

Brandon Junction

A Neighborhood Center with Everyday Essentials



Frequent Transit

10 min to Westwood Vil.
15 min to White Center
18 min to Downtown

Schools & Childcare

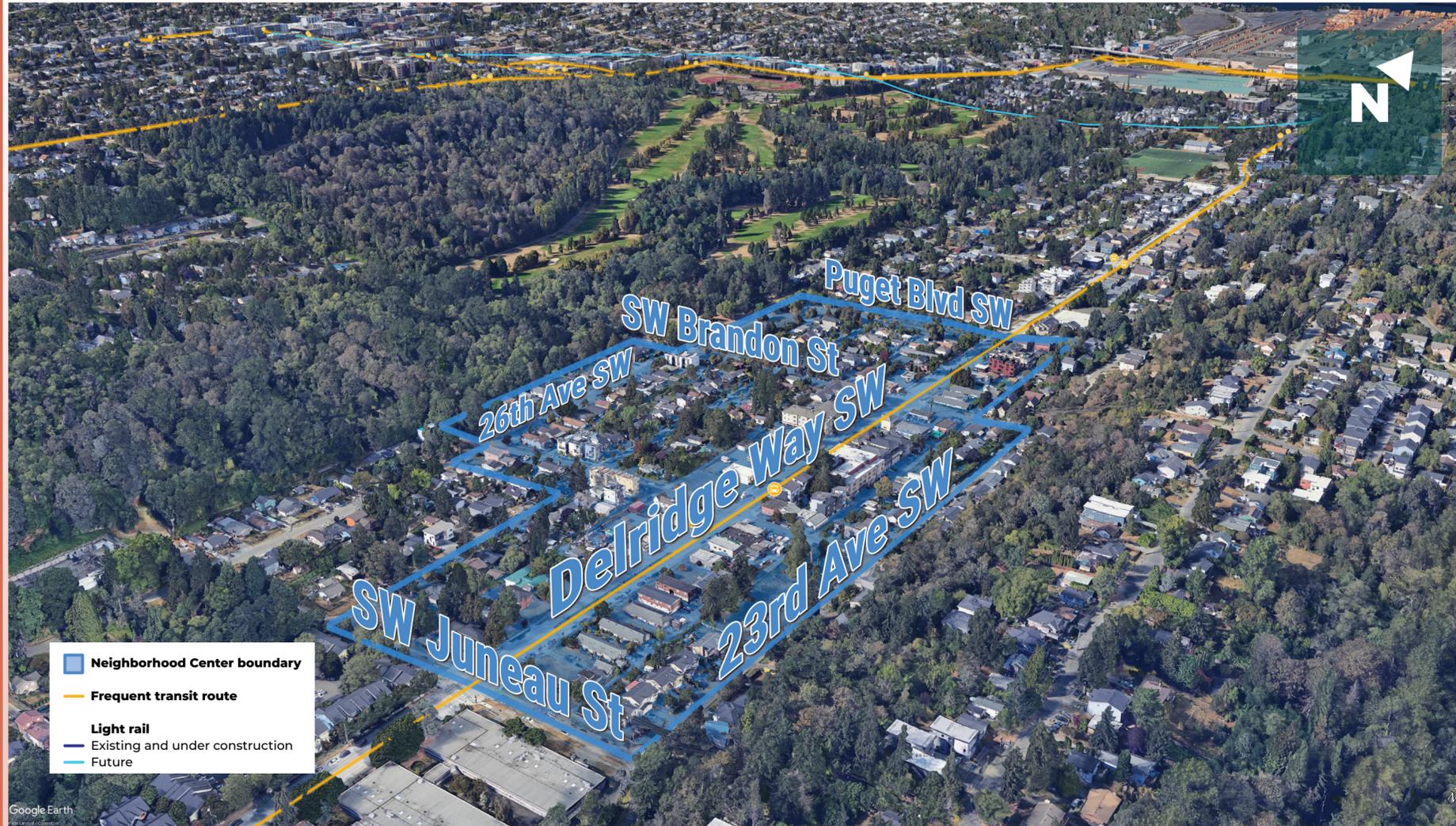
Louisa Boren
STEM K-8 School
Preschools & Daycares
Delridge Public Library

Shops & Services

Small Grocery
Convenience Store
Gas Stations
Pet Care
Auto Repairs

Parks & Open Spaces

Delridge P-Patch
Cottage Grove Park
Greg Davis Park
Longfellow Creek
Green Space



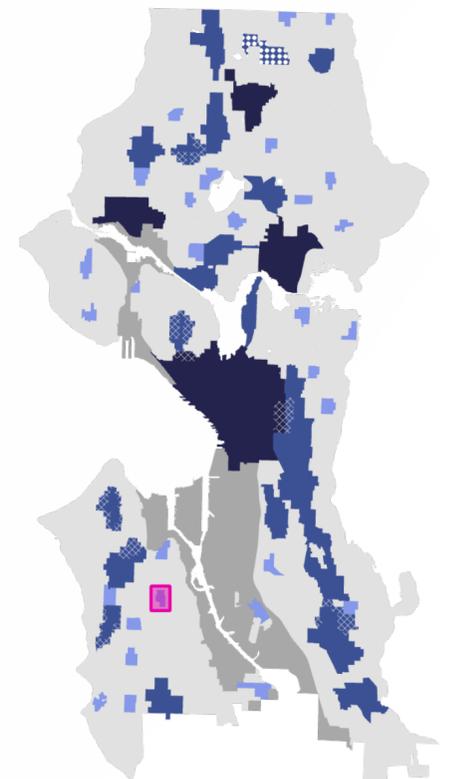
The Brandon Junction Neighborhood Center is located around Delridge Way SW between Puget Boulevard SW and SW Juneau Street abutting parks and greenspaces around Longfellow Creek.

The center has a mix of small local businesses and a public library, with frequent transit (RapidRide G) that connects the neighborhood to Downtown, White Center, and Burien.

