



City of Seattle
Office of the Mayor

#3
CB 116985

September 21, 2010

Honorable Richard Conlin
President
Seattle City Council
City Hall, 2nd Floor

Dear Council President Conlin:

I am pleased to transmit the attached proposed Council Bill that amends the Land Use Code to allow an increase in the number and size of signs permitted in the Sand Point Historic Overlay District at Warren G. Magnuson Park.

The proposed Land Use Code amendments allow signs where former naval buildings are being reused for institutional and commercial activities. Due to the existing historic street layout, the number of buildings, and increased activities within this area, sign development standards are needed which permit larger, and an increase in the number of, signs than are permitted under existing zoning (Single Family 7200 and Lowrise 3). It is anticipated that the new code provisions will reduce the overall number of signs at the park, as it will no longer be necessary to have the abundance of sandwich boards which are currently used to guide people to desired locations. The code amendments are consistent with the Signage and Wayfinding Master Plan for Warren G. Magnuson Park (2004) and the Sand Point Historic Properties Reuse and Protection Plan (1998).

New sign regulations will ensure improved wayfinding for visitors to the district for one-time and daily activities. Thank you for your consideration of this legislation. Should you have questions, please contact Nathan Torgelson at 684-0343.

Sincerely,

Michael McGinn
Mayor of Seattle

cc: Honorable Members of the Seattle City Council



1
2
3 **ORDINANCE**
4

5 AN ORDINANCE relating to land use and zoning and signs in the Seattle Municipal Code
6 amending Sections 23.55.014 and 23.72.004 and adding a new Section 23.55.032 relating
7 to signs within the Sand Point Overlay District.

8 WHEREAS, in 1997 the City Council passed Ordinance 118624 creating the Sand Point Overlay
9 District ("Overlay District") to guide reuse of properties and buildings from the former
10 Naval Air Station Sand Point, and to integrate the property into the City of Seattle as a
11 multi-purpose regional center that provides expanded opportunity for recreation,
12 education, arts, cultural, and community activities, increased public access to the
13 shoreline and enhanced open space and natural areas, opportunities for affordable
14 housing and community and social services, and expanded opportunity for low-impact
15 economic development uses; and

16 WHEREAS, the Overlay District allows for non-residential uses that are not normally permitted
17 in the underlying residential zones, but are permitted due to the unique nature of the
18 district, and which permitted uses were most recently updated in 2008 by Ordinance
19 122829, which did not include any updates to existing sign standards appropriate for this
20 district; and

21 WHEREAS, in 2004 the City hired a consultant to develop a signage and wayfinding master plan
22 for Warren G. Magnuson Park ("Magnuson Park"), in which the Overlay District is
23 located, that included an inventory and analysis of existing signs and a separate public
24 review process, which resulted in a Final Signage and Wayfinding Master Plan governing
25 commercial and non-commercial signs for the entire Magnuson Park, all of which are
26 unique to the Overlay District; and

27 WHEREAS, the current underlying single-family and multifamily zones within the Overlay
28 District do not adequately regulate signs for permitted uses in the Overlay District, which
includes park area and uses, multifamily uses in new and historic structures, and historic
industrial and office buildings that now house educational, environmental, and cultural
organizations that are not generally permitted in the underlying zones; and

WHEREAS, this unique combination of uses and historic structures in the Overlay District
requires sign standards that are different from the types of signage allowed for residential
or commercial uses that are found outside of the Overlay District, as well as for other
parks within those residential zones, to balance the City's interests in aesthetics, safety,
and communication; and



1
2 WHEREAS, the need to modify the existing regulations for signs within the Overlay District has
3 increased significantly as buildings have been renovated and new public and private
4 commercial uses have been located within the Overlay District; and

5 WHEREAS, the buildings within the Overlay District are oriented toward streets and rights-of-
6 way internal to Magnuson Park and the Overlay District and not towards Sand Point Way
7 NE, the main arterial abutting the Overlay District, and have made wayfinding for the
8 mix of uses allowed in the Overlay District problematic; and

9 WHEREAS, the new regulations for signs in the Overlay District will allow for greatly
10 improved visitor wayfinding once visitors enter the Overlay District off of Sand Point
11 Way NE; and

12 WHEREAS, the purposes of the Sign Code are to regulate commercial signs and to protect the
13 public interests in avoiding driver distraction and visual blight caused by signs, while
14 allowing needed communication with the public through signs that invite rather than
15 demand the public's attention, and encouraging the use of signs that enhance the visual
16 environment of the city; NOW, THEREFORE,

17 **BE ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

18 Section 1. Subsections 23.55.014A and B of the Seattle Municipal Code, which
19 subsections were last amended by Ordinance 121477, are amended as follows:

20 **23.55.014 Off-premises signs**

21 **A. Advertising Signs.**

22 1. No advertising sign shall be erected, or constructed, unless an existing
23 advertising sign is relocated or reconstructed at a new location. An advertising sign may be
24 relocated or reconstructed if:

25 a. The existing advertising sign was lawfully erected and after the
26 effective date of the ordinances codified in this section, is registered to pursuant to subsection F
27 of this section;



1 b. The advertising sign is located on a site or in a zone where it is not
2 permitted, except as provided in subsection A.1.c of this ~~((s))~~ Section 23.55.014;

3 c. In each calendar year one advertising sign which is located on a site or
4 in a zone where it is permitted may be relocated or reconstructed if a citizen submits a written
5 request for relocation to the Director;

6 d. The reconstructed or relocated advertising sign will be a permitted use
7 and will conform with all ordinances of the City at its new location;

8 e. The construction permit for the relocated or reconstructed advertising
9 sign is issued during the pendency of the demolition permit for the existing sign;

10 f. The advertising sign face does not increase in size; and

11 g. The advertising sign is relocated to an area with the same or more
12 intensive zoning. Areas in which advertising signs are allowed are listed below from least intense
13 to most intense zoning, and zones listed on the same line are considered of the same intensity.
14 Zones which do not allow advertising signs shall be considered less intense zones for the purpose
15 of relocation. This list is for purposes of this criterion only.

| | | |
|----|---|---------------|
| 16 | Downtown Mixed Residential/Commercial (DMR/C) | Least Intense |
| 17 | Commercial 1 and 2 (C1 and C2) | |
| 18 | Downtown Zones (Except | |
| 19 | DMR/R and DMR/C | |
| 20 | Industrial Zones (I) | Most Intense |



1 h. The number of relocated advertising signs does not exceed ~~twelve~~
2 ~~((12))~~ structure locations per year or ~~((twenty-four ()))~~24~~(())~~ sign face locations per year,
3 excluding relocations pursuant to subsection G of this ~~((s))~~Section 23.55.014.

4 2. For purposes of relocation, sign owners maintain the right to relocation.

5 3. Wall signs cannot be relocated.

6 4. Maximum Sign Face Area. The maximum total area of any advertising sign in
7 Commercial 1 and 2, Industrial and Downtown (except Downtown Mixed
8 Residential/Commercial) zones shall be ~~((six hundred seventy-two ()))~~672~~(())~~ square feet, with a
9 maximum vertical dimension of ~~((twenty-five feet ()))~~25~~(())~~ feet and a maximum horizontal
10 dimension of ~~((fifty feet ()))~~50~~(())~~ feet, provided that cutouts and extensions may add up to
11 ~~((twenty))~~20 percent ~~((20%))~~ of additional sign area. The maximum total area of any
12 advertising sign in Downtown Mixed Residential/Commercial (DMR/C) zones shall be ~~((three~~
13 ~~hundred ()))~~300~~(())~~ square feet, except for visually blocked signs which may be a maximum of
14 ~~((six hundred seventy-two ()))~~672~~(())~~ square feet.

15 5. All advertising signs shall be located at least ~~((fifty feet ()))~~50~~(())~~ feet from any
16 lot in a residential zone, and at least ~~((five hundred feet ()))~~500~~(())~~ feet from any public school
17 grounds, public park, or public playground, or community center, except for off-premises signs
18 allowed under Section 23.55.032.G. For purposes of this section, a public park or public
19 playground means a park or playground at least one ~~((1))~~ acre in size and a community center
20 must be publicly owned.

21 6. No variances shall be permitted from the provisions of this subsection A.

22 B. Off-premises Directional Signs. The maximum area of any off-premises directional
23 sign shall be ~~((one hundred ()))~~100~~(())~~ square feet, with a maximum vertical dimension of ~~((ten~~
24
25
26
27
28



1 ~~feet (10(9))~~ feet and a maximum horizontal dimension of ~~((twenty feet (20(1)))~~ feet, except
2 for off-premises signs allowed under Section 23.55.032.G.

