

Bill Wright Golf Complex at Jefferson Park Renovation

Type V Land Use Decision

Land Use Committee
August 6, 2025



City of Seattle

Briefing Overview

Purpose: Consideration of a waiver for the height limit of poles and netting at Bill Wright Golf Complex outside holes 11 & 12.

Agenda:

- Background information
- Project proposal
- Land use issue
- Planning and community outreach



Background Information

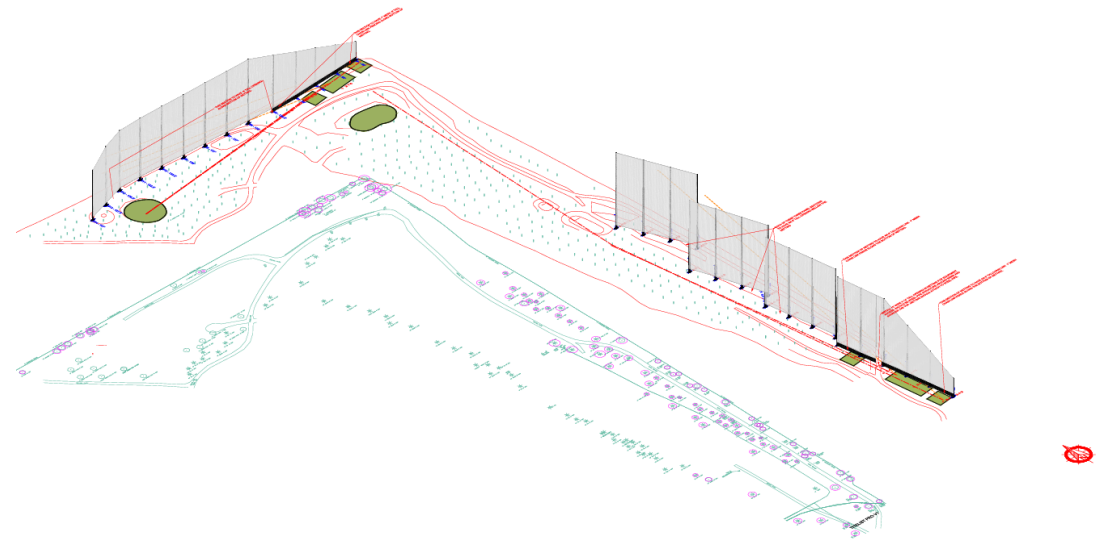
- **Project Site:** Bill Wright Golf Complex
 - Existing public facility owned and operated by Seattle Parks and Recreation (SPR) consisting of an 18-hole regulation length golf course, 9-hole par 3 course, driving range, practice green, clubhouse with adjoining café, and support facilities.
 - Bounded by S. Spokane St, 24th Ave S, Cheasty Blvd, and Beacon Ave S in the Beacon Hill Neighborhood.
 - Zoned Neighborhood Residential 3 (NR3), with 5000 SF minimum lot size and maximum permitted height of 30 feet.
- **Project Goal:** Restore tees to original locations to allow full course play.
- **Project Related Council Land Use Action:** Request to modify the scope of improvements to the 18-hole golf course to include a new pole and netting system for errant ball containment at Holes 11 and 12 (32 new poles with heights ranging from 20 feet to 160 feet).



