



# Magnuson Park Sand Point Historic District Realizing the Vision



## SAND POINT OVERLAY DISTRICT AMENDMENTS

**Amending the Sand Point Overlay District will permit additional land uses in the two base zones; Single Family 7200 and Lowrise 3.** Amendments are proposed that will support building redevelopment in the historic district by permitting additional principal land uses, mechanical equipment on rooftops, new structures up to 45 feet tall, larger and lighted signs, the reconstruction of buildings on existing footprints, and expanding the overlay district boundary to include Building 27.

## DETAILS

**Existing Code:** single family zone permitted uses include custom and craft work, institutions; lecture and meeting halls; motion picture studio; participant sports and recreation; police training facility; research and development laboratories; storage of fleet vehicles; and warehouse. Lowrise zone permitted uses include food processing for human consumption; horticultural use; institutions; lecture and meeting halls; medical service uses; office; and restaurants. Height limit of structures 35 feet. No commercial signs, or lighted signs permitted. Two hundred housing units limited in the Lowrise zone.

**Proposed Amendments:** The proposed amendments include allowing eight additional land uses: animal health services; dry boat storage, limited to storage of non-motorized, hand-launchable boats such as kayaks, canoes and sail boats; motion picture theater not to exceed 500 seats within Building 47; offices, limited to 144,000 total square feet in the entire subarea; performing arts theater; pet grooming services; restaurant, limited to no

greater than 2,000 square feet per establishment; and retail sales and services, general, accessory to other uses within the district, limited to 6,000 square feet per establishment. The amendments also include provisions for signs similar in size and placement to neighborhood business districts, rooftop mechanical equipment, the reconstruction of buildings on existing footprints, and expanding the boundaries of the Overlay District to include Building 27.

**No Action Impacts:** limit proposed redevelopment of all buildings.

## EXISTING CONDITIONS



*Existing Rooftop Equipment Structures*



*Existing Site Signage*



## EXISTING CHAPTER

Note: proposed deletions in *bolded italics*

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### Chapter 23.72 SAND POINT OVERLAY DISTRICT

Sections: Subchapter I Establishment of Overlay District

23.72.002 Purpose and intent.

23.72.004 Sand Point Overlay District established.

23.72.006 Application of regulations.

Subchapter II Use and Development Standards

23.72.008 Uses permitted in specified areas within the Sand Point Overlay District.

23.72.010 Development standards.

23.72.012 Parking location.

23.72.014 Nonconformity.

#### Subchapter I Establishment of Overlay District

SMC 23.72.002 Purpose and intent.

The purpose of this chapter is to implement the Sand Point amendments to the Comprehensive Plan by regulating land use and development within the Sand Point Overlay District in order to integrate the property into the city of Seattle as a multi-purpose regional center that provides:

- A. Expanded opportunity for recreation, education, arts, cultural and community activities;
- B. Increased public access to the shoreline and enhanced open space and natural areas;
- C. Opportunities for affordable housing and community and social services with a special priority for addressing the needs of homeless families;
- D. Expanded opportunity for low-impact economic development uses which could provide employment and services for residents of the property and for the broader community.

(Ord. 118624 Section 3(part), 1997.)

SMC 23.72.004 Sand Point Overlay District established.

There is hereby established pursuant to Chapter 23.59 of the Seattle Municipal Code, the Sand Point Overlay District, comprised of *two*

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Note: proposed additions underlined

