

Madison Park

A Neighborhood Center with Everyday Essentials



Transit

17 min to Capitol Hill
26 min to Downtown

Schools & Childcare

Preschool
McGilvra Elementary

Medical Services

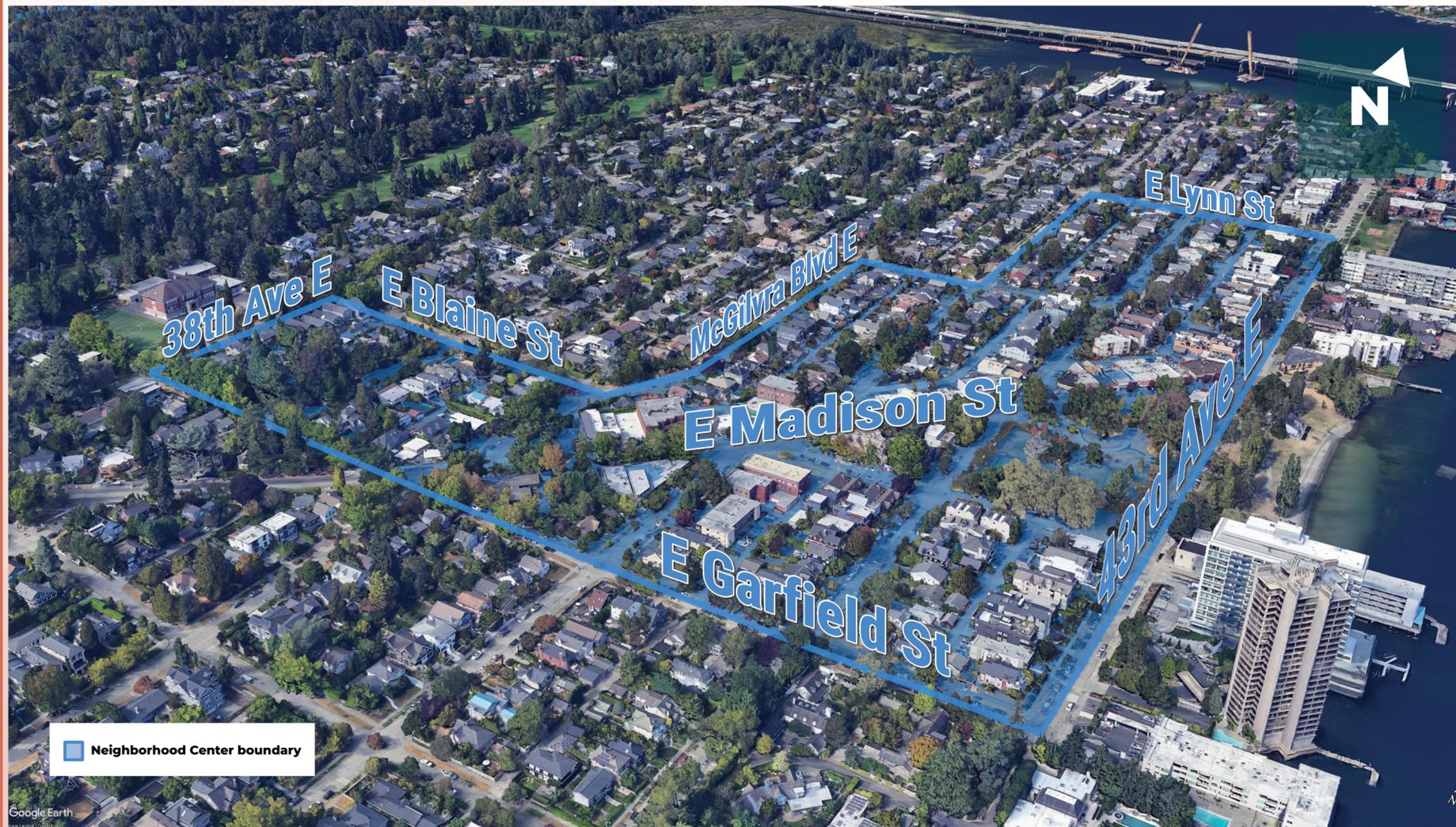
Specialist Clinics

Shops & Services

Groceries
Coffee Shops
Restaurants
Retail Stores
Hardware Store

Parks & Open Spaces

Madison Park Playground
Madison Park Beach



Neighborhood Center boundary

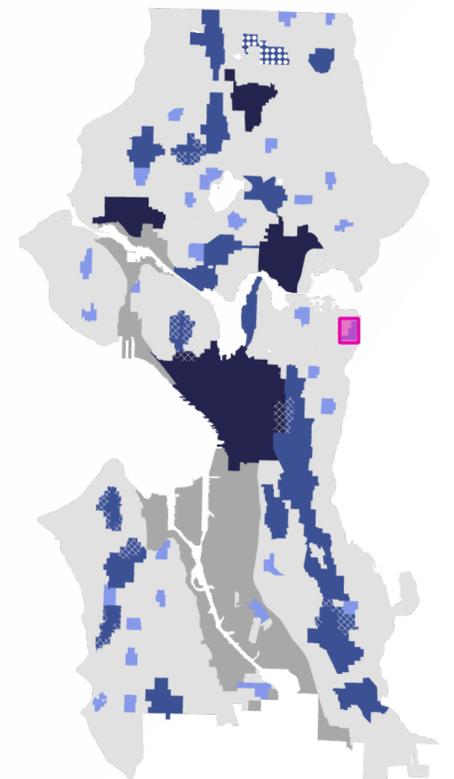
Madison Park is a lively neighborhood center that provides a mix of goods and services for residents in the surrounding area that also draws visitors from around the region.

