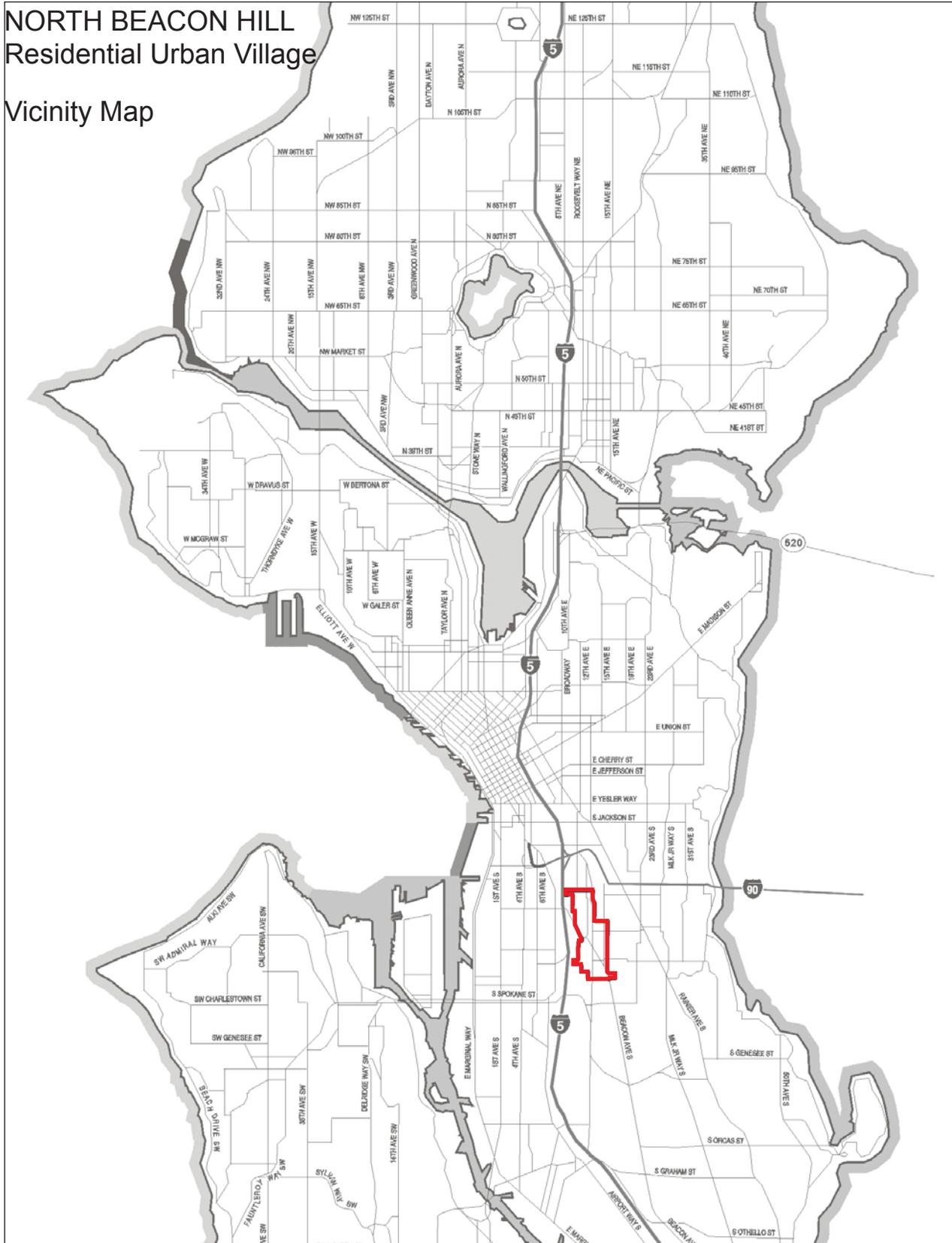


North Beacon Hill Design Guidelines

NORTH BEACON HILL Residential Urban Village Vicinity Map



Note: Design Review does not apply to all zones. See Citywide Guidelines for details. Additionally, zoning areas on this map are for general reference only. For confirmation of a specific property's zoning, contact the Department of Planning and Development.

