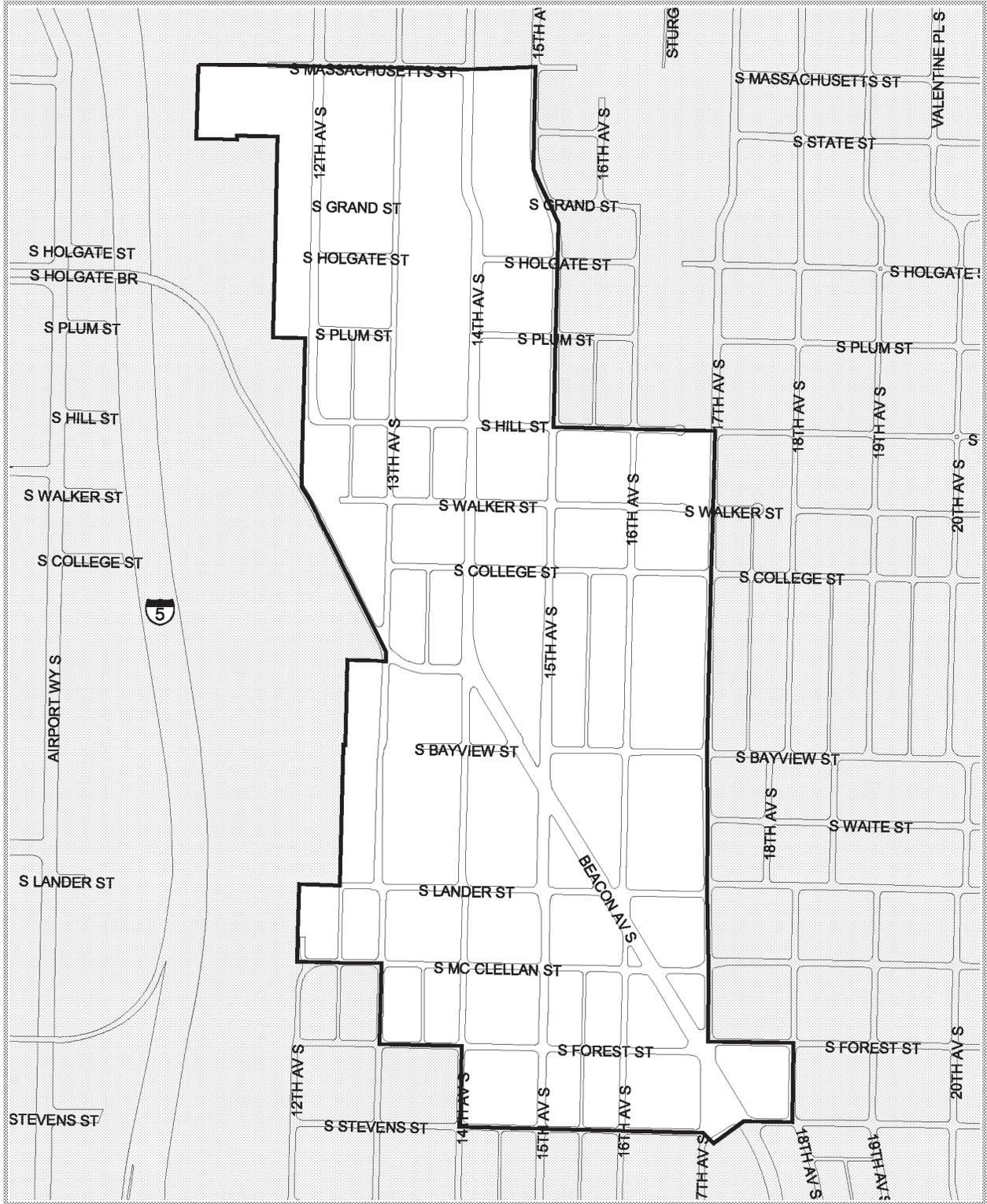


North Beacon Hill Neighborhood Design Guidelines



NORTH BEACON HILL Residential Urban Village



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A. Site Planning

A-2 Streetscape Compatibility

A strong relationship between the building and the street adds character and quality to the North Beacon business district and surrounding residential streets.

