

Ordinance No. 122578

Council Bill No. 116067

An Ordinance relating to environmental protection amending Attachment 1 to Seattle Municipal Code Section 25.05.675 to add Jefferson Park and the Mt. Baker Ridge Viewpoint as public places offering views of significant natural and human-made features

CF No. \_\_\_\_\_

Date Introduced:	<u>Oct. 29, 2007</u>	
Date 1st Referred:	To: (committee) <u>Urban Development and</u>	
Date Re - Referred:	To: (committee) <u>Planning</u>	
Date Re - Referred:	To: (committee)	
Date of Final Passage:	Full Council Vote: <u>80</u>	
Date Presented to Mayor:	Date Approved: <u>12-13-07</u>	
Date Returned to City Clerk:	Date Published: <u>9</u>	T.O. <input checked="" type="checkbox"/> F.T. <input type="checkbox"/>
Date Vetoed by Mayor:	Date Veto Published:	
Date Passed Over Veto:	Veto Sustained:	

# The City of Seattle - Legislative Department

Council Bill/Ordinance sponsored by: Peter Stanbury

Councilmember

Committee Action: Pass 30  
PS, SC, JD

12-10-07 Passed 80 (Absent: McIver)

This file is complete and ready for presentation to Full Council. Committee: \_\_\_\_\_ (initial/date)

*Law Department*

Law Dept. Review	OMP Review	City Clerk Review	Electronic Copy Loaded	Indexed
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ORDINANCE 122578

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3 AN ORDINANCE relating to environmental protection amending Attachment 1 to Seattle  
4 Municipal Code Section 25.05.675 to add Jefferson Park and the Mt. Baker Ridge  
5 Viewpoint as public places offering views of significant natural and human-made  
6 features.

7 WHEREAS, Seattle has a magnificent natural setting of greenery, mountains, and water; and

8 WHEREAS, visual amenities and viewing opportunities are an integral part of the City's  
9 environmental quality; and

10 WHEREAS, the City has developed particular sites for the public's enjoyment of views of  
11 mountains, water and skyline and has many public places where such views enhance one's  
12 experience; and

13 WHEREAS, it is the City's policy to protect public views of significant natural and human-made  
14 features, including Mount Rainer, the Olympic and Cascade Mountains, the Downtown  
15 skyline, Puget Sound, Lake Washington, Lake Union, and the Ship Canal, from public  
16 places consisting of the specified viewpoints, parks, scenic routes, and view corridors,  
17 identified in Attachment 1 to Seattle Municipal Code Section 25.05.675; and

18 WHEREAS, the Pro Parks Levy has funded two park projects that create new public sites for the  
19 public's enjoyment of views; NOW, THEREFORE,

20 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

21 Section 1. Attachment 1 to Subsection 25.05.675 P of the Seattle Municipal Code, as last  
22 amended by Ordinance 121792, is amended as follows:

23 ATTACHMENT 1

24 Alki Beach Park

25 Alki Avenue S.W.

26 Atlantic City Park

27 S. Henderson and Seward Park S.

28 Bagley Viewpoint

10th Avenue E. and E. Roanoke

Ballard High School

N.W. 65th Street and 14th Avenue N.W.



- 1 Banner Place
- 2 N.E. Banner Place off N.E. 75th Street
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- 27 Denny Blaine Park
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- 2 Discovery Park
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- 26 Eighth and Jefferson
- 27 Harbor Vista Park
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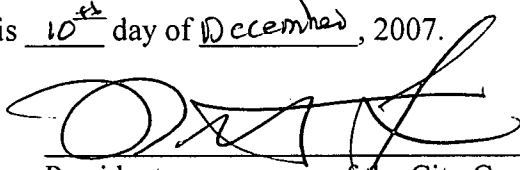


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- 5 West Seattle Municipal Golf Course
- 6 West Seattle Recreation Area
- 7 West Seattle Reservoir
- 8 S.W. Trenton Street and Eighth Avenue S.W.
- 9 West Seattle Rotary Viewpoint
- 10 S.W. Oregon Street and 35th Avenue S.W.
- 11 Woodland Park
- 12 N. 50th Street and Phinney Avenue N.

