



**Legislative Department
Seattle City Council
Memorandum**

Date: April 13, 2005

To: Peter Steinbrueck, Chair
Tom Rasmussen, Vice Chair
Richard Conlin, Member
Urban Development and Planning Committee

From: Ketil Freeman, Central Staff

Subject: Modification of development standards for a City facility in a single-family zone with a 30-foot height limit, to allow installation of light poles with light fixtures, in heights from 65 to 85 feet, at four playfields at Warren G. Magnuson Park, 7400 Sand Point Way NE.

Background

The Parks Department (Parks) proposes to develop and light seven playfields as part of its Master Plan for development of wetlands and wildlife habitat and an athletic fields complex at Warren G. Magnuson Park. Council previously conditionally approved a maximum of nine fields for the site with a maximum of seven of the fields to be lit.¹ Additionally, as part of the Master Plan Ordinance Council reserved to itself the right to further condition approval of the light standards and luminaires when Parks made application to Council for approval to exceed the zone height.

Process

Pursuant to the Land Use and Zoning Code, waiver of development standards for City Facilities requires a Type V legislative decision. The process for Type V decision is set out in S.M.C. § 23.76.062 – 070. Council must itself hold public hearings for all Type V decisions.

Public Comment

The Urban Development and Planning Committee held a public hearing for the proposed waiver of height limits for the light poles on March 23, 2005. The hearing was well attended with approximately twenty-five individuals signing up to speak. The majority of people giving testimony urged the Committee to either deny the proposed waiver or to condition the waiver such that development proceeds incrementally. One person, noting a lack of field capacity for recreational sport participants in Seattle, urged the committee to permit waiver on all seven fields.

Modifications to the Findings, Conclusions and Decision

In response to comments at the hearing, internal discussions, and consultation with Parks, the UDP Committee supplemented its draft findings and conclusions and added additional conditions reflecting Councilmember concerns. Draft conditions are set out below. New conditions are shown in italics:

¹ Magnuson Park Master Plan Ordinance # 121502.

Condition	Rationale	Committee Comments
<p>The field lights shall be shut off no later than 10:00 p.m. on Mondays through Saturdays. The security lights shall be shut off no later than 10:15 p.m.</p>	<p>Reflects Conditions set out in Ordinance 121502.</p>	
<p>No field lights shall be used on Sundays.</p>	<p>Reflects Conditions set out in Ordinance 121502.</p>	
<p>Parks shall provide DPD with a detailed Illumination Management Plan, to include detailed technological and programmatic controls on any lighting system that will be installed at Sand Point Magnuson Park. The Plan should describe technological and program controls to limit the lighting of each field to evenings when play is scheduled, limit lighting to the hour of 10:00 p.m. (with security lighting shut off no later than 10:15 p.m.), and limit lighting of the fields to Monday through Saturday evenings. This Plan shall be appended to any building permit applications for field lighting installation at the Park.</p>	<p>Regulatory monitoring proposed by DPD.</p>	
<p><i>After completion of Phase II construction or development of four lighted fields, whichever results in development of the fewest lighted fields, prior to development of the remaining fields and installation of the remaining luminaires and light standards, and as a condition to approval of the remaining standards and luminaires, Parks shall submit to Council a monitoring report which shall detail how operation of the lighted fields has affected adjacent wildlife habitat and residential areas. The report shall assess impacts over a two-year period following construction in the following areas:</i></p> <p><i>Capacity of adjacent habitat to provide biological support,</i></p> <p><i>Overall habitat function, and</i></p>	<p>Allows Council and Parks to monitor effects of field lighting and operation of the sportfield, wetland and habitat complex to ensure that the best available mitigation measures are employed and to forestall full development of the facility when the full scope of positive and negative effects resulting from the proposed development are uncertain.</p>	

<i>Light and noise levels measured at adjacent residential property lines.</i>		
<i>Installation of light standards and luminaires at little league and full sized baseball and softball fields shall occur concurrently with installation and construction of screening sufficient to mitigate the effects of glare, light trespass, reflected light, and sky glow on the residential uses located to the south of the proposed fields.</i>	Recognizes that the technology required for lighting of softball and baseball fields is likely to create the most spill light and glare.	
<i>The angle of mounted luminaires shall be at or within two (2) degrees of the horizontal plane.</i>	Recognizes that the crowning of playfields and future sag of the luminaries requires that "full cut-off" lights sometimes need to deviate from the horizontal plane and prescribes a maximum deviation.	
<i>Field lighting shall be designed to a Class IV lighting level. Average light levels at the fields of play shall not exceed the minimum Class IV level for safe play as promulgated by the Illuminating Engineering Society of North America standard classifications.</i>	Requires Parks to utilize Class IV lighting and prescribes an illumination level that provides sufficient light for safe play.	
<i>The light standards shall not be used for non-parks uses.</i>	Prevents use of the lights as mounting sites for cell phone antennas.	
<i>When fields are not scheduled for use, luminaires for those fields shall be turned off.</i>	Requires Parks to program its scheduled fields at Magnuson such that fields are not lighted when not in use thus minimizing any deleterious effects attributable to the lighted fields.	