3
4 Section 2. A new Section 23.55.032 of the Seattle Municipal Code is added as follows:

5 **23.55.032 Signs in the Sand Point Overlay District.**

6
7 A. Sign regulations within this section apply to subareas B and C in the Sand Point
8 Overlay District, as described in Section 23.72.004 and depicted on Map A for Section
9 23.72.004. Sign regulations in the underlying zones continue to apply to all uses in subarea A.
10 The regulations in this Section 23.55.032 supersede the sign regulations for the underlying zone
11 in subareas B and C, except when a residential use is allowed in subarea B the sign regulations
12 for the underlying zone in that subarea shall apply.

13
14 B. Signs in the Sand Point Historic District portion of the Sand Point Overlay District
15 subareas B and C, as depicted in Map B for Section 23.72.004, are permitted when consistent
16 with the provisions of this section and undertaken in a manner consistent with the Sand Point
17 Historic Properties Reuse and Protection Plan, dated April 1998, or successor plans, as
18 documented by a letter of approval from the Sand Point Historic Preservation Coordinator, or
19 any successor agency decision maker, certifying that the erection of the proposed sign is
20 consistent with the plan.

21
22 C. Signs shall be stationary and shall not rotate.

23 D. The following types of signs are prohibited:

- 24
25 1. Flashing image signs;
26 2. Signs with changing-images;
27 3. Message board signs; or
28

1 4. Off-premises signs, except as provided in subsection 23.55.032.G.

2 E. Signs may be externally illuminated, or non-illuminated, except as provided in
3 subsection 23.55.032.G. Electric signs that include individually cut letters, numbers, or figures
4 are permitted when affixed to a building or structure, except as provided in subsection
5 23.55.032.G. For any use located on a lot in subarea B, when located within 50 feet of an
6 abutting lot in subareas A or C, permitted electrical or externally illuminated signs are required
7 to be oriented so that no portion of the sign face is visible from:
8

- 9 1. an existing or permitted principal structure on the abutting lot in subarea A; or
10 2. an existing or permitted principal structure on the abutting lot in subarea C,

11 unless the use of the structure is a non-conforming use at the time of the effective date of this
12 ordinance.
13

14 F. On-Premises Signs.

15 1. The following on-premises signs are permitted in addition to the signs
16 permitted by subsections 23.55.032.F.2 and F.3:

17 a. Memorial signs or tablets, and the names of buildings and dates of
18 building erection when cut into a masonry surface or constructed of bronze or other
19 noncombustible materials, up to a maximum of 5 square feet;

20 b. Signs for public facilities indicating danger and/or providing service or
21 safety information;
22

23 c. National, state, county, city and institutional flags. In addition, flags are
24 permitted for a non-profit organization not meeting the definition of an Institution in Seattle
25 Municipal Code Section 23.84.
26

1 2. The number and type of on-premises signs allowed for business establishments
2 in subarea B and subarea C of the Sand Point Overlay District are as follows:

3 a. Each individual business establishment is permitted one projecting sign
4 oriented to pedestrians on each building façade occupied by that business on public rights-of-
5 way and publicly-owned roadways. The maximum area of this sign is 16-square feet.
6

7 b. Each individual business establishment is permitted one of the
8 following types of signs for each 300 linear feet, or portion thereof, of building façade occupied
9 by that business establishment on public rights-of-way and publicly-owned roadways. These
10 signs are:

11 i. wall;

12 ii. ground;

13 iii. projecting;

14 iv. awning;

15 v. canopy;

16 vi. marquee, or

17 vii. under-marquee.
18
19

20
21 The maximum area for any of these signs is 48 square feet each. The sign shall be located on the
22 portion of the structure that is on the public right-of-way or publicly owned roadway and
23 occupied by the business establishment.
24

25 c. A business establishment with more than 300 linear feet of a building
26 façade on a public right-of-way or publicly owned roadway is permitted to have one additional
27 sign of the type permitted under subsection 23.55.032.F.2.b. A business establishment that is
28



1 permitted to have two signs under this subsection 23.55.032.F.2.c may combine the two signs
2 into one of the type of signs permitted under subsection 23.55.032.F.2.b, up to a maximum total
3 combined area of 96 square feet.

4 d. Sign Height.

5 (1) The maximum height for any portion of a pedestrian oriented
6 projecting sign permitted under subsection 23.55.032.F.2.a is 10 feet above existing grade.
7

8 (2) The maximum height for any portion of a projecting sign that is not a
9 pedestrian oriented sign permitted under subsection 23.55.032.F.2.a is 50 feet above existing
10 grade, or the height of the top of the wall, excluding any cornice, of the structure to which the
11 sign is attached, whichever is less.

12 (3) The maximum height for any portion of a wall, awning, canopy,
13 marquee, or under-marquee sign is 20 feet or the height of the top of the wall, excluding any
14 cornice of the structure to which the sign is attached, whichever is greater.
15

16
17 3. Multifamily structures in subarea C of the Sand Point Overlay District are
18 allowed to have identification signs as follows:
19

20 a. One identification sign is permitted on each façade of a building
21 containing a multifamily use on public rights-of-way and publicly-owned roadways. Such signs
22 may not be located within 50 feet of each other.

23 b. Identification signs may be wall, ground, projecting, awning, canopy,
24 marquee, or under-marquee.
25

26 c. The maximum area of each identification sign is 24 square feet.
27
28

1 d. The maximum height for any portion of a wall, projecting, awning,
2 canopy, marquee, or under-marquee identification sign is 20 feet or the height of the top of the
3 wall, excluding any cornice, whichever is greater.

4 G. Off-Premises Signs.

5 Two types of off-premises signs are allowed in the Sand Point Overlay District: "Off-
6 premises directional signs", and "Sand Point District signs."

7
8 1. "Off-premises directional signs" are allowed, subject to the provisions in
9 subsection 23.55.032.G.3. The maximum area for each off-premises directional sign face is 24
10 square feet per sign face. Only Sand Point Overlay District property owners may install off-
11 premises directional signs.

12
13 2. "Sand Point District signs" are signs installed by Sand Point Overlay District
14 property owners listing the names of buildings or subareas and the organizations and businesses
15 located within those buildings or subareas. Sand Point District signs are allowed in lieu of
16 business district identification signs, which are prohibited. The maximum area for each off-
17 premises Sand Point District sign is 48 square feet per sign face. The maximum area for any
18 portion of a Sand Point District sign that lists an individual business or other nonresidential use is
19 16 square feet per sign face.

20
21 3. Off-premises directional signs and Sand Point District signs are allowed as
22 follows:

23 a. Signs permitted under this subsection 23.55.032.G shall be ground
24 signs;

25
26 b. The provisions of subsection 23.55.014.B do not apply; and
27
28



1 c. If a Sand Point District sign lists more than one individual business or
2 other nonresidential use, the overall area devoted to such messages shall be at least 8 square feet
3 smaller than the part of the sign identifying the name of the building or the subarea;

4 d. The signs shall comply with subsections 23.55.014 E.1.a, dispersion
5 standards for directional sign faces and business district identification signs, 23.55.014 E.2, no
6 roof signs, 23.55.014 E.3, lighting, and 23.55.014 E.4, height. Subsection 23.55.014 E.1.b does
7 not apply.
8