13 Scenic routes (1) described by Seattle transportation, Traffic Division Map and by  
14 Ordinance 97027, and (2) identified as protected view rights-of-way in the Mayor's April  
15 1987 Open Space Policies Recommendation. (See Exhibit 1 immediately following for a  
16 map of the designated SEPA Scenic Routes described above.)

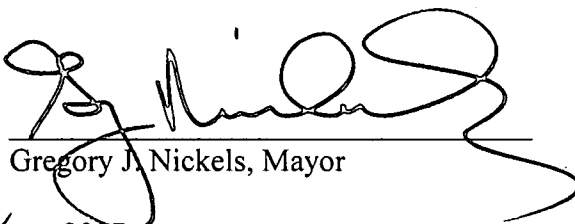
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18 Section 2. This ordinance shall take effect and be in force thirty (30) days from and  
19 after its approval by the Mayor, but if not approved and returned by the Mayor within ten,(10)  
20 days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

21 Passed by the City Council the 10<sup>th</sup> day of December, 2007, and signed by me in open  
22 session in authentication of its passage this 10<sup>th</sup> day of December, 2007.

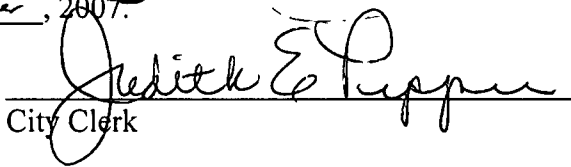
23  
24   
25 \_\_\_\_\_  
26 President \_\_\_\_\_ of the City Council

27 Approved by me this 13<sup>th</sup> day of December  
28



  
\_\_\_\_\_  
Gregory J. Nickels, Mayor

Filed by me this 14<sup>th</sup> day of December, 2007.

  
\_\_\_\_\_  
City Clerk

(Seal)

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**FISCAL NOTE FOR NON-CAPITAL PROJECTS**

<b>Department:</b>	<b>Contact Person/Phone:</b>	<b>DOF Analyst/Phone:</b>
DPD	Mark Troxel/5-1739	Karen Grove/4-5805

**Legislation Title:**

An ordinance relating to environmental protection amending Attachment 1 to Seattle Municipal Code Section 25.05.675 to add Jefferson Park and the Mt. Baker Ridge Viewpoint as public places offering views of significant natural and human-made features.

• **Summary of the Legislation:**

New Parks projects have created new viewpoints at Jefferson Park and at Mt. Baker Ridge Viewpoint. The SEPA chapter lists public places from which the views are protected. This legislation will add two planned viewpoints in Jefferson Park (The Overlook and the Gatehouse Plaza) and the Mt. Baker Ridge Viewpoint to that list.

- **Background:** The Jefferson Park expansion project will bury the existing reservoir beneath a lid that will be landscaped for public use. The site's topography enables great views to the west, and the site development plan designates two areas that will be developed with signage and amenities suited to public enjoyment of those views. Mt. Baker Ridge Viewpoint is a new park at 1411 31st Ave. S. overlooking Sam Smith Park with the Downtown Skyline and the Olympics visible in the distance. All sites offer panoramic views, although the Gatehouse Plaza view is partially obscured by the existing Gatehouse. Panoramic views offer a wide viewshed within which development or tall trees is not necessarily detrimental to the view, and could possibly frame or enhance it. Environmental analysis of future development within the viewshed of these sites will need to respond to how the development will affect the protected view. Because the proposed viewpoints are located about 50 feet higher than potential nearby development sites, and the current height limits on those sites is limited to 37 feet, it is unlikely that SEPA viewpoint designation will adversely affect development potential in the Mt. Baker or Beacon Hill neighborhoods.