Brandon Junction is one of 30 proposed new Neighborhood Centers

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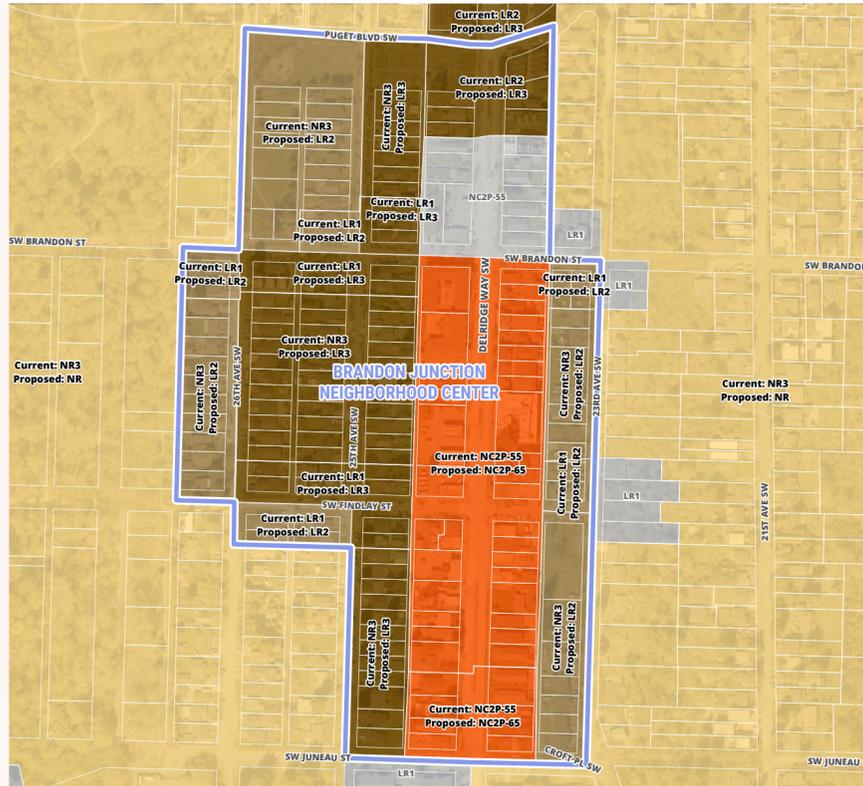
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ZONING UPDATE

Brandon Junction

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 Brandon Junction.

Proposed Zoning Changes

Proposed zoning changes would allow one additionally story for some new buildings along Delridge Way SW and allow for smaller apartment buildings in some areas that are currently zoned for single family homes. Other areas would allow townhouses.

Share Your Feedback

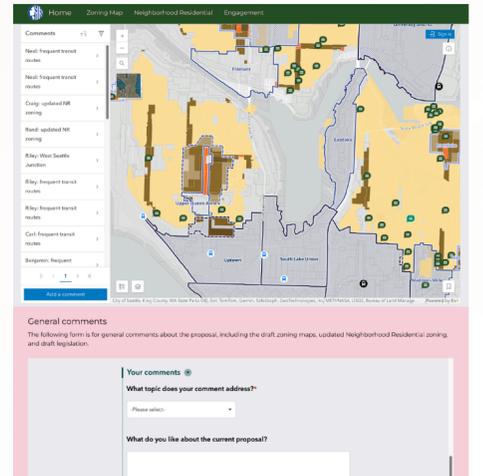
What are your **thoughts on the boundaries and location** of this proposed neighborhood center?

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.

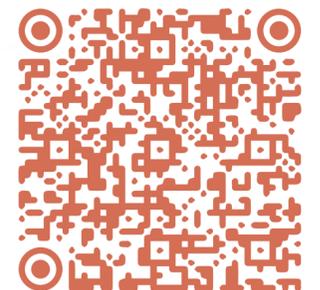


Source: Seattle Public Library



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- 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



Endolyne

A Neighborhood Center with Everyday Essentials



Frequent Transit

10 min to Alaska Junction
10 min to Westwood Vil.
30 min to Downtown
40 min to S. Lake Union

Ferry

25 min to Vashon Island
45 min to Southworth

Schools & Childcare

Preschools
YMCA

Medical Services

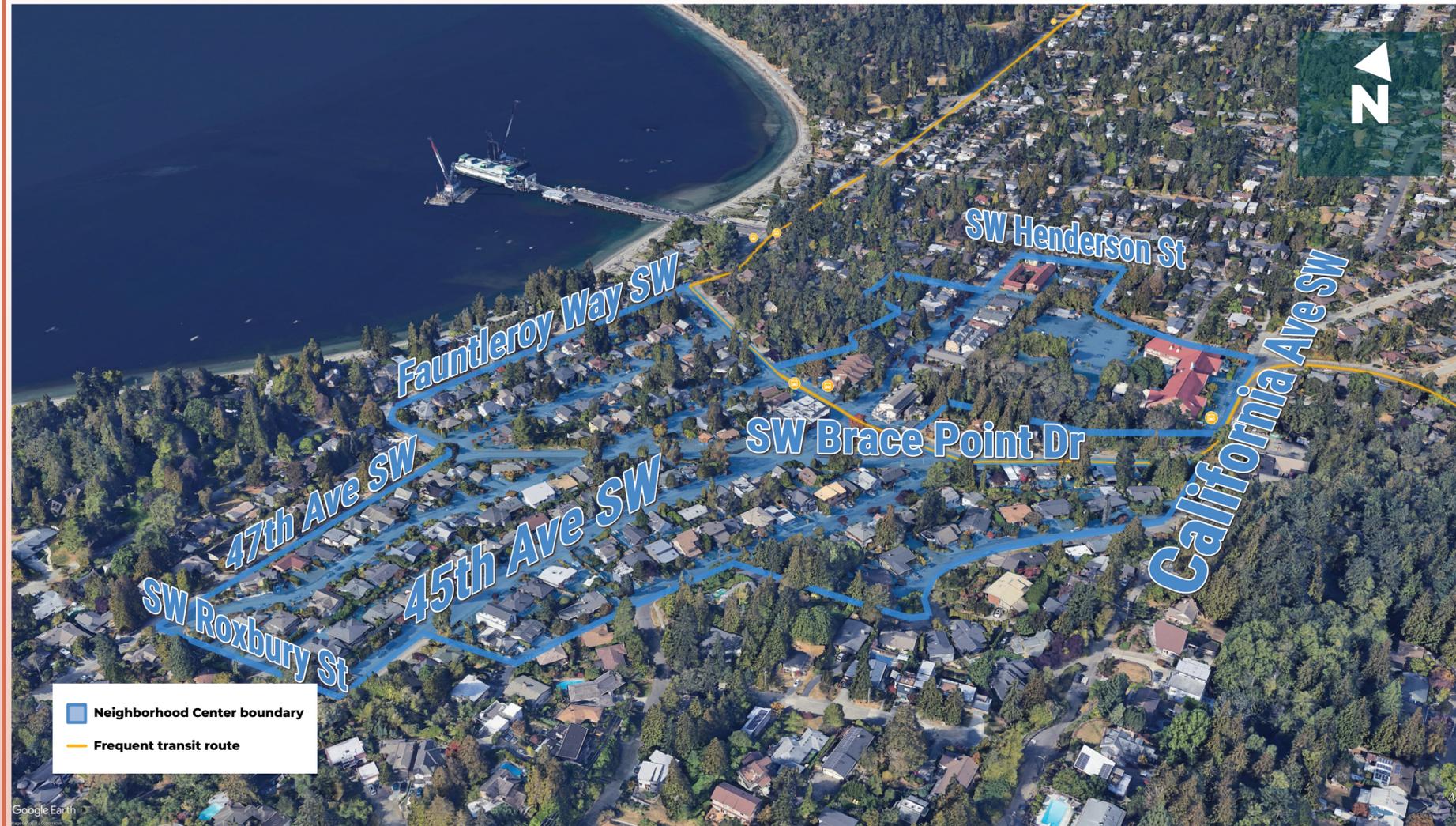
Dentistry
Health Insurance

Shops & Services

Fauntleroy Schoolhouse
(various services)
Convenience Store
Bakery
Restaurants
Bed & Breakfast
Hair Salon

