

Ordinance No. 120605

Council Bill No. 113697

The City of Seattle
Council Bill/Ordinance

AN ORDINANCE amending Seattle Municipal Code Section 25.05.675P, Public View Protection, regarding the application of SEPA policies to the Space Needle.

10/30/01 PASS 2-0

CF No. _____

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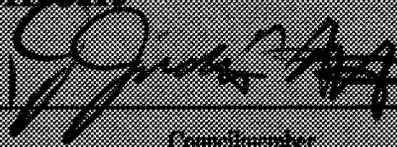
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Law Department

Law Dept. Review

The City of Seattle - Legislative Department

Council Bill/Ordinance sponsored by: _____



NICASTRO

Councilmember

Committee Action:

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AN ORDINANCE amending Seattle Municipal Code Section 25.05.675P, Public View Protection, regarding the application of SEPA policies to the Space Needle.

WHEREAS, the City's view protection policies in Chapter 25.05, of the Seattle Municipal Code have not been revised since 1985; and

WHEREAS, view protection policies governing views of landmark structures allows the conditioning or denial of new development where it would have an adverse impact on public views of certain designated landmarks; and

WHEREAS, the Space Needle was designated a City Landmark in April, 1999 and is visible from many public places throughout the city; and

WHEREAS, restricting development throughout the city to protect all public views of the Space Needle is inconsistent with the City's land use, housing and other policies and goals, as more fully described in the report, "Seattle View Protection Policies: Space Needle Executive Report and Recommendation," April 2001; and

WHEREAS, the Council finds that important public views of the Space Needle should be specifically identified in order to protect such views without conflicting with other City policies and goals,

NOW THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Subsection 25.05.675P, Public View Protection, of the Seattle Municipal Code, which Section was last amended by Ordinance 119481, is amended as follows:

25.05.675 Specific environmental policies.

* * *

P. Public View Protection.

1. Policy Background.

a. Seattle has a magnificent natural setting of greenery, mountains, and water; visual amenities and opportunities are an integral part of the City's environmental quality.

b. The City has developed particular sites for the public's enjoyment of views of mountains, water and skyline and has many scenic routes and other public places where such views enhance one's experience.

c. Obstruction of public views may occur when a proposed structure is located in close proximity to the street property line, when development occurs on lots situated at the foot of a street that terminates or changes direction because



1 of a shift in the street grid pattern, or when development along a street creates a
2 continuous wall separating the street from the view.

3 d. Authority provided through the Landmarks Preservation
4 Ordinance⁶ is intended to preserve sites and structures which reflect significant elements
5 of the City's historic heritage and to designate and regulate such sites and structures as
6 historic landmarks.

7 e. The adopted Downtown Land Use Policies and Code provide
8 for the preservation of specified view corridors through setback requirements and
9 policies for the use of street space.

10 f. Adopted Land Use Codes attempt to protect private views
11 through height and bulk controls and other zoning regulations but it is impractical to
12 protect private views through project-specific review.

13 2. Policies.

14 a. i. It is the City's policy to protect public views of
15 significant natural and human-made features: Mount Rainer, the Olympic and Cascade
16 Mountains, the downtown skyline, and major bodies of water including Puget Sound,
17 Lake Washington, Lake Union and the Ship Canal, from public places consisting of the
18 specified viewpoints, parks, scenic routes, and view corridors, identified in Attachment
19 1. (Attachment 1 is located at the end of this Section 25.05.675.) This subsection does
20 not apply to the Space Needle, which is governed by subsection P2c of this section.

21 ii. The decisionmaker may condition or deny a proposal
22 to eliminate or reduce its adverse impacts on designated public views, whether or not the
23 project meets the criteria of the Overview Policy set forth in SMC Section 25.05.665;
24 provided that downtown projects may be conditioned or denied only when public views
25 from outside of downtown would be blocked as a result of a change in the street grid
26 pattern.

27 b. i. It is the City's policy to protect public views of historic
28 landmarks designated by the Landmarks Preservation Board which, because of their
29 prominence of location or contrasts of siting, age, or scale, are easily identifiable visual
30 features of their neighborhood or the City and contribute to the distinctive quality or
31 identity of their neighborhood or the City. This subsection does not apply to the Space
32 Needle, which is governed by subsection P2c of this section.

33 ii. A proposed project may be conditioned or denied to
34 mitigate view impacts on historic landmarks, whether or not the project meets the
35 criteria of the Overview Policy set forth in SMC Section 25.05.665.

36 c. It is the City's policy to protect public views of the Space
37 Needle from the following public places. A proposed project may be conditioned or
38 denied to protect such views, whether or not the project meets the criteria of the
39 Overview Policy set forth in SMC Section 25.05.665.

40 i. Alki Beach Park (Duwamish Head)

41 ii. Bhy Kracke Park

42 iii. Gasworks Park

43 iv. Hamilton View Point

44 v. Kerry Park



- vi. Myrtle Edwards Park
- vii. Olympic Sculpture Park (City-owned parcel)
- viii. Seacrest Park
- ix. Seattle Center
- x. Volunteer Park

- d. Mitigating measures may include, but are not limited to:
- i. Requiring a change in the height of the development;
 - ii. Requiring a change in the bulk of the development;
 - iii. Requiring a redesign of the profile of the development;
 - iv. Requiring on-site view corridors or requiring enhancements to off-site view corridors;
 - v. Relocating the project on the site;
 - vi. Requiring a reduction or rearrangement of walls, fences or plant material; and
 - vii. Requiring a reduction or rearrangement of accessory structures including, but not limited to towers, railings and antennae.

Section 2. The provisions of this ordinance are declared to be separate and severable. The invalidity of any particular provision shall not affect the validity of any other provision.

Section 3. 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 5th day of November, 2001, and signed by me in open session in authentication of its passage this 5th day of November, 2001.

Margot O'Quinn
 President of the City Council

Approved by me this 13th of NOVEMBER, 2001.

Paul Schell
 Paul Schell, Mayor

Filed by me this 13th day of November, 2001.

Janith E. Pepp
 City Clerk

(SEAL)





City of Seattle

Paul Schell, Mayor

Department of Design, Construction and Land Use

R. F. Krochalis, Director

To: Council President Margaret Pageler
Via Margaret Klockars, Law Department

From: 
Rick Krochalis, Director

Date: May 21, 2001

Subject: Seattle's View Protection Policies and the Space Needle

I am pleased to present the Executive's recommendations for amendments to the City's environmental protection policies (SEPA) governing view protection of the Space Needle. As you know, the City recently distributed an inventory and analysis of views of the Space Needle from public vantage points around the city, and this legislation is the outcome of that analysis.

Background

Current policies make no reference to specific landmarks, although presume to provide protection of views of a number of landmarks through general reference to public views of the structures. It has become clear over the years that this lack of clarity has led to an environment in which it is difficult to comply with the policy direction, particularly where compliance would directly contravene other stated policy objectives governing development.

This condition was brought into sharp focus when the Pike Pine neighborhood initiated a campaign to protect views of the Space Needle from Four Columns Park at the intersection of East Pike Street and Boren Avenue. Pending development in the Denny Triangle neighborhood to the north of the park would obscure the view of the Space Needle. However, the development proposed in the Denny Triangle is consistent with the vision of that neighborhood's plan as approved by the City and would involve the purchase of rural development credits in accordance with the program entered into by the City and King County to protect undeveloped rural areas. This would be the first such purchase of development credits to date.

The inventory and analysis that was completed by DCLU in conjunction with the Strategic Planning Office (SPO) concluded that there was not a compelling public interest in preserving the view of the Space Needle from Four Columns Park. It further identified those public viewing sites where the Space Needle was an integral part of the view and should be protected. These amendments will further our efforts to provide clarity and certainty about how our view protection policies will be implemented. Future efforts will

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be undertaken to take what we have learned so far and, with your continued support, begin to address broader public view protection issues that are raised by citizens at this juncture in the city's development.

Recommendations

- Criteria for evaluating views of the Space Needle included the extent of the viewshed, prominence of the Space Needle in the view, level of use, amenities at the viewpoint, private properties affected by view protection, and other policy objectives, such as managed growth, that are potentially in conflict with view protection policies.
- Ten (10) sites are recommended for protecting views of the Space Needle. They include: Alki Beach Park (at Duwamish Head), Bhy Kracke Park, Gasworks Park, Hamilton Viewpoint, Kerry Park, Myrtle Edwards Park, Olympic Sculpture Park (City-owned parcel), Seacrest Park, Seattle Center, and Volunteer Park.
- Although Four Columns Park is not recommended as a site from which to protect views of the Space Needle, other options for this viewpoint were explored. Further study is recommended to identify actions that would ensure an enhanced and distinctive skyline view, for new and improved open spaces, to improve the transition between downtown and Capitol Hill, and for resources and funding to accomplish these objectives.
- The amendments to the SEPA Policies found in SMC 25.05.675 would distinguish the Space Needle from other landmarks and provide clear and specific policy direction for maintaining public views of the Space Needle.

SEPA Environmental Determination

An environmental determination on this proposal will be published in the Department's General Mailed Release (GMR) and the Daily Journal of Commerce (DJC) on Thursday, May 24, 2001. The public's opportunity to appeal this determination will conclude on June 14, 2001.

Public Hearing Scheduled

A public hearing on the proposal is scheduled before the Council's Landlord/Tenant & Land Use Committee on June 27, 2001 at 5:30 p.m.

Non-financial Legislation

Implementation costs associated with this legislation will be minor and can be accommodated within existing resources.

If you have any questions about the proposed legislation, please call John Skelton at 233-3883 or by email at john.skelton@ci.seattle.wa.us.

Attachment



Seattle View Protection Policies

Volume One:

Space Needle Executive Report & Recommendations



April 2001

Rick Krochalis, Director, Department of Design, Construction and Land Use
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Paul Schell, Mayor





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Introduction and Summary

Over the past year, as development activity in the Seattle area has reached record levels, citizens have raised a number of issues with regard to the effect new development is having on views. While Seattle possesses opportunities for many impressive views of water, mountains and the city, due to its topography and unique natural setting, this sets the stage for extensive debate over the content of each view and the value each of us places on the view. The challenge is to determine how the value individuals place on views equates to public protection of the view.

This report establishes the analysis and policy framework for addressing numerous issues related to Seattle's public view protection policies. In the following pages, views of the Space Needle are evaluated as a result of recently emergent concerns related to current City policy with regard to view protection accorded City landmarks.

In particular, the report addresses the implications for the preservation of Space Needle views from adjacent neighborhoods and the implications and comparative values associated with preservation of those views.

If Council approves of this policy/analytic framework, and depending upon availability of resources and continued funding and support, forthcoming installments of the view inventory and assessment will evaluate other aspects of view protection policy and regulation. Further inventory and analysis will be conducted of public viewpoints and rights of way where views of surrounding mountains, water bodies, and the city's skyline, and other significant features of cultural or historical significance are important elements of the city's livability and attraction.

Background

Seattle's ability to require alteration or modifications to new development in order to mitigate the negative effects of that development on public views or vistas is grounded in the City's environmental legislation, Seattle Municipal Code, Chapter 25.05, Environmental Protection (SEPA). SEPA authority, with regard to view protection, is expressed in Section 25.05.675 P.

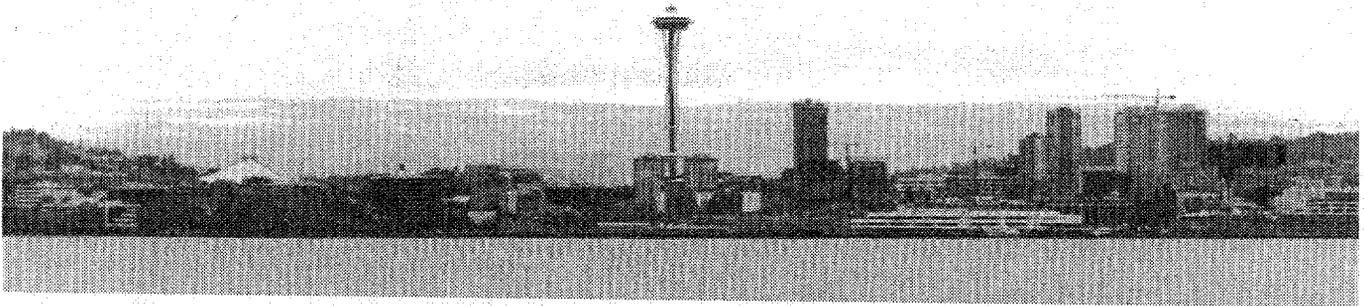
The policy for view protection is divided into two parts. The first addresses those views from locations identified in an attachment to the section, which are protected to the extent that new development would obscure views of natural features or the city skyline. The second addresses those views that would obscure views of City landmarks. The view protection policy is generally divided as follows:

View From:

1. Designated public parks and view points
2. Any public place

View To or Of:

- Water, mountains or city skyline
- Certain designated city landmarks



While no specific reference is made to identified viewing sites or landmark structures, it could be inferred from the policy itself that all views that are public, meaning from any public place, including street rights of way, should be protected and new development conditioned or denied accordingly. Herein lies the ambiguity within the policy. It is not readily apparent that it would be possible to protect all public views of designated landmark structures. In addition, the criteria referred to in the language of the policy, when used by the Landmarks Preservation Board to designate landmark structures, would incorporate over 100 structures that arguably would not be significant to the city in terms of their visibility from public places. For example, the Bon Marché department store is on this list and, a worthy landmark, it is unlikely that this is a structure to which many residents have become accustomed to viewing from a distant public view-point.

The criterion for designating a view protected landmark is derived from the criterion the Landmarks Preservation Board uses to determine a structure's qualifications for landmark designation. The Landmarks Preservation Board in using this criterion is not making a judgment as to a structure's suitability for SEPA view protection. It identifies conditions that indicate that the building in some way is distinguished in the context of its surroundings. It does not specifically require a building, or features of a building, to be highly visible from public locations; it does not necessarily indicate that the building is a "landmark" in the sense of being an orienting reference point in the larger cityscape. Consequently, many designated landmark structures were identified as meeting this criterion without any consideration of the relationship to SEPA view protection, and many of them may not warrant this level of public view protection based solely on having met this particular landmark designation criterion.

Competing policy objectives are but one additional consideration in achieving a coherent and enforceable policy regarding views of public landmarks. Access and availability of the view, prominence of the view, the "quality" of the view when compared with other sites, and the possibility of view obstruction by even limited development, are all factors that must be evaluated.

Given the unlikely ability to protect views of designated landmarks from all public places, and the broad applicability of this policy to over one hundred designated landmarks, a literal interpretation of this policy would have a substantially negative effect on the City's ability to meet other important policy objectives.

The SEPA landmark view protection policy has been in place since the late 1980s, but has only recently been the subject of intense public debate, due in large part to the critical juncture in the city's development where new development is beginning to impinge on features of the urban environment citizens have

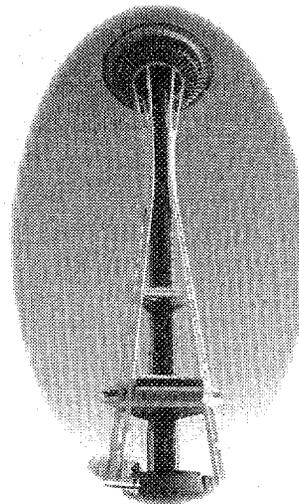
The Space Needle

This study is based on the primary assumption that the current protection afforded landmark structures, such as the Space Needle, is ambiguous and unclear, and may result in inconsistency of application, and that it is necessary to clarify the City's policy with regard to view protection of landmarks. In order to address this issue of landmark views, it seemed appropriate to begin with the city's most outstanding landmark and around which specific issues have been

taken for granted up until now. This is not to suggest that issues have not arisen in the past, in fact, they have and have often been dealt with on a case by case basis. We are now certain that a more comprehensive evaluation is appropriate and timely given the nature of the public debate and the issues and public policies at stake.

With the Space Needle's recent designation as a City landmark, SEPA view protection implications have arisen, not only because of the size of the affected area and amount of development involved, but also because of potential inconsistencies or lack of clarity and intent between Seattle's SEPA view protection policies and the growth management objectives of the City's Comprehensive Plan, as well as the objectives of many neighborhood plans and policies.

raised in the course of neighborhood planning. Hence our initial focus on the Space Needle.



Because of its size and siting in the urban landscape, the Space Needle is unique among Seattle's view protected landmarks in terms of the extent of the area from which it is visible. This area includes most of downtown in a basin bounded by Queen Anne Hill, Capitol Hill/First Hill, and Beacon Hill, and extends across Elliott Bay to Duwamish Head and West Seattle. The area encompasses countless public streets, miles of scenic routes, and acres of parks and viewpoints. It may be unreasonable to expect views of the Space Needle to be protected from all of these public locations, and such action would likely conflict with other public policies, including policies in the City's Comprehensive Plan regarding Seattle's future growth and development.

Downtown development has once again exceeded expectations, and in so doing, many City objectives have been realized. Downtown is a retail destination, entertainment is thriving, and the development of housing is continuing at a record pace. However, not all parts of downtown share equally in the successful renaissance. For example, the Denny Triangle continues to be notable for a substantial number of parking lots and underdeveloped sites. Efforts to take advantage of this resource were the subject of much discussion in recent neighborhood planning activity downtown. Neighborhood residents, business people and property owners were unified in suggesting that measures should be taken to increase the supply of housing and employment activity in this area and improve the services and amenities available to the increased population.

Following on these recommendations, the City and King County realized that it was possible to meet the neighborhood's objectives, while at the same time meeting a broader regional objective to preserve areas in the undeveloped, rural parts of the County. This was accomplished through a program to transfer development credits from undeveloped County lands to development projects in the Denny Triangle where the additional development rights would be used to provide housing. To date, a number of potential investors in the area are interested in taking part in the program. In addition to the development, resources provided by the transaction will include investments in green streets, open space, and the amenities necessary to support a downtown community, anchored by housing.

These efforts help to ensure that Seattle plays a pivotal role in accommodating growth in established urban centers. However, accommodating new growth invariably leads to questions about whether new development contributes positively or negatively to the values residents hold dear about the city.

Competing policy objectives are but one additional consideration in achieving a coherent and enforceable policy regarding views of public landmarks. Access and availability of the view, prominence of the view, the "quality" of the view when compared with other sites, and the possibility of view obstruction by even limited development, are all factors that must be evaluated. With these in mind, the Strategic Planning Office (SPO) and the Department of Design, Construction and Land Use (DCLU) commissioned a survey and analysis of views of the Space Needle. Notable views were identified, based on criteria that included the public's access to the view, the prominence of the landmark in the view, and the extent to which the view could be considered noteworthy due to its unrivaled value.

Because the value individuals place on views is subjective, it is important to choose criteria reflecting broader public interests and to evaluate a view as objectively as possible. It goes without saying that this ability will always lead to conclusions about views that cannot encompass the intangible values that may be placed on the vista, object or quality of a view. Therefore, once a collective determination is made as to the value of the object of that view, it is equally necessary to determine whether that view provides one with an optimum view of the object, is accessible to a substantial number of people who are drawn to that place for viewing that object, and that the view contributes, in no small way, to the legacy of vistas and views that define the city and give shape and character to its identity.

Analysis of Views of the Space Needle

The accompanying Space Needle View Inventory and Assessment is intended to provide a framework or model for determining significant view resources for Seattle. The goal is to present this information in a clear and usable format and to adopt a fair and reasonable approach to determining protected views and selecting viewpoints. View protection of the Space Needle has presented a unique set of challenges.

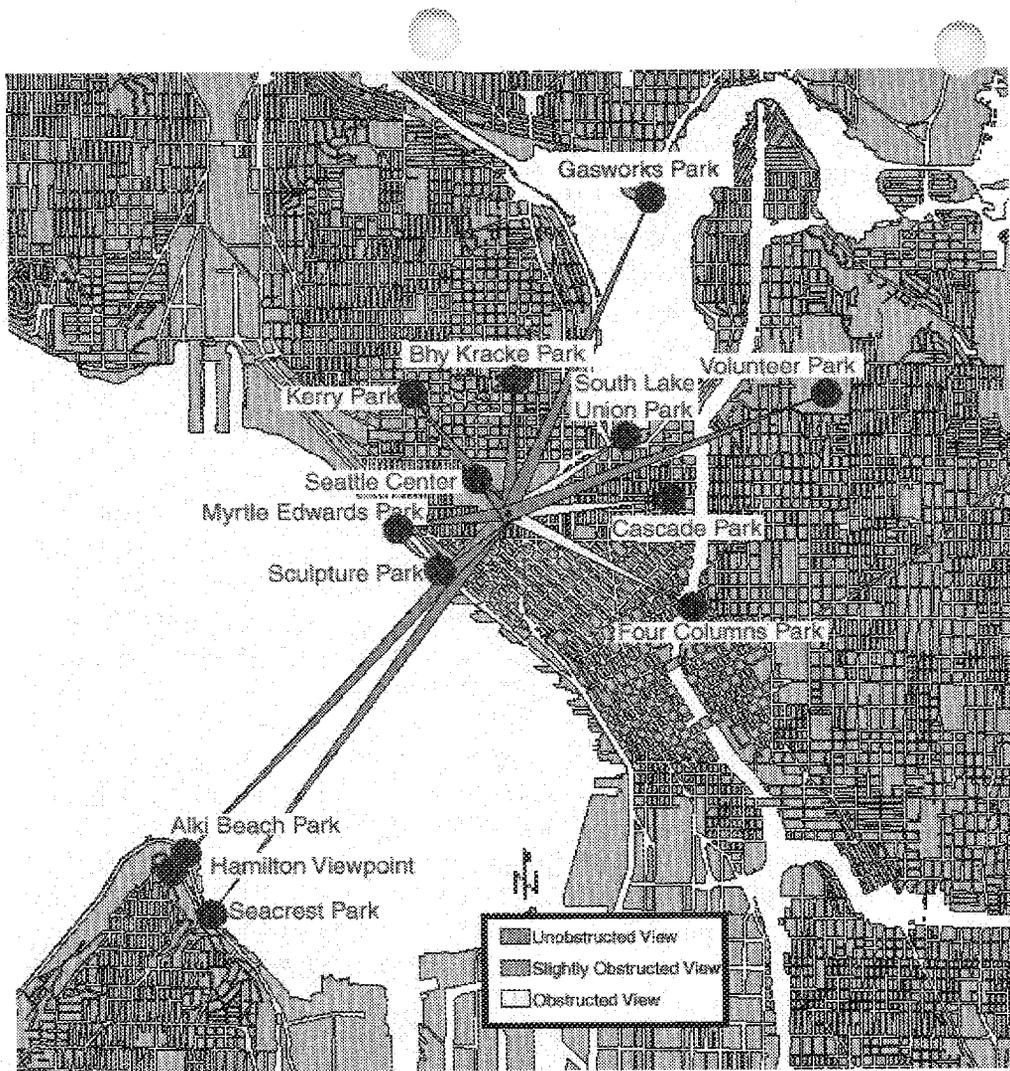
As public viewpoints were identified and evaluated, certain views of the Space Needle were deemed significant either in the placement of the landmark in the viewshed or the prominence of the Space Needle in the view, making them virtually synonymous. These views were rated based on a variety of factors, not the least of which was the ability of the City to reasonably mitigate the impact future development would have on the viewshed.

Current zoning designations are made for a variety of public purposes and to forward important public policy objectives. These development objectives conflict with view protection objectives in the minds of many. However, it is possible to some degree, to preserve signature views of the Space Needle while not jeopardizing future development objectives, nor the intent of the Comprehensive Plan to direct development into existing urban centers. In many instances, the choice between protecting views and achieving development objectives need not be an either/or proposition; striking the right balance between the two is the critical challenge.

In studying the views of the Space Needle, it became apparent that while this landmark can be seen from many viewpoints and is an element of many vistas of the city skyline, only specific viewpoints were identified that are characterized as views where the Space Needle is the object of the view or a critical feature in the view shed. A view of the Space Needle can be distinguished from a view in which the Space Needle is an incidental feature of the greater vista, or in which a portion of the landmark is present, such as the saucer, or top portion of the Space Needle, which may provide a wayfinding function or equally useful role, but may not be worthy of protecting its place in the viewshed when balanced against other urban development objectives.

Since the Space Needle is one of the city's most recognized landmarks, it is a good place to begin a definitive view protection plan for significant structures. While Seattle has a variety of public places that offer views of the Space Needle, it was necessary to generate not only a list of sites that offer specific degrees of view of the Space Needle, but also places that offer some form of viewing amenities. Using this premise, the location from where the Space Needle is viewed is as important a factor as the view of the Space Needle.

Many of the sites chosen for the view inventory are coincident with sites that have been identified in SEPA as view protected. These sites included parks, pocket parks, other publicly-owned properties, and play fields. While these sites are not specifically tied to protecting views of landmarks, this list provided a starting point to begin assessing Space Needle views. Once these sites were surveyed, photographed and reviewed, a comparative assessment was made of their relative values and their suitability, considering identified criteria, for accomplishing view protection objectives.



Map 1: Possible Public Viewsites of the Space Needle

Conclusions from the Space Needle View Study

The issue of view protection must be viewed within the framework of achieving an outcome that supports the City's commitment to managed growth and the high value placed upon the more personal quality of livability and community character often embodied in views and urban landscape. Competing policy objectives require that we consider the merit of protecting a particular view corridor with other objectives for growth management, housing development, transportation and utility infrastructure and open space.

Protecting any view requires that consideration be given to what the view consists of, from where and by whom it is viewed, how large is the viewshed and to what degree is the view framed and

is that framing important to preserving the quality of the viewing experience. Views are difficult to quantify and any analysis will be somewhat subjective. In order to analyze the range of characteristics that give a park or viewpoint significance, a point system was developed. The view inventory and assessment assigned a value in an attempt to quantify across a number of variables a comparative measure for evaluating the relative merits of different viewpoints. A negative value was assigned to those view points where it was deemed difficult if not infeasible to protect the view, short of property purchase or development denial, which may carry with it a significant liability for the City.

Four Columns Park Case Study

To shed more specific light on these competing issues, we have spent considerable time and effort in weighing the pros and cons of protecting views of the Space Needle from Four Columns Park at the edge of downtown in the Pike/Pine neighborhood. Looking at the views from this park gave rise to many of the issues that currently accompany the view protection debate.

The analysis of protecting a view of the Space Needle from Four Columns Park required consideration of the following factors:

- The primary view provided from Four Columns Park;
- The extent of the viewshed to be protected;
- The significance, quality, level of use, and accessibility of Four Columns Park as the viewing area;
- Other policy objectives potentially in conflict with view preservation, including the City's Comprehensive Plan goals for accommodating growth downtown, the goals of the Denny Triangle neighborhood for the future development of the area, and the regional goals embodied in the joint City/County Denny Triangle Transfer of Development Credit (TDC) Program;
- The relationship between the view and the open space function of Four Columns Park; and
- The number of properties impacted should the view be judged by elected officials as requiring view protection.

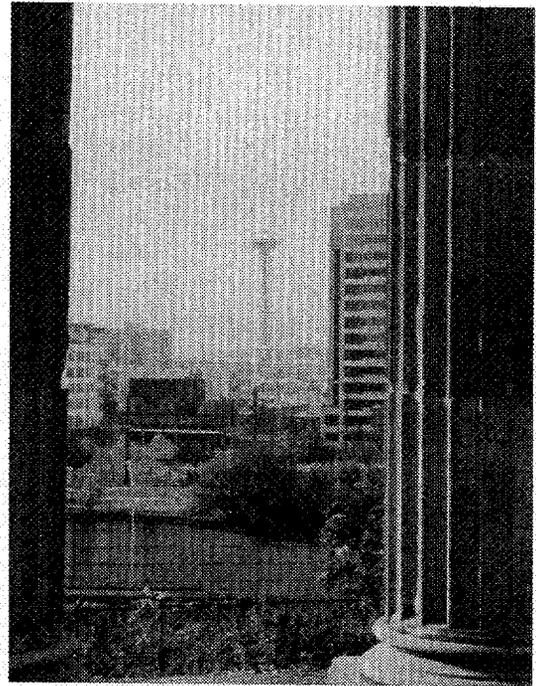


Figure 1: View from Four Columns Park

From the analysis of the view from Four Columns Park the conclusion was that a feasible plan for mitigation of impacts on the view of the Space Needle was improbable, given current zoning limits, without substantial reduction of development potential and the attendant property rights issues it raises, and without contravening other important policy objectives of the City for the development of the Denny Triangle neighborhood. However, this conclusion does not rule out that views are important to the quality of Four Columns Park as public open space or that measures for protecting the quality and character of this public resource are unwarranted. The following three perspectives are presented to suggest how protecting views and the quality and character of open space might be considered for Four Columns Park.

View Protection from Four Columns Park

View protection cannot be considered outside of the larger context of open space. In the case of Four Columns Park,

also known as Boren Pike/Pine Place, it is a place envisioned as a respite for the community, a place to come together in a neighborhood lacking in suitable open spaces and hemmed in by the scale and intensity of downtown development. The view represents an opportunity to see beyond the confines of the urban environment to the larger setting in which Seattle gains its distinction. In an effort to consider how different options for view protection and open space would shape the neighborhood's environment and provide alternatives for enhancing community assets, the following scenarios were considered for Four Columns Park. These scenarios recognize the relationship this park and neighborhood shares with surrounding neighborhoods and represent options for legislative action to respond sensitively to the issues raised by the neighborhood, including limited open space opportunities, light and air, the walling off of the neighborhood by downtown development, and continued access to views of the Space Needle.

Scenario 1: Maintain a view of the Space Needle from a specific location in Four Columns Park

Under this approach, a specific location in Four Columns Park would be included among the locations where a "public view" of the Space Needle would be maintained. To achieve this protection, a view corridor would be established between the Space Needle and a selected point in Four Columns Park (a point between the two center columns). The corridor would be mapped across the Denny Triangle and the area north of

Denny Way to Seattle Center (see Map 25, Space Needle View Inventory and Assessment). Development proposed within this corridor would be reviewed and conditioned as necessary to ensure that the Space Needle remains visible. Generally, lower heights, deep setbacks, or other mitigation would be required of new development to ensure that the line of view continues across sites within the designated corridor.

As development occurs within the corridor, the existing scope of the Space Needle view would diminish over time to a narrow "slot" between taller structures lining the edges of the corridor. However, maintaining even this limited view has severe implications for development on sites located within the corridor.

Within the Denny Triangle alone, even the narrowly defined view corridor described includes approximately 30 parcels totaling 13 acres on portions of more than 12 blocks, and portions of another five blocks are affected north of Denny Way.



Map 2: View Corridor

The impact of measures to protect Space Needle views within this corridor would vary according to a number of factors, including:

- the location of the parcel within the corridor – on the edge versus in the middle;
- the size of the parcel – a large parcel may provide sufficient area to allow taller portions of a project to be located outside the view line, while smaller parcels may not have such flexibility;
- the relation of the site to the street and alley grid and the opportunities to combine parcels, through such actions as alley vacations, to increase flexibility for locating structures outside the view alignment; and
- the topography – the elevation of the corridor drops over 100 feet moving from Four Columns Park towards Denny Way, and then rises again with the approach to Seattle Center. Views may still be able to be maintained over structures on sites in the lower elevations that would be blocked by structures of the same height in higher elevations.

According to Assessor's data, at least one third of the parcels at critical locations in the view corridor are less than a quarter block in size. Over half (6.8 acres) of the 13 acres within the Denny Triangle portion of the corridor are zoned DOC 2300, a zone with a height limit of 300 feet. Another 4.2 acres are zoned DMC 240. The remainder has a height limit of 160 feet. From GIS simulations, it appears that structures built to heights of 85 feet in much of the corridor would block a significant portion of the Space Needle structure below the saucer. Therefore, to maintain views, height limits as low as 65 feet, and lower depending on topography, would have to be imposed on at least some portion of many of the sites

within the view corridor. Map 25, in the accompanying View Inventory and Assessment, identifies parcels that are likely to be significantly constrained in terms of the height of development that could be accommodated without substantially blocking views within the corridor. Other sites are located far enough on the edge of the corridor to have a significant portion of the parcel area outside the critical view alignment. While these sites could potentially accommodate taller structures without directly blocking the view, such development would contribute to the continued narrowing of the frame of the view along the corridor edges.

Another barrier to maintaining a view alignment is that the first project conditioned to maintain an opening through which the Space Needle could be seen would dictate the alignment for all other projects in the corridor. Requiring other sites to maintain the same alignment could further restrict options for development. The same alignment established on one site may not be able to be carried through a neighboring site because of its size or configuration, or because of its relation to the street/alley grid or adjacent development.

As development occurs on the periphery of the corridor, the scope of view would gradually narrow, potentially to the extent that the Space Needle would only be visible from a limited area within the park through a narrow gap between taller structures. Views that exist today from other locations in the park and through the park from a variety of locations on adjacent streets would likely be lost over time as development fills in along the edges of the corridor.

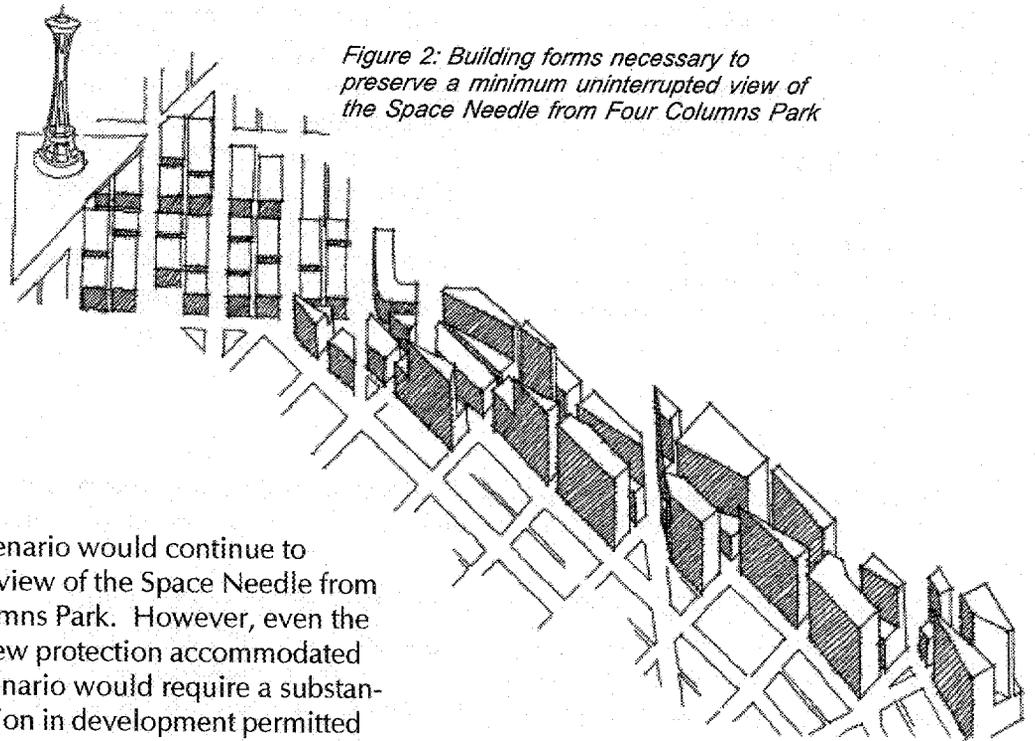


Figure 2: Building forms necessary to preserve a minimum uninterrupted view of the Space Needle from Four Columns Park

This scenario would continue to provide a view of the Space Needle from Four Columns Park. However, even the modest view protection accommodated by this scenario would require a substantial reduction in development permitted on sites within the view corridor.

The measures required to maintain even a modest view corridor would prevent many sites in these zones from achieving the development potential otherwise allowed by zoning. On some sites, the required reduction in height may limit project densities to more than half of what otherwise could be achieved. Even though sites in the corridor could accommodate some level of redevelopment, the financial feasibility of developing under these conditions may dictate that no development, rather than reduced development, would occur.

The City may consider proposals for offsetting the impact of lost development rights. One option might be to allow the transfer of lost development density to sites outside the view corridor. However, such a program has consequences for the receiving areas that would need to be examined, and the increased supply of development rights available to transfer would compete with other City development rights transfer (TDR) programs for open space and the preservation of low-income housing and landmark structures.

Because over 90 percent of the sites in the Denny Triangle portion of the view corridor are considered potentially re-developable, restrictions on development on these sites may substantially reduce the ability of the Denny Triangle to accommodate the growth targeted for the area in the Comprehensive Plan. On sites that would be most constrained by measures to protect the view corridor, it is conservatively estimated that there is development capacity for approximately 2.5 million square feet of commercial space (10,000 jobs) and 725 residential units. While not all this capacity would be lost, it does represent a substantial reduction that could affect the area's ability to attract sufficient development to meet growth targets.

Another consideration in evaluating the merits of this approach concerns the type of development

that would result in response to view mitigation measures. Where developers would opt to build under constrained conditions, projects would generally tend to be lower and bulkier, with little incentive to include ground level open space or include the housing that is increasingly part of development built to the current height limits. The option for a substantial number of sites to participate in the TDC program would be lost, reducing potential resources for public amenities in the area funded through the amenity credit purchase required for increasing project height. The bulkier buildings and other massing solutions that may be required to maintain the view corridor could create less desirable conditions within the Denny Triangle area by preventing alternative massing schemes.

Scenario 2: Specify that the view from Four Columns Park is of the downtown skyline and take measures to enhance this view while improving conditions in the viewing area.

This approach would not include Four Columns Park among the locations specified to protect "public views" of the Space Needle. Instead, the Four Columns Park viewpoint would be established as a location for enjoying panoramic views of the downtown skyline. To respond to this aspect of the viewpoint, future development within a much broader viewshed than that described in Scenario 1 would be assessed to determine the impact on the skyline view, and actions for maintaining and enhancing the quality of this view would be considered. Of primary concern is preventing the "walling off" of Pike/Pine viewing areas by uninterrupted highrise development along the I-5 edge.

The City could pursue the following actions to promote the protection and enhancement of the broader skyline view from Four Columns Park:

- Increase opportunities for city views by developing an integrated open space network on both the Pike/Pine and Denny Triangle edges of I-5. Enhancing pedestrian connections across I-5 and promoting a connected network of public open space on the edge and within the Denny Triangle can increase the accessibility and usefulness of existing and future open space resources and improve the quality of the urban environment while increasing general viewing opportunities of the immediate cityscape and surroundings.

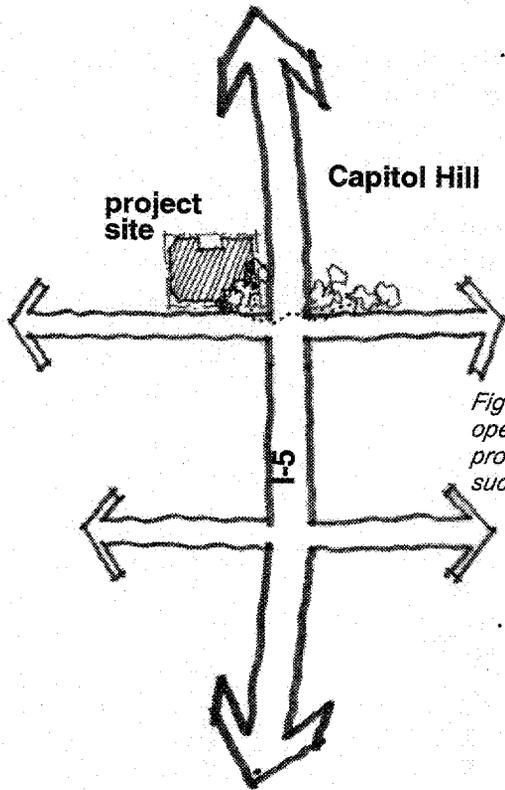


Figure 3: Example of project-related open space contributing to an improved transition at key physical edges such as I-5.

- Review major new developments in the Denny Triangle to site project open space where it can best complement nearby public open spaces and provide additional viewing opportunities. Projects like the Convention Place transit-oriented development provide major opportunities for integrating new open space resources into both the Pike/Pine and Denny Triangle communities.

- Target resources to enhance existing open space viewing sites and acquire additional viewing areas. A number of opportunities exist for pooling resources from individual projects in the Denny Triangle to assist with improving and expanding public open space. Under the current TDC program, development using the height incentive for housing must purchase amenity credits to fund public improvements like open space and green street development within the boundaries of the Denny Triangle neighborhood. Since taller projects in the Denny Triangle could have an impact on the skyline view from Pike/Pine viewpoints, it is reasonable to allow amenity credit funds to be spent on public improvements that mitigate those impacts. The current TDC ordinance could be amended to allow TDC funds to be used outside the Denny Triangle in a limited area along the Pike/Pine edge of I-5. Under this approach, amenity credit funds might be used to improve conditions in existing public viewpoints or to acquire and improve additional sites for public viewing on the western edge of the Pike/Pine neighborhood. Expanding the open space corridor on both sides of I-5 would not only increase the variety of vantage points for enjoying different views into downtown and beyond, but also increase open space resources available to both neighborhoods.

In addition to funds generated by the TDC program, contributions to improving skyline viewing areas could be identified as a form of off-site mitigation for projects addressing view impacts under SEPA. New development can also opt to provide off-site open space in exchange for a floor area bonus, and there is currently a proposal to create an open space TDR program downtown that could provide additional sources of funding for new open spaces.

Promote building design and massing schemes that add greater visual interest to the skyline and allow views between towers to provide opportunities for visual penetration through the area. Either through development design guidelines, modifications to development standards, or some combination of the two, the City could pursue the following:

- Develop design guidelines or modify development standards to promote individual structures that contribute more positively to an interesting skyline composition through such features as upper level setbacks, sculptured building tops, choices of exterior materials, architectural details, etc.

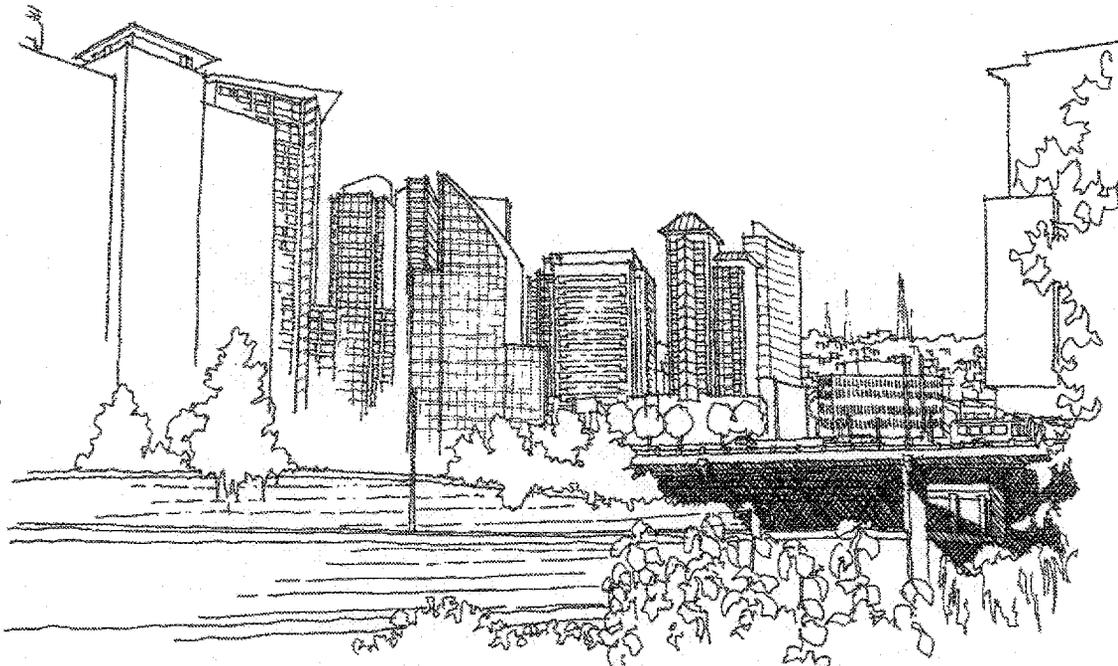


Figure 4: New development helping to compose a distinctive skyline

- Address the overall massing of projects-in terms of both the relationship between structures on the same site and structures on surrounding sites, to maximize opportunities for views to penetrate through blocks and continue down streets so that many projects can be observed and some visual connection maintained through the area to adjacent areas. Measures like minimum site sizes for highrise buildings, siting open spaces to promote open corridors through the area as redevelopment occurs, upper level setbacks, tower spacing provisions, floor size limits, and maximum wall dimensions could be employed, either through development standards or design guidelines, to achieve greater visual penetration into and through the area.
- Employ measures to promote a more gradual transition in the scale of development between the Denny Triangle and I-5 to avoid "walling off" Pike/Pine viewpoints from the downtown skyline. An open space buffer could be created along both edges of the freeway by providing significant setbacks or orienting the open space of future projects onto streets along this edge. Furthermore, through adjustments to height limits or as a SEPA mitigating measure, the height of buildings along the I-5 edge could be modified to promote a more gradual transition in the scale of development on either side of I-5.

