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Sand Point
School Use Advisory Committee

Zoning Criteria, Permitted Uses, and Conditions for Use

Through careful deliberation the Sand Point School Use Advisory Committee (SUAC) has developed the following recommendations for reuse of Sand Point Elementary School at 6208 60th Avenue Northeast.

I. Criteria

The committee recommends the following criteria:

- A. That the building and grounds can be used for a mixture of uses. Priority given to educational uses which serve youth, elderly, or handicapped populations. Additional uses may include cultural, human services, and administrative offices; and
- B. That commercial and retail uses be only permitted as accessory uses; and
- C. That benefits of prospective tenants must be evaluated against potential negative impacts with the goal of minimizing traffic, parking, and noise impacts, and that evening use be kept to a minimum; and
- D. That uses which serve the immediate neighborhood and/or the public at-large shall be permitted. In addition, the lease between the SSD and master tenant shall stipulate that the master tenant shall agree to make space available in the building for community use, at mutually agreed upon times and fees; and
- E. That the building continue to serve as a polling place for neighborhood precincts on election days; and
- F. That use of the building for housing is prohibited except as on-site caretaker's housing for the Seattle School District.
- G. That use of the building for religious institutional use is not encouraged.

II. Permitted Uses

The committee has determined that permitted uses include but are not limited to the following list. Uses not listed may be permitted if they meet the criteria and conditions identified in this report and also meet all applicable zoning and building code requirements. The committee recognizes

that some of the following uses are permitted outright by the Land Use Code, and through the SUAC process reiterates its interest and acceptance of those uses.

Educational Uses

elementary, secondary, or K-12 school for regular or special populations including attendant therapeutic activities but excluding drug and alcohol treatment programs and overnight accommodations. (schools must also comply with SSD desegregation policies)
preschools
college or university classes
vocational, fine arts, or business schools (except those generating noise and/or pollution levels unacceptable to the neighborhood pursuant to Seattle noise and pollution control ordinances)
lecture hall
institute for advanced study

Community/Human Services Uses

day care for children or adults
community center or community club
recreational and athletic programs
fundraising as an accessory use only
neighborhood playground
community gardens, P-patch gardens
polling place and voter registration

Cultural Uses

professional, amateur, or nonprofit cultural activities such as dance, art, drama, and music performances
public exhibit display space
museum (limited to ten percent of usable space)
artist's studios for art, dance, music (except those generating noise and/or pollution levels unacceptable to the neighborhood pursuant to Seattle noise and pollution control ordinances)

Commercial Uses

administrative and professional office space (limited to 20 percent of usable space, except for SSD use)
catering services

III. Traffic and Parking

The configuration of streets around Sand Point Elementary School tends to concentrate vehicular traffic along 60th Avenue Northeast and Northeast 62nd Street creating levels of traffic that are unacceptable to some residents. In addition, there is limited parking available to serve the needs of single-family housing residents, condominium and apartment residents, business operators and customers, and school-related users. In order to reduce the impact on the surrounding community of additional traffic and parking

needs associated with reuse of the school, the committee has determined that the following conditions shall apply to all tenants of the facility:

- A. Tenants shall respect the desires of the community to minimize impacts from traffic and parking and shall encourage users of the school to adhere to rules established for that purpose.
- B. Tenants may make use of playground space for additional parking if the surface and access is developed per Seattle School District requirements at tenant's expense. A portion of the playground shall be maintained as playground for community use and shall be fenced off from any parking developed near it. In no case shall parking spaces on the playground exceed forty (40) in number.
- C. Unless otherwise stated herein, the parking ratios of number of stalls per each type of user (excluding educational uses) shall be fifty (50) percent greater than the requirements of Zoning Code Section 23.54.015. Day and night users may use the same parking spaces provided that the houses of usage do not conflict.
- D. The tenant with approval of the Seattle School District or its authorized agent will present a parking plan to the Department of Construction and Land Use prior to application for user permits. The parking plan should identify the areas designated for parking, the number of striped parking spaces, and the vehicular access to the site for all building tenants and users. These designated parking areas must be clearly striped and identified and access must be indicated. Also, a loading and unloading area should be designated.
- E. If residents elect to pursue a residential parking zone (RPZ) status for the area at any time in the future, tenants shall agree not to oppose such designation. Language shall be incorporated into the lease agreement between SSD and the major tenant that stipulates the major tenant will not oppose the implementation of an RPZ.
- F. Any parking areas developed shall be well-lit and free from any safety hazards to users. Improvements for safety shall be the tenant's sole responsibility.
- G. Use of the property owned by Seattle City Light at the southwest corner of NE 63rd and 60th NE as accessory parking shall be permitted by separate agreement between the tenant and Seattle City Light, if so desired by both parties. Any improvements shall be tenant's responsibility and expense.

IV. Facility Maintenance, Signs, and Noise

The committee recommends that:

- A. Tenants shall keep the building and grounds well-maintained, clean, and litter-free. All improvements or alterations to the building and grounds in excess of five hundred dollars (\$500.00) must be approved by the Seattle School District prior to construction or installation.
- B. Tenants shall make every effort to ensure that noise levels do not exceed those which are appropriate or expected in a single-family neighborhood, pursuant to Seattle noise and pollution control ordinances. Unavoidable loud noise (due to construction, maintenance activities, alarm testing, etc.) shall be restricted to business hours (8 am to 6 pm) as much as possible.
- C. Signs of no more than thirty-two (32) square feet may be located near each of the main building entrances. If the sign is illuminated it shall be shielded so that direct rays from the light are not visible except on the lot where the sign is located.
- D. Signs shall be well constructed with a professional appearance that is compatible with the neighborhood. Signs which are flashing, neon, rotating, backlit, or changing image are prohibited.
- E. Signs may be freestanding to a height no greater than five feet (5'0").

V. Other Requirements

All other requirements for the reuse and occupation of Sand Point Elementary School shall be governed by existing land use and building code requirements.

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