRT, streetcar). Could be higher price. Especially good for tourism.

Group 5 summary

- Make the neighborhood a destination (not a dormitory).
- Great opportunity to do it right (Innovative and sensitive – think outside the box of zoning – intelligent zoning).
- Be sure the community has a seat at the table during decision making; improve the sense of partnership between city and neighborhood; build trust and collaboration
- El Centro/S. Lander Festival St.
 - heart + soul of the neighborhood.
 - Icon – historic building.
 - Be sure to include in urban village boundary (**especially important to rezone to allow performing arts uses**)
- Zoning
 - Extend commercial zoning along the Beacon Ave S corridor past Jefferson Park to link station area with Alaska Way/Columbian
 - With height* incentives for:
 - Affordable housing
 - Building energy efficiency/Green design
 - Aggregated open space
 - Flexible 1st/Ground floor zoning (commercial and residential).
 - Variable heights
 - **Lack of agreement on height*
- Transportation (+ transit).
 - Buses + Streetcar
 - Frequent service
 - Connections to destinations
 - Universal transit pass
 - Pedestrian connections.

Notes from Group 5

- Parking – Sophisticated management strategies/tools

Notes from Group 6

Please note, the following notes were typed up directly from the flip chart notes taken at the meeting. City staff are currently working to identify consistent concerns and common themes, which will be posted separately.

Neighborhood Questions:

Were you aware that projects discussed happened as a result of the neighborhood plan?

- 10 year resident – likes living here.
- Safety #1 concern
- Crimes happen in Beacon Hill
- More housing, but must be safe
- New buildings removed trees – better to save trees
- Pedestrian - hillside erosion causes more narrow & unsafe sidewalks on 14th Ave S & 13th Ave S
- More educational opportunities on clean green aesthetic
- Crime at S Massachusetts St & 14th Ave S. Grandson had backpack taken at bus stop south of Red Apple

Specific problems?

- Long-term resident (20 years). First planning experience
- Not much public notice of first planning effort – first time to learn of matrix from the original neighborhood planning process
- Attended some meetings
- Should be more planning efforts and outreach
- Documents in English only – need to be translated
- Need more outreach
- Concerned with safety and increasing density
- 11 year resident – was involved in previous plan. Also S. Lander St. planning and Charrette. S. Lander good example of neighbors working with City.
- Documents need to be more accessible to different communities, including elderly.

How did you find out about this meeting?

- Beacon Tower Council
- Translate documents into different languages

Where did you get information?

- Mail, trusted advocate, and word of mouth
- It would be good to announce May meeting in local Chinese newspaper
- Use local cultural newspapers, newspapers from the international district, international district organizations, and church outreach.
- Use elementary schools as resources to get out information - Beacon Hill International/Kimball Elementary and Mercer Middle School.

Notes from Group 6

- More Chinese people are leaving with new development. The group liked the park area in the international district near Bush Hotel. Need more culturally specific designs (culturally aware park design and features) to provide a place for Chinese people (to keep Chinese people on Beacon Hill).

What benefits would you like to see from increased density?

- UW is mapping pedestrian amenities around each light rail station – probably will be found on web site. Information will help community understand where they might need more or better pedestrian amenities. The information will probably not be translated, but should be graphically represented.

Are there properties important to development?

- Houses converted to business use are nice and keep with the community character
- Avoid big mass of high density with no breaks – avoid the canyon effect
- Safety concerns with higher density because of hiding places
- Probably can't avoid higher density but single family houses contribute to safety and livability

- Note specific issues such as drug houses – need to get these types of places out of the neighborhood

Any stores that you would not want to lose?

- Yes – “Historic” bldg., i.e., Salon N is on the first floor level/Beacon Building – would like to save supermarkets (ABC Market and Red Apple) and have more food places like the ID has – many people leave neighborhood to shop in the ID
- Like the mix of retail available in Beacon Hill - important to keep small businesses in neighborhood when new development enters community (i.e. lost South China). Want to understand how to avoid displacement of local/small businesses

What are neighborhood opportunities to influence new development?

- Buildings too close, units too small – need more family size development
- Should save trees

City Questions:

What kinds of public benefits should be included with new development?