McGilvra Elementary School is within walking distance and its proximity to the public beach at Lake Washington provides a range of recreational opportunities. Bus connections to the Capitol Hill light rail station and Downtown.

Madison Park is one of 30 proposed new Neighborhood Centers

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These places are suitable for residential and mixed-use buildings up to 6 stories in core and smaller apartment buildings on the periphery. Neighborhood centers should generally encompass areas within 800 feet, or one to three blocks, of the central intersection or transit stop.

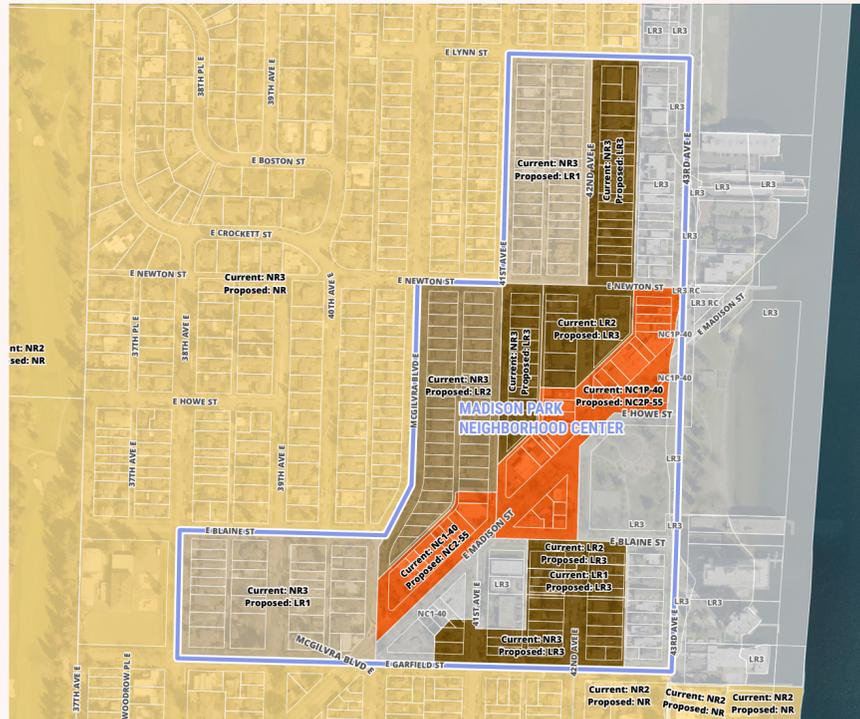


Regional Center, Urban Center, Neighborhood Center, Madison Park NC

ZONING UPDATE

Madison Park

Zoning Update for a New Neighborhood Center



In October 2024, we released the Mayor’s proposed Growth Strategy, which will guide where and what types of new housing can be built in Seattle over the next 20 years. To implement this Growth Strategy, the City is proposing new zoning designations in areas throughout the city, including new Neighborhood Centers, such as Madison Park.

Proposed Zoning Changes

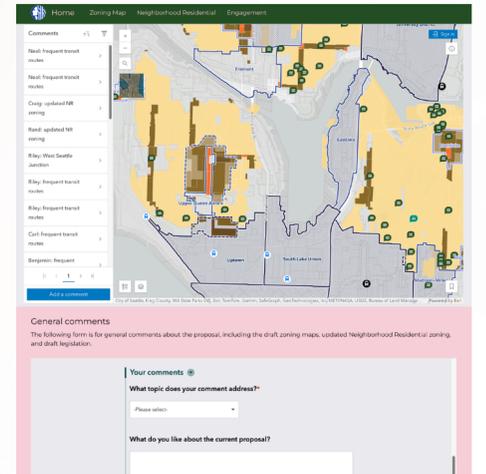
Proposed zoning changes would allow for a wider variety of housing types in the neighborhood and for slightly larger retail and apartment buildings or condos along E Madison Street, though at a much smaller scale than existing apartments and condos on the lakefront.

Share Your Feedback

What are your **thoughts on the boundaries and location** of this proposed neighborhood center?

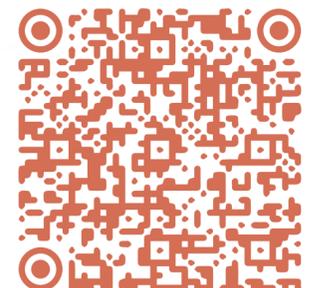
Do you think this is the **right mix of zoning types** to encourage new housing and a walkable neighborhood?