North Beacon Hill-specific supplemental guidance:

- a. Retain or increase the width of sidewalks wherever feasible with consideration for bicycles creating a more comfortable environment for pedestrians and bicyclists.
- b. Orient townhouse structures to provide pedestrian entrances to the sidewalk.
- c. For buildings that span a block and face two streets, each street frontage should receive individual and detailed site planning as well as architectural design treatments to complement the established streetscape character. This is especially important for through streets and triangular shaped lots.
- d. Build at or near the edge of the sidewalk and restrict grade separations where commercial uses occupy the ground floor.
- e. Provide a shallow setback and a minor grade separation between the first floor and the sidewalk where residential uses occupy the ground floor; this will promote privacy and also accommodate entry porches and stoops.
- f. Place planting strips smartly to incorporate a more pleasing environment for all modes of transportation and incorporate LID interventions in the same space.



A-2: At-grade street-level commercial uses promote an active business district.



A-2: Minor grade separations create residential privacy, and provide opportunities for front porches and stoops.

A-4 Human Activity

New development should be sited and designed to encourage human activity on the street.

North Beacon Hill-specific supplemental guidance:

- a. Provide for sidewalk retail opportunities and connections by allowing for the opening of the storefront to the street and the display of goods on the sidewalks.
- b. Provide for outdoor dining opportunities on the sidewalk by allowing for the opening of restaurant or cafe windows to the sidewalk and installing outdoor seating.
- c. Install clear glass windows along the sidewalk to provide visual access into the retail or dining activities that occur inside.
- d. Do not block views into the interior spaces with the backs of shelving units or posters.
- e. Maximize window widths and heights along sidewalk face of buildings to create inviting and interactive atmosphere between indoor and outdoor activities.

A-5 Respect for Adjacent Sites

Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings. Specifically, several zoned edges between Commercial (C1) and Single Family-zoned land exist in the neighborhood. This could result in visual impacts, as well as traffic and noise conflicts between these properties.

North Beacon Hill-specific supplemental guidance:

- a. Redirect the number of windows and decks on proposed buildings that overlook neighboring residences.
- b. Step back upper floors or increase side and rear setbacks to pull windows farther away from neighboring residences.
- c. Stagger windows to not align with adjacent windows and minimize the impact of windows in living spaces that may infringe on the privacy of adjacent residents.

A-7 Residential Open Space

Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

North Beacon Hill-specific supplemental guidance:

- a. Incorporate quasi-public open space into new residential development or redevelopment with special focus on corner landscape treatments and courtyard entries.
- b. Create substantial courtyard-style open space that is visually accessible to the public view.
- c. Set-back development where appropriate to preserve view corridors, particularly to mountains, water and skyline.
- d. Set back upper floors to allow solar access to the sidewalk and/or neighboring properties.
- e. Protect existing, healthy street trees.
- f. Site outdoor spaces to take advantage of as much sunlight as possible.

A-8 Parking and Vehicle Access

Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety.

North Beacon Hill-specific supplemental guidance:

- a. Preserve and enhance the pedestrian environment in residential and commercial areas by providing for continuous sidewalks that are unencumbered by parked vehicles and are minimally interrupted by vehicular access within a block.
- b. Minimize the number and width of driveways and curb cuts.
- c. Incorporate bioretention cells into parking lot design in order to reduce the quantity of runoff reaching water treatment facilities and increase the quality of runoff that returns to the water table, and nearby lakes and rivers. Incorporating bioretention cells as a buffer between sidewalks and parking lots provides a functional and aesthetically pleasing border.