- Establish upper level setbacks along Pine Street between I-5 and the downtown retail core (where setbacks are already required) to increase the sense of openness along the view corridor for those entering downtown from this Pike/Pine gateway.

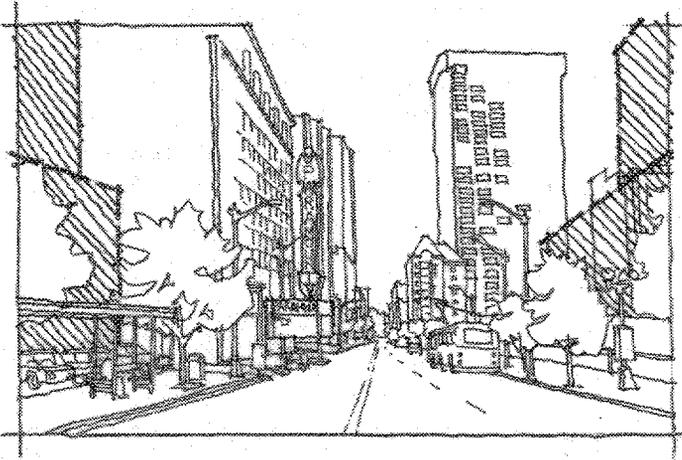


Figure 5: Upper level setbacks on new development

- Examine the possibility of establishing a protected Space Needle view corridor through the Denny Triangle from Pine Street near the intersection with Minor Avenue on the east side of I-5. This corridor only clips the eastern edge of the DOC 2 zone, as opposed to the Four Columns Park alignment, which runs through the heart of the DOC 2 zone. There are also fewer blocks in the Denny Triangle affected overall than in the Four Columns Park alignment. This corridor also appears to skirt along the edge on known projects, including the Quinton Instruments site and the Stewart Place project. Measures for maintaining the corridor, such as height and setback guidelines, restrictions on the use of TDC, etc., could be developed and reviewed by the public with affected property owners to arrive at a reasonable balance between view preservation and development objectives. The potential may also exist to acquire additional open space on the north side of Pine Street to expand the Four Columns-Pike-Pine-Boren Park Corridor to create additional viewing opportunities.
- Promote development of open space on the corners of Pine Street on both sides of I-5 to enhance "Gateway" character of this link between Denny Triangle and Pike/Pine neighborhoods.

Additional work would be required to determine the measures needed to establish an effective Pine Street view corridor that would maintain sufficient views of the Space Needle and the Olympic Mountains. The option could provide the opportunity for conducting a public process that would enable the public, including property owners and view advocates, to reach agreement on the level of protection to be provided and the measures to be employed. This scenario

could also be combined with some of the actions proposed under Scenario 2 as part of a broader view enhancement strategy. Because of the zoning and more limited area affected, a corridor through this part of the Denny Triangle, where greater emphasis on residential development is advocated in the Denny Triangle Plan, may be more consistent with City and neighborhood policies than the corridor passing through the area reserved for the expansion of the downtown office core.

The following matrix provides a comparison of the three scenarios presented in this report:

COMPARISON OF SCENARIOS FOR VIEW PROTECTION FROM FOUR COLUMNS PARK

SCENARIO	Scenario 1	Scenario 2	Scenario 3
Description	Maintain view corridor from specified location in Four Columns Park. Establish view corridor with restrictions on height of development on lots within view corridor to maintain view.	Establish view of downtown skyline as view to be addressed from Four Columns Park. Pursue actions to ensure that new development in Denny Triangle viewshed contributes positively to this view. Further enhance viewing opportunities of skyline by improving and expanding open space opportunities along I-5 edge. Develop mechanisms to pool resources from individual project impact mitigation to improve open space and skyline viewing opportunities.	Substitute the Four Columns Park site with another location on the Pine Street corridor to establish a protected view corridor from the Pike/Pine neighborhood to the Space Needle.
Pros	Space Needle remains visible from a location in Four Columns Park	Addressing impacts of development on adjacent Pike/Pine neighborhood shared more evenly than in Scenario 1 where mitigation falls on one group of property owners in Space Needle view corridors. Provides opportunity for more comprehensive approach to benefit both Pike/Pine and Denny Triangle neighborhoods and to address both view and open space needs.	Potential to maintain a view of the Space Needle from a public location in the Pike Pine neighborhood. Opportunity to establish corridor across portion of Denny Triangle where impacts on developable sites would be less than from Four Columns Park (primarily affecting DMC zone instead of DOC 2 zone).
Cons	Significant reduction in development potential on many sites within view corridor. Conflicts with Denny Triangle Neighborhood Plan, City/County Transfer of Development Credit (TDC) Program and Seattle Comprehensive Plan Goals to promote housing and employment growth in the Denny Triangle. Quality of protected view marginal compared to existing conditions.	Landmark view of Space Needle will likely be lost from Four Columns Park over time. Additional work required to determine measures for addressing protection of skyline view; will require time and resources to develop proposals, which will likely generate controversy requiring resolution. City will need to be more actively involved in coordinating development activity, planning for improvements, developing mitigation strategies and necessary guidelines/development standards to address protection of skyline views.	Would result in some limits on development potential within view corridor; provisions for protecting view corridor would need to be developed, as in Scenario 1, and would likely generate some controversy. Any expansion of viewing area beyond Pine Street right-of-way uncertain because acquisition of private property involved. Would probably be regarded as in conflict with Denny Triangle plan.
Conclusions	Mitigation measures required to protect views place substantial burden on affected property owners and conflict with other City and neighborhood development goals	Provides best opportunity for integrated strategy to address urban design, open space and view issues for both Pike/Pine and Denny Triangle neighborhoods; in keeping with Comprehensive Plan and Denny Triangle Plan goals.	Considerable uncertainty about potential success of this option. Further investigation of potential for maintaining view corridor required, as well as support for approach from Pike/Pine and Denny Triangle neighborhoods.
Recommendation	Do not pursue measures to protect view of the Space Needle from Four Columns Park	Establish skyline view as protected view from Four Columns Park. Commit to work program to proceed with necessary actions to ensure protection of view and desired conditions for open space along I-5 edge.	Authorize further investigation of potential for establishing view corridor from Pine Street location as part of the work program for proceeding with recommended Scenario 2.

Conclusions. If it is agreed that it is not feasible to protect the view of the Space Needle from Four Columns Park, then it should be recognized that the primary view from the park is a view of the downtown skyline, and the City must consider measures for addressing how future development in the viewshed can contribute more positively to the composition of the skyline observed from this viewpoint. These measures might include development guidelines to be administered through the design review process, and adjustments to height limits and development standards.

Executive Recommendations for Protecting Views of the Space Needle

In addition to the forgoing recommendations with regard to the future of Four Columns Park, the Executive further recommends the attached amendments to the Seattle Municipal Code, Section 25.05.675P to distinguish the Space Needle from other view protected landmarks and identify the City's policy with regard to view protection of the Space Needle and to give specific guidance to where and how such view protection should be implemented.

Ten locations have been identified. These are sites from which view protection of the Space Needle should constitute an important City objective and from which reasonable or feasible mitigation measures could be implemented to lessen the impact of city development on the viewshed. These viewpoints are recommended as follows:

Alki Beach Park (Duwamish Head)	Myrtle Edwards Park
Bhy Kracke Park	Sculpture Park (City owned parcel)
Gasworks Park	Seacrest Park
Hamilton View Point	Seattle Center
Kerry Park	Volunteer Park

Other sites where the potential for a degraded viewshed due to future development was considered significantly obstructive of the view of the Space Needle were considered. Generally, these sites rated highly in light of view protection of mountains, water, and city skyline, however, did not necessarily qualify from the standpoint of protecting views of the Space Needle.

In particular, these recommendations will affect the future of Four Columns Park from the perspective of the

surrounding community. Therefore, the City must consider measures for addressing how future development in the viewshed can contribute more positively to the composition of the skyline observed from this viewpoint. In order to ensure that the issues raised by the Pike/Pine Neighborhood with regard to the neighborhood's interface with downtown and more specifically with the future of Four Columns Park are addressed, the City should commit to a work program to accomplish the following:

- Identify actions necessary to ensure a pleasing skyline view from Four Columns Park, as well as promote positive conditions for the use and enjoyment of public open space along the edges of the Pike/Pine and Denny Triangle neighborhoods. These measures might include development guidelines to be administered through the design review process, adjustments to height limits or changes to development standards.
- Identify new opportunities for open space in the area of transition between downtown and the Pike/Pine neighborhood.
- Recognize the importance of these transitional issues in the scope of the Center City Open Space Plan now being undertaken by CityDesign and in the forthcoming environmental analysis of proposed height and density changes within downtown to be undertaken by SPO.
- Investigate the possibility of alternative view corridors that would maintain landmark views without posing an indefensible burden on affected property owners or undermining goals of the Comprehensive Plan and other neighborhood plans.
- Evaluate funding sources, including use of funds generated both by the transfer of development credits program and in the disposition of alley vacations, for the development of alternative open spaces and mitigation for the loss of, or deterioration of open spaces due to new development in the area between the Denny Triangle and Pike/Pine neighborhoods.

The advantage to amending the SEPA policies to give clear and specific direction to protection of views of the Space Needle would ensure that the Space Needle and its unique attributes are addressed in the overall view protection policies of the City.

At this time, the Executive recommendation does not address those viewpoints identified in the City's SEPA policies governing other landmarks, or where the skyline or mountains and water bodies are the focus of the view to be protected. Rather, we have rendered the case for view protection into two phases. In Phase 1, this recommendation provides certain and specific protection for views of the Space Needle. They would provide a higher level of protection than under current policies and regulations. The analysis of views of the Space Needle accomplishes two important objectives. First, it addresses an area of policy concern both from the perspective of property owners in the Downtown Denny Triangle neighborhood, and for surrounding neighborhood residents,

for whom the lack of clarity and uncertainty, owing to the current City SEPA policy, provides little in the way of assurance that City housing and development objectives can coexist with environmental protection. It also addresses the issues raised by center city neighborhoods such as Capitol Hill and more specifically the Pike/Pine neighborhood, and responds to their concerns about clarifying whether the view of the Space Needle from Four Columns Park warrants City SEPA protection. Second, it afforded us the opportunity to test a methodology for view inventory and assessment.

In Phase 2, it is intended that the standing policy governing protection of public views more generally, will be reevaluated. The contribution of other culturally or historically significant structures or features will also be considered. Recommendations will be forthcoming based on an analysis of viewpoints throughout the city. Ultimately, the conclusion of our view protection inventory and analysis will go a long way towards

ensuring that Seattle's rich legacy of vistas and landscapes from parks and view-points to scenic rights of way will be protected. We will be able to provide more certainty about the extent to which the City will mitigate the affect of new development on these important public resources and help to ensure that other policy objectives are achievable without compromising Seattle's livability and environmental quality.

Proposed Legislation

Seattle Municipal Code Section 25.05.675 is proposed to be amended as follows:

23.05.675 Specific environmental policies.

* * *

P. Public View Protection.

1. Policy Background.

- a. Seattle has a magnificent natural setting of greenery, mountains, and water; visual amenities and opportunities are an integral part of the City's environmental quality.
- b. The City has developed particular sites for the public's enjoyment of views of mountains, water and skyline and has many scenic routes and other public places where such views enhance one's experience.
- c. Obstruction of public views may occur when a proposed structure is located in close proximity to the street property line, when development occurs on lots situated at the foot of a street that terminates or changes direction because of a shift in the street grid pattern, or when development along a street creates a continuous wall separating the street from the view.
- d. Authority provided through the Landmarks Preservation Ordinance is intended to preserve sites and structures which reflect significant elements of the City's historic heritage and to designate and regulate such sites and structures as historic landmarks.
- e. The adopted Downtown Land Use Policies and Code provide for the preservation of specified view corridors through setback requirements and policies for the use of street space.
- f. Adopted Land Use Codes attempt to protect private views through height and bulk controls and other zoning regulations but it is impractical to protect private views through project-specific review.

2. Policies.

a. ~~((i))~~ It is the City's policy to protect public views of significant natural and human-made features: Mount Rainier, 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. (Attachment 1 is located at the end of this Section 25.05.675.) This subsection does not apply to the Space Needle, which is governed by subsection P.2.c of this section.

~~((ii: The decisionmaker may condition or deny a proposal to eliminate or reduce its adverse impacts on designated public views, whether or not the project meets the criteria of the Overview Policy set forth in SMC Section 25.05.665; provided that downtown projects may be conditioned or denied only when public views from outside of downtown would be blocked as a result of a change in the street grid pattern)):~~

b. ~~((i))~~ It is the City's policy to protect public views of historic landmarks designated by the Landmarks Preservation Board which, because of their prominence of location or contrasts of siting, age, or scale, are easily identifiable visual features of their neighborhood or the City and contribute to the distinctive quality or identity of their neighborhood or the City. This subsection does not apply to the Space Needle, which is governed by subsection P.2.c of this section.

~~((ii: A proposed project may be conditioned or denied to mitigate view impacts on historic landmarks, whether or not the project meets the criteria of the Overview Policy set forth in SMC Section 25.05.665.))~~

c. It is the city's policy to protect public views of the Space Needle from the following locations:

- i. Alki Beach Park (Duwamish Head)
- ii. Bhy Kracke Park
- iii. Gasworks Park
- iv. Hamilton View Point
- v. Kerry Park
- vi. Myrtle Edwards Park
- vii. Olympic Sculpture Park (City owned parcel)
- viii. Seacrest Park
- ix. Seattle Center
- x. Volunteer Park

d. ~~((e-))~~ Projects may be conditioned or denied to eliminate or reduce adverse impacts on designated public views, whether or not the project meets the criteria of the Overview Policy set forth in SMC Section 25.05.665; mitigating measures may include, but are not limited to:

- i. Requiring a change in the height of the development;

- ii. Requiring a change in the bulk of the development;
 - iii. Requiring a redesign of the profile of the development;
 - iv. Requiring on-site view corridors or requiring enhancements to off-site view corridors;
 - v. Relocating the project on the site;
 - vi. Requiring a reduction or rearrangement of walls, fences or plant material;
- and
- vii. Requiring a reduction or rearrangement of accessory structures including, but not limited to towers, railings and antennae.

Seattle View Protection Policies

Volume Two:

Space Needle View Inventory & Assessment



April 2001

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View Inventory and Assessment

The view inventory and assessment is intended to provide a framework for determining significant view resources for Seattle. The goal of this report is to present the information in a clear and usable format for a fair and reasonable approach to determining protected views and selecting viewpoints.

This project begins with the Space Needle, a City of Seattle Landmark. While Seattle has a variety of public places with views of the Space Needle, this task involved creating not only a list of sites that offered specific degrees of view of the structure but also places that offered some form of viewing amenities. Using this premise, the extent of the Space Needle view is as important as from where it is viewed.

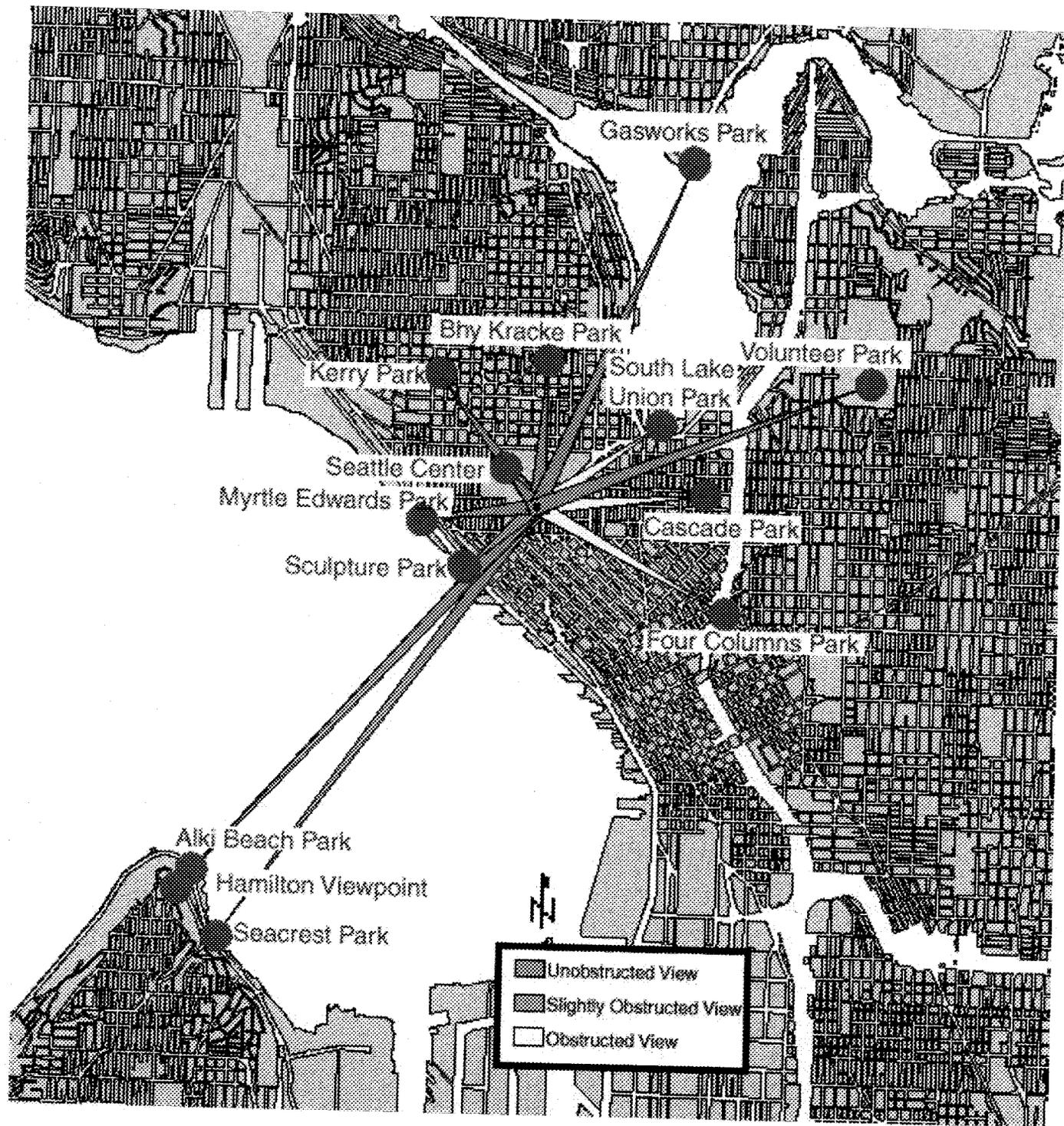
Documenting "ideal" viewpoints can be a very subjective process; we have tried to create a process that lends some objectivity. In developing an approach for assessing Space Needle views, view source information was gathered to establish "viewing standards." These standards were then used for assessing the view of the structure and from where to enjoy the view. Tools employed for both inventorying views and building assessment criteria included talking with local residents and park users, reviewing promotional brochures, talking with professional photographers, and interviewing Seattle Department of Parks and Recreation (DPR) staff to determine what are the favorite places to view the Space

Needle and why. A survey was also conducted of where tourism companies promote the best views of the Space Needle.

This report is divided into four sections. **Section I** addresses the Space Needle view inventory and assessment methodology. This section lays out the framework for collecting the inventory data and assessment reviews. For clarity, a glossary of view terms is located at the end of this section. **Section II** discusses the inventory results based on the assessment methodology. **Section III** provides a summary matrix of the inventory results along with individual site reviews and illustrations of the public places considered. **Section IV** discusses possible mitigation options for public sites where views of the Space Needle would be degraded by future development. Graphics, 3-D modeling, and photographs are used to illustrate points throughout the report. Three dimensional examples are used to illustrate the future development potential based on current zoning. They are for discussion purposes only and do not represent actual building designs.

This report serves as a basis for Phase 1 of the Seattle View Protection Policy and Code Amendments Recommendations.

Viewpoints Locator Map





Section I. Space Needle Inventory and Assessment Methodology

INVENTORY

The inventory began with the current view protected sites as found in the State Environmental Policy Act (SEPA) View Protection Policy in SMC 25.05.675. This list of some 86 sites contains public viewing sites throughout the city and includes parks, pocket parks, public-owned properties, and playfields. The current view protection policy states in Section 25.05.675 P 2. b. i. "It is the City's policy to protect public views of historic landmarks." Under the broadest interpretation, this can include not only the SEPA sites but any public place, including street rights of way. Map 1 (page 9) shows possible public viewing sites of the Space Needle in just the downtown sector and illustrates the immensity of this task. Sites used as public gathering places were also considered such as ferry terminals, certain athletic facilities, and spaces for concerts or festivals. Creating a usable and realistic list of public places was the first task. While by no means comprehensive, the SEPA sites together with additional public places identified a fairly sound data base in which to begin Space Needle view assessment.

General Comments

For identification purposes, DPR divides their parks into type categories: Mini-parks (e.g. pocket parks), Neighborhood parks (serves a neighborhood), Community parks (serves more than one neighborhood), and Regional parks (serves city-wide and regional users). In some cases, it is difficult to monitor a park's users since it can vary depending on weather, time of day, season, activities, frequency of documentation, and public knowledge of a park's location. Therefore, individual park assessments will use DPR's park type categories for identification rather than specify user groups.

Some SEPA sites are maintained by Seattle Transportation (SeaTran), Seattle Public Utilities (SPU), Seattle Board of

Education, Washington Department of Transportation, and King County. This information will be noted in the individual view site assessments. Creating uniform standards of maintenance, accessibility, and viewing amenities will need to be addressed at some point for these interdepartmental managed properties.

Standards used for view analysis of the Space Needle include taking 50 mm, daylight photographs of the Space Needle from a chosen public viewpoint. Fujichrome 400 speed slide film and Kodak 200 print film were used. Slides and prints of potential view sites were taken during the summer and fall of 2000. For the purpose of viewing an object, such as the Space Needle, a 50 mm or "normal" lens is used since it most closely mimics human vision perspectives. Computer graphic imagery was created using ArcView 3D Analyst.

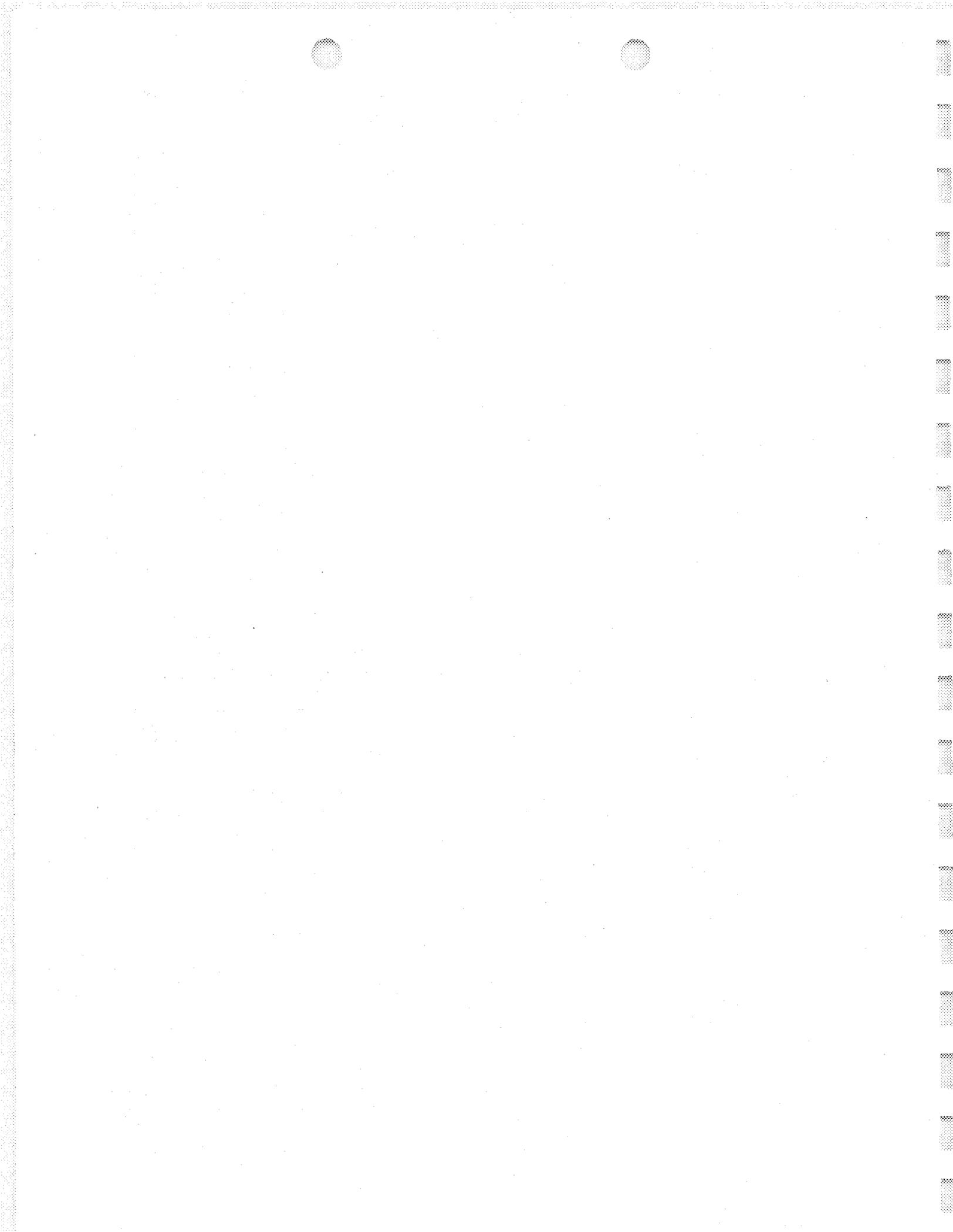
ASSESSMENT METHODOLOGY

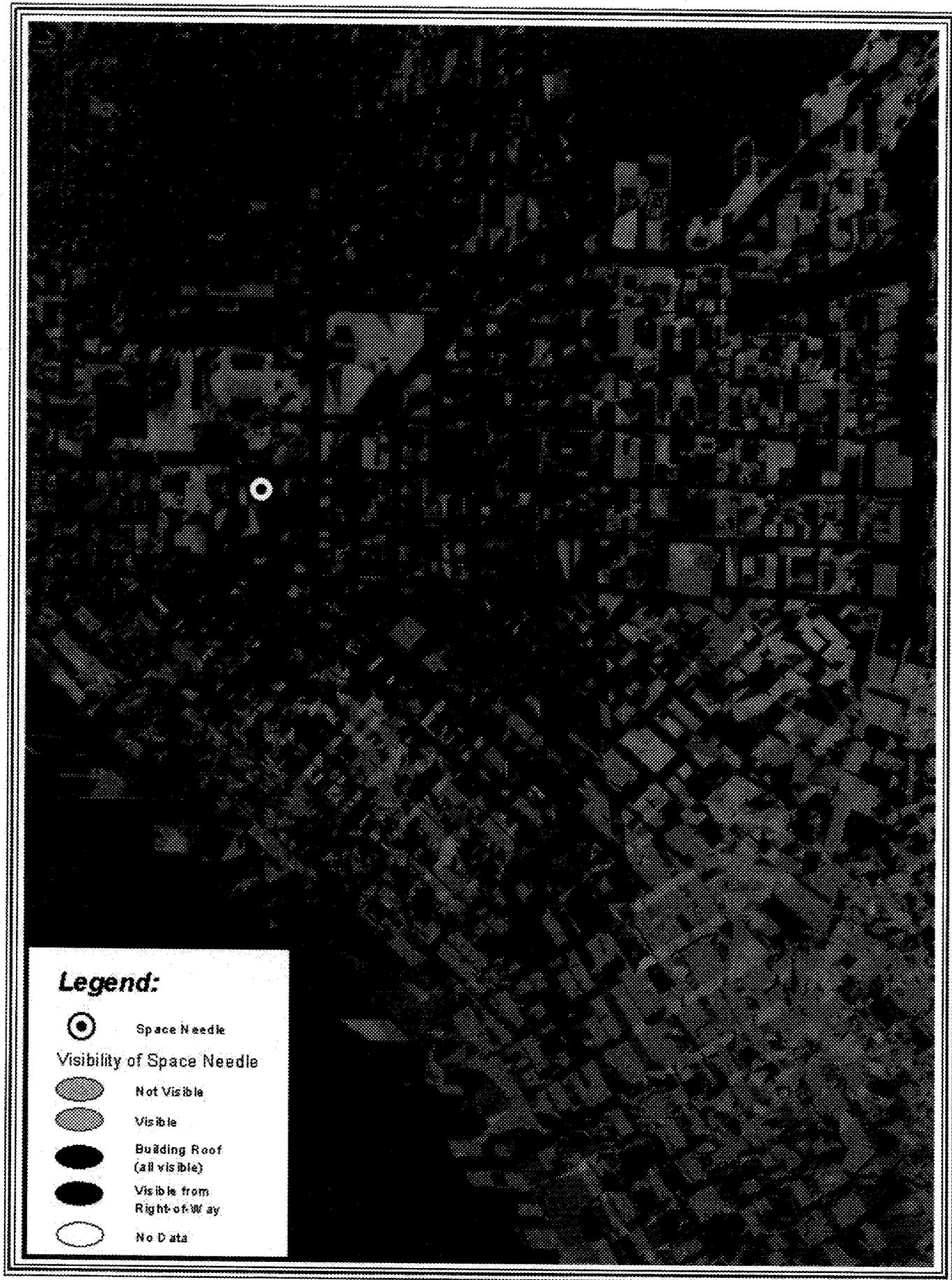
Three key factors emerged in establishing a methodology for analyzing Space Needle views. First, how much of the Space Needle view is acceptable and at what range? Second, what public view points offer the greatest viewing amenities? And third, how secure is the view; what may happen to diminish the views over time, e.g., as a result of development within the view corridor?

Factor 1.

Criteria for "how much of" and "range of" the Space Needle view.

This factor involved identifying how much of the structure is considered a full or "ideal" view and from how far away. The height of the Space Needle is 605'. Viewpoints used by Seattle tour companies and professional photographers select views showing at least ¾ of the tower and all of the saucer as good views. As a starting point we rated views based on the ability to see the top of the





Map 1: Possible Public Viewsites of the Space Needle



structure (the saucer) down the tower to the lower Skyline Room (100 level) which is basically $\frac{3}{4}$ of the structure. Blocked or diminished views were rated as poor or undesirable views. In addition to a good view of the structure itself, a sufficient amount of surrounding open/negative space to frame the landmark also was considered. Background elements may be equally important within a view of the Space Needle. Defining a sufficient amount of framed view will

always be very subjective. For the purposes of this study, roughly a 400' view frame of the Space Needle was selected. (Figure 1, left).

Viewing angles from public view points also varied. Viewpoints from farther away offer a smaller viewing angle; closer viewpoints provide a greater viewing angle. The view distance to the Space Needle falls between six miles (from some SEPA sites) to the immediate setting of the Seattle Center. Clearly six miles does not present the Space Needle as the main object in a view but rather part of the larger landscape (skyline). As this assessment is focused on the Space

Needle as the main object in a view, the latter issue of skylines will be discussed in future analysis of Seattle's View Protection Policies. A distance of between 0 to $2\frac{1}{2}$ miles was chosen as a reasonable viewing distance where the public could focus on enjoying a view of the structure or could clearly see its relationship in the context of the city. This is based in part on information gained through review of our inventory data.

Structure criteria summary:

- A full or good view of the Space Needle encompasses at least $\frac{3}{4}$ of the tower, all of the saucer, and some surrounding open space to frame the landmark.
- A suitable viewing distance is from 0 to approximately $2\frac{1}{2}$ miles.

**Factor 2.
Criteria for View Points
and Viewing Amenities.**

Developing the criteria or standards for determining public view points and viewing amenities are based on urban design principles, park design features, DPR maintenance and facilities standards, criteria used by other cities, and land use policies.

Information from a variety of sources was consulted on urban design and site planning principles that dealt with elements of space, comfort, use, noise abatement and access. Sensory/refuge studies were examined on the psychological impacts and comfort needs of "pausing places" and how landscape and park design can support these spaces by enhancing view opportunities. Other cities utilized similar goals in their review criteria and in Seattle, the Design Commission encourages these policies when reviewing public open space. From all these materials, the following view points and site amenities were determined:

View point criteria:

- The property is a city park and is under certain DPR maintenance policies to accommodate users, or is publicly owned and maintained by other public agencies (Figure 2, page 12).
- Park amenities are available such as benches, retaining walls, viewing decks, or telescopes for enjoying views (Figure 3, page 12).
- The viewing area offers a relaxed or restful setting. Noise, reflected glare, or other negative sensory impacts do not compete with the visual experience (Figure 4, page 12).
- The view point(s) are popular viewing places used by the general public. This includes locally-used places for the neighborhoods as well as destination points for tourists. People use these sites for more passive, recreational uses such as for picnics or simply as good places to walk, jog, bike, or pause and enjoy the view (Figure 5, page 12).

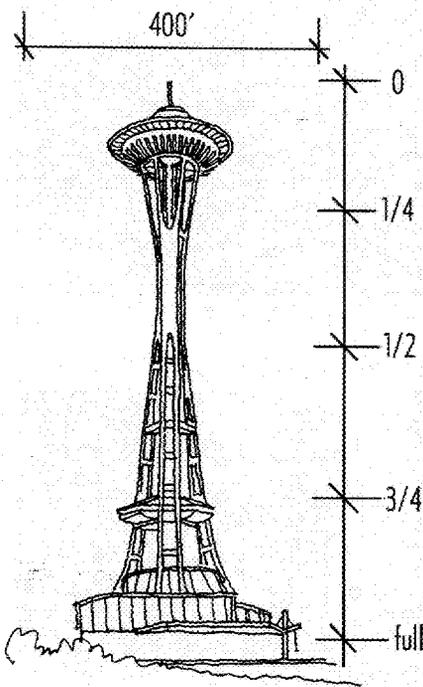


Figure 1:
400' View Frame

- The place is accessible—for the disabled as well as providing adequate parking and walkways for reaching view point(s) (Figure 6).

Factor 3. View Corridor Impacts

The third factor addresses to what degree could the view erode over time, as a result of unmitigated development. To answer this we looked at future zoning potential within the view corridor, using 3-D modeling to illustrate views. It should be noted that with this modeling, only blocky, rectangular forms are available for buildings, therefore, the images show extremes in height/bulk and are based on entire city block build-outs rather than as individual buildings. The maps used for this study are for identification purposes only and are not to scale.

The number of parcels affected and on some sites, the amount of acreage within a view corridor is identified. Economic impacts studies are possible for more information but were not done at this time.

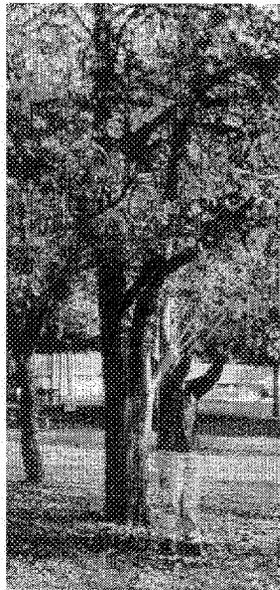


Figure 2:
Tree Trimming

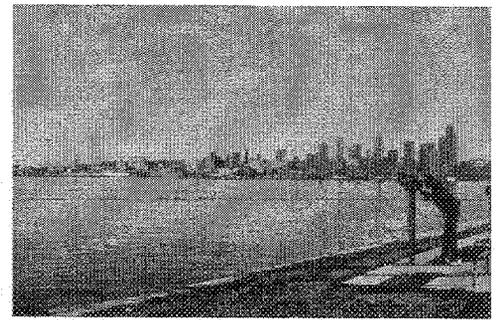


Figure 3: Telescope Amenity

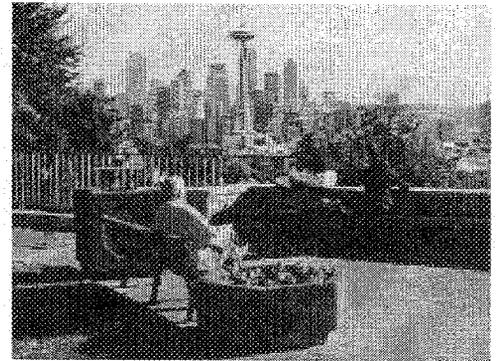


Figure 4: A Restful Setting

Figure 5: Recreational Use

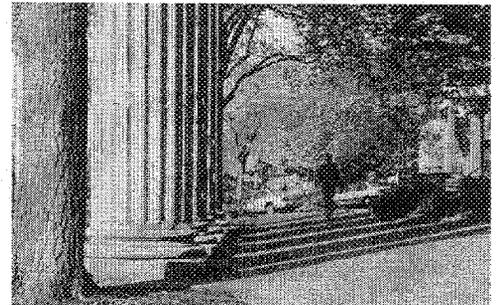
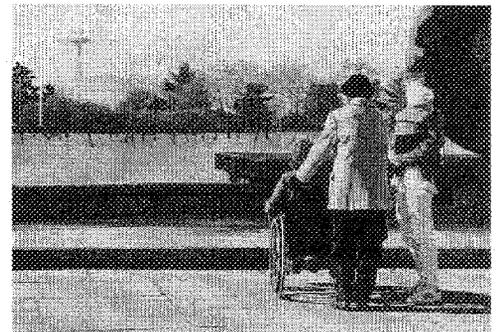


Figure 6: Accessibility for the Disabled



Glossary of View Terms:

View Corridor: A view corridor or view cone is a three-dimensional area extending out from a viewpoint. The width of the view corridor depends on the focus of the view. The focus of the view may be a single object, such as the Space Needle, which results in a narrower view corridor or framed view, or a group of objects, such as the downtown skyline, which would result in a wide corridor or wide-angle view.

Viewpoint: A viewpoint is a location from which to enjoy a view. A viewpoint may be a generalized location and include several vantage points where the view may be seen to best advantage, or a single observation point.

View/Viewshed: A view that is classified by viewing type. A framed or vista view (10-40 degrees) is a confined view often focused upon or toward a specific feature in the landscape, such as the Space Needle. A wide angle view (40-180 degrees) is a view encompassing a considerable viewing angle. A panorama view (180-360 degrees) is a view which provides the observer with a great sweep of the setting.

Section II. Space Needle Inventory and Assessment Results

The following section discusses the data gathered on potential viewing sites of the Space Needle. It assesses these sites against the three outlined view factors. From this review, the final list of unobstructed view sites was developed. Public places that did not rate a "high" score on the matrix were due largely to lack of ADA accessibility standards, limited public amenities, or problematic—noise, glare disturbances. Places that would likely have view blockage from potential development were also rated. These sites ranked either "medium" or "low" depending on the extent of mitigation needed to protect the view. A matrix is located at the beginning of Section III that summarizes these view ratings.

Factor 1.
Inventory and assessment
of 2 ½ mile range and
good (¾ to full) view
of the Space Needle.

SEPA Sites

Initial research was conducted of the Space Needle from all eighty-six SEPA listed view protection sites as found in the SEPA View Protection Policies 25.05.675. During the late 1970s/early 1980s, this site list was first developed and based on environmental view protection criteria. There is no documentation as to why some public sites may have been selected over others. However, the list does provide a representative number of view sites throughout the city. Of these sites, thirty-five provide some view of the Space Needle. Twenty sites were within the 2½ mile view range, and of these, ten sites provided a full (from ¾ to all) view of the structure:

Alki Park (Duwamish Head)
Bhy Kracke Park
Four Columns Park (Boren-Pike/Pine Place)
Gasworks Park
Hamilton Viewpoint
Kerry Viewpoint

Myrtle Edwards Park
Newton Street End Park
Seacrest Park (Harbor Vista Park)
Volunteer Park Tower

Note: Newton Street End Park and Volunteer Park Tower were eventually dropped due to lack of accessibility.

Additional Public Places

In addition to the SEPA sites, other public places were also inventoried and assessed. While by no means comprehensive, the assessment does provide examples of other public property considered for possible view protection of the Space Needle.

Using the view amenities criteria to narrow the possibilities, ten additional public areas were selected, again roughly within a 2 ½ mile radius of the structure and all with good views of the Space Needle. Four are parks/playfields: Cascade Playfield, Denny Park, South Lake Union Park, and Volunteer Park. Four are city-owned properties: City Light Broad Street Substation, Seattle Center, Parks Maintenance Division Facility, and the waterfront trolley car barn parcel (part of proposed Olympic Sculpture Park). Street rights-of-way/"pocket parks" are located on Third Avenue at Broad St., and Aurora Ave. at Broad St.

Based on the ability to see a 400' foot framed view of the Space Needle from these various view points, the angles of the view corridors measured anywhere from 1.4 to 18 degrees.

Factor 2.
View points and viewing amenities

Amenity standards or view quality criteria were established to select viewpoints where enjoyment of views is enhanced. Informal interviews of park users, urban design principles, and view criteria from other cities were only some of the elements used to help define why people

enjoy certain locations for views. While additional research could expand the amenity criteria, the standards developed in this case provided a reasonable basis to begin view analysis.

Of all the potential public sites (SEPA sites plus additional public places), the following nine places met the objectives of the view quality criteria. The park typology used by DPR is also indicated:

1. **Alki Beach Park** (Duwamish Head). *A Neighborhood Park - Alki Beach neighborhood, Harbor Ave. at SW California Place.*
2. **Bhy Kracke Park.** *A Neighborhood Park - Queen Anne neighborhood, Bigelow North and Comstock Place.*
3. **Gasworks Park.** *A Regional Park - Wallingford neighborhood, 2000 N. Northlake Way.*
4. **Hamilton View Point.** *A Community Park - Admiral neighborhood, California Ave. SW.*
5. **Kerry Park View Point** *A Regional Park - Queen Anne neighborhood, W. Highland and Second Avenue West.*
6. **Myrtle Edwards Park.** *A Regional Park - Lower Queen Anne neighborhood, Elliott Bay waterfront.*
7. **Seacrest Park.** *A Regional Park - Harbor Avenue SW vicinity.*
8. **Seattle Center - Lower Queen Anne Hill neighborhood,** *Broad St., Mercer St., 2nd Ave.*
9. **Volunteer Park.** *A Regional Park - Capitol Hill neighborhood.*

Factor 3.
View Corridor Impacts

Using 3-D ArcView analysis and the City's Geographical Information System (GIS) data, build-out views from the various public viewpoints were created.

Based on current zoning these images show potential view impacts to the Space Needle. Some views, particularly ones with viewpoints at high topography levels, appear minimally affected. Others, at lower topography levels and located near parcels zoned for denser development, illustrate more problematic view corridors showing degraded or even obstructed views. ArcView analysis does not indicate what will actually be constructed but merely provides an idea of potential heights/bulk and comparisons to other city blocks. Specific parcels within these view corridors are identified by the King County Assessor's Parcel Identification Number and highlighted indicating future projects may be conditioned for view protection compliance.

Recently constructed buildings may not appear in the current 3-D view model. The database for identifying exact viewpoints is the horizontal Datum: North American Datum of 1981, 1991 adjustment, and for the vertical, the North American Vertical Datum of 1988.

All nine high-rated viewpoints, that met the view quality criteria, indicate relatively little impact on Space Needle views from future development. The following four sites, however, indicate degraded views of the Space Needle with varying degrees of view blockage. These sites received medium or low ratings based primarily on the potential for eroded views. They are further discussed in the individual site reviews.

Cascade Playfield - *Cascade neighborhood park.*

Four Columns Park - *Pike/Pine neighborhood park*

Olympic Sculpture Park (proposed) - *Belltown neighborhood*

South Lake Union Park - *South Lake Union neighborhood park.*

Section III. View Analysis Matrix and Individual Site Reviews

Using all three view factors, a Space Needle view matrix was created as a reference and summary tool. This list ranks the potential views as "high," "medium," and "low" based on the view factor criteria. Detailed individual evaluations for all "high" and "medium" scored sites were completed. Due to the complexity of view issues, individual reviews of Four Columns Park and South Lake Union Park (both low scoring sites) also are included.

Figure 7: Space Needle View Analysis Matrix is located on pages 16 and 17.