Mike Podowski

DPD Design Guidelines Ordinance ATT 9

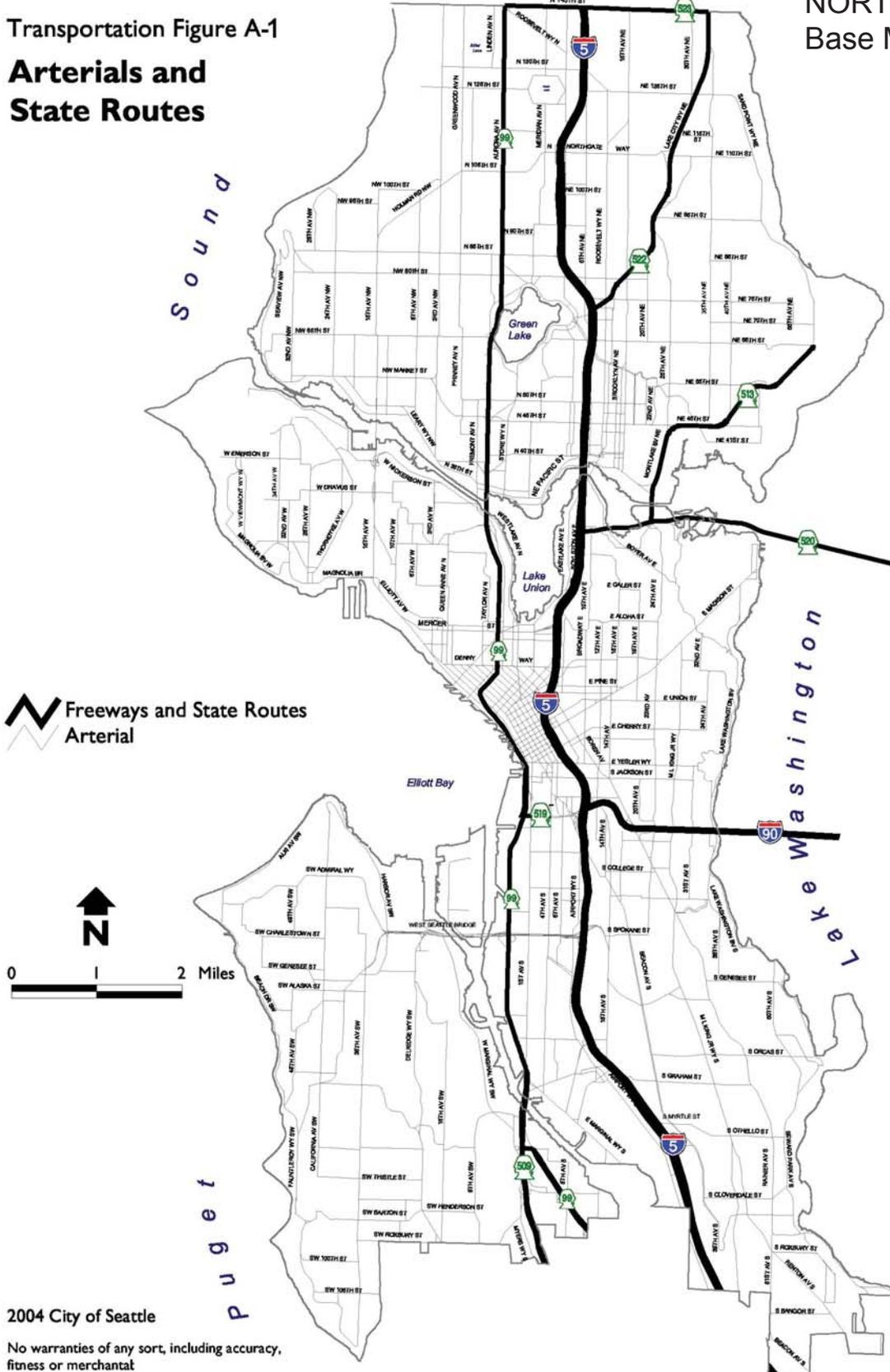
August 13, 2012

Version #1

Transportation Figure A-1

Arterials and State Routes