Some resources for bioretention cells:

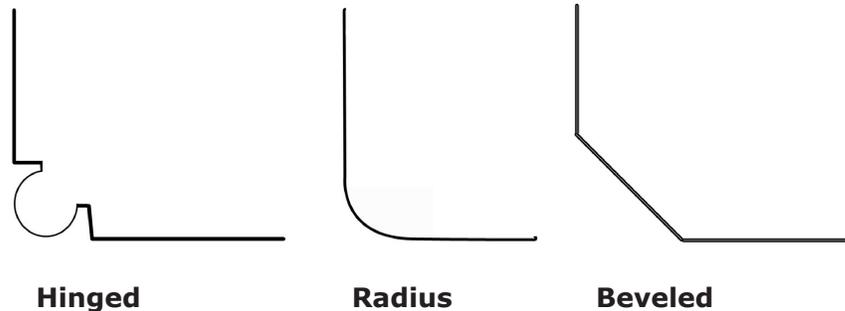
- www.epa.gov/owm/mtb/biortn.pdf
- www.ence.umd.edu/~apdavis/Bioret.htm
- www.lowimpactdevelopment.org/epa03/biospec.htm
- www.seattle.gov/dpd/Publications/cam/CAM515.pdf

A-10 Corner and Triangle Lots

Orientation of triangular shaped lots and corner lots should be towards both sides, the corner as well as public street fronts. Parking and automobile access should be located away from the corners.

North Beacon Hill-specific supplemental guidance:

- a. Incorporate residential entries and special landscaping into corner lots by setting the structure back from the property lines at the corner.
- b. Provide for a prominent retail corner entry.
- c. Typical corner developments should provide:
 - a main building entrance located at the corner;
 - an entrance set back to soften the corner and enhance pedestrian environment; and
 - use of a hinge, bevel, notch, open bay or setback in the massing to reflect the special nature of the corner and draw attention to it.
- d. Given the angle of Beacon Avenue, there are several triangle lots located in North Beacon Hill. Typical triangle lots should provide:
 - main building entrance oriented toward the sidewalk;
 - additional landscape to soften angles; and
 - parking oriented away from sidewalks with a buffer between the sidewalk and parking lot.



B. Height, Bulk and Scale

B-1 Height, Bulk and Scale Compatibility

Projects on a zoning boundary should be developed in a manner that creates a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zones. Projects should be compatible in scale to development anticipated by all applicable Land Use Policies for the surrounding area. The siting and design of a project should provide a sensitive transition to all nearby zones.

North Beacon Hill-specific supplemental guidance:

Much of the North Beacon Hill business district is zoned for 40-ft tall mixed-use buildings. Most of the existing commercial structures in the area are one- and two-stories adjacent to single-family houses. Large, monolithic buildings are discouraged. Proper consideration of the scale, massing and detail of individual buildings will contribute to a project's compatibility with surrounding residential areas and a satisfying public environment.

Consider the following methods and techniques in the design of new developments:

- Break larger (particularly longer) buildings into separate volumes to maintain a compatible scale with smaller commercial buildings nearby.
- Break up building mass by incorporating different façade treatments to give the impression of multiple, small-scale buildings, in keeping with the established development pattern.
- Consider existing views to downtown Seattle, Puget Sound, Mt. Rainier, the Olympics and the Cascade Mountains, and incorporate site and building design features that help to preserve or enhance those views from public right of ways.
- Incorporate into the design of new buildings studies that document the shadows cast from proposed structures in order to maximize the amount of sunshine on adjacent sidewalks and residences throughout the year.
- Step back elevation at upper levels of large-scale development to take advantage of views and increase sunlight at street level.
- Articulate the building facades vertically or horizontally in intervals that relate to the existing structures or existing pattern of development in the vicinity.
- Employ architectural measures to reduce building scale such as: landscaping, trellises, complementary materials, detailing and accent trim.
- Soften commercial facades with dense landscaping, where appropriate.
- Repeat domestic architectural elements of surrounding buildings (roof lines, window styles, proportions).

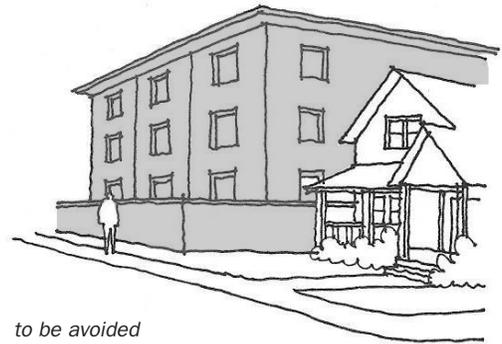
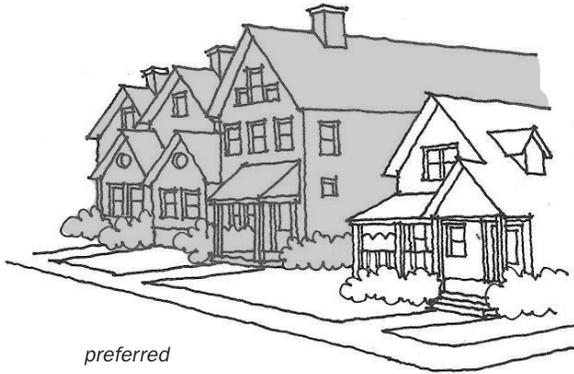