Parks & Open Spaces

Fauntleroy Park
Kilbourne Park
Fauntleroy Creek Ravine



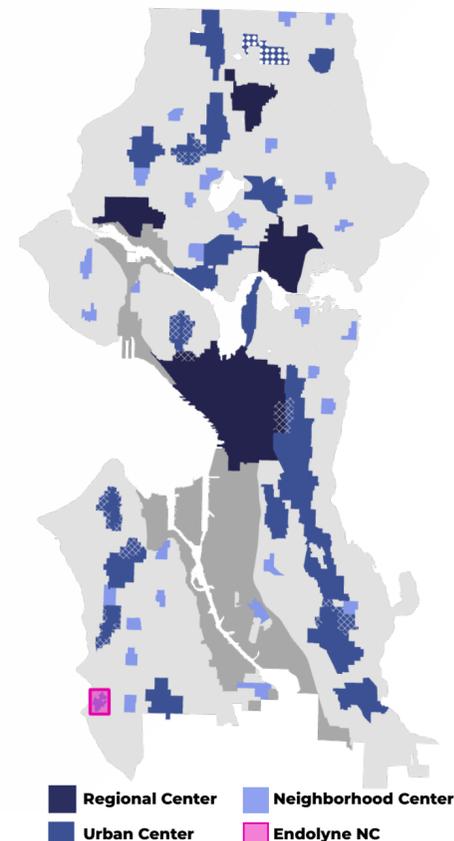
The Endolyne Neighborhood Center is anchored at the intersection of SW Wildwood Pl and 45th Ave SW where a multitude of local shops, services and restaurants meet. Frequent transit (Rapidride C) connects the center to places like the Junction and Downtown.

The Fauntleroy Schoolhouse provides a unique space where community organizations, preschools, dance and music schools, wellness centers, health, service providers and home care live under one roof. Adjacent to Fauntleroy Creek are lush natural areas, with sites for viewing fish-spawning close to the ferry terminal and trails through Fauntleroy Park to the east.

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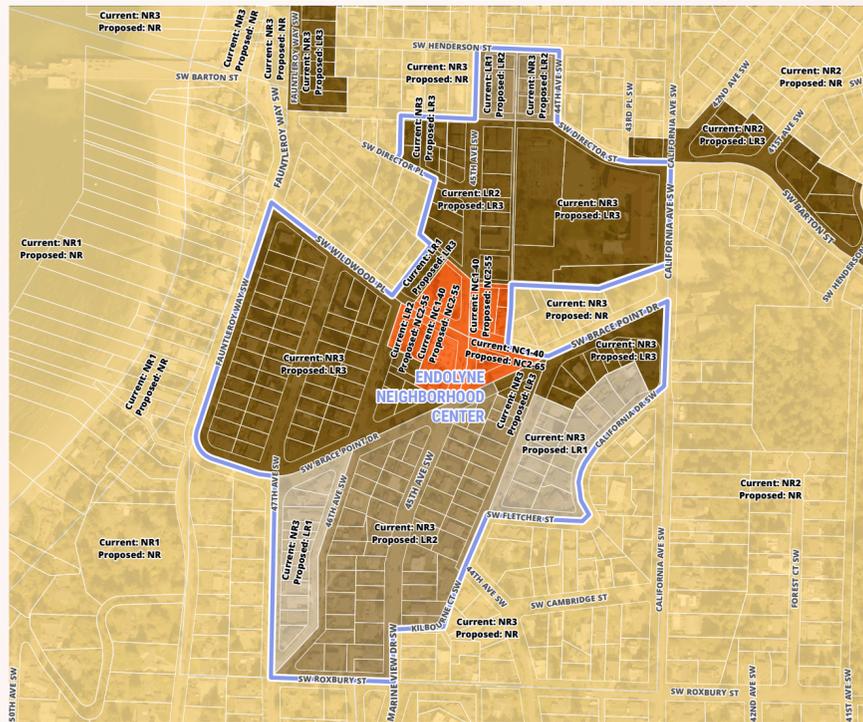
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ZONING UPDATE

Endolyne

Zoning Update for a New Neighborhood Center



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Proposed Zoning Changes

The new zoning proposed for Endolyne is designed to strengthen the shopping district at its core while maintaining the vibrant connections to nature in the neighborhood. Most residential areas to the east and north of the retail district will be Lowrise 3 multifamily zoning which allows apartment or condominium buildings up to 5 stories, as will the residential areas with the most access to frequent transit.

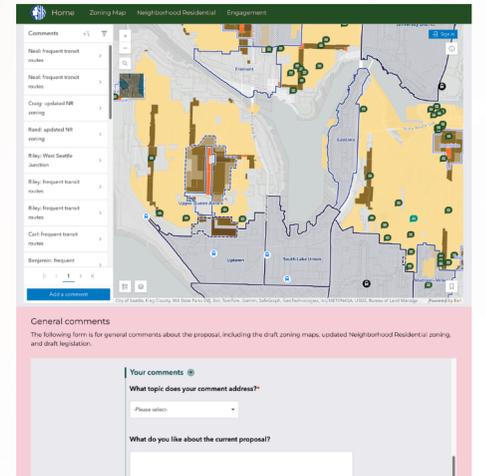
South of SW Brace Point Drive, zoning for less-dense multifamily development and townhouse developments in Lowrise 2 and 1, respectively, create buffered height zones which will allow for views of the water to remain as these streets slope upward.

Share Your Feedback

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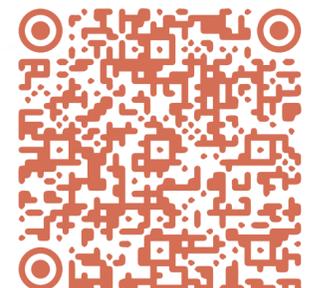
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- No rezone proposed**

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Fairmount

A Neighborhood Center with Everyday Essentials



Frequent Transit

5 min to Alaska Junction
 10 min to Fauntleroy Ferry
 15 min to Westwood Vil.
 25 min to Downtown
 35 min to S. Lake Union

Schools & Childcare

Preschools (nearby)
 Fairmount Park
 Elementary (nearby)