NORTH BEACON HILL Base Map With Freeways

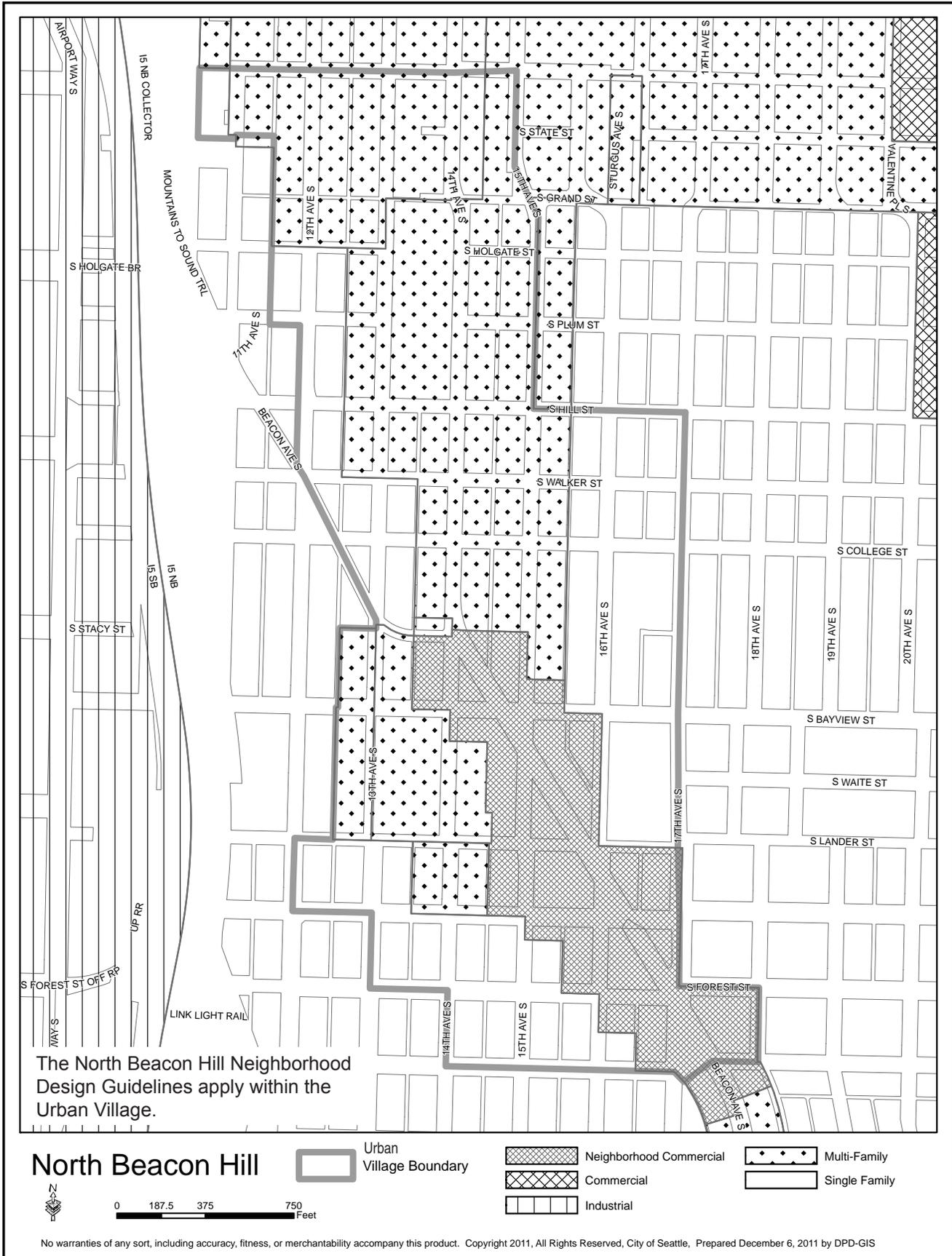


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No warranties of any sort, including accuracy, fitness or merchant product.

