

Scenic Views Focus Group - Feb. 20, 2018

Question 1 What to you is a scenic view?

- A view of a lake or mountain that is not blocked by a large building of any type
- Publically accessible regions that have good views of natural feature, like the lake or mountains
- A view of Lake Washington or Mt. Rainier
- Views of the mountains, downtown Seattle, water
- Mountain views, water views, views of the lake, views of Seattle Skyline
- Public – mountains, bridges, structures. Private – Scenic water
- Views of water, views of parks, views of habitation
- Mostly unabated visual of major points of reference; Cascades, Olympics, Rainier, Lake Washington, Renton Landing, Downtown Seattle Skyline
- Private views are important!!
- Private views are important to the area
- A “scenic view” is often whatever view a homeowner currently has

Question 2 Why are these important, or not important to you?

- Beauty adds value to life, improves the value of home ownership and generally improves welfare
- They enhance the beauty of the community and quality of life
- I love seeing them from my home every day I am home
- Adds serenity away from “urban concrete jungle” feel
- Who wouldn’t want a view of the lake or a mountain rather than looking into a building
- Natural views have both intrinsic value AND real property value. Major draw for moving here in the first place. Really the only tangible value with lack of business or other attractions
- They are unique and add property value
- Why I purchased my home, why I decided to live in the neighborhood. Land was also main reason. Appreciate my home for all it has to offer
- Public and private views are important because both add character and value to the neighborhood
- The views are what attract people to the community

Question 3 Are there specific locations in Lakeridge or Bryn Mawr that have stellar and unique views?

- Lakeridge Elementary School
- Many streets within Lakeridge and Bryn Mawr area
- Lake ridge school, hill on Lakeridge (private homes)
- Street views – walking and running in Lakeridge
- The top of 78th Street heading is beautiful. The road provides sufficient protection for the view
- Due to the awesome planning by the original builders / planners in the 50s or so, most of Lakeridge side facing Lake Washington have good views. Mostly rambler or homes with basements
- Many homes and streets have great views
- Dixon Drive South has very nice views for private views

- Renton Avenue past Skyway Business district heading towards Rainier Avenue has an amazing view of Mt. Rainier
- Cornell and Parkview and most of the streets going east down the hill towards Rainier Avenue have stellar views of Downtown, Olympics, Lake Washington and Cascades
- It seems that most of the homes above my house have great views
- Underused parking lot behind fire station, under power lines excellent view of Olympic Mountains and Rainier – perfect place for a park! And trail connection to Chief Sealth

Question 4 do you favor the use of building height or setback restrictions to protect certain public scenic views now and into the future?

- Yes, please, also like to see some bulk / scale limitations
- Yes, I believe that height restrictions should be enforced
- Also some of the large homes are unsightly – how do we enforce 1994 plan
- Yes, for public views definitely
- Yes, I favor the use of building height and setbacks now and in the future
- Yes, and also for private views
- In general, I am only for very minor regulations of home size or height. It is important to regulate only lightly
- Generally, I don't care about public views at all. How many people in our community visit its parks or especially the school yards? Our private views need aggressive protection
- Yes! If Edmonds can do it, there is our template
- Yes, as long as an area is zoned for single-family residence. People drive down streets like Cornell and Woodley to view sunsets or other picturesque views that are difficult to get near cities
- Private views – Is there any restriction to new construction – in the height or size. What determines what can be built