Proposed Golf Course Improvements

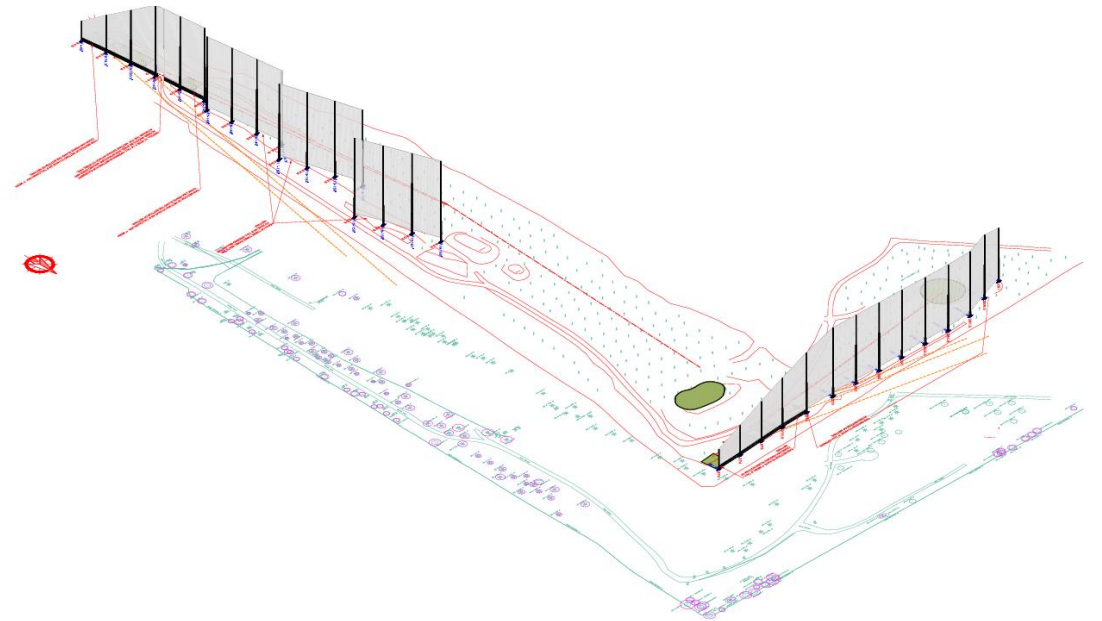
The Bill Wright Golf Course Renovation is significant for public safety.

- The purpose of the project is to address errant golf balls travelling outside the golf course, which will increase public safety and protect private property.



Proposed Golf Course Improvements (continued)

- Installation of Poles and Netting at Holes 11 and 12.
- Install 16 poles at Hole 11 ranging in height from 20' to 160' with netting in between the poles.
- Install 16 poles at Hole 12 ranging in height from 40' to 157' with netting in between the poles.
- Restore original tee locations and full course play.



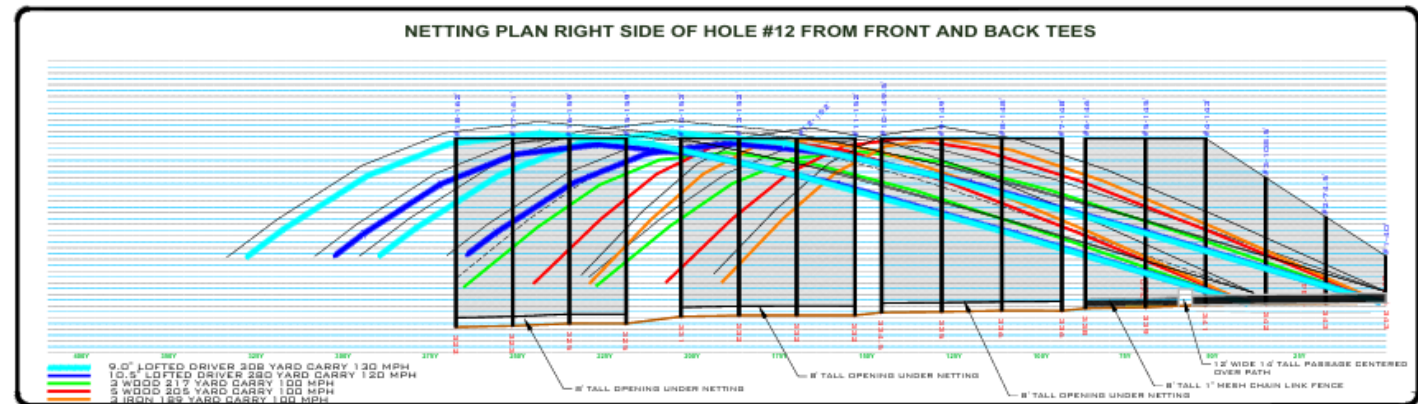
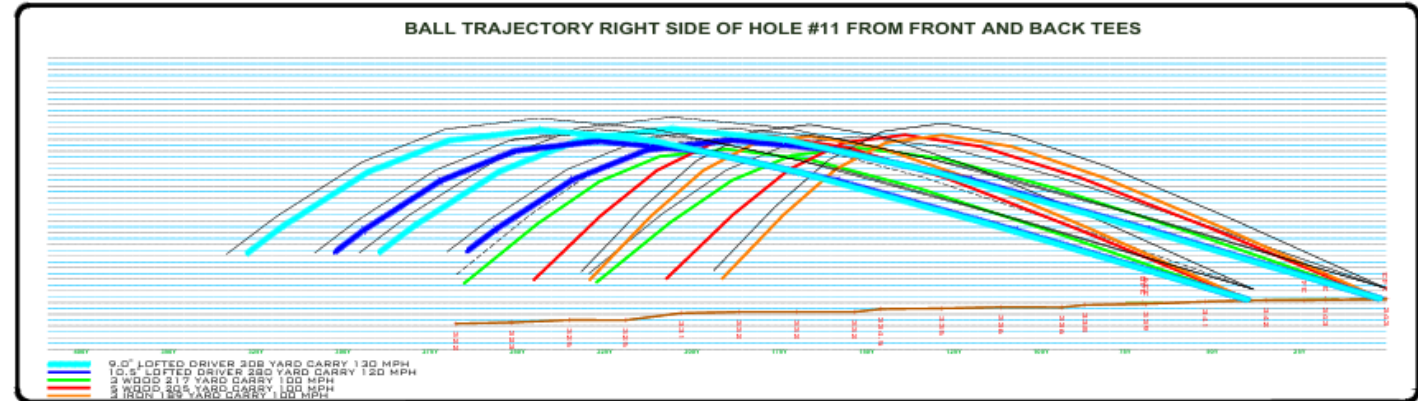
Pole and Netting System