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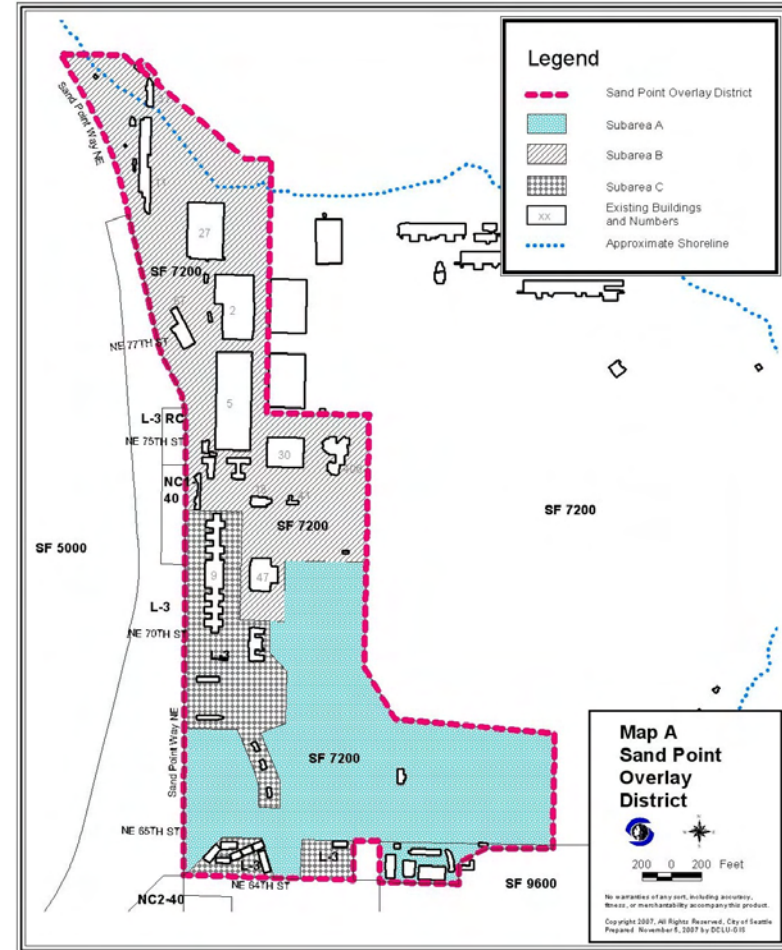
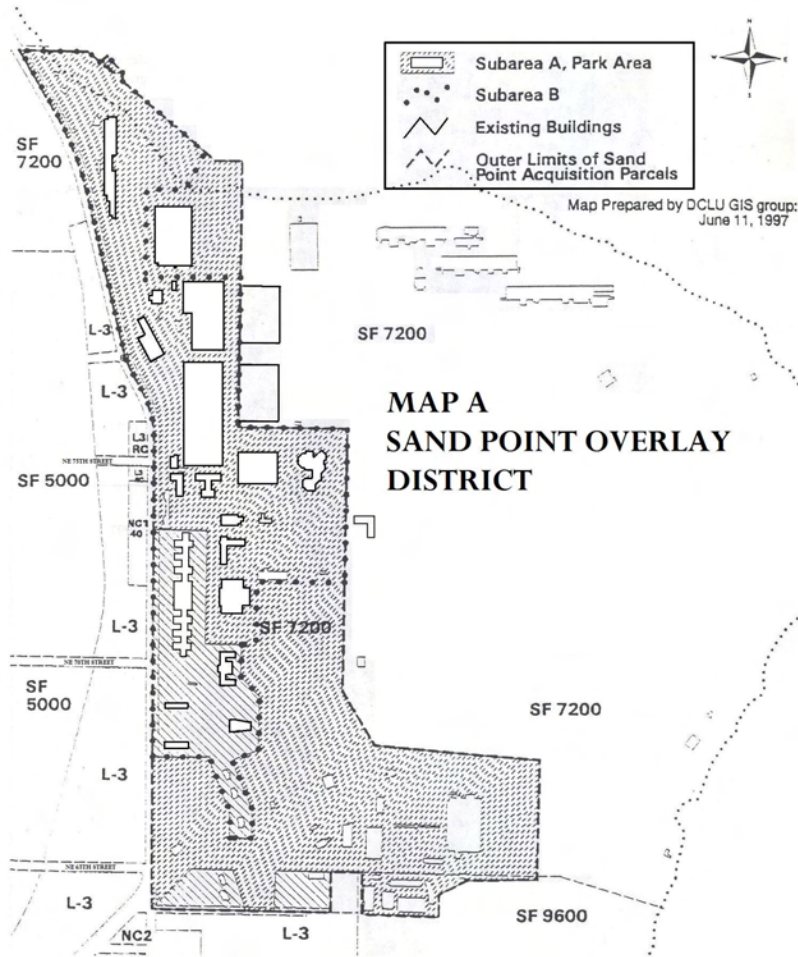
Note: proposed deletions in ***bolded italics>***

***subareas A and B***, as shown on the City's Official Land Use Map, Chapter 23.32, and Map A.  
(Ord. 118794 Section 44, 1997; Ord. 118624 Section 3(part), 1997.)