9 I. Sign kiosks are allowed as provided in subsections 23.55.015 B, C, D and E.

10 J. Signs shall conform to Section 23.55.016, Light and glare from signs.

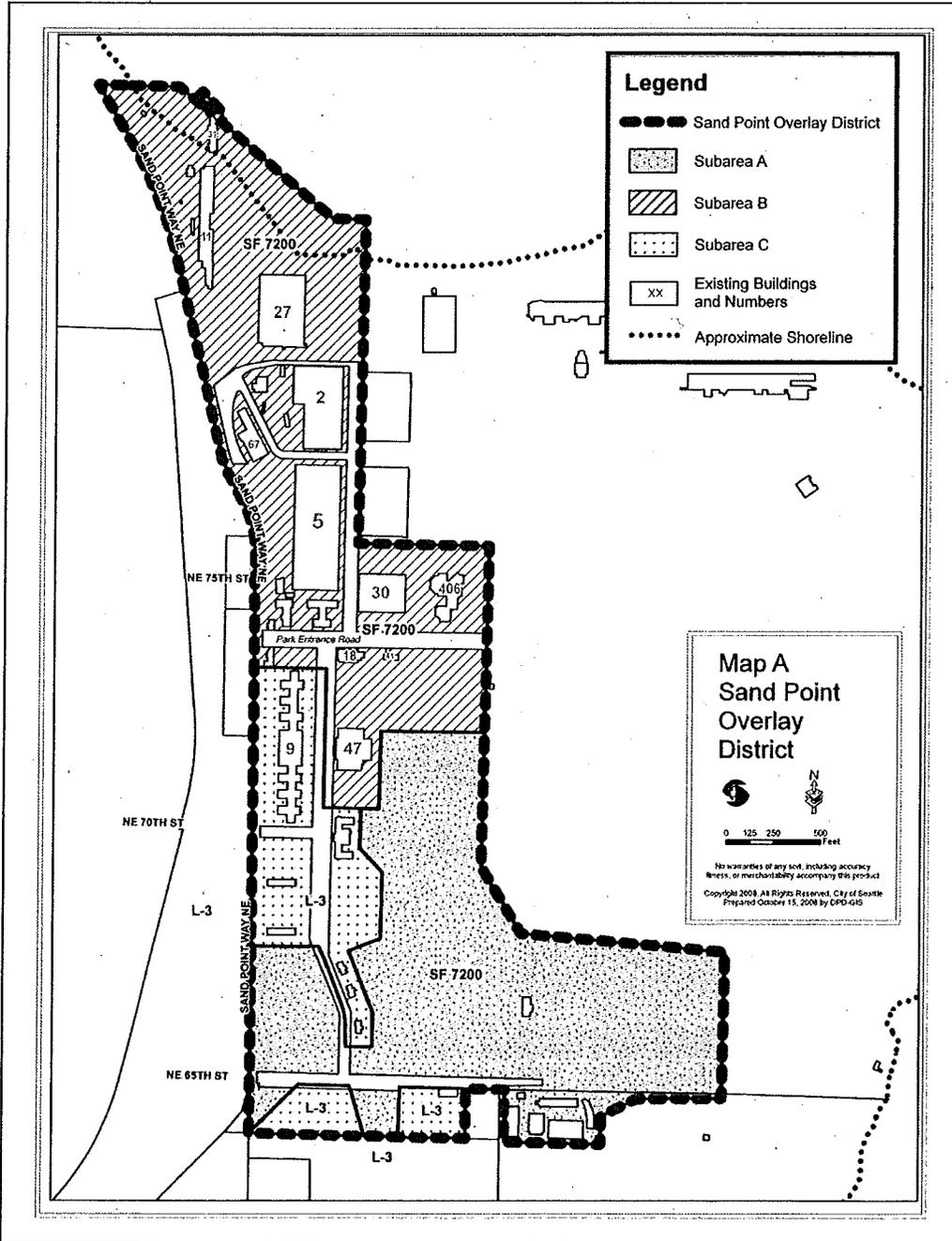
11
12
13 Section 3. Maps A and B for Section 23.72.004, which were adopted by Ordinance
14 122829, are amended as follows:

15 **23.72.004 Sand Point Overlay District established.**

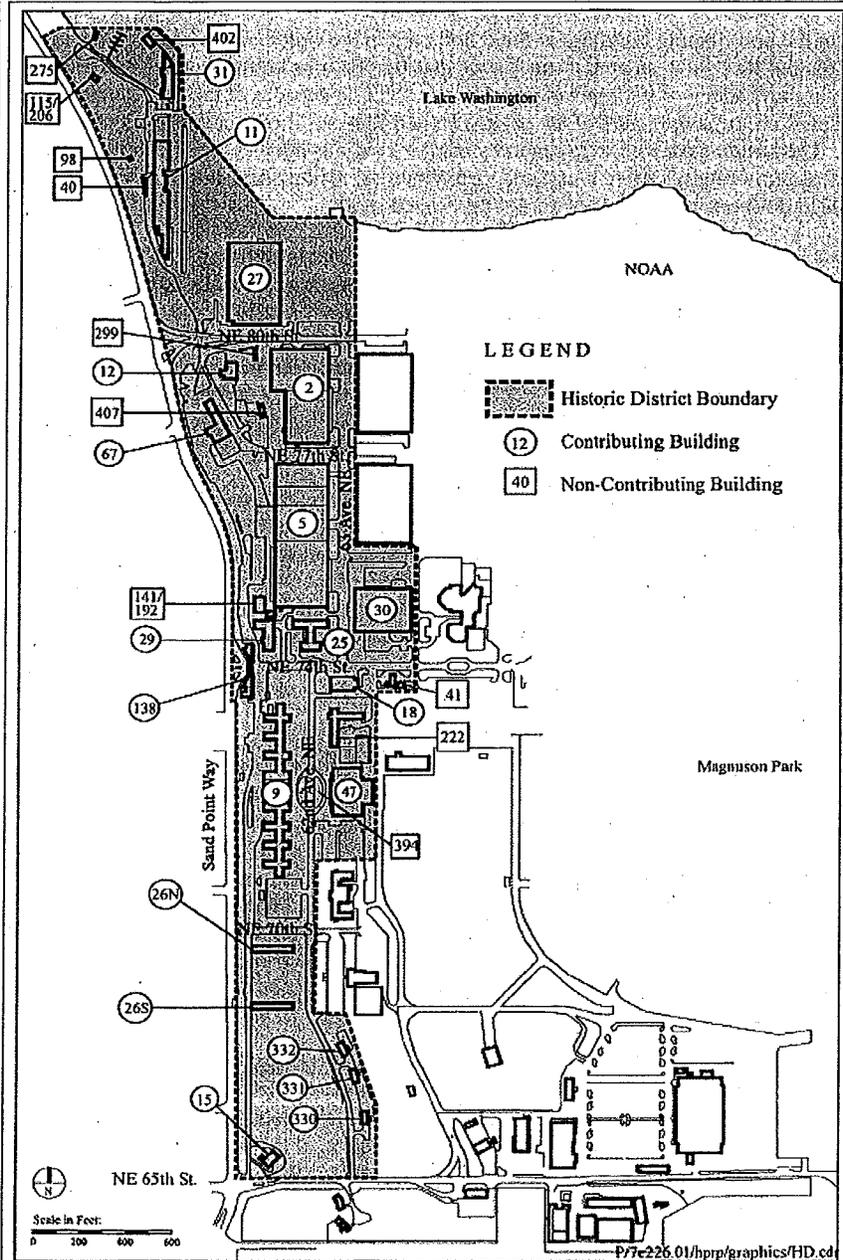
16 There is hereby established pursuant to Chapter 23.59 of the Seattle Municipal Code,
17 the Sand Point Overlay District, including three subareas: - A, B, and C. Subarea A includes one
18 area zoned Single Family 7200 (SF 7200), Subarea B includes one area zoned SF 7200, and
19 Subarea C includes three areas zoned LR3, as shown on the City's Official Land Use Map,
20 Chapter 23.32, and Map A for 23.72.004. The Sand Point Overlay District includes the Naval
21 Station Puget Sound Sand Point Historic District, shown on Map B for 23.72.004 (~~and~~) which
22 is eligible to be listed on the National Register of Historic Places.
23
24
25
26
27
28



Map A for 23.72.004 – Sand Point Overlay District



Map B for 23.72.004 – Naval Station Puget Sound Sand Point Historic District



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

Section 4. This ordinance shall take effect and be in force 30 days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

Passed by the City Council the ____ day of _____, 2011, and signed by me in open session in authentication of its passage this ____ day of _____, 2011.

President _____ of the City Council

Approved by me this ____ day of _____, 2011.

Michael McGinn, Mayor

Filed by me this ____ day of _____, 2011.

City Clerk

(Seal)



FISCAL NOTE FOR NON-CAPITAL PROJECTS

| Department: | Contact Person/Phone: | CBO Analyst/Phone: |
|----------------------|------------------------------|---------------------------|
| Parks and Recreation | Nathan Torgelson/ 684-0343 | Jennifer Devore/ 615-1328 |

Legislation Title:

AN ORDINANCE relating to land use and zoning and signs in the Seattle Municipal Code amending Sections 23.55.014 and 23.72.004 and adding a new Section 23.55.032 relating to signs within the Sand Point Overlay District.

• **Summary of the Legislation:**

The Department of Parks and Recreation is proposing to amend the Land Use Code (Title 23) to allow for an increase in the number and size of signs permitted in the Sand Point Overlay District (Overlay District). The amendment would expand the number and type and increase the size of on-premises signs permitted within the Overlay District, and provide standards for the lighting of signs. The proposal would allow off-premises directional signs and 'Sand Point District signs' (in lieu of business district identification signs) which may list the names of organizations and businesses within sub-districts or buildings within the Overlay District.

• **Background:**

The amendments would allow signs primarily within the campus area of the Sand Point Overlay District where former naval buildings are being reused for institutional and commercial activities. Due to the existing historic street layout, number of buildings, and increased activities within this area, sign development standards are needed which permit larger and more signs than are permitted under existing zoning (Single Family 7200 and Lowrise 3). The buildings within the Overlay District are oriented toward streets and rights-of-way internal to the Sand Point Overlay District and away from Sand Point Way NE, the main arterial abutting the Overlay District.