- Design is based on golf ball flight trajectory analysis for different golfer skill levels, and environmental factors such as wind speed and elevation changes.
- Will incorporate engineered steel poles, secured fittings, durable and transparent netting.
- Installing heights well above 30' significantly minimizes risk of errant ball trespass.
- Solar powered aviation obstruction lights will be mounted at tops of poles.



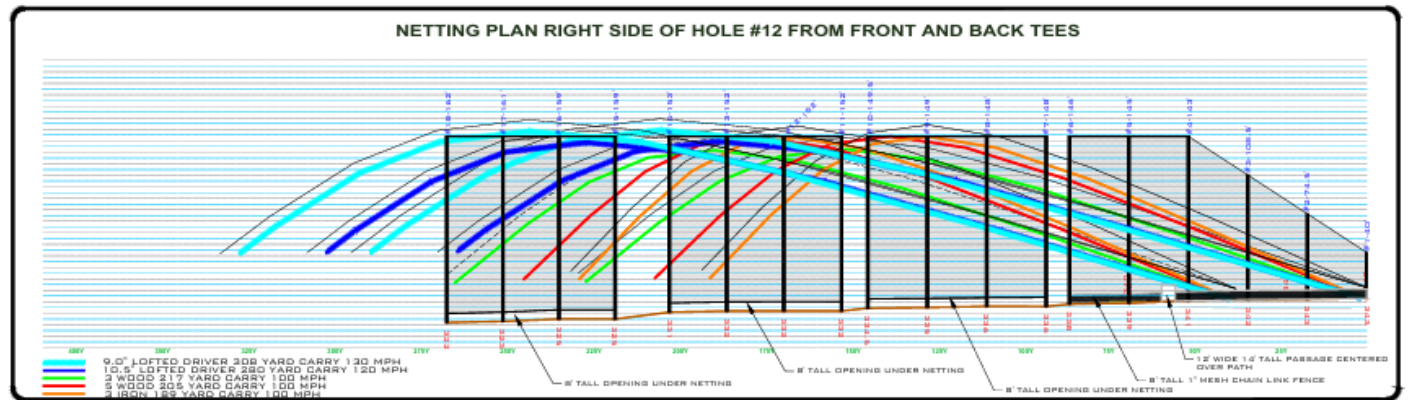
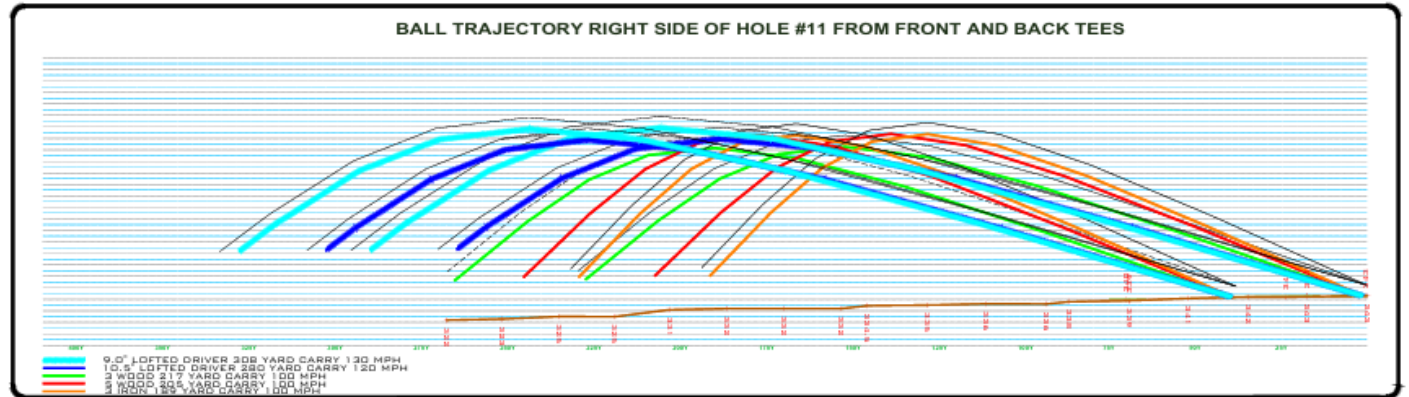
Bill Wright Golf Complex Renovation