The North Beacon Hill Neighborhood Design Guidelines apply within the Urban Village.

Attachment 9 to the DPD Design Guidelines Ordinance



CS1

Natural Systems and Site Features

Citywide Guideline:

Use natural systems and features of the site and its surroundings as a starting point for project design.

North Beacon Hill Supplemental Guidance

Residential Open Space

1. Set back development where appropriate to preserve view corridors, particularly to mountains, water and skyline.
2. Set back upper floors to allow solar access to the sidewalk and/or neighboring properties.
3. Protect existing, healthy street trees.
4. Site outdoor spaces to take advantage of as much sunlight as possible.

CS2

Urban Pattern and Form

Citywide Guideline:

Strengthen the most desirable characteristics and patterns of the streets, block faces, and open spaces in the surrounding area.

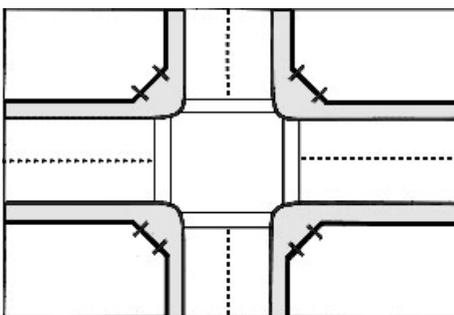
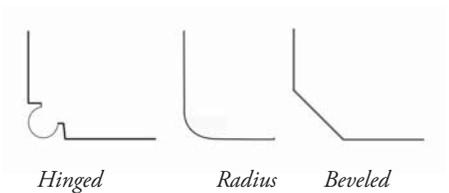
North Beacon Hill Supplemental Guidance

Streetscape Compatibility

1. 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.
2. Build at or near the edge of the sidewalk and restrict grade separations where commercial uses occupy the ground floor.

Corner Lots

1. Incorporate residential entries and special landscaping into corner lots by setting the structure back from the property lines at the corner.
2. Provide for a prominent retail corner entry.
3. 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.
4. 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.



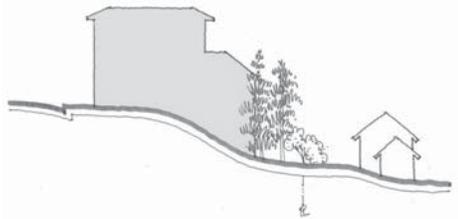
Corner building entries are encouraged.

Mike Podowski

DPD Design Guidelines Ordinance ATT 9

August 13, 2012

Version #1

Sensitive Infill Development*Preferred**To Be Avoided**Open space with abundant landscaping to buffer the larger structure from a lower intensive zone.***Height, Bulk and Scale Compatibility**

Much of the North Beacon Hill business district is zoned for 65-foot 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 rights of way.
- 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).
- 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.

CS3 Architectural Context and Character

Citywide Guideline:

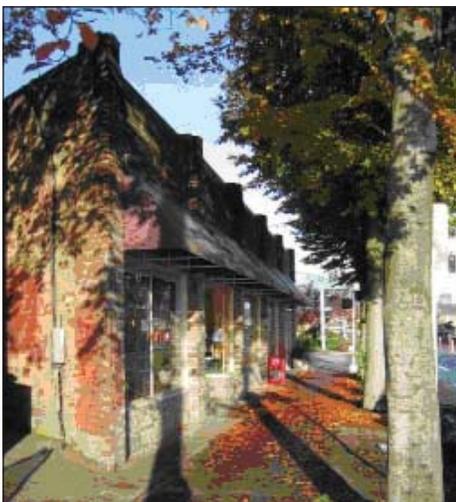
Contribute to the architectural character of the neighborhood.

North Beacon Hill Supplemental Guidance

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.

1. 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.
2. 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.



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.



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.