Larger signs will ensure improved wayfinding for visitors to the district for one-time and daily activities. Allowing larger signs will lead to a reduction in the number of sandwich board signs that currently are intended to help park visitors find desired locations but in fact the overabundance of sandwich boards leads to difficulties finding the germane sign. The proposal is consistent with the Signage and Wayfinding Master Plan for Warren G. Magnuson Park (2004) and the Sand Point Historic Properties Reuse and Protection Plan (1998).

- *Please check one of the following:*

This legislation does not have any financial implications.

This legislation has financial implications.



Anticipated Revenue/Reimbursement: Resulting From This Legislation:

| Fund Name and Number | Department | Revenue Source | 2010 Revenue | 2011 Revenue |
|-----------------------------|-------------------|-----------------------|---------------------|---------------------|
| | | | | |
| TOTAL | | | TBD | TBD |

Notes: The Department of Planning and Development will receive increased revenue from an increase in the possible number of sign permit applications. The increase is not expected to be significant. Financial implications will be revisited once the final legislation is approved and when the likely number of future tenants at Sand Point is determined.





City of Seattle
Seattle Parks and Recreation

**Signs in the Sand Point Overlay District
Director's Report
June 2010**

Proposal

The Seattle Department of Parks and Recreation (Parks) is proposing a new section in the sign code section of the Land Use Code (SMC 23.55) to allow commercial-like signs within the Sand Point Overlay District. The intent is to allow signs primarily within the campus area of the Overlay District where former naval buildings are being reused for institutional and commercial activities. Due to the existing historic street layout, number of buildings and increased activities within the Sand Point Overlay District, sign development standards are needed which permit larger and more signs than the existing Single Family (SF 7200) and Lowrise 3 (L-3) zoning allows. The buildings within the Overlay District are oriented toward streets and rights-of-way internal to the Sand Point Overlay and not to Sand Point Way NE, the main arterial abutting the Overlay District. Larger signs will ensure improved wayfinding for visitors to the district for one-time and daily activities. The proposal is consistent with the Signage & Wayfinding Master Plan for Warren G. Magnuson Park (2004) and the Sand Point Historic Properties Reuse and Protection Plan (1998).

Background

The City owns, and Parks manages, a majority of the former naval station as Warren G. Magnuson Park. The University of Washington owns five buildings within the historic district, the organization Solid Ground owns six buildings, and the Seattle Department of Transportation owns two structures. Development within the western portion of the former naval station is regulated by the provisions of the Sand Point Overlay District, adopted in 1997, as well as the underlying Single Family and Lowrise zoning. The remainder of the site is regulated by the underlying Single Family zoning. Portions of the site within 200 feet of the shoreline are regulated by the Shoreline Master Program.

From 1925 to the early 1970s, the entire peninsula belonged to the U.S. Navy as part of Naval Air Station-Seattle, known in the decade before its 1995 closure as Naval Station Puget Sound. The eastern portion of the peninsula was transferred to the City in the mid-1970s for Magnuson Park. Beginning in 1991, when the remainder of the base was identified for closure, the City

Christopher Williams, Acting Superintendent
Seattle Parks and Recreation
100 Dexter Avenue North
Seattle, WA 98109-5199

Tel (206) 684-8022
Fax (206) 233-7023
TTY(206) 233-1509

christopher.williams@seattle.gov

Creating community through people, parks, and programs

took the lead in developing a plan for reuse of the property. This effort culminated in transfer of naval station property to the City of Seattle and to the University of Washington.¹

In 1997 the City Council adopted the Sand Point Physical Development Management Plan (Resolution 29429, revised 1999 by Resolution 30063)², Sand Point Amendments to the Comprehensive Plan (Ordinance 118622), and the Sand Point Overlay District (Ordinance 118624), which applies special use and development standards to the area.

On November 1, 1999, the Seattle City Council adopted a conceptual plan map (Resolution 30063) to provide guidance for future design of the entire park/overlay district area. A vision statement was crafted by the Sand Point Blue Ribbon Committee for Sand Point Magnuson Park to "...integrate multiple uses—park and recreation, the arts, environmental protection and restoration, education and residential—which will work together to create a unique park in our region...."³

Ordinance 119299 authorized the Superintendent of Parks and Recreation to administer the Sand Point Physical Development Plan, Construction Management Plan, Transportation Plan, Parking Plan, Site Design Guidelines, Historic Properties Reuse and Protection Plan, and any amendments to any of these or other plans pertaining to the City's Sand Point properties that may be approved by the City. The City owns the majority of the property, which Parks manages. The organization Solid Ground has a 51-year lease for properties in the southwest corner of the park, providing transitional housing and services. The University of Washington owns five buildings, located primarily along the western boundary of the park.

In October 2008, Ordinance 122829 amended sections of the Sand Point Overlay District which expanded overlay district boundaries, made changes to permitted uses and added development standards. Initially these amendments included provisions for sign standards. However these were removed prior to final council review due to several issues. Since then those issues have been addressed and are discussed in detail in this report.

The Sand Point Overlay District

In 1997 the City Council adopted the Sand Point Overlay District, Seattle Municipal Code (SMC) chapter 23.72. In general, the overlay expands permitted uses in the underlying single family and Lowrise zones "to integrate the property into the city of Seattle as a multi-purpose regional center" to provide recreation, education, arts, cultural and community activities; to provide increased shoreline public access and enhanced open space and natural areas; to provide affordable housing and social services for homeless families; and to provide low-impact

¹ The National Oceanic and Atmospheric Administration (NOAA), the National Biological Service, and the General Services Administration also own land on the peninsula.

² The 1997 Physical Development Plan for Sand Point identified six activity areas for the peninsula. These areas included the following uses: recreation, education and community activities, arts, culture and community center, residential uses, federal institutional uses and open space/recreation expansion areas in Magnuson Park.

³ Sand Point Blue Ribbon Committee, Charles Royer, Chair, Report to the Mayor and the Seattle City Council, Executive Summary, City of Seattle, February 1999.

Christopher Williams, Acting Superintendent
Seattle Parks and Recreation
100 Dexter Avenue North
Seattle, WA 98109-5199

Tel (206) 684-8022
Fax (206) 233-7023
TTY (206) 233-1509

christopher.williams@seattle.gov

Creating community through people, parks, and programs

economic development to provide employment and services for residents of the property and the broader community.⁴ Allowed uses are as follows:

Single family Zone Principal Permitted Uses

- a. Custom and craft work ;
- b. Dry boat storage, limited to storage of non- motorized, hand-launchable boats such as kayaks, canoes and sail boats;
- c. Indoor and outdoor sports and recreation;
- d. Institutions, except hospitals;
- e. Lecture and meeting halls;
- f. Motion picture theater not to exceed 500 seats within Building 47;
- g. Offices, limited to a total of 86,000 gross square feet in the entire subarea;
- h. Performing arts theaters;
- i. Research and development laboratories;
- j. Restaurants without drive-in lanes, limited to no more than 2,500 square feet per business establishment;
- k. Storage of fleet vehicles including accessory service and repair;
- l. Warehouses; and
- m. General retail sales and service, up to 6,000 square feet per business establishment.

Lowrise 3 Principal Permitted Uses

1. Food processing;
2. Horticulture;
3. Institutions, except hospitals;
4. Lecture and meeting halls;
5. Medical service uses, excluding animal health services, mortuary and funeral services; and
6. Offices, in structures in existence as of July 18, 1997.

Discussion of the Proposed Amendment

Parks staff is proposing to add a new section to the Sign Code to help improve the visibility of Sand Point Overlay organizations and to meet visitor wayfinding needs. The new section would identify the maximum dimensions for permitted signs, expand the types of signs that may be permitted, and provide standards for the dispersion and lighting of signs. The proposed new sign code section will permit commercial signage which is consistent with principle permitting uses as defined in the Sand Point Overlay District SMC 23.72.

Sign standards proposed in the new section are based on conceptual designs provided in the Signage & Wayfinding Master Plan for Warren G. Magnuson Park (2004), the Sand Point Historic Properties Reuse and Protection Plan (1998), and the historic review process outlined earlier in this report. Identification, directional and special event signs were located throughout

⁴ Seattle Municipal Code, Section 23.72.002.

Christopher Williams, Acting Superintendent
Seattle Parks and Recreation
100 Dexter Avenue North
Seattle, WA 98109-5199

Tel (206) 684-8022
Fax (206) 233-7023
TTY(206) 233-1509

christopher.williams@seattle.gov

Creating community through people, parks, and programs

the station during the naval era. The Signage & Wayfinding Master Plan for Warren G. Magnuson Park was influenced by these historic signage patterns. The Plan was developed through a public process, as described below, and contains detailed construction drawings, and size and color requirements for a range of site signs.

