

# Upper Fremont

*A Neighborhood Center with Everyday Essentials*



**Frequent Transit**

9 min to Ballard  
12 min to Greenwood  
14 min to U District  
22 min to Downtown

**Schools & Childcare**

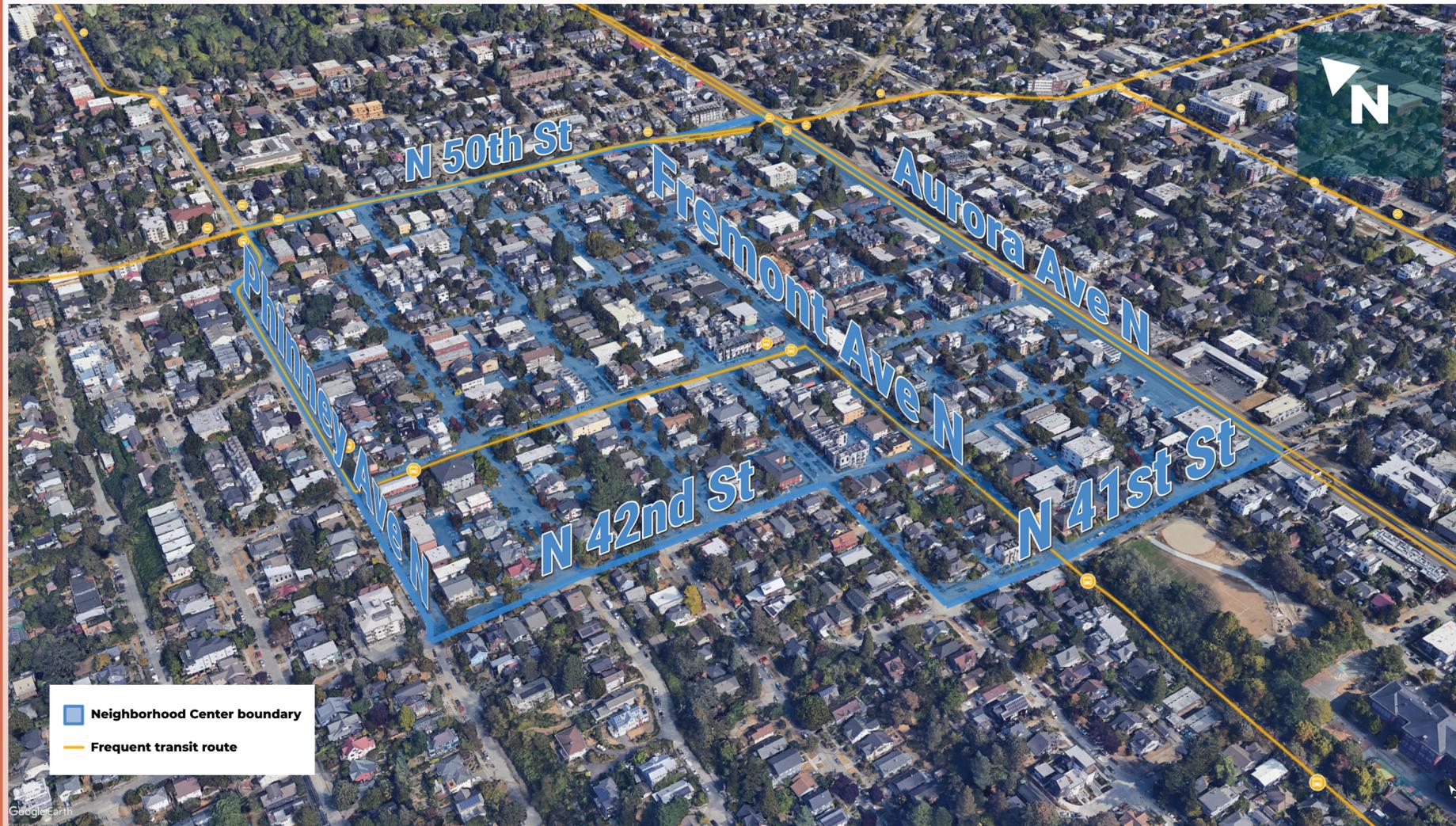
BF Day Elementary School (nearby)

**Shops & Services**

Groceries  
Coffee Shops  
Retail Stores  
Convenience Store

**Parks & Open Spaces**

BF Day Playground (nearby)  
Fremont Peak Park (nearby)  
Woodland Park Zoo & Rose Garden (nearby)



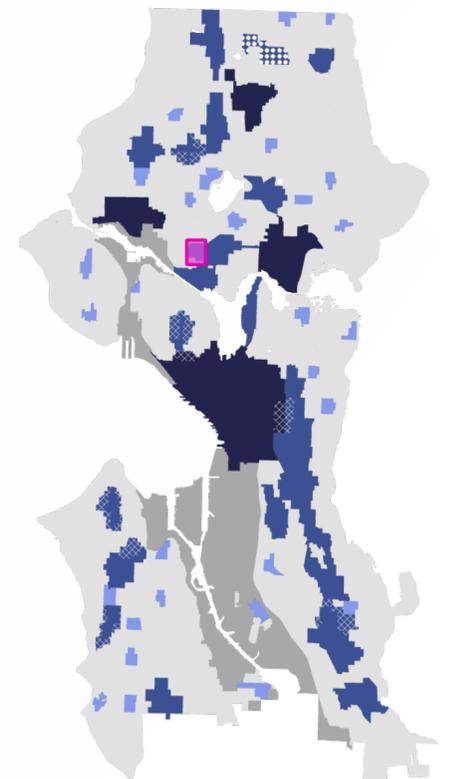
Upper Fremont's commercial core along Fremont Ave N has vibrant local businesses, with additional commercial activities along Aurora Ave N to the east. Frequent buses connect to Downtown, Greenwood, U District, and Ballard.