Access more information on the City's zoning proposal, including interactive maps and ways to provide feedback.



- Neighborhood Residential (NR)**
NR (formerly called Single Family) is Seattle’s lowest-density residential zone. It allows a mix of primarily attached and detached homes. Updated NR zoning would allow more middle housing types and fulfill requirements in House Bill 1110.
- Lowrise 1 (LR1)**
LR1 is a low-density residential zone that allows townhouse-style development at a three-story scale.
- Lowrise 2 (LR2)**
LR2 is a residential zone that allows multifamily development up to four stories.
- Lowrise 3 (LR3)**
LR3 is a residential zone that allows multifamily development up to five stories.
- Midrise (MR1 or MR2)**
MR1 is a proposed new residential zone that would allow multifamily development up to six stories. MR2, currently simply called “Midrise,” is a residential zone that allows multifamily development up to eight stories.
- Neighborhood Commercial (NC)**
NC zones are mixed-use areas that allow a range of retail, office, institutional, and residential uses.
- Commercial (C)**
C zones are mixed-use areas that allow a range of retail, office, institutional, light industrial, and auto-oriented commercial uses.
- No rezone proposed**

Share your thoughts regarding a specific location on the online map or submit a comment form by December 20, 2024 at **Zoning.OneSeattlePlan.com**



Madison Valley

A Neighborhood Center with Everyday Essentials



Frequent Transit

- 10 min to Capitol Hill
- 10 min to First Hill
- 15 min to Downtown
- 18 min to Mt Baker
- 25 min to Uptown