Medical Services

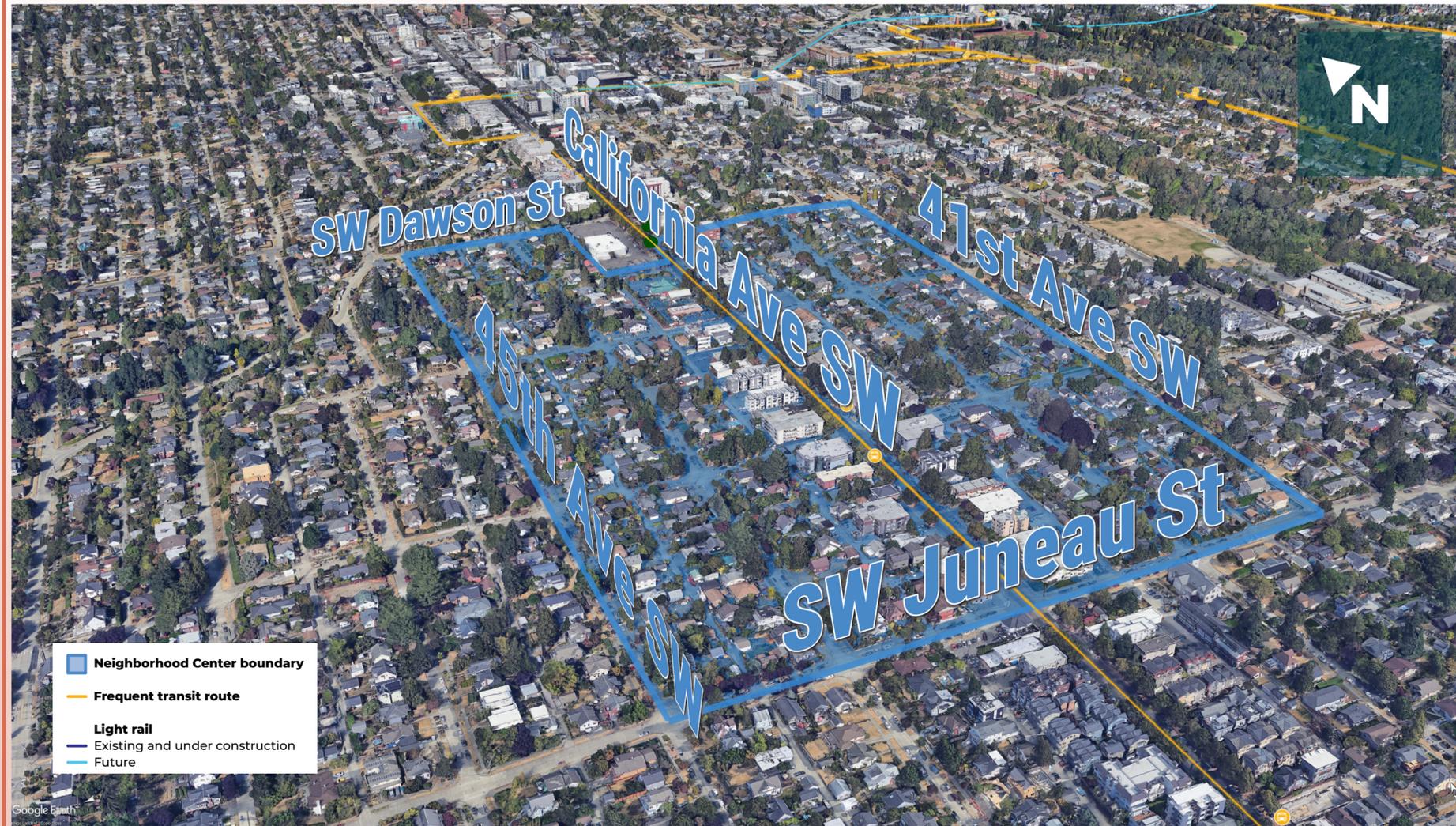
Pharmacy
 Veterinarian
 Dental
 Acupuncture

Shops & Services

Restaurants
 Bar
 Coffee Shop
 Salons
 Garden Center
 Real Estate Brokers

Parks & Open Spaces

Fairmount Park &
 Playground (nearby)



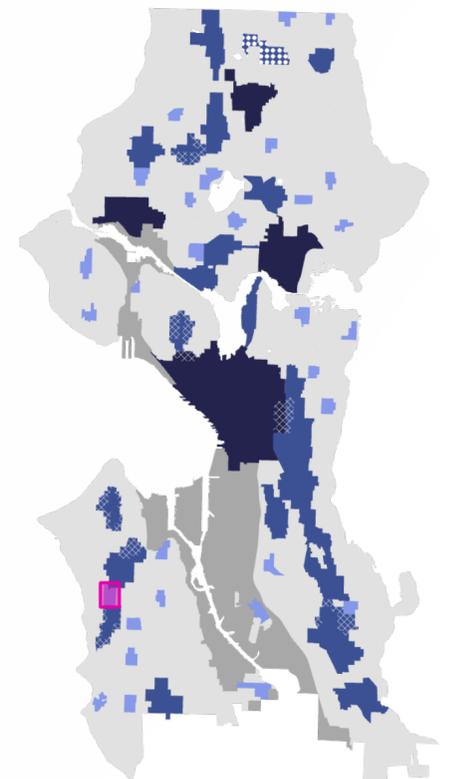
The Fairmount Neighborhood Center is situated around California Ave SW between SW Juneau St. and SW Dawson, linking the West Seattle Junction and Morgan Junction Urban Centers along a unique commercial corridor.

Frequent transit (RapidRide C) provides connections between Fairmount and open spaces like Lincoln Park as well as the urban core of Downtown and South Lake Union.

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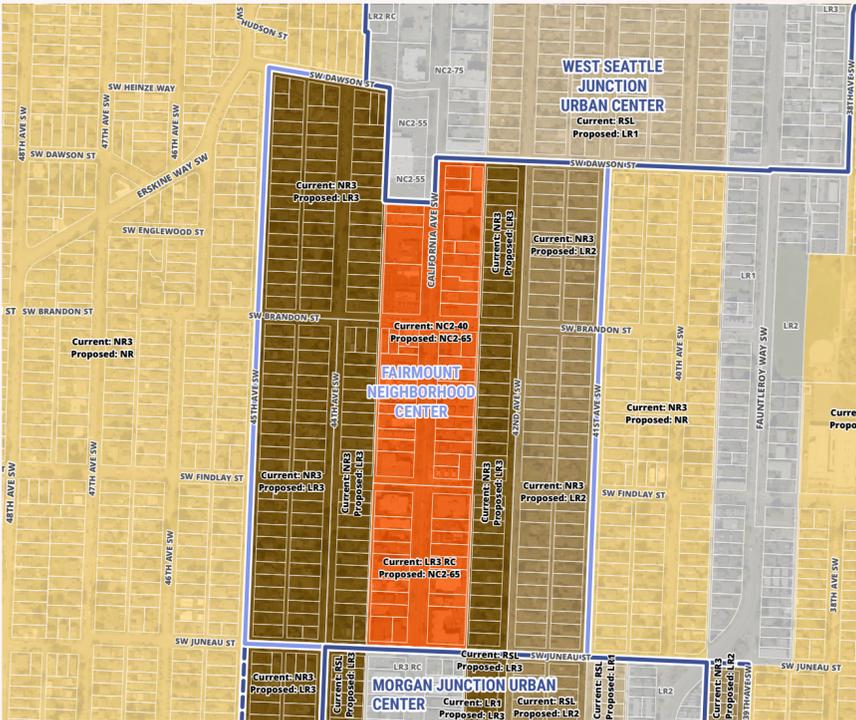
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**ZONING
UPDATE**

Fairmount

Zoning Update for a New Neighborhood Center



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Proposed Zoning Changes

Commercial zoning will now allow mixed-use buildings up to 65 feet with shops and at the ground level and apartments above. Zoning will encourage new mixed-use developments as a continuous, pedestrian-oriented, retail experience on both sides of California Ave SW.