SPACE NEEDLE VIEW ANALYSIS											
Possible Points:	CRITERIA										
	1	1	0.5	1 or -1	1 or -1	1 or -1	1	1	1	-1	-2
	SEPA Listed Park or Place	City Park (DPR)	Other City Property	Seating (Bench, Picnic Table), Telescope Available (+1) or Not Available (-1)	Accessible, ADA Parking Available (+1) or Not Available (-1)	Quiet, Restful Setting (+1) or Noisy, View Looks over Busy Street/Intersection (-1)	View popular with Tourists, Tours, Promotional Views	Used as a "Pausing Place" for Joggers and Walkers	Used as Destination Place (Locals Use/Picnics/Relaxing)	Minor Mitigation	Major Mitigation
Aiki Beach <i>West Seattle - Duwamish Head</i>	1			1	1	1		1			
Bhy Kracke <i>Queen Anne Neighborhood</i>	1			1	1	1		1	1		
Cascade Playground <i>Cascade Neighborhood</i>		1		1	1	1		1	1		-2
City Light Broad St Substation # <i>South Lake Union Neighborhood</i>			0.5	1	1	-1		1			
Denny Park <i>South Lake Union Neighborhood</i>		1			1	-1		1	1		
DPR Maintenance Division Facility <i>South Lake Union Neighborhood</i>			0.5		1	-1					
Four Columns Park <i>Pike/Pine Neighborhood</i>	1			1	1	-1		1	1		-2
Gasworks Park <i>Wallingford Neighborhood</i>	1			1	1	1	1	1	1		
Hamilton View Point <i>West Seattle Neighborhood</i>	1			1	1	1	1	1	1		
Kerry Park <i>Queen Anne Neighborhood</i>	1			1	1	1	1	1	1		
Myrtle Edwards <i>Queen Anne Neighborhood</i>	1			1	1	1		1	1		
Newton St. End Park <i>Eastlake Neighborhood</i>	1			1	-1	1		1	1		
Olympic Sculpture Park <i>Belltown Neighborhood</i>		1		1	1	1	1	1	1	-1	
Seacrest Park <i>West Seattle Neighborhood</i>	1			1	1	1	1	1	1		
Seattle Center <i>Queen Anne Neighborhood</i>		1		1	1	1	1	1	1		
6th Ave N. & Harrison Street "Pocket Park"			0.5		1	-1					
South Lake Union Park <i>Waterway 4/South Lake Union</i>		1		1	1	-1		1	1		-2
3rd & Broad Street "Pocket Park" <i>Near Pacific Science Center</i>			0.5	1	1	-1					
Volunteer Park <i>Capitol Hill Neighborhood</i>		1		1	1	1	1	1	1		
Volunteer Park Tower <i>Capitol Hill Neighborhood</i>	1			-1		1			1		

Figure 7: Space Needle View Analysis Matrix

INDIVIDUAL EVALUATIONS

SCORE			COMMENTS
High 6-7 Points	Medium 4-5 Points	Low 1-3 Points	
6			
6			
	4		
		2.5	Traffic/limited amenities
		3	Traffic/limited amenities
		0.5	No amenities
		2	Traffic noise/ Park use?
7			
7			
7			
6			
	4		Not ADA
	4		Under Development
7			
7			
		0.5	No amenities/traffic
		2	Park Redevelopment
		1.5	Traffic noise/Limited use
7			
		2	Not ADA

"High" Score View Sites

1. Alki Beach Park (Duwamish Head)
2. Bhy Kracke Park
3. Gasworks Park
4. Hamilton View Point
5. Kerry Park View Point
6. Myrtle Edwards Park
7. Seacrest Park
8. Seattle Center
9. Volunteer Park

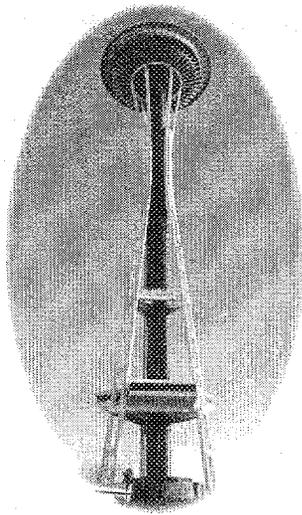
"Medium" Score View Sites

1. Cascade Playground
2. Newton Street End Park (not handi-capped accessible)
3. Olympic Sculpture Park (proposed)

"Low" Score View Sites

1. Four Columns Park
2. South Lake Union Park

Note: Other "low" scoring view sites appear on the matrix. However, individual reviews of these sites are not included in this report.



“HIGH” SCORE VIEW SITES

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9

**Alki Beach Park
(Duwamish Head)**

Bhy Kracke Park

Gasworks Park

Hamilton View Point

Kerry Park View Point

Myrtle Edwards Park

Seacrest Park

Seattle Center

Volunteer Park

1 Alki Beach Park (Duwamish Head)

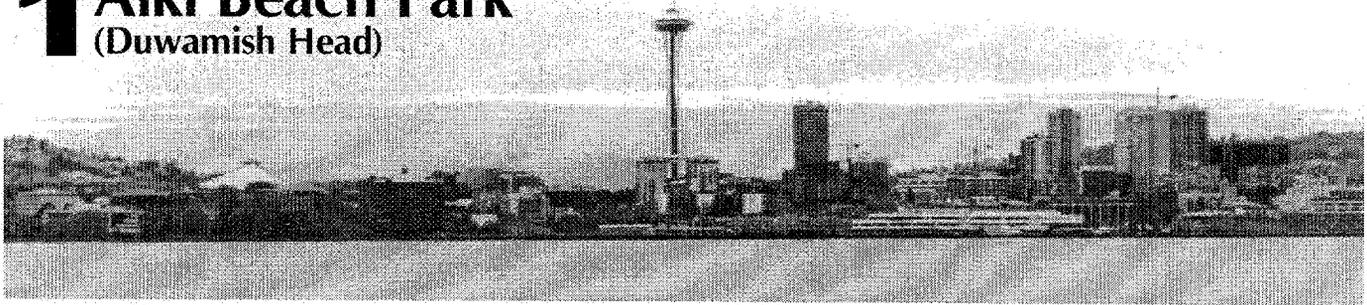


Figure 8:
View from Alki

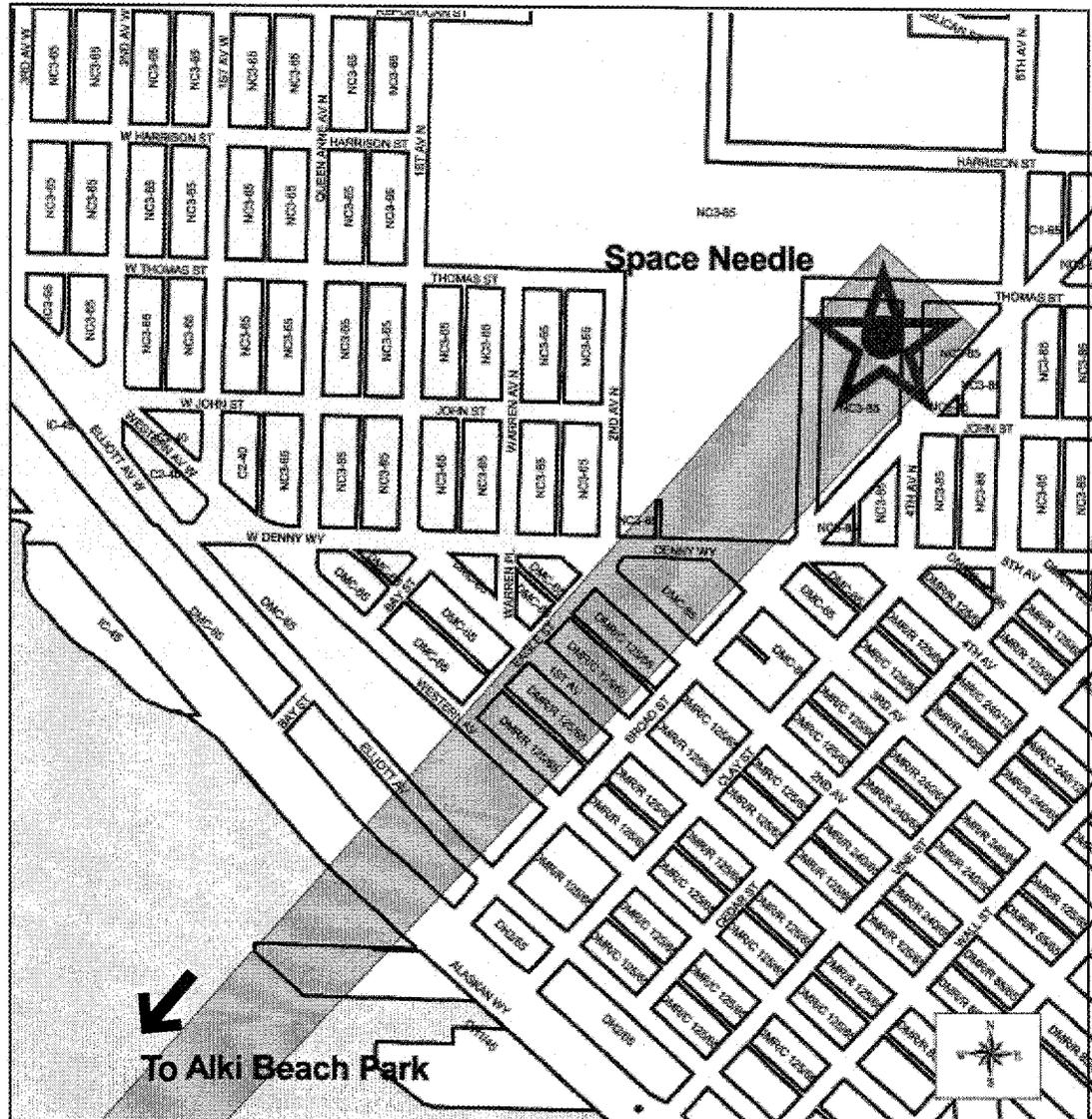
Location: Alki Beach is located in West Seattle and is part of the 56-acre Duwamish Head Greenbelt area at the northern tip of the park at S.W. California Place and Harbor Avenue S.W.

Coordinates: The view corridor range is approximately 1.49° (Map 2). The view point from the park is at State Plane Coordinates X1257932 and Y220577.

Analysis: The park is currently listed as a SEPA view-protected site and is classified by the Department of Parks and Recreation as a regional park.

This park contains a full view of the Space Needle from a distance of approximately 3,960 yards (Figure 8). The view corridor crosses Elliott Bay and through a section of northwest Belltown. The view of the Space Needle is unobstructed.

Map 2:
View corridor
from Alki Beach



*Current zoning within this corridor:
DMC 85 and DMR 125/65.*

The park is a popular visitor and neighborhood site with a variety of passive and active recreational amenities.

The Duwamish Head area of the park provides a designated viewing area plus viewing amenities along the park sidewalks. This park also is part of the Alki Beach/Alki Harbor Duwamish Corridor and accommodates pedestrian/cycling uses.

For enjoying views, benches, signage and viewing telescopes are available. The site is accessible with parking along Harbor Avenue S.W. and Alki Avenue S.W.

Based on the 3-D analysis of the view from Alki Beach Park (Duwamish Head), (Figures 9, 10) a full Space Needle view remains unobstructed and indicates minimal view erosion from potential development.

The view corridor and subsequent view protection compliance measures under SEPA support the intent of the City's Comprehensive Plan.

For planning purposes, parcels affected within this view corridor are indicated in Map 3. Parcel Identification Numbers (PINs) are also listed and represent approximately 7 parcels of public property and approximately 16 under private/nonprofit ownerships.

Matrix view analysis rating: High

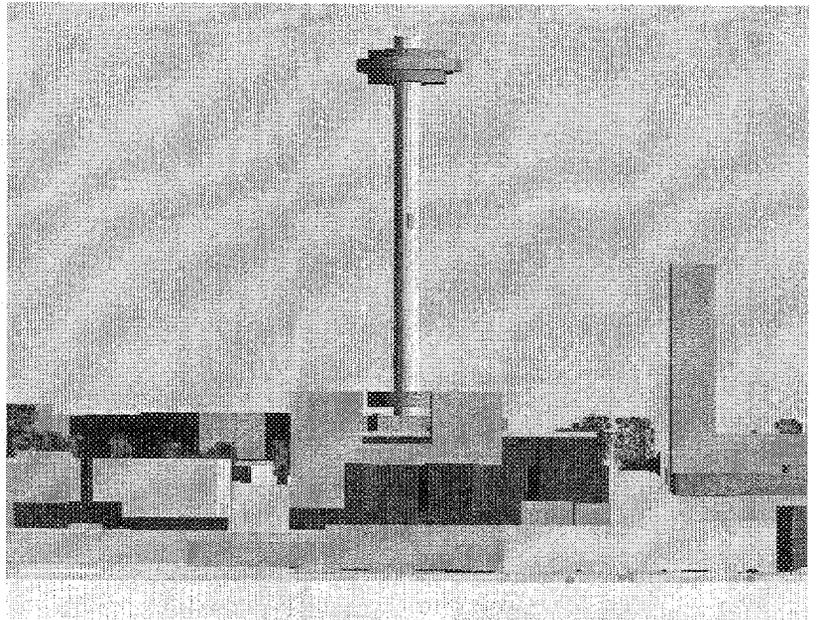


Figure 9: Current view — 3-D model

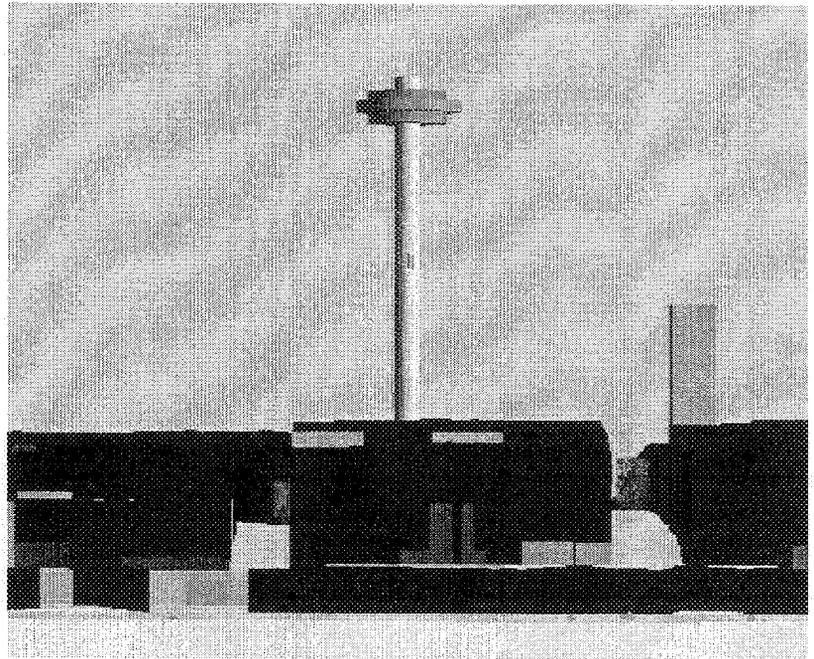
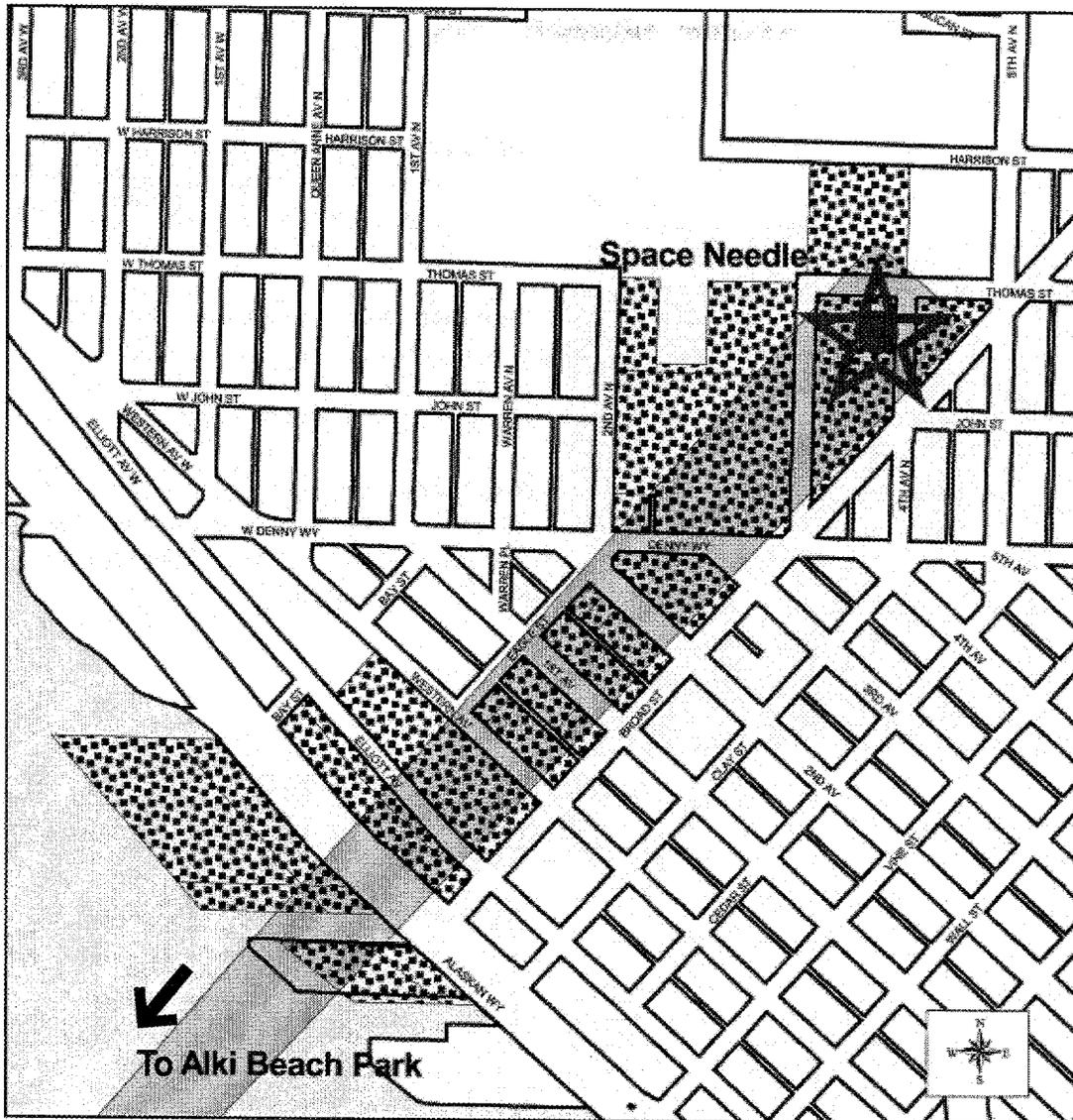


Figure 10: Future potential development conditions model based on current zoning



Parcel Identification Numbers (PINs)
1985200550
1985200130
1985200130
1985200130
1985200495
1985200140
1985200160
0695000335
0695000285
0695007777
0695000295
0695000245
0698000095
1734808888
7666202270
7666202292
7666202290
7666706950
0695000045
0698000095
0695000005
7666202275
0695000075
0695000080
7666202257
7666202255
7666202285
7666202268
7666202290
7666706950

Map 3:
Parcels affecting view
corridor, including
Parcel Identification
Numbers (PINs)

2 Bhy Kracke

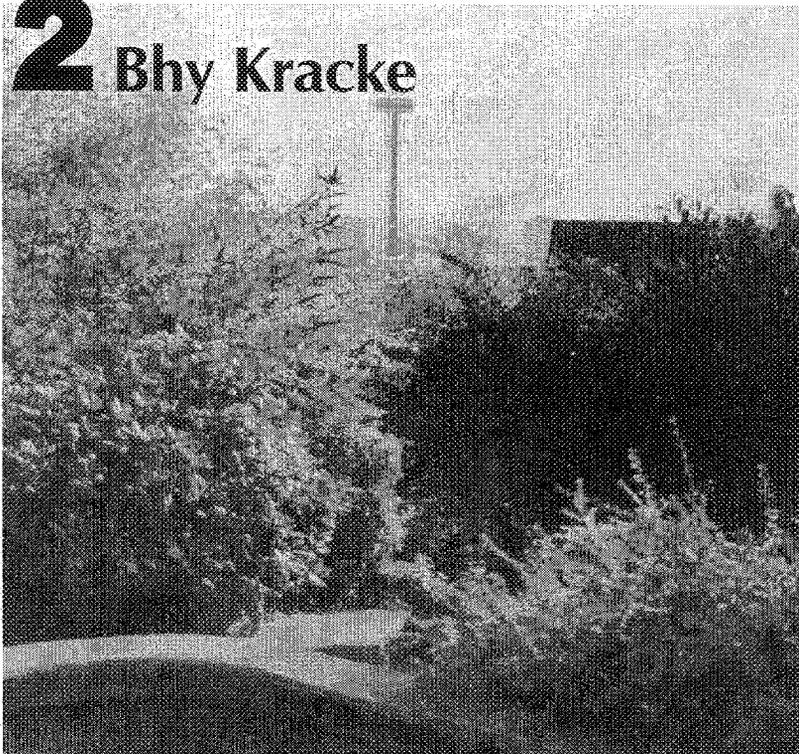
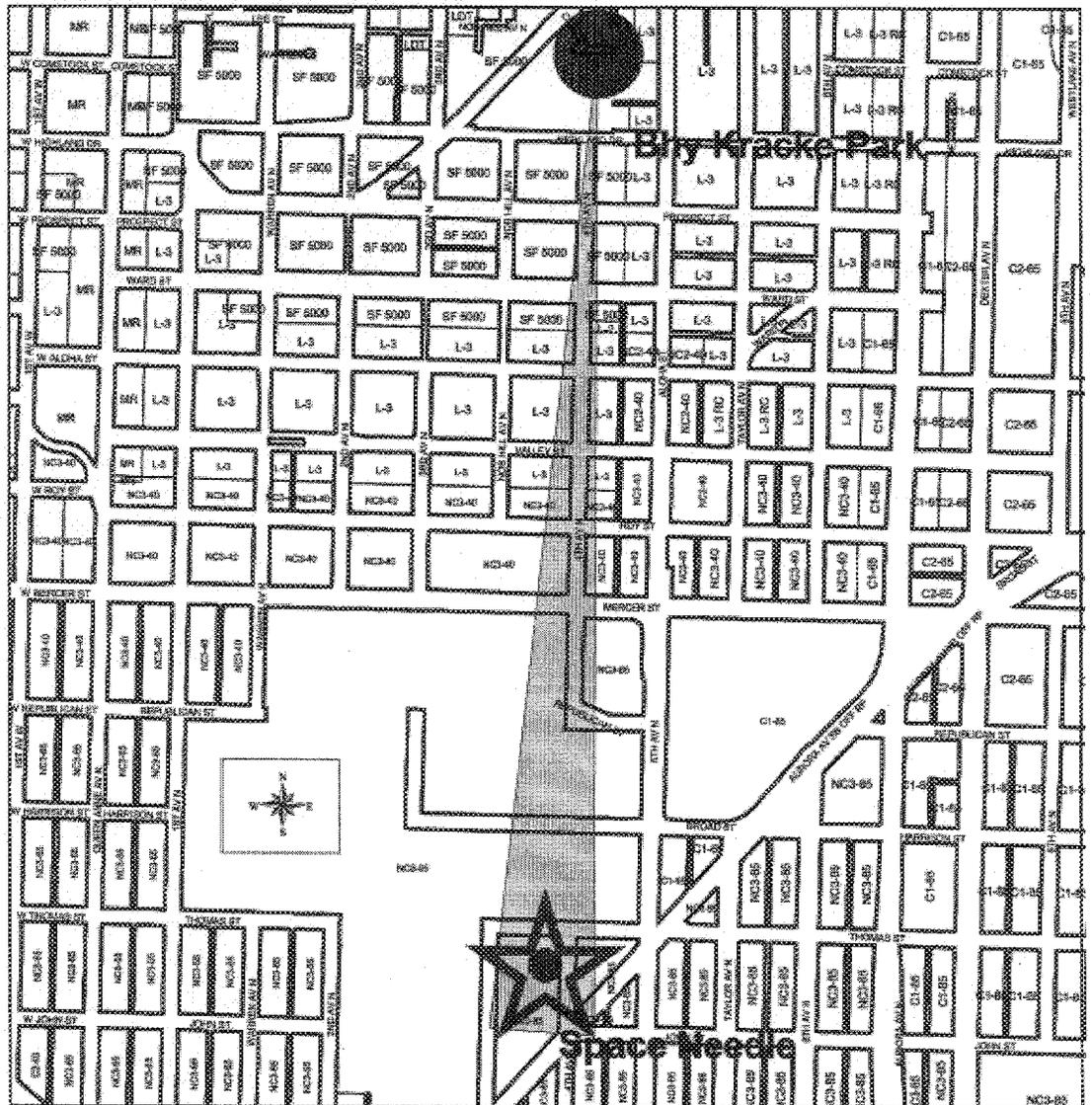


Figure 11:
View from Bhy Kracke

Location: The view point for Bhy Kracke Park is located in the Queen Anne Hill neighborhood on Comstock Place off Bigelow Avenue N.

Coordinates: The view corridor range is approximately 6.23°. The viewpoint from the park is at State Plane Coordinates X1266799 and Y233722.

Analysis: The 1.5 acre park is currently listed as a SEPA view-protected site and is classified by the Department of Parks and Recreation as a neighborhood park.



Map 4:
View corridor

This park provides a full view of the Space Needle from a distance of approximately 1,200 yards (Figure 11). Due to the high topography of Queen Anne Hill, and the view corridor along Fourth Avenue N., the Space Needle view is unobstructed. Current zoning within this corridor: SF 5000, L-3.

There is a viewing area platform with retaining wall seating and room for bench seating. The site is accessible and parking is available, mainly along the streets.

This upper viewpoint section of the park lends itself to passive-recreational uses particularly as a place to pause or sit and enjoy views and is primarily a neighborhood-used park. Park signage is located only at the lower level of park property along 5th Ave. N.

A landscape maintenance program is underway by DPR to maintain unobstructed views from this viewpoint. Based on 3-D analysis of the viewpoint from Bhy Kracke (Figures 12, 13), the Space Needle view remains unobstructed and indicates minimal view erosion from potential development.

The view corridor and subsequent view protection compliance measures support the intent of the City's Comprehensive Plan.

Parcels affected within this view corridor are indicated in Map 5. Parcel Identification Numbers (PINs) are also listed and represent approximately 14 parcels of public property and approximately 32 under private/nonprofit ownerships. For planning purposes, these numbers represent the type of property ownership and the number of owners involved in view protection compliance measures.

Matrix view analysis rating: High

Figure 12: Current view 3-D model

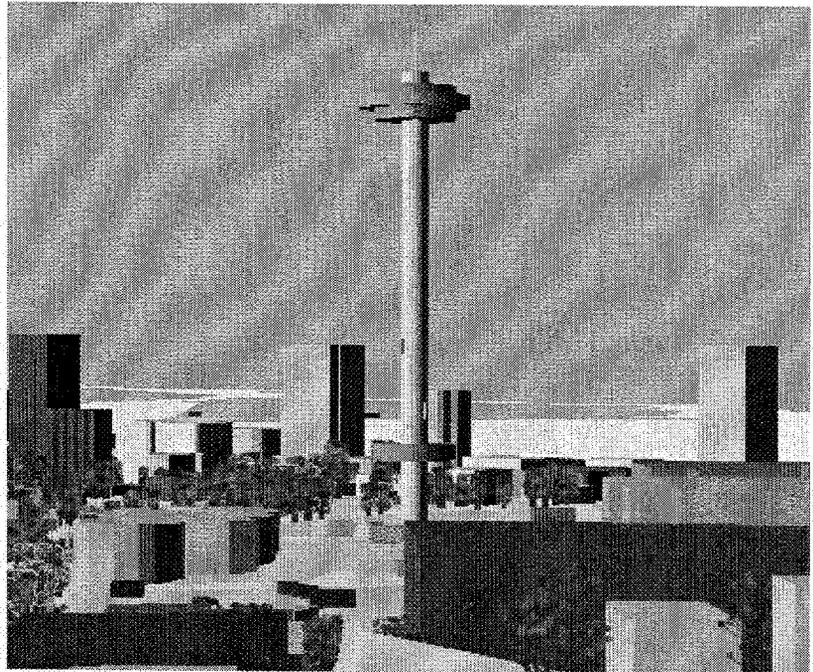
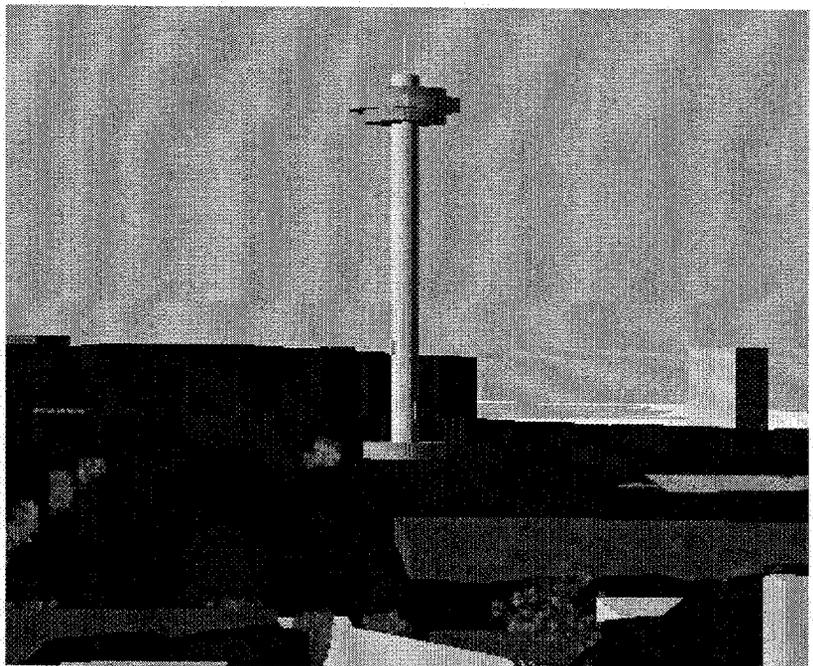
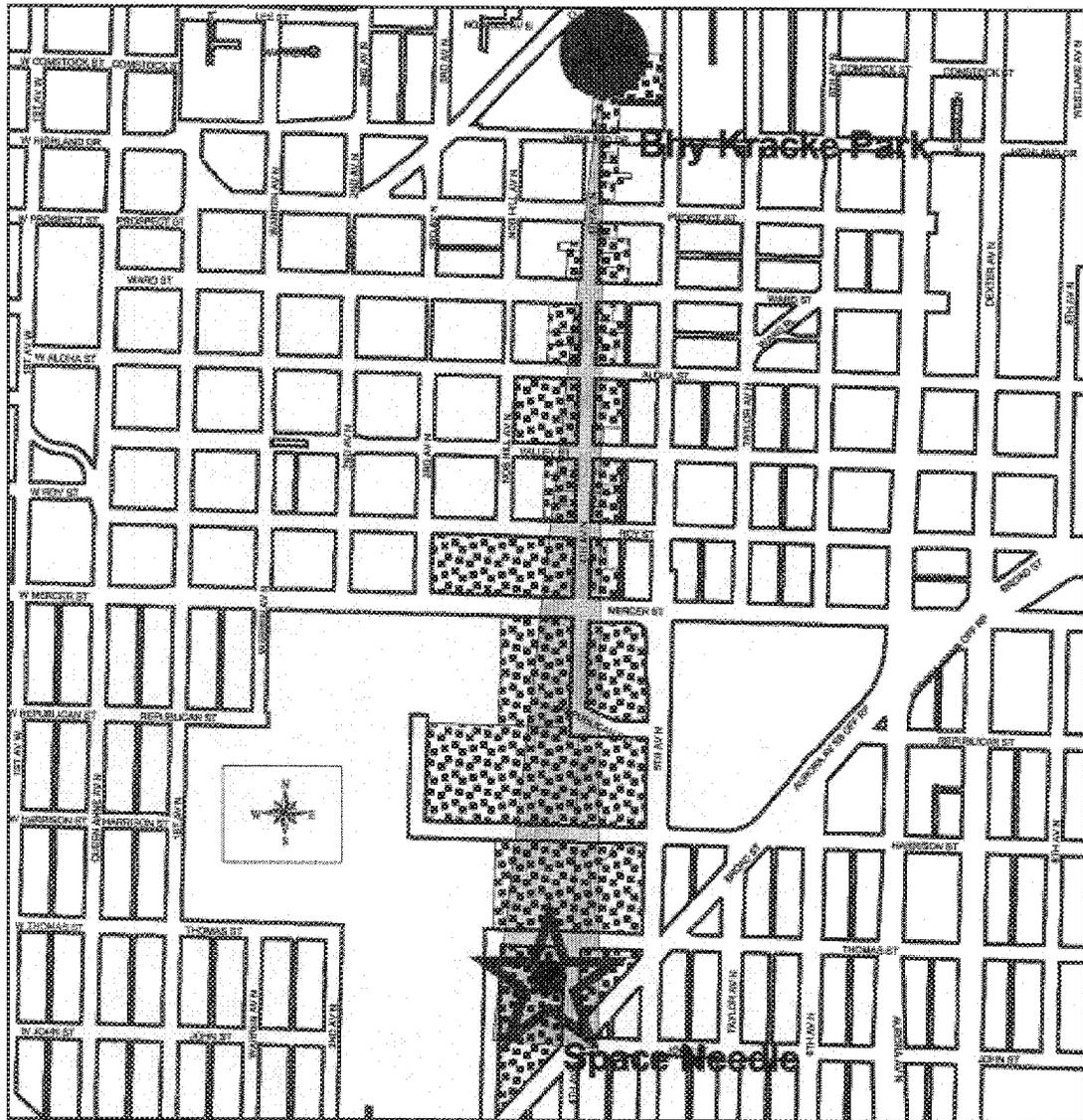


Figure 13: Future potential development conditions model based on current zoning





Parcel Identification Numbers (PINs)

- 6890400005
- 3025049048
- 3025049013
- 5457801765
- 5457801760
- 5457801775
- 5457801795
- 5457801810
- 5457801660
- 5457801665
- 5457801130
- 5457801085
- 5457801670
- 5457801675
- 5457801580
- 5457801200
- 5457801590
- 5457801595
- 5457801195
- 5457801185
- 5457801600
- 5457801250
- 5457801520
- 5457801545
- 5457801280
- 5457801275
- 5457801470
- 5457801270
- 5457801475
- 5457801265
- 5457801480
- 5457800310
- 5457801400
- 5457801420
- 1988200700
- 1988200705
- 1988200640
- 1988200775
- 1985200550
- 1991200012
- 1991200005
- 1985200130
- 1985200130
- 1985200495
- 1991200095

Map 5: Parcels affecting view corridor, including Parcel Identification Numbers (PINs)

3 Gasworks Park

Location: Gasworks Park is located in the Wallingford neighborhood at N. Northlake Way and Meridian Avenue N. The park is listed as a SEPA view protected site and is considered one of the most popular view points of Seattle.

Coordinates: The view corridor range is approximately 2.4° (Figure 14). The view point from the park is at State Plane Coordinates X1270442 and Y238754.

Analysis: The indicated view point provides a full view of the Space Needle from a distance of approximately 3,080 yards.

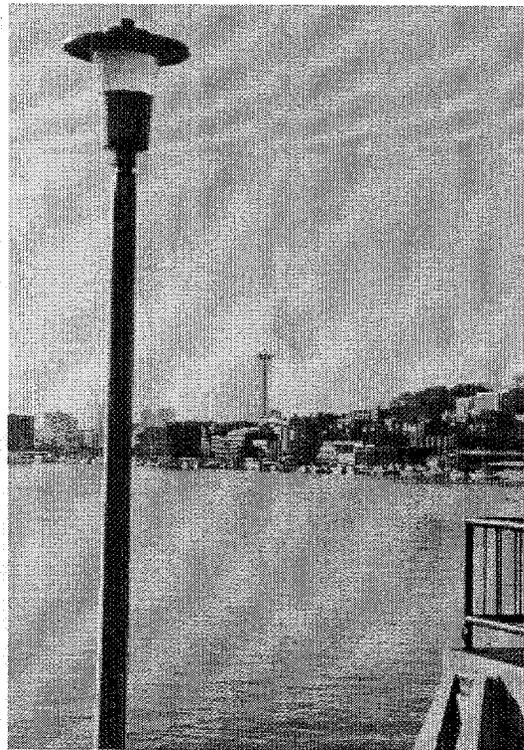
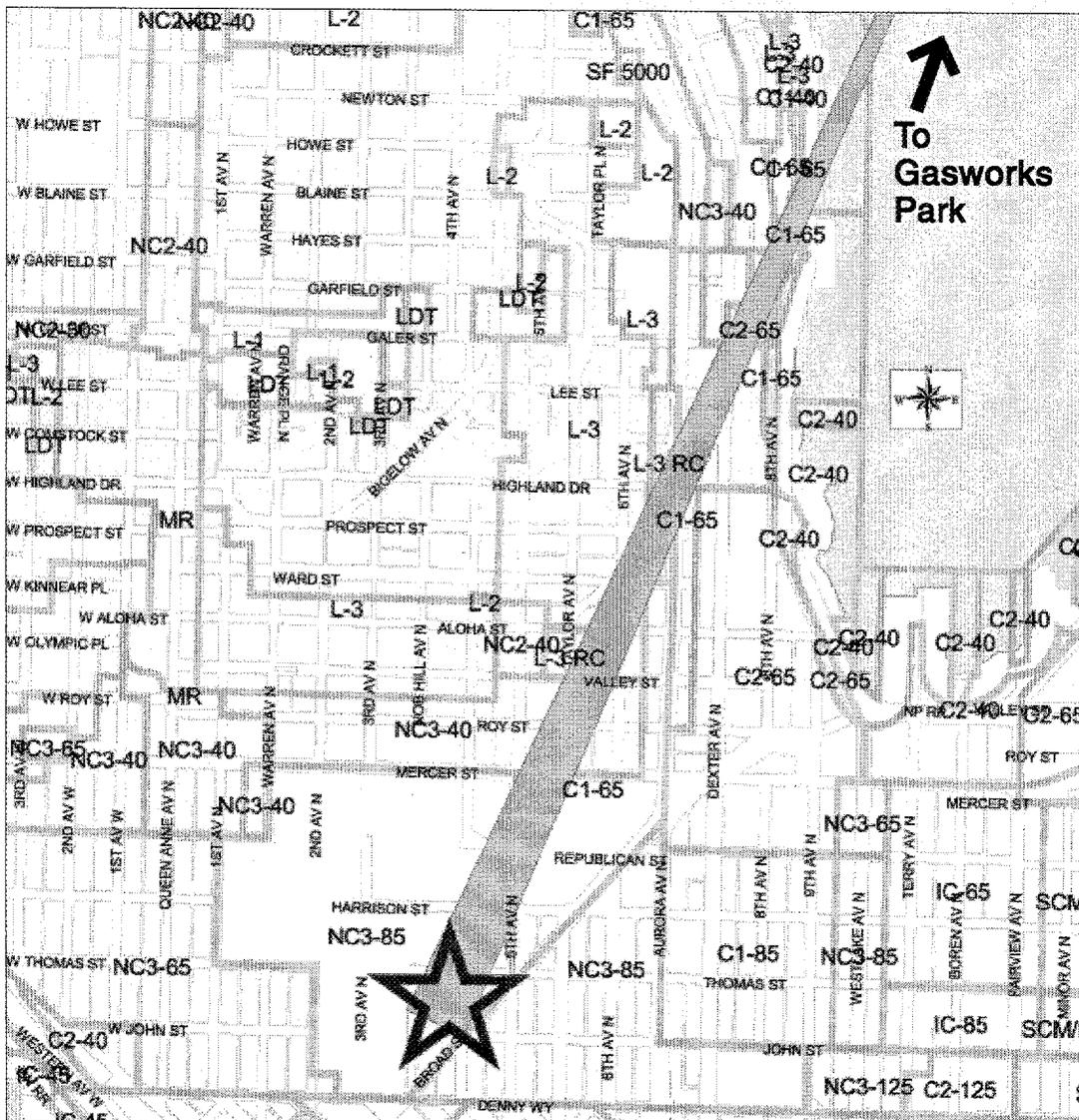


Figure 14: View from Gasworks Park



Map 6: View corridor

Located along the northern shoreline of Lake Union, the view corridor crosses a section of the South Lake Union neighborhood. The view of the Space Needle is unobstructed. Current zoning within this corridor: C2-40, C2-65, and C1-65.

The site provides a viewing area with park benches and view platforms. The viewpoint is accessible and parking is available at the main entrance. The 19.1 acre park is considered a regional park by DPR and is popular with tourists as well as heavily used by the local public. The park serves both passive and active recreational uses and is designed with viewing amenities throughout the site.

Based on 3-D analysis of the viewpoint from Gasworks (Figures 15, 16), the Space Needle view remains unobstructed and indicates minimal view erosion from potential development.

The view corridor and subsequent view protection compliance measures support the intent of the City's Comprehensive Plan.

For planning purposes, parcels affected within this view corridor are indicated in Map 7. Parcel Identification Numbers (PINs) are also listed and represent approximately 19 parcels of public property and approximately 97 under private/nonprofit ownerships.