PL1

Open Space Connectivity

Citywide Guideline:

Open space should complement and contribute to the network of open spaces around the site and the connections among them.

North Beacon Hill Supplemental Guidance

Residential Open Space

1. Incorporate quasi-public open space into new residential development or redevelopment with special focus on corner landscape treatments and courtyard entries.
2. Create substantial courtyard-style open space that is visually accessible to the public view.

PL2 Walkability

Citywide Guideline:

Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.



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.

North Beacon Hill Supplemental Guidance

Personal Safety and Security

1. 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.

2. 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 “mazelike” pathways.

3. 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.

Streetscape Compatibility

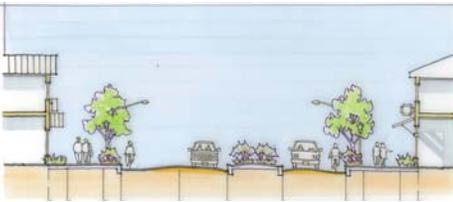
- Retain or increase the width of sidewalks wherever feasible with consideration for bicycles creating a more comfortable environment for pedestrians and bicyclists.
- Orient townhouse structures to provide pedestrian entrances to the sidewalk.

PL3

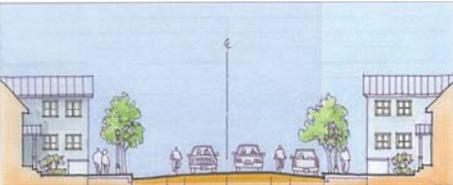
Street-Level Interaction

Citywide Guideline:

Encourage human interaction and activity at the street-level with clear connections to building entries and edges.



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



Minor grade separations create residential privacy, and provide opportunities for front porches and stoops.

North Beacon Hill Supplemental Guidance

Human Activity

1. 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.
2. 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.
3. Install clear glass windows along the sidewalk to provide visual access into the retail or dining activities that occur inside.
4. Do not block views into the interior spaces with the backs of shelving units or posters.
5. Maximize window widths and heights along sidewalk face of buildings to create inviting and interactive atmosphere between indoor and outdoor activities.

Streetscape Compatibility

1. 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.

DC1

Project Uses and Activities

Citywide Guideline:

Optimize the arrangement of uses and activities on site.

North Beacon Hill Supplemental Guidance

Parking and Vehicular Access

1. 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.
2. Minimize the number and width of driveways and curb cuts.
3. 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

DC2 Architectural Concept

Citywide Guideline:

Develop an architectural concept that will result in a unified, functional and harmonious design that fits well on the site and within its surroundings.



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.



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.

North Beacon Hill Supplemental Guidance

Respect for Adjacent Sites

1. Redirect the number of windows and decks on proposed buildings that overlook neighboring residences.
2. Step back upper floors or increase side and rear setbacks to pull windows farther away from neighboring residences.
3. 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.

Architectural Concept and Consistency

1. New multi-story developments are encouraged to consider methods to integrate a building's upper and lower levels. This is especially important in NC-65'-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.
2. 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

DC3 Open Space Concept

Citywide Guideline:

Integrate open space design with the design of the building so that each complements the other.



North Beacon Hill Supplemental Guidance

Landscaping to Enhance the Building and/or Site

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

1. Native plants to the Pacific Northwest are encouraged because of their proven ability to perform well in our climate and their regional cultural significance.
2. Consider adding a focal element, for instance, an art piece to outdoor space.
3. Retain significant trees whenever possible.

Streetscape Compatibility

1. Place planting strips smartly to incorporate a more pleasing environment for all modes of transportation and incorporate LID interventions in the same space.

DC4 Exterior Elements and Finishes

Citywide Guideline:

Use appropriate and high quality elements and finishes for the building and its open spaces.

North Beacon Hill Supplemental Guidance



Exterior Finish Materials

1. Brick and stone are the most common surface treatment in the commercial areas and are strongly encouraged. To the left are some examples of bricks and stone used on Beacon Hill.
2. 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.
3. 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



Multilingual signs are strongly encouraged.