

Exhibit 2

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 [Chapter 25.12](#) 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 Land Use Code provides for the preservation of specified view corridors through setback requirements.
- f. The Land Use Code attempts 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. 1) It is the City's policy to protect public views of significant natural and human-made features: Mount Rainer, the Olympic and Cascade Mountains, the downtown skyline, and major bodies of water including Puget Sound, Lake Washington, Lake Union and the Ship Canal, from public places consisting of the specified viewpoints, parks, scenic routes, and view corridors, identified in Attachment 1. (Attachment 1 is located at the end of this Section [25.05.675](#).) This subsection 25.05.675.P.2.a.i does not apply to the Space Needle, which is governed by subsection 25.05.675.P.2.c.
- 2) 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 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. 1) It is the City's policy to protect public views of historic landmarks designated by the Landmarks Preservation Board that, 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 25.05.675.P.2.c.
- 2) 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 Section [25.05.665](#).
- c. It is the City's policy to protect public views of the Space Needle from the following public places. A proposed project may be conditioned or denied to protect such views, whether or not the project meets the criteria of the overview policy set forth in Section [25.05.665](#).
 - 1) Alki Beach Park (Duwamish Head)
 - 2) Bhy Kracke Park
 - 3) Gasworks Park

- 2) Reduction in the size or scope of the project or operation;
- 3) Landscaping; and
- 4) Limits on the time and duration of the project or operation.

(Ord. [125558](#), § 63, 2018 [amended M]; Ord. [125291](#), § 48, 2017 [amended R]; Ord. [125287](#), § 2, 2017 [amended G and J]; Ord. [125233](#), § 13, 2016 [amended I]; Ord. [124895](#), § 5, 2015 [amended I]; Ord. 124378, § 104, 2013 [amended M/re-labeled subsections and other cleanup]; Ord. 123649, § 71, 2011 [amended M/cross-reference update]; Ord. 123495, § 104, 2011 [amended M]; Ord. 123209, § 71, 2009 [amended M]; Ord. 123106, § 7, 2009 [amended C and D]; Ord. 123071, § 1, 2009 [amended Attachment 1]; Ord. 122924, § 1, 2009 [amended Attachment 1]; Ord. [122578](#), § 1, 2007 [amended Attachment 1]; Ord. [121792](#), § 2, 2005 [amended M]; Ord. [121782](#), § 37, 2005 [amended M]; Ord. [121700](#), § 10, 2004 [amended G and J]; Ord. [121420](#), § 6, 2004 [amended M and R/department name change]; Ord. [120928](#), § 45, 2002 [amended F]; Ord. [120692](#), § 1, 2001 [amended G, J, M, P, and R]; Ord. [120605](#), § 1, 2001 [amended P]; Ord. [120000](#), § 1, 2000 [amended M]; Ord. [119481](#), § 2, 1999 [amended N]; Ord. [119096](#), § 34, 1998 [amended C]; Ord. [118794](#), §§ 57, 58, 1997 [amended maps]; Ord. [118414](#), §§ 66, 67, 1996 [amended maps]; Ord. [118409](#), § 218, 1996 [amended M and R/department name change]; Ord. [118408](#), § 12, 1996 [amended G and J]; Ord. [118294](#), § 1, 1996 [amended M]; Ord. [117929](#), §§ 13, 14, 1995 [amended G and J]; Ord. [116909](#), § 11, 1993 [amended G]; Ord. [116254](#), § 1, 1992 [amended B, C, D, J, and S]; Ord. [116243](#), § 1, 1992 [amended P and Q]; Ord. [116168](#), § 2, 1992 [amended M]; Ord. [116142](#), § 1, 1992 [amended G and J]; Ord. [114057](#), § 1, 1988.)

ATTACHMENT 1

Alki Beach Park

Alki Avenue S.W.

Atlantic City Park

S. Henderson and Seward Park S.

Bagley Viewpoint

10th Avenue E. and E. Roanoke

Ballard High School

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

Banner Place

N.E. Banner Place off N.E. 75th Street

Bayview Playground

24th Avenue W. and W. Raye Street

Beacon Hill Playground

S. Holgate and 14th Avenue S.

Belvidere Viewpoint

S.W. Admiral Way and S.W. Olga

Bhy Kracke Park

Bigelow North and Comstock Place

Bitter Lake Playground

N. 130th and Linden Avenue N.

Briarcliff Elementary School

W. Dravus and 38th Avenue W.

Broadview Elementary School

12515 Greenwood Avenue N.

Carkeek Park

N.W. 110th off N. Greenwood

Cleveland High School Playfield

S. Lucile and 15th Avenue S.

Colman Park

36th S. and Lakeside S.

Colman Playground

23rd Avenue S. and S. Grant

Commodore Park

W. Commodore Way and W. Gilman

Denny Blaine Park

Lake Washington Boulevard E. and 40th E.

Discovery Park

36th W. and W. Government Way

Emerson Elementary School

9709 60th Avenue S.

Emma Schmitz Overlook

Beach Drive S.W. and S.W. Alaska

Four Columns

Pike and Boren at I-5

Frink Park

Lake Washington Boulevard and S. Jackson

Gasworks Park

N. Northlake Way and Meridian Avenue N.

Genesee Park

45th Avenue S. and S. Genesee

Golden Gardens Park

North end of Seaview Avenue N.W.

