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)