- *Please check one of the following:*

**X This legislation does not have any financial implications.**

**Please list attachments to the fiscal note below:**

DPD Director's Report



## Director's Report and Recommendation

### PUBLIC VIEWPOINTS IN JEFFERSON PARK AND AT MT. BAKER RIDGE VIEWPOINT

October 23, 2007

#### I. Introduction and Summary of the Proposal

Seattle's topography offers magnificent views of mountains, Puget Sound, and the city. These features define the city and viewing them from the many public vantage points afforded by the natural and constructed environment are important elements of city planning. Seattle Municipal Code Chapter 25.05, *Environmental Policies and Procedures*, sets forth a list of public viewpoints from which views are protected from the view obscuring impacts of new development. Recently, the Pro Parks Levy and other sources have enabled construction of two projects – improvements to Jefferson Park on Beacon Hill and the new Mt. Baker Ridge Viewpoint – that prominently feature public access to great views.

The new Jefferson Park site plan offers a spectacular westward panoramic view of the Duwamish, West Seattle, Downtown, Puget Sound and beyond. Designated viewing areas will be located on the western and northwestern edges of the buried reservoir at Jefferson Park. The new Mt. Baker Ridge Viewpoint is a new neighborhood-serving park perched on 31st Avenue South. Its panoramic view is also toward the west, with Rainier Valley and Beacon Hill in the foreground and Downtown, Puget Sound and the Olympics beyond.

The proposed legislation will add locations within Jefferson Park and the Mt. Baker Ridge Viewpoint to Attachment 1 of Seattle Municipal Code Section 25.05.675 P, so that their views will be explicitly protected under Seattle regulations implementing the State Environmental Policy Act (SEPA). Subsection P.2.a.i. states that

[i]t is the City's policy to protect public views of significant natural and human-made features: Mount Rainer, the Olympic and Cascade Mountains, the downtown skyline, and major bodies of water including Puget Sound, Lake Washington, Lake Union and the Ship Canal, from public places consisting of the specified viewpoints, parks, scenic routes, and view corridors, identified in Attachment 1.

If a proposed development subject to SEPA review is determined to have an adverse impact on these public views, mitigating conditions to eliminate or reduce the impact may be imposed.

#### II. Analysis of the Proposal

*Jefferson Park.* Most of Jefferson Park is open with trees located near the site edges, along Beacon Avenue South, and within the golf course areas, contributing to the park setting. The final site plan includes viewpoints along the edge of a bluff. A small plaza (the Gatehouse Plaza; *see* Figure 1) will be located just east of the existing gatehouse. An overlook in the northwestern portion of the expanded area (The Overlook; *see* Figure 1) will be on top of a landscaped berm. An elevation change of approximately 60 feet begins at the northwest corner of the park at South Spokane Street and 15th Avenue South (downhill), and rises abruptly to the east and south. This elevation change