Matrix view analysis rating: High

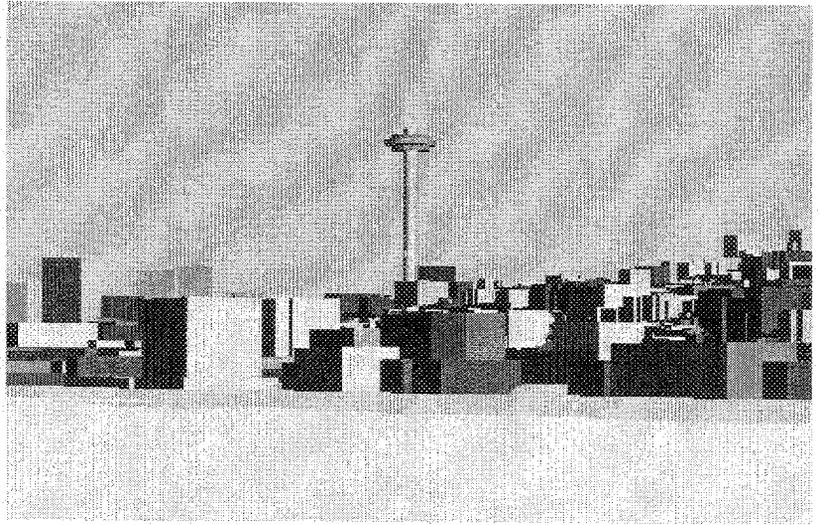


Figure 15: 3-D Model current view

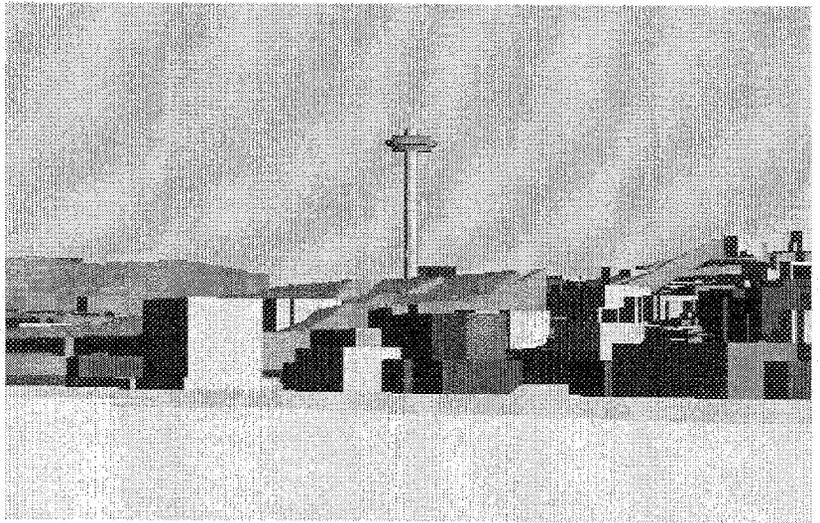


Figure 16: Future potential development conditions model based on current zoning



- 5458300700
- 2249500045
- 2249500035
- 5458300695
- 5458300705
- 8966508888
- 5458300685
- 2249500060
- 7804158888
- 8664808888
- 5458300631
- 2249500058
- 2249500055
- 2249500065
- 2249500059
- 5458300596
- 5458300580
- 5458300579
- 5458300577
- 2249000435
- 5458300578
- 2249000440
- 5458300575
- 7215758888
- 2249000455
- 5458300570
- 2249000465
- 5458300565
- 5458300560
- 5458300555
- 5458300285
- 5458300290
- 5458300525
- 5458300505
- 5458300490
- 5458300535
- 5458300540
- 5458300480
- 5458300550
- 5458300345
- 5458300345
- 5458300425
- 5458300390
- 1988200836
- 1988200705
- 1988200640
- 1988200775
- 1985200550
- 1991200012
- 1991200005
- 1985200130
- 1985200130
- 1985200130
- 1985200495

Map 7: Parcels affecting view corridor, including Parcel Identification Numbers (PINs)

Parcel Identification Number

- 1249700005
- 4088803838
- 4088803837
- 4088803890
- 4088803892
- 4088803945
- 4088803946
- 4088803965
- 1925049022
- 4088803975
- 4088803976
- 1925049020
- 8805108888
- 8807900390
- 8807900360
- 3185808888
- 8807900155
- 8807900150
- 8807900200
- 8807900145
- 8807900355

- 8807900140
- 8807900130
- 6011008888
- 3025049005
- 3025049040
- 3025049041
- 3386900045
- 3025049008
- 3386900040
- 3386900030
- 3025049068
- 3386900025
- 3025049001
- 3386900070
- 3386900080
- 3386900105
- 3386900110
- 3386900115
- 6096500010
- 0052000070
- 0052000090
- 0053000005
- 0052000036
- 0052000045

- 0052000075
- 0052000035
- 2249500450
- 2249500355
- 2249500450
- 2249500367
- 2249500350
- 2249500380
- 2249500390
- 7212308888
- 2249500270
- 2249500384
- 2249500315
- 2249500310
- 2249500320
- 2249500305
- 5194408888
- 2249500295
- 5458300710
- 2249500335
- 2249500328
- 2249500329
- 2249500328

4 Hamilton View Point

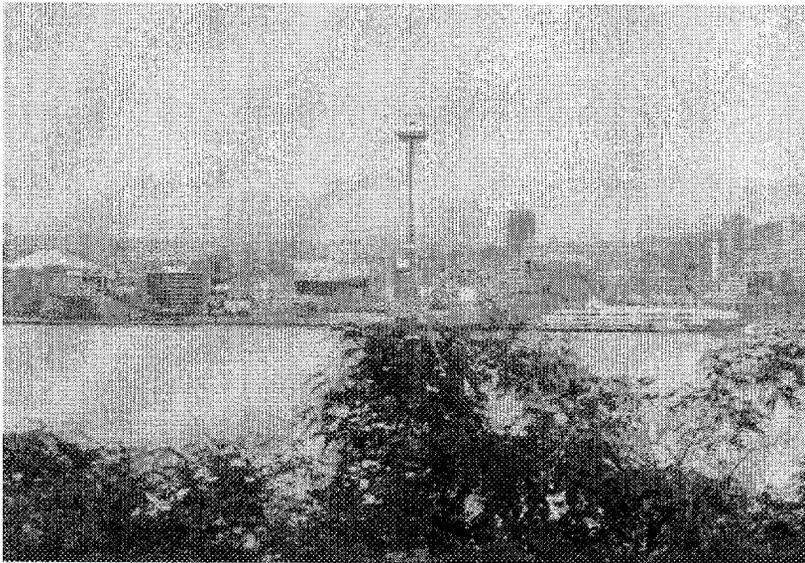
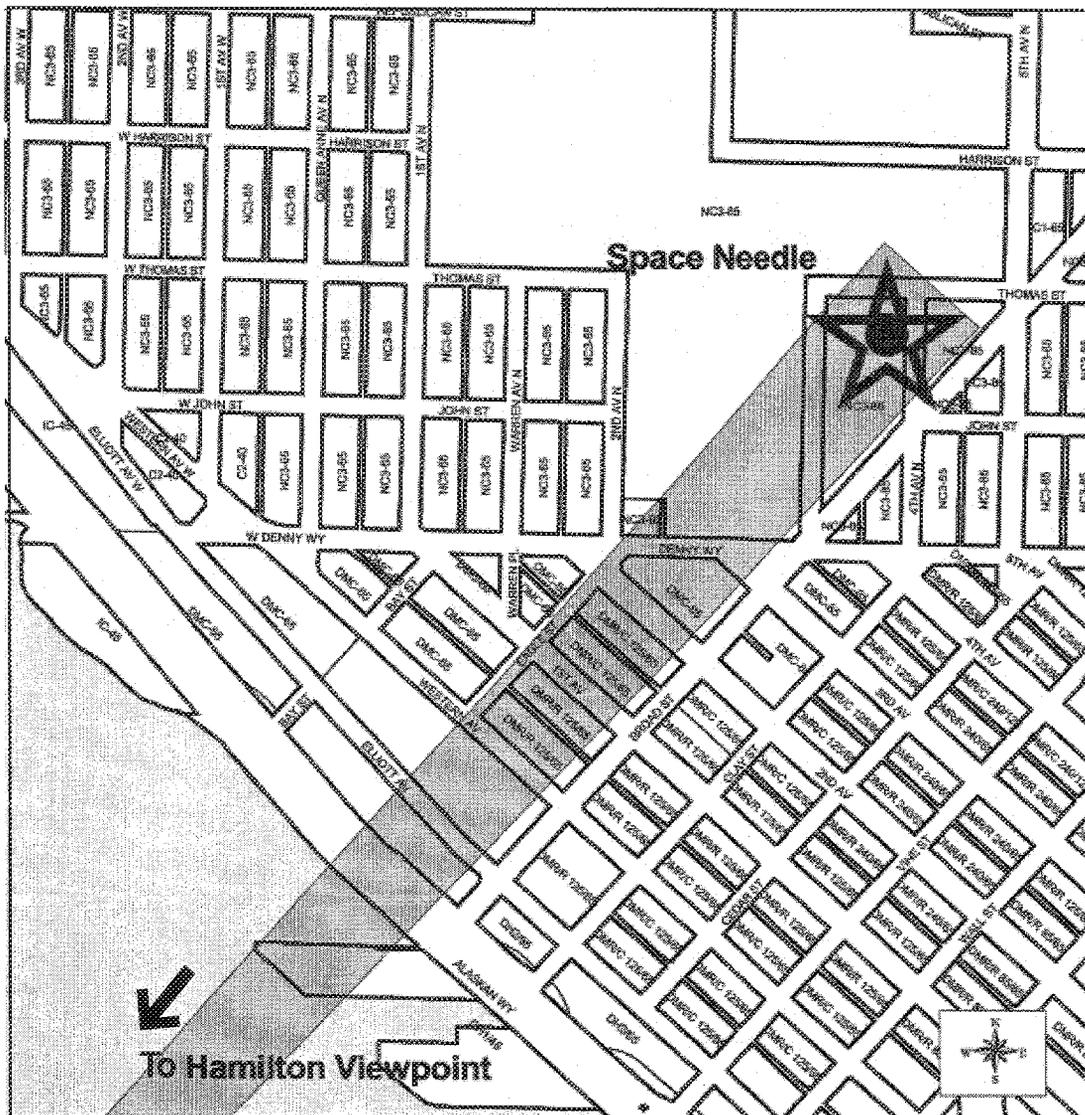


Figure 17: View from Hamilton View Point

Location: Hamilton View Point is located in Admiral neighborhood of West Seattle at the northern end of California Avenue S.W. The 16.9 acre park is listed as a SEPA site and is considered one of the signature viewpoints of Seattle (Figure 17).

Coordinates: The view corridor range is approximately 1.46° (Map 8). The viewpoint from the park is at State Plane Coordinates X1257932 and Y 220577.

Analysis: The viewing area for this park provides a full view of the Space Needle from a distance of approximately 4,070 yards.



Map 8:
View corridor from
Hamilton View Point

Due to the high topography, the view corridor to the Space Needle is unobstructed. Current zoning within this corridor: DMC 85 - DMR/C 125/65.

There is a large viewing area with several park benches. The viewpoint is accessible; parking is available.

Hamilton is classified as a community park and as a viewpoint. It is used by locals for passive-recreational uses and is also popular as a tourist site.

Based on analysis of the viewpoint from Hamilton, the Space Needle view remains unobstructed and indicates minimal view erosion from potential development (Figures 18, 19).

The view corridor and subsequent view protection compliance measures support the intent of the City's Comprehensive Plan.

Downtown parcels affected within this view corridor are indicated in Map 9.

For planning purposes, Parcel Identification Numbers (PINs) are also listed and represent approximately **11** parcels of public property and **20** under private/nonprofit ownerships.

Matrix view analysis rating: High

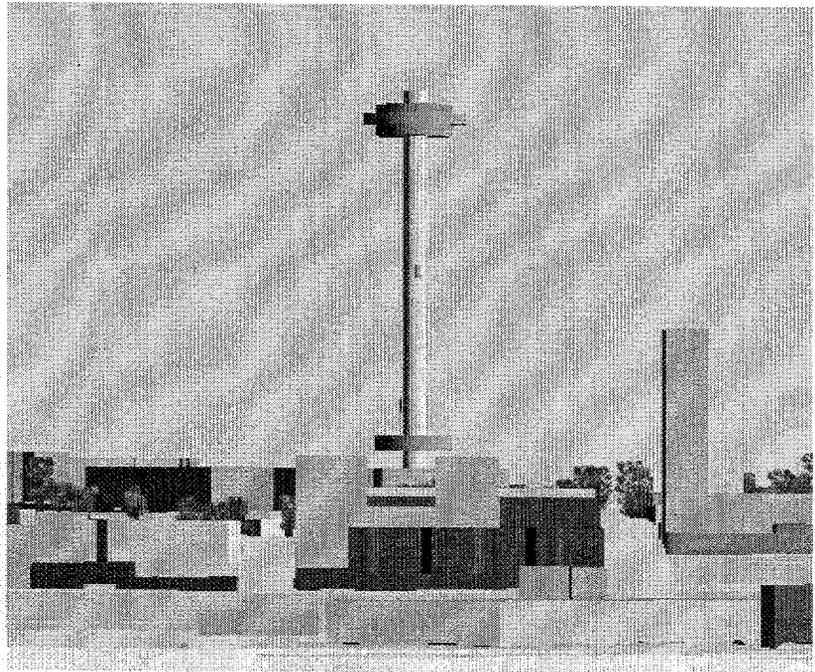


Figure 18: Current 3-D model view

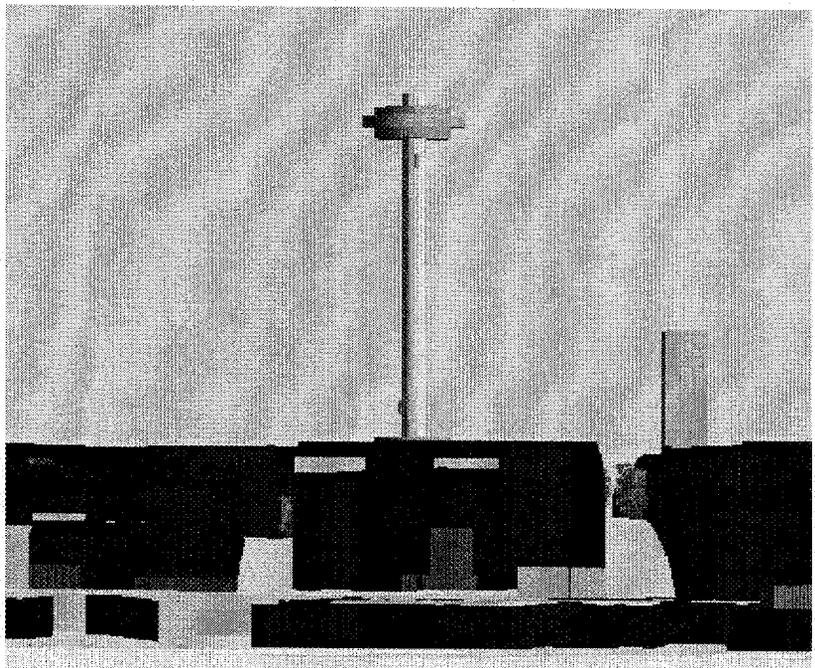


Figure 19: Future potential development conditions model using current zoning

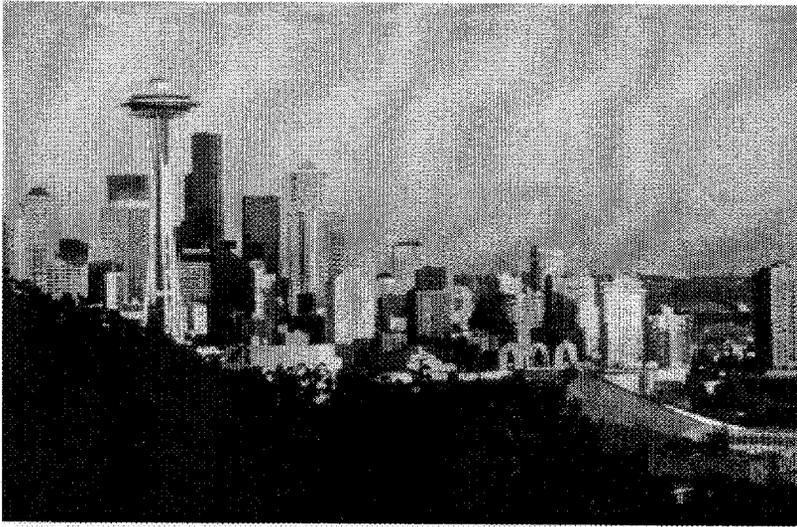
Parcel Identification Numbers (PINs)

- 1985200550
- 1991200012
- 1985200130
- 1985200130
- 1985200130
- 1985200495
- 1985200140
- 1985200160
- 0695000335
- 0695000285
- 0695007777
- 0695000295
- 0695000245
- 0698000095
- 1734808888
- 0695000045
- 0698000095
- 0695000005
- 7666202275
- 0695000075
- 0695000080
- 7666202257
- 7666202255
- 7666202285
- 7666202268
- 7666202270
- 7666202292
- 7666202290
- 7666706950
- 9272202790
- 0131508888
- 9272202415
- 9272202425
- 9272202430



Map 9: Parcels affecting view corridor, including Parcel Identification Numbers (PINs)

5 Kerry Park View Point



Location: Kerry Park is located in the Queen Anne Hill neighborhood along Highland Drive, between Second and Third Avenues West.

Coordinates: The view corridor range is approximately 5.88° (Map 10). The viewpoint from the park is at State Plane Coordinates X1264021 and Y233321.

Analysis: Kerry Park offers a full view of the Space Needle from a distance of approximately 1,300 yards and is currently listed as a SEPA view protected site.

Figure 20: View from Kerry Park



Map 10:
View corridor

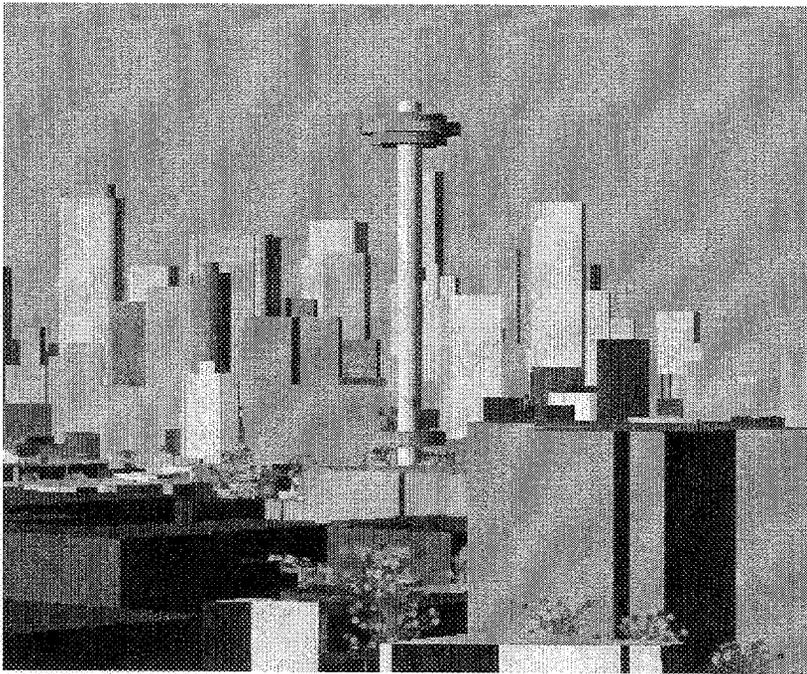


Figure 21: Current 3-D view

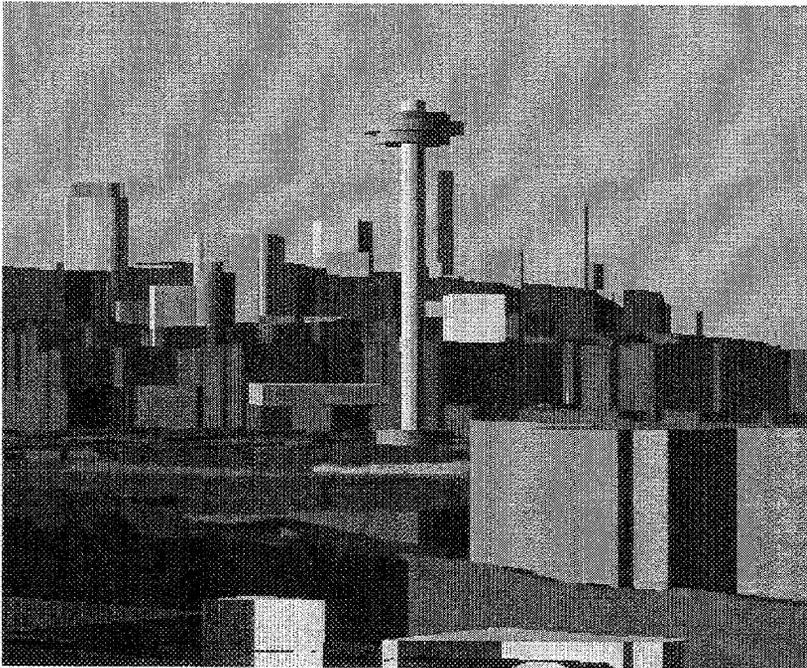


Figure 22: Future potential development conditions based on current zoning

Due to the high topography of Queen Anne Hill, the view corridor to the Space Needle is unobstructed (Figure 20).

Current zoning within this corridor: SF 5000, L-3, NC3-40, MR., and NC3-85.

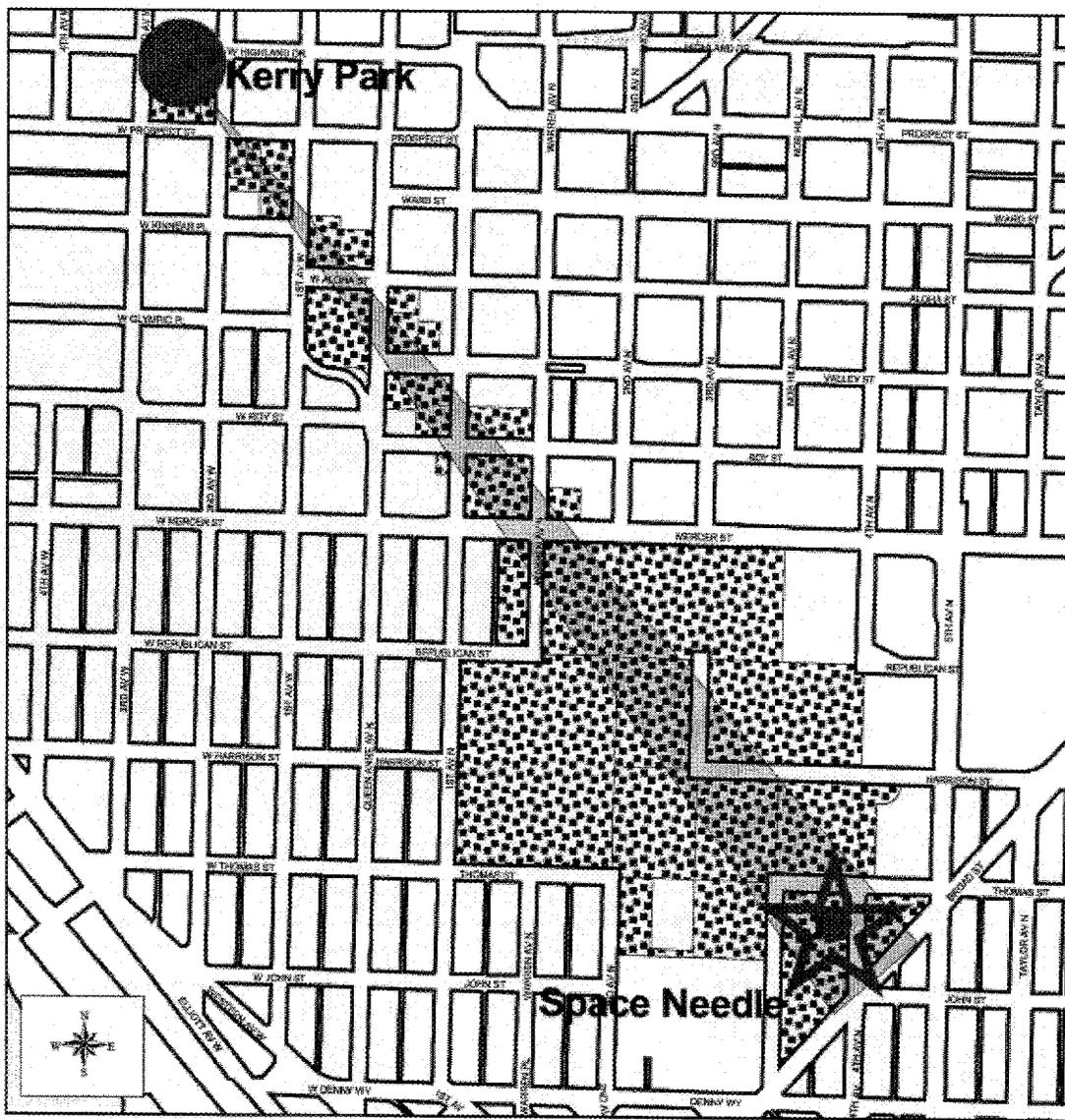
Considered one of the signature viewing sites for the city, the community park serves a regional audience, popular with neighbors and locals but also a major attraction for tourists/tours.

Benches and retaining wall seating are available. Viewing telescopes also are provided. The park is accessible with parking along Highland Avenue.

Based on analysis of the view from Kerry Park, the Space Needle view remains unobstructed (Figures 21, 22). The view corridor and subsequent view protection compliance measures support the intent of the City's Comprehensive Plan.

Parcels affected within this view corridor are indicated in Map 11. Parcel Identification Numbers (PINs) are also listed and represent approximately 13 parcels of public property and approximately 28 under private/nonprofit ownerships. For planning purposes, these numbers represent the type of property ownership and the number of owners involved in view protection compliance measures.

Matrix view analysis rating: High



Map 11:
 Parcels affecting view
 corridor, including
 Parcel Identification
 Numbers (PINs)

Parcel Identification Numbers (PINs)		
1731800300	3879900165	1985200305
1731800265	3879900135	1985200550
3879900815	9425588888	1991200012
3879900820	3879900057	1985200130
3879900765	5457300020	1985200130
3879900810	3879900115	1985200130
3879900775	5457300410	1985200495
3879900805	5457300005	
3879900780	5161008888	
3879900786	5457300595	
3879900785	1988200185	
3879900787	1988200250	
3879900370	1988200440	
3879900355	1988200190	
3879900340	1985200003	
3879900350	1988200380	
3879900155	1988200640	
3880400005	1985200245	

6 Myrtle Edwards Park

Location: Myrtle Edwards Park is located in the lower Queen Anne neighborhood, along the Elliott Bay waterfront. The Park is currently listed as a SEPA view protected site.

Coordinates: The view corridor range is approximately 11.92° (Map 12). The viewpoint from the north end of the park is at State Plane Coordinates X1263640 and Y 229645.

Analysis: The indicated viewpoint provides a full view of the Space Needle

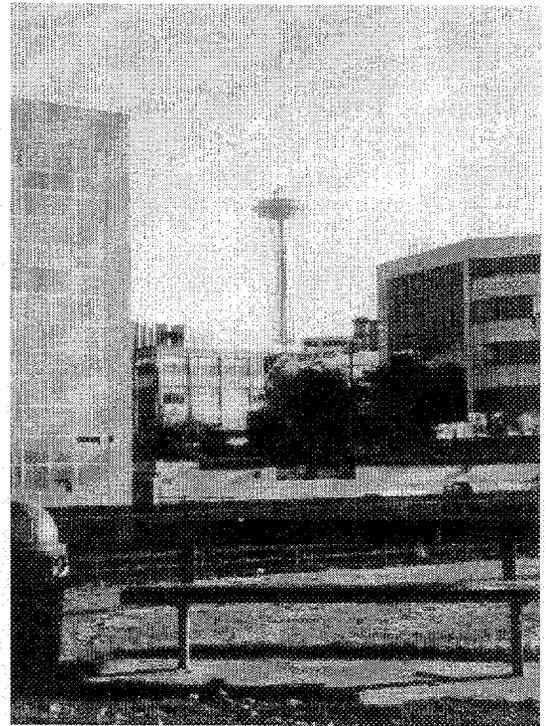
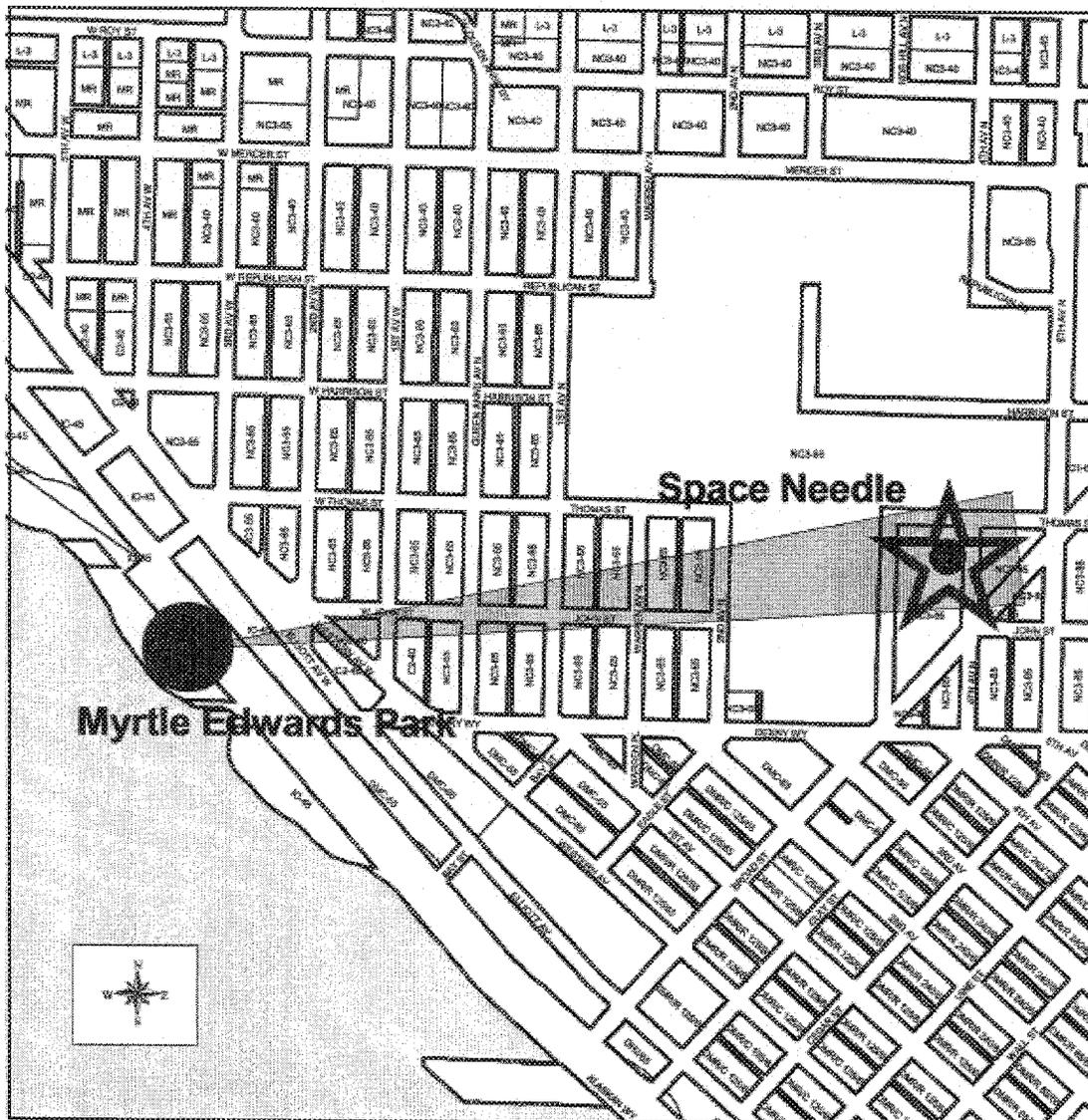


Figure 23:
Myrtle Edwards Park



Map 12:
View corridor

from a distance of approximately 900 yards (Figure 23).

Located along the shoreline, the view corridor crosses a section of lower Queen Anne. The view of the Space Needle is unobstructed.

The site provides a viewing area with park benches and picnic tables. The viewpoint is accessible and parking is available at the main entrance.

Classified by DPR as a regional park, the 4.8 acre park serves a variety of passive recreational uses. Cyclists, joggers, and walkers actively use this waterfront space.

Based on analysis of the viewpoint from Myrtle Edwards Park, the Space Needle view remains unobstructed (Figures 24, 25).

The view corridor and subsequent view protection compliance measures support the intent of the City's Comprehensive Plan.

For planning purposes, parcels affected within this view corridor are indicated in Map 13. Current zoning within this corridor: C2-40, NC3-65. Parcel Identification Numbers (PINs) are also listed and represent approximately 9 parcels of public property and approximately 23 under private/nonprofit ownerships.

Matrix view analysis rating: High

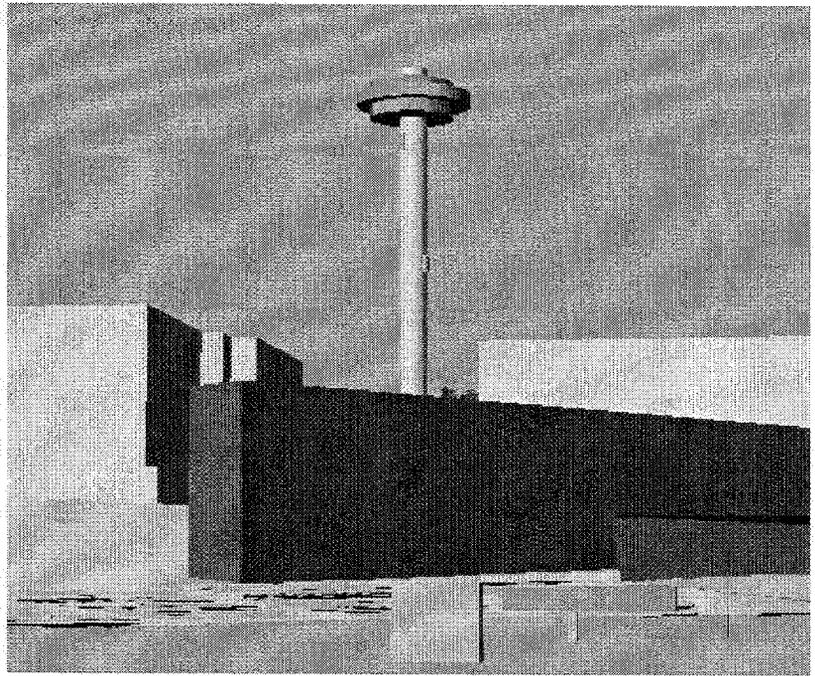


Figure 24: Current view — 3-D model

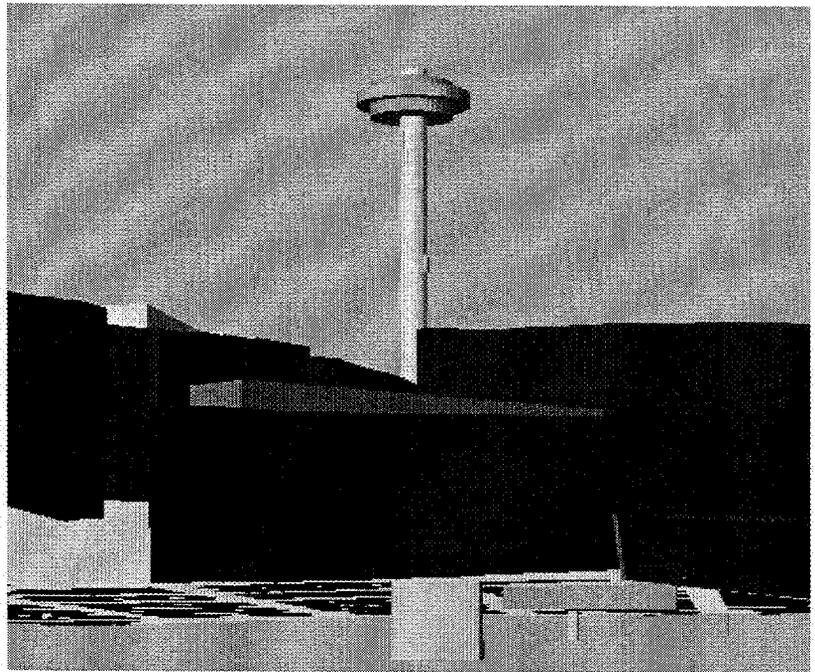
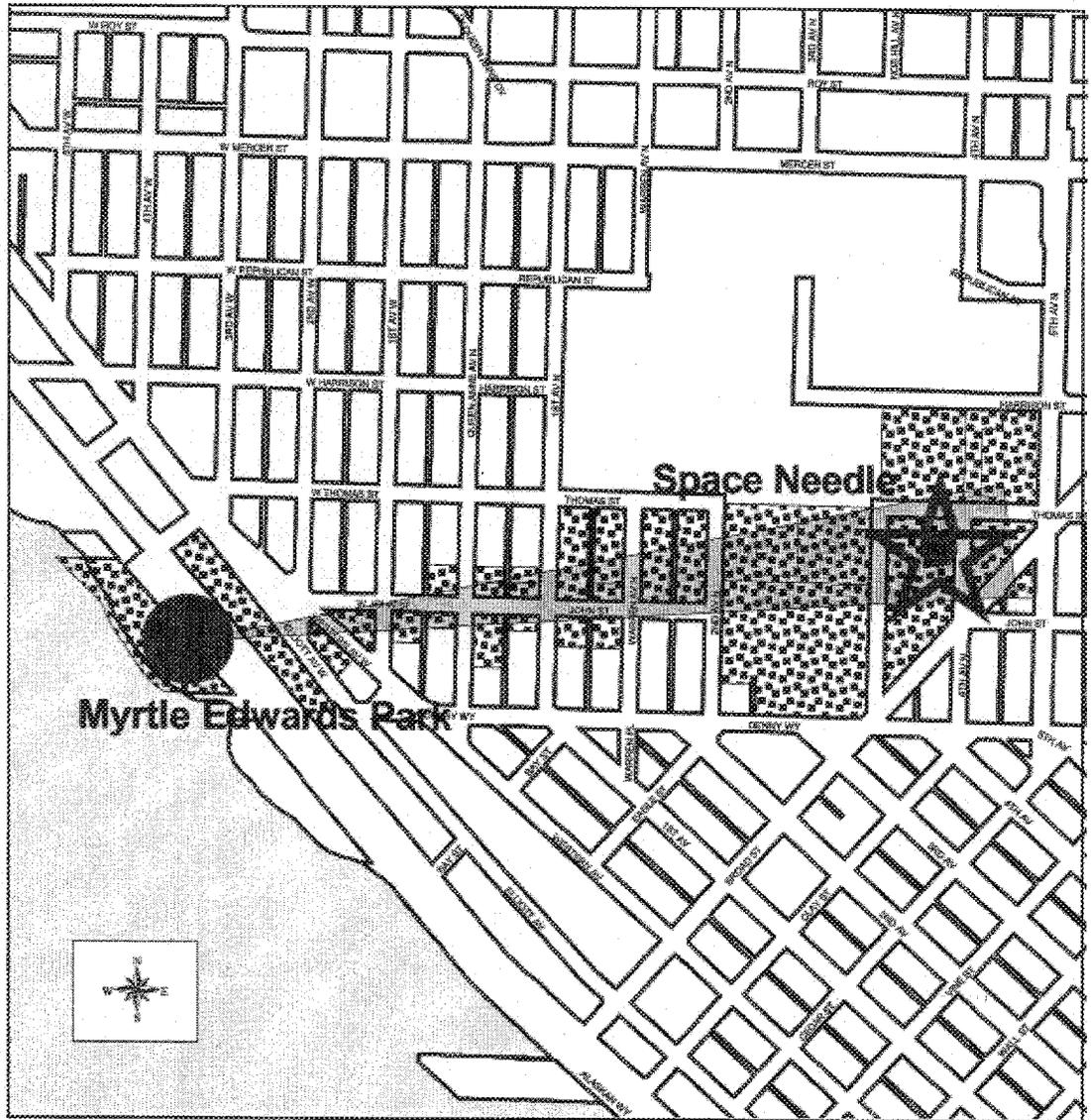


Figure 25: Future potential development conditions model based on current zoning

Parcel Identification Numbers (PINs)

- 1985200550
- 1991200012
- 1991200005
- 1985200130
- 1985200185
- 1989201515
- 1989201460
- 1985200065
- 1985200065
- 1985200130
- 1985200130
- 7666202190
- 1985200495
- 1991200075
- 7666202250
- 1989201010

- 1989201285
- 1989201270
- 1985200140
- 1989201280
- 1989201275
- 1991200095
- 1992200400
- 1989200975
- 1989200910
- 1989201385
- 1989201315
- 1989201450
- 7666202220
- 1989201395
- 1992200465
- 1992200415



Map 13: Parcels affecting view corridor, including Parcel Identification Numbers (PINs)

7 Seacrest Park

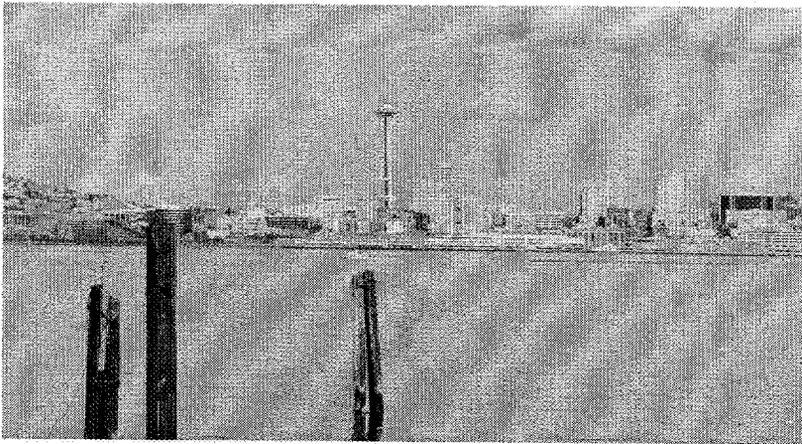


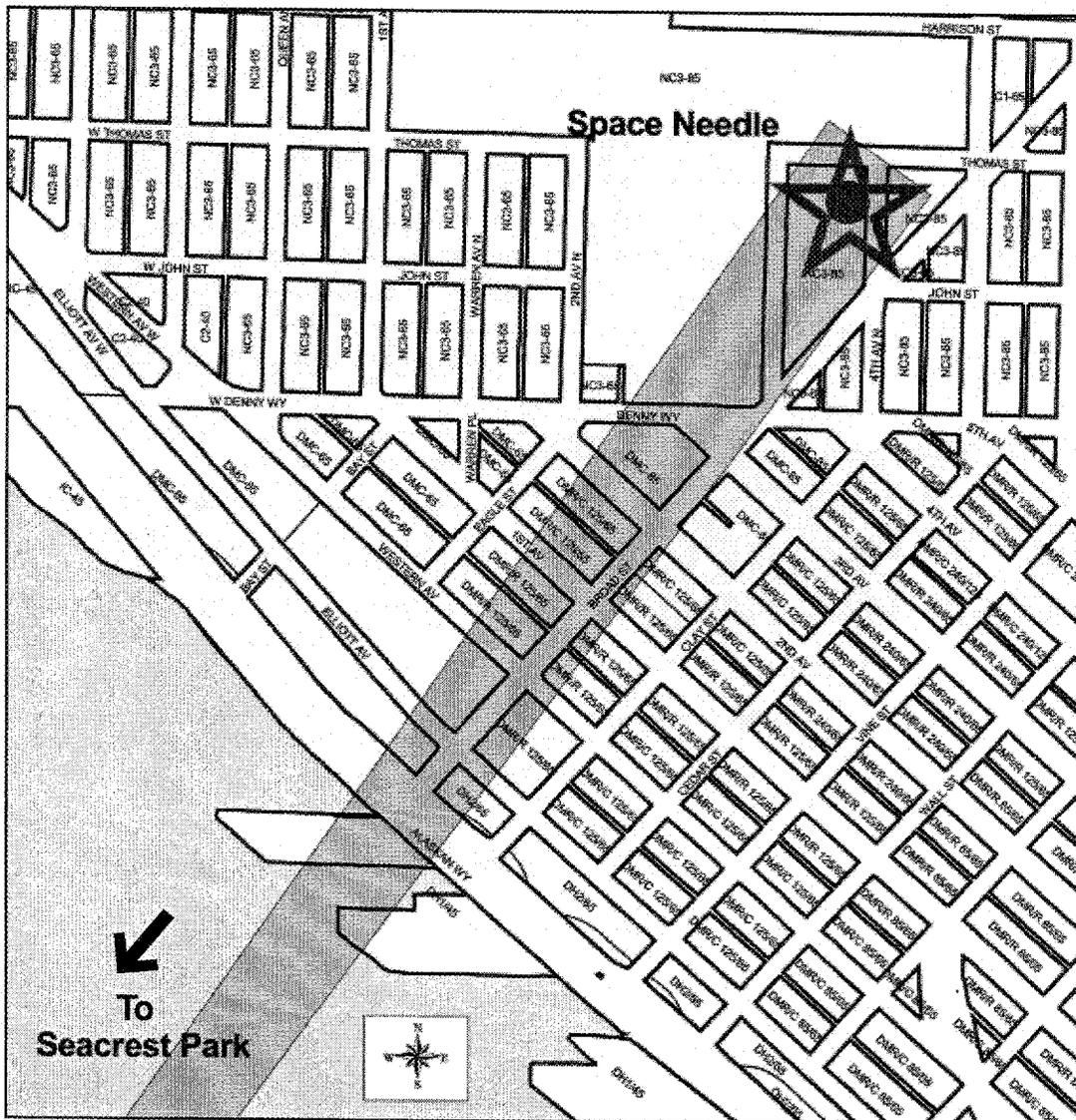
Figure 26: View from Seacrest Park. Photo taken 10/2000.

Location: Seacrest Park is located in the north end of West Seattle along Harbor Avenue S.W.

Formerly known as Harbor View Park, Seacrest is currently listed as a SEPA view protected site and is considered one of the signature viewpoints of Seattle (Figure 26)

Coordinates: The view corridor range is approximately 1.67° (Map 14). The viewpoint from the park is at State Plane Coordinates X1258578 and Y218898.

Analysis: The indicated viewpoint provides a full view of the Space Needle from a distance of approximately 4,290 yards. Located along the shoreline, the view corridor crosses Elliott Bay and a section of northwest Belltown. View of the Space Needle is unobstructed.



Map 14:
View corridor

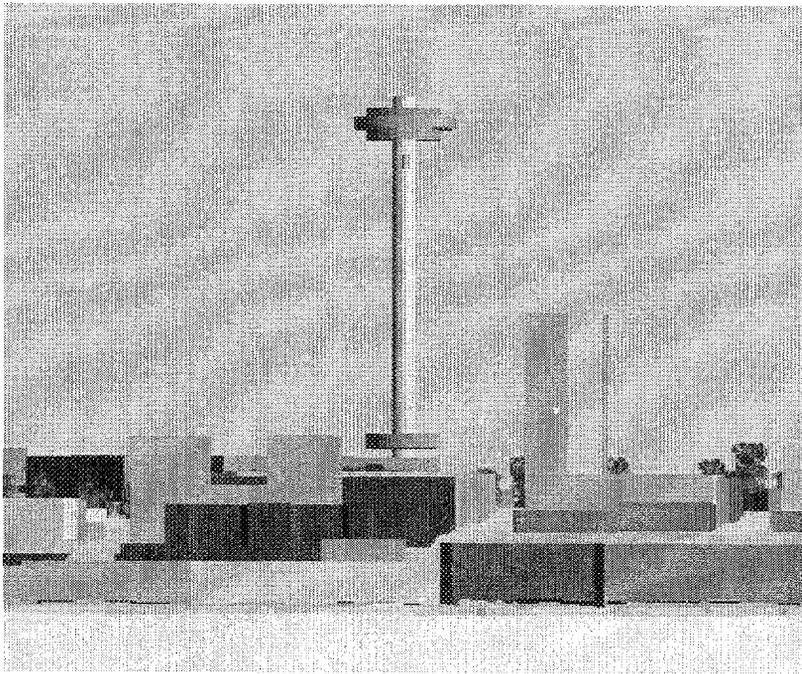


Figure 27. Current 3-D view

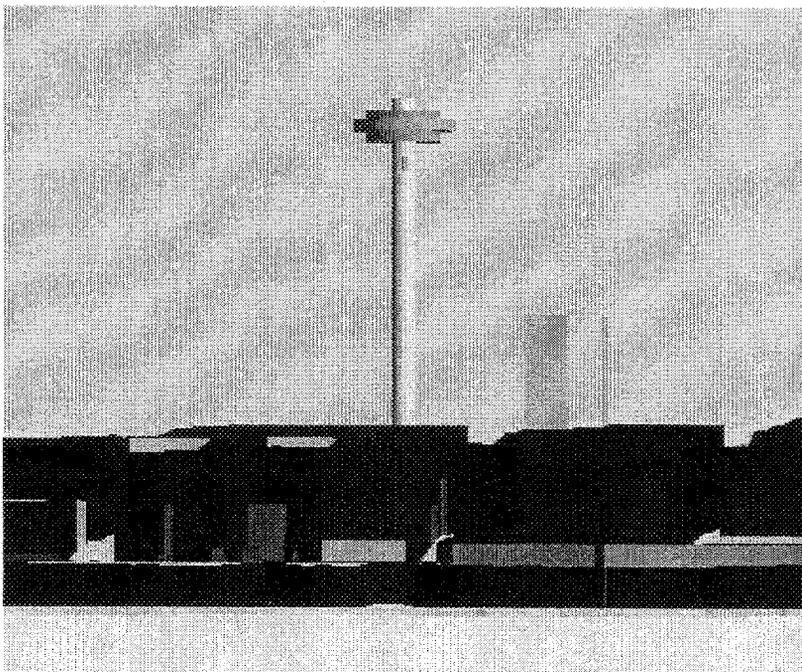


Figure 28. Future potential development conditions model using current zoning

The site provides a large viewing area with several park benches. The viewpoint is accessible; parking is available on site.