Residents can easily access open space at nearby parks as well as the zoo.

Upper Fremont is one of 30 proposed new Neighborhood Centers

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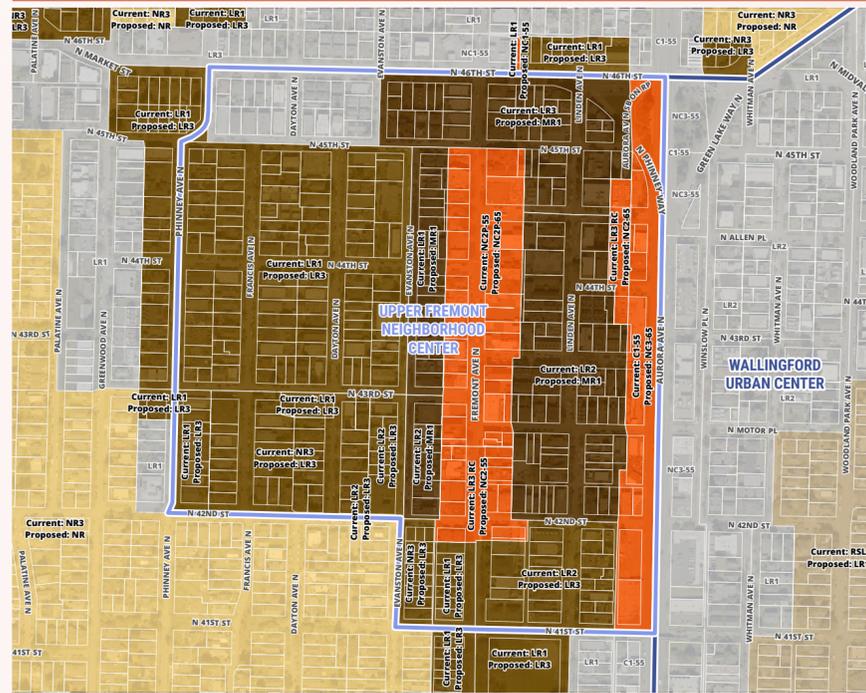
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# Upper Fremont

## 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 Upper Fremont.

### Proposed Zoning Changes

The commercial core along Fremont Ave N as well as along Aurora Ave N will allow higher mixed-use buildings generally up to 65 feet, and up to 55 feet near Fremont Ave N and N 42nd St.

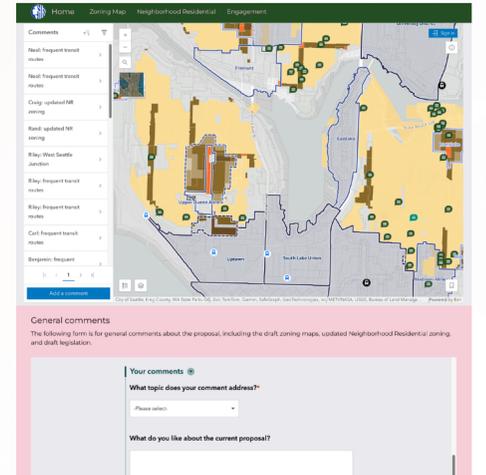
The residential area between Fremont and Aurora will have Midrise 1 zoning which allows multifamily buildings up to 6 stories. Most of the blocks west of Evanston Ave N and south of N 42nd St will have Lowrise 3 zoning which allows residential buildings up to 5 stories.

### Share Your Feedback

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

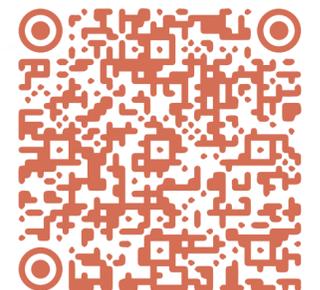
Do you think this is the **right mix of zoning types** to encourage new housing and a walkable neighborhood?