Currently, underlying single family and multifamily zones regulate signs within the Sand Point Historic District and Warren G. Magnuson Park. These regulations are appropriate for traditional parks in Seattle. However, the Sand Point Overlay District contains more than 20 buildings containing more than thirty educational, environmental and cultural organizations. These buildings exhibit massing which is consistent with commercial, industrial and office buildings. In addition, more than eighty special events are held each year at various locations within the historic district and the overall park. These uses present unique wayfinding and tenant identification issues.

The proposal allows sign kiosks on both public property and rights-of-way throughout the Overlay District. The proposal also allows off-premises directional signs, signs identifying buildings or subareas within the Overlay District (and businesses within those buildings or subareas) and signs identifying businesses in the Overlay District to help guide people to specific tenants within the Overlay area. The proposal allows an exception from the current requirements that advertising signs cannot be located within certain distances from lots in residential zones, from public school grounds, public parks, public playgrounds and community centers. Because the Overlay Zone is located within a public park that includes residentially zoned lots, a public playground, and a community center, exemptions from the distance requirements are necessary for off-premises directional signs and signs identifying buildings or subareas within the Overlay. There are only direct provisions for activities located on public rights-of-way or publicly-owned roadways. The intent is to allow a level of exterior signage which would assist with visitor wayfinding. The amendments are attempting to limit the amount of signage within the district. All tenants are not guaranteed to have "larger" signs (e.g. 24 SF). Depending upon the number of "larger" signs permitted by the amendments for an individual building, it is possible that only larger tenants would have the possibility to have a "larger" exterior sign. If there are signage needs for smaller multi-unit tenants this will need to be managed by individual lease holders in the same manner as traditional office buildings. Multi-unit tenants may have identification and/or directional signs inside buildings.

Table 1 summarizes consistency with the intent of the Sign Code, and Table 2 summarizes type of signs permitted by the proposed Sand Point Overlay District sign code provisions, and compares the proposed Code to existing Code standards for Single Family, Lowrise, Neighborhood Commercial 3 and Seattle Mixed zones.

Summary of Recent Public Outreach Efforts

Parks engaged in a public outreach process in late 2006 to gather input on the proposals for the Magnuson Park campus development, including the Land Use Code amendments and original sign code sections. In September 2006, information fliers were mailed to more than 2,900 area

Christopher Williams, Acting Superintendent
Seattle Parks and Recreation
100 Dexter Avenue North
Seattle, WA 98109-5199

Tel (206) 684-8022
Fax (206) 233-7023
TTY(206) 233-1509

christopher.williams@seattle.gov

Creating community through people, parks, and programs

residences informing them of upcoming meetings and the opportunity for public comment at meetings and in writing. A new web page, "Sand Point Historic District – Realizing the Vision" featured electronic copies of the proposed Land Use Code amendments and the development proposal. The web page and project contact information has remained online since 2006.

An open house was held on October 10, 2006 when citizens met development partners, reviewed details of each proposal, asked questions, and took home informational fliers. More than forty people attended. Parks staff also presented information to the following community organizations: Magnuson Park Community Communications Committee (September 26); Northeast District Council (October 5); View Ridge Community Council (October 17); and Magnuson Park Community Center Advisory Council (October 19).

In late October 2006, Parks mailed a flier to 5,600 residents summarizing what was heard at the open house and at the various community meetings and announcing a public hearing held by the Board of Park Commissioners on November 9, 2006. Staff briefed the Board of Park Commissioners on September 14 and November 9, 2006. At that briefing, the six proposals submitted for the development of facilities and programs in the buildings at Magnuson Park were described. The Board accepted written public comments on the proposals from late September through December 13, 2006. After extensive discussion at their meeting on December 14, the Board endorsed each of the proposals. The minutes and a video recording of that meeting are available on the Seattle Parks Department web site.

Three additional open house events were held in late November 2007 to provide information about proposed concession agreements and Land Use Code amendments and to receive public comments. Almost 300 members of the public attended.

Public comment at the open house and at presentations to community groups and testimony at the Board of Park Commissioners public hearing resulted in several hundred comments on the following topics, including permitting electronic message board signs along Sand Point Way or NE 65th Street and permitting large signs on buildings. Electronic message board signs along Sand Point Way is not part of the current proposal.

Most recently, Parks presented the proposal to the Magnuson Park Advisory Committee at their regularly scheduled meetings in February and April 2010.

Consistency with Applicable Plans and Policies

Several planning documents and legal agreements provide the vision for the properties comprising the Sand Point Historic District and Warren G. Magnuson Park. These are:

- The Sand Point Amendments to the Comprehensive Plan (Ordinance 118622, 1997)
- The Sand Point Historic Properties Reuse and Protection Plan (Resolution 29725, 1998)
- Sand Point/ Magnuson Park Final Design Guidelines (Resolution 29624, 1997)

Christopher Williams, Acting Superintendent
Seattle Parks and Recreation
100 Dexter Avenue North
Seattle, WA 98109-5199

Tel (206) 684-8022
Fax (206) 233-7023
TTY(206) 233-1509

christopher.williams@seattle.gov

Creating community through people, parks, and programs

- Recreation Use Covenant, Education Use Covenant and Historic Preservation Covenant between the City of Seattle, the University of Washington, the U.S. Secretary of the Interior and the U.S. Secretary of Education (1999).

1. The Sand Point Amendments to the Comprehensive Plan provide land use, transportation, housing, capital facilities, utilities, and economic development policies.

Land use policies in the Sand Point Amendments to the Seattle Comprehensive Plan support the following uses within the overlay district:

Policy LU2: Develop and promote the northern part of the property (Activity Area 1) as the *North Shore Recreation Area* with public park area, public access to Lake Washington, recreational, arts and cultural opportunities, and a recreational small boat activity center.

Policy LU3: Develop and promote Activity Area 2 as an *Education and Community Activities Area* with open public areas, opportunities for education and educational support activities, selective economic development activities, and recreational, arts, and cultural activities.

Policy LU4: Develop and promote Activity Area 3 as an *Arts, Culture and Community Center* for the development of arts, culture, community activities and open public areas in existing buildings and adjacent outdoor spaces.

Policy LU5: Develop and promote Activity Area 4 as a *Park Open Space/Recreation Expansion of Magnuson Park*. Allow for an improved park entrance at the intersection of NE 65th and Sand Point Way NE, additional sports fields, unstructured open space, and a recreation center with gymnasium, theater, indoor swimming pool, and meeting spaces in an existing building.

Policy LU 6: Develop and promote Activity Area 5 as a Residential Area to be used to develop up to 200 units of housing, with appropriate support services, for homeless individuals and families.

In addition, a general policy in the City's Comprehensive Plan identifies the overall role of former naval air station:

Policy CR 22: Develop portions of the surplus Naval Station Puget Sound at Sand Point into a multi-purpose regional facility to support the arts and cultural activity.

2. The Sand Point Historic Properties Reuse and Protection Plan. The Sand Point Overlay District contains buildings that comprise an historic district that is eligible for listing in the National Register of Historic Places (NRHP). In August 2009 a nomination to the NRHP was completed and submitted to the Washington State Historic Preservation Officer for review.

Christopher Williams, Acting Superintendent
Seattle Parks and Recreation
100 Dexter Avenue North
Seattle, WA 98109-5199

Tel (206) 684-8022
Fax (206) 233-7023
TTY(206) 233-1509

christopher.williams@seattle.gov

Creating community through people, parks, and programs

Historic preservation covenants in property transfer documents require that the City of Seattle and the University of Washington review plans with and obtain approval of the Washington State Historic Preservation Officer prior to initiation of construction, alteration, remodeling, demolition or other action that would materially affect the integrity or appearance of historic resources at Sand Point. A map of the Sand Point Historic District can be found as Attachment B at the end of this report.

3. The Sand Point/ Magnuson Park Final Design Guidelines provide design guidance relative to physical development of areas within the former Naval Air Station-Seattle campus, including construction related to buildings, utilities, recreational facilities, circulation systems, landscape and open space treatment, demolition, public art and other development. The guidelines provided detailed guidance on signs within the district for early redevelopment projects in the district. The Warren G. Magnuson Park Signage & Wayfinding Master Plan (2004) superseded these guidelines.

4. Recreation Use Covenant, Historic Preservation Covenant, and Education Use Covenant were included as part of the Secretary of Interior's transfer of the Sand Point Naval Station to the City of Seattle. The Recreation Use Covenants require that the "property shall be used and maintained for public park and recreation purposes in perpetuity". The Historic Preservation Covenant requires approval of the National Park Service or its designee, the Washington State Historic Preservation Officer (SHPO), for "any construction, alteration, remodeling, demolition, disturbance of the ground surface, irrevocable disturbance of landscape settings, or other action that would materially affect the integrity, appearance, or historic value of structures or settings..." within the Sand Point Historic District. The Education Use Covenant requires that University-owned property be used for educational purposes for 30 years, and that the property not be used for any purposes other than those approved in advance by the U.S. Department of Education.

