

Your
Seattle
Community Development



I. Dean Mosier, Director
Charles Royer, Mayor

December 11, 1981

LINCOLN SCHOOL
Zoning Criteria and Permitted Uses

Section 1. Intent

The following zoning criteria and permitted uses were recommended by the Lincoln School Use Advisory Committee (SUAC), and approved by the Director of the Department of Community Development (DCD), and are intended for the reuse of Lincoln School located at 4400 Interlake Avenue North.

Section 2. Uses permitted at Lincoln School

- a. Public and private day care
- b. Children's programs including pre-school, co-op nursery and well baby clinic
- c. Programs for the elderly
- d. Non-residential public health services
- e. Educational and vocational training for the disabled
- f. Community cultural activities, including theatre and dance groups
- g. Administration offices of civic, social service, government and religious organizations
- h. Non-profit agencies providing community services and goods delivery
- i. Community fund raising activities
- j. Community center
- k. Private hall for single events
- l. Mixed elderly residential/non-residential uses, and limited multi-residence elderly housing; provided that prior to conversion to housing, the School Board would reevaluate their decision regarding the potential use of the site as a school.
- m. On-site maintenance caretaker
- n. Temporary residential shelter for battered women
- o. Public or private college

An equal employment opportunity - affirmative action employer.

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- p. University
- q. Technical school
- r. Arts and crafts school
- s. Trade or business school
- t. Adult community school
- u. Professional offices
- v. Small-scale cottage industry such as arts, crafts, materials, and data assembly
- w. Church
- x. Non-residential artist studio
- y. Storage limited to accessory tenant and archives
- z. Museum
- aa. Library
- bb. Flea market
- cc. Catering and cafeteria services
- dd. Profit-making exercise classes on a space available basis with priority given to other community recreational uses.

Section 3. Parking

Building use shall be limited to on-site parking or other off-site joint-use parking agreements. Lease agreements negotiated with the School District shall designate such parking facilities to be used. Lessors shall notify building users of such agreements. Building users will be encouraged to use local public transportation.

Section 4. Hours of building operation

Events with over 500 people participating shall not normally operate later than 11:00 p.m. weekdays and 12 midnight on weekends; and shall not occur more frequently than when the facility was operated as a public school.

Section 5. Building use

Preference should be given to community and local use/service as a priority over city-wide use/service.

Section 6. Community advisory board

A building use advisory board may be convened to make recommendations to the building manager(s) and the Seattle School District on building use policy and related practices. The board shall be composed of community/business organizations and local residents, and meet on a quarterly basis. The board will be convened by the Wallingford Community Council and the North Central Chamber of Commerce.

Section 7. Building renovation

No permanent, irreversible non-school building modifications may be made unless prior to such modification, the Seattle School Board would reevaluate their decision regarding the potential use of the site as a school.

Section 8. Applicability of decision

The above approved uses and conditions are applicable only under Seattle School District ownership.

Section 9. Other requirements

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