Seacrest is part of the Alki Trail/Duwamish Corridor system and is heavily used by pedestrians, fishermen, joggers, and bicyclists. As a regional park, the 6.4 acre site serves a wide user audience from local neighborhoods to tourists and accommodates a variety of passive recreational uses.

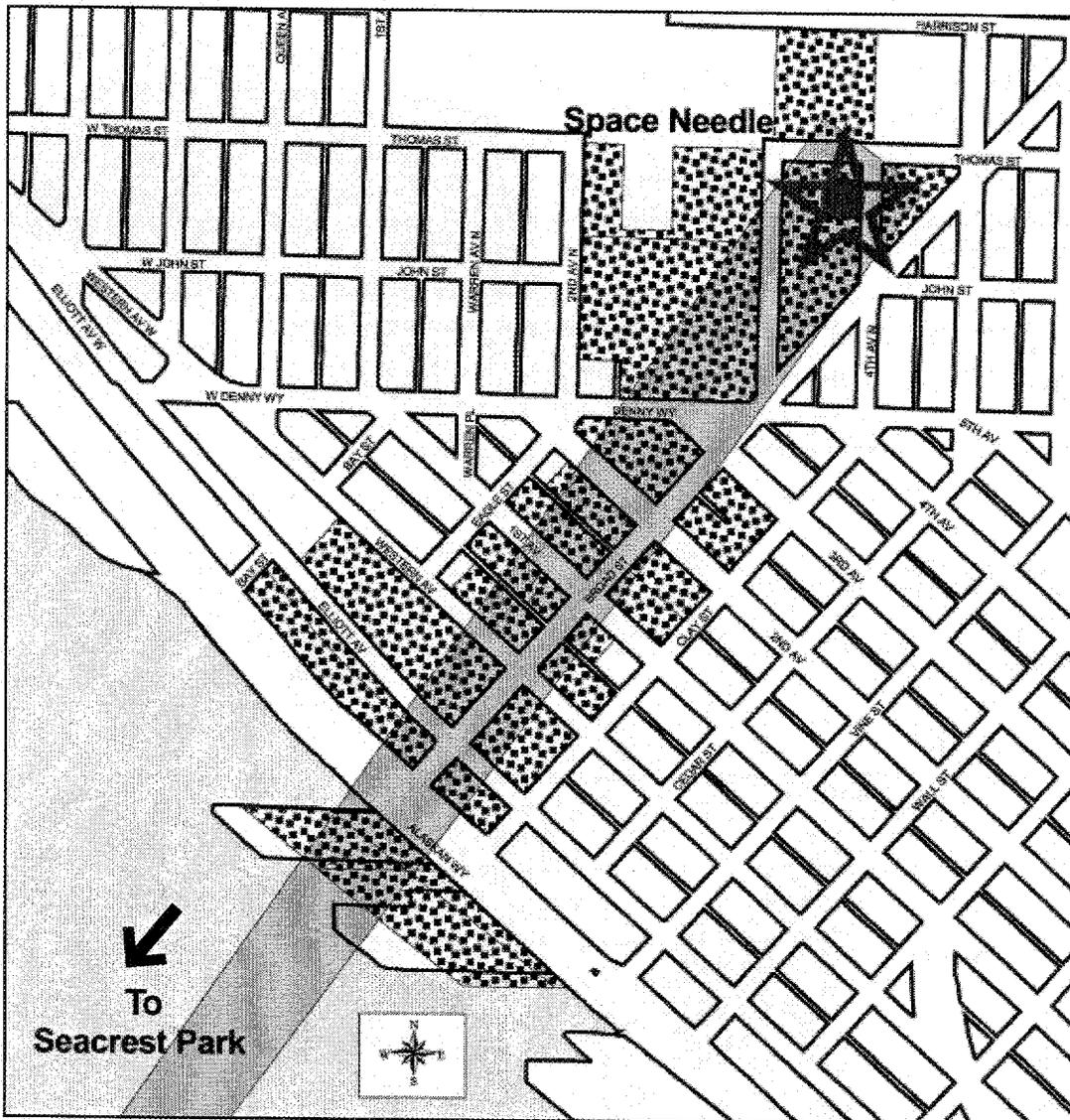
Based on analysis of the viewpoint from Seacrest Park, the Space Needle view remains unobstructed (Figures 27, 28).

The view corridor and subsequent view protection compliance measures support the intent of the City's Comprehensive Plan.

Downtown parcels affected within this view corridor are indicated in Map 15. Current zoning within this corridor: DMC 85 - DMR/C 125/65.

Parcel Identification Numbers (PINs) are also listed and represent approximately 7 parcels of public property and approximately 23 under private/nonprofit ownerships. For planning purposes, these numbers represent the type of property ownership and the number of owners involved in view protection compliance measures.

Matrix view analysis rating: High



Parcel Identification Numbers (PINs)
1985200550
1985200130
1985200130
1985200130
1985200495
1985200140
0695000335
0695007777
0656000005
0695000295
0695000245
0698000095
1734808888
0586408888
0698000095
0695000005
0654000005
7666202275
0695000075
0695000080
0653000545
0653000520
0653000480
7666202285
7666202305
7666202306
7666202292
7666202290
7666202297
7666202295
7666706730
7666706802
7666706804

Map 15: Parcels affecting view corridor, including Parcel Identification Numbers (PINs)

8 Seattle Center

Location: The Seattle Center is located between Broad St., Mercer St., and 1 Ave. North in the lower Queen Anne neighborhood.

Coordinates: The view corridor range is approximately 17.9° (Map 16). The viewpoint is at State Plane Coordinates X1265745 and Y230972.

Analysis: The 605' tall Space Needle is located within the Seattle Center property. Constructed in 1962 as part of the World's Fair, the Needle has become one of the city's signature icons. There are numerous full views of the structure. The

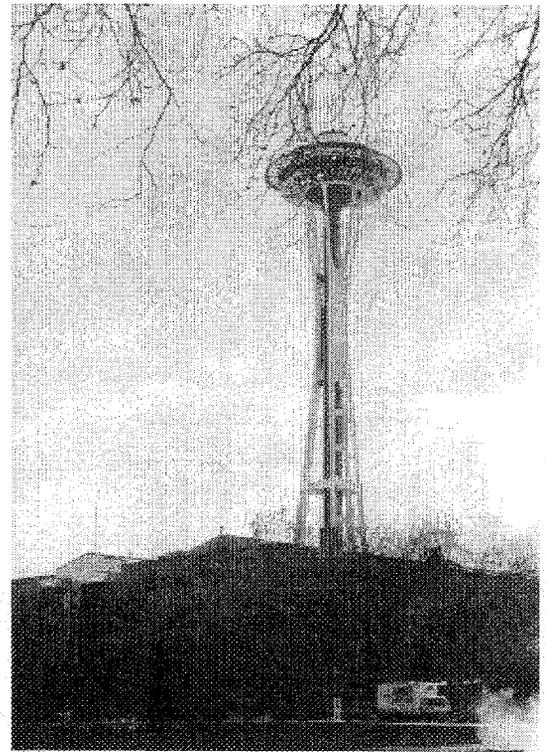
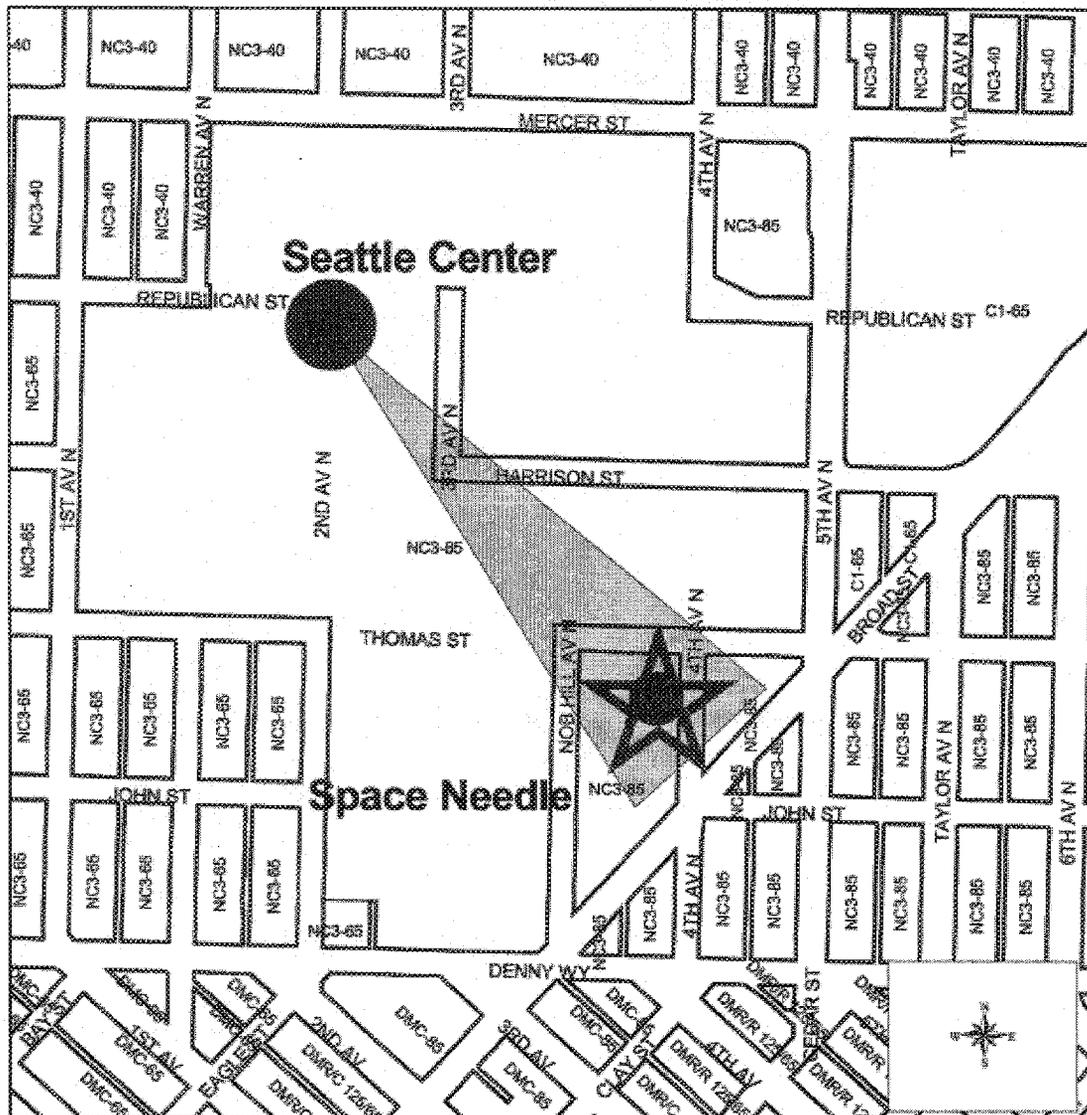


Figure 29:
Current view



Map 16:
View corridor

one view point used for analysis was selected in an area that offers passive recreational uses, near the International Fountain (Figure 29).

The park is accessible and is considered a popular Seattle tourist and local destination site.

Based on 3-D analysis of the view-point, the Space Needle view remains unobstructed and indicates minimal view erosion from potential development.

The view corridor and subsequent view protection compliance measures support the intent of the City's Comprehensive Plan.

For planning purposes, parcels affected within this view corridor are indicated in Map 17. Parcel Identification Numbers (PINs) are also listed and represent approximately 8 parcels of public property and approximately 1 under private/nonprofit ownerships.

Matrix view analysis rating: High

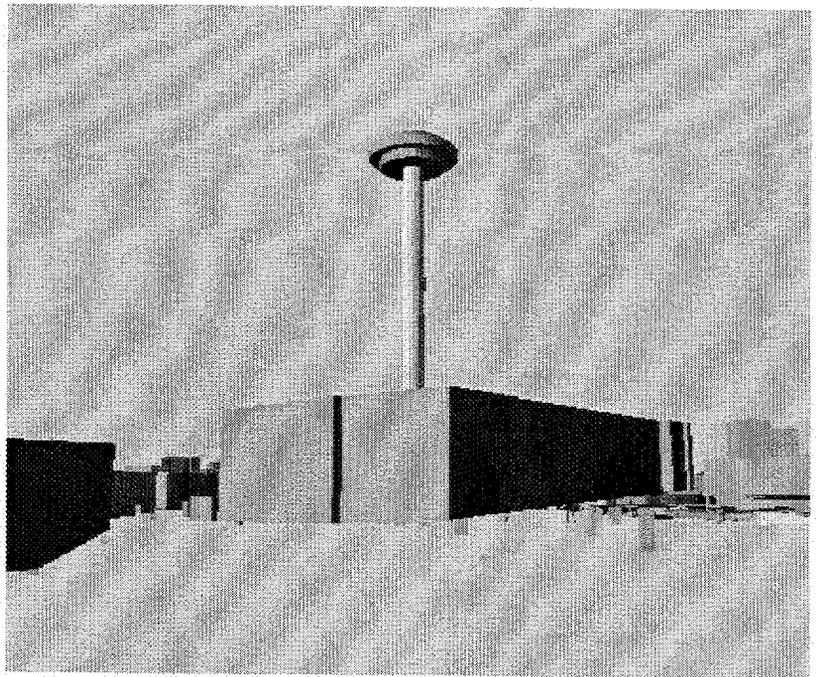


Figure 30. Current view 3-D

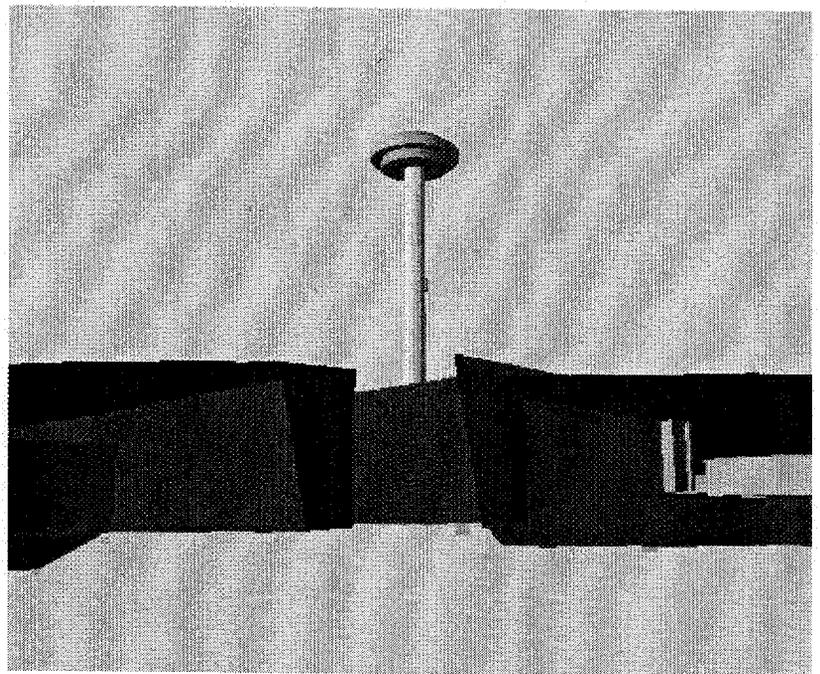
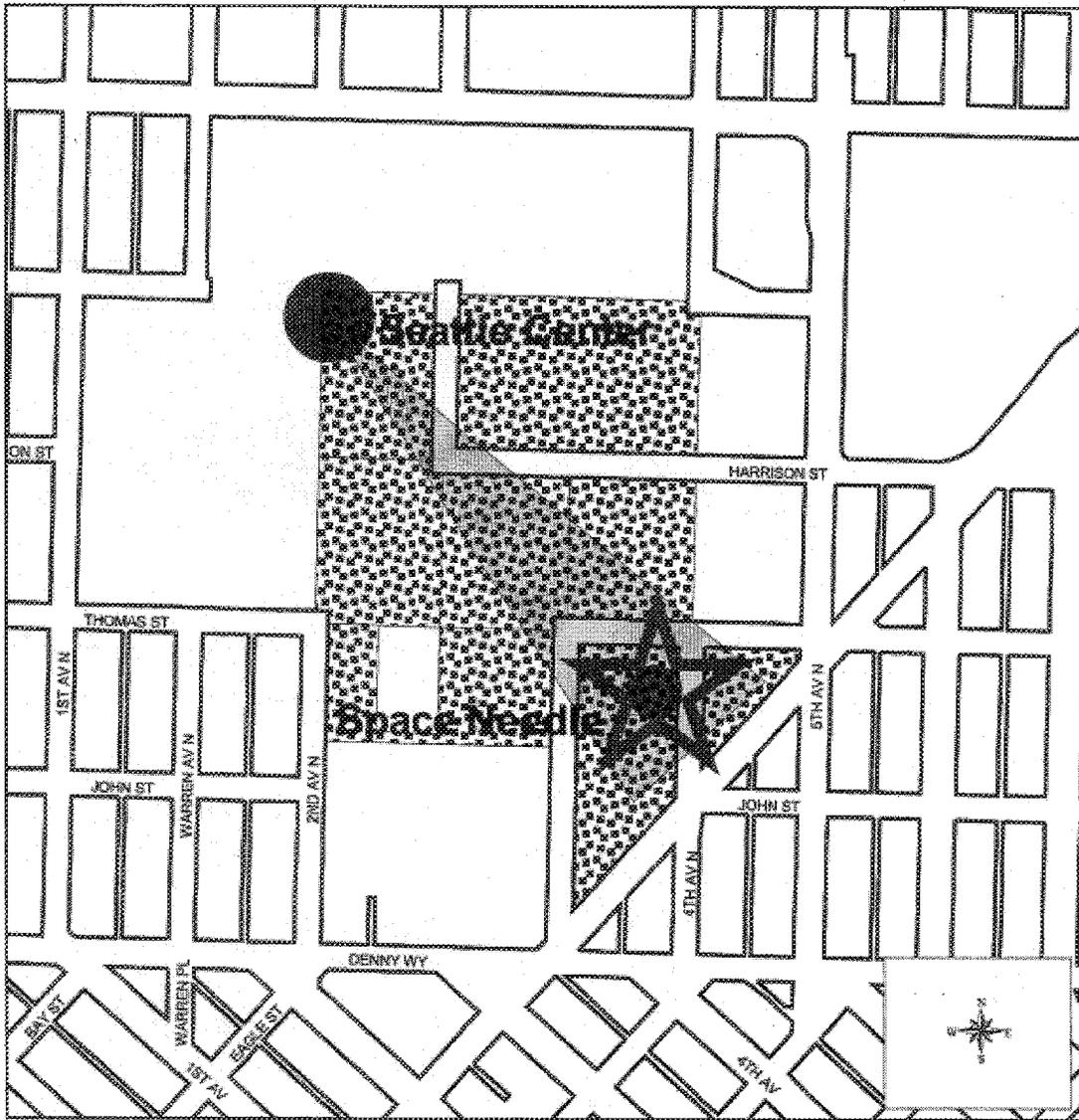


Figure 31. Future potential development conditions model using current zoning



Map 17: Parcels affecting view corridor, including Parcel Identification Numbers (PINs)

Parcel Identification Numbers (PINs)

- 1988200380
- 1988200640
- 1985200245
- 1985200305
- 1985200550
- 1985200130
- 1985200130
- 1985200130
- 1985200495

9 Volunteer Park

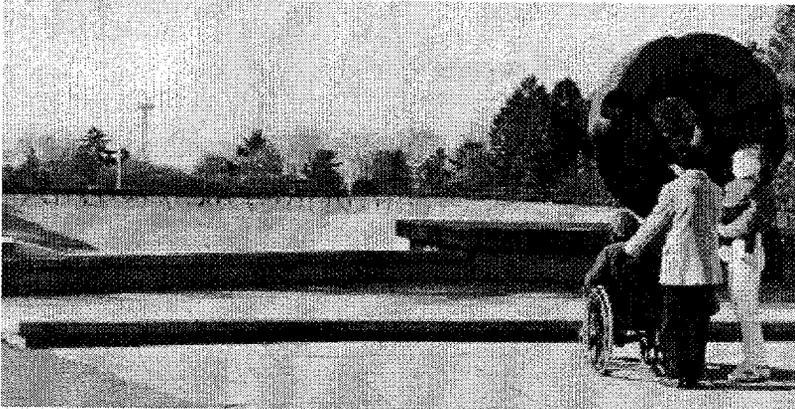


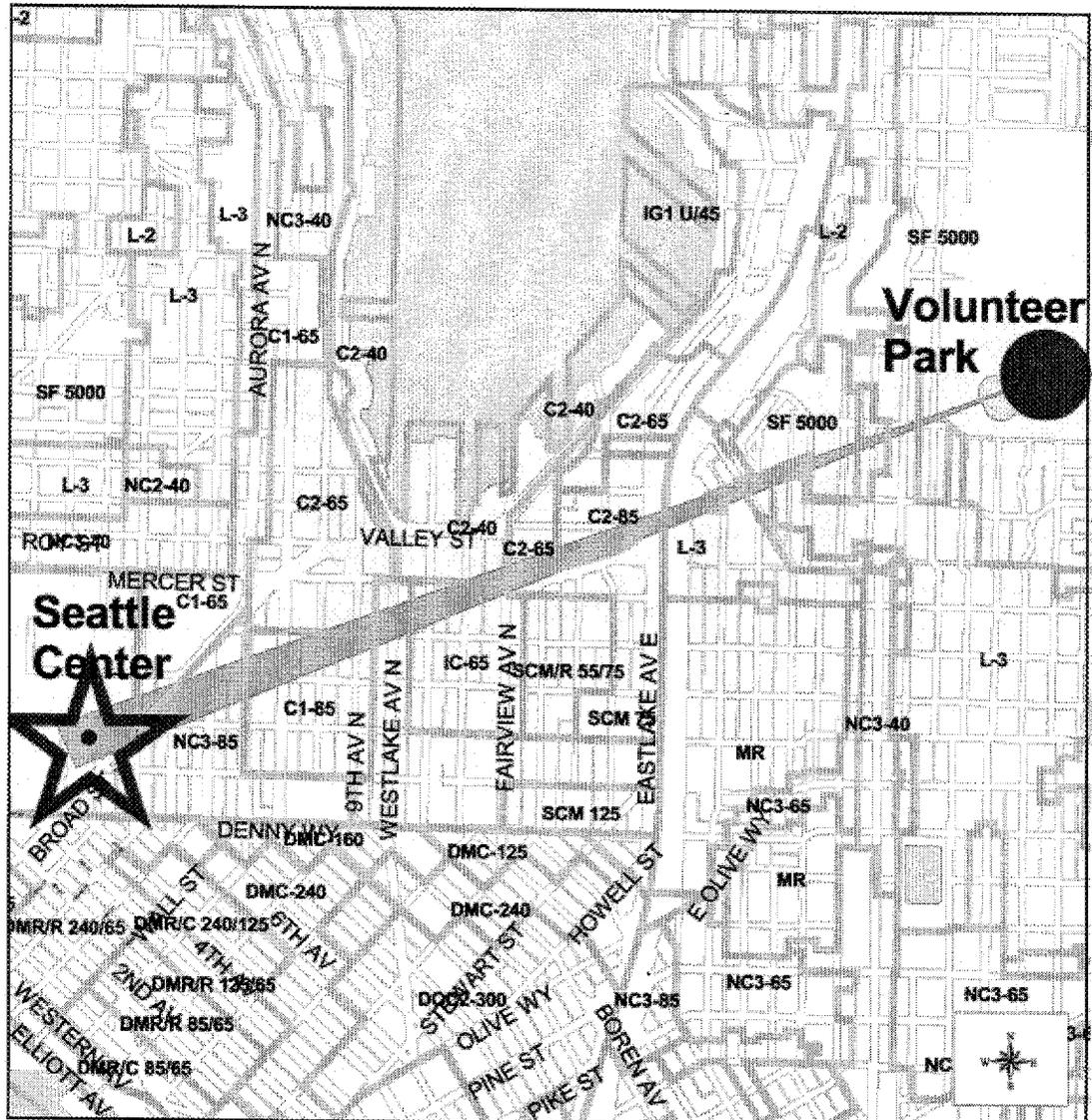
Figure 32. Current view

Location: Volunteer Park is located in the Capitol Hill neighborhood. The park is located at 14th East and E. Prospect. The 48.3 acre park is classified by the Department of Parks and Recreation as a regional park.

Coordinates: The view corridor range is approximately 2.52° (Map 18). The view point from the park is at State Plane Coordinates X1275057 and Y233304.

Analysis: This park contains a full view of the Space Needle from a distance of approximately 3,018 yards. Due to the high topography, the view corridor

Map 18:
View corridor



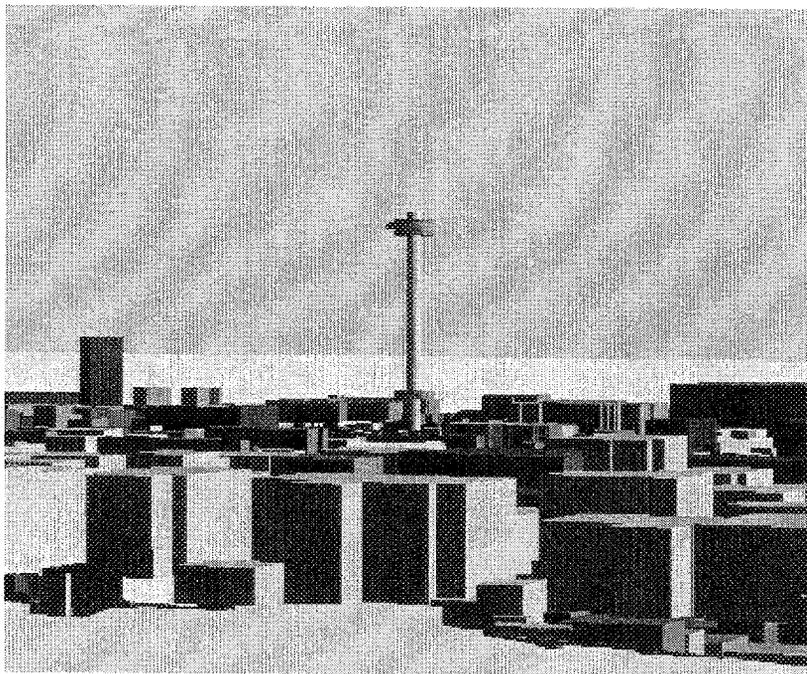


Figure 33. Current 3-D view

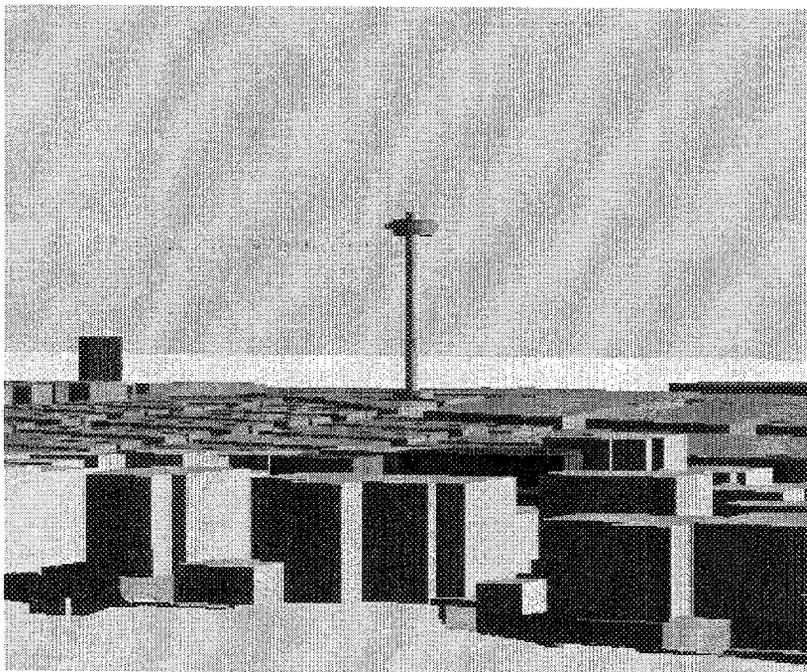


Figure 34. Future potential development conditions model based on current zoning

crosses the water reservoir and over South Lake Union. The Space Needle view is unobstructed (Figure 32).

The site is accessible; seating and parking are provided.

Based on analysis of the view from Volunteer Park, the Space Needle view remains unobstructed (Figures 33, 34). The view corridor and subsequent view protection compliance measures support the intent of the City's Comprehensive Plan.

Parcels affected within this view corridor are indicated in Map 19. Current zoning within the downtown sector of the view corridor: C2-60, C2-40, NC3-65, NC3-85 and C1-85.

For planning purposes, parcel Identification Numbers (PINs) are also listed and represent approximately 13 parcels of public property and approximately 90 under private/nonprofit ownerships.

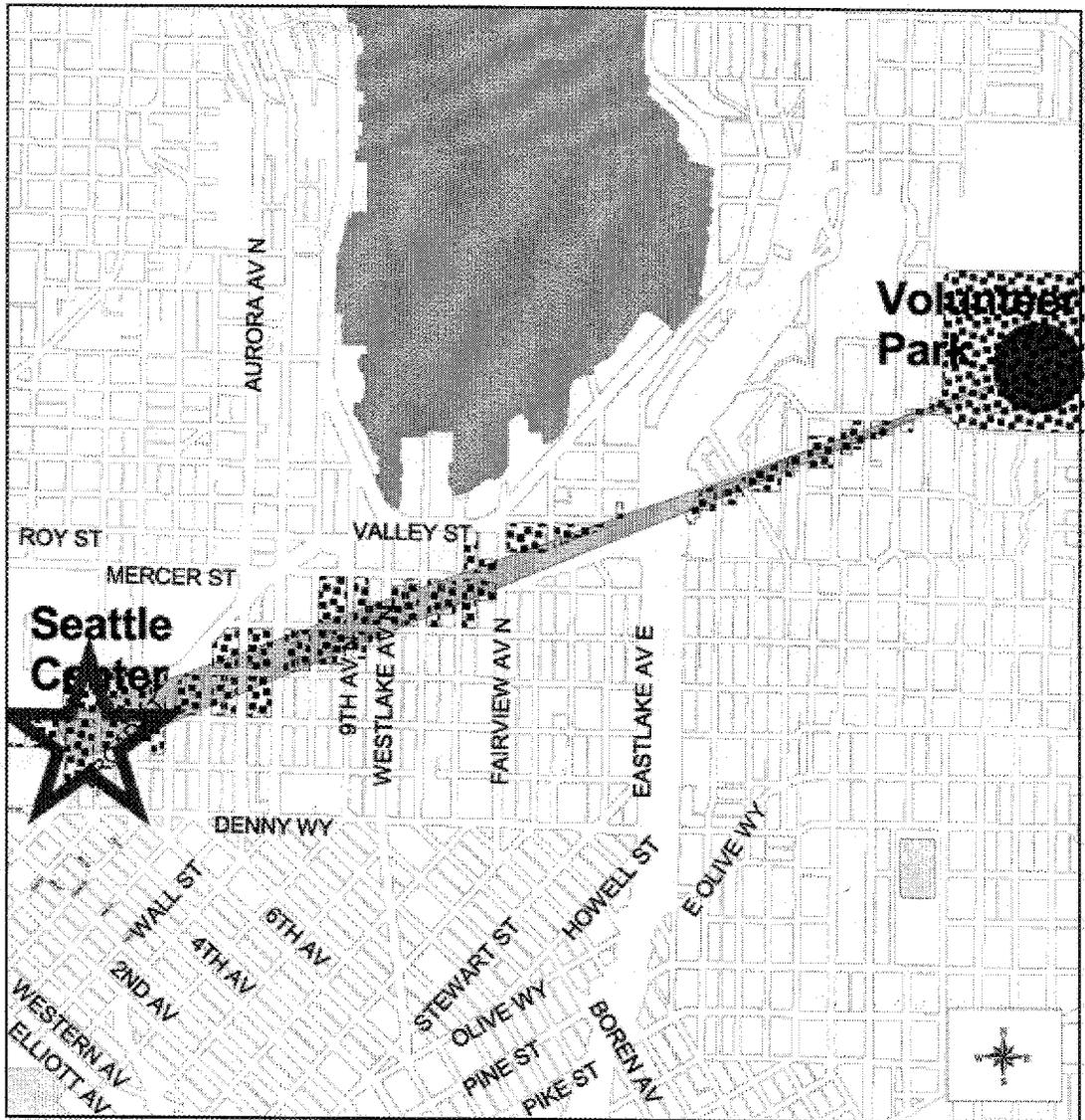
Matrix view analysis rating: High

Opposite page:

Map 19:
Parcels affecting view
corridor, including
Parcel Identification
Numbers (PINs)

Parcel Identification Numbers (PINs)

- 2925049087
- 6762700605
- 6762700610
- 6762700485
- 6762700490
- 9831200630
- 2663000006
- 9831200510
- 2663000080
- 9831200490
- 2663000016
- 9831200520
- 9831200620
- 9831200040
- 9831200480
- 9831200525
- 9831200530
- 9831200010
- 2163900105
- 2163900170
- 2163900100
- 2163900095
- 684008888
- 2163900085
- 2163901740
- 2163900190
- 5155208888
- 2163900360
- 2163900185
- 2163900365
- 2163900195
- 2163900494
- 2163900370
- 2163900340
- 2163900493
- 1361300020
- 2163900490
- 2163900515
- 1984200035
- 1984200270
- 1984200280
- 1984200291
- 1983200585
- 1984200240
- 1984200260
- 1983200505
- 1983200495
- 1983200500
- 1988201480
- 1983200065
- 1983200150
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- 1983200535
- 1983200375
- 1983200325
- 1983200536
- 1983200180

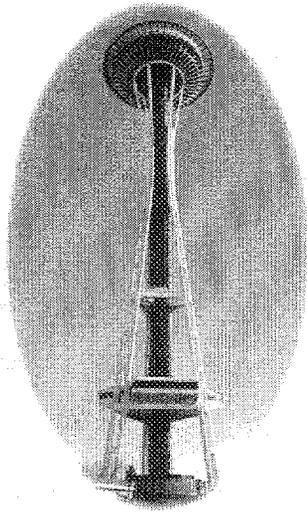


- 1983200540
- 1983200085
- 1983200160
- 1983200360
- 1983200345
- 1983200090
- 1983200170
- 1983200095
- 1988201090
- 1988201285
- 1988201400
- 1988201350
- 1988201605
- 1988201550
- 1983200045
- 1983200005
- 1988201595
- 1988201555
- 1988201390
- 1988201360
- 2617368888
- 1988201590
- 1988201565

- 1988201325
- 1988201380
- 1988201370
- 1988201585
- 1988201320
- 1988201310
- 1985200550
- 1991200012
- 1991200005
- 1991200330
- 1991200405
- 1991200845
- 1991200800
- 1991200870
- 1991200390
- 1991200340
- 1991200375
- 1991200815
- 1991200405
- 1985200130
- 1985200130
- 1985200130
- 1991200315

- 1991200270
- 1985200495
- 1991200075
- 1988201285
- 1988201400
- 1988201350
- 1988201605
- 1988201550
- 1983200045
- 1983200005
- 1988201595
- 1988201555
- 1988201390
- 1988201360
- 2617368888
- 1988201590
- 1988201565
- 1988201325
- 1988201380
- 1988201370
- 1988201585
- 1988201320
- 1988201310

- 1985200550
- 1991200012
- 1991200005
- 1991200330
- 1991200405
- 1991200845
- 1991200800
- 1991200870
- 1991200390
- 1991200340
- 1991200375
- 1991200815
- 1991200405
- 1985200130
- 1985200130
- 1985200130
- 1991200315
- 1991200270
- 1985200495
- 1991200075



“MEDIUM” SCORE VIEW SITES

1

Cascade Playground

2

Newton Street End Park
*(not handicapped accessible/
no individual review)*

3

Olympic Sculpture Park
(proposed)

1 Cascade Playground

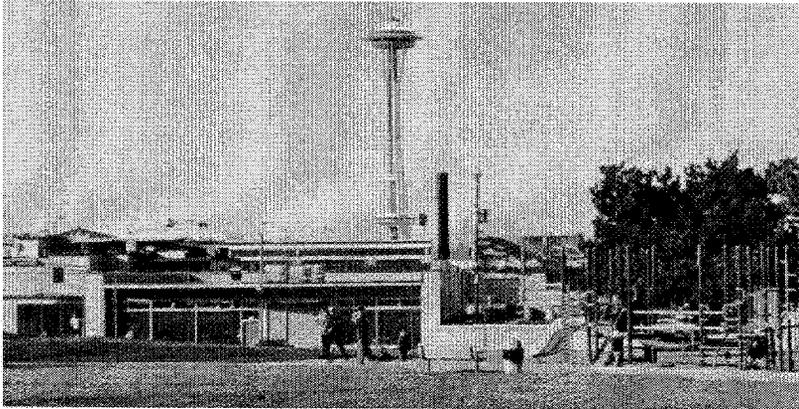


Figure 35: Current view

Location: The Cascade Playground is located at 333 Pontius Ave. N. in the Cascade Neighborhood near South Lake Union.

Coordinates: The view corridor range is approximately 6.3° (Map 20). The view point from the park is at State Plane Coordinates X1270877 and Y230372.

Analysis: The 1.9 acre playfield is classified by the Department of Parks and Recreation as a neighborhood park.

Map 20:
View corridor



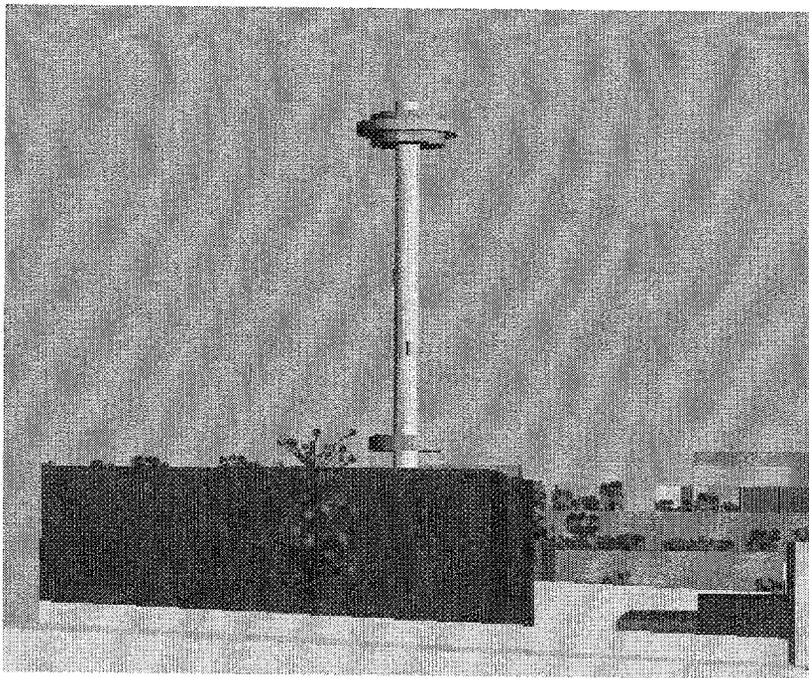


Figure 36: 3-D current view

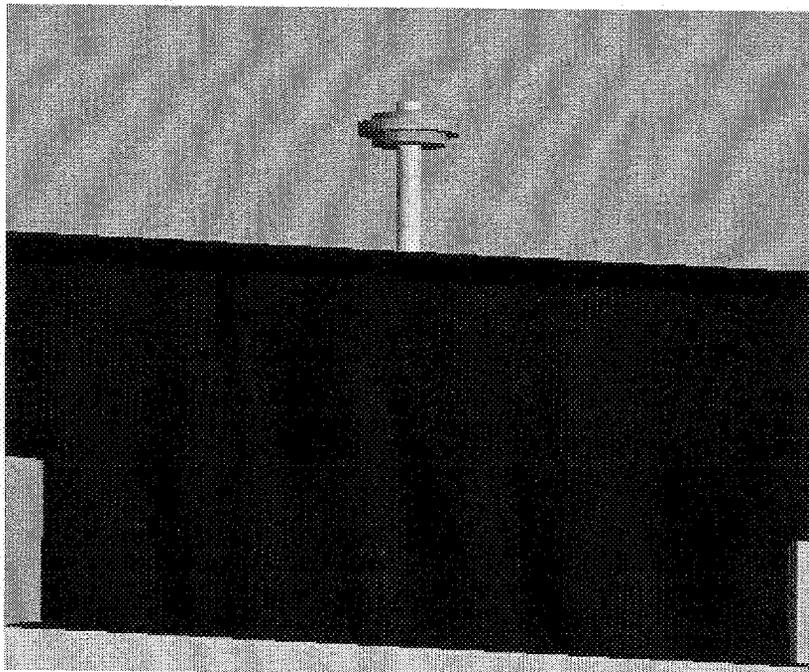


Figure 37: Future potential development conditions based on current zoning

This park provides a full view of the Space Needle from a distance of approximately 1,320 yards (Figure 35). Current zoning within this corridor: IC 65, SCM/R 55/75, NC3-85, and CI 85.

Picnic tables and benches accommodate passive-recreational users. The site is accessible; parking is along the neighborhood streets.

Based on the 3-D analysis of the viewpoint from this park (Figures 36, 37), the Space Needle view could be significantly obstructed by potential future development. It is likely that major mitigation measures would be necessary in order to maintain a view corridor.

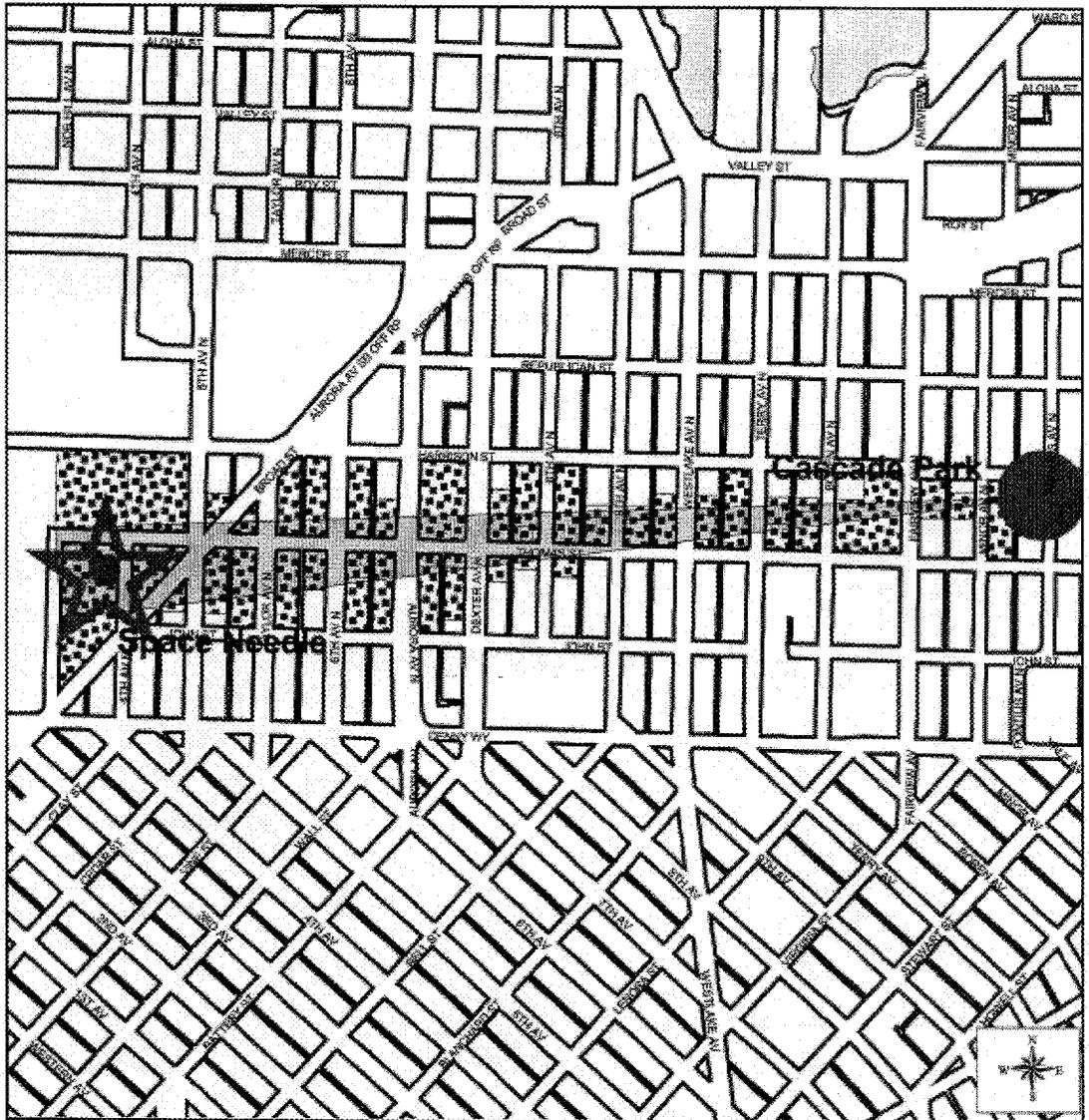
For planning purposes, parcels affected within this view corridor are indicated in Map 21. Parcel Identification Numbers (PINs) are also listed and represent approximately 7 parcels of public property and approximately 54 under private/nonprofit ownerships. For planning purposes, these numbers represent the type of property ownership and the number of owners involved in view protection compliance measures.