Christopher Williams, Acting Superintendent
Seattle Parks and Recreation
100 Dexter Avenue North
Seattle, WA 98109-5199

Tel (206) 684-8022
Fax (206) 233-7023
TTY(206) 233-1509

christopher.williams@seattle.gov

Creating community through people, parks, and programs

Table 1
Consistency with Seattle Municipal Code (SMC) 23.55.001, Intent of Sign Code

| Existing Seattle Municipal Code (SMC) | Proposed Amendments |
|---|--|
| <p>3. SMC 23.55.001 Intent. The intent of the standards in this chapter is:</p> | |
| <p>A. To encourage the design of signs that attract and invite rather than demand the public's attention, and to curb the proliferation of signs;</p> | <p>The proposed amendments define the general development standards for new signs within the Sand Point Overlay District. As set in City Ordinance 119299 the Superintendent of Seattle Parks administers the Sand Point Physical Development Plan, Site Design Guidelines, Historic Resources Plan, and any amendments to any of the foregoing and any other plans pertaining to the City's Sand Point properties that may be approved by the City. In 2001 a public process was held to develop the Warren G. Magnuson Park Signage and Wayfinding Master Plan. This plan further defines the dimensions, color(s) and font styles for signs within the historic district and park. The adoption of the proposed amendments along with guidance from the Master Plan will ensure that signs "attract and invite". The power of sign code amendments will give Seattle Parks a tool to limit the number of existing sandwich board signs located in the historic district.</p> |
| <p>B. To encourage the use of signs that enhance the visual environment of the city;</p> | <p>The proposed amendments will define a formal signage system. The intent will be to implement more readable signage and remove temporary signs which have been used throughout the Overlay District.</p> |
| <p>C. To promote the enhancement of business and residential properties and neighborhoods by fostering the erection of signs complementary to the buildings and uses to which they relate and which are harmonious with their surroundings;</p> | <p>Implementing standards as defined in the Signage and Wayfinding Master Plan along with historic preservation review, as mandated in the Sand Point Historic Properties Reuse and Protection Plan will ensure that signs are complementary to the historic district.</p> |
| <p>D. To protect the public interest and safety;</p> | <p>The proposed development standards for signs are intended to minimize driver distraction.</p> |
| <p>E. To protect the right of business to identify its premises and advertise its products through the use of signs without undue hindrance or obstruction; and</p> | <p>The proposed amendments will define a formal signage system. The intent will be to implement more readable signage and remove temporary signs, primarily A-frames signs placed on sidewalks and other public walkways.</p> |
| <p>F. To provide opportunities for communicating information of community interest.</p> | <p>The proposed amendments will communicate the location of businesses and activities within the Overlay area.</p> |

Christopher Williams, Acting Superintendent
 Seattle Parks and Recreation
 100 Dexter Avenue North
 Seattle, WA 98109-5199

Tel (206) 684-8022
 Fax (206) 233-7023
 TTY(206) 233-1509

christopher.williams@seattle.gov

Creating community through people, parks, and programs

**Table 2
Comparison of Proposed Sign Code
To Existing Code Provisions**

| Sign Topic | Proposed Overlay Sign Code | Existing Code (Underlying Single Family or Lowrise Zones) | Neighborhood Commercial 3 and Seattle Mixed Zones (closest zone to actual uses on site) |
|---|---|---|--|
| Historic review | Sand Point Historic Preservation Coordinator reviews sign applications relative to parameters listed in the Sand Point Historic Properties Reuse and Protection Plan. | No historic review is required by Land Use Code. However review required by Sand Point Historic Properties Reuse and Protection Plan. | No historic review is required by Land Use Code. However review required by Sand Point Historic Properties Reuse and Protection Plan. |
| Rotating, moving or flashing parts | Prohibited | Prohibited | Rotating and moving signs allowed at speeds of 7 revolutions per minute or less; Flashing signs prohibited |
| Number and size of on premise business signs | Each business permitted 1 projecting sign on each frontage on public rights-of-way or publicly owned roadway, with a maximum 16 square feet sign face. Each business permitted 1 wall, ground, projecting, awning, canopy, marquee or under-marquee sign on each 300 lineal feet of public rights-of-way or publicly owned roadway, or portion thereof, with a maximum 48 square feet sign face. The maximum area of any combined wall sign is 100 square feet. | Prohibited in SF zone, except that any nonresidential use allowed one electric or nonilluminated double-faced identifying wall or ground sign up to 15 square feet of area per sign face on each street frontage is allowed Prohibited in L3 zone except that existing business signs for nonconforming uses may be replaced up to certain size standards. | Each business permitted 1 ground, roof, projecting or combination sign for each 300 lineal feet of public rights-of-way, or portion thereof, with a maximum 72 square feet sign face, plus 2 square feet for each foot of frontage over 36 feet, to a maximum of 300 square feet. Each business permitted 1 wall, awning, canopy, marquee or under-marquee sign for each 30 lineal feet of public rights-of-way, or portion thereof, with no maximum size. Sign may not extend beyond 20' or the height of the cornice of the structure, whichever is greater. |
| Maximum height of on premises projecting or combination signs | 50' above grade or the height of the top of the wall, excluding any cornice, whichever is less. | | 65' above grade or height limit, whichever is less. |
| Maximum height of on premises wall, awning, canopy, or marquee sign | 20 feet or the height of the cornice of the structure to which the sign is attached, whichever is greater | | 20 feet or the height of the cornice of the structure to which the sign is attached, whichever is greater |

Christopher Williams, Acting Superintendent
Seattle Parks and Recreation
100 Dexter Avenue North
Seattle, WA 98109-5199

Tel (206) 684-8022
Fax (206) 233-7023
TTY(206) 233-1509

christopher.williams@seattle.gov

Creating community through people, parks, and programs

| Sign Topic | Proposed Overlay Sign Code | Existing Code (Underlying Single Family or Lowrise Zones) | Neighborhood Commercial 3 and Seattle Mixed Zones (closest zone to actual uses on site) |
|---|--|---|---|
| On premise multifamily structure identification sign and size | 1 wall, ground, projecting, awning, canopy, marquee, or under-marquee sign on each façade on a public rights-of-way, roadway, or publicly owned driveway with a maximum area <u>24 square feet.</u> | Prohibited in SF-zone In L3 zone each multifamily structure permitted 1 wall or ground sign on each roadway frontage with a maximum 16 square feet sign face for 16 dwelling units, up to 50 square feet sign face for each unit over 16, to a maximum of 50 square feet per sign face | 1 sign on each street frontage; maximum area <u>72 square feet.</u> |
| Off-premises directional sign or building/subarea identification sign | <u>A maximum 48 square foot Sand Point District sign face and a maximum 24 square foot off-premises directional sign</u> controlled by Seattle Parks or University of Washington. Signs subject to dispersion and number standards for off-premises directional signs (must be within 1,500' and no more than four signs within 660' along a road) and business district identification signs (no more than 2 signs within 660' along a road). | Prohibited, except that a residential district identification sign is allowed with a maximum 50 square foot sign face. | <u>A maximum 100 square foot sign face for directional signs and 72 square feet for business area identification signs</u> Signs subject to dispersion and number standards for off-premises directional signs (must be within 1,500' and no more than four signs within 660' along a road) and business district identification signs (no more than 2 signs within 660' along a road). |

