

North Beacon Goals and Strategies

- What about job development? “Live, work, play”?
- No rezones without public benefits packages.
- Need to extend transportation recommendations beyond Urban Village.
- Work and live in Beacon Hill. I support the option of 65 feet because I would like to shop and use services that El Centro will provide including cultural amenities.
- Don’t just cite other plans. Be more specific. Propose options for Beacon Hill. Sets don’t communicate priorities.
- What happened to the farmer’s market?
- Where is the public safety element? What happens to all those ideas?
- Nice event!! Gracias!! (Beacon Hill resident). How beautiful would it be to have a Latin American Plaza on Beacon Hill? (with buildings on both sides which would make it like Zocalo. Only 65’ or more will allow it.
- Where is our matrix?
- What about retention of existing businesses and residents? What are the affordable housing details? AMI (Area Median Income)? % of new units?

North Beacon Hill Places and Connections

- Please create publicly – accessible restroom with changing table near station.
- Include light manufacturing and/or wholesale in definition of “mixed use”.
- Lively pedestrian environment at El Centro needs to continue to include food bank and other services.
- Slow and low development is actually the “greenest” of all. We’ve not come close to building out our existing zoning. Smaller fine-grained development is the most interesting!
- Sound Transit power powerlines at the west entrance of the ST tunnel in the existing greenbelt are awful.
- Consider moving Urban Village boundary S. to Spokane Street or zone down to Spokane Street. Already many small buildings; more residential multifamily space is needed.
- More height and density won’t hurt Beacon Hill. The neighborhood has the potential to be extremely walkable, and added density is needed to reach that potential. 65’ is not scary!
- The City should support and plan for a Farmer’s Market on Beacon Hill.
- Farmer’s Market! Connect this to an urban farm in Jefferson Park.
- Density is great but let’s make sure to maintain affordability for existing residents.
- Need to develop a plan to increase jobs on Beacon Hill. Increased density without increased jobs create ghettos. Find ways to support more small business and not just in the town center. Need better internal broadband access.

North Beacon Existing Zoning, Likely Build Out

- There needs to be incentives and assistance to minority and women-owned businesses. We don't want Beacon Hill to turn into Ballard. Keep our neighborhood diverse and affordable.
- Existing zoning only please.
- Do not have huge buildings that take up the whole block.
- I like Beacon Hill the way it is now.
- Require more truly affordable housing!
- Neighborhood Plan Update should include Public Safety Component: Park Rangers, bicycle patrols, AIA, Address crime/street crime.
- A better gateway to the business district.
- Light manufacturing and wholesale are not pedestrian friendly. More retail, restaurants, please.
- 40 foot is current but developer will not develop. Too low for them.
- Preserve architectural character of Beacon Hill.
- Preserve unique uses light industrial, wholesale.
- Mixed use – not only retail.

North Beacon Option 1: 50' with Setback Alternative

- Consider light and shadow. Keep pedestrian friendly scope.
- More covered seating on the street.
- I like 50' with setbacks (Option 1) the best. It feels right for Beacon Hill. It would increase density but still maintain open, neighborhood feeling.
- There are no setbacks here until 5th floor. Neighborhood Development Guidelines completed 3 – 4 years ago need to be followed.
- No NC or 50' right near single family – L1 only.
- Step back tall buildings in alley between McClellan and Lander – to reduce shadows, make alley a public walkway with sidewalk cafes, outdoor seating.
- Before choosing a higher building height, please make neighbors living around buildings in North Beacon Hill aware of proposal. The increase in height will hinder their views, etc.
- Option 50' will not include open spaces or plazas. El Centro.
- What about 50' + on Beacon Ave. and 65' at El Centro?
- The 2552 Beacon Ave. building and or parking lot will not be changed or sold. Pauline Hamasaki
- View down alley from McClellan to El Centro could be a grand boulevard of sorts – is this possible?
- Availability of alcohol and tobacco is detrimental – need more healthy food opportunities. Take measures to reduce vehicle traffic – better air!
- Medians must be soft-scaped, not hard scaped.
- How about less setback and more pedestrian plazas from vacated streets?