Matrix view analysis rating: Medium

Map 21: Parcels affecting view corridor, including Parcel Identification Numbers (PINs)

Parcel Identification Numbers (PINs)

- 1985200550
- 1991200012
- 1991200005
- 1991200405
- 1991200845
- 1991200870
- 1991201150
- 1991201295
- 1986200185
- 1986200480
- 2467400065
- 2467400335
- 1991201225
- 2467400110
- 1986200135
- 1986200230
- 1991200375
- 1986200450
- 1986200418
- 1991200815
- 1991200405
- 2467400105
- 1991201280
- 1986200165
- 1986200226
- 1986200420
- 1986200215
- 1991201215
- 1991201187
- 1991201285
- 1986200160
- 1986200440
- 1991201195
- 1991201190
- 1991201210
- 1991201200
- 1991201290



- 1986200155
- 1985200130
- 1985200130
- 1991200315
- 1991200270
- 1991200540
- 1991200495
- 1991200790
- 1991200795
- 1991200730
- 1991201000
- 1991200930

- 1991201140
- 1991201080
- 1991201405
- 1985200495
- 1991200785
- 1991200940
- 1991200935
- 1991200505
- 1991200765
- 1991200075
- 1991200310
- 1991200305

3 Olympic Sculpture Park (Proposed)

Location: The city-owned portion of the proposed Sculpture Park is located in the Belltown neighborhood, along Alaskan Way and the waterfront.

The property currently contains the trolley barn for the waterfront trolleys.

Coordinates: The corridor range is approximately 13.61° (Map 22). The viewpoint from this site is at State Plane Coordinates X1264777 and Y228418.

Analysis: The identified viewpoint provides a full view of the Space Needle from a distance of approximately 770 yards (Figure 38).

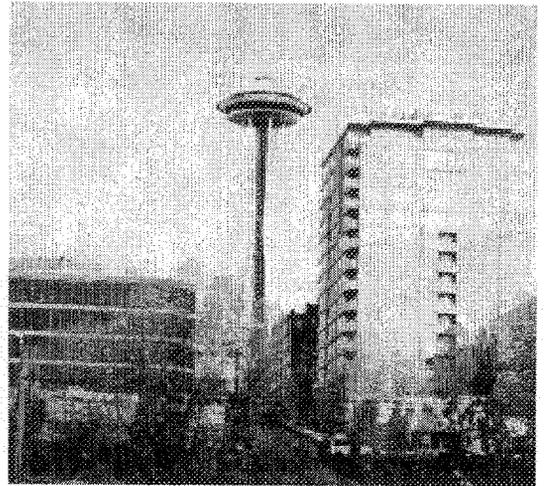
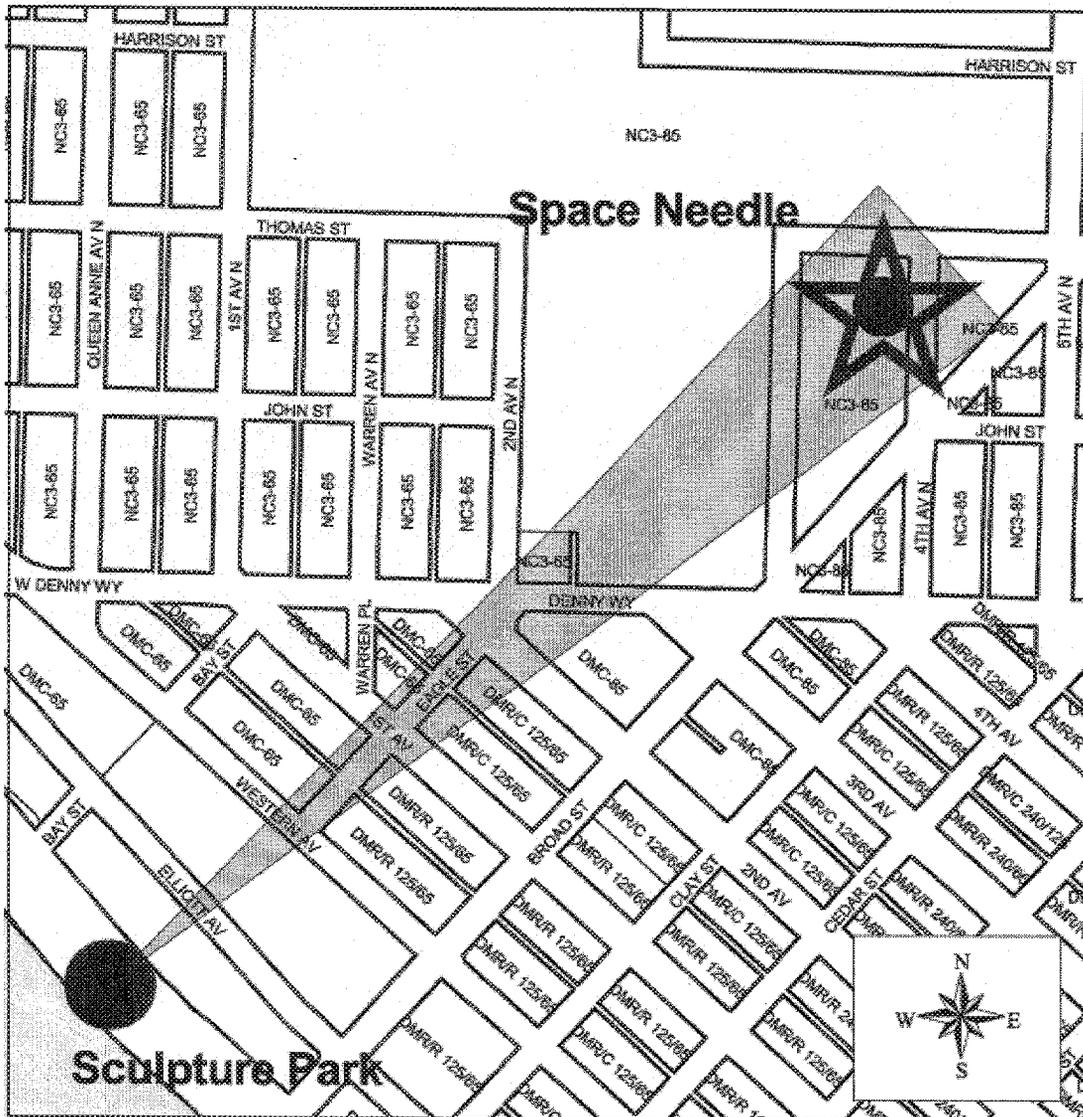


Figure 38: View from Sculpture Park



Map 22:
View corridor

The view corridor follows mainly the Eagle Street right-of-way and is unobstructed.

Since this park is under development, viewing amenities, accessibility, and parking would be part of the scope and concept design phases. The proposed sculpture park is a development of the Seattle Art Museum. This park presumably would be considered a regional park serving a variety of local and tourist users.

Based on analysis of the viewpoint from the city-owned parcel, the Space Needle view would be partially obscured (Figure 39, 40).

This public parcel is included as a potential view protected site due to the unique design opportunities available. Not only will the sculpture park relate to the city's waterfront environment but through the creative process, the open space also can enhance view connections to the cityscape.

To protect the Space Needle view, future projects may be conditioned within the identified corridor. Since the Space Needle structure is only partially obstructed, minor mitigation measures, such as upper-level set-backs may be necessary to preserve a full view. Current zoning within this corridor: DMC 85 - DMR/C 125/65.

For planning purposes, parcels affected within this view corridor are indicated in Map 23. Parcel Identification Numbers (PINs) are also listed and represent approximately 4 parcels of public property and approximately 14 under private/nonprofit ownerships. For planning purposes, these numbers represent the type of property ownership and the number of owners involved in view protection compliance measures.

Matrix view analysis rating: Medium

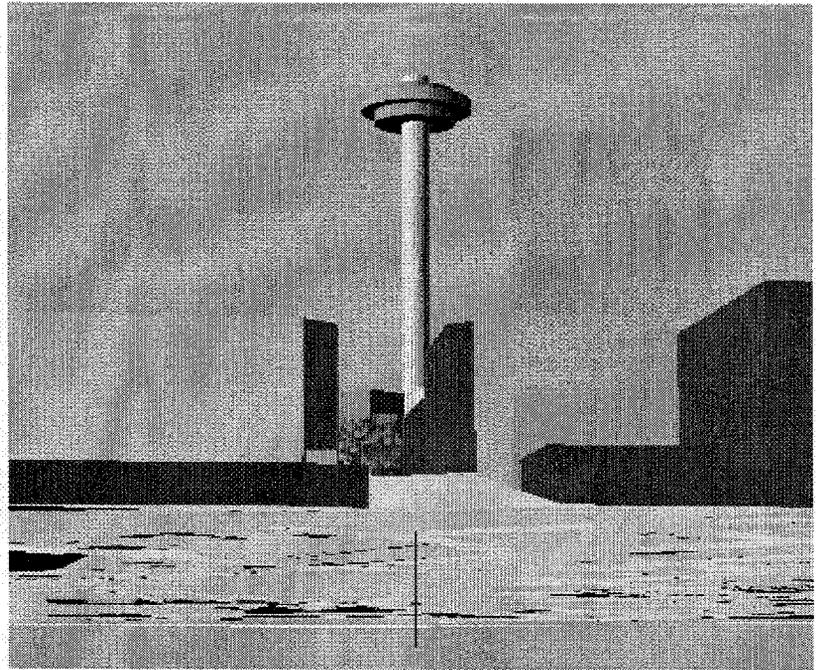


Figure 39: Current 3-D view

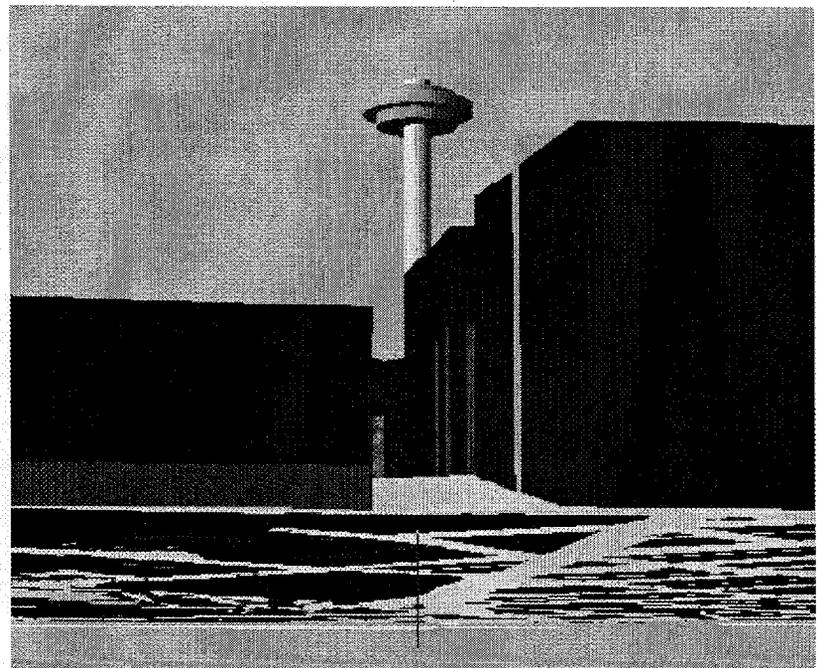
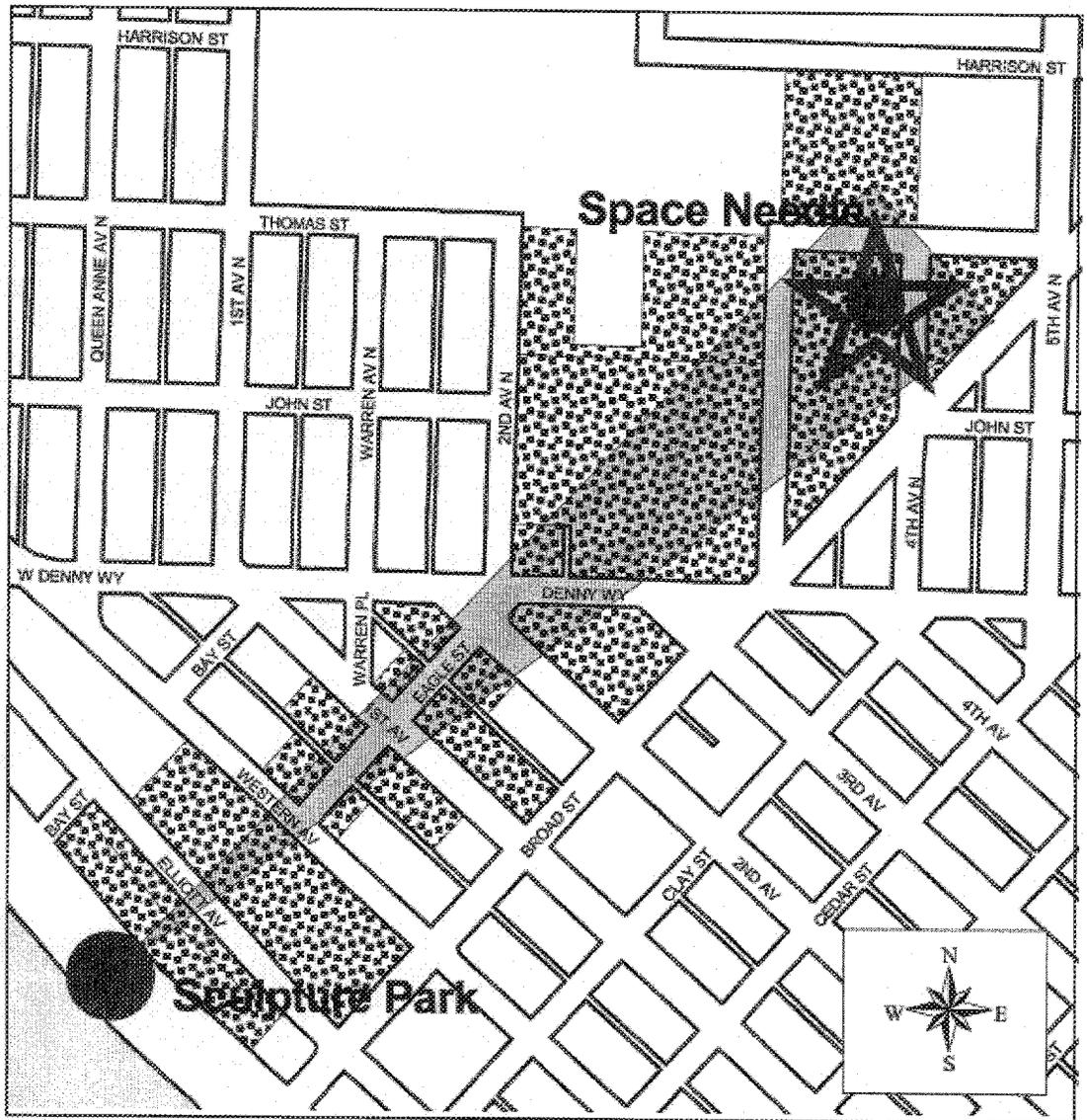
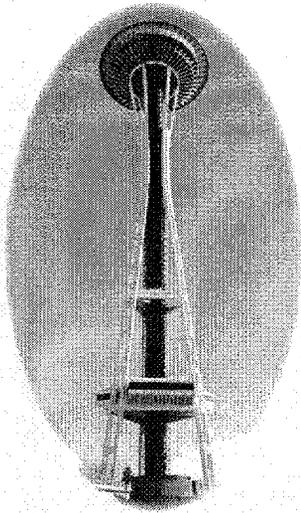


Figure 40: 3-D Future development model based on current zoning

Map 23:
 Parcels affecting view
 corridor, including
 Parcel Identification
 Numbers (PINs)

Parcel Identification Numbers (PINs)
1985200550
1985200130
1985200130
1985200130
1985200130
1985200495
1985200140
1985200160
0695000235
0695000335
0695000285
0695000200
0695007777
0695000135
0695000245
0695000090
0698000095
1734808888
0695000045
0698000095
7666202275





“LOW” SCORE VIEW SITES

1
2

Four Columns Park

South Lake Union Park

1 Four Columns Park

Location: Pike Street and Boren Avenue at Interstate 5. The park is listed as a SEPA view protected site for skyline, water or mountain features and is classified by the Department of Parks and Recreation as a neighborhood park and view point. Four Columns Park is also known as Boren-Pike-Pine Place or Boren Avenue Park.

Coordinates: The corridor range is approximately 4.57°. The viewpoint from the park is at State Plane Coordinate X1271444 and Y 227381 (Map 24).

Analysis: The park was created after the construction of I-5 from a leftover parcel of land. In 1967 four sandstone pillars from the former Plymouth Congregational Church were placed on the site. The 1998 Pike-Pine Neighborhood Plan noted the park serves the neighborhood as a gateway to Capitol Hill from downtown and provides a visual connection as well as pedestrian and vehicular connections along the Pike and Pine Av-

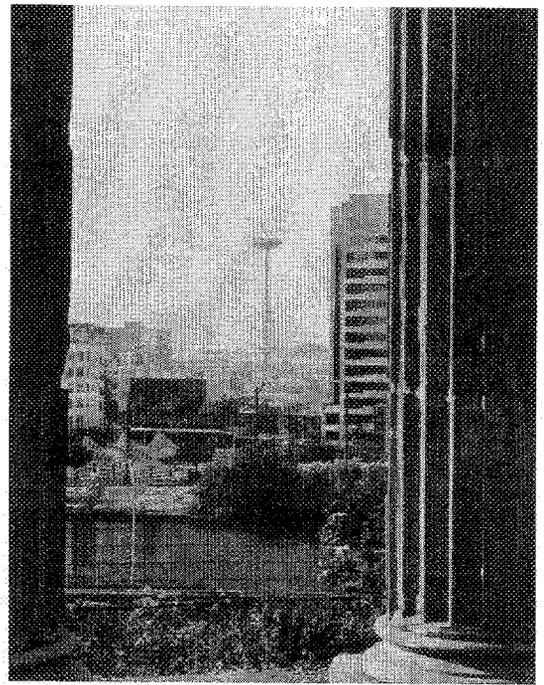


Figure 41: View from Four Columns Park

Map 24:
View corridor



venues. The park does provide a skyline view with the Space Needle as part of the cityscape and some view of the Olympic Mountains.

The viewpoint provides an unobstructed, full view of the Space Needle from a distance of approximately 1,760 yards (Figure 41). Located in the Pike-Pine neighborhood along I-5, the view corridor crosses the Denny-Triangle neighborhood. Thirteen acres of parcels are affected within the downtown zones in the corridor including DOC 2, 300', DMC 240 and DMC 160. Additional NC3-85 land is north of Denny Way. There are 25.8 total acres affected within the entire view corridor. (Map 25).

While the viewpoint provides an unobstructed, full view of the Space Needle (almost the entire structure), the park itself ranks "low" for public viewing amenities based on the criteria used in this analysis. The park is literally next to and above Interstate 5, and bordered by Pike Street and Boren Avenue where noise and traffic exhaust made the park's use less conducive to restful enjoyment. In addition, to prevent view blockage, the need for major mitigation within the downtown sector also contributed to the lower rating.

While park benches provide places to view, the traffic volumes during the daylight hours diminishes the enjoyment. Landscaping has been planted to create a visual block of the Interstate but does little to buffer noise. During the summer and fall months, the rustling leaves on deciduous trees create "white noise" to counter undesirable noises; the extent of this noise abatement was not measured in this review. The maintenance of the park is mainly by DPR; some plantings along I-5 are the responsibility of Washington's Department of Transportation. Currently, vegetation does not block the view to the Space Needle.

As one of the Pike-Pine neighborhood's few parks, the space suffers from a lack of use. This issue is being addressed in a neighborhood-sponsored park redesign proposal. One of the main issues for the park's redesign, is providing viewing opportunities of the city's skyline (Figure 42). The current CityDesign's open space initiative also may address connections and opportunities for this space.

At this point, the Space Needle is visible from Four Columns Park. However, based on the current zoning in the Denny-Triangle area, maintaining a full view of the Space Needle may be prohibitive given conflicting goals and objec-

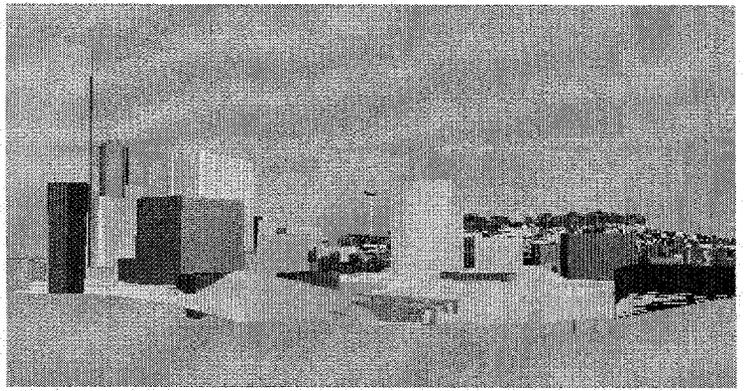


Figure 42: 3-D current wide angle view

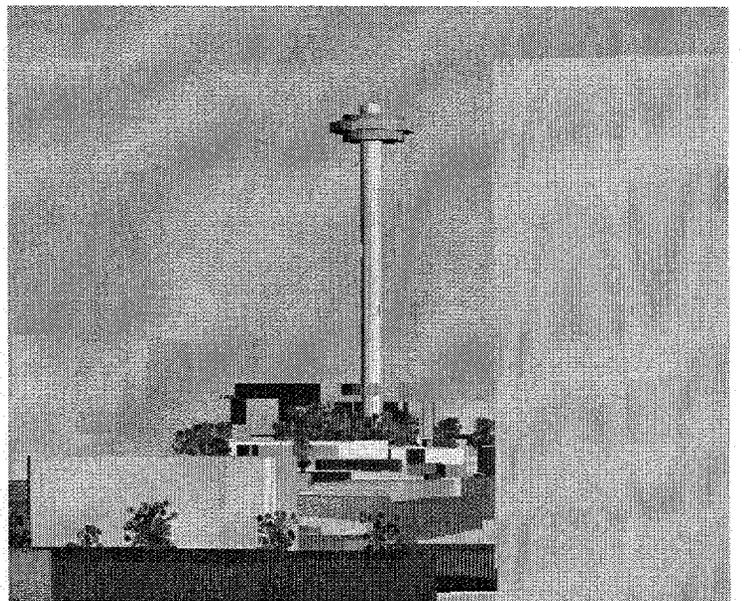
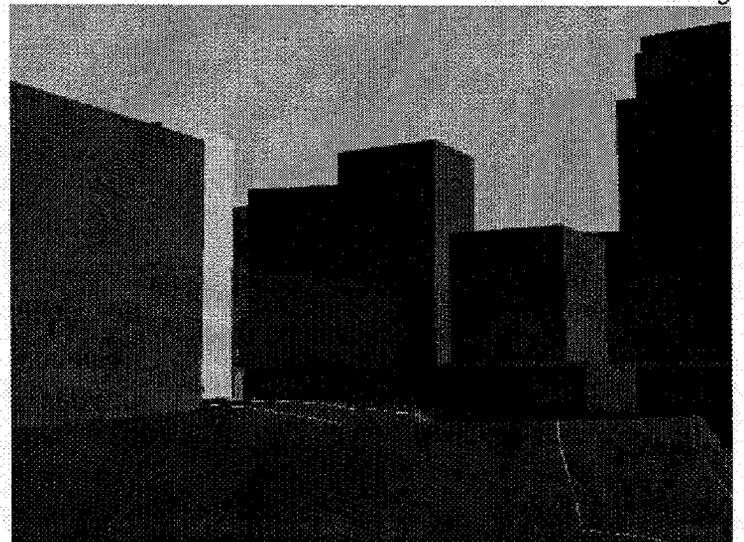


Figure 43: 3-D model current view

Figure 44: 3-D future potential development conditions based on current zoning



tives for the dense and active development area in the view corridor. These conflicting goals for view protection and development of the urban center, and the availability of other identified views of the Space Needle, were evaluated in order to consider the extent to which the view of the Space Needle can be protected versus ensuring a captivating view of the city skyline, while conserving the ability to meet other important public policy objectives in the Comprehensive Plan and in accompanying neighborhood plans. Zoned for high density, to meet other city objectives, etc., future development could contribute to enhancing skyline views from the Four Columns, but would inevitably block a specific view of the Space Needle (Figures 43, 44). Under the current SEPA view protection code, views of the downtown skyline also are protected.

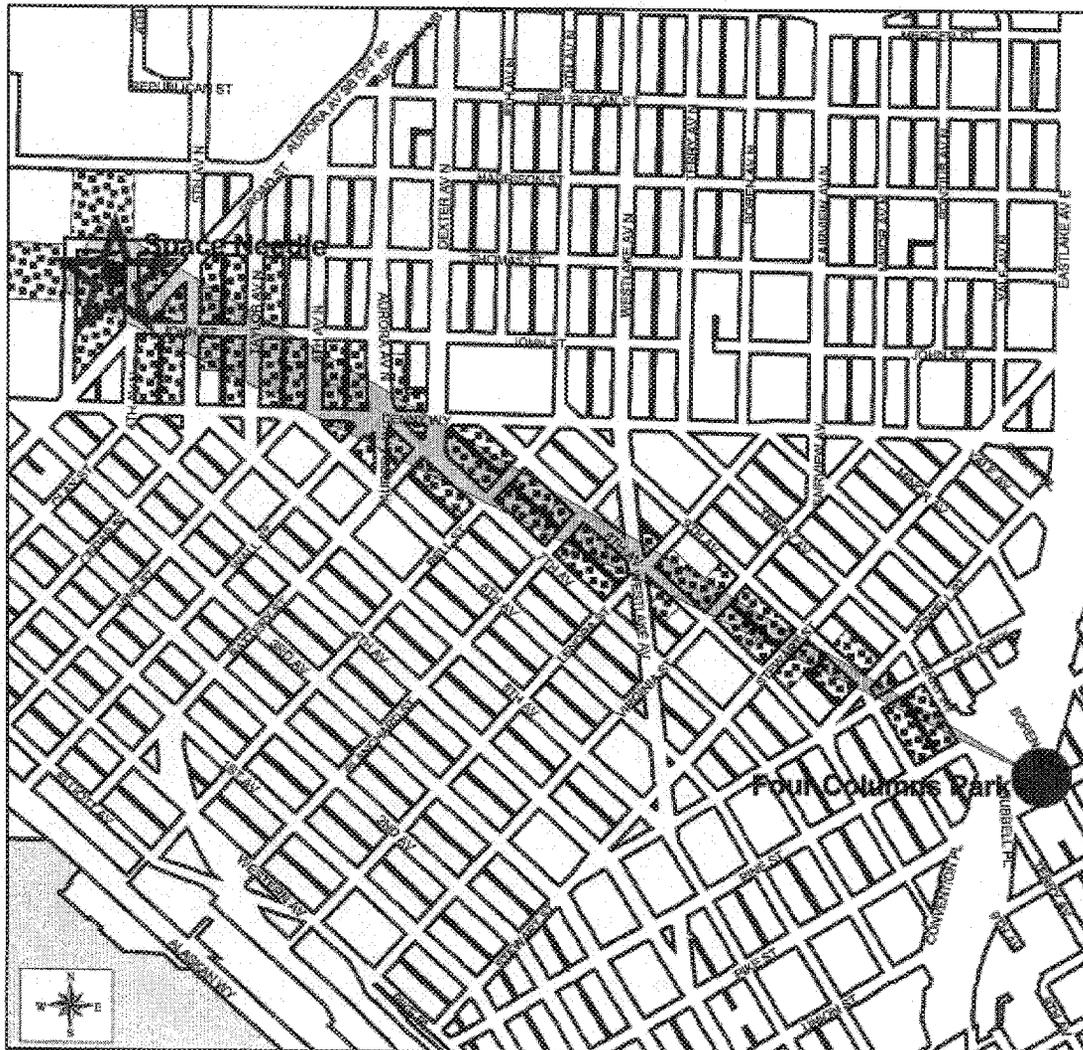
In order to maintain and promote Four

Columns as a view-protected site, project height and bulk limits, project denials and down-zoning may need to be considered as mitigation measures for view preservation. Project mitigation and design review offers opportunities to enhance the downtown skyline view but preserving views of specific buildings or structures and distant full views such as the Space Needle could become economically unrealistic, particularly in light of the City's Comprehensive Plan.

For planning purposes, parcels affected within this view corridor are indicated in Map 25. Parcel Identification Numbers (PINs) are also listed and represent approximately 7 parcels of public property and approximately 61 under private/nonprofit ownerships. Future development is expected to occur and is encouraged on many of these corridor parcels.

Matrix view analysis rating: Low

Map 25: Parcels affecting view corridor, including Parcel Identification Numbers (PINs)



Parcel Identification Numbers (PINs)

- 1985200550
- 1985200130
- 1985200130
- 1985200130
- 1991200315
- 1991200270
- 1991200540
- 1985200495
- 1991200075
- 1991200310
- 1991200305
- 1991200095
- 1991200090
- 1991200300
- 1991200170
- 1991200150
- 1991200260
- 1991200205
- 1991200600
- 1991200600
- 1991200705
- 1991200650
- 1991200255
- 1991201050
- 1991200250
- 1991200580
- 1991200225
- 1991200695
- 1991200685
- 1991201030
- 0697000370
- 0697000390
- 0697000435
- 0697000325
- 0697000400
- 0697000355
- 0697000340
- 0697000295
- 0660000355
- 0697000305
- 0660000345
- 0660000375
- 0660000340
- 0660000335
- 0660000500
- 0660000325
- 0660000485
- 0660000280
- 0660000275
- 0660000320
- 0660000270
- 0660000575
- 0660000560
- 0659000750
- 0660000660
- 0659000755
- 0660000670
- 0660000650
- 0660000685
- 0660000639
- 0660000635
- 0660001135
- 0660000625
- 0660000740
- 0660000740
- 0660001095
- 0660001025
- 0660001025

Location: South Lake Union Park is located in the South Lake neighborhood, along Valley Street and the South Lake Union Waterway #3 and #4.

Coordinates: The corridor range is approximately 6.2° (Map 26). The viewpoint from the park is at latitude 1269696 and longitude 232126.

Analysis: The indicated viewpoint provides a full view of the space Needle from a distance of approximately 1,200 yards and is unobstructed (Figure 45).

The park is classified by DPR as a neighborhood park and offers passive recreational uses. The view corridor crosses the south Lake Union neighborhood roughly following Broad Street. Current zoning within this corridor includes C2-65 and NC3-85.

The viewpoint looks over a busy intersection. This aspect contributed to a lower matrix rating. However, the site is part of the South Lake Union waterfront redevelopment project, and additional viewing amenities, landscaping, accessibility, and parking could enhance this viewpoint.

The site is accessible with parking and picnic tables available.

Based on analysis of the viewpoint from South Lake Union Park, future development could partially obscure the Space Needle view (Figures 46, 47). Mitigation measures would be necessary in order to protect a full view of the Space Needle.

Parcels affected within this view corridor are indicated in Map 27. Parcel Identification Numbers (PINs) are also listed and represent 16 parcels of public property and approximately 26 under private/nonprofit ownerships. For planning purposes, these numbers represent the type of property ownership and the number of owners involved in view protection compliance measures.

Matrix view analysis rating: Low

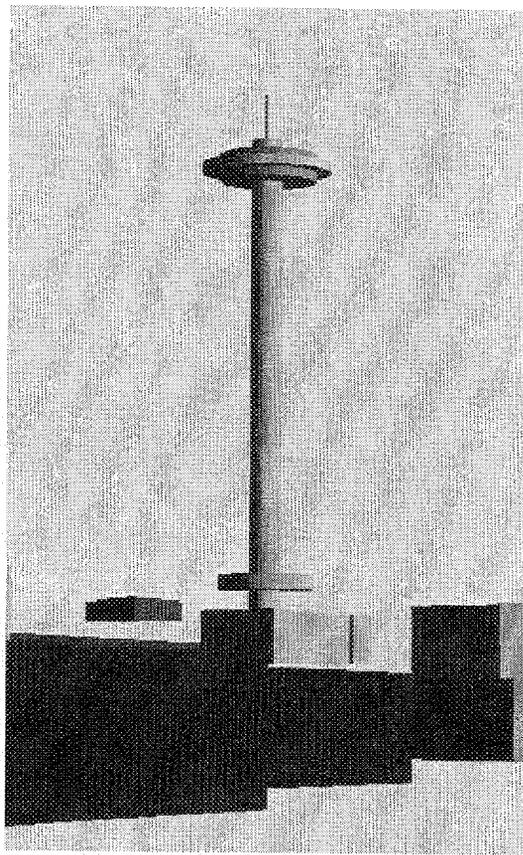


Figure 46:
Current 3-D view

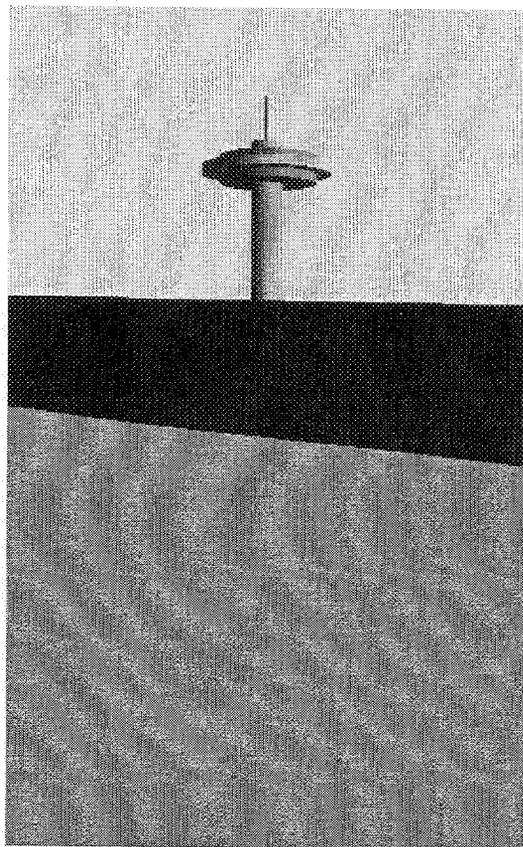
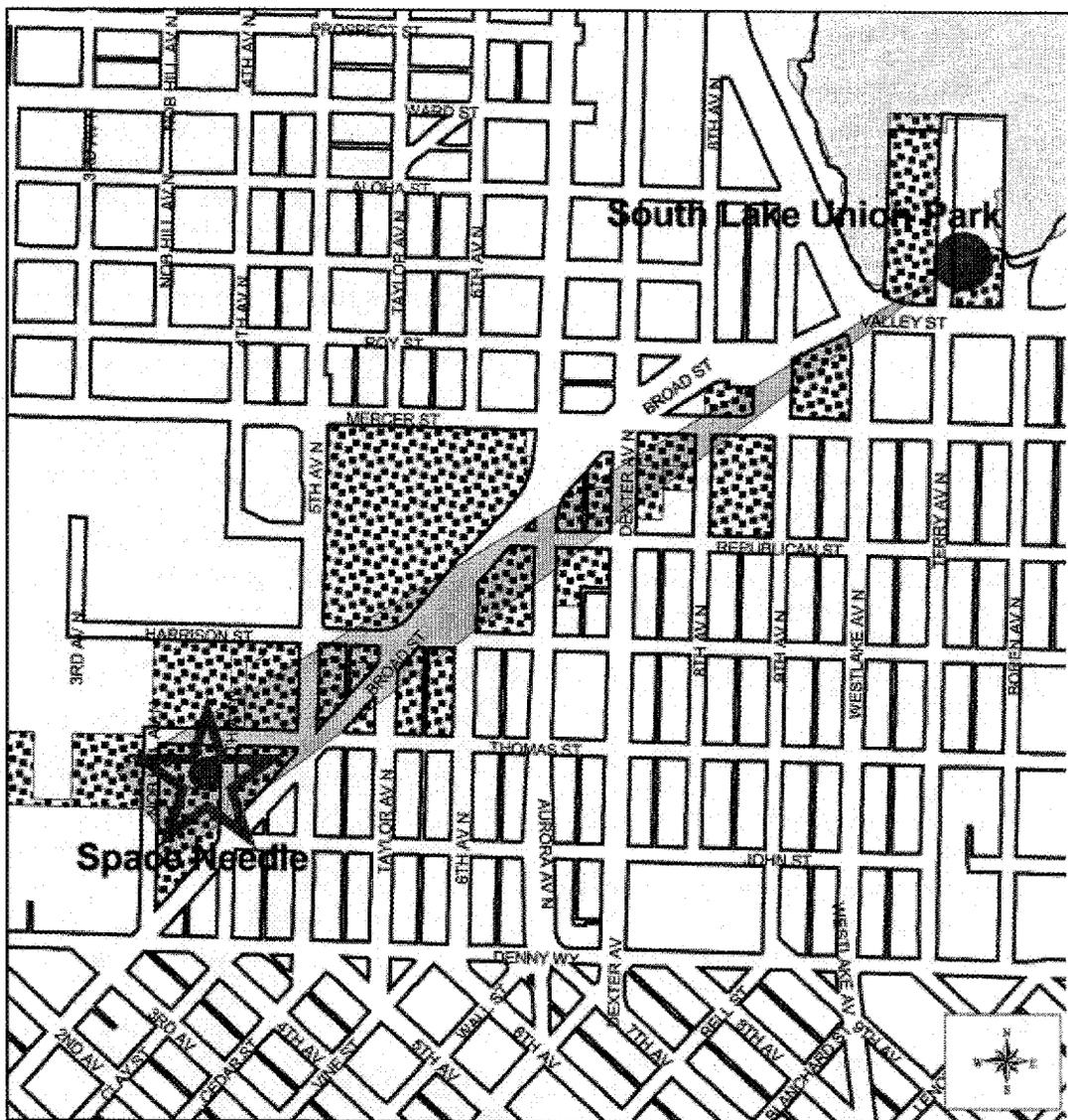


Figure 47:
Future potential
development condi-
tions model based on
current zoning

Map 27:
 Parcels affecting view
 corridor, including
 Parcel Identification
 Numbers (PINs)

**Parcel
 Identification
 Numbers**

- 4088803230
- 4088803175
- 4088803385
- 2249000040
- 2249000006
- 2249000055
- 1988200836
- 1988201410
- 1988201480
- 1988201215
- 1988201421
- 1988201415
- 1988201260
- 1988201450
- 1988201235
- 1988201430
- 1988201250
- 1988201240
- 1988201245
- 1988201445
- 1988201175
- 1988201090
- 1988201285
- 1985200550
- 1991200012
- 1991200005
- 1991200400
- 1991200330
- 1991200405
- 1991200845
- 1991200390
- 1991200340
- 1991200375
- 1991200405
- 1985200130
- 1985200130
- 1985200130
- 1991200315
- 1991200270
- 1985200495
- 1991200075
- 1991200095



Section IV. Mitigation Options

This section discusses mitigation options for sites where views are currently unobstructed but future development will result in degradation of the view. By employing mitigation options, the list of public places with protected views of the Space Needle could perhaps be expanded beyond only high-rated, matrix view sites to include medium- and even low-rated sites. This discussion focuses on what types of mitigation measures are currently available to prevent various degrees of view degradation and preserve some view of the Space Needle.

In SMC, Chapter 25.05.675 P2. Policies, ii. c., proposed projects may be conditioned or denied for mitigation. "Mitigation measures may include, but are not limited to:

- i. Requiring a change in the height of the development;
- ii. Requiring a change in the bulk of the development;
- iii. Requiring a redesign of the profile of the development;
- iv. Requiring on-site view corridors or requiring enhancements to off-site view corridors;
- v. Relocating the project on the site;
- vi. Requiring a reduction or rearrangement of walls, fences or plant material; and
- vii. Requiring a reduction or rearrangement of accessory structures including, but not limited to towers, railings and antennae."

Actual projects would require individual reviews, since each presents a unique set of mitigation circumstances. Depending on what is involved, some measures such as reduction or rearrangement of walls, requiring on site view corridors, and slight changes in height may not equate to "economic hardships" for certain developments. On the other hand, other measures could prove costly and overly burdensome to property owners.

Through illustrations and 3-D imagery, the following view sites demonstrate possible types of mitigation for view protection compliance and are examples

of so called, "minor" and "major" mitigation. Mitigation measures would be necessary in order to maintain the full (at least 3/4 structure plus all of the saucer) view rating of the Space Needle. Minor mitigation is defined as project compliance changes that have minor economic impacts and do not affect the Floor Area Ratio (FAR) of the project development. Major mitigation would be the opposite with negative impacts. Ideally an economic impact study would be necessary to fully review and quantify these mitigation impacts. King County is currently preparing an economic evaluation study for the Convention Center Transit site within the Denny-Triangle area that will provide additional impact information. For the status of this report, contact Metro-King County, Office of the Director, Department of Transportation 201 S. Jackson Street, Seattle, WA 98104.

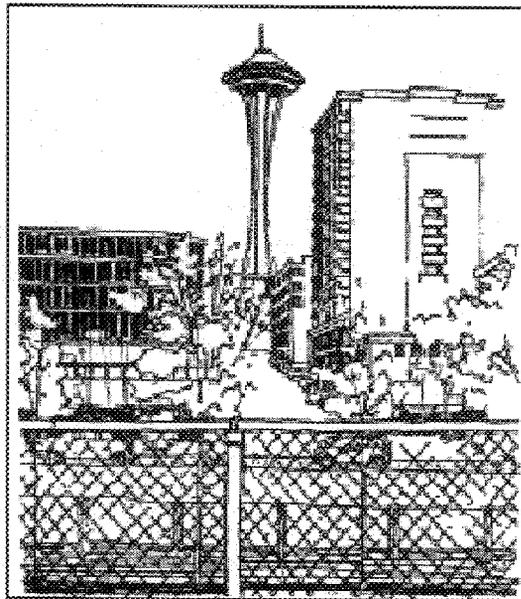


Figure 48:
Current view from
Olympic Sculpture
Park (city-owned
parcel)

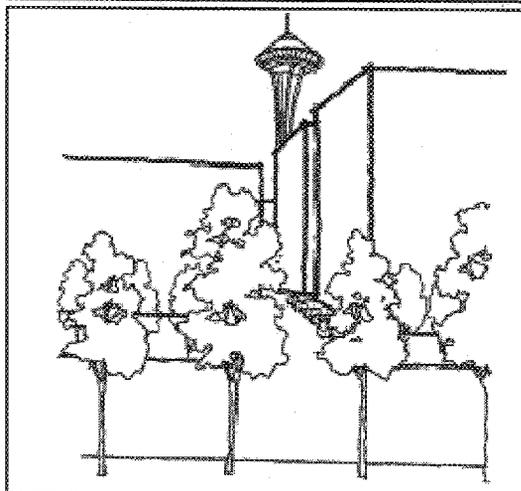


Figure 49:
Partially obstructed
view under full build-
out based on current
zoning

Minor mitigation

While it is difficult to quantify “minor” mitigation using hypothetical examples, the illustrations do show types of view protection measures that are possible. Many of these design changes involving setbacks, height and bulk variations, and minor profile changes are currently required view protection measures in the downtown sector along designated view corridor streets. The following mitigation examples illustrate upper level setbacks.