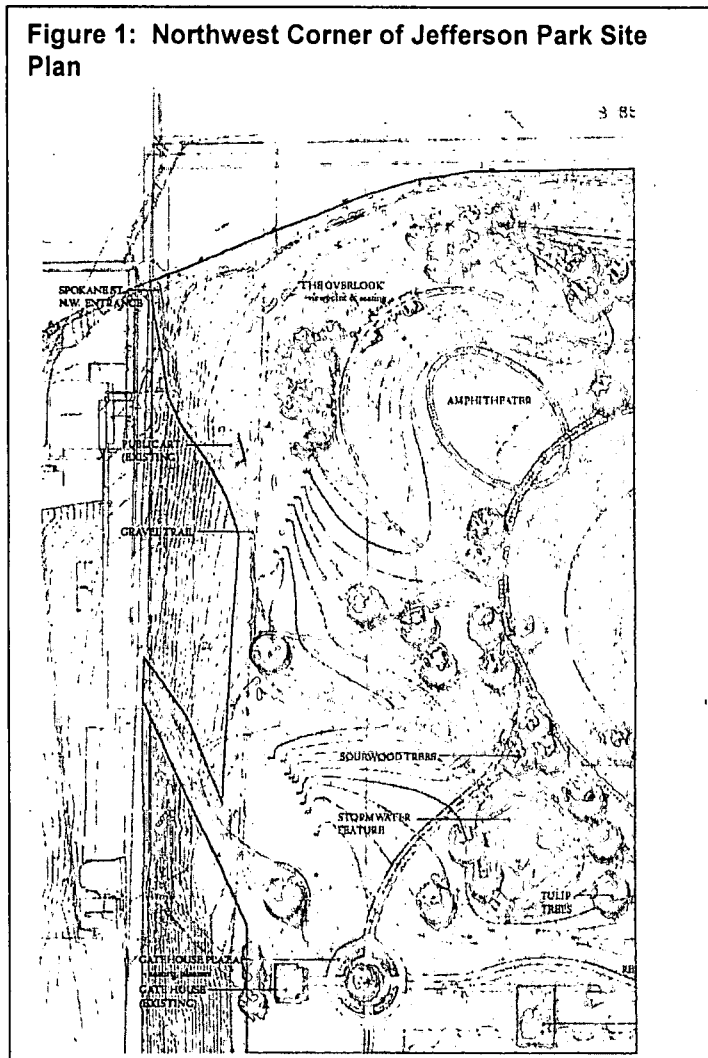


provides panoramic views west to Harbor Island, West Seattle, and the Olympic Mountains, and north to Elliott Bay and the downtown Seattle skyline.

Zoning to the west of the Jefferson Park viewpoints include Lowrise multifamily residential zoning (L1, L2, and L3 with height limits below 40 feet) with single family beyond. Maximum development potential under the current zoning would not block significant views. Further west is I-5 and the low-lying Duwamish industrial area.

These are panoramic views that will change both seasonally and over time as vegetation matures and is replaced. Seattle Parks and Recreation will manage the park and the associated views in accordance with their adopted vegetation management plan. When the viewshed is very wide, vegetation can enhance the view by framing it, by screening less attractive foreground features, or by being an aesthetically pleasing element in its own right. Both of the planned viewing areas within the park will be enhanced by landscaping in the foreground that will grow and change seasonally.

Figure 1: Northwest Corner of Jefferson Park Site Plan

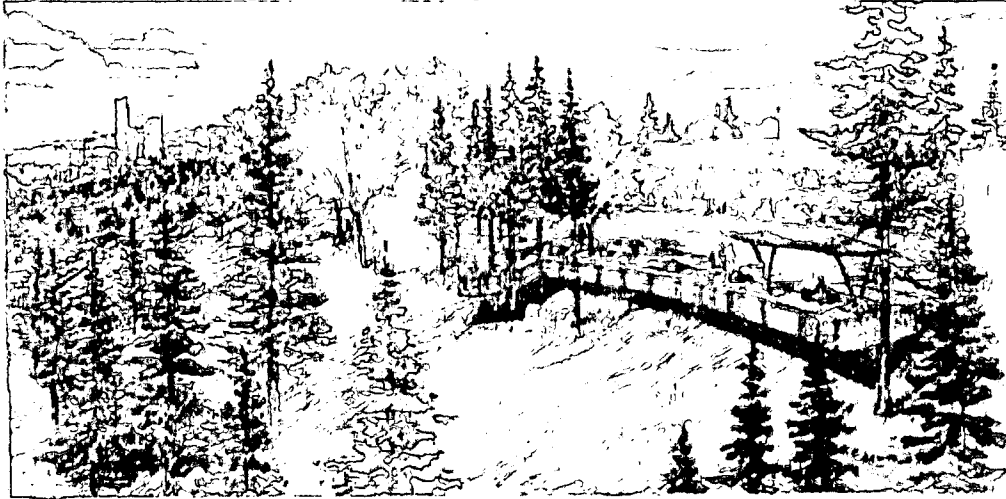


*Mt. Baker Ridge Viewpoint.* The Mt. Baker Ridge Viewpoint was acquired in 2003 with Pro Parks Levy funds. It features a unique sculptural viewing platform that extends from the sidewalk over a steep slope down approximately 80 feet to the lid over I-90 and Sam Smith Park overlooking Downtown, Beacon Hill, Elliott Bay and the Olympics. (See Figure 2.)