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**



# Whittier

*A Neighborhood Center with Everyday Essentials*

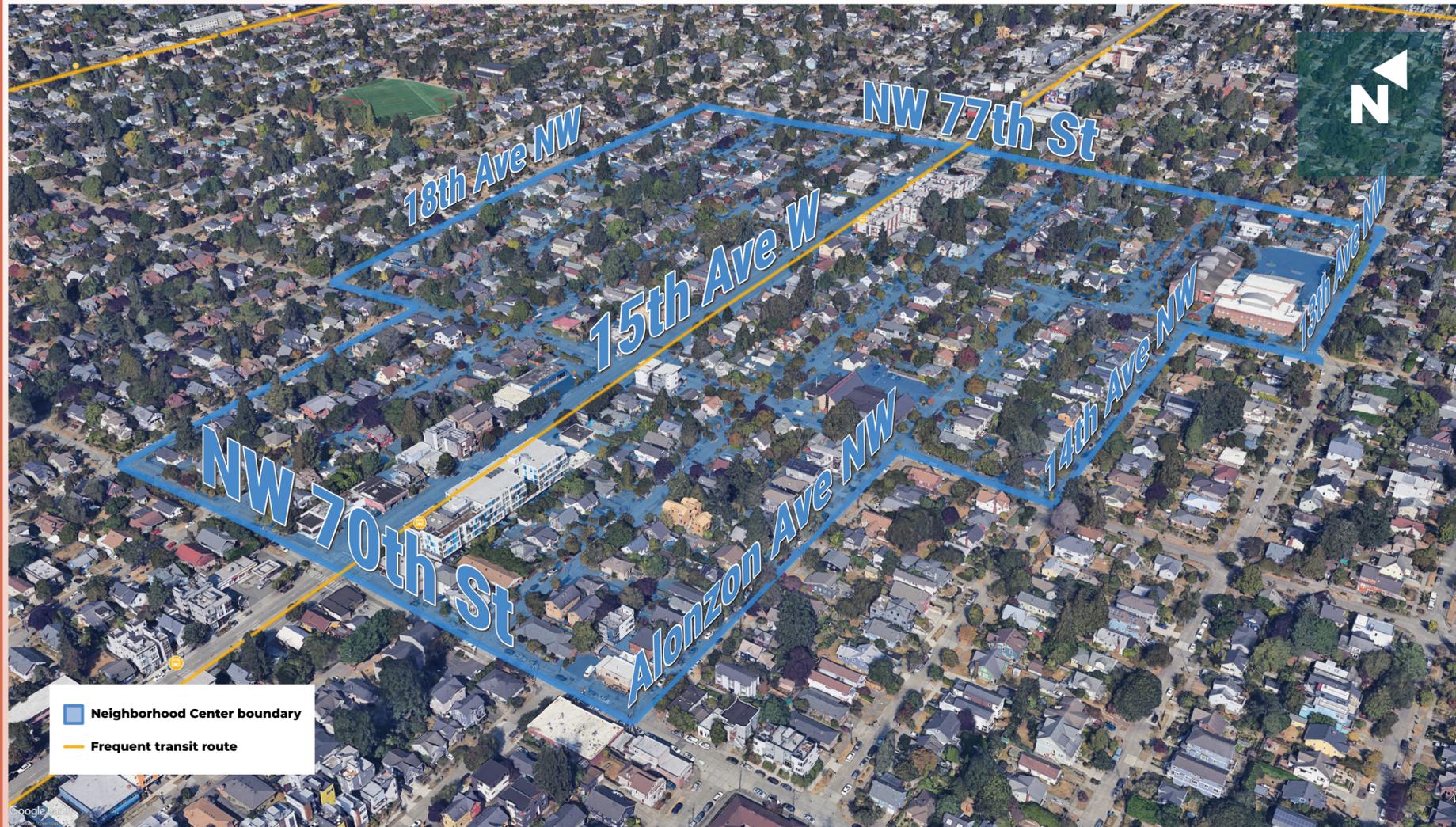


**Frequent Transit**  
5 min to Ballard  
30 min to Downtown

**Schools & Childcare**  
Preschools  
Whittier Elementary School  
Ballard High School (nearby)

**Shops & Services**  
Restaurant  
Personal Services  
Tool Library

**Parks & Open Spaces**  
Loyal Heights Playfield (nearby)  
Salmon Bay Park (nearby)  
Ballard Pool (nearby)



■ Neighborhood Center boundary  
— Frequent transit route

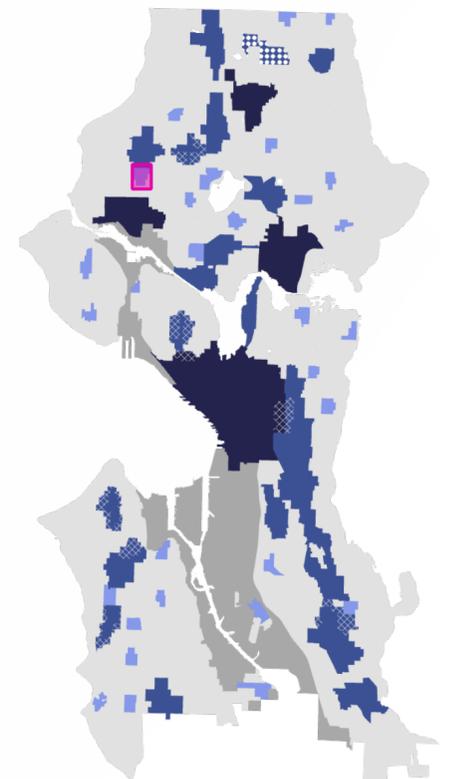
The Whittier Neighborhood Center sits adjacent to the Crown Hill Urban Center and a short distance from the Ballard Regional Center.

This center is organized around 15th Ave NW and NW 75th St, where a variety of commercial activities can be found. The neighborhood is well served by frequent transit (RapidRide D).

Whittier 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 ■ Neighborhood Center  
■ Urban Center ■ Whittier NC



# West Green Lake

*A Neighborhood Center with Everyday Essentials*



**Frequent Transit**

15 min to Roosevelt  
19 min to Downtown  
23 min to U District  
25 min to Northgate