B-1: Domestic architectural styles common in North Beacon Hill.

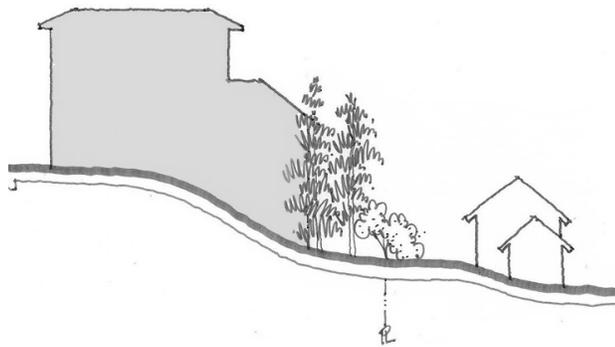
B-1 Height, Bulk and Scale Compatibility cont'd

- Use architectural styles and details (such as roof lines or fenestration), color or materials derived from surrounding, less intensive structures.
- Locate features, such as required open space, on the zone edge to create further separation and buffering of lower intensive structures.

Sensitive Infill Development



Open space with abundant landscaping to buffer the larger structure from a lower intensive zone.



An example of a large, mixed-use building broken down into smaller sub-volumes. Regulating lines and rhythms, including vertical and horizontal patterns as expressed by cornice lines, belt lines and windows, can further aid in supporting scale compatibility with adjacent structures.

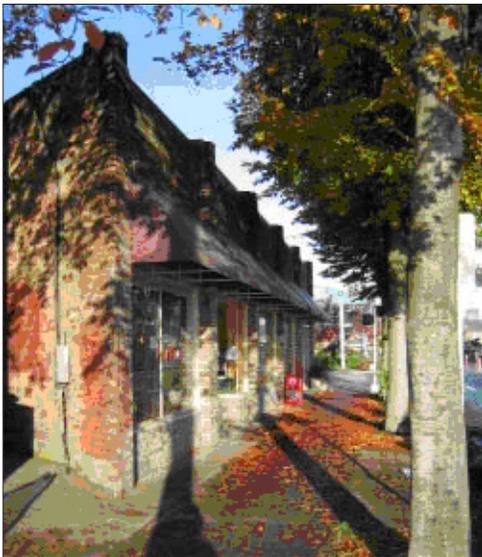
C. Architectural Elements and Materials

C-1 Architectural Context

New buildings proposed for existing neighborhoods should be compatible with, or complement the architectural character and siting pattern of neighboring buildings. New developments are encouraged to pay special attention to neighboring historic buildings, i.e., Pacific Medical Building and Fire Station 13. New developments can be more compatible with their neighbors by addressing the historic building's character through its details and/or architectural traits while remaining autonomous in stature.

North Beacon Hill-specific supplemental guidance:

- a. To make new, larger development compatible with the surrounding architectural context, facade articulation and architectural detail are important considerations in mixed-use and multifamily residential buildings. When larger buildings replace several small buildings, facade articulation should reflect the original platting pattern and reinforce the architectural rhythm established in the commercial core.
- b. New development should respond to several architectural features common in the North Beacon Hill business district to preserve and enhance pedestrian orientation and maintain an acceptable level of consistency with the existing architecture. To create cohesiveness on Beacon Hill, identifiable and exemplary architectural patterns should be reinforced. New elements can be introduced but a strong design connection should accompany it.



C-1: A regular cadence of display windows and shop entrances enhances the pedestrian experience. Awnings, pilasters and brick facades add interest and give a human scale to the street-level facade.