Schools & Childcare

- Preschool

Medical Services

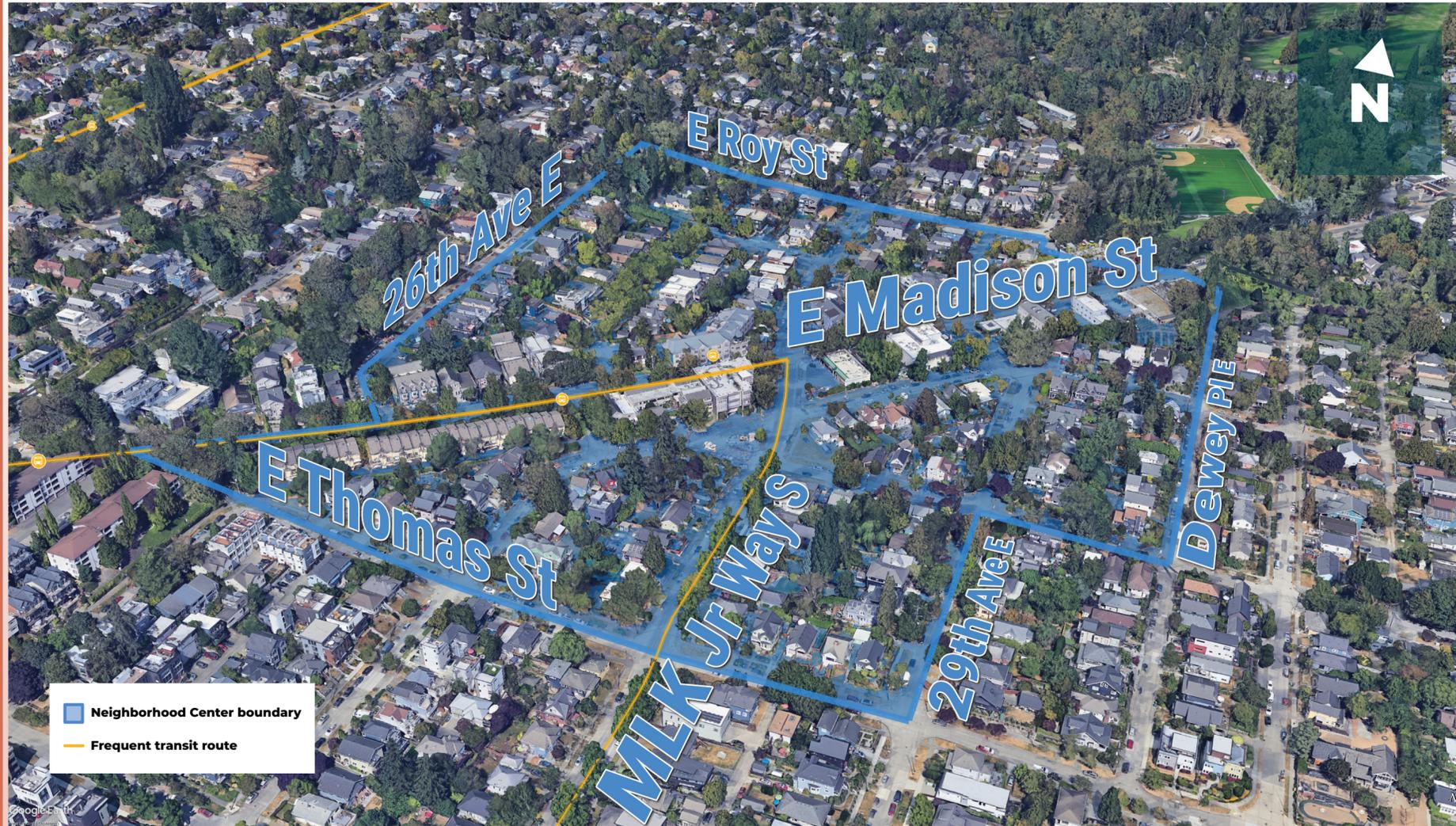
- Specialist Clinics

Shops & Services

- Small Groceries
- Coffee Shops
- Restaurants
- Salons
- Pet Care
- Retail Stores

Parks & Open Spaces

- Julia Lee's Park
- Washington Park Playfield
- Washington Park Arboretum (nearby)



■ Neighborhood Center boundary
— Frequent transit route

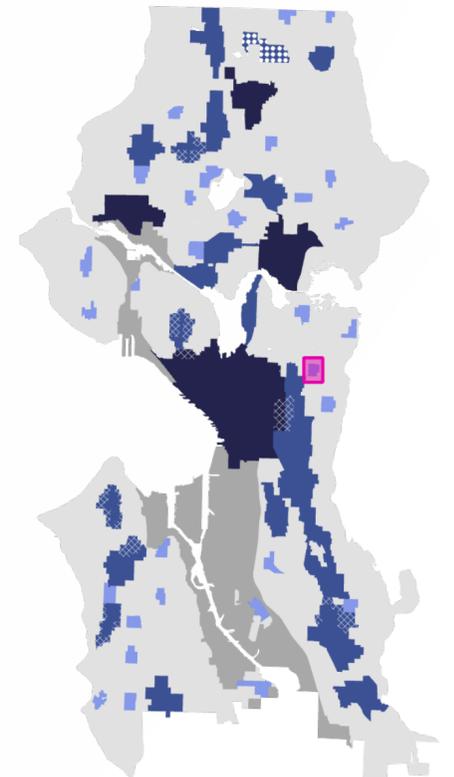
Madison Valley Neighborhood Center provides a variety of locally-owned cafes, restaurants, shops and services along E Madison Street surrounded by a variety of residential homes.

The area is close to Washington Park Playfield and the Arboretum and has frequent transit service to downtown Seattle by RapidRide G Line.

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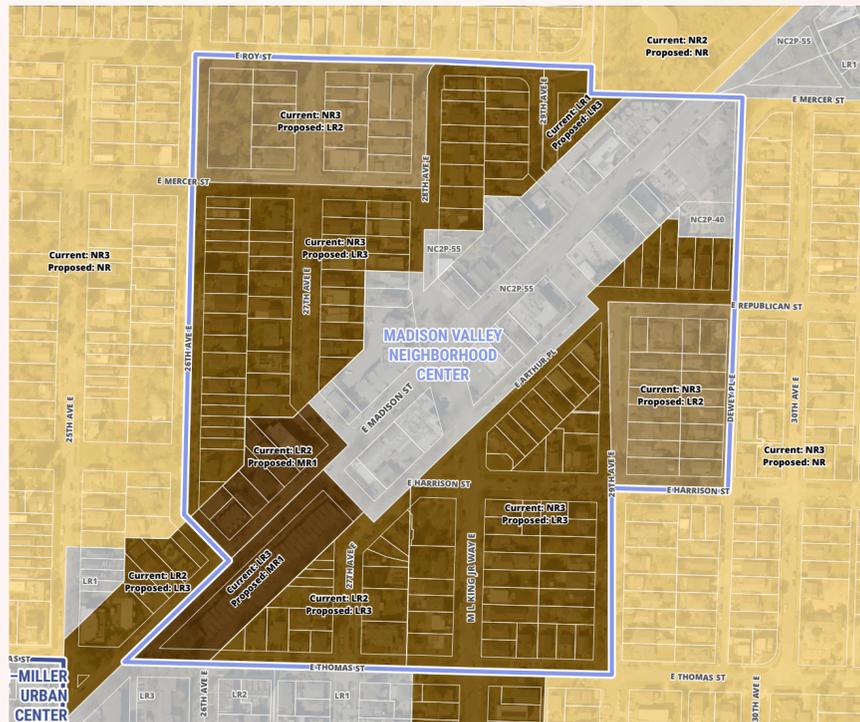
Mayor Harrell's ONE SEATTLE PLAN COMPREHENSIVE PLAN UPDATE

■ Regional Center ■ Neighborhood Center
■ Urban Center ■ Madison Valley NC

**ZONING
UPDATE**

Madison Valley

Zoning Update for a New Neighborhood Center



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Proposed Zoning Changes

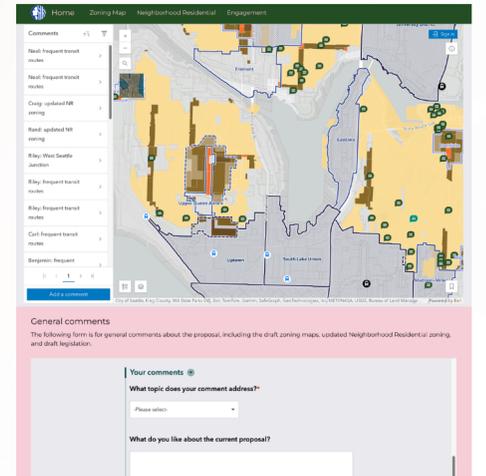
Proposed zoning changes would allow taller apartment or condominium buildings along E Madison St and a broader variety of housing types in the surrounding area.