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Note: proposed additions underlined>

subareas A, B and C, as shown on the City's Official Land Use Map, Chapter 23.32 and Map A.  
(Ord. 118794 Section 44, 1997; Ord. 118624 Section 3(part), 1997.)





## EXISTING CHAPTER

Note: proposed deletions in ***bolded italics***

SMC 23.72.006 Application of regulations.

All land located within the Sand Point Overlay District is subject to the regulations of the underlying zone unless specifically modified by the provisions of this chapter. In the event of irreconcilable differences between the provisions of the Sand Point Overlay District and the underlying zone, the provisions of this chapter shall apply. Portions of the Sand Point Overlay District that lie within the Shoreline District, regulated by the Seattle Shoreline Master Program (SSMP), Chapter 23.60, shall be governed by the provisions of the SSMP in addition to this chapter. In the event of a conflict the provisions of the SSMP shall prevail.

(Ord. 118624 Section 3(part), 1997.)

### Subchapter II Use and Development Standards

SMC 23.72.008 Uses permitted in specified areas within the Sand Point Overlay District.

A. Uses Permitted Within Portions of Subarea B ***Zoned Single-family*** as Depicted on Map A.

1. Principal Uses Permitted Outright. In addition to the uses permitted by the provisions of Section 23.44.006, the following principal uses are permitted outright ***in structures existing as of July 18, 1997, in all portions of Subarea B that are in the single family zones.***

- a. Custom and craft work and accessory retail sales and services;
- b. Institutions, except hospital;
- c. Lecture and meeting halls;
- d. Motion picture studios;
- e. Indoor and outdoor sports and recreation;
- f. ***Police training facilities;***
- g. Research and development laboratories;
- h. Storage of fleet vehicles and accessory service and repair; and
- i. Warehouse.

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SMC 23.72.006 Application of regulations.

All land located within the Sand Point Overlay District is subject to the regulations of the underlying zone unless specifically modified by the provisions of this chapter. In the event of irreconcilable differences between the provisions of the Sand Point Overlay District and the underlying zone, the provisions of this chapter shall apply. Portions of the Sand Point Overlay District that lie within the Shoreline District, regulated by the Seattle Shoreline Master Program (SSMP), Chapter 23.60, shall be governed by the provisions of the SSMP in addition to this chapter. In the event of a conflict the provisions of the SSMP shall prevail.

(Ord. 118624 Section 3(part), 1997.)

### Subchapter II Use and Development Standards

23.72.008 Uses permitted in specified areas within the Sand Point Overlay District.

A. Within Subarea A, depicted on Map A, area not occupied by existing structures, existing paved areas or rights-of-way is limited to open space uses, such as parks and playgrounds.

B. Uses Permitted Within Portions of Subarea B as Depicted on Map A.

1. Principal Uses Permitted Outright. In addition to the uses permitted by the provisions of Section 23.44.006, the following principal uses are permitted outright.

- a. Animal health services;
- b. Custom and craft work and accessory retail sales and services;
- c. Dry boat storage, limited to storage of non-motorized, hand-launchable boats such as kayaks, canoes and sail boats;
- d. Institutions, except hospital;
- e. Lecture and meeting halls;
- f. Motion picture studios;
- g. Motion picture theater not to exceed 500 seats within Building 47;
- h. Offices, limited to 144,000 total square feet in the entire subarea;



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2. When not in use as a motion picture studio, a structure may be used for indoor and outdoor sports and recreation.

3. ***Within Subarea A, Park Area*** depicted on Map A, area not occupied by ***existing*** structures, existing paved parking areas or rights-of-way is limited to open space uses, such as parks and playgrounds.