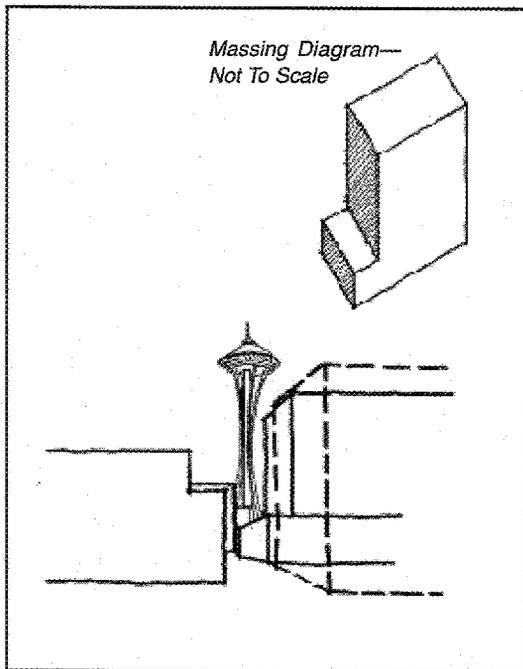
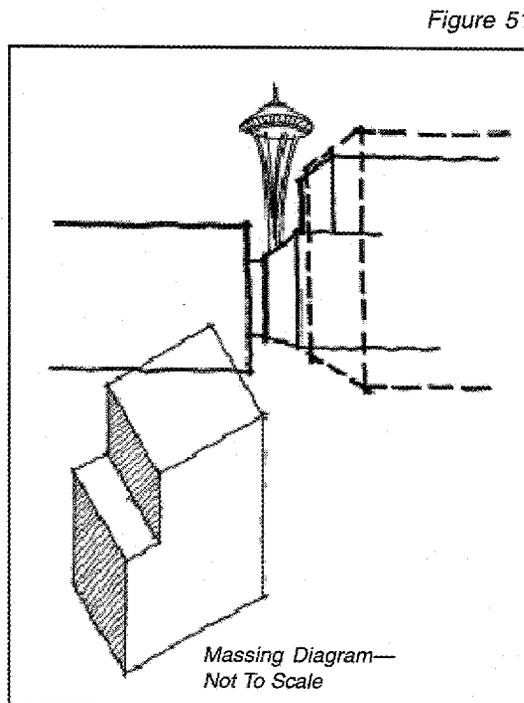


Figure 50



Figures 50 and 51:
Massing concepts exhibiting varying degrees of
upper level setbacks

Four Columns Park — Case Study

Because of the community interest expressed over the future of Four Columns Park and the issues view protection from this park raises, a case study was made of the Park's view of the Space Needle in an effort to better understand and compare the significance of this view to the others studied and the extent to which mitigation of development activity in the view corridor was feasible without substantial reduction in zoned development capacity.

Mitigation Measures limiting heights within Space Needle view corridor.

The following computer-generated illustrations show various degrees of obstructed views based on height restrictions. These images exclude the Convention Center Transit site shown in the foreground in gray. Since this view corridor crosses through parcels, a series of mitigation measures would be necessary for new development in order to maintain a full Space Needle view. Even with lower heights, only partial views are maintained. The foreground transit site parcel would also require major mitigation measures to preserve a continuous corridor view path.

Figure 53: The blue building is an example of an 85' height limit on the western block of the Convention Center Transit site. Due to the higher topography of this parcel, the view is degraded at this height.

Figure 54: The blue buildings show 125' height limit with purple/pink buildings illustrating the potential 300' development on the edges of the view corridor.

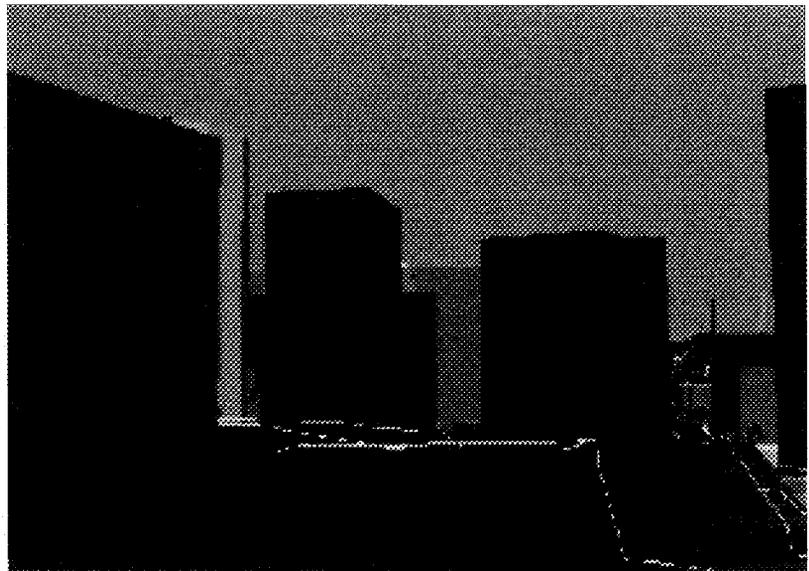
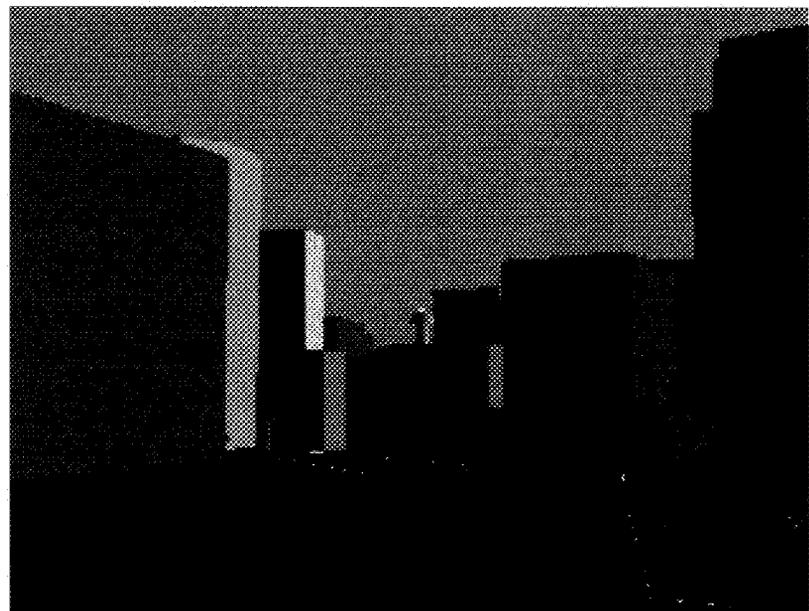


Figure 52: View with development built to current density and 300' height limits on potentially available sites (shown in purple).



Mitigation Measures: Building Configurations

These illustrations show the type of building configurations needed in order to maintain a full view corridor to the Space Needle. Based on development standards in SMC Chapter 23.49.068, Chapter 23.49.072, Chapter 23.49.076 and Chapter 23.49.078 plus view protection mitigation measures, these drawings show the design impacts on development within the Doc 2 zone with 300' height limits. Based on these illustrations alone, for a building to comply, the development would need to take advantage of Transfer of Development credits to increase height and have full block development capabilities in order to gain height, to spread bulk, and maintain a reasonable FAR.

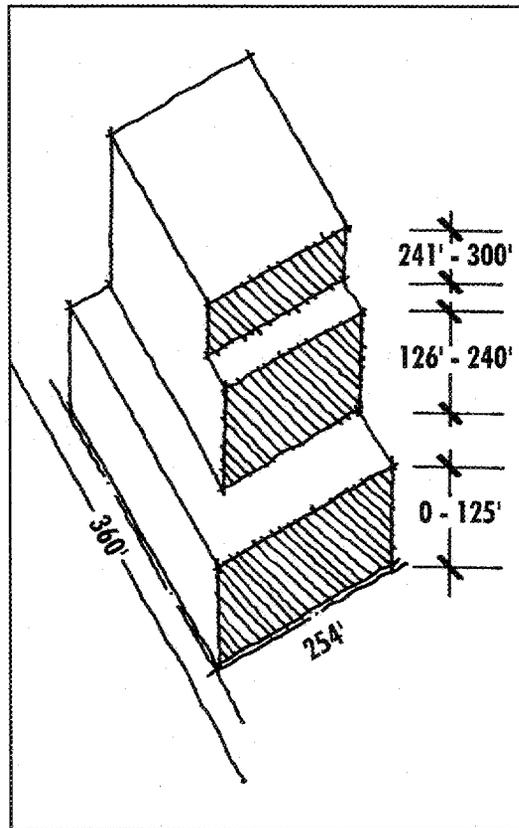


Figure 55: Example of a full block parcel development with greater bulk profile to maintain views and sufficient FAR. The illustration is based on a 360' x 254' full block with upper level development standards above 125'. Maximum height limit is 300'.

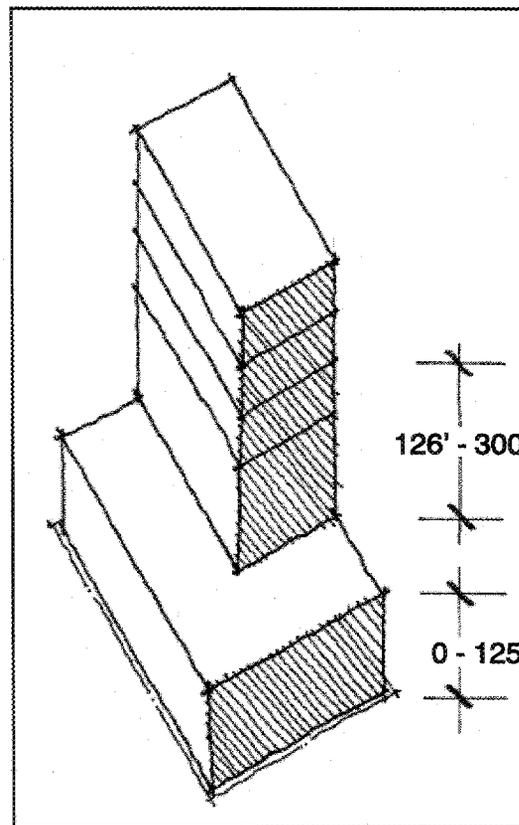


Figure 56: Example of a full block development using greater height allowances to maintain views and sufficient FAR. This illustration is based on a 360' x 254' full block with upper level development standards above 125'.

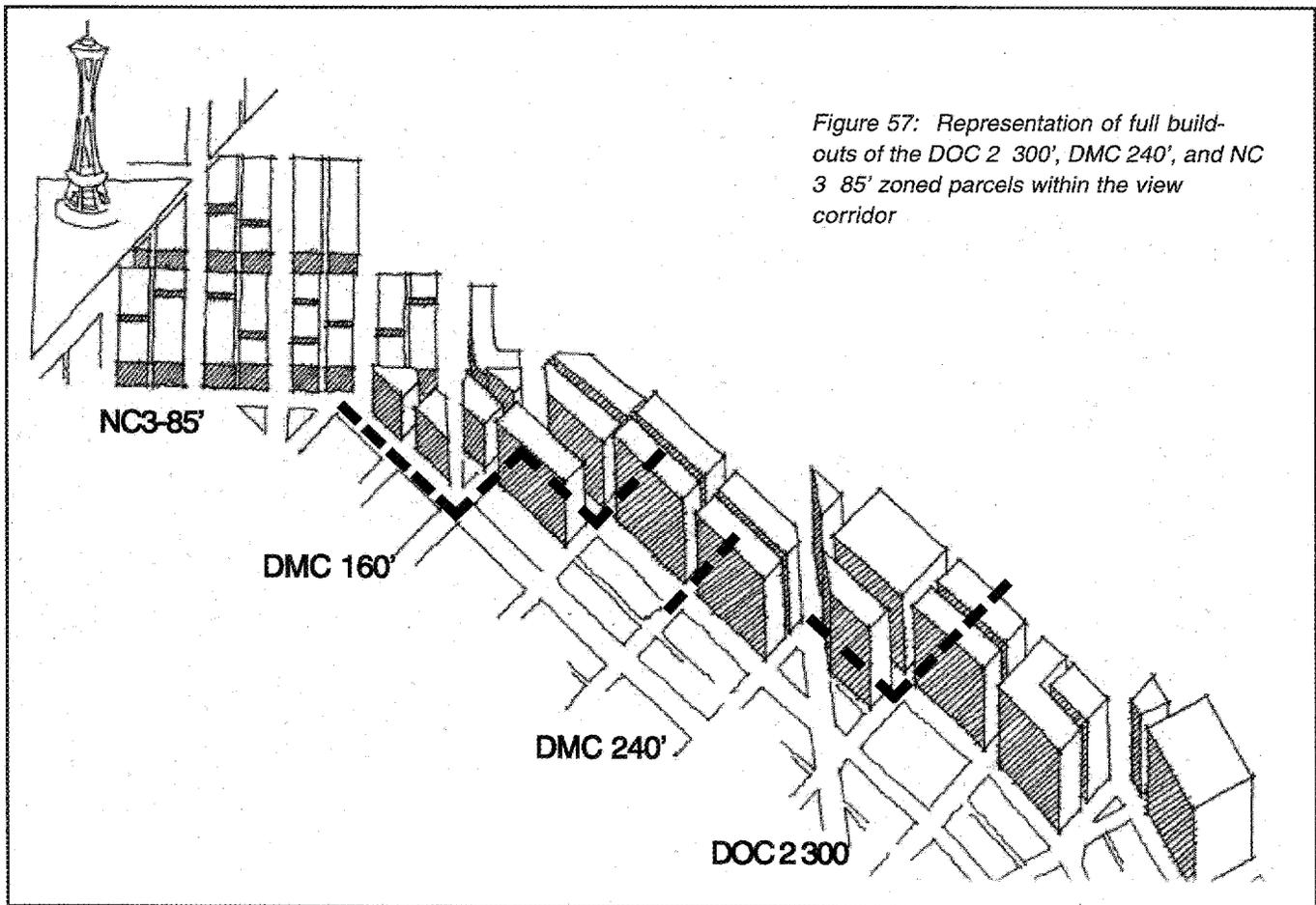


Figure 57: Representation of full build-outs of the DOC 2 300', DMC 240', and NC 3 85' zoned parcels within the view corridor

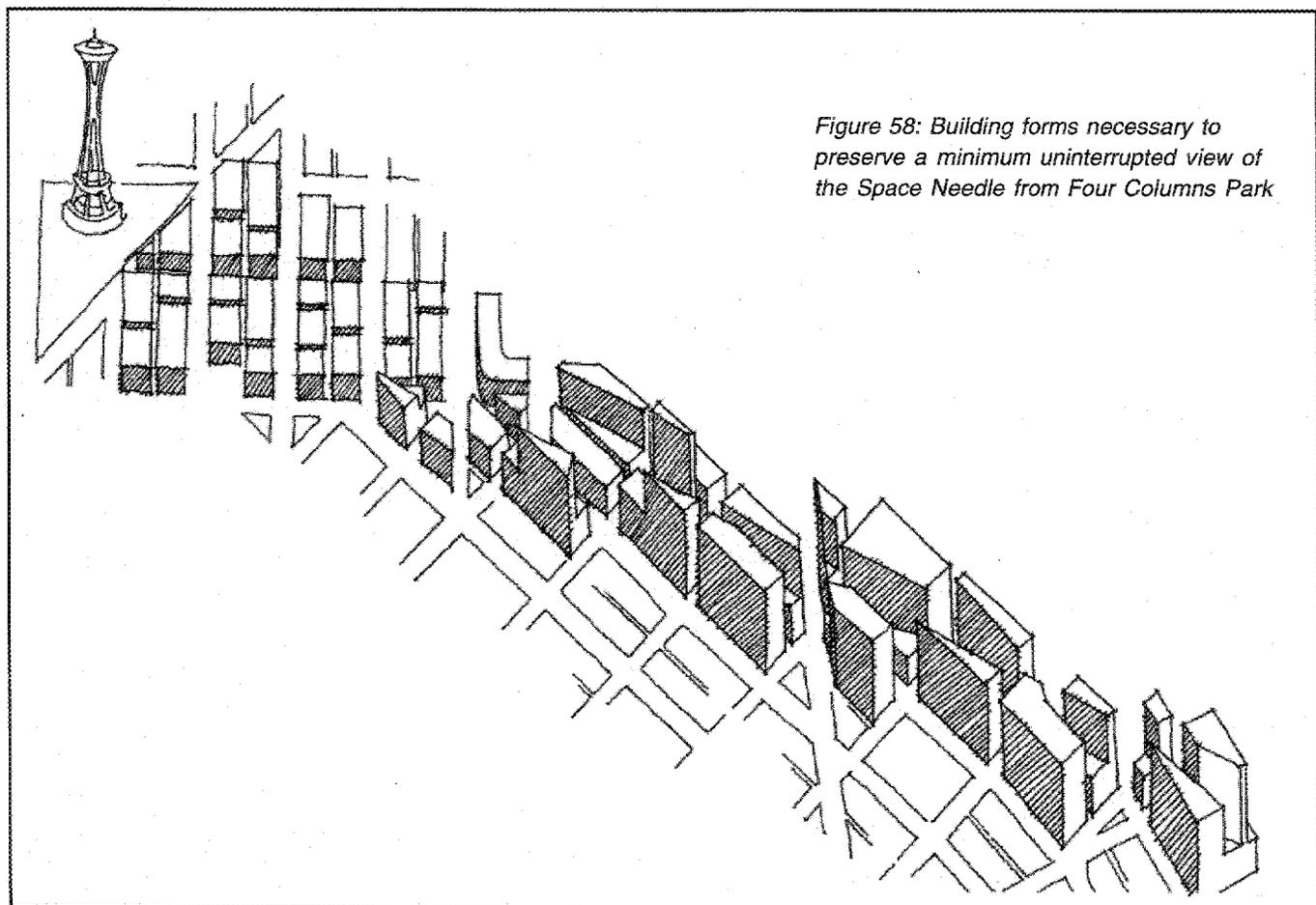


Figure 58: Building forms necessary to preserve a minimum uninterrupted view of the Space Needle from Four Columns Park

View Corridor Configurations

The illustrations on the opposite page indicate a series of building configurations within DOC 2, DMC 240 and DMC 160 zones to retain a view corridor from Four Columns Park to the Space Needle.

Figure 57 represents full build-outs within the DOC 2 zone. Figure 58 is an aerial oblique sketch illustrating building forms necessary to preserve a continuous view corridor in this area. Neither figure represents what currently exists or what may actually be constructed. Figure 59 shows what this view might actually look like at eye level from Four Columns Park.

It should be noted that considering the effect of these more north/south-oriented building forms (for view corridor protection), an overall skyline view could be impacted from the east (Capitol Hill) resulting in long, uninterrupted wall-like east facades (Figure 60).

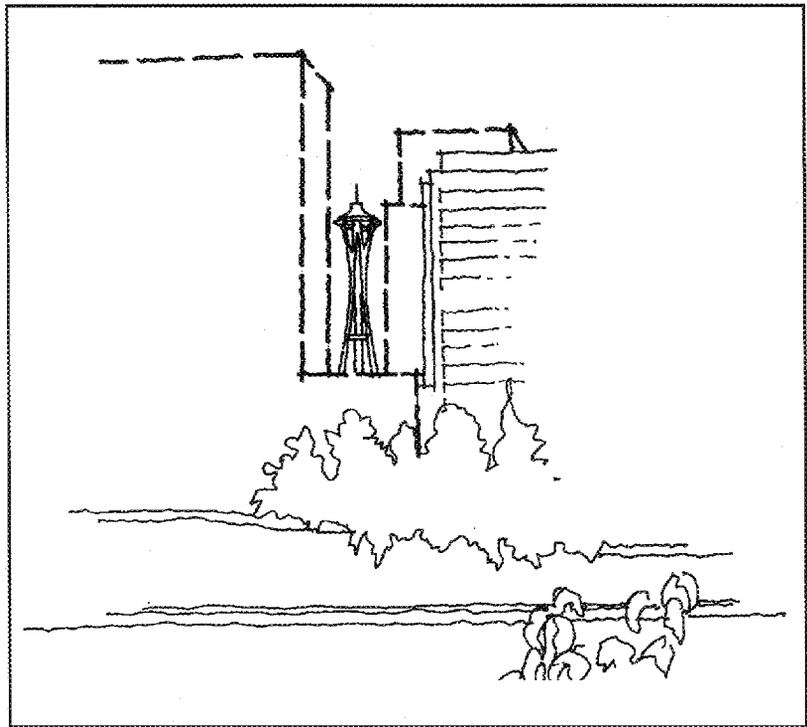


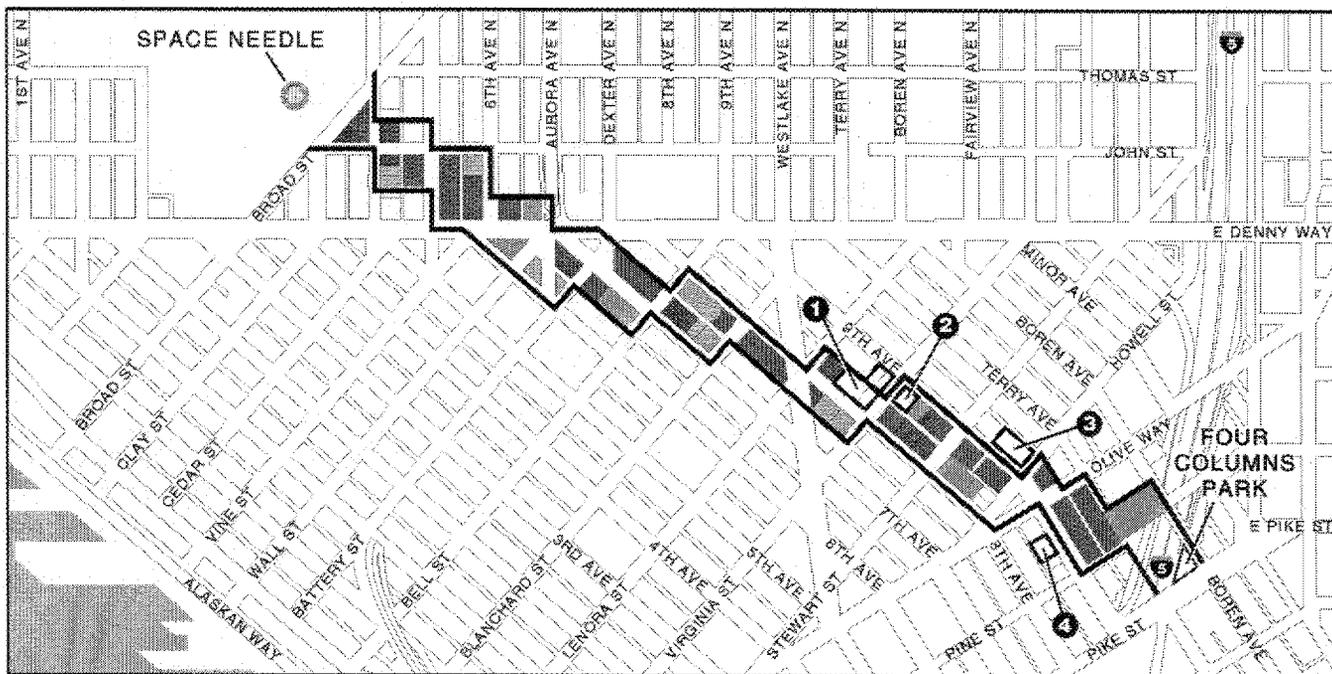
Figure 59: Looking through the view corridor



Figure 60: View from the east (Capitol Hill) of potential future development based on current zoning that would result in long, uninterrupted wall-like east facades

Map 28 identifies parcels that would be most directly affected by measures to maintain a view of the Space Needle from Four Columns Park. The map further distinguishes those parcels where future development options would likely be most severely constrained by the application of these measures. Combined, these parcels account for about 54 percent of the total parcel area within the corridor.

Map 28



SPACE NEEDLE VIEW STUDY
View Corridor: Space Needle from Four Columns Park

- Parcels severely constrained by view alignment
- Parcels with some flexibility for accommodating view alignment
- Boundaries of view corridor

- Special Conditions
- 1** West Precinct Station - low height of new project maintains view
- 2** 9th and Virginia; approved 30 story residential tower would define eastern edge of view corridor
- Existing view window defined by:
 - 3** Existing 800 9th Avenue Building
 - 4** Camlin Hotel



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Skyline Views

The next illustrations focus on a wider skyline view from Four Columns Park where the Space Needle is part of a cityscape view. Based on future development plans within the Denny Triangle, protecting a full corridor view of the Space Needle may prove extremely difficult to achieve. In addition to a view of the Space Needle, the park also provides a NW view of the city as well as Queen Anne Hill in the distance. In this context, the Space Needle is one of many architectural elements that make up the view range.

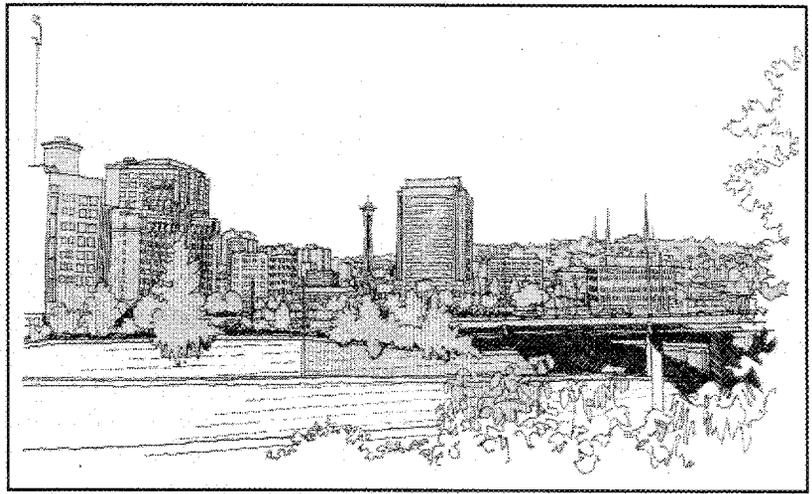


Figure 61:
Current skyline view from Four Columns Park looking northwest.

Figure 62: Illustration of potential building heights under current zoning with the Space Needle as part of the overall skyline view.

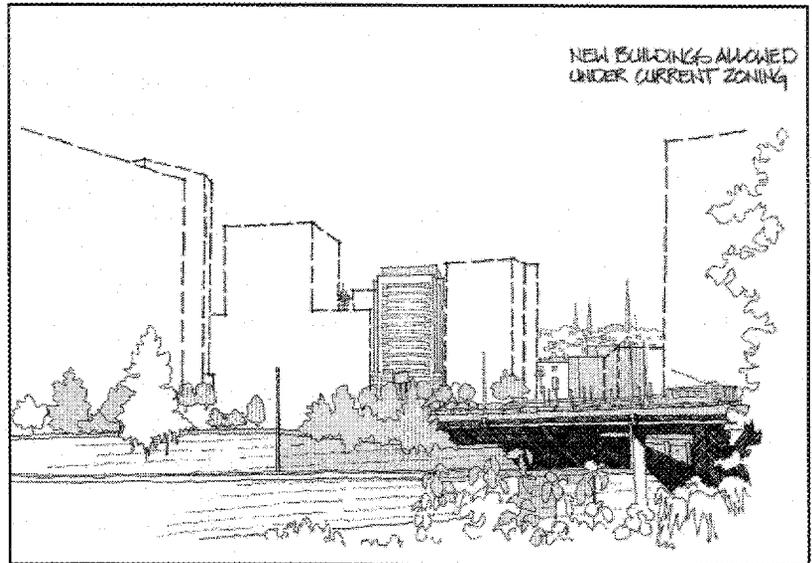
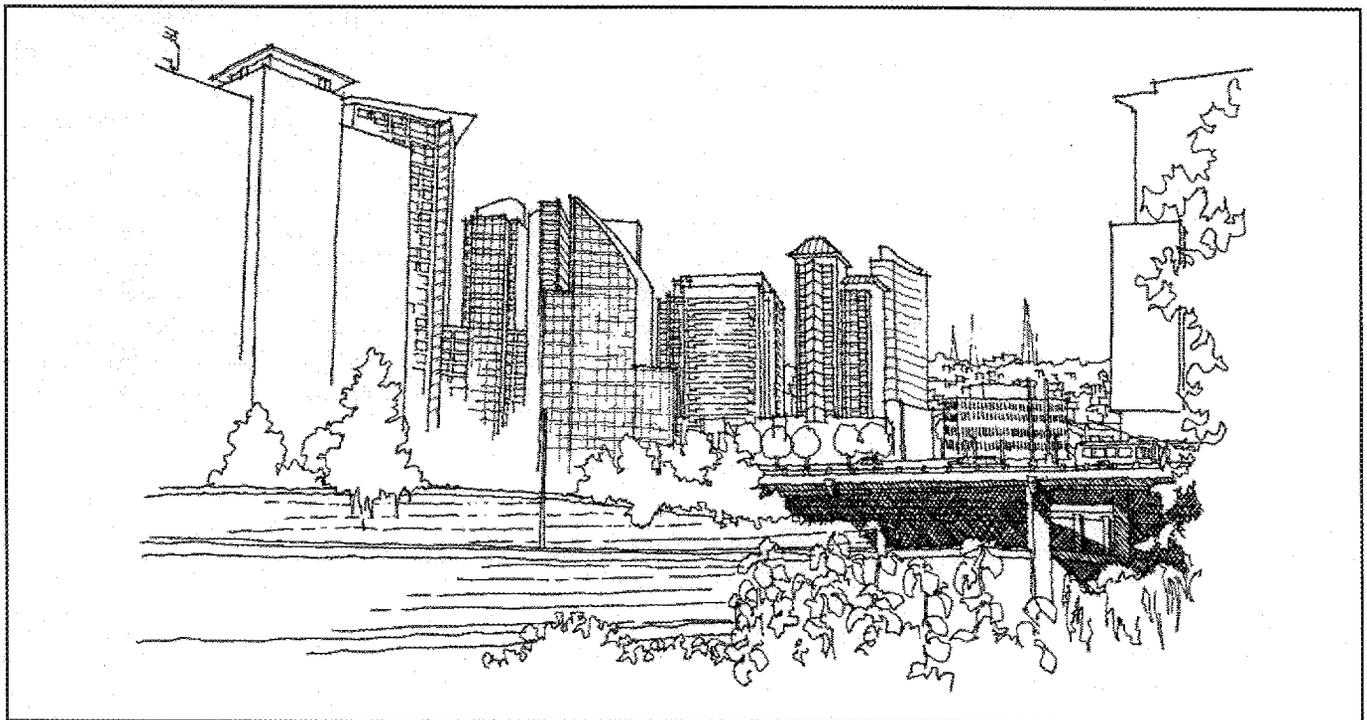


Figure 63:
Potential future development contributing to a distinctive skyline



Conclusions

Based on these perspective and isometric graphics exploring various mitigation measures from Four Columns Park the following conclusions are made:

As development occurs within the view corridor, the existing scope of the Space Needle view would diminish over time to a narrow "slot" between taller structures lining the edges of the corridor. Maintaining this limited view would have severe implications for development on sites located within the corridor.

The impact of measures to protect the Space Needle view would vary according to a number of factors, including:

- the location of the parcel within the corridor—on the edge versus in the middle;
- the size of the parcel—a large parcel may provide sufficient area to allow taller portions of a project to be located outside the view line, while smaller parcels may not have such flexibility;
- the relation of the site to the street and alley grid and the opportunities to combine parcels, through such actions as alley vacations, to increase flexibility for locating structures outside the view alignment; and
- the topography—the elevation of the corridor drops over 100 feet moving from Four Columns Park towards Denny Way, and then rises again with the approach to Seattle Center. Views may still be able to be maintained over structures on sites in the lower elevations that would be blocked by structures of the same height in higher elevations.

According to Tax Assessor's data, at least one third of the parcels at critical locations in the view corridor are less than a quarter block in size. Over half (6.8 acres) of the 13 acres within the Denny Triangle portion of the corridor are zoned DOC 2 - 300, a zone with a height limit of 300 feet. Another 4.2 acres is zoned DMC 240. The remainder has a height limit of 160 feet. ArcView 3-D images of these zones illustrate that structures built to heights of 85 feet in much of the corridor would block a significant portion of the Space Needle below the saucer. Therefore, to maintain views, height limits as low as 65 feet, and lower depending on topography, would have to be imposed on at least some portion of many of the sites with the view corridor.

Another complication of maintaining a view alignment is that the first project conditioned to maintain a gap through which the Space Needle can be seen would dictate the alignment for all other projects in the corridor. Requiring other sites to maintain the same alignment could further restrict options for development. The same alignment established on one site may not be able to be carried through a neighboring site because of its size or configuration, or because of its relation to the street/alley grid or adjacent development.

Additional considerations involving the City's Transfer Development Credit program, development implications in relation to the Comprehensive Plan, and view protection recommendations for Four Columns Park are discussed in the accompanying Seattle View Protection Policies, Vol. 1: Space Needle - Executive Report and Recommendations document.

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Seattle View Protection Policies

Volume One:

Space Needle Executive Report & Recommendations



April 2001

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Introduction and Summary

Over the past year, as development activity in the Seattle area has reached record levels, citizens have raised a number of issues with regard to the effect new development is having on views. While Seattle possesses opportunities for many impressive views of water, mountains and the city, due to its topography and unique natural setting, this sets the stage for extensive debate over the content of each view and the value each of us places on the view. The challenge is to determine how the value individuals place on views equates to public protection of the view.

This report establishes the analysis and policy framework for addressing numerous issues related to Seattle's public view protection policies. In the following pages, views of the Space Needle are evaluated as a result of recently emergent concerns related to current City policy with regard to view protection accorded City landmarks.

In particular, the report addresses the implications for the preservation of Space Needle views from adjacent neighborhoods and the implications and comparative values associated with preservation of those views.

If Council approves of this policy/analytic framework, and depending upon availability of resources and continued funding and support, forthcoming installments of the view inventory and assessment will evaluate other aspects of view protection policy and regulation. Further inventory and analysis will be conducted of public viewpoints and rights of way where views of surrounding mountains, water bodies, and the city's skyline, and other significant features of cultural or historical significance are important elements of the city's livability and attraction.

Background

Seattle's ability to require alteration or modifications to new development in order to mitigate the negative effects of that development on public views or vistas is grounded in the City's environmental legislation, Seattle Municipal Code, Chapter 25.05, Environmental Protection (SEPA). SEPA authority, with regard to view protection, is expressed in Section 25.05.675 P.

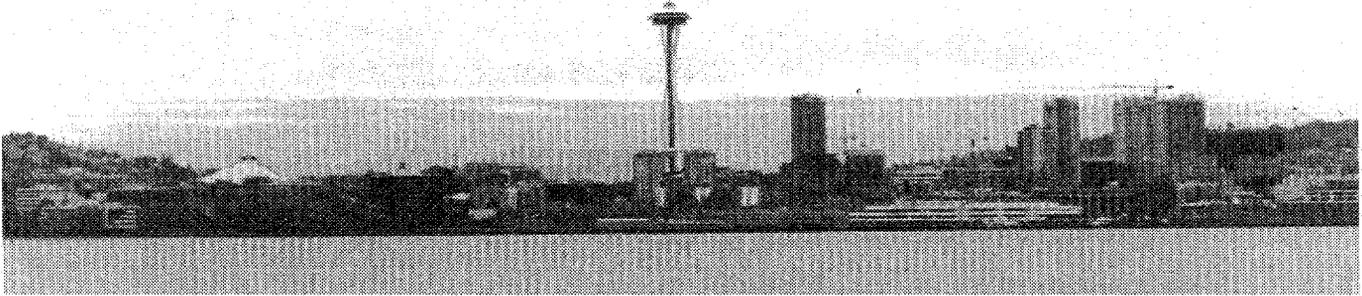
The policy for view protection is divided into two parts. The first addresses those views from locations identified in an attachment to the section, which are protected to the extent that new development would obscure views of natural features or the city skyline. The second addresses those views that would obscure views of City landmarks. The view protection policy is generally divided as follows:

View From:

1. Designated public parks and view points
2. Any public place

View To or Of:

- Water, mountains or city skyline
- Certain designated city landmarks



While no specific reference is made to identified viewing sites or landmark structures, it could be inferred from the policy itself that all views that are public, meaning from any public place, including street rights of way, should be protected and new development conditioned or denied accordingly. Herein lies the ambiguity within the policy. It is not readily apparent that it would be possible to protect all public views of designated landmark structures. In addition, the criteria referred to in the language of the policy, when used by the Landmarks Preservation Board to designate landmark structures, would incorporate over 100 structures that arguably would not be significant to the city in terms of their visibility from public places. For example, the Bon Marché department store is on this list and, a worthy landmark, it is unlikely that this is a structure to which many residents have become accustomed to viewing from a distant public viewpoint.

The criterion for designating a view protected landmark is derived from the criterion the Landmarks Preservation Board uses to determine a structure's qualifications for landmark designation. The Landmarks Preservation Board in using this criterion is not making a judgment as to a structure's suitability for SEPA view protection. It identifies conditions that indicate that the building in some way is distinguished in the context of its surroundings. It does not specifically require a building, or features of a building, to be highly visible from public locations; it does not necessarily indicate that the building is a "landmark" in the sense of being an orienting reference point in the larger cityscape. Consequently, many designated landmark structures were identified as meeting this criterion without any consideration of the relationship to SEPA view protection, and many of them may not warrant this level of public view protection based solely on having met this particular landmark designation criterion.



Competing policy objectives are but one additional consideration in achieving a coherent and enforceable policy regarding views of public landmarks. Access and availability of the view, prominence of the view, the "quality" of the view when compared with other sites, and the possibility of view obstruction by even limited development, are all factors that must be evaluated.

Given the unlikely ability to protect views of designated landmarks from all public places, and the broad applicability of this policy to over one hundred designated landmarks, a literal interpretation of this policy would have a substantially negative effect on the City's ability to meet other important policy objectives.

The SEPA landmark view protection policy has been in place since the late 1980s, but has only recently been the subject of intense public debate, due in large part to the critical juncture in the city's development where new development is beginning to impinge on features of the urban environment citizens have

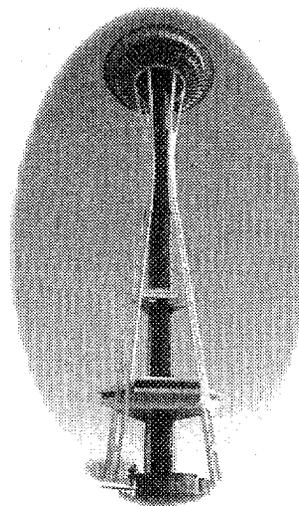
The Space Needle

This study is based on the primary assumption that the current protection afforded landmark structures, such as the Space Needle, is ambiguous and unclear, and may result in inconsistency of application, and that it is necessary to clarify the City's policy with regard to view protection of landmarks. In order to address this issue of landmark views, it seemed appropriate to begin with the city's most outstanding landmark and around which specific issues have been

taken for granted up until now. This is not to suggest that issues have not arisen in the past, in fact, they have and have often been dealt with on a case by case basis. We are now certain that a more comprehensive evaluation is appropriate and timely given the nature of the public debate and the issues and public policies at stake.

With the Space Needle's recent designation as a City landmark, SEPA view protection implications have arisen, not only because of the size of the affected area and amount of development involved, but also because of potential inconsistencies or lack of clarity and intent between Seattle's SEPA view protection policies and the growth management objectives of the City's Comprehensive Plan, as well as the objectives of many neighborhood plans and policies.

raised in the course of neighborhood planning. Hence our initial focus on the Space Needle.



Because of its size and siting in the urban landscape, the Space Needle is unique among Seattle's view protected landmarks in terms of the extent of the area from which it is visible. This area includes most of downtown in a basin bounded by Queen Anne Hill, Capitol Hill/First Hill, and Beacon Hill, and extends across Elliott Bay to Duwamish Head and West Seattle. The area encompasses countless public streets, miles of scenic routes, and acres of parks and viewpoints. It may be unreasonable to expect views of the Space Needle to be protected from all of these public locations, and such action would likely conflict with other public policies, including policies in the City's Comprehensive Plan regarding Seattle's future growth and development.

Downtown development has once again exceeded expectations, and in so doing, many City objectives have been realized. Downtown is a retail destination, entertainment is thriving, and the development of housing is continuing at a record pace. However, not all parts of downtown share equally in the successful renaissance. For example, the Denny Triangle continues to be notable for a substantial number of parking lots and underdeveloped sites. Efforts to take advantage of this resource were the subject of much discussion in recent neighborhood planning activity downtown. Neighborhood residents, business people and property owners were unified in suggesting that measures should be taken to increase the supply of housing and employment activity in this area and improve the services and amenities available to the increased population.

Following on these recommendations, the City and King County realized that it was possible to meet the neighborhood's objectives, while at the same time meeting a broader regional objective to preserve areas in the undeveloped, rural parts of the County. This was accomplished through a program to transfer development credits from undeveloped County lands to development projects in the Denny Triangle where the additional development rights would be used to provide housing. To date, a number of potential investors in the area are interested in taking part in the program. In addition to the development, resources provided by the transaction will include investments in green streets, open space, and the amenities necessary to support a downtown community, anchored by housing.

These efforts help to ensure that Seattle plays a pivotal role in accommodating growth in established urban centers. However, accommodating new growth invariably leads to questions about whether new development contributes positively or negatively to the values residents hold dear about the city.



Competing policy objectives are but one additional consideration in achieving a coherent and enforceable policy regarding views of public landmarks. Access and availability of the view, prominence of the view, the "quality" of the view when compared with other sites, and the possibility of view obstruction by even limited development, are all factors that must be evaluated. With these in mind, the Strategic Planning Office (SPO) and the Department of Design, Construction and Land Use (DCLU) commissioned a survey and analysis of views of the Space Needle. Notable views were identified, based on criteria that included the public's access to the view, the prominence of the landmark in the view, and the extent to which the view could be considered noteworthy due to its unrivaled value.

Because the value individuals place on views is subjective, it is important to choose criteria reflecting broader public interests and to evaluate a view as objectively as possible. It goes without saying that this ability will always lead to conclusions about views that cannot encompass the intangible values that may be placed on the vista, object or quality of a view. Therefore, once a collective determination is made as to the value of the object of that view, it is equally necessary to determine whether that view provides one with an optimum view of the object, is accessible to a substantial number of people who are drawn to that place for viewing that object, and that the view contributes, in no small way, to the legacy of vistas and views that define the city and give shape and character to its identity.

Analysis of Views of the Space Needle

The accompanying Space Needle View Inventory and Assessment is intended to provide a framework or model for determining significant view resources for Seattle. The goal is to present this information in a clear and usable format and to adopt a fair and reasonable approach to determining protected views and selecting viewpoints. View protection of the Space Needle has presented a unique set of challenges.

As public viewpoints were identified and evaluated, certain views of the Space Needle were deemed significant either in the placement of the landmark in the viewshed or the prominence of the Space Needle in the view, making them virtually synonymous. These views were rated based on a variety of factors, not the least of which was the ability of the City to reasonably mitigate the impact future development would have on the viewshed.

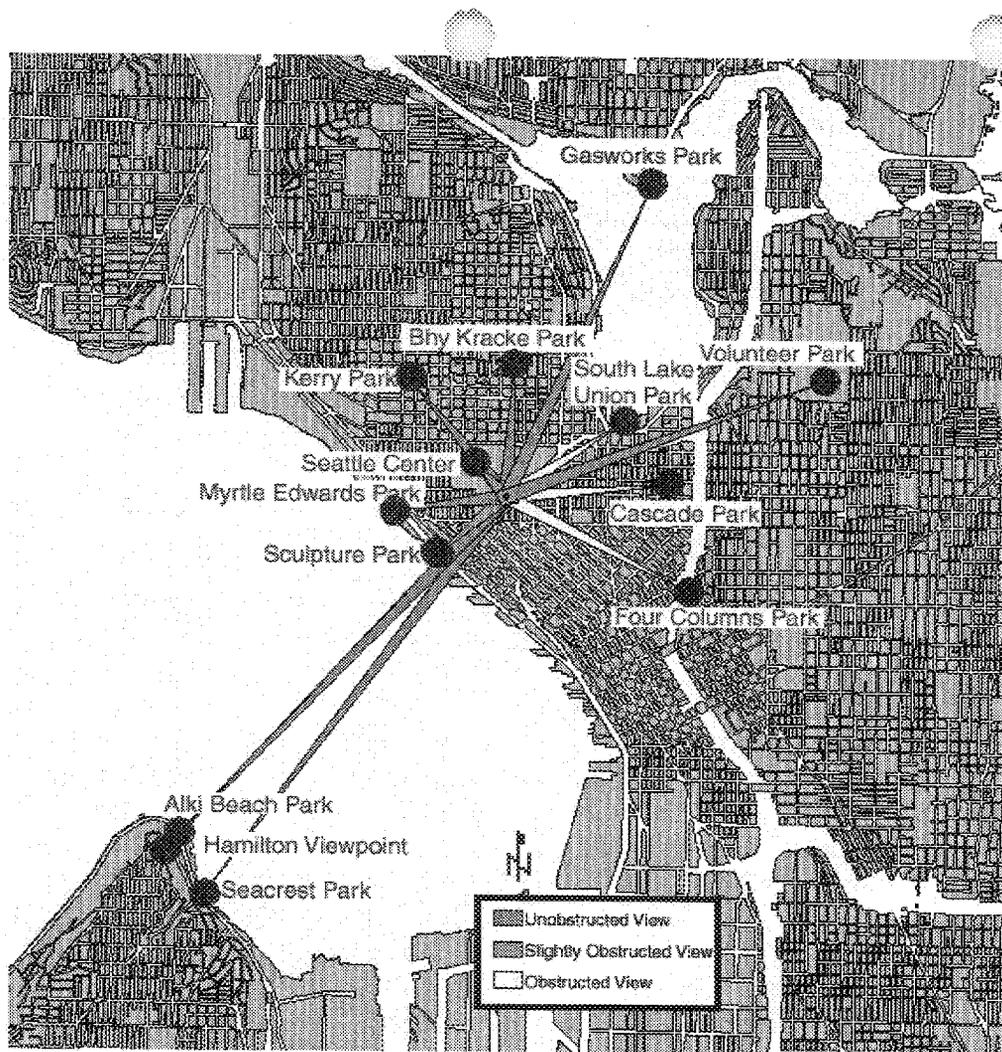
Current zoning designations are made for a variety of public purposes and to forward important public policy objectives. These development objectives conflict with view protection objectives in the minds of many. However, it is possible to some degree, to preserve signature views of the Space Needle while not jeopardizing future development objectives, nor the intent of the Comprehensive Plan to direct development into existing urban centers. In many instances, the choice between protecting views and achieving development objectives need not be an either/or proposition; striking the right balance between the two is the critical challenge.