- Step back buildings on Lander, in alley, to reduce shadows, make more like neighboring single family dwellings. Preserve light and air!
- This draft is very dismal and soul-less. Beacon Hill is a unique neighborhood, not Bellevue.
- There is no unique character in any of these. Looks like Ballard or Fremont.
- I support Option 1. 50' is best option compared to single family housing in adjacent zones. Not too drastic. Best balance.
- I like that El Centro becomes a focal point in this design. Height limit also works for them.
- Where's the setback to single family?
- Need emergency vehicle access.

North Beacon Option 2: 65' with Setback Alternative

- Alternate 2 is better because of bike lane.
- Option 65' works best as a scale, also frames El Centro very well, and provides a lot of open spaces.
- I'd like to see stats which show that N. Beacon will have increased density.
- Setback should be no higher than 30' (3rd floor).
- Strong sight line between El Centro and South Downtown valley – looks right at library.
- I think the current plan equals displacement and gentrification of current residents. What is the City doing to preserve rent costs and property taxes so that folks can stay? I would prefer a much more modest development. And why is change proposed only in the corridor of rental housing? I don't see proposed changes in single family home areas.
- Support Option 2 with stepdowns to single family scale to east.
- Need to allow interim use of empty (vacant) lots until land is developed.
- Buy back land (triangle) space north of light rail station for open space.
- Seattle needs more variety in height! Design – angled buildings – concept looks like Ballard.
- 65' with setbacks should have more setbacks and they should be lower than 4th floor - increase light and open feeling.
- Setback means away from sidewalk – these are not setback.
- What is the City doing to prevent gentrification? Or is that what the City wants?
- No setbacks till 4th floor – unacceptable. Preserve light and air!
- Seattle Fire Dept. would not allow #2. Fire truck access, and other emergency vehicles.

North Beacon Option 3: Tower Concept

- Yes to Option 3. Tower encourages strong development on hill.
- Is "tower concept" residential or commercial or mixed use? I'd like to see more jobs in neighborhood.
- Beacon Hill needs density. Yes, Option 3.
- 65' shall be the upper limit; 125' is out of character of the neighborhood.
- No 125' towers on Beacon Hill. This is totally unbalanced and out of scale – no Option 3!

Post it note comments on the North Beacon Hill materials presented

- Yes to Option 3 and yes to higher density, ONLY IF more than 17% of new units are for less than 80% AMI (Area Median Income). What about less than 30% AMI? Please support more affordable housing and more density.
- Yes, jobs on the hill. What will control property values so that the current residents can afford to live and work?
- No towers on Beacon Hill. It doesn't fit. Most of the 125' zoning in Option 3 has 125' next to 40' that's just out of scale. Also, it's mostly on one side of Beacon. This would create a wall of tall buildings. Bad idea!
- Nothing over 65' – shadows, doesn't fit current neighborhood plan, property abuts single family dwellings.
- The tower in the 125' picture has extreme setbacks – are these required, or is this pic optimistic?
- Yes to space for farmer's market. Indoor option?
- Farmer's markets in streets, not vacant lots.
- Do these plans for Beacon Hill keep housing affordable for folks currently living here, or price everyone out and perpetuate gentrification?
- What happens to current businesses, homes, people?
- Please plant more evergreens (no more deciduous).
- No tower!
- Good for density, but too drastic. Not much open space in this option.

North Beacon Street Concepts Sections

- Transportation. Continue treatment of Lander across Beacon to 15th Ave. S.
- Transportation. Update should resolve to study and produce a plan for access to Jefferson Park. Pedestrian, bike, car, transit.
- Transportation. Study transit (ped, bike, car, bus, train) in town center with light rail now open – make improvements to support new reality and neighborhood goals.
- Beacon Ave. Streetscape needs. Community discussion and design process/study – not just stock choices.
- As a cyclist, sharrows are great – if drivers know to react to cyclists. Most don't!
- No to sharrows, yes to bike lanes. Support Alt. #2. Also, a question: where does the bus stop in #2 if there is no bus lane/parking strip? I may prefer lanes on both directions vs. a turn lane or median.

North Beacon Sustainability

- How to minimize waste materials. Reuse resources we already have?