Permitted height of structures within 500 feet to the west is limited to 35 feet. Sam Smith Park is located further west, some LDT (Lowrise Duplex/Triplex) zoning to the Northwest, and a mix of Lowrise 2 and single family zoning.

Vegetation management for the Mt Baker Ridge Viewpoint will take advantage of nearby coniferous trees that will frame the view and provide shade and interest to the viewing platform. The view from the platform will change both seasonally and over time as vegetation matures and is replaced. The coniferous trees to the west of the site are located on property owned by the Washington State Department of Transportation (WSDOT). Any vegetation management must be done in cooperation with WSDOT.

**Figure 2: Rendering of Mt. Baker Ridge Viewpoint**



#### **IV. Recommendation**

DPD recommends adoption of the proposed amendments to SMC 25.05.675 that will designate Jefferson Park viewpoints and the Mt. Baker Ridge Viewpoint as protected public views under SEPA.

**ORDINANCE** \_\_\_\_\_

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14 \_\_\_\_\_  
15 President \_\_\_\_\_ of the City Council

16 Approved by me this \_\_\_\_ day of \_\_\_\_\_, 2007.

17 \_\_\_\_\_  
18 Gregory J. Nickels, Mayor

19 Filed by me this \_\_\_\_ day of \_\_\_\_\_, 2007.

20 \_\_\_\_\_  
21 City Clerk

22 (Seal)



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STATE OF WASHINGTON – KING COUNTY

--SS.

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218552  
CITY OF SEATTLE, CLERKS OFFICE

No.

**Affidavit of Publication**

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12<sup>th</sup> day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

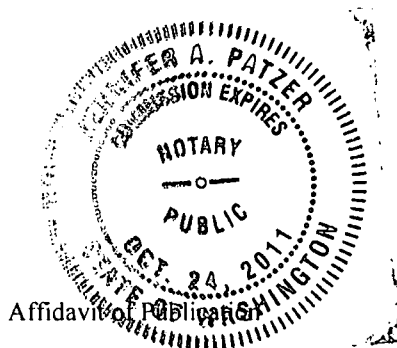
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:122578 ORDINANCE

was published on

12/18/07

The amount of the fee charged for the foregoing publication is the sum of \$ 488.25, which amount has been paid in full.



*[Handwritten signature]*

Subscribed and sworn to before me on

12/18/07

*[Handwritten signature]*

Notary public for the State of Washington,  
residing in Seattle

# City of Seattle

## ORDINANCE 122678

AN ORDINANCE relating to environmental protection amending Attachment 1 to Seattle Municipal Code Section 25.05.675 to add Jefferson Park and the Mt. Baker Ridge Viewpoint as public places offering views of significant natural and human-made features.

WHEREAS, Seattle has a magnificent natural setting of greenery, mountains, and water; and

WHEREAS, visual amenities and viewing opportunities are an integral part of the City's environmental quality; and

WHEREAS, the City has developed particular sites for the public enjoyment of views of mountains, water and skyline and has many public places, where such views enhance one's experience; and

WHEREAS, it is the City's policy to protect public views of significant natural and human-made features, including Mount Rainier, the Olympic and Cascade Mountains, the Downtown skyline, Puget Sound, Lake Washington, Lake Union, and the Ship Canal, from public places consisting of the specified viewpoints, parks, scenic routes, and view corridors, identified in Attachment 1 to Seattle Municipal Code Section 25.05.675; and

