

January 30, 2009

DEPARTMENT OF NEIGHBORHOODS DIRECTOR'S REPORT AND DECISION

MLK SCHOOL USE ADVISORY COMMITTEE PERMITTED USES AND CONDITIONS FOR USE

In late December 2008, the Martin Luther King School Use Advisory Committee (hereafter MLK SUAC) forwarded their report and recommendations concerning the request of the Seattle School District for the establishment of criteria for non-school use of an existing or former public school structure. Under the provisions of the City Land Use Code, the Director of the Department of Neighborhoods is responsible for the final determination of use criteria based on the report and recommendation of the SUAC.

I have carefully reviewed the SUAC Report and Recommendations and hereby approve the following:

I. Conditions

A. Uses:

1. That the school buildings may be used for a mix of uses including educational, community, recreational, cultural and human service activities.
2. That uses for the buildings that serve the immediate neighborhood shall be encouraged.

B. Parking:

1. Occupants shall encourage use of alternative modes of transportation to lessen the impact of traffic and parking on the surrounding neighborhood.
2. Parking may be established on the currently paved and/or the playground area, provided adequate space is retained for open unstructured playground use and appropriate safety measures are provided to assure the safety of pedestrians.

C. Play and Public Area:

1. That a suitably sized playground area remains open to the neighborhood at no cost when not in use by the occupants, with the exception that if an elementary or secondary school or child care or day care occupies the building(s) and needs to restrict public access to the playground for the safety of its own students, it may restrict playground access within its own normal hours of operation only.
2. Some spaces in the building and the gymnasium should be available for community use (e.g. community meetings) at reasonable times and fees.

D. Hours of Operation:

1. The days and hours for occupant and public use for programs and services operating external to the building structure should be limited to:

Days: Monday through Sunday
Hours: 6:00 AM to 9:00 PM
2. The days and hours for occupant and public use for programs and services operating in the internal building structure shall be limited to the following:

Days: Monday through Sunday
Hours: 6:00 AM to 10:00 PM (at the occupant's discretion, 16 nights over the course of a year at the time of their choosing until midnight)
3. The name and non-building telephone number of a contact person authorized to act on behalf of the occupant shall be posted in a conspicuous place, and that contact person shall, within reason, be generally available to residents seeking resolution of issues that may arise on a day-to-day basis.

E. Building and Ground Maintenance:

1. That the grounds shall not be used for storage, except storage accessory to otherwise authorize use.
2. That the occupant shall keep the buildings and grounds well maintained, clean and litter free. Graffiti on the property, whether on signs, the buildings or elsewhere, shall be promptly removed.
3. That the occupant shall make reasonable efforts, including consulting with the police department to prevent illegal activity within the buildings or on its grounds at any time.

F. Lighting:

All exterior lighting, except security lighting be extinguished at the building closing time and remain off throughout the night.

G. Signage:

That signage be minimized and well constructed with a professional appearance. Signs that are flashing, neon, rotating, backlit, or have changing images are prohibited. Reader boards which comply with Department of Planning and Development standards shall be allowed.

II. Permitted Uses

The following uses are permitted outright in single family zones: public or private elementary schools; pre-school programs; vocational training for the handicapped or disabled; technical school classes; arts and crafts school; adult day care; senior programs; cultural programs; theatre, dance, yoga, etc.; and polling location; community center (SMC 23.84A.018.I3:

"Community club or center" means an institution used for athletic, social, civic or recreational purposes, operated by a nonprofit organization, and open to the general public on an equal basis. Activities in a community club or center may include classes and events sponsored by nonprofit organizations, community programs for the elderly, and other similar activities).

The School Use Advisory Committee recommends the following additional uses be permitted. Uses not listed may be permitted if they meet the criteria and conditions identified in this report and comply with the underlying zoning and development standards of a single-family zone.

A. Arts Uses

Custom and craft work; artist and crafts studios; classes including but not limited to classes in dance, music, ballet, martial arts; community cultural activities including theater and dance groups and other performing arts and music.

B. Business Uses

Food processing limited to catering and food preparation services; professional offices with limited walk-in customer services; accessory archival and storage; rental hall (hourly rental). Retail sales and services uses are limited to those that are accessory to otherwise authorized uses. Accessory uses may include but are not limited to outdoor cafes, coffee shops, arts and craft sales, flea markets and fund-raisers.

C. Housing Uses

Multi-family housing pursuant to the Seattle Municipal Code 23.84A.025 of SMC as described in the following four categories: low-income disabled, low-income elderly/low-income disabled, very low-income disabled, very low-income elderly/very low-income disabled; assisted living facility and artist dwelling units .

D. Educational Uses

Inter-generational educational classes (children, adult and elder); preservation of open space for public use (playground, structured and unstructured physical activity); physical education and participatory sports; programs for the elderly; educational and vocational training; before and after school programs; childcare center; tutoring program; library and museum.

E. Service Uses

Religious facility; human services, public health and medical services; well-baby clinics; non-profit organization providing community service; administrative offices for civic, social service, governmental and religious organizations; including fundraising activities directly associated with tenant uses, such as school festivals, and not designed to draw the public at large to the site and home improvement programs, neighborhood playground and playfield; community open space.

By:



Stella Chao
Director, Department of Neighborhoods

January 30, 2009
Date of Signature