**Schools & Childcare**

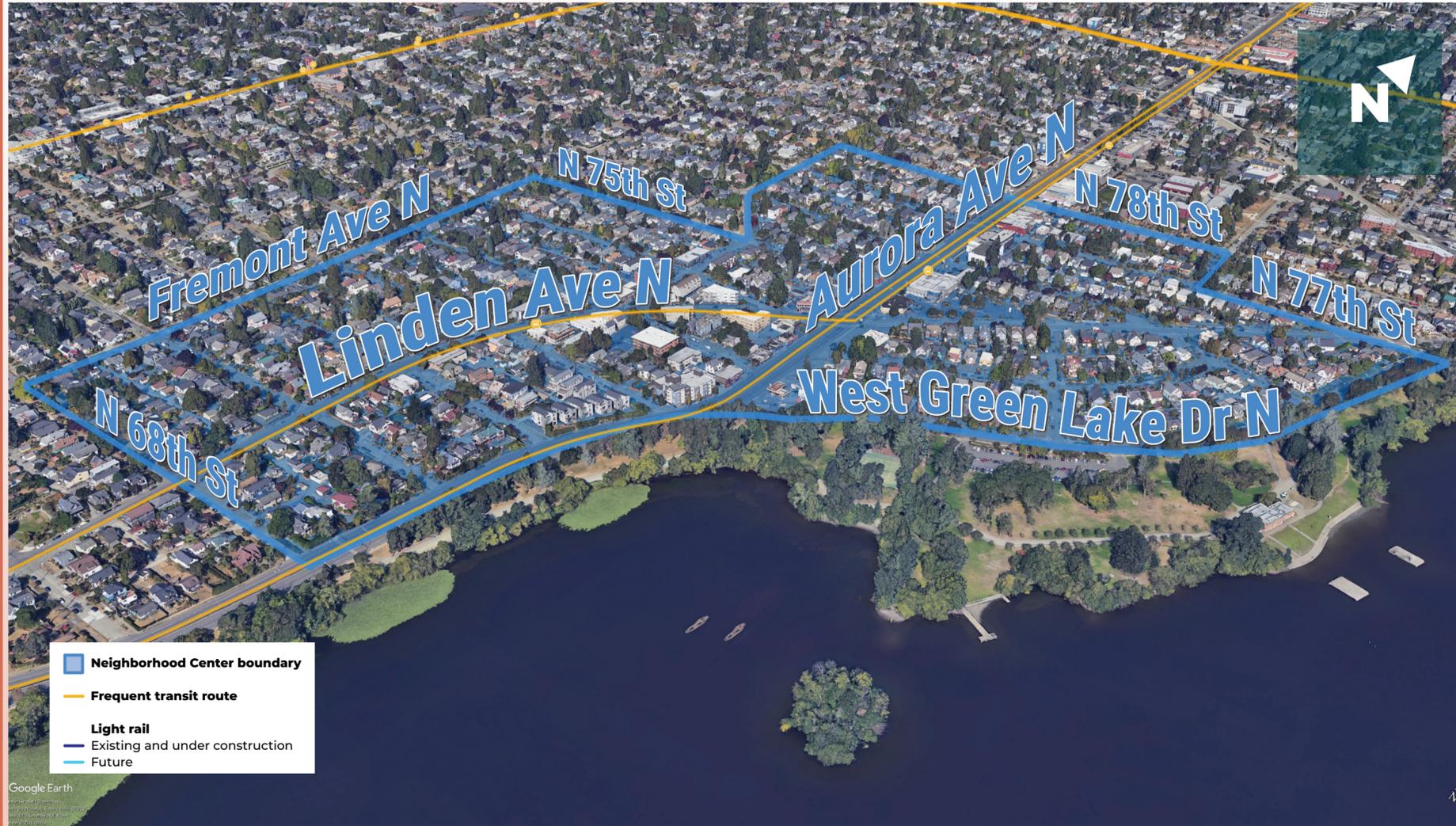
Daniel Bagley  
Elementary School  
(nearby)

**Shops & Services**

Groceries  
Restaurants  
Bars  
Barber Shop  
Health Club  
Convenience Store  
Gas Station  
Theater

**Parks & Open Spaces**

Green Lake Park  
Lindern Orchard Park



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

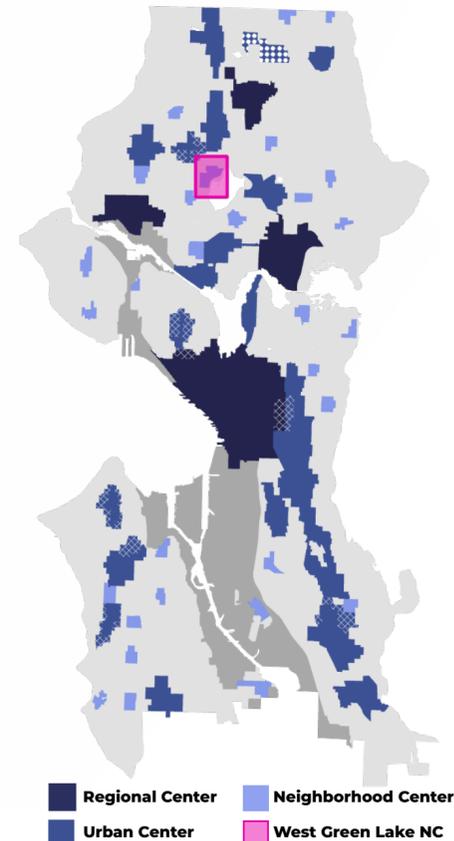
The West Green Lake Neighborhood Center is located on the northwestern shore of Green Lake, with N 78th St serving as its northern border and N 68th St its southern border. The commercial focus of this center is Aurora Ave N with restaurants, groceries,

services and miscellaneous shopping opportunities. The neighborhood is well served by frequent transit (RapidRide E), within walking distance of Metro Route 45 and 61, and its proximity to Green Lake provides ample recreational opportunities.