To the west of California Ave SW, Lowrise 3 multifamily zoning will allow for 5-story residential buildings. To the east, zoning tapers to Lowrise 2 at 42nd Ave SW, allowing lower scale multifamily buildings up to 4 stories as the hill slopes upward.

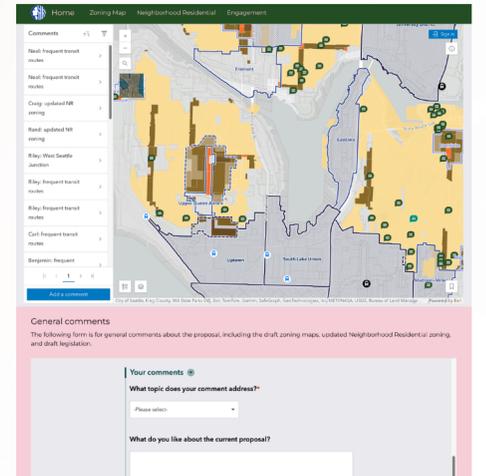
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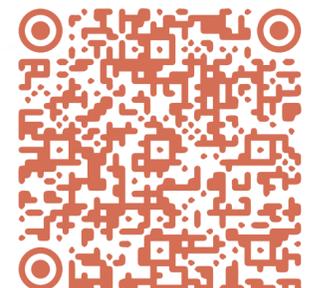
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Georgetown

A Neighborhood Center with Everyday Essentials



Frequent Transit

- 5 min to South Park
- 6 min to SODO
- 10 min to Beacon Hill
- 21 min to Downtown
- 32 min to Capitol Hill

Schools & Childcare

- Preschool
- Cleveland High (nearby)

Medical Services

- Dental
- Physical Therapy

Shops & Services

- Restaurants & Bars
- Coffee Shops
- Convenience Stores
- Record/Book Store
- Barber/Salon
- Hotel
- Arts and Maker Spaces
- Hardware Store
- Bank
- Auto Repairs

Parks & Open Spaces

- Georgetown Playfield
- Ruby Chow Park
- Hats & Boots Park



■ Neighborhood Center boundary
— Frequent transit route

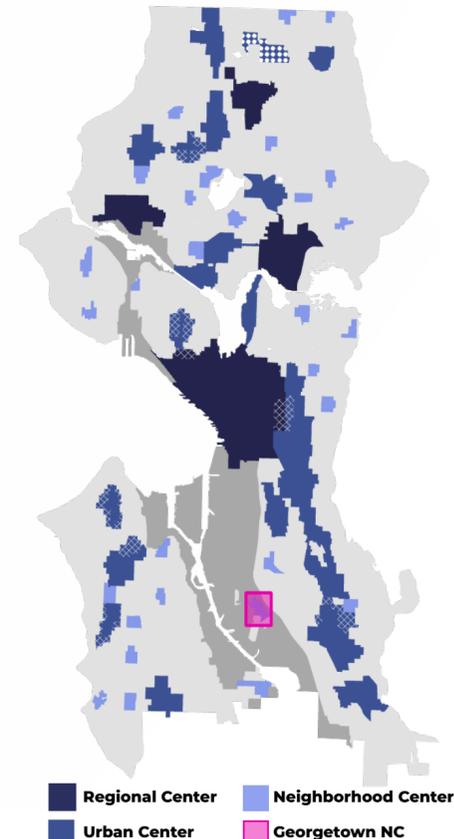
The Georgetown Neighborhood Center boundaries stretch along Airport Way S between S Albro Pl and Georgetown Playfield. This area encompasses an eclectic mix of retail, commercial, and light industrial space with a residential neighborhood south of the playfield.

Bars, eateries, and frequent transit stops dot Airport Way S. Side streets off Corson Ave S feature numerous manufacturing and design businesses consistent with the neighborhood's history as a center of industry and trade.

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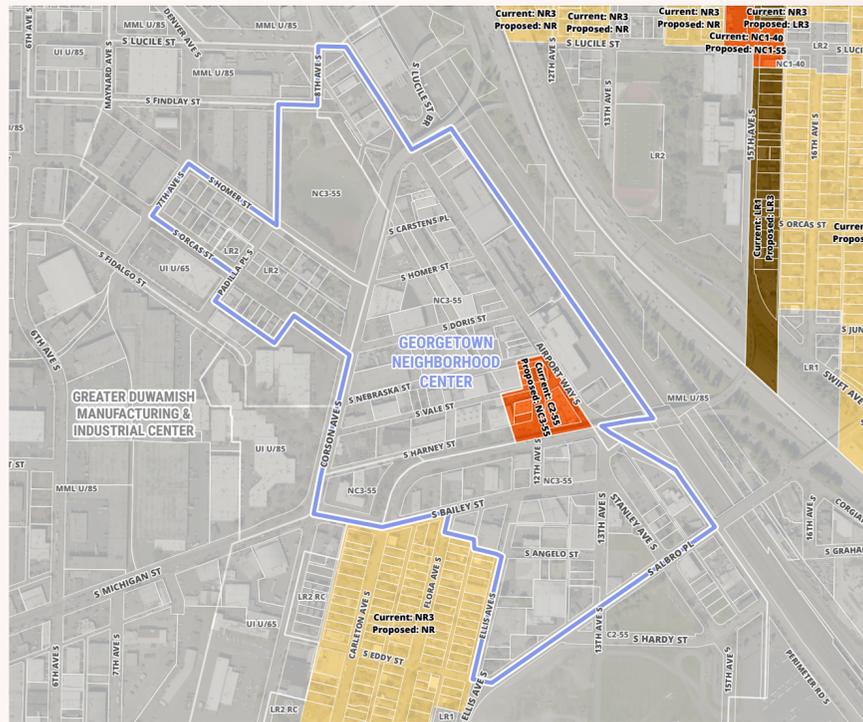
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ZONING UPDATE

Georgetown

Zoning Update for a New Neighborhood Center



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Proposed Zoning Changes

Georgetown’s proposed zoning updates a small cluster of buildings at the intersection of S Vale St and 12th Ave S from Commercial to Neighborhood Commercial, which supports a range of uses from retail to office and residential but excludes light industry. The neighborhood retains a section of Commercial 2 along S Albro Pl.