**B.** Uses Permitted Within Portions of Subarea ***B Zoned Lowrise 3*** as Depicted on Map A. In addition to the uses permitted outright in accordance with Section ***23.45.006***, the following principal uses are permitted outright ***within structures existing as of July 18, 1997, in the portions of Subarea B zoned L3:***<sup>1</sup>

1. Food processing;
2. Horticulture;
3. Institutions, except hospitals;
4. Lecture and meeting halls;
5. Medical service uses;
6. Offices; and
7. Restaurants.

(Ord. 118794 Section 45, 1997; Ord. 118624 Section 3(part), 1997.)

1. Editor's Note: Ordinance 118624 , which enacted Chapter 23.72, takes

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- i. Indoor and outdoor sports and recreation;
- j. Performing arts theater;
- k. Pet grooming services;
- l. Research and development laboratories;
- m. Restaurant, limited to no greater than 2,000 square feet per establishment;
- n. Retail sales and services, general , accessory to other uses within the district, limited to 6,000 square feet per establishment;
- o. Storage of fleet vehicles and accessory service and repair;
- p. Warehouses;

2. When not in use as a motion picture studio, a structure with a current established use as a motion picture studio may be used for indoor and outdoor sports and recreation.

3. As depicted on Map A, area not occupied by structures, existing paved parking areas or rights-of-way is limited to open space uses, such as parks and playgrounds.

C. Uses Permitted Within Portions Subarea C as Depicted on Map A. In addition to the uses permitted outright in accordance with Section 23.45.004, the following principal uses are permitted outright:<sup>1</sup>

1. Food processing;
2. Horticulture;
3. Institutions, except hospitals;
4. Lecture and meeting halls;
5. Medical service uses;
6. Offices; and
7. Restaurants.

(Ord. 118794 Section 45, 1997; Ord. 118624 Section 3(part), 1997.)

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Note: proposed deletions in ***bolded italics***

effect July 18, 1997.

SMC 23.72.010 Development standards.

- A. Within areas zoned single-family, new structures shall conform to the development standards for single-family development in Chapter 23.44, Residential, Single-family.
- B. Within areas zoned Lowrise 3, new structures shall conform to the development standards of Chapter 23.45 applicable to Lowrise 3 development.
- C. Density. A maximum of two hundred (200) dwelling units may be established within the boundaries of the Sand Point Overlay District. Residential uses provided by the University of Washington shall not count toward the maximum site density established in this subsection. (Ord. 118794 Section 46, 1997; Ord. 118624 Section 3(part), 1997.)

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effect July 18, 1997.

SMC 23.72.010 Development standards.

- A. Within areas zoned single-family, new structures shall conform to the development standards for single-family development in Chapter 23.44, Residential, Single-family, except as identified in subsection D of this Section.
- B. Within areas zoned Lowrise 3, new structures shall conform to the development standards of Chapter 23.45 applicable to Lowrise 3 development, except as identified in subsection D of this Section.
- C. Density. A maximum of two hundred (200) dwelling units may be established within the boundaries of the Sand Point Overlay District. Residential uses provided by the University of Washington shall not count toward the maximum site density established in this subsection.
- D. New buildings. Demolition of existing structures and construction of new buildings in the Sand Point Overlay District may be undertaken in a manner consistent with the Sand Point Historic Reuse and Protection Plan and with the approval of the Washington State Historic Preservation Officer.
  - 1. New structures shall be located on the footprint of the structured that existed on the site as of July 18, 1997, except for:
    - a. an indoor and outdoor tennis center to be located within subarea B, and
    - b. affordable housing structures to be located within subarea C.
  - 2. In determining the footprint of structures existing on July 18, 1997, interior courtyards enclosed by three or more buildings walls at least ten feet in height may be included as part of the footprint.
  - 3. Except for a proposed new tennis center in Subarea B, for which the height limit is 45 feet, the height limit of a new structure is the greater of the height limit of the underlying zone or the height of the structure that existed on the same site as the new structure prior to July 18, 1997.
- E. Rooftop features on existing non-residential structures. Stair penthouses, elevator penthouses and mechanical equipment on non-residential structures existing as of July 18, 1997 may extend up to fifteen (15)



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SMC 23.72.012 Parking location.

Required parking may be provided anywhere within the Sand Point Overlay District, including public rights-of-way.  
(Ord. 118624 Section 3(part), 1997.)