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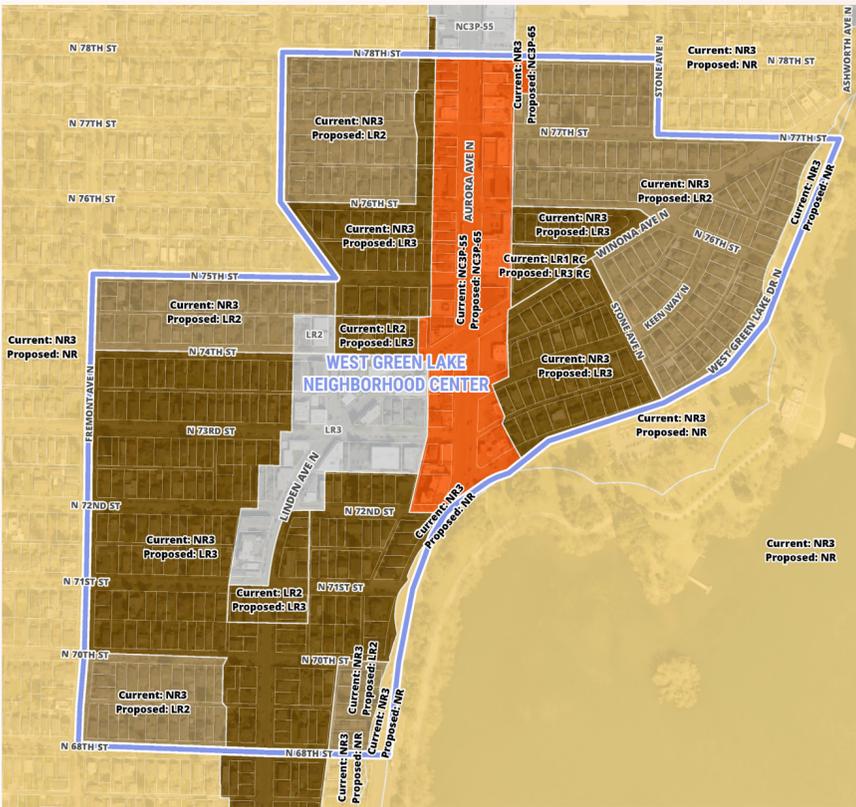
These places are suitable for residential and mixed-use buildings up to 6 stories in core and smaller apartment buildings on the periphery. Neighborhood centers should generally encompass areas within 800 feet, or one to three blocks, of the central intersection or transit stop.



**ZONING UPDATE**

# West Green Lake

## 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 West Green Lake.

### Proposed Zoning Changes

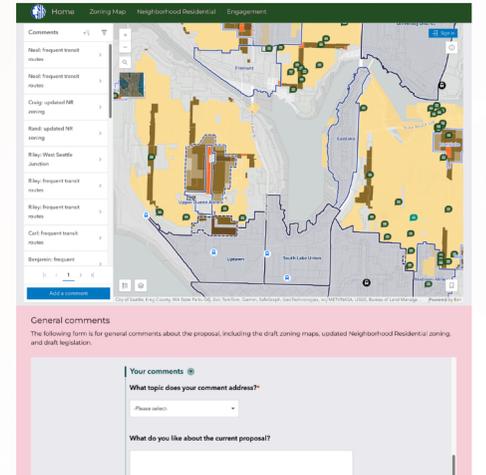
Zoning in the West Green Lake Neighborhood Centers is primarily LR3 (buildings up to 5 stories) with NC3 (mixed-use commercial) with 65-foot height limits lining Aurora Ave N. The northern, southern, and eastern edges of the neighborhood are zoned LR2 (buildings up to 4 stories).

### 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)**

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**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)**

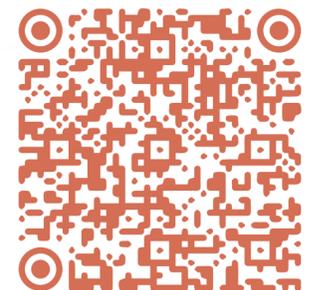
NC zones are mixed-use areas that allow a range of retail, office, institutional, and residential uses.

**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**

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# Tangletown

*A Neighborhood Center with Everyday Essentials*



**Frequent Transit**

5 min to Wallingford  
10 min to Roosevelt  
15 min to Fremont  
32 min to Downtown

**Schools & Childcare**

McDonald Elementary School (nearby)