Share Your Feedback

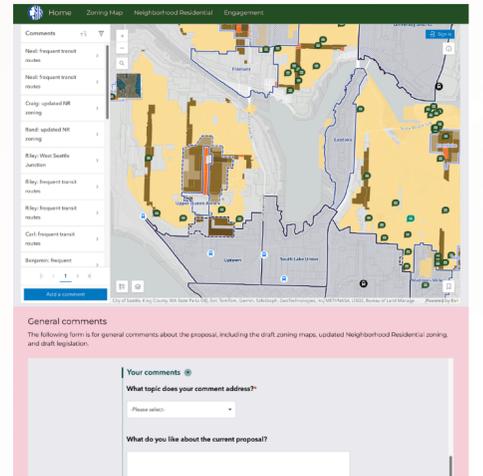
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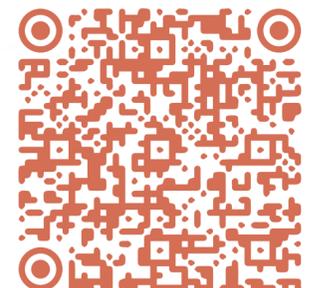


Source: TripAdvisor



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High Point

A Neighborhood Center with Everyday Essentials



Frequent Transit

16 min to SODO
28 min to Downtown

Schools & Institution

Preschools
W. Seattle Elementary
Public Library (nearby)
High Point Community Center (nearby)

Medical Services

Medical & Dental Clinics
Pharmacy

Shops & Services

Convenience Store
Gas Station
Restaurant
Coffee Shop
Moving Supply Store
Pet Care
Car Rental
Auto Repair

Parks & Open Spaces

High Point Commons
Myrtle Reservoir Park (nearby)
Walt Hundley Playfield (nearby)



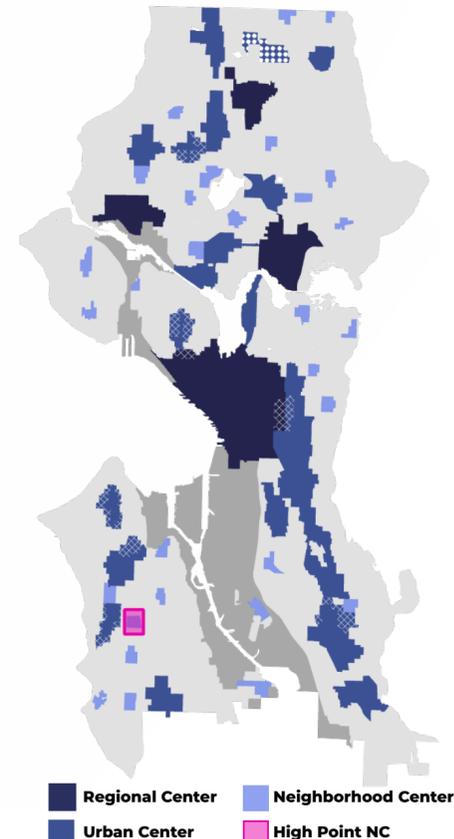
The High Point Neighborhood Center centers around a series of businesses, institutions and shops at the intersection of 35th Ave SW and SW Morgan St, with a varieties of welcoming community assets within walking distance.

To the north of there is the public library and a health center. The east abuts the High Point redevelopment, which includes a mix of housing types and public green spaces. To the south there are several parks, a community center, and an elementary school.

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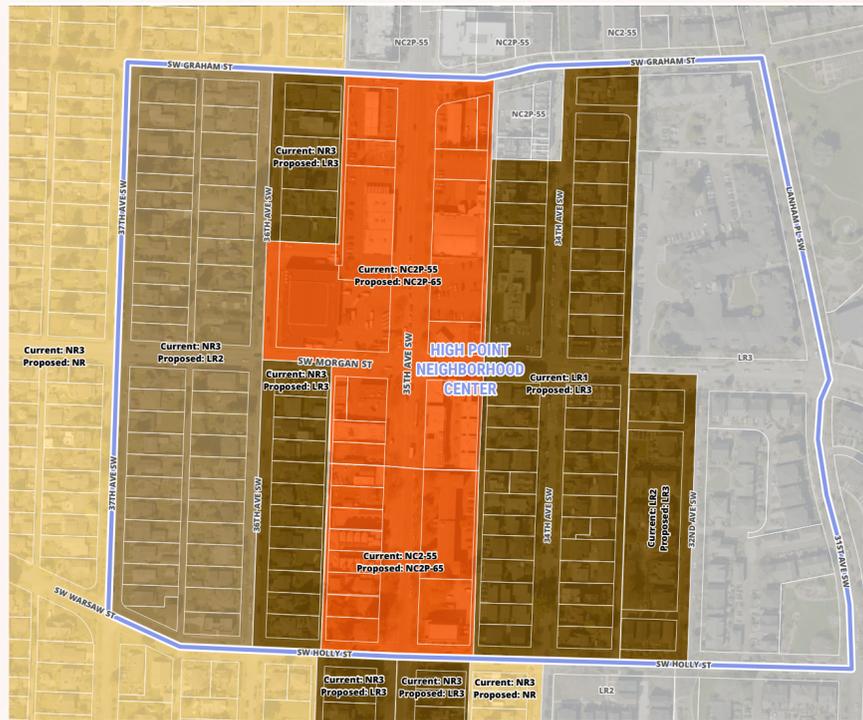
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ZONING UPDATE

High Point

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Proposed Zoning Changes

Commercial zoning along 35th Ave SW will now allow mixed-use buildings up to 65 feet with shops and at the ground level and apartments above. New mixed-use developments will have an improved public realm with wide sidewalks, street trees, and no frontage parking lots.

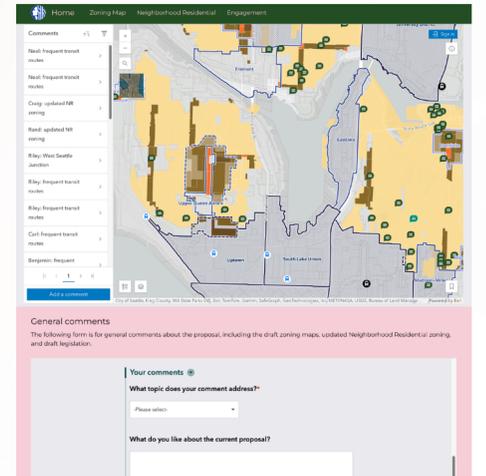
Zoning to the west of 35th tapers from Lowrise 3 multifamily zoning, which allows 5-story residential buildings, to a lower scale Lowrise 2, which allows for 4-story multifamily buildings, west of 36th Ave SW. To the east, existing Lowrise 1 zoned areas are proposed to allow for an additional story by creating Lowrise 3 multifamily zoning.