- Develop park at Beacon Hill Elementary – more equipment for kids and adults to use outdoor facilities
- Swimming pool
- Walking track or trail for adults to use for exercise
- Take care of graffiti (makes uncomfortable and feels unsafe)
- Indoor basketball court has no nets on the hoops and bad paving conditions
- Need small pocket parks scattered throughout neighborhood
- Water features and benches to take breaks while walking /place to gather in the neighborhood

Notes from Group 6

- Small rest spots / kid play areas
- Encourage people to stay within business core area
- Enjoy coffee outside – opportunities for sidewalk cafes

- What guidelines are in place for ground-level development?
Beacon Hill has neighborhood design guidelines that developers follow to help with community support of projects
- If increased density, why is all up against Beacon?
Discussion on Design Guidelines / walkable neighborhood / promote TOD / try to avoid encroachment on single-family residential
- How will design review notices be outreached to various communities?
DPD posts notices and community members should be on the lookout (aware) of new projects. Example: Delite Bakery review process. Parking concerns with new development. Too many cars parking on the street – makes it difficult and dangerous to drive in one lane, waiting for people to drive through crowded street before they can pass through.

What unique characteristics contribute to the identity of your neighborhood center?

- Library
- Jana Love Galaxy
- Jefferson CC
- Lioe's Automotive (hang out)
- El Centro de la Raza
- Neighborhood Center is not strongly defined right now, but could be focused around the light rail station. Jefferson Park also important. A strong connection, better streetscape design should connect the neighborhood center (station area) with the park and community center.
- Routes to center are important
- Green – good trees, better sidewalks
- Signal phase of S McClellanSt /Beacon Ave S too long for east/west bound on McClellan

What unique character of your commercial district gives it its identity and what would you like to see preserved? *Follow up:* What types of goods, services and employment would you like to see near the transit stations, in your local business districts and accessible to the community?

- Keep mix of businesses
- Need more grocery / supermarket – more choices for grocery shopping around transit station
- Would like performance space with stage
- Would like indoor and outdoor performance space
- Need good street lighting and furnishings

Parking issues?

- Between Bayview within ¼ mile of station – cars able to park on both sides of the street, makes driving through neighborhood more dangerous as you have to wait for cars to pass before being able to move through street

Notes from Group 6

- Do we have to pay for RPZ permits?
- Should be RPZ in the neighborhood to protect on-street parking for resident's and businesses
- RPZ helps to prevent hide-n-ride commuters
- In discussion with SDOT re: resident payment for permit
- Many single family homes only have on-street parking will have to pay but will they have a space?
- Should have low-income permit – there is a \$10/two years low-income permit
- More parking for El Centro?
- Construction needs increases demand for parking currently
- One neighbor proposing way to get more parking in core – what if metered parking for business district?
- Need less surface parking lot: off-street parking lots deter from walkable community – it creates dead space and should be located behind buildings, not in front
- Does the neighborhood want to have people come/visit by light rail or drive?

Will you be using the light rail? If yes, how will you get to the station nearest to where you live?

- Yes – majority of the group will use light rail to get to destinations

How will you get to station?

- Walk, bus
- If hard to park to use light rail, then transit is easy choice
- Should bikes be on the street?
Yes
- Who has right-of-way when bikes and cars share?
In a shared lane, bikes must act like cars – follow traffic rules
- Neighborhood wants more dedicated bike lanes
- If no parking on Beacon Ave S, could convert to dedicated bike lane instead of sharrows
- Could there be a public parking use in private development? Negotiated with height increases is a possibility – shared parking options
- Station Area Overlay, stated in the Seattle Municipal Code, prohibits principal use, long-term parking facilities

What makes your neighborhood the place you've chosen to work, live, or shop? *Follow up:* What would make it better?

- A Target – clothes shopping – leaves neighborhood to get goods (like clothing, hardware, etc.)
- I was born here.
- Pharmacy needs on Beacon Hill
- Mostly Chinese people live here close to downtown and I.D.
- Proximity to Port of Seattle and work
- Hope for not too high development – not more than 5 stories – wants to maintain community character without high rises

Notes from Group 6

- Need farmer's market (have informal market – cherries @ Jefferson park parking area) – could have farmer's market on S Lander Festival St
- We will have better access to shopping centers with light rail
- Hope new development attracts more people to spend money and make people safer – more eyes on the street and people walking in neighborhood
- Could Sears be moved to Beacon Hill because no shopping in Beacon Hill?
- Maybe not as big as Sears? – keep scale at the neighborhood level
- Goodwill Development (Target) hard to get to by transit
- Are there too many gas stations?
just enough
- Concern re prostitution and drug dealing
too much
- What is Metro/South Transit payment fare coordination?
Discussion: more to come from both Metro and ST regarding fares and transfers

Group 6 wrap up

12 – 14 (10 residents)

- Public Safety - big issue
- Resident's parking and single family residences maintained
- Parks and trees
- Safe, close outdoor places for exercise
- Strong connections (multi-mode) to our center/Jefferson Park and to the North
- Local retail without going off Beacon Hill
 - With zoning incentives
 - Lower rents – small spaces
- Retain small business diversity
 - Negotiate with developers – small shop space
- Maintain cultural diversity
 - Cultural considerations in park amenities – reflect community diversity