**Medical Services**

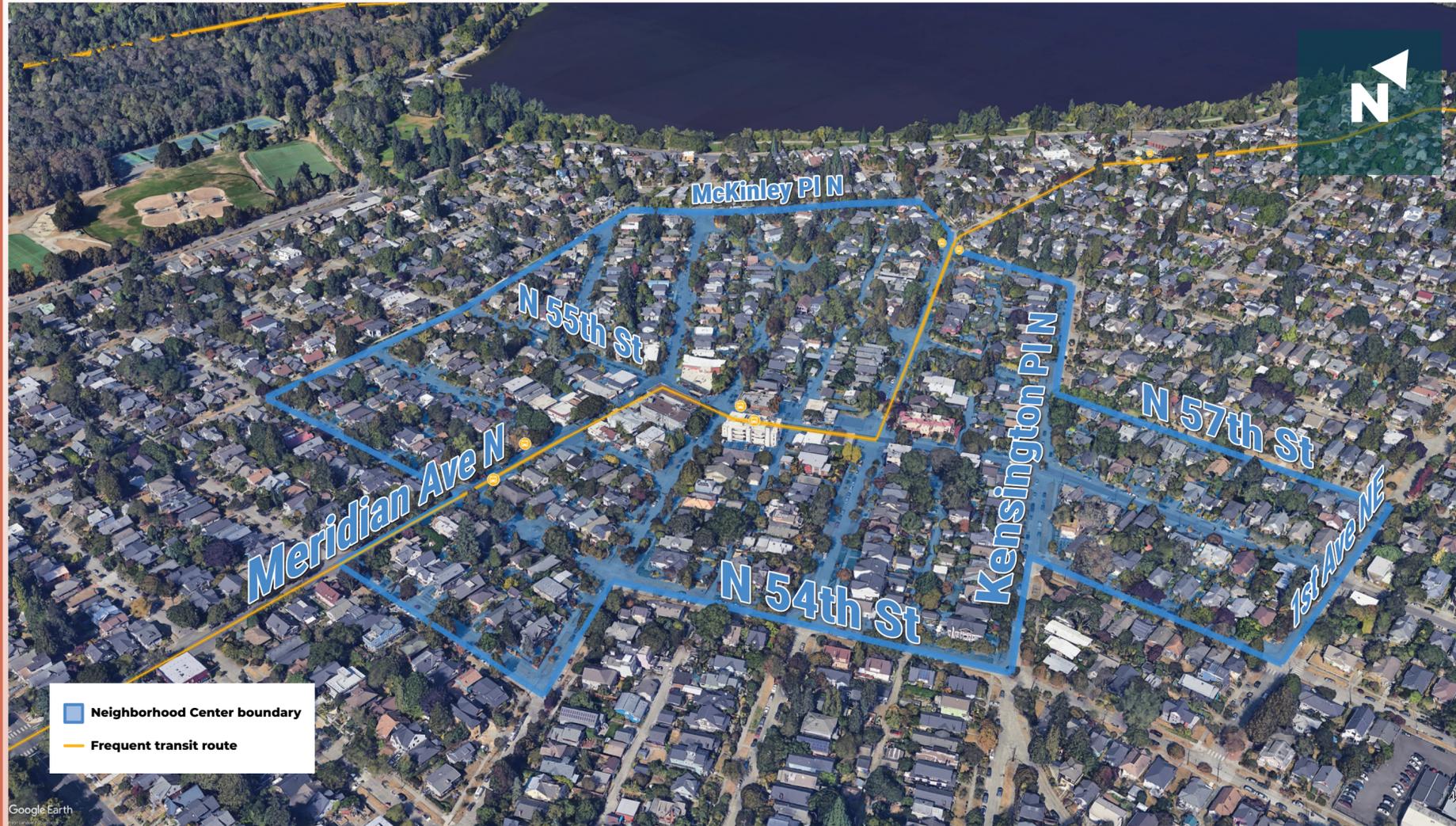
Dentist

**Shops & Services**

Coffee shops  
Restaurants  
Bars  
Convenient store

**Parks & Open Spaces**

Keystone Place  
Green Lake Park (nearby)  
Woodland Park (nearby)



Neighborhood Center boundary  
 Frequent transit route

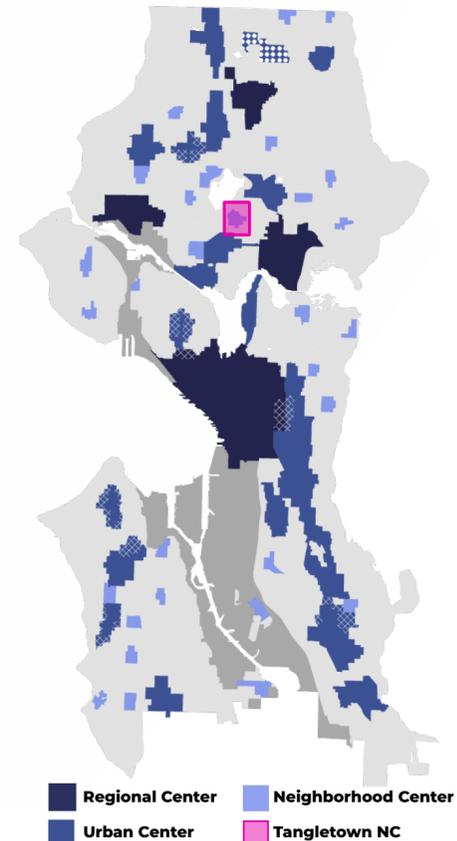
The Tangletown Neighborhood Center provides a mix of goods and services for residents in the surrounding area south of Green Lake. The neighborhood is centered on Keystone Pl N and N 55th/56th St and is walking distance to McDonald School.

Its proximity to Green Lake Park and Woodland Park provides a range of recreational opportunities. The center is well connected to other neighborhoods with frequent transit (Metro Route 62).

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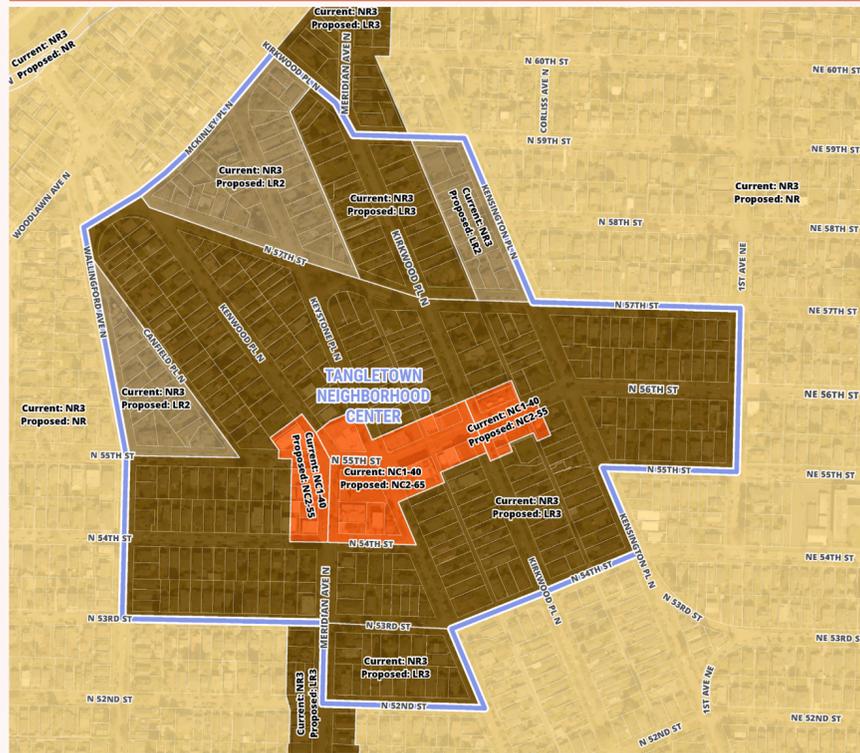
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# ZONING UPDATE