SMC 23.72.014 Nonconformity.

The provisions of Chapter 23.42 pertaining to nonconformity apply except that further subdivision of property may be permitted by the Director even if nonconformity would be created with respect to a structure's relationship to lot lines or lot area. This provision shall only apply to structures in existence on the effective date of this chapter.  
(Ord. 120293 Section 10, 2001: Ord. 118624 Section 3(part), 1997.)

To accommodate sign standards in the overlay district, a new section is created in the sign code, SMC 23.55. The details are laid out in the following section.

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

- A. Sign regulations within this section supersede underlying zoning and apply to all areas of the overlay district located within a DPD approved development parcel.
- B. Historic Review.

## PROPOSED CHAPTER

Note: proposed additions underlined

feet above the finished roof grade. The combined total coverage of all rooftop features above the finished roof grade may not exceed twenty five (25) percent of the roof area. Total rooftop coverage may not exceed thirty (30) percent of the roof area if the combined features include screened mechanical equipment.

SMC 23.72.012 Parking location.

Required parking may be provided anywhere within the Sand Point Overlay District, including public rights-of-way.  
(Ord. 118624 Section 3(part), 1997.)

SMC 23.72.014 Nonconformity.

The provisions of Chapter 23.42 pertaining to nonconformity apply except that further subdivision of property may be permitted by the Director even if nonconformity would be created with respect to a structure's relationship to lot lines or lot area. This provision shall only apply to structures in existence on the effective date of this chapter.  
(Ord. 120293 Section 10, 2001: Ord. 118624 Section 3(part), 1997.)

- 1. Erection of signs in the Sand Point Historic District will be undertaken in a manner consistent the Sand Point Historic Reuse and Protection Plan and with the approval of the Washington State Historic Preservation Officer.
- 2. The design of a proposed sign must be reviewed by the Sand Point Historic Preservation Officer for consistency with the Historic Properties Reuse and Protection Plan.
- C. No sign may have rotating, moving or flashing parts.
- D. Signs may be electric, externally illuminated, or non-illuminated except as provided in subsection G, Off-Premises Signs.
- E. Off-premises signs are prohibited except as provided in section G.
- F. On-Premises Signs.



1. The following signs are permitted in addition to the signs permitted by subsections F2 and F4 of this section:

- a. Memorial signs or tablets, and the names of buildings and dates of building erection when cut into a masonry surface or constructed of bronze or other noncombustible materials;
- b. Signs for public facilities indicating danger and/or providing service or safety information;
- c. National, state and institutional flags.

2. Number and Type of Permitted Signs for Business Establishments.

- a. Each business establishment may have one (1) ground, roof, projecting or combination sign (Type A sign) for each three hundred (300) lineal feet, or portion thereof, of frontage on public rights-of-way and park roads.
- b. In addition to the signs permitted by subsection F2a of this section, each business establishment may have one (1) wall, awning, canopy, marquee or under- marquee sign (Type B sign) for each one hundred (100) lineal feet, or portion thereof, of frontage on public rights-of-way and park roads.
- c. Maximum Area.

- (1) The maximum area of each face of a ground, roof, projecting or combination signs is forty-eight (48) square feet.
- (2) The maximum area of each face of a wall, awning, canopy, marquee or under-marquee signs is twenty-four (24) square feet.

d. Sign Height.

- (1) The maximum height for any portion of a projecting or combination sign (Type A sign) is fifty (50) feet above existing grade, or the height of the cornice of the structure to which the sign is attached, whichever is less.
- (2) The maximum height for any portion of a wall, marquee, under-marquee or canopy sign is twenty (20) feet or the height of the cornice of the structure to which the sign is attached, whichever is greater.
- (3) No portion of a roof sign may:
  - i. Extend beyond the height limit of the zone;
  - ii. Exceed a height above the roof in excess of the height of the structure on which the sign is located; or

- iii. Exceed a height of fifteen (15) feet above the roof, measured from a point on the roof line directly below the sign or from the nearest adjacent parapet.

3. Identification Signs for Multifamily Structures.

- a. One (1) identification sign is permitted on each street or park road frontage of a multi-family structure.
- b. Identification signs may be wall, ground, awning, canopy, marquee, under-marquee, or projecting signs.
- c. The maximum area of each sign is twenty-four (24) square feet.