Share Your Feedback

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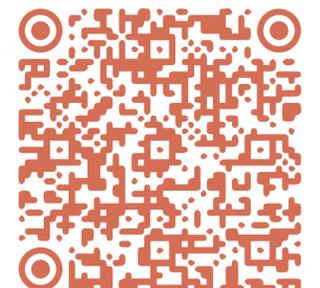
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Madrona

A Neighborhood Center with Everyday Essentials



Frequent Transit

10 min to Capitol Hill
25 min to Downtown
40 min to Uptown

Schools & Childcare

Madrona Elementary
St. Therese Catholic Academy
Madrona Public Library
Epiphany School (nearby)

Medical Services

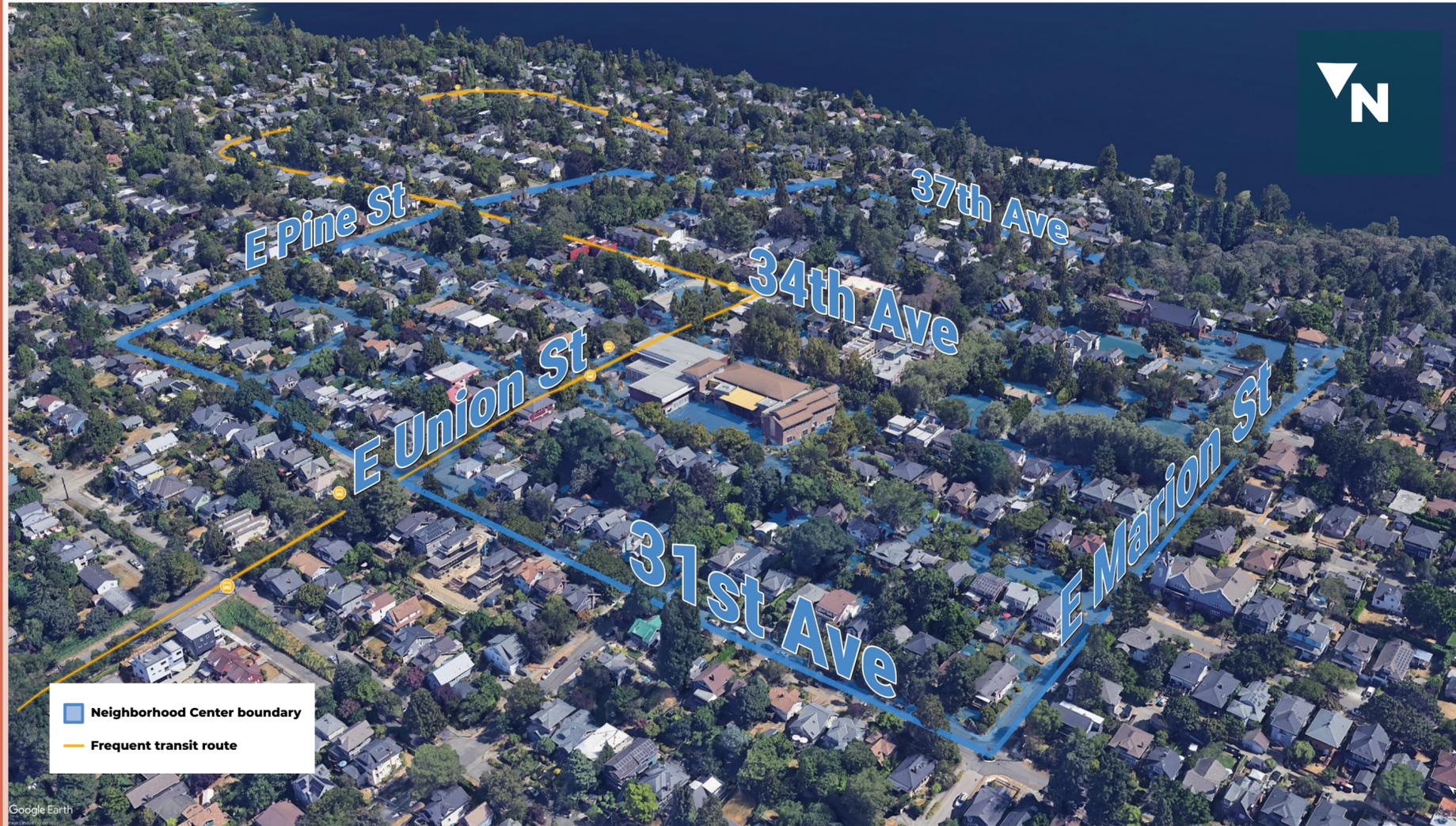
Massage Therapy

Shops & Services

Small Groceries
Coffee Shops
Restaurants
Retail Stores

Parks & Open Spaces

Alvin Larkins Park
Madrona Playground
Madrona Park (nearby)