Hole 11 – Ball Trajectory and Netting Plan



Bill Wright Golf Complex Renovation

Hole 12 – Ball Trajectory and Netting Plan



LAND USE POLICY

- The Director may permit a structure to exceed the limits of the Airport Height Overlay District as a special exception pursuant to Chapter 23.76, Procedures for Master Use Permits and Council Land Use Decisions. Because the Special Exception is part of a Council Land Use Decision, SDCI is making a recommendation to Council.
- Such an exception shall only be permitted if the Director finds that all of the following conditions listed in SMC 23.64.010 exist.
- Pursuant to SMC 23.76.064, allowing the poles and netting to exceed 30' requires a Type V Land Use decision as the Council may waive or modify applicable development standards, accessory use requirements, special use requirements or conditional use criteria for City facilities.
- The project will use solar powered aviation obstruction lights mounted at tops of poles.



Ideal for: Wind Turbines, Bridges, Towers

The SC35-OBS is a low-intensity red LED solar-powered obstruction light suitable for a diverse range of applications, including marking of wind turbines, bridges, towers and other structures that present a hazard to aviation. The wide asymmetrical vertical profile meets or exceeds the requirements of the FAA L-B10 and ICAO Types A, B & E obstacle lights.

FEATURES

- Programmable as ICAO Types A, B & E and FAA Type L-B10 obstruction light
- Beam spread of 10° at 50% peak intensity
- Peak intensity at 8° above horizontal
- Available in 12Ah and 24Ah
- Sized to allow usage over wide range of locations
- Long life Lead Crystal battery capable of being charged down to a temperature of -30°C to +50°C
- Designed for 12 year service life (excluding battery)
- Warranty: 3 years for fixture and 1 year for battery
- Waterproof body up to IP-68



Land Use Issues

- SMC 23.44.012 limits height of structures to 30' in Neighborhood Residential zones, for which the project seeks Council Land Use Action and Special Exception approval to allow a waiver.
- The Seattle Department of Construction and Inspections (SDCI) has issued a Recommendation Report, which contains an analysis of the proposal and recommends approval of the proposal to exceed the height limits subject to the condition listed in the report.
 - A public hearing is scheduled in the Land Use Committee for Sept. 3, 2025
- SMC 23.64.018 requires FAA approval for tall structures in the Airport Overlay Zone, which the project has secured.



Outreach and Notice Summary

SPR Renovation Project Summary

- Two Public Meetings in 2020 and 2023
- On-site Project Signage
- SEPA Exemption
- Stakeholder Input

Timeline

- October 7, 2024 – SDCI Notice
- August 6, 2025 – LUC briefing on Aug 6
- September 3, 2025 – Public hearing in LUC



Questions?

