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**North
Beacon Hill**
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*Design and Character
Strategies*

iNorth Beacon Hill

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Design and Character Strategies

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The City of Seattle has implemented citywide and neighborhood-specific design guidelines that help designers and architects make decisions about new projects that fit within the aesthetic and character goals of the city and neighborhood. North Beacon Hill possesses Design Guidelines that emphasize the character of Beacon Hill as known to its residents and business owners. The guidelines help to reinforce existing character and protect the qualities that the neighborhood values most and would like to continue to see in their environment. These guidelines, in conjunction with the Citywide Design Guidelines, also increase overall awareness of design priorities and encourage involvement in the design review process.

This booklet contains broad categories of character elements, ordered alphabetically. Each category is associated relevant Citywide guidelines. For each element in each category, the most relevant Neighborhood Design Guidelines are highlighted to facilitate their use in design review.

Each element is accompanied with sample images from Business Improvement Areas from around Seattle. The intent is to provide examples of potential improvements that follow Beacon Hill's guidelines. The example images are intended to be read from left to right, showing increasing levels of investment in terms of cost, time, and involvement of regulatory measures.

Within each category, elements are also presented in relative order of level of investment, with lowest first and highest last.

iNatural Elements

Citywide Design Guidelines

DC3. Include open spaces that complement the design of buildings.

PL3. Encourage human activities at the street-level by connecting building entrances and edges to the sidewalk.

Plantings

Level of Investment:

\$-\$\$-\$\$\$

Related Design Guidelines

DC3.II.i. Build small planting strips to create a more pleasing environment.

PL3.I.i.a. Landscape elements and low fences can be used to visually separate public and private spaces.



West Seattle

Street Trees

Level of Investment:

\$\$-\$\$\$

Related Design Guideline

PL3.I.i.a. Landscape elements and low fences can be used to visually separate public and private spaces.



North Beacon Hill



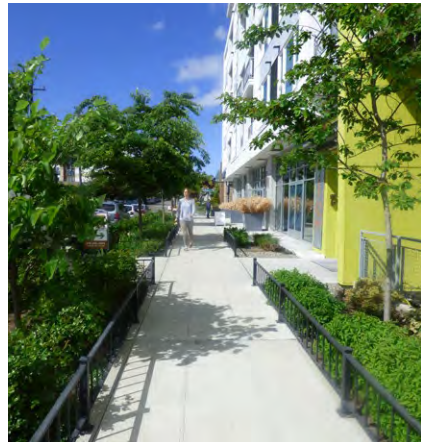
North Beacon Hill



West Seattle



West Seattle



West Seattle

Public Space Enhancements

Citywide Design Guidelines

DC3. Include open spaces that complement the design of buildings.

PL1. Contribute and connect to the open spaces surrounding the property.

Public Art

Level of Investment:

\$\$-\$\$\$

Related Design Guideline

DC3.I.iii. Including outdoor artworks create attractive, desirable spaces.



West Seattle

Outdoor Amenities

Level of Investment:

\$\$-\$\$\$

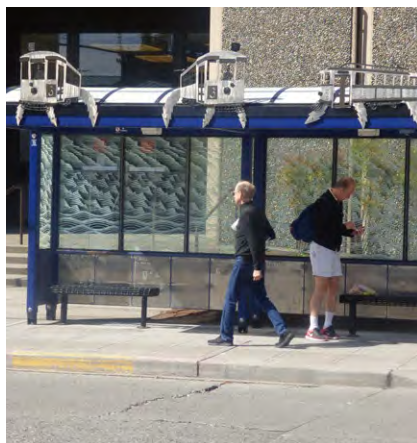
Related Design Guidelines

PL1.I.i. Semi-public open space should be located in the corners and courtyards of properties.

PL1.I.ii. Create courtyards that are visually accessible from the sidewalk, street.



Columbia City



West Seattle



North Beacon Hill



North Beacon Hill



West Seattle

i Sidewalk Features

Citywide Design Guidelines

PL3. Encourage human activities at the street-level by connecting building entrances and edges to the sidewalk.

PL2. Create an easy-to-navigate network of walkable spaces..

Wayfinding

Level of Investment:

\$-\$\$

Related Design Guideline

PL3.1.i.e. Public routes should feature elements for pedestrians to orient themselves.