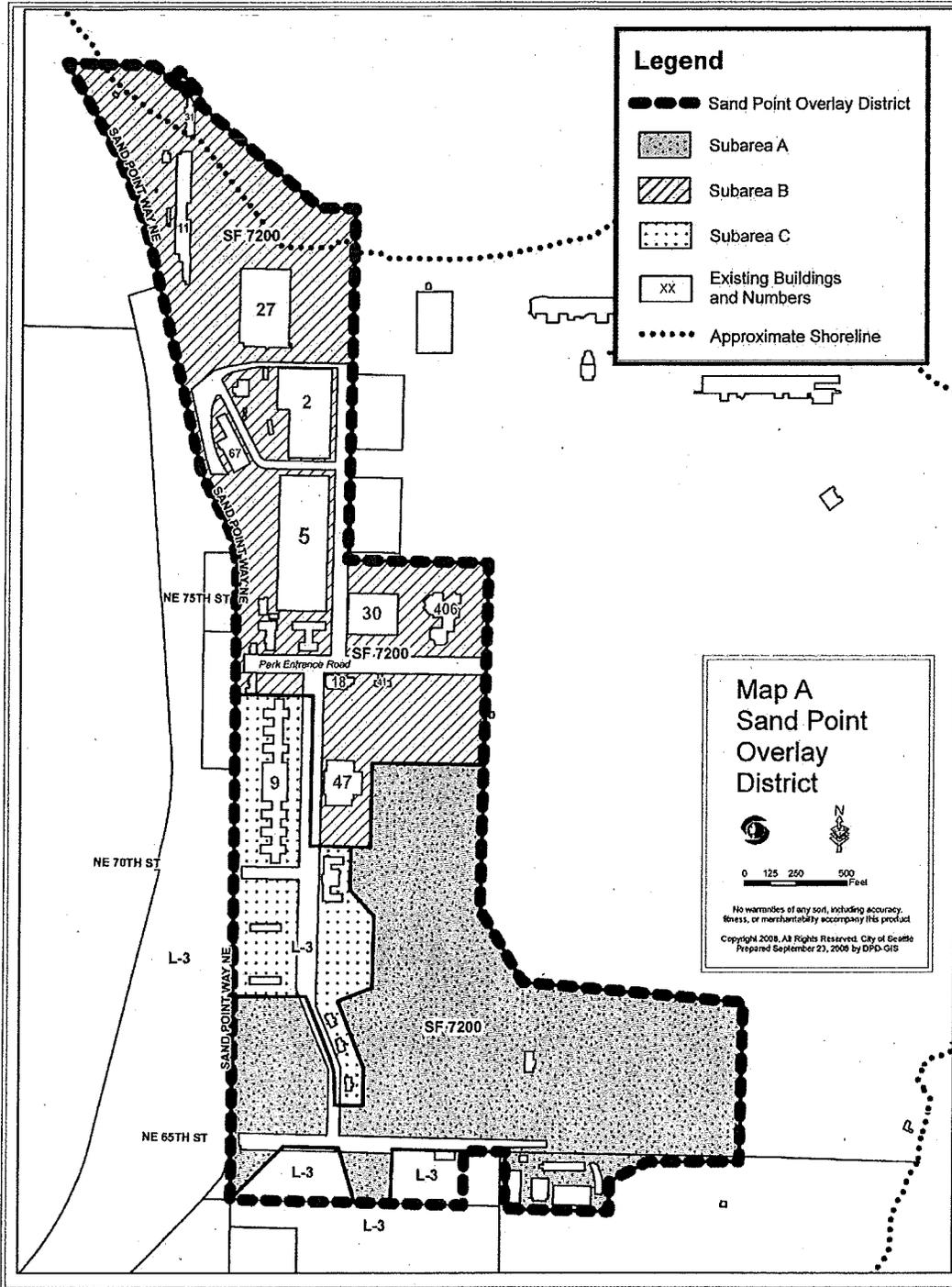
Christopher Williams, Acting Superintendent
Seattle Parks and Recreation
100 Dexter Avenue North
Seattle, WA 98109-5199

Tel (206) 684-8022
Fax (206) 233-7023
TTY(206) 233-1509

christopher.williams@seattle.gov

Creating community through people, parks, and programs

Attachment A Sand Point Overlay District Map

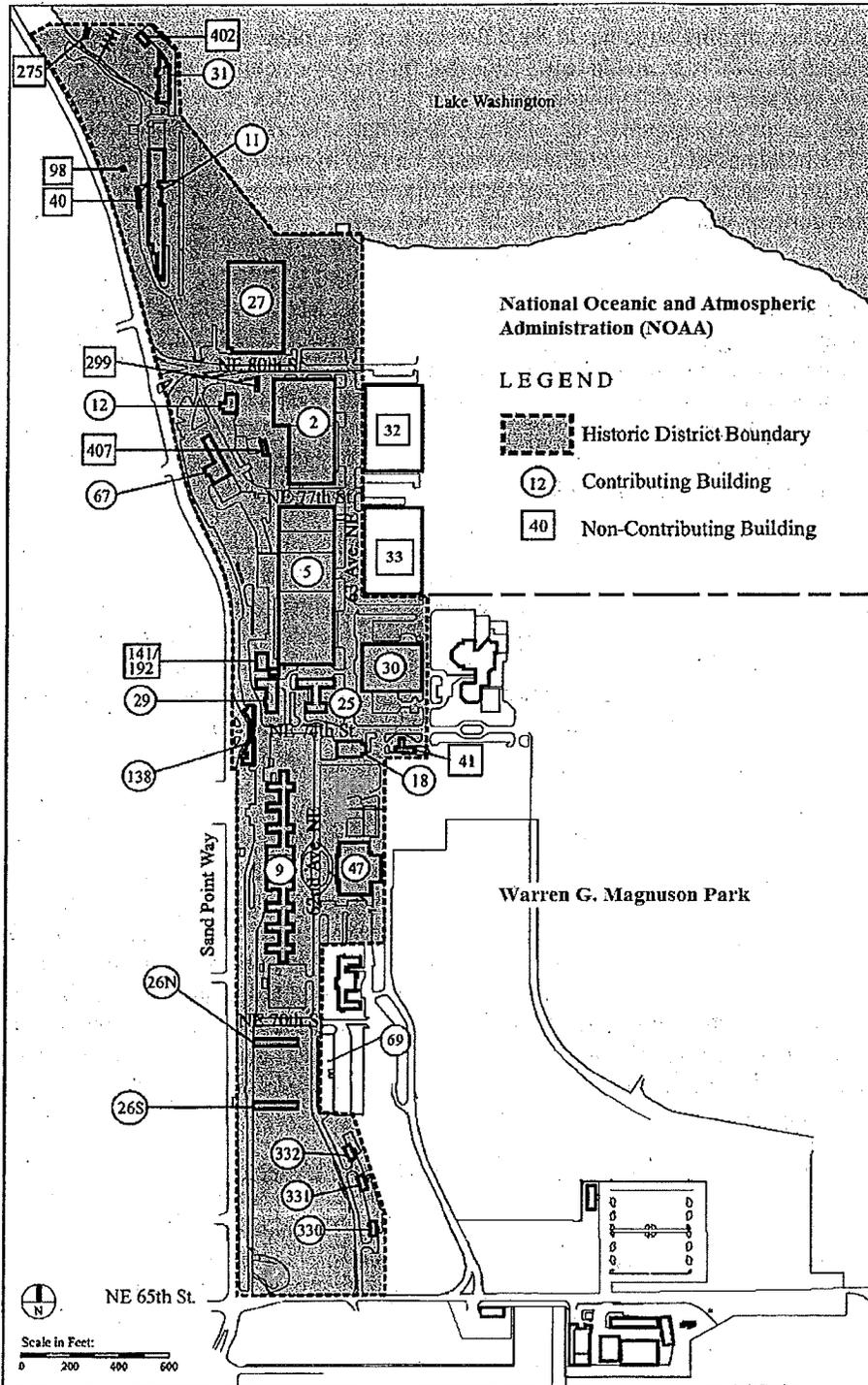


Christopher Williams, Acting Superintendent
Seattle Parks and Recreation
100 Dexter Avenue North
Seattle, WA 98109-5199

Tel (206) 684-8022
Fax (206) 233-7023
TTY (206) 233-1509
christopher.williams@seattle.gov