Neighborhood Center boundary
 Frequent transit route

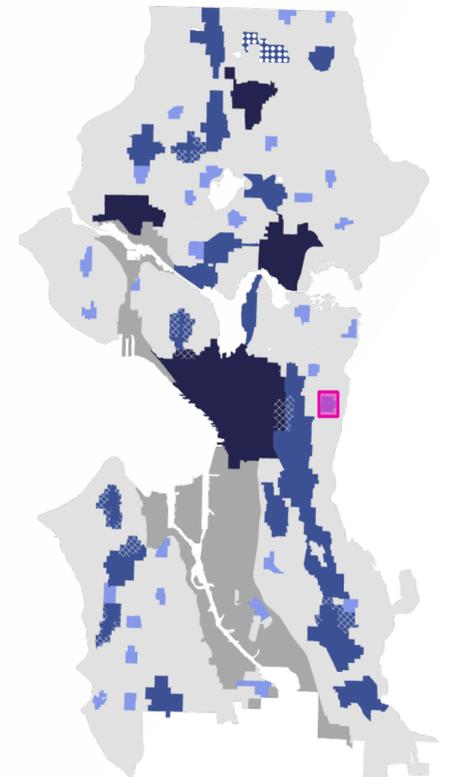
Madrona Neighborhood Center is centering at the intersection of 34th Ave and E Union St that includes Madrona Elementary School and the Madrona-Sally Goldmark Public Library. Two public parks are also

within walking distance of the commercial area that includes multiple restaurants and shops. The neighborhood is well connected by buses that travel west to Capitol Hill and Downtown.

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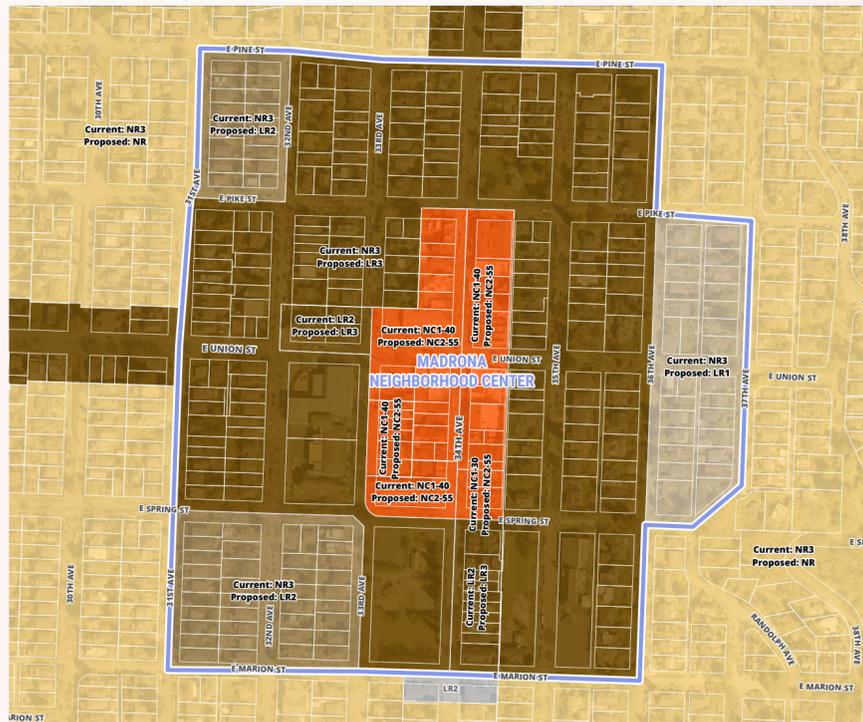
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Madrona

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Proposed Zoning Changes

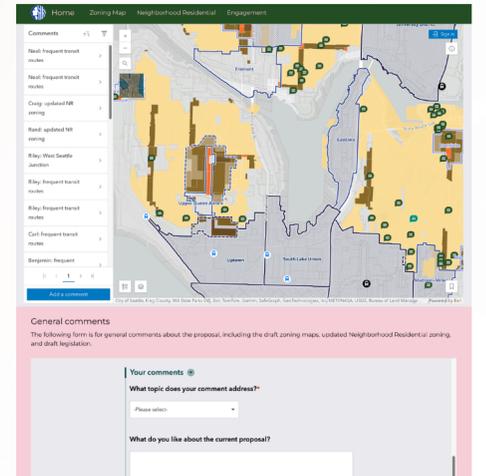
The zoning proposed for Madrona would create more opportunities for people to live in this popular neighborhood. Zoning would allow for an additional story of homes within the commercial core of the neighborhood and allow for additional townhouses and small apartments or condominiums on the surrounding blocks.