C-1 Architectural Context cont'd



C-1: Simple massing oriented to the street provides visual relief with a facade that exhibits pleasing proportions, recessed windows and entries created with modulation, fenestration pattern and shadow lines. A classic, well marked and articulated brick building oriented to public space on Beacon Hill.



C-1: Beacon Hill Library, a creative, contemporary architectural solution. Oftentimes, new buildings that mimic past architectural styles fall short of the quality and craftsmanship of true historic structures. The new branch library emphasizes the notion of expressing diversity within a coherent whole, reinforcing the unique and evolving historical and cultural character of the neighborhood.

C-2 Architectural Concept and Consistency

Building design elements, details and massing should create a well proportioned, unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roof-line or top of the structure should be clearly distinguished from its façade walls.

North Beacon Hill-specific supplemental guidance:

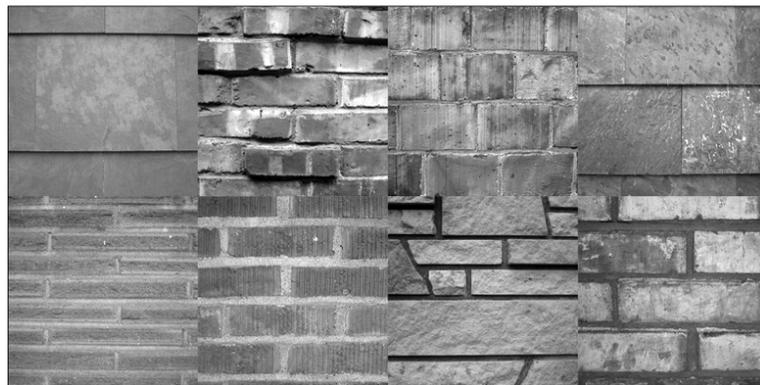
- a. New multi-story developments are encouraged to consider methods to integrate a building's upper and lower levels. This is especially important in NC-40'-zoned areas. Mixed-use buildings are encouraged to create a building base that orients to the street and/or defines public space. This can be achieved by building the ground floor commercial level, and possibly one more level out to the front property line.
- b. Establish a building's overall appearance on a clear and pleasing set of proportions. A building should exhibit a sense of order. The use and repetition of architectural features and building materials, textures and colors can help create unity in a structure. Consider how the following can contribute to a building that exhibits a cohesive architectural concept:
 - Facade modulation and articulation
 - Windows and fenestration patterns
 - Trim and moldings
 - Grilles and railings
 - Lighting and signage

C-4 Exterior Finish Materials

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have pattern, texture, or lend themselves to high quality of detailing are encouraged.

North Beacon Hill-specific supplemental guidance:

- a. Brick and Stone are the most common surface treatment in the commercial areas and are strongly encouraged. Below are some examples of bricks and stone used on Beacon Hill.



- b. Signs should add interest to the street level environment. They can unify the overall architectural concept of the building, or provide unique identity for a commercial space within a larger mixed-use structure. Design signage that is appropriate for the scale, character and use of the project and surrounding area. Signs should be oriented and scaled for both pedestrians on sidewalks and vehicles on streets.

The following sign types are encouraged:

- Pedestrian-oriented blade and window signs
- Marquee signs and signs on overhead weather protection
- Appropriately sized neon signs
- Multilingual signs that reflect the neighborhood's diverse population
- Sandwich board signs placed outside of pedestrian pathways



C-4: multilingual signs are strongly encouraged.

D. Pedestrian Environment

The project design should encourage and increase pedestrian activity on Beacon Hill. A safe, attractive, and accessible environment should be considered in all project designs. A vibrant streetscape with ample sidewalk space, pedestrian scale lighting and other activities is encouraged. The project design should reinforce feelings of security in the residents, workers, shoppers and visitors who enter the area.

D-7 Pedestrian Safety

The principles of Crime Prevention Through Environmental Design (CPTED) are highly encouraged to be implemented into any design on North Beacon Hill. Good design is one of the most effective crime deterrents. Design can discourage criminal activity, enhance natural surveillance opportunities, and reduce fear. Design can influence an individual's feelings about his environment from an aesthetic as well as a safety standpoint.