Creating community through people, parks, and programs

Attachment B Sand Point Historic District



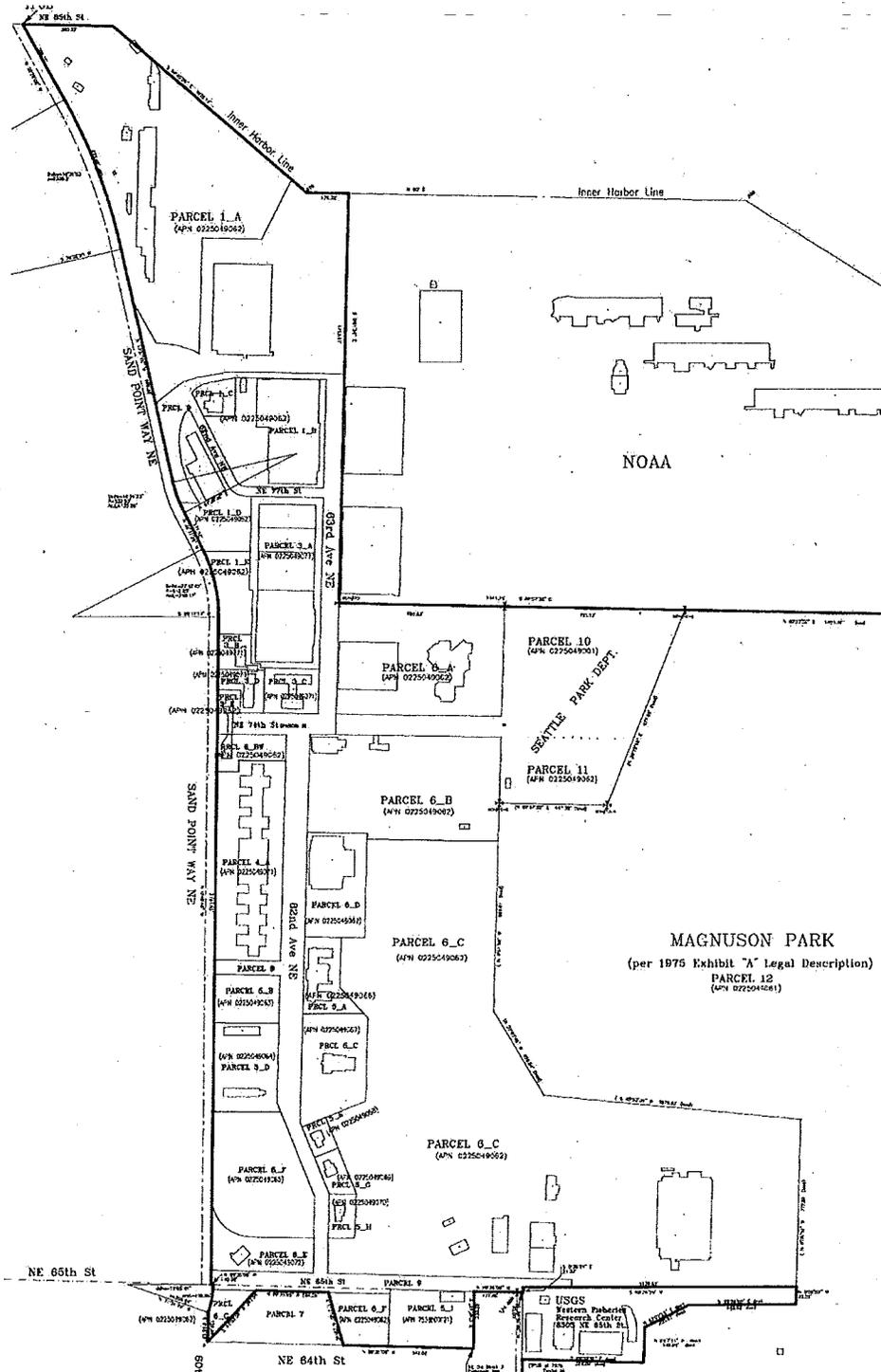
Christopher Williams, Acting Superintendent
 Seattle Parks and Recreation
 100 Dexter Avenue North
 Seattle, WA 98109-5199

Tel (206) 684-8022
 Fax (206) 233-7023
 TTY(206) 233-1509

christopher.williams@seattle.gov

Creating community through people, parks, and programs

Attachment C Sand Point Development Parcel and Lots



Christopher Williams, Acting Superintendent
Seattle Parks and Recreation
100 Dexter Avenue North
Seattle, WA 98109-5199

Tel (206) 684-8022
Fax (206) 233-7023
TTY (206) 233-1509
christopher.williams@seattle.gov

Creating community through people, parks, and programs

**Attachment D
Sand Point Overlay District - Historic Building Uses**

| Building Number | Address | Owner | Year Built | Square Feet | Historic Navy Use: 1922-1970 (Future Uses) |
|-----------------|---------------------------------|--------------|--------------|-------------|--|
| 2 | 7727 63 rd Avenue NE | Parks | 1929 | 144,232 | Aircraft assembly, repair |
| 11 | 7777 62 nd Avenue NE | Parks | 1940 | 59,206 | Public works – workshops and administration, classrooms (long-term lease for mixed-use, recreation oriented redevelopment) |
| 12 | 7737 62 nd Avenue NE | Parks | 1930 1942 | 5,433 | Boiler steam plant (slated for demolition) |
| 18 | 6305 NE 74 th Street | Parks | 1936 | 14,137 | Fire station and house |
| 27 | North Shore Recreation Area | Parks | 1937 | 105,000 | Hangar, offices (long-term lease, DPD permits pending for indoor participant sports, health club) |
| 30 | 6310 NE 74 th Street | Parks | 1938 | 80,066 | Flight hangar, offices, control tower (continued use non-profit organization offices, special events hangar) |
| 31 | North Shore Recreation Area | Parks | Pre-1938 | 7,940 | Small craft boat house (portion demolished 2006 to create shoreline fish habitat, continued use non-profit boating programs) |
| 38 | NE 74 th Street | Parks | 1937 | 62 | Gate/Sentry House |
| 40 | North Shore Recreation Area | Parks | 1943 | 924 | Public works paint mixing |
| 41 | 6327 NE 74 th Street | Parks | 1939 | 2,030 | Identification office, gas station (slated for demolition, replacement tennis center clubhouse) |
| 47 | 7110 62 nd Avenue NE | Parks | 1941 | 50,060 | Recreation building (renovated 2003 continued use Parks Magnuson Community Center) |
| 67 | 7700 Sand Point Way NE | Parks | 1941 | 33,720 | Garage (renovated 2008 continued use The Mountaineers headquarters) |
| 138 | 7400 Sand Point Way NE | Parks | 1942 | 12,806 | Gate house (continued use non-profit organization offices) |
| 193 | | Parks | 1943 | 93,334 | Transfer hangar (demolished 2007) |
| 345 | 370 NE 65 th Street | Parks | 1976 | 5,298 | Vehicle service bays (demolished 2007) |
| 406 | 6344 NE 74 th Street | Parks | 1988 | 29,270 | Brig (renovated 2003 continued use Parks community center) |
| 6 | 6818 62 nd Avenue NE | Solid Ground | 1939 | 10,793 | Bowling alley (demolished 2007) |
| 26N | 6831 62 nd Avenue NE | Solid Ground | 1940 | 16,082 | Officer's Club (renovated 2000 family housing) |
| 26S | 6801 62 nd Avenue NE | Solid Ground | 1937 | 17,282 | Officer's Club (renovated 2000 family housing) |
| 224 | 6940 62 nd Avenue NE | Solid Ground | 1944 | 38,264 | Bachelor enlisted quarters (renovated 2000 single room occupancy housing) |
| 310 | 6343 NE 65 th Street | Solid Ground | Pre-1959 | 4,020 | Storage |
| 330 | 6524 62 nd Avenue NE | Solid Ground | 1939 | 6,390 | Commissioned officer's house (renovated 2000 group housing) |
| 331 | 6610 62 nd Avenue NE | Solid Ground | 1939 | 6,233 | Commissioned officer's house (renovated 2000 group housing) |
| 332 | 6622 62 nd Avenue NE | Solid Ground | 1939 | 6,233 | Commissioned officer's house (renovated 2000 group housing) |
| 5A | 7561 63 rd Avenue NE | UW | 1929 | 29,140 | Storehouse (renovated education purposes) |
| 5B | 7543 63 rd Avenue NE | UW | 1929 | 43,800 | Storehouse (renovated education purposes) |
| 5C | 7527 63 rd Avenue NE | UW | 1929 | 95,800 | Storehouse (renovated education purposes) |
| 5D | 7501 63 rd Avenue NE | UW | 1929 | 248,770 | Storehouse (renovated education purposes) |

Christopher Williams, Acting Superintendent
Seattle Parks and Recreation
100 Dexter Avenue North
Seattle, WA 98109-5199

Tel (206) 684-8022
Fax (206) 233-7023
TTY(206) 233-1509

christopher.williams@seattle.gov

Creating community through people, parks, and programs

| Building Number | Address | Owner | Year Built | Square Feet | Historic Navy Use: 1922-1970 (Future Uses) |
|-----------------|---------------------------------|-------|--------------|-------------|--|
| 9 | 7101 62 nd Avenue NE | UW | 1929-1938 | 223,516 | Enlisted barracks |
| 25 | 6222 NE 74 th Street | UW | 1937 | 27,892 | Administration building (under renovation 2008 pediatric dentistry clinic) |
| 29 | 6200 NE 74 th Street | UW | 1937 | 33,744 | Hospital/Dispensary (renovated 2001 School of Public Health) |
| 42 | 7300 Sand Point Way NE | UW | 1939 | 682 | Electrical distribution shelter |
| 141 /192 | 7424 Sand Point Way NE | UW | 1944 1974 | 4,784 | Pressure training buildings (slated for demolition) |

Christopher Williams, Acting Superintendent
 Seattle Parks and Recreation
 100 Dexter Avenue North
 Seattle, WA 98109-5199

Tel (206) 684-8022
 Fax (206) 233-7023
 TTY(206) 233-1509

christopher.williams@seattle.gov

Creating community through people, parks, and programs