North Beacon Hill

Bollards

Level of Investment:

\$-\$\$-\$\$\$

Related Design Guideline

PL2.1. Public spaces can be designed to prevent crime and enhance public safety and security.



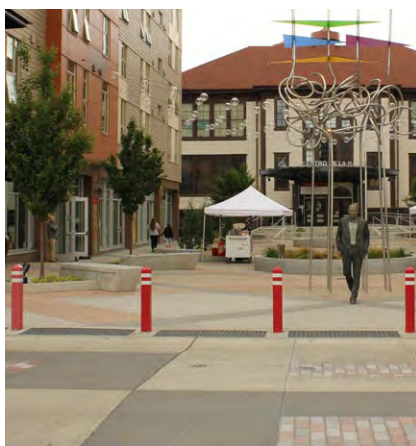
North Beacon Hill



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Columbia City

i Sidewalk Features

Citywide Design Guideline

PL2. Create an easy-to-navigate network of walkable spaces.

Waste Receptacle

Level of Investment:

\$\$

Related Design Guideline

PL2.I. Public spaces can be designed to prevent crime and enhance public safety and security.



Columbia City

Bicycle Parking

Level of Investment:

\$\$-\$\$\$

Related Design Guideline

PL2.II.i. Maintain width or widen sidewalks and consider bicycle use to create safe streets for everyone.



West Seattle



North Beacon Hill



University of Washington



West Seattle



North Beacoon Hill

i Sidewalk Features

Citywide Design Guideline

PL2. Create an easy-to-navigate network of walkable spaces..

Pedestrian Crossings

Level of Investment:

\$\$-\$\$\$

Related Design Guideline

PL2.I. Public spaces can be designed to prevent crime and enhance public safety and security.



North Beacon Hill

Street Poles and Lights

Level of Investment:

\$\$-\$\$\$

Related Design Guideline

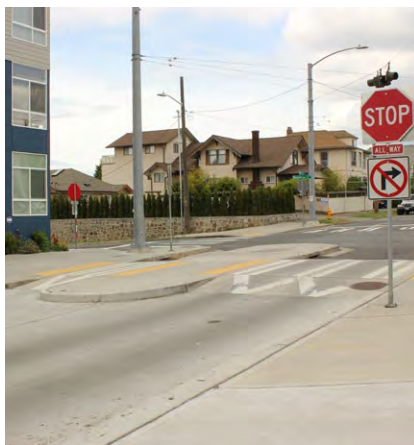
PL2.I. Public spaces can be designed to prevent crime and enhance public safety and security.



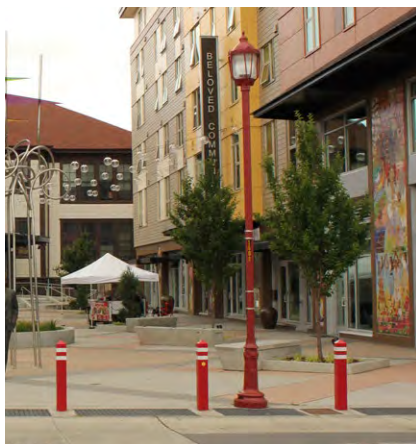
West Seattle



West Seattle



North Beacon Hill



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i Sidewalk Features

Citywide Design Guidelines

PL3. Encourage human activities at the street-level by connecting building entrances and edges to the sidewalk.

PL1. Contribute and connect to the open spaces surrounding the property.

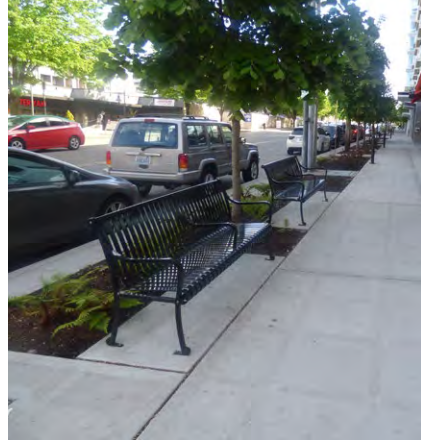
Seating

Level of Investment:

\$\$-\$\$\$

Related Design Guideline

PL1.1.i. Semi-public open space should be located in the corners and courtyards of properties.