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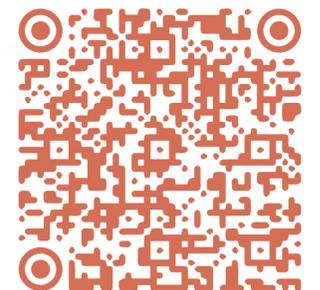
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Holden

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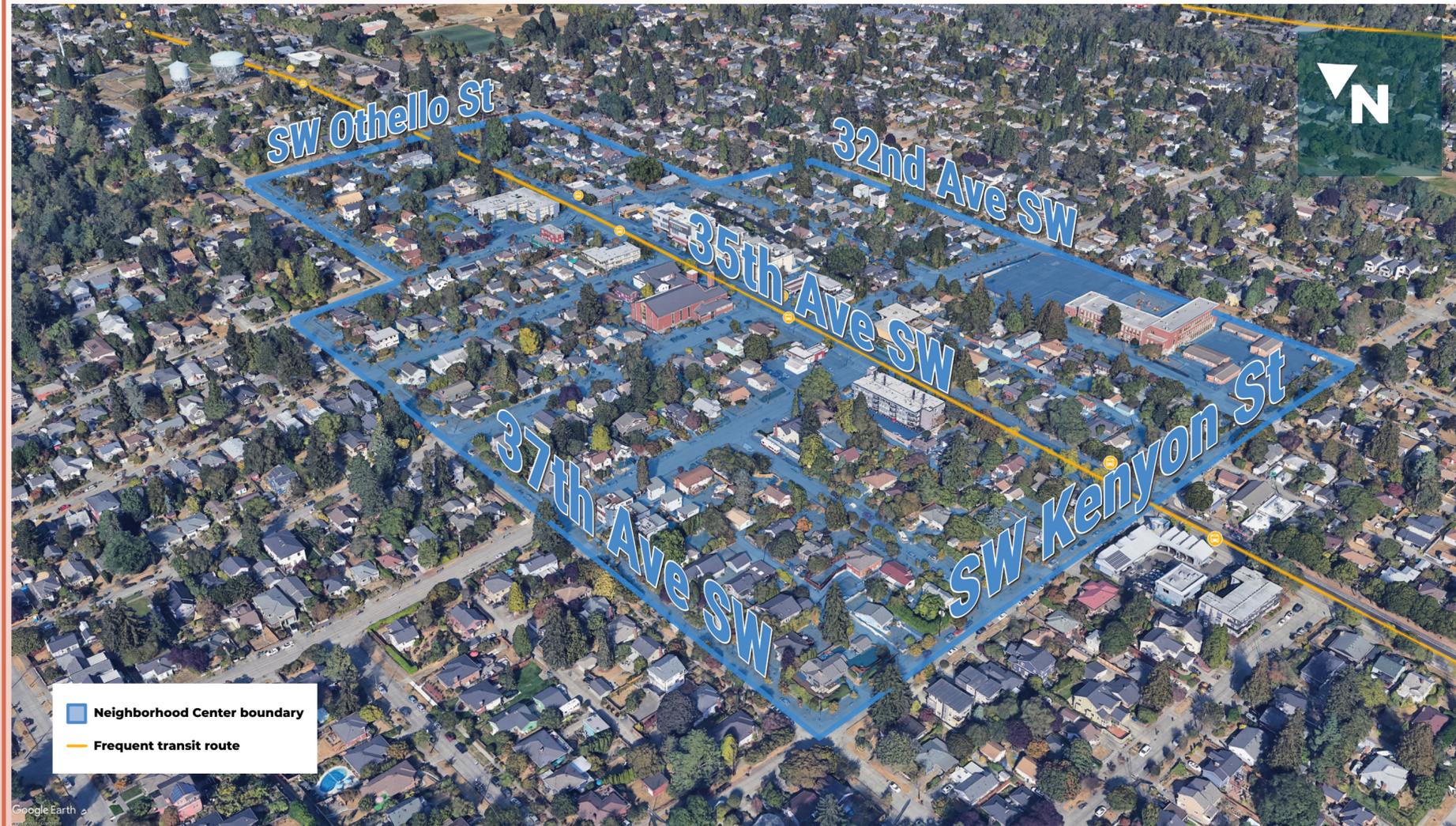
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Schools & Childcare
 Roxhil Elementary

Medical Services
 Eye Clinic

Shops & Services
 Fire Station 37
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 Salons
 Restaurants
 Auto Repairs
 Gas Station

Parks & Open Spaces
 E.C. Hughes
 Playground (nearby)
 Myrtle Reservoir Park (nearby)
 Walt Hundley Playfield (nearby)
 Orchard Street Ravine (nearby)



■ Neighborhood Center boundary
 — Frequent transit route

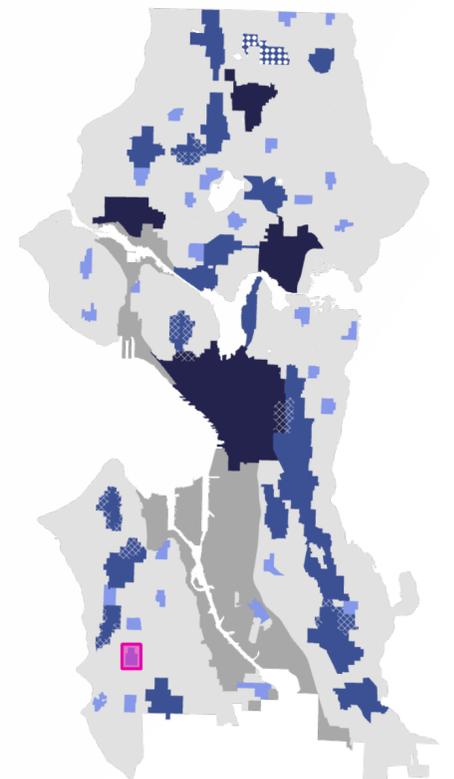
The Holden Neighborhood Center is centered around the intersection of 35th Ave SW & SW Holden St. A series of vibrant business are found along 35th Ave SW between SW Holden and SW Webster streets.

In addition, Roxhill Elementary at E.C. Hughes as well as Fire Station 37 are located here. The neighborhood is walkable to nearby parks and a community center, and is a quick bus ride to Camp Long.

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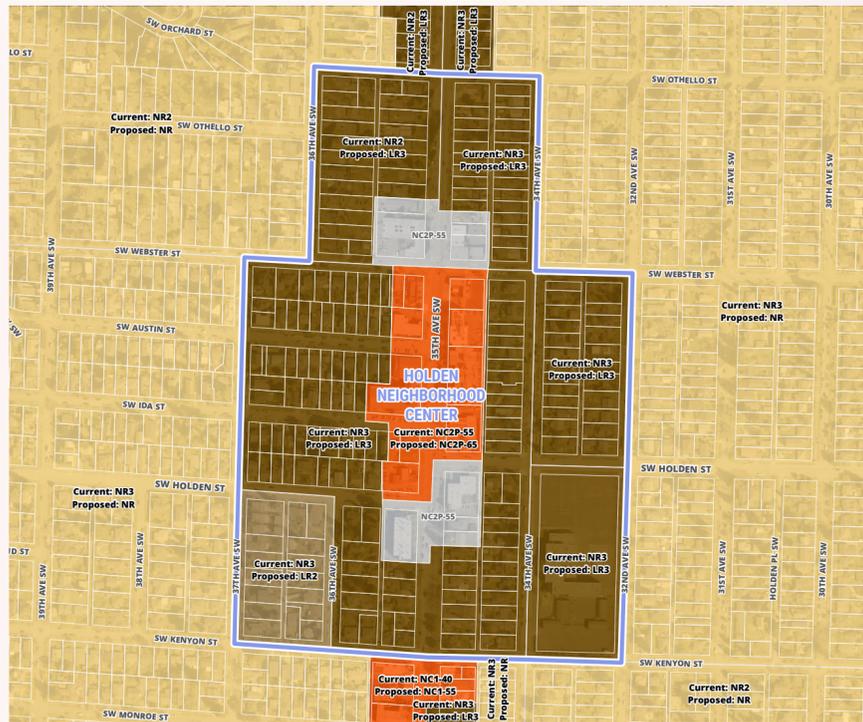
Mayor Harrell's ONE SEATTLE PLAN COMPREHENSIVE PLAN UPDATE