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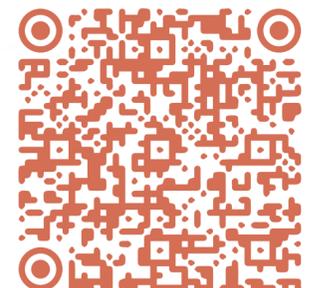
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No rezone proposed

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Montlake

A Neighborhood Center with Everyday Essentials



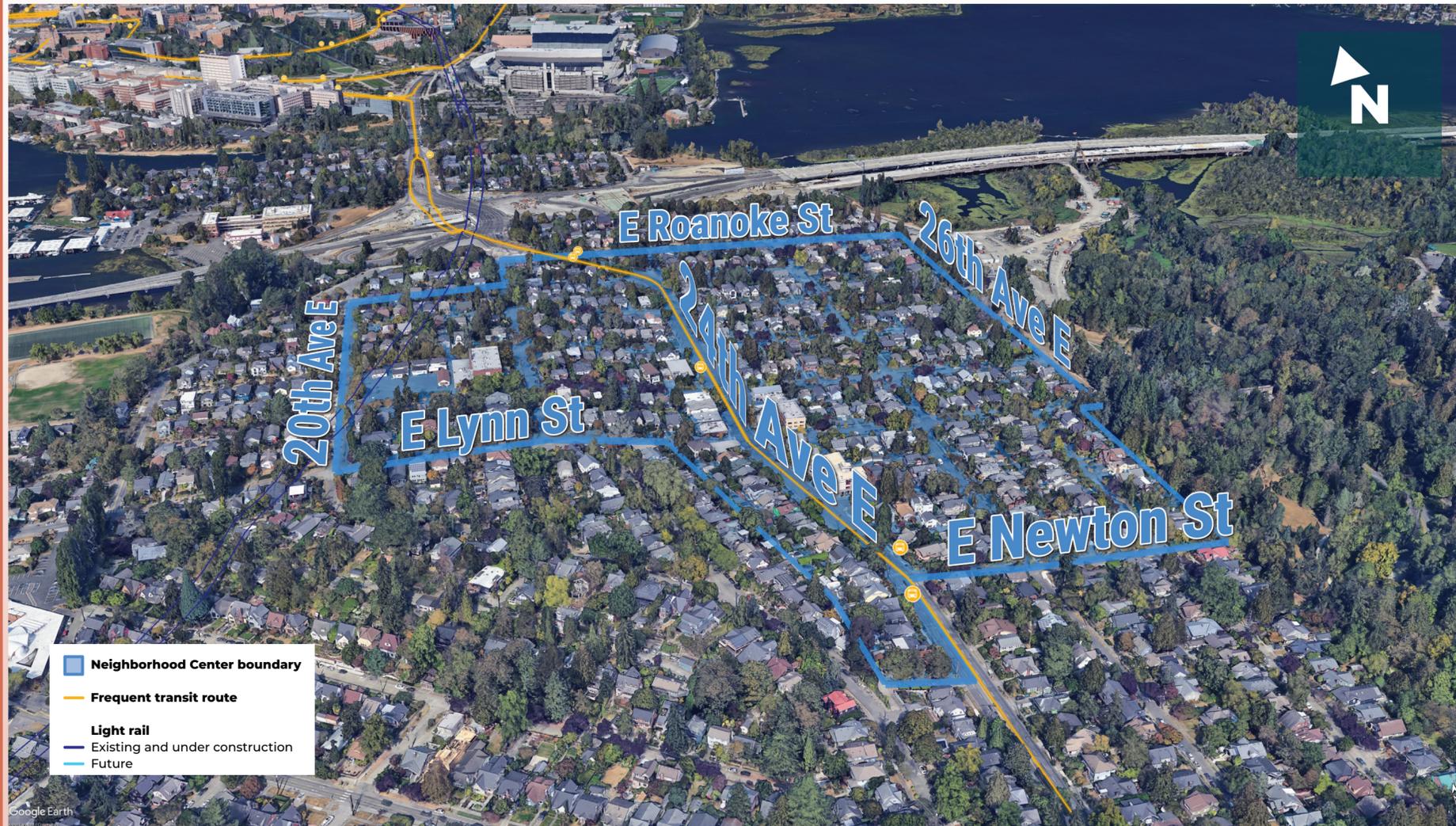
Frequent Transit
 6 min to UW Station
 15 min to U District
 15 min to Central District
 30 min to Mt Baker

Schools & Childcare
 Montlake Elementary
 Preschools (nearby)
 Montlake Public Library

Medical Services
 UW Medical Center
 (nearby)

Shops & Services
 Groceries
 Coffee Shops
 Restaurants
 Bike shop
 Salons
 Gallery

