Beacon Hill

The Beacon Hill transit community, located in the City of Seattle designated Urban Village. In 2010 the City of Seattle updated the Beacon Hill Neighborhood plan. Additionally, in 2011, the city completed an Urban Design Framework for the transit station. The City of Seattle and Beacon Hill community members envisioned increased vitality of the neighborhood retail district that is served by a range of transportation options. Additionally the city seeks to maintain affordable housing alternatives throughout Beacon Hill and concentrate additional growth within the Urban Village boundary.

LOCAL PLANNING —

The Beacon Hill transit community is located within the City of Seattle designated Urban Village. With small blocks and a nearly complete sidewalk network, Beacon Hill offers a highly walkable built environment.

Beacon Hill transit community has a population of 6,081, with 69 percent minority, making it relatively diverse compared to transit communities studied. The current median household income is higher than nearly all South Corridor transit communities, but still below the regional median income.

The commercial and civic elements in the Beacon Hill neighborhood reflect its diversity. These include El Centro de la Raza, a community service and advocacy organization which owns a former school building including a major development site adjacent to the light rail station. Housing in the community is primarily single family. Beacon Hill has relatively low levels of affordability for households earning below 50% of AMI compared with other transit communities and the region as a whole.

People with immediate displacement risk show indications that displacement of lower income populations has begun, higher current market strength, and/or high number of community risk factors. Limited access to opportunity indicates barriers in attaining resources for household to thrive.

Key Strategies:
- Development regulations and capital facilities investments that support market demand
- Full range of tools for new and preserved affordable housing
- Community needs assessment and targeted community investments
- Targeted small business support

Implementation Approach

1. Protect and Grow

Protect and Grow transit communities are neighborhoods with emerging to strong real estate demand and community characteristics that indicate an immediate risk of displacement. Physical form and activity levels that support a dense, walkable and transit-supportive neighborhood. A stronger real estate market suggests there is higher pressure for new development in the near- to mid-term.

Key Strategies:
- Development
- Full range of tools for new and preserved affordable housing
- Community needs assessment and targeted community investments
- Targeted small business support

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The image contains a map of Beacon Hill with various data points and indicators, including population, housing units, and employment. The map is used to illustrate the local planning, transportation, and economic aspects of the community.