WHEREAS, the Pro Parks Levy has funded two park projects that create new public sites for the public's enjoyment of views; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Attachment 1 to Subsection 25.05.675 P of the Seattle Municipal Code, as last amended by Ordinance 121792, is amended as follows:

### ATTACHMENT 1

Alki Beach Park  
Alki Avenue S.W.  
Atlantic City Park  
S. Henderson and Seward Park S.  
Bagley Viewpoint  
10th Avenue E. and E. Roanoke  
Ballard High School  
N.W. 65th Street and 14th Avenue N.W.  
Banner Place  
N.E. Banner Place off N.E. 75th Street  
Bayview Playground  
24th Avenue W. and W. Raye Street  
Beacon Hill Playground  
S. Holgate and 14th Avenue S.  
Belvidere Viewpoint  
S.W. Admiral Way and S.W. Olga  
Bhy Kracke Park  
Bigelow North and Commodore Place  
Bitter Lake Playground  
N. 130th and Linden Avenue N.  
Briarcliff Elementary School  
W. Dravus and 38th Avenue W.  
Broadview Elementary School  
12515 Greenwood Avenue N.  
Carkeek Park  
N.W. 110th off N. Greenwood  
Cleveland High School Playground  
S. Lucile and 15th Avenue S.  
Colman Park  
36th S. and Lakeside S.  
Colman Playground  
23rd Avenue S. and S. Grant  
Commodore Park  
W. Commodore Way and W. Gilman  
Denny Blaine Park  
Lake Washington Boulevard E. and 40th

Discovery Park  
36th W. and W. Government Way  
Emerson Elementary School  
9709 80th Avenue S.  
Emma Schmitz Overlook  
Beach Drive S.W. and S.W. Alaska  
Four Columns  
Pike and Boren at I-5  
Frink Park  
Lake Washington Boulevard and S. Jackson  
Gasworks Park  
N. Northlake Way and Meridian Avenue N.  
Genesee Park  
45th Avenue S. and S. Genesee  
Golden Gardens Park  
North end of Seaview Avenue N.W.  
Green Lake  
Beaches (E. Green Lake Drive N. and W. Green Lake Drive N.)  
Playfield (E. Green Lake Drive N. and Latona Avenue N.E.)  
Park (N. 73rd Street and Green Lake Drive N.)  
Community Center (Latona Avenue N.E. and E. Green Lake Drive N.)  
Hamilton Viewpoint  
California Avenue S.W. and S.W. Donald  
Harborview Hospital Viewpoint  
Eighth and Jefferson  
Harbor Vista Park  
1660 Harbor Avenue S.W.  
Highland Park Playground  
S.W. Thistle and 11th S.W.  
Hughes Elementary School  
S.W. Holden and 32nd Avenue S.W.  
Inverness Ravine  
Inverness Drive N.E. off N.E. 85th Street  
Jefferson Park Gatehouse Plaza  
Jefferson Park Overlook  
Jose Rizal Park  
S. Judkins and 12th Avenue S.  
Kerry Park  
W. Highland and Second Avenue W.

## State of Washington, King County

Kinnear Park  
Seventh W. and W. Olympic Place  
Kobe Terrace Park and the publicly owned portions of the International District Community Garden  
Sixth Avenue and Washington Street  
Lakeview Park  
Lake Washington Boulevard E. and E. McGilvra  
Lawton Playground  
W. Emerson and Williams Avenue W.  
Leschi Park  
Lakeside W. off E. Alder  
Lincoln Park  
Fautneroy S.W. and S.W. Webster  
Louisa Boren Lookout/Boren  
Interlaken Park  
15th E. and E. Garfield  
Lowman Beach  
Beach Drive S.W. and 48th Avenue S.W.  
Lynn Street-end Park  
Lynn Street at east side of Lake Union  
McCurdy Park  
E. Hamlin and E. Park Drive  
Madison Park Beach  
E. Madison and Lake Washington Boulevard E.  
Madrona Park Beach  
Lake Washington Boulevard and Madrona Drive  
Magnolia Elementary School Playground  
W. Smith Street and 27th Avenue W.  
Maple Leaf Playground  
N.E. 82nd and Roosevelt Way N.E.  
Marshall Park  
Betty Bowen Viewpoint  
Parsons Gardens Park  
Seventh W. and W. Highland  
Martha Washington Park  
S. Holly Street and 57th Avenue S.  
Mathews Beach  
N.E. 93rd and Sand Point Way N.E.  
Mayfair Park  
Second Avenue N. and Rays Street  
Mee-Kwa-Mooks  
Beach Drive S.W. and S.W. Oregon  
Montlake Park  
E. Shelby and E. Park Drive E.  
Montlake Playfield  
16th Avenue E. and E. Calhoun