Green Lake

Beaches (E. Green Lake Drive N. and W. Green Lake Drive N.)

Playfield (E. Green Lake Drive N. and Latona Avenue N.E.)

Park (N. 73rd Street and Green Lake Drive N.)

Community Center (Latona Avenue N.E. and E. Green Lake Drive N.)

Hamilton Viewpoint

California Avenue S.W. and S.W. Donald

Harborview Hospital Viewpoint

Eighth and Jefferson

Harbor Vista Park

1660 Harbor Avenue S.W.

Highland Park Playground

S.W. Thistle and 11th S.W.

Hughes Elementary School

S.W. Holden and 32nd Avenue S.W.

Inverness Ravine

Inverness Drive N.E. off N.E. 85th Street

Jefferson Park Gatehouse Plaza

Jefferson Park Overlook

Jefferson Park Picnic Viewpoint

Jose Rizal Park

S. Judkins and 12th Avenue S.

Kerry Park

W. Highland and Second Avenue W.

Kinnear Park

Seventh W. and W. Olympic Place

Kobe Terrace Park and the publicly owned portions of the International District Community Garden

Sixth Avenue and Washington Street

Lakeview Park

Lake Washington Boulevard E. and E. McGilvra

Lawton Playground

W. Emerson and Williams Avenue W.

Leschi Park

Lakeside W. off E. Alder

Lincoln Park

Fauntleroy S.W. and S.W. Webster

Louisa Boren Lookout/Boren-Interlaken Park

15th E. and E. Garfield

Lowman Beach

Beach Drive S.W. and 48th Avenue S.W.

Lynn Street-end Park

Lynn Street at east side of Lake Union

McCurdy Park

E. Hamlin and E. Park Drive

Madison Park Beach

E. Madison and Lake Washington Boulevard E.

Madrona Park Beach

Lake Washington Boulevard and Madrona Drive

Magnolia Elementary School Playground

W. Smith Street and 27th Avenue W.

Maple Leaf Playground

N.E. 82nd and Roosevelt Way N.E.

Maple Leaf Reservoir North Viewpoint

N.E. 85th and Roosevelt Way N.E.

Maple Leaf Reservoir Southeast Viewpoint

N.E. 85th and Roosevelt Way N.E.

Maple Leaf Reservoir Southwest Viewpoint

N.E. 85th and Roosevelt Way N.E.

Marshall Park-Betty Bowen Viewpoint-Parsons Gardens Park

Seventh W. and W. Highland

Martha Washington Park

S. Holly Street and 57th Avenue S.

Mathews Beach

N.E. 93rd and Sand Point Way N.E.

Mayfair Park

Second Avenue N. and Raye Street

Mee-Kwa-Mooks

Beach Drive S.W. and S.W. Oregon

Montlake Park

E. Shelby and E. Park Drive E.

Montlake Playfield

16th Avenue E. and E. Calhoun

Mount Baker Park

Mount Baker Ridge Viewpoint

S. McClellan and Lake Park Drive S.

Myrtle Edwards Park

Alaskan Way and Bay Street

Myrtle Street Reservoir

S.W. Myrtle and 35th S.W.

Newton Street-end Park

Newton Street at east side of Lake Union

North and South Passage Point Park

Sixth Avenue N.E. and N.E. Northlake Way

Fuhrman E. and Fairview E.

Othello Park

43rd Avenue S. and S. Othello

Pritchard Beach

55th Avenue S. and S. Grattan

Riverview Playfield

7000 Block of 12th Avenue S.W.

Roanoke Street-end Park

Roanoke Street at east side of Lake Union

Rogers Park

Third Avenue W. and W. Fulton Street

Sand Point Park/Beach

Sand Point Way N.E. and N.E. 65th Street

Schmitz Park

Admiral Way S.W. and S.W. Stevens

Seward Park Beach

Lake Washington Boulevard S. and S. Juneau

Smith Cove Park

Pier 91

Soundview Terrace Park

11th W. and W. Wheeler

Sunset Hill Viewpoint

N.W. 77th and 34th Avenue N.W.

Twelfth Avenue South Viewpoint

12th Avenue S. and S. McClellan Street

U.S. Public Health Service Hospital

1131 14th Avenue S.

Victor Steinbrueck (Market) Park

Virginia Street and Western Avenue

Viretta Park

39th Avenue E. and E. John

Volunteer Park (Tower)

1400 E. Prospect

Wallingford Playfield

N. 43rd Street and Wallingford Avenue N.

Washington Park-Arboretum

E. Madison and Lake Washington Boulevard S.

Waterfront Park

Pier 57 On Alaskan Way

West Crest Park

S.W. Henderson Street and Eighth Avenue S.W.

West Seattle Municipal Golf Course

West Seattle Recreation Area

West Seattle Reservoir

S.W. Trenton Street and Eighth Avenue S.W.

West Seattle Rotary Viewpoint

S.W. Oregon Street and 35th Avenue S.W.

Woodland Park

N. 50th Street and Phinney Avenue N.