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Land Markers

Level of Investment:

\$\$-\$\$\$

Related Design Guideline

PL3.1.i.e. Public routes should feature elements for pedestrians to orient themselves.



West Seattle



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i- Signage

Citywide Design Guideline

DC4 Use appropriate and high quality architectural, decorative, and functional elements for the building and its open spaces.

Sandwich Sign

Level of Investment:

\$

Related Design Guideline

DC4.I.ii. Signs should be oriented and sized for both pedestrians on sidewalks and vehicles on streets.



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Window Sign

Level of Investment:

\$-\$\$

Related Design Guideline

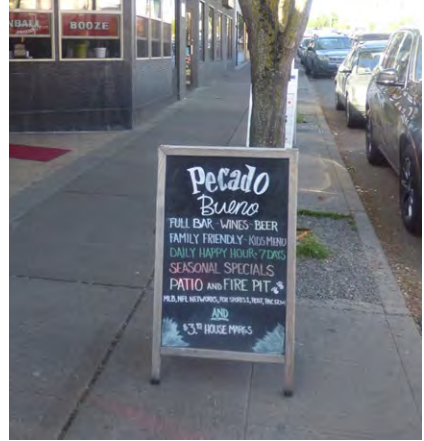
DC4.I.ii. Signs should be oriented and sized for both pedestrians on sidewalks and vehicles on streets.



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West Seattle



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i-**Signage**

Citywide Design Guideline

DC4 Use appropriate and high quality architectural, decorative, and functional elements for the building and its open spaces.

Flat Sign

Level of Investment:
\$\$-\$\$\$

Related Design Guideline

DC4.I.ii. Signs should be oriented and sized for both pedestrians on sidewalks and vehicles on streets.



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Blade Sign

Level of Investment:
\$\$-\$\$\$

Related Design Guideline

DC4.I.ii. Signs should be oriented and sized for both pedestrians on sidewalks and vehicles on streets.



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i-**Signage**

Citywide Design Guideline

DC4 Use appropriate and high quality architectural, decorative, and functional elements for the building and its open spaces.

Neon Sign

Level of Investment:
\$\$-\$\$\$\$

Related Design Guideline

DC4.I.ii. Signs should be oriented and sized for both pedestrians on sidewalks and vehicles on streets.



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Marquee Sign

Level of Investment:
\$\$\$

Related Design Guideline

DC4.I.ii. Signs should be oriented and sized for both pedestrians on sidewalks and vehicles on streets.



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Additional Resources

Seattle Design Review:

<http://www.seattle.gov/dpd/aboutus/howeare/designreview/program/>

Seattle Design Review Board Schedule (For Southeast Board):

<http://www.seattle.gov/dpd/aboutus/news/events/DesignReview/upcomingreviews/>

Seattle Design Guidelines (2013):

<http://www.seattle.gov/Documents/Departments/OPCD/Vault/CitywideDesignGuidelinesUpdate/SeattleDesignGuidelines.pdf>

North Beacon Hill Design Guidelines (2006, updated 2013):

<https://www.seattle.gov/Documents/Departments/OPCD/Vault/CitywideDesignGuidelinesUpdate/NorthBeaconHillGuidelines.pdf>

North Beacon Hill Neighborhood Plan (1999):

<https://www.seattle.gov/Documents/Departments/Neighborhoods/Planning/Plan/North-Beacon-Hill-plan.pdf>

North Beacon Hill Neighborhood Plan Update (2010):

<http://www.seattle.gov/Documents/Departments/OPCD/Vault/NorthBeaconHillNeighborhoodPlanUpdate/NorthBeaconNeighborhoodPlanUpdate.pdf>

North Beacon Hill Neighborhood Action Plan (2010):

<https://www.seattle.gov/Documents/Departments/OPCD/Vault/NorthBeaconHillNeighborhoodPlanUpdate/NorthBeaconActionPlan.pdf>

Seattle Design Review:

<http://www.seattle.gov/dpd/aboutus/howeare/designreview/program/>

Seattle Design Review Board Schedule (For Southeast Board):

<http://www.seattle.gov/dpd/aboutus/news/events/DesignReview/upcomingreviews/>

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