In studying the views of the Space Needle, it became apparent that while this landmark can be seen from many viewpoints and is an element of many vistas of the city skyline, only specific viewpoints were identified that are characterized as views where the Space Needle is the object of the view or a critical feature in the view shed. A view of the Space Needle can be distinguished from a view in which the Space Needle is an incidental feature of the greater vista, or in which a portion of the landmark is present, such as the saucer, or top portion of the Space Needle, which may provide a wayfinding function or equally useful role, but may not be worthy of protecting its place in the viewshed when balanced against other urban development objectives.

Since the Space Needle is one of the city's most recognized landmarks, it is a good place to begin a definitive view protection plan for significant structures. While Seattle has a variety of public places that offer views of the Space Needle, it was necessary to generate not only a list of sites that offer specific degrees of view of the Space Needle, but also places that offer some form of viewing amenities. Using this premise, the location from where the Space Needle is viewed is as important a factor as the view of the Space Needle.

Many of the sites chosen for the view inventory are coincident with sites that have been identified in SEPA as view protected. These sites included parks, pocket parks, other publicly-owned properties, and play fields. While these sites are not specifically tied to protecting views of landmarks, this list provided a starting point to begin assessing Space Needle views. Once these sites were surveyed, photographed and reviewed, a comparative assessment was made of their relative values and their suitability, considering identified criteria, for accomplishing view protection objectives.





Map 1: Possible Public Viewsites of the Space Needle

Conclusions from the Space Needle View Study

The issue of view protection must be viewed within the framework of achieving an outcome that supports the City's commitment to managed growth and the high value placed upon the more personal quality of livability and community character often embodied in views and urban landscape. Competing policy objectives require that we consider the merit of protecting a particular view corridor with other objectives for growth management, housing development, transportation and utility infrastructure and open space.

Protecting any view requires that consideration be given to what the view consists of, from where and by whom it is viewed, how large is the viewshed and to what degree is the view framed and

is that framing important to preserving the quality of the viewing experience. Views are difficult to quantify and any analysis will be somewhat subjective. In order to analyze the range of characteristics that give a park or viewpoint significance, a point system was developed. The view inventory and assessment assigned a value in an attempt to quantify across a number of variables a comparative measure for evaluating the relative merits of different viewpoints. A negative value was assigned to those view points where it was deemed difficult if not infeasible to protect the view, short of property purchase or development denial, which may carry with it a significant liability for the City.

Four Columns Park Case Study

To shed more specific light on these competing issues, we have spent considerable time and effort in weighing the pros and cons of protecting views of the Space Needle from Four Columns Park at the edge of downtown in the Pike/Pine neighborhood. Looking at the views from this park gave rise to many of the issues that currently accompany the view protection debate.

The analysis of protecting a view of the Space Needle from Four Columns Park required consideration of the following factors:

- The primary view provided from Four Columns Park;
- The extent of the viewshed to be protected;
- The significance, quality, level of use, and accessibility of Four Columns Park as the viewing area;
- Other policy objectives potentially in conflict with view preservation, including the City's Comprehensive Plan goals for accommodating growth downtown, the goals of the Denny Triangle neighborhood for the future development of the area, and the regional goals embodied in the joint City/County Denny Triangle Transfer of Development Credit (TDC) Program;
- The relationship between the view and the open space function of Four Columns Park; and
- The number of properties impacted should the view be judged by elected officials as requiring view protection.

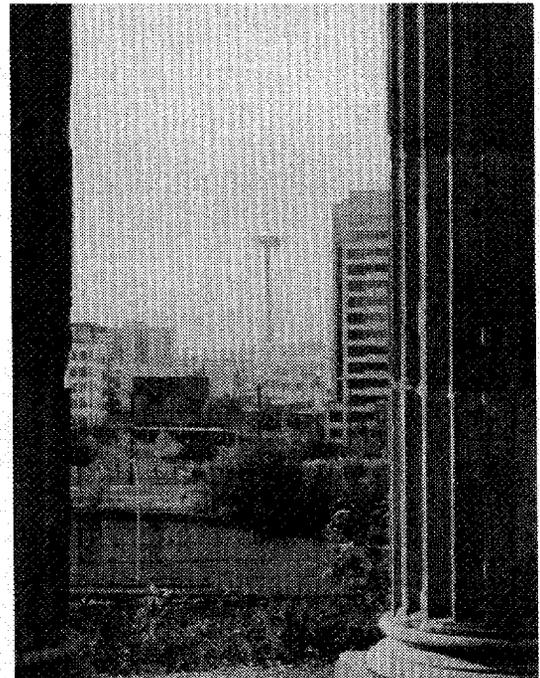


Figure 1: View from Four Columns Park

From the analysis of the view from Four Columns Park the conclusion was that a feasible plan for mitigation of impacts on the view of the Space Needle was improbable, given current zoning limits, without substantial reduction of development potential and the attendant property rights issues it raises, and without contravening other important policy objectives of the City for the development of the Denny Triangle neighborhood. However, this conclusion does not rule out that views are important to the quality of Four Columns Park as public open space or that measures for protecting the quality and character of this public resource are unwarranted. The following three perspectives are presented to suggest how protecting views and the quality and character of open space might be considered for Four Columns Park.

View Protection from Four Columns Park

View protection cannot be considered outside of the larger context of open space. In the case of Four Columns Park,

also known as Boren Pike/Pine Place, it is a place envisioned as a respite for the community, a place to come together in a neighborhood lacking in suitable open spaces and hemmed in by the scale and intensity of downtown development. The view represents an opportunity to see beyond the confines of the urban environment to the larger setting in which Seattle gains its distinction. In an effort to consider how different options for view protection and open space would shape the neighborhood's environment and provide alternatives for enhancing community assets, the following scenarios were considered for Four Columns Park. These scenarios recognize the relationship this park and neighborhood shares with surrounding neighborhoods and represent options for legislative action to respond sensitively to the issues raised by the neighborhood, including limited open space opportunities, light and air, the walling off of the neighborhood by downtown development, and continued access to views of the Space Needle.

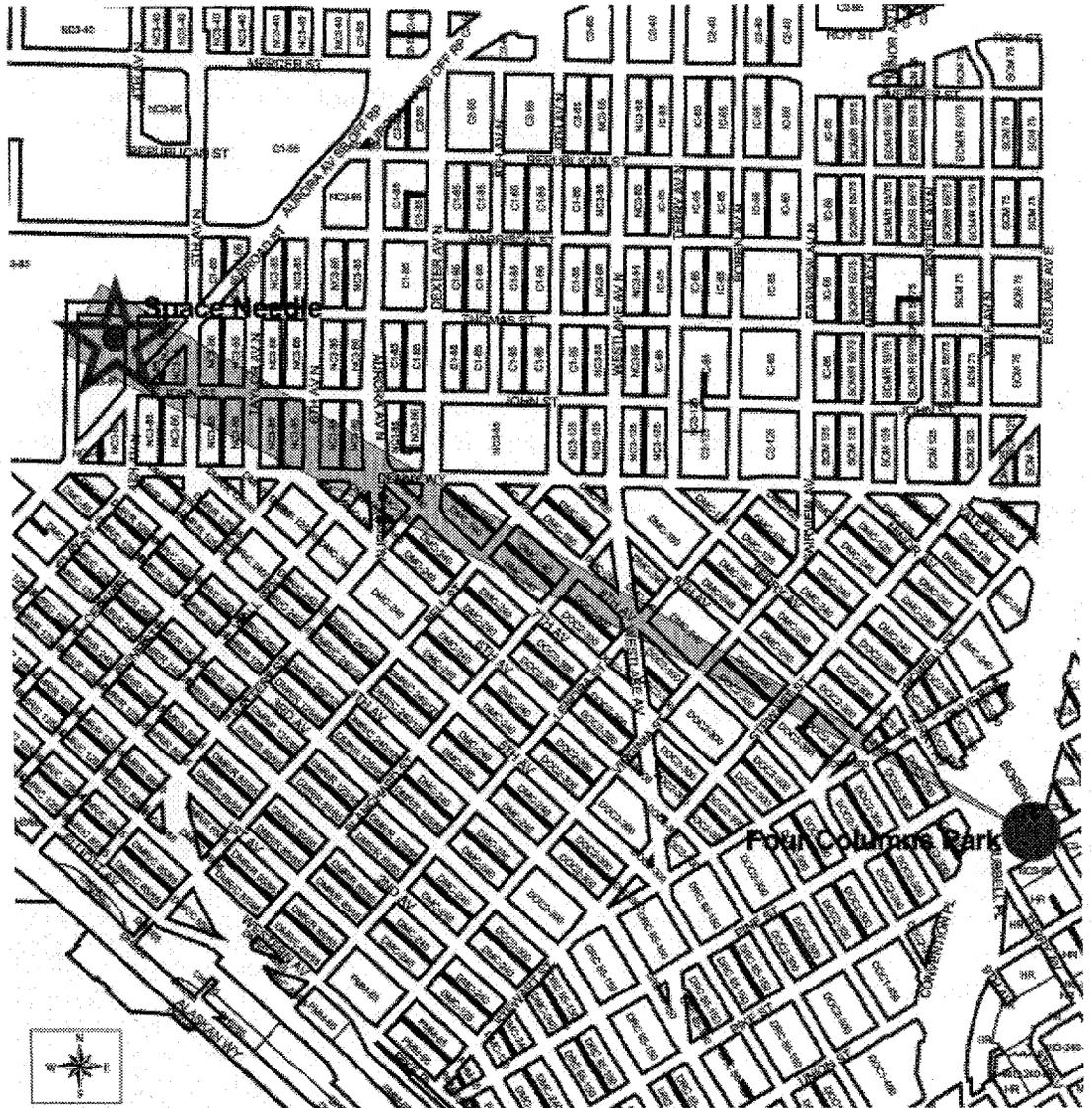
Scenario 1: Maintain a view of the Space Needle from a specific location in Four Columns Park

Under this approach, a specific location in Four Columns Park would be included among the locations where a "public view" of the Space Needle would be maintained. To achieve this protection, a view corridor would be established between the Space Needle and a selected point in Four Columns Park (a point between the two center columns). The corridor would be mapped across the Denny Triangle and the area north of

Denny Way to Seattle Center (see Map 25, Space Needle View Inventory and Assessment). Development proposed within this corridor would be reviewed and conditioned as necessary to ensure that the Space Needle remains visible. Generally, lower heights, deep setbacks, or other mitigation would be required of new development to ensure that the line of view continues across sites within the designated corridor.

As development occurs within the corridor, the existing scope of the Space Needle view would diminish over time to a narrow "slot" between taller structures lining the edges of the corridor. However, maintaining even this limited view has severe implications for development on sites located within the corridor.

Within the Denny Triangle alone, even the narrowly defined view corridor described includes approximately 30 parcels totaling 13 acres on portions of more than 12 blocks, and portions of another five blocks are affected north of Denny Way.



Map 2: View Corridor

The impact of measures to protect Space Needle views within this corridor would vary according to a number of factors, including:

- the location of the parcel within the corridor – on the edge versus in the middle;
- the size of the parcel – a large parcel may provide sufficient area to allow taller portions of a project to be located outside the view line, while smaller parcels may not have such flexibility;
- the relation of the site to the street and alley grid and the opportunities to combine parcels, through such actions as alley vacations, to increase flexibility for locating structures outside the view alignment; and
- the topography – the elevation of the corridor drops over 100 feet moving from Four Columns Park towards Denny Way, and then rises again with the approach to Seattle Center. Views may still be able to be maintained over structures on sites in the lower elevations that would be blocked by structures of the same height in higher elevations.

According to Assessor's data, at least one third of the parcels at critical locations in the view corridor are less than a quarter block in size. Over half (6.8 acres) of the 13 acres within the Denny Triangle portion of the corridor are zoned DOC 2 300, a zone with a height limit of 300 feet. Another 4.2 acres are zoned DMC 240. The remainder has a height limit of 160 feet. From GIS simulations, it appears that structures built to heights of 85 feet in much of the corridor would block a significant portion of the Space Needle structure below the saucer. Therefore, to maintain views, height limits as low as 65 feet, and lower depending on topography, would have to be imposed on at least some portion of many of the sites

within the view corridor. Map 25, in the accompanying View Inventory and Assessment, identifies parcels that are likely to be significantly constrained in terms of the height of development that could be accommodated without substantially blocking views within the corridor. Other sites are located far enough on the edge of the corridor to have a significant portion of the parcel area outside the critical view alignment. While these sites could potentially accommodate taller structures without directly blocking the view, such development would contribute to the continued narrowing of the frame of the view along the corridor edges.

Another barrier to maintaining a view alignment is that the first project conditioned to maintain an opening through which the Space Needle could be seen would dictate the alignment for all other projects in the corridor. Requiring other sites to maintain the same alignment could further restrict options for development. The same alignment established on one site may not be able to be carried through a neighboring site because of its size or configuration, or because of its relation to the street/alley grid or adjacent development.

As development occurs on the periphery of the corridor, the scope of view would gradually narrow, potentially to the extent that the Space Needle would only be visible from a limited area within the park through a narrow gap between taller structures. Views that exist today from other locations in the park and through the park from a variety of locations on adjacent streets would likely be lost over time as development fills in along the edges of the corridor.

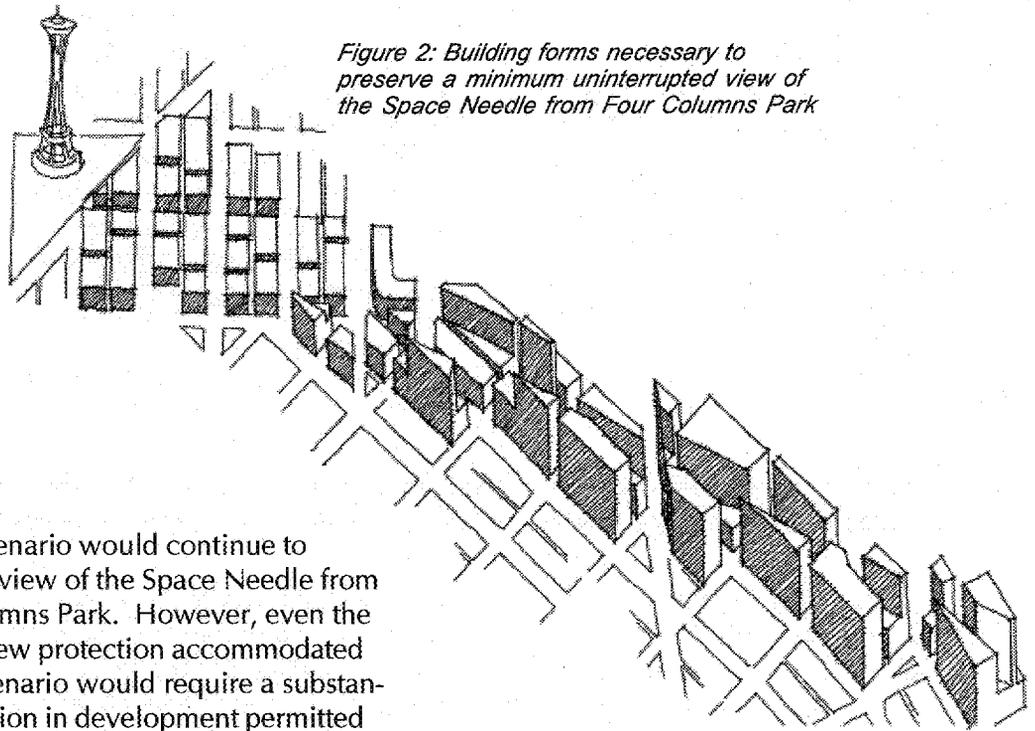


Figure 2: Building forms necessary to preserve a minimum uninterrupted view of the Space Needle from Four Columns Park

This scenario would continue to provide a view of the Space Needle from Four Columns Park. However, even the modest view protection accommodated by this scenario would require a substantial reduction in development permitted on sites within the view corridor.

The measures required to maintain even a modest view corridor would prevent many sites in these zones from achieving the development potential otherwise allowed by zoning. On some sites, the required reduction in height may limit project densities to more than half of what otherwise could be achieved. Even though sites in the corridor could accommodate some level of redevelopment, the financial feasibility of developing under these conditions may dictate that no development, rather than reduced development, would occur.

The City may consider proposals for offsetting the impact of lost development rights. One option might be to allow the transfer of lost development density to sites outside the view corridor. However, such a program has consequences for the receiving areas that would need to be examined, and the increased supply of development rights available to transfer would compete with other City development rights transfer (TDR) programs for open space and the preservation of low-income housing and landmark structures.



Because over 90 percent of the sites in the Denny Triangle portion of the view corridor are considered potentially re-developable, restrictions on development on these sites may substantially reduce the ability of the Denny Triangle to accommodate the growth targeted for the area in the Comprehensive Plan. On sites that would be most constrained by measures to protect the view corridor, it is conservatively estimated that there is development capacity for approximately 2.5 million square feet of commercial space (10,000 jobs) and 725 residential units. While not all this capacity would be lost, it does represent a substantial reduction that could affect the area's ability to attract sufficient development to meet growth targets.

Another consideration in evaluating the merits of this approach concerns the type of development

that would result in response to view mitigation measures. Where developers would opt to build under constrained conditions, projects would generally tend to be lower and bulkier, with little incentive to include ground level open space or include the housing that is increasingly part of development built to the current height limits. The option for a substantial number of sites to participate in the TDC program would be lost, reducing potential resources for public amenities in the area funded through the amenity credit purchase required for increasing project height. The bulkier buildings and other massing solutions that may be required to maintain the view corridor could create less desirable conditions within the Denny Triangle area by preventing alternative massing schemes.

Scenario 2: Specify that the view from Four Columns Park is of the downtown skyline and take measures to enhance this view while improving conditions in the viewing area.

This approach would not include Four Columns Park among the locations specified to protect "public views" of the Space Needle. Instead, the Four Columns Park viewpoint would be established as a location for enjoying panoramic views of the downtown skyline. To respond to this aspect of the viewpoint, future development within a much broader viewshed than that described in Scenario 1 would be assessed to determine the impact on the skyline view, and actions for maintaining and enhancing the quality of this view would be considered. Of primary concern is preventing the "walling off" of Pike/Pine viewing areas by uninterrupted highrise development along the I-5 edge.

The City could pursue the following actions to promote the protection and enhancement of the broader skyline view from Four Columns Park:

- Increase opportunities for city views by developing an integrated open space network on both the Pike/Pine and Denny Triangle edges of I-5. Enhancing pedestrian connections across I-5 and promoting a connected network of public open space on the edge and within the Denny Triangle can increase the accessibility and usefulness of existing and future open space resources and improve the quality of the urban environment while increasing general viewing opportunities of the immediate cityscape and surroundings.

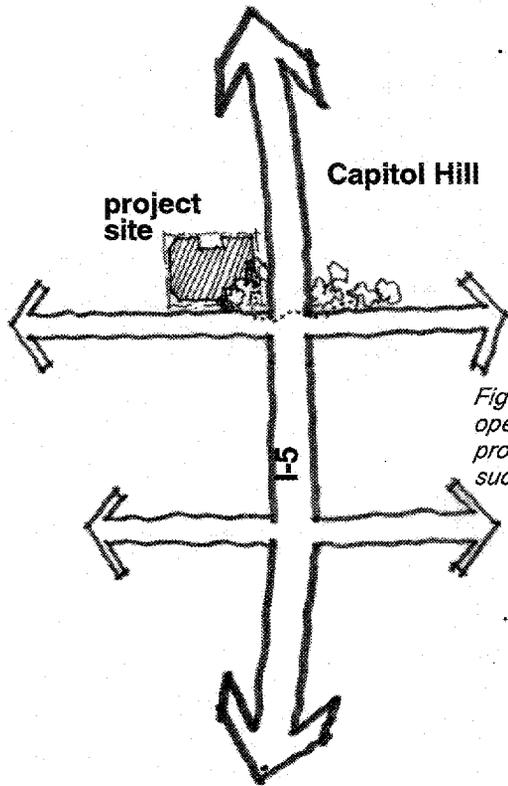


Figure 3: Example of project-related open space contributing to an improved transition at key physical edges such as I-5.

- Review major new developments in the Denny Triangle to site project open space where it can best complement nearby public open spaces and provide additional viewing opportunities. Projects like the Convention Place transit-oriented development provide major opportunities for integrating new open space resources into both the Pike/Pine and Denny Triangle communities.

- Target resources to enhance existing open space viewing sites and acquire additional viewing areas. A number of opportunities exist for pooling resources from individual projects in the Denny Triangle to assist with improving and expanding public open space. Under the current TDC program, development using the height incentive for housing must purchase amenity credits to fund public improvements like open space and green street development within the boundaries of the Denny Triangle neighborhood. Since taller projects in the Denny Triangle could have an impact on the skyline view from Pike/Pine viewpoints, it is reasonable to allow amenity credit funds to be spent on public improvements that mitigate those impacts. The current TDC ordinance could be amended to allow TDC funds to be used outside the Denny Triangle in a limited area along the Pike/Pine edge of I-5. Under this approach, amenity credit funds might be used to improve conditions in existing public viewpoints or to acquire and improve additional sites for public viewing on the western edge of the Pike/Pine neighborhood. Expanding the open space corridor on both sides of I-5 would not only increase the variety of vantage points for enjoying different views into downtown and beyond, but also increase open space resources available to both neighborhoods.

In addition to funds generated by the TDC program, contributions to improving skyline viewing areas could be identified as a form of off-site mitigation for projects addressing view impacts under SEPA. New development can also opt to provide off-site open space in exchange for a floor area bonus, and there is currently a proposal to create an open space TDR program downtown that could provide additional sources of funding for new open spaces.



Promote building design and massing schemes that add greater visual interest to the skyline and allow views between towers to provide opportunities for visual penetration through the area. Either through development design guidelines, modifications to development standards, or some combination of the two, the City could pursue the following:

- Develop design guidelines or modify development standards to promote individual structures that contribute more positively to an interesting skyline composition through such features as upper level setbacks, sculptured building tops, choices of exterior materials, architectural details, etc.

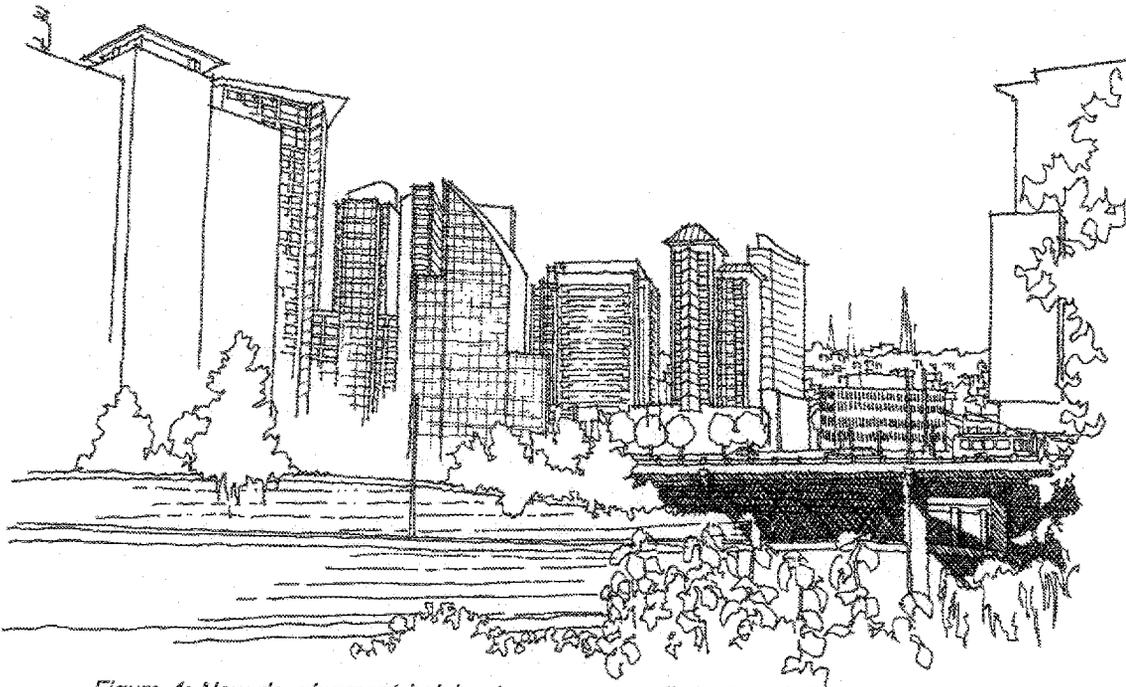


Figure 4: New development helping to compose a distinctive skyline

- Address the overall massing of projects-in terms of both the relationship between structures on the same site and structures on surrounding sites, to maximize opportunities for views to penetrate through blocks and continue down streets so that many projects can be observed and some visual connection maintained through the area to adjacent areas. Measures like minimum site sizes for highrise buildings, siting open spaces to promote open corridors through the area as redevelopment occurs, upper level setbacks, tower spacing provisions, floor size limits, and maximum wall dimensions could be employed, either through development standards or design guidelines, to achieve greater visual penetration into and through the area.
- Employ measures to promote a more gradual transition in the scale of development between the Denny Triangle and I-5 to avoid "walling off" Pike/Pine viewpoints from the downtown skyline. An open space buffer could be created along both edges of the freeway by providing significant setbacks or orienting the open space of future projects onto streets along this edge. Furthermore, through adjustments to height limits or as a SEPA mitigating measure, the height of buildings along the I-5 edge could be modified to promote a more gradual transition in the scale of development on either side of I-5.

This option abandons the notion of protecting a specific view of the Space Needle from Four Columns Park, placing the emphasis on enhancing the general skyline view and improving and potentially expanding the areas where such views can be enjoyed. Addressing the quality of the skyline view involves a higher level of subjectivity than strictly enforcing measures to restrict develop-

ment in a prescribed corridor. A broader viewshed area would also be affected because development that contributes to the skyline viewed from Pike/Pine would include most of the Denny Triangle neighborhood. However, this option could evolve as an integrated strategy addressing urban design, open space and view issues that could ultimately result in a higher quality urban environment.

Scenario 3: Establish a substitute location for maintaining a view corridor from Pike/Pine through the Denny Triangle to the Space Needle and Olympic Mountains beyond.

This option would seek to identify a location other than Four Columns Park where a "public view" of the Space Needle and Olympic Mountains might be maintained with less impact on Denny Triangle development. One opportunity may be to specify portions of Pine Street as a protected view location, while exploring the possibility of providing additional viewing area on potential open space sites that might be acquired near the Pine Street crossing over I-5.

Because Pine Street already serves as a "gateway" from Pike/Pine to downtown, it is a logical alternative location for establishing a view corridor across the Denny Triangle to the Space Needle. Currently, Pine Street is proposed to be designated as a view corridor west of I-5 within downtown, partly to compensate for the loss of the view connection down Pike Street as a result of the Convention Center expansion. Actions that could improve Pine Street as a "public view" location for the Pike/Pine neighborhood include:



- Establish upper level setbacks along Pine Street between I-5 and the downtown retail core (where setbacks are already required) to increase the sense of openness along the view corridor for those entering downtown from this Pike/Pine gateway.

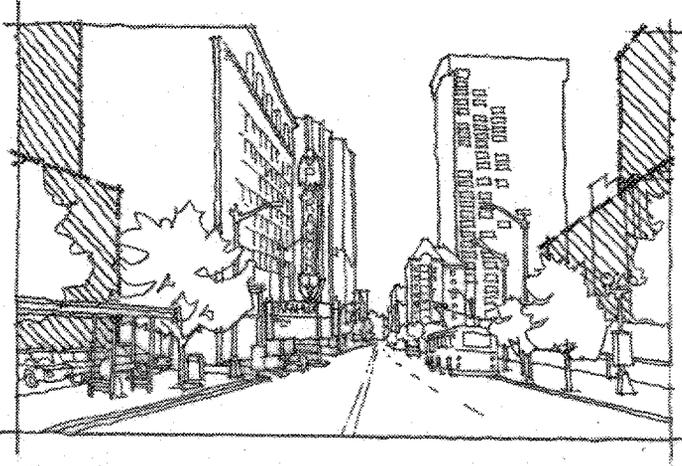


Figure 5: Upper level setbacks on new development

- Examine the possibility of establishing a protected Space Needle view corridor through the Denny Triangle from Pine Street near the intersection with Minor Avenue on the east side of I-5. This corridor only clips the eastern edge of the DOC 2 zone, as opposed to the Four Columns Park alignment, which runs through the heart of the DOC 2 zone. There are also fewer blocks in the Denny Triangle affected overall than in the Four Columns Park alignment. This corridor also appears to skirt along the edge on known projects, including the Quinton Instruments site and the Stewart Place project. Measures for maintaining the corridor, such as height and setback guidelines, restrictions on the use of TDC, etc., could be developed and reviewed by the public with affected property owners to arrive at a reasonable balance between view preservation and development objectives. The potential may also exist to acquire additional open space on the north side of Pine Street to expand the Four Columns-Pike-Pine-Boren Park Corridor to create additional viewing opportunities.
- Promote development of open space on the corners of Pine Street on both sides of I-5 to enhance "Gateway" character of this link between Denny Triangle and Pike/Pine neighborhoods.

Additional work would be required to determine the measures needed to establish an effective Pine Street view corridor that would maintain sufficient views of the Space Needle and the Olympic Mountains. The option could provide the opportunity for conducting a public process that would enable the public, including property owners and view advocates, to reach agreement on the level of protection to be provided and the measures to be employed. This scenario

could also be combined with some of the actions proposed under Scenario 2 as part of a broader view enhancement strategy. Because of the zoning and more limited area affected, a corridor through this part of the Denny Triangle, where greater emphasis on residential development is advocated in the Denny Triangle Plan, may be more consistent with City and neighborhood policies than the corridor passing through the area reserved for the expansion of the downtown office core.

The following matrix provides a comparison of the three scenarios presented in this report:

COMPARISON OF SCENARIOS FOR VIEW PROTECTION FROM FOUR COLUMNS PARK

SCENARIO	Scenario 1	Scenario 2	Scenario 3
Description	Maintain view corridor from specified location in Four Columns Park. Establish view corridor with restrictions on height of development on lots within view corridor to maintain view.	Establish view of downtown skyline as view to be addressed from Four Columns Park. Pursue actions to ensure that new development in Denny Triangle viewshed contributes positively to this view. Further enhance viewing opportunities of skyline by improving and expanding open space opportunities along I-5 edge. Develop mechanisms to pool resources from individual project impact mitigation to improve open space and skyline viewing opportunities.	Substitute the Four Columns Park site with another location on the Pine Street corridor to establish a protected view corridor from the Pike/Pine neighborhood to the Space Needle.
Pros	Space Needle remains visible from a location in Four Columns Park	Addressing impacts of development on adjacent Pike/Pine neighborhood shared more evenly than in Scenario 1 where mitigation falls on one group of property owners in Space Needle view corridors. Provides opportunity for more comprehensive approach to benefit both Pike/Pine and Denny Triangle neighborhoods and to address both view and open space needs.	Potential to maintain a view of the Space Needle from a public location in the Pike Pine neighborhood. Opportunity to establish corridor across portion of Denny Triangle where impacts on developable sites would be less than from Four Columns Park (primarily affecting DMC zone instead of DOC 2 zone).
Cons	Significant reduction in development potential on many sites within view corridor. Conflicts with Denny Triangle Neighborhood Plan, City/County Transfer of Development Credit (TDC) Program and Seattle Comprehensive Plan Goals to promote housing and employment growth in the Denny Triangle. Quality of protected view marginal compared to existing conditions.	Landmark view of Space Needle will likely be lost from Four Columns Park over time. Additional work required to determine measures for addressing protection of skyline view; will require time and resources to develop proposals, which will likely generate controversy requiring resolution. City will need to be more actively involved in coordinating development activity, planning for improvements, developing mitigation strategies and necessary guidelines/development standards to address protection of skyline views.	Would result in some limits on development potential within view corridor; provisions for protecting view corridor would need to be developed, as in Scenario 1, and would likely generate some controversy. Any expansion of viewing area beyond Pine Street right-of-way uncertain because acquisition of private property involved. Would probably be regarded as in conflict with Denny Triangle plan.
Conclusions	Mitigation measures required to protect views place substantial burden on affected property owners and conflict with other City and neighborhood development goals	Provides best opportunity for integrated strategy to address urban design, open space and view issues for both Pike/Pine and Denny Triangle neighborhoods; in keeping with Comprehensive Plan and Denny Triangle Plan goals.	Considerable uncertainty about potential success of this option. Further investigation of potential for maintaining view corridor required, as well as support for approach from Pike/Pine and Denny Triangle neighborhoods.
Recommendation	Do not pursue measures to protect view of the Space Needle from Four Columns Park	Establish skyline view as protected view from Four Columns Park. Commit to work program to proceed with necessary actions to ensure protection of view and desired conditions for open space along I-5 edge.	Authorize further investigation of potential for establishing view corridor from Pine Street location as part of the work program for proceeding with recommended Scenario 2.



Conclusions. If it is agreed that it is not feasible to protect the view of the Space Needle from Four Columns Park, then it should be recognized that the primary view from the park is a view of the downtown skyline, and the City must consider measures for addressing how future development in the viewshed can contribute more positively to the composition of the skyline observed from this viewpoint. These measures might include development guidelines to be administered through the design review process, and adjustments to height limits and development standards.

Executive Recommendations for Protecting Views of the Space Needle

In addition to the forgoing recommendations with regard to the future of Four Columns Park, the Executive further recommends the attached amendments to the Seattle Municipal Code, Section 25.05.675P to distinguish the Space Needle from other view protected landmarks and identify the City's policy with regard to view protection of the Space Needle and to give specific guidance to where and how such view protection should be implemented.

Ten locations have been identified. These are sites from which view protection of the Space Needle should constitute an important City objective and from which reasonable or feasible mitigation measures could be implemented to lessen the impact of city development on the viewshed. These viewpoints are recommended as follows:

Alki Beach Park (Duwamish Head)	Myrtle Edwards Park
Bhy Kracke Park	Sculpture Park (City owned parcel)
Gasworks Park	Seacrest Park
Hamilton View Point	Seattle Center
Kerry Park	Volunteer Park

Other sites where the potential for a degraded viewshed due to future development was considered significantly obstructive of the view of the Space Needle were considered. Generally, these sites rated highly in light of view protection of mountains, water, and city skyline, however, did not necessarily qualify from the standpoint of protecting views of the Space Needle.

In particular, these recommendations will affect the future of Four Columns Park from the perspective of the

surrounding community. Therefore, the City must consider measures for addressing how future development in the viewshed can contribute more positively to the composition of the skyline observed from this viewpoint. In order to ensure that the issues raised by the Pike/Pine Neighborhood with regard to the neighborhood's interface with downtown and more specifically with the future of Four Columns Park are addressed, the City should commit to a work program to accomplish the following:

- Identify actions necessary to ensure a pleasing skyline view from Four Columns Park, as well as promote positive conditions for the use and enjoyment of public open space along the edges of the Pike/Pine and Denny Triangle neighborhoods. These measures might include development guidelines to be administered through the design review process, adjustments to height limits or changes to development standards.
- Identify new opportunities for open space in the area of transition between downtown and the Pike/Pine neighborhood.
- Recognize the importance of these transitional issues in the scope of the Center City Open Space Plan now being undertaken by CityDesign and in the forthcoming environmental analysis of proposed height and density changes within downtown to be undertaken by SPO.
- Investigate the possibility of alternative view corridors that would maintain landmark views without posing an indefensible burden on affected property owners or undermining goals of the Comprehensive Plan and other neighborhood plans.
- Evaluate funding sources, including use of funds generated both by the transfer of development credits program and in the disposition of alley vacations, for the development of alternative open spaces and mitigation for the loss of, or deterioration of open spaces due to new development in the area between the Denny Triangle and Pike/Pine neighborhoods.

The advantage to amending the SEPA policies to give clear and specific direction to protection of views of the Space Needle would ensure that the Space Needle and its unique attributes are addressed in the overall view protection policies of the City.

At this time, the Executive recommendation does not address those viewpoints identified in the City's SEPA policies governing other landmarks, or where the skyline or mountains and water bodies are the focus of the view to be protected. Rather, we have rendered the case for view protection into two phases. In Phase 1, this recommendation provides certain and specific protection for views of the Space Needle. They would provide a higher level of protection than under current policies and regulations. The analysis of views of the Space Needle accomplishes two important objectives. First, it addresses an area of policy concern both from the perspective of property owners in the Downtown Denny Triangle neighborhood, and for surrounding neighborhood residents,

for whom the lack of clarity and uncertainty, owing to the current City SEPA policy, provides little in the way of assurance that City housing and development objectives can coexist with environmental protection. It also addresses the issues raised by center city neighborhoods such as Capitol Hill and more specifically the Pike/Pine neighborhood, and responds to their concerns about clarifying whether the view of the Space Needle from Four Columns Park warrants City SEPA protection. Second, it afforded us the opportunity to test a methodology for view inventory and assessment.

In Phase 2, it is intended that the standing policy governing protection of public views more generally, will be reevaluated. The contribution of other culturally or historically significant structures or features will also be considered. Recommendations will be forthcoming based on an analysis of viewpoints throughout the city. Ultimately, the conclusion of our view protection inventory and analysis will go a long way towards



ensuring that Seattle's rich legacy of vistas and landscapes from parks and view-points to scenic rights of way will be protected. We will be able to provide more certainty about the extent to which the City will mitigate the affect of new development on these important public resources and help to ensure that other policy objectives are achievable without compromising Seattle's livability and environmental quality.

Proposed Legislation

Seattle Municipal Code Section 25.05.675 is proposed to be amended as follows:

23.05.675 Specific environmental policies.

* * *

P. Public View Protection.

1. Policy Background.

- a. Seattle has a magnificent natural setting of greenery, mountains, and water; visual amenities and opportunities are an integral part of the City's environmental quality.
- b. The City has developed particular sites for the public's enjoyment of views of mountains, water and skyline and has many scenic routes and other public places where such views enhance one's experience.
- c. Obstruction of public views may occur when a proposed structure is located in close proximity to the street property line, when development occurs on lots situated at the foot of a street that terminates or changes direction because of a shift in the street grid pattern, or when development along a street creates a continuous wall separating the street from the view.
- d. Authority provided through the Landmarks Preservation Ordinance is intended to preserve sites and structures which reflect significant elements of the City's historic heritage and to designate and regulate such sites and structures as historic landmarks.
- e. The adopted Downtown Land Use Policies and Code provide for the preservation of specified view corridors through setback requirements and policies for the use of street space.
- f. Adopted Land Use Codes attempt to protect private views through height and bulk controls and other zoning regulations but it is impractical to protect private views through project-specific review.

2. Policies.

a. ~~((i-))~~ It is the City's policy to protect public views of significant natural and human-made features: Mount Rainier, 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. (Attachment 1 is located at the end of this Section 25.05.675.) This subsection does not apply to the Space Needle, which is governed by subsection P.2.c of this section.

~~((ii: The decisionmaker may condition or deny a proposal to eliminate or reduce its adverse impacts on designated public views, whether or not the project meets the criteria of the Overview Policy set forth in SMC Section 25.05.665; provided that downtown projects may be conditioned or denied only when public views from outside of downtown would be blocked as a result of a change in the street grid pattern))~~

b. ~~((i-))~~ It is the City's policy to protect public views of historic landmarks designated by the Landmarks Preservation Board which, because of their prominence of location or contrasts of siting, age, or scale, are easily identifiable visual features of their neighborhood or the City and contribute to the distinctive quality or identity of their neighborhood or the City. This subsection does not apply to the Space Needle, which is governed by subsection P.2.c of this section.

~~((ii: A proposed project may be conditioned or denied to mitigate view impacts on historic landmarks, whether or not the project meets the criteria of the Overview Policy set forth in SMC Section 25.05.665))~~

c. It is the city's policy to protect public views of the Space Needle from the following locations:

- i. Alki Beach Park (Duwamish Head)
- ii. Bhy Kracke Park
- iii. Gasworks Park
- iv. Hamilton View Point
- v. Kerry Park
- vi. Myrtle Edwards Park
- vii. Olympic Sculpture Park (City owned parcel)
- viii. Seacrest Park
- ix. Seattle Center
- x. Volunteer Park

d. ~~((e-))~~ Projects may be conditioned or denied to eliminate or reduce adverse impacts on designated public views, whether or not the project meets the criteria of the Overview Policy set forth in SMC Section 25.05.665; mitigating measures may include, but are not limited to:

- i. Requiring a change in the height of the development;

- ii. Requiring a change in the bulk of the development;
 - iii. Requiring a redesign of the profile of the development;
 - iv. Requiring on-site view corridors or requiring enhancements to off-site view corridors;
 - v. Relocating the project on the site;
 - vi. Requiring a reduction or rearrangement of walls, fences or plant material;
- and
- vii. Requiring a reduction or rearrangement of accessory structures including, but not limited to towers, railings and antennae.

STATE OF WASHINGTON – KING COUNTY

--SS.

138446
City of Seattle, Clerk's Office

No. ORDINANCE IN FULL

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 12th 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:120605 ORD. IN FULL

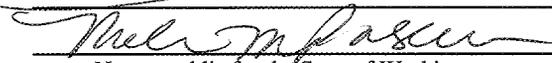
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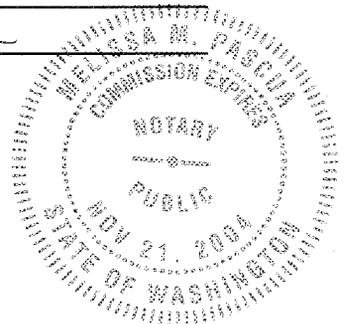
Subscribed and sworn to before me on

11/25/01



Notary public for the State of Washington,
residing in Seattle

Affidavit of Publication



State of Washington, King County

City of Seattle

ORDINANCE 120605

AN ORDINANCE amending Seattle Municipal Code Section 25.05.675P, Public View Protection, regarding the application of SEPA policies to the Space Needle.

WHEREAS, the City's view protection policies in Chapter 25.05, of the Seattle Municipal Code have not been revised since 1985; and

WHEREAS, view protection policies governing views of landmark structures allows the conditioning or denial of new development where it would have an adverse impact on public views of certain designated landmarks; and

WHEREAS, the Space Needle was designated a City Landmark in April, 1999 and is visible from many public places throughout the city; and

WHEREAS, restricting development throughout the city to protect all public views of the Space Needle is inconsistent with the City's land use, housing and other policies and goals, as more fully described in the report, "Seattle View Protection Policies: Space Needle Executive Report and Recommendation," April 2001; and

WHEREAS, the Council finds that important public views of the Space Needle should be specifically identified in order to protect such views without conflicting with other City policies and goals,

NOW THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

SECTION 1. Subsection 25.05.675P, Public View Protection, of the Seattle Municipal Code, which Section was last amended by Ordinance 119481, is amended as follows:

25.05.675 SPECIFIC ENVIRONMENTAL POLICIES

P. Public View Protection

1. Policy Background.

a. Seattle has a magnificent natural setting of greenery, mountains, and water, visual amenities and opportunities are an integral part of the City's environmental quality.

b. The City has developed particular sites for the public's enjoyment of views of mountains, water and skyline and has many scenic routes and other public places where such views enhance one's experience.

c. Obstruction of public views may occur when a proposed structure is located in close proximity to the street property line, when development occurs on lots situated at the foot of a street that terminates or changes direction because of a shift in the street grid pattern, or when development along a street creates a continuous wall separating the street from the view.

d. Authority provided through the Landmarks Preservation Ordinance⁶ is intended to preserve sites and structures which reflect significant elements of the City's historic heritage and to designate and regulate such sites and structures as historic landmarks.

e. The adopted Downtown Land Use Policies and Code provide for the preservation of specified view corridors through setback requirements and policies for the use of street space.

f. Adopted Land Use Codes attempt to protect private views through height and bulk controls and other zoning regulations but it is impractical to protect private views and project-specific review.

2. Policies