



I. Dean Mosier, Director  
Charles Royer, Mayor

June 28, 1983

Application #83-1

JANE ADDAMS SUAC  
Zoning Criteria and Permitted Uses

Section 1. Intent

The following zoning criteria and permitted uses were recommended by the Jane Addams School Use Advisory Committee (SUAC), approved by the Director of the Department of Community Development (DCD), and are intended for the reuse of Jane Addams School, located at 11051 34th Avenue Northeast.

Section 2. Uses permitted at Jane Addams School

- a. Day care centers.
- b. Preschools.
- c. Public or private schools.
- d. Educational and vocational training for the disabled.
- e. Adult evening education classes.
- f. Non-profit libraries.
- g. Community centers.
- h. Community programs for the elderly.
- i. Community Health clinic.
- j. Community cultural activities including theatre, dance and folk groups.
- k. Administrative offices of civic, social service, government and religious organizations.

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- l. Non-profit agencies providing community services excluding criminal rehabilitation.
- m. Community fund-raising activities.
- n. Private hall.
- o. Educational classes including public and private college, university, technical school, arts and crafts school, trade or business school, adult community school, job seminars, exercise classes, or similar uses.
- p. Professional offices or other offices with limited numbers of walk-in customers or traffic. Any retail use shall be ancillary to an existing use.
- q. Professional performing arts groups.
- r. Artist studio/dwelling.
- s. On-site maintenance caretakers.
- t. Non-hazardous storage only within the building and requiring infrequent traffic.
- u. Food preparation and catering, including commercial purposes; cafeteria services limited to building users and programs for the elderly.
- v. Non-hazardous light research facilities.
- w. Museum or art gallery.
- x. Small scale light manufacturing and assembly.
- y. Profit and non-profit athletic events.
- z. Church.

Section 3. Parking

- a. Off-street parking spaces for all building users will be provided by use of the existing on-site parking and/or playground areas.
- b. The parking ratios of number of stalls per each type of user shall comply with the requirement of Zoning Code Section 24.64.120 (as amended). Day and night users may use the same parking spaces provided that the hours of usage do not conflict.

- c. Building use shall be limited to the amount of available on-site parking. Lease agreements negotiated with the School District shall stipulate the use of on-site parking facilities. Lessors shall notify building users of such agreements.
- d. Events that require parking for over one hundred (100) cars shall provide a parking attendant to direct traffic to on-site parking.
- e. The Seattle School District or its authorized agent will prepare a parking plan to identify the following: the areas designated for parking, the approximate number of parking spaces and the vehicular access to the site for all building tenants and users.
- f. Access to on-site parking shall be through paved entrances and exits. Non-paved entrances or exits shall be used only if required by City code.

#### Section 4. Signs

- a. Two signs of no more than thirty-two (32) square feet each may be located on the site to identify the facility. If the signs are illuminated, they shall be shielded so that direct rays from the light are not visible except on the lot where the sign is located.
- b. Up to three (3) additional signs of no more than fifteen (15) square feet each may be placed around the site to identify the facility and/or the parking.
- c. Flashing and neon signs are excluded.
- d. Signs may be freestanding.
- e. No tenant shall have any sign in the window(s) identifying their occupancy.
- f. Signs of five (5) square feet or less will be placed to direct users to on-site parking.

Section 5. Maintenance and operation

- a. The property shall be managed, operated and maintained to preserve the peace and character of the surrounding neighborhood.
- b. The facility shall be maintained to enhance community use and public access to recreational opportunities.
- c. Residents in the immediate vicinity shall be represented on any building management group.
- d. A community advisory board may be established to discuss issues related to facility operations.
- e. The intent of the SUAC is that the facility be utilized for mixed-use with no one type of use dominant.

Section 6. Other requirements

All other requirements for the reuse and occupation of Jane Addams School shall be governed by existing zoning and building code regulations.