Parks & Open Spaces
 Washington Park
 Arboretum
 Montlake Playfield



■ Neighborhood Center boundary
— Frequent transit route
Light rail
— Existing and under construction
— Future

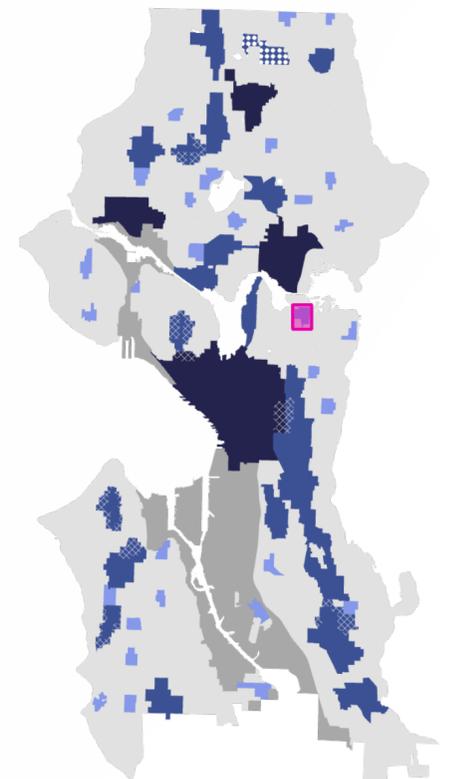
Montlake Neighborhood Center is near the University of Washington along 24th Ave E with a library and an elementary school as well as small local businesses.

Frequent transit connects to UW and the light rail stations. Most streets have sidewalks and residents enjoy easy access to the Washington Park Arboretum.

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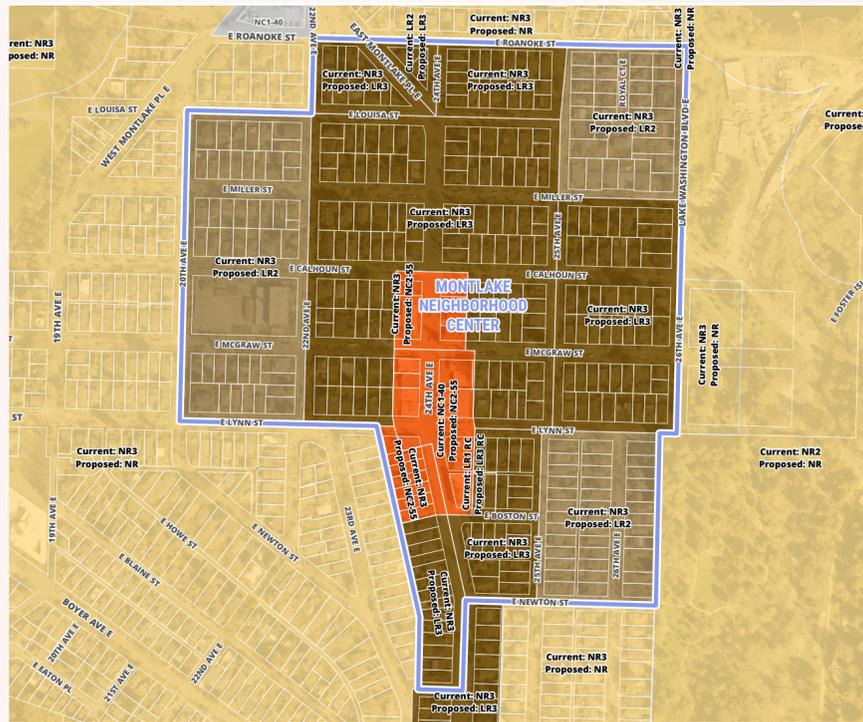
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Montlake

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Proposed Zoning Changes

The new zoning proposed for Montlake Neighborhood Center focuses around the small business district along 24th Ave E between E Calhoun Street and E Lynn Street. The existing Neighborhood Commercial zoning, which allows mixed-use buildings with shops at the ground level and apartments or condos above, is adjusted from 4 to 5 stories to allow for more homes.

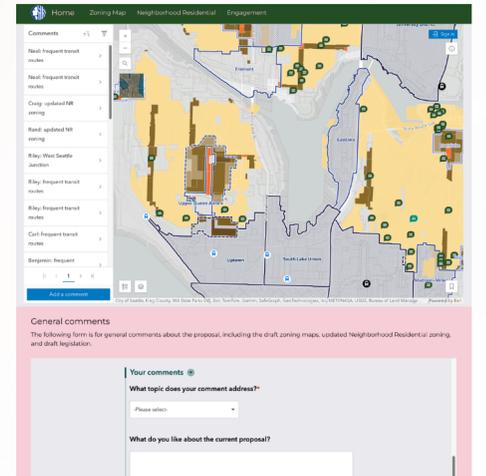
Residential areas directly adjacent to the Neighborhood Commercial zone transition to Lowrise 3, which allows for 5-story apartments or condominium buildings as well as townhouses. The zoning pattern tapers to a lower height limit in Lowrise 2 zones, which allow buildings up to 4 stories.

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