North Beacon Hill-specific supplemental guidance:

a. Defensible Space

- A territorial definition is good to create awareness of the boundary between public and private space. Using low fences or landscaping can aid in making the delineation readily apparent while aesthetically transparent. Define property lines and distinguish private spaces from public spaces using landscape plantings, pavement designs and gateway treatments.
- Allow for clear lines of sight.
- Prevent spaces of entrapment.
- Maximize visibility of people, parking areas and building entrances with doors and windows that look out on to streets and parking areas; this encourages pedestrian-friendly sidewalks and streets while avoiding blank, windowless walls that attract graffiti and prevent "eyes on the street."
- Clearly indicate public routes and discouraging access to private areas with structural elements.

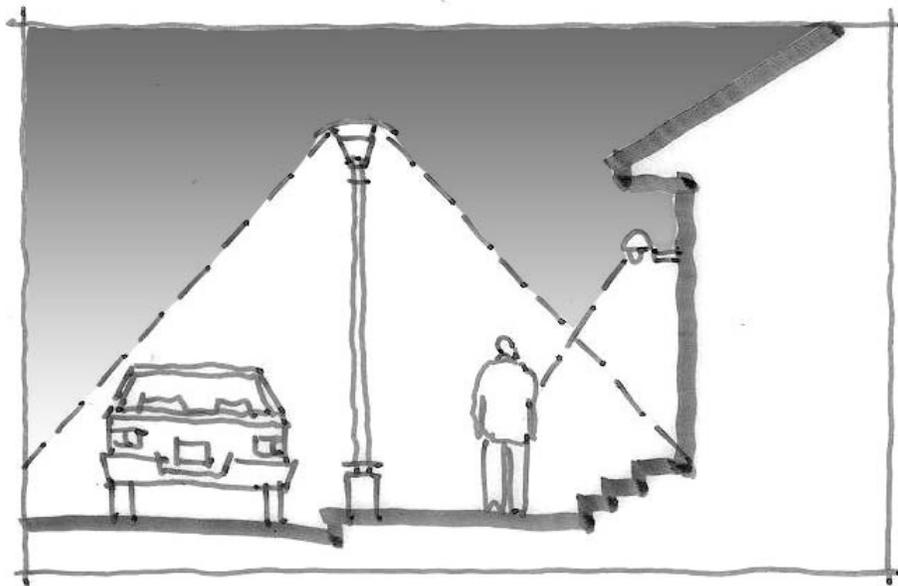
b. Access Control

- Providing safe routes with clearly visible spaces into and through entrances.
- Prevent hiding places and scaffolding that may be used to climb into structures.
- Prevent confusion between public and private pathways while reducing "maze-like" pathways.

D-7 Pedestrian Safety cont'd

c. Surveillance

- Provide lighting on buildings and in open spaces, paying particular attention to exterior lighting fixtures above entries, lighting in parking areas and open spaces, and pedestrian street lights near sidewalks. Illuminating Engineering Society (IES) handbook recommends 5 foot-candles for active building entrances, 3 foot-candles for pedestrian walkways in parks and 1-3 foot-candles for alleys.



D-7: Exterior lighting fixtures and street lamps are sized to the scale of the building and sidewalk, directing light to the sidewalk and building entrance, thus increasing personal safety.

E. Landscaping

E-2 Landscaping to Enhance the Building and/or Site

Landscaping including living plant material, special pavements, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project. Use plants, furniture and lighting to shape, embellish, enliven and give purpose to outdoor space and habitat, act to delineate property lines, indicate and separate entrances and pedestrian areas, while enhancing the overall aesthetic of Beacon Hill.

North Beacon Hill-specific supplemental guidance:

- a. Give purpose to plantings by incorporating multiple functions of the plantings, i.e., a planting can be a bioretention cell, provide shelter, shade and habitat while enhancing the overall aesthetic of Beacon Hill.
- b. Native plants to the Pacific Northwest are encouraged because of their proven ability to perform well in our climate and their regional cultural significance.
- c. Consider adding a focal element, for instance, an art piece to outdoor space.
- d. Retain significant trees whenever possible.