# Tangletown

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### Proposed Zoning Changes

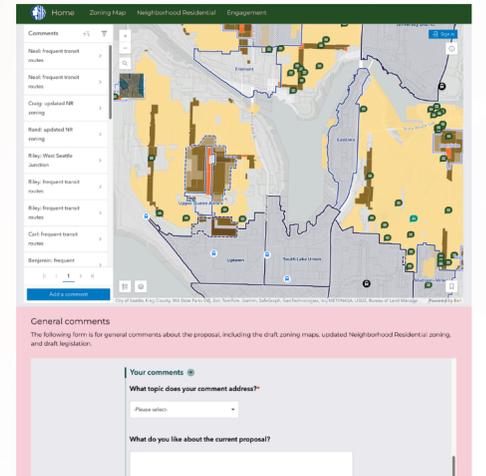
Zoning in the Tangletown Neighborhood Center includes NC3 (mixed use) zoning in the heart of the center along N 56th St, LR3 (4 to 5 story residential) on the blocks adjacent to N 56th St extending east to 1st Ave N, west to Wallingford Ave N and south to N 57th St. The blocks just north of N 57th Street and one block to the west and one block to the south are zoned LR2.

### Share Your Feedback

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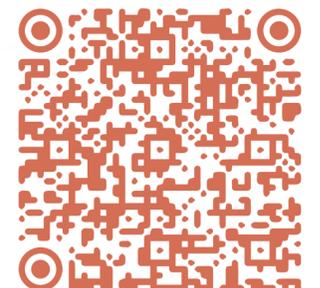
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- No rezone proposed**

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# Phinney Ridge

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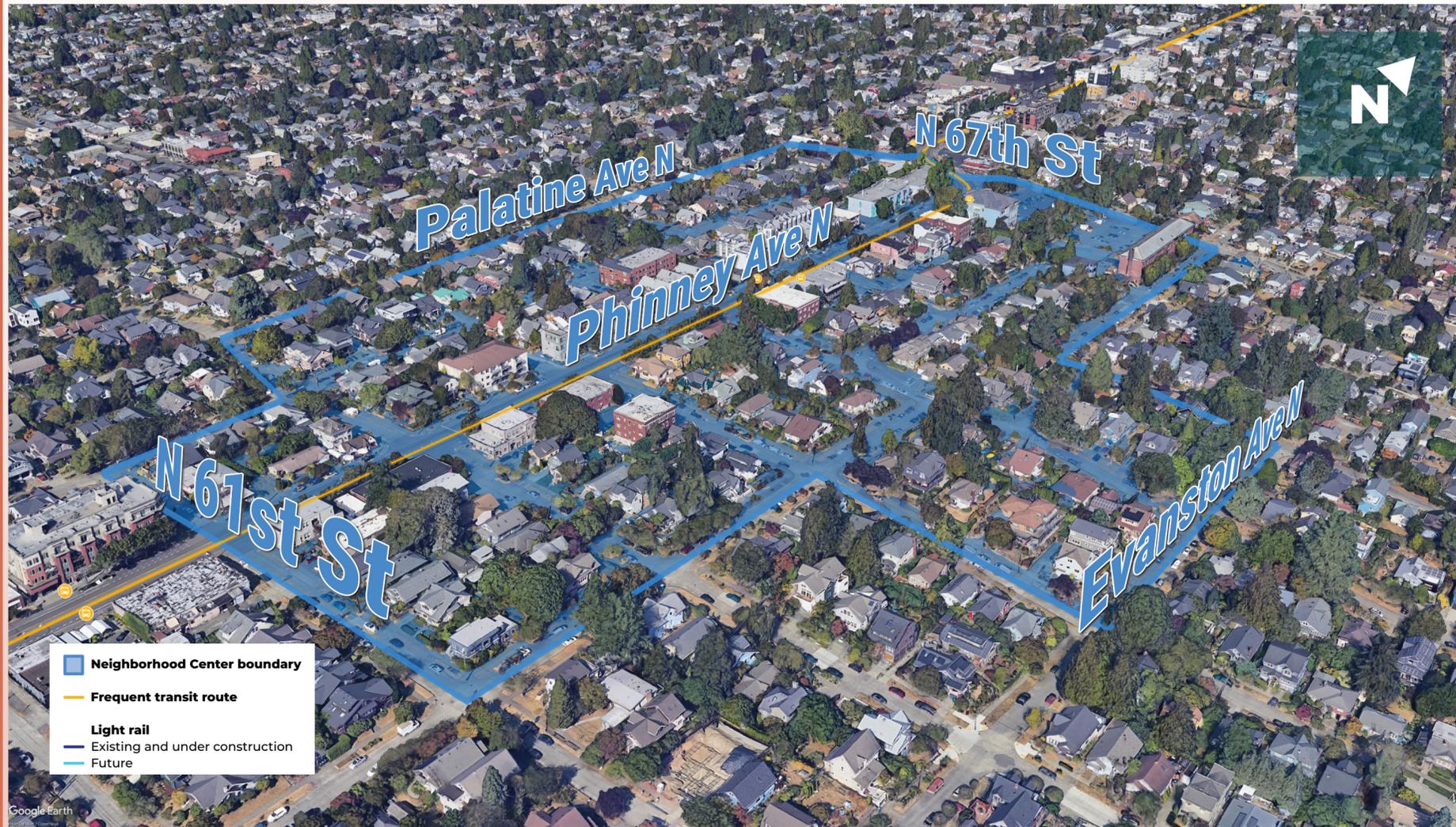
**Frequent Transit**  
11 min to Fremont  
24 min to Downtown