Mount Baker Park  
Mount Baker Ridge Viewpoint  
S. McClellan and Lake Park Drive S.  
Myrtle Edwards Park  
Alaskan Way and Bay Street  
Myrtle Street Reservoir  
S.W. Myrtle and 35th S.W.  
Newton Street-end Park  
Newton Street at east side of Lake Union  
North and South Passage Point Park  
Sixth Avenue N.E. and N.E. Northlake Way  
Fuhrman E. and Fairview E.  
Othello Park  
43rd Avenue S. and S. Othello  
Pritchard Beach  
55th Avenue S. and S. Grattan  
Riverview Playfield  
7000 Block of 12th Avenue S.W.  
Roanoke Street-end Park  
Roanoke Street at east side of Lake Union  
Rogers Park  
Third Avenue W. and W. Fulton Street  
Sand Point Park/Beach  
Sand Point Way N.E. and N.E. 65th Street  
Schmitz Park  
Admiral Way S.W. and S.W. Stevens  
Seward Park Beach  
Lake Washington Boulevard S. and S. Jeanau  
Smith Cove Park  
Pier 91  
Soundview Terrace Park  
11th W. and W. Wheeler  
Sunset Hill Viewpoint  
N.W. 77th and 34th Avenue N.W.  
Twelfth Avenue South Viewpoint  
12th Avenue S. and S. McClellan Street  
U.S. Public Health Service Hospital  
1131 14th Avenue S.  
Victor Steinbrueck (Market) Park  
Virginia Street and Western Avenue  
Viretta Park  
39th Avenue E. and E. John  
Volunteer Park (Tower)  
1400 E. Prospect  
Wallingford Playfield  
N. 43rd Street and Wallingford Avenue N.  
Washington Park Arboretum  
E. Madison and Lake Washington Boulevard S.  
Waterfront Park  
Pier 57 On Alaskan Way  
West Crest Park  
S.W. Henderson Street and Eighth Avenue S.W.  
West Seattle Municipal Golf Course  
West Seattle Recreation Area  
West Seattle Reservoir  
S.W. Trenton Street and Eighth Avenue S.W.  
West Seattle Rotary Viewpoint  
S.W. Oregon Street and 35th Avenue S.W.

**Woodland Park**

**N. 50th Street and Phinney Avenue N.**

Scenic routes (1) described by Seattle transportation, Traffic Division Map and by Ordinance 97027, and (2) identified as protected view rights-of-way in the Mayor's April 1987 Open Space Policies Recommendation. (See Exhibit 1 immediately following for a map of the designated SEPA Scenic Routes described above.)

Section 2. This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

Passed by the City Council the 10th day of December, 2007, and signed by me in open session in authentication of its passage this 10th day of December, 2007.

Nick Licata

President of the City Council

Approved by me this 13th day of December, 2007.

Gregory J. Nickels, Mayor

Filed by me this 14th day of December, 2007.

(Seal) Judith Pippin

City Clerk

Publication ordered by JUDITH PIPPIN,  
City Clerk

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Journal of Commerce, December 18, 2007.  
12/18(218562)