4. Two double-faced message board signs may be erected on the frontage of Sand Point Way NE or NE 65th Street.

- a. Messages will be limited to information about programs and special events relating to parks, recreation and education uses within the Sand Point Overlay District.
- b. The maximum sign face of each sign is thirty-six (36) square feet.
- c. The maximum height for each sign is twelve (12) feet.
- d. Only Sand Point Overlay District property owners may install the signs.

G. Off-Premises Signs.

- 1. Only Sand Point Overlay District property owners may install off-premise signs.
  - 2. Identification Signs for the Overlay District. The Overlay District may have up to eight (8) ground signs that list the name of organizations or businesses located in the district.
    - a. The maximum area of a face of the sign is 48 square feet.
    - b. The identification signs must comply with subsections 23.55.014 E1a, dispersion standards for business district identification signs and E3, lighting.
  - 3. Off-premises directional signs are permitted as ground signs, and must comply with subsections 23.55.014 E1a, dispersion standards for directional sign faces and E3, lighting.
  - 4. Sign kiosks as provided in Section 23.55.015 are allowed.
- H. Signs Near Residential Uses. When located within fifty (50) feet of a residential use, any illumination from a sign will be controlled by a timer set to turn off by closing hours for Parks facilities at Warren G. Magnuson Park. Any illumination will conform to 23.55.016, Light and glare from signs.



To accommodate proposed land use in the overlay district, two new definitions are created as follows:



**Magnuson Park  
Sand Point Historic District  
Realizing the Vision**

**23.84A.002 “A.”**

“Animal health services” means a medical services use in which health care for animals on an inpatient or outpatient basis is provided indoors.

**23.84A.030 “P.”**

“Pet grooming services” means a general retail sales and services use in which pet grooming for animals is provided indoors.



### Comparison of Proposed Sign Code to Existing Code Provisions

Sign Topic	Proposed Overlay Sign Code	Existing Code (Underlying Single Family or Lowrise Zones)
Historic review	Historic review is required of signs	Historic review is currently required of signs at Sand Point
Rotating, moving or flashing parts	Prohibited	Prohibited
Electric, externally illuminated, non-illuminated	Allowed, light and glare controlled when within 50 feet of residential uses, and is required to be turned-off by Park closing hours.	Allowed.
Advertising signs	Prohibited	Prohibited
Illuminated electric or reader board signs	Limit of two double-faced message board signs (electric signs with a message created by using light bulbs) located either along Sand Point Way or NE 65 <sup>th</sup> Street. Maximum sign face 36 square feet for on-premises messages. Maximum height 12 feet. Illumination within 50 feet of residential use is required to be turned off by Park closing hours.	Not allowed at Sand Point, although generally allowed for Schools in Seattle.  Maximum sign face 30 square feet per street frontage. Located and landscaped to reduce light impacts on surrounding properties; Illumination controlled by timer to turn off by 10 p.m.
On premise business sign	Each business permitted 1 ground, roof, projecting or combination sign for each 300 lineal feet of roadway with a maximum 48 square feet sign face. Maximum height 50' above grade or the height of the building cornice. Each business permitted 1 wall, awning, marquee or under-marquee sign for each 100 lineal feet of roadway with a maximum 24 square feet sign face. Maximum height 20 feet above existing building cornice.	Prohibited in SF zone  Prohibited in L3 except for public elementary schools, limited to 1 wall or ground sign with a maximum 24 square feet sign face On-premise business sign: Limit 1 illuminated or non-illuminated sign with a maximum sign face of 64 square inches
On premise identification sign	Each multifamily structure is permitted 1 wall, ground, awning, canopy, marquee, or under-marquee sign on each roadway frontage with a maximum 24 square feet sign area.	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.
Off-premise identifying sign	Limit 8 ground signs with a maximum 24 square feet sign face controlled by Seattle Parks or UW (similar to “business district identification signs”).	One residential wall or ground sign per entrance with a maximum 50 square feet sign face
Roof Sign	Maximum height is limited to the height of the zone or the height of the building.	Not permitted.