**Schools & Institution**  
Phinney Community Center  
Preschools

**Medical Services**  
Dentist

**Shops & Services**  
Coffee Shop  
Barbershop  
Hair Salon  
Pilates Studio  
Restaurants  
Fast food

**Parks & Open Spaces**  
Heart of Phinney Park  
Woodland Park (nearby)



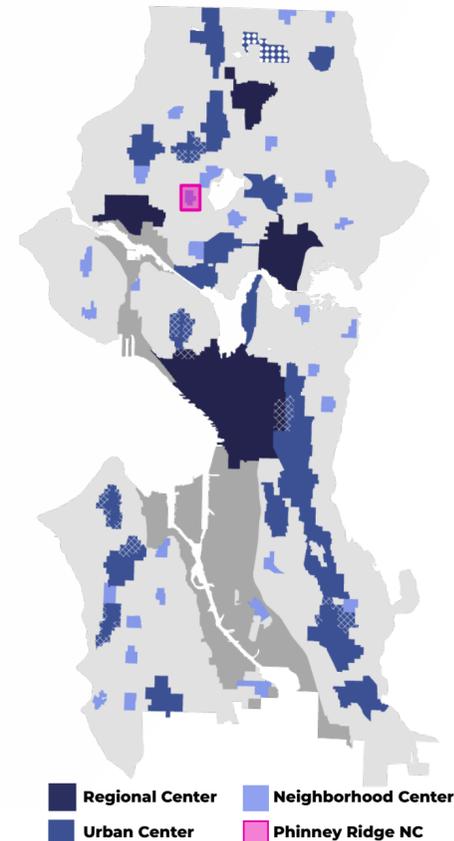
The Phinney Ridge Neighborhood Center is defined by mixed use commercial development along Phinney Ave N with residential development to the east and west.

This neighborhood center includes the Phinney Community Center and a variety of goods and services providers. The neighborhood is well served by frequent transit (Metro route 5).

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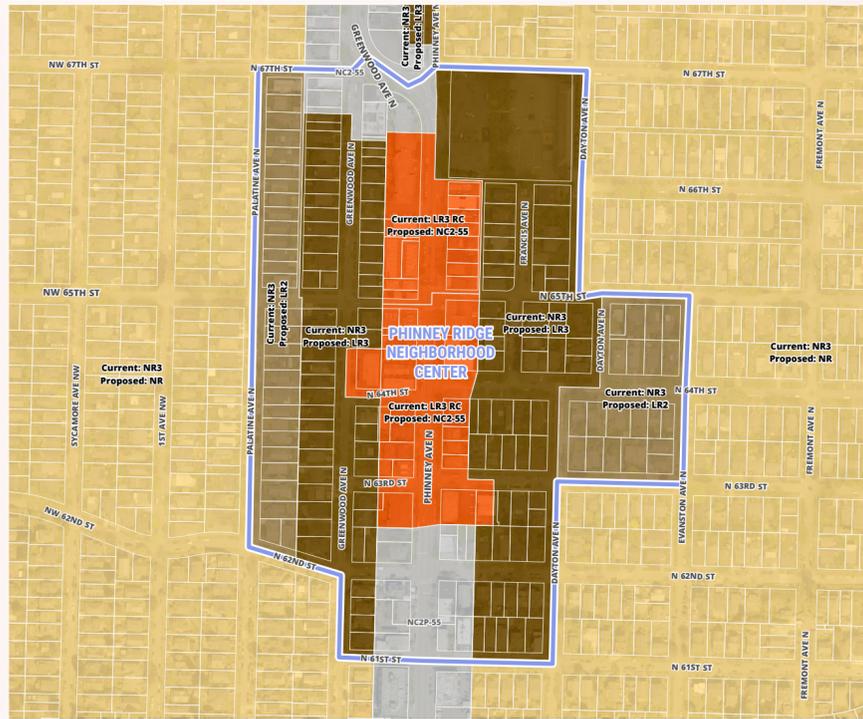
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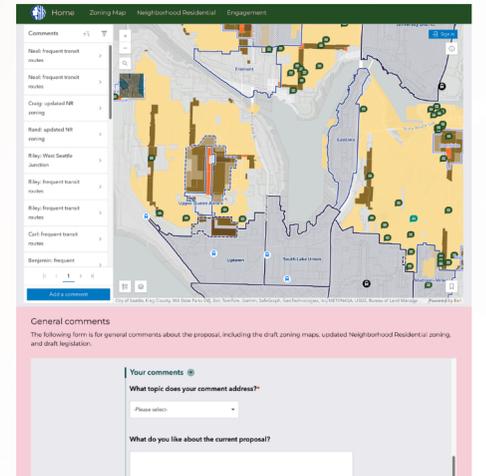
Mixed-use commercial zoning (NC3) with a height limit of 65 feet lines Phinney Avenue N between N 61st St and 67th Street. To the east and west of Phinney zoning is LR3 fronting on Greenwood Avenue N and LR2 on the west side of Palatine Ave N. Zoning is LR3 east of Phinney Ave N with a small node of LR2 at the western most edge on N 64th Street.

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