■ Regional Center ■ Neighborhood Center
 ■ Urban Center ■ Holden NC

ZONING UPDATE

Holden

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Proposed Zoning Changes

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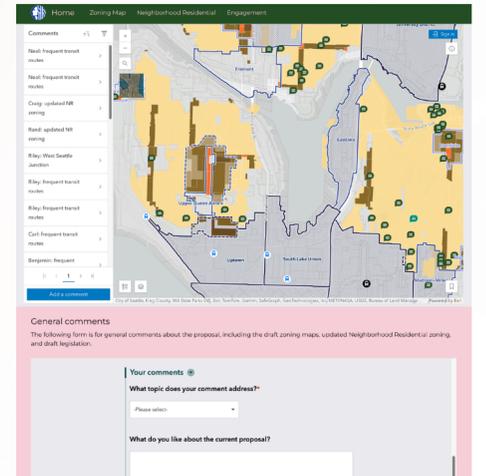
On blocks directly adjacent to this commercial core, Lowrise 3 zoning will allow residential buildings up to 5 stories. This will allow for more housing types, with the potential for family-sized housing adjacent to Roxhill Elementary. A small area near 36th Ave SW at SW Holden will be zoned Lowrise 2, which allows for 4-story residential buildings.

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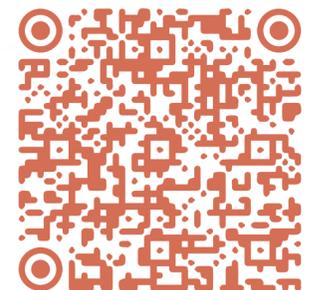
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MR1 is a proposed new residential zone that would allow multifamily development up to six stories. MR2, currently simply called “Midrise,” is a residential zone that allows multifamily development up to eight stories.
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- 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



South Park

A Neighborhood Center with Everyday Essentials



Transit

6 min to Georgetown
19 min to SODO
22 min to Beacon Hill
22 min to Burien
31 min to Downtown

Schools & Institution

Concord Elementary (nearby)
South Park Library
Community Center

Medical Services

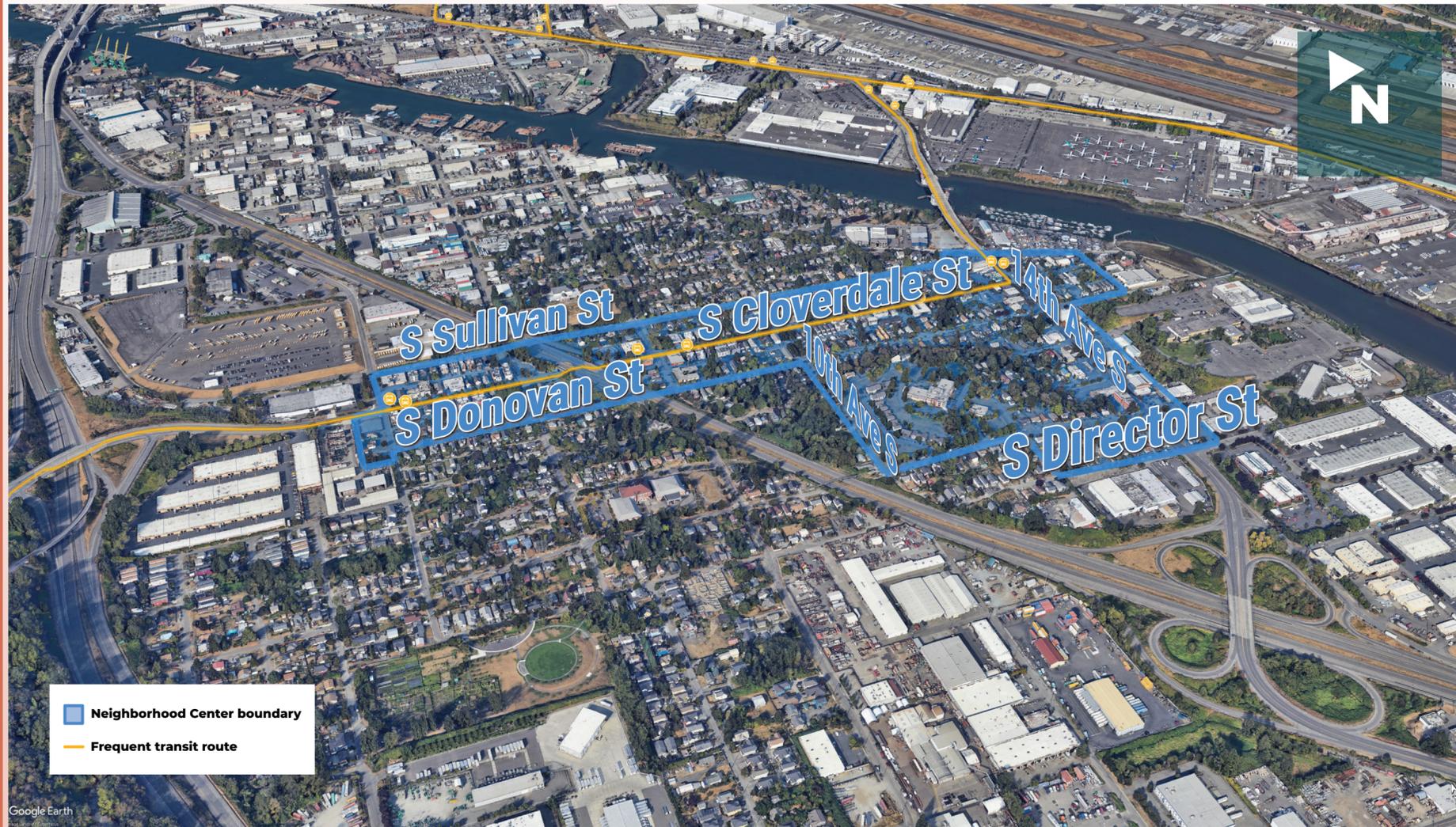
Health Center

Shops & Services

Restaurants & Bars
Convenience Store
Coffee Shops & Bakery
Auto Repairs
Gas Stations
Marina

Parks & Open Spaces

South Park Playground
River City Skatepark
Cesar Chavez Park
Nearby parks:
Duw. River People's Park
Duw. Waterway Park
Marra-Desimone Park



■ Neighborhood Center boundary
— Frequent transit route

South Park Neighborhood Center is next to the Duwamish Waterway and focuses on two corridors within the larger South Park neighborhood. The business corridor is comprised of shops and eateries along 14th Ave S, while the residential corridor along S Cloverdale St falls on both sides of SR-99 and is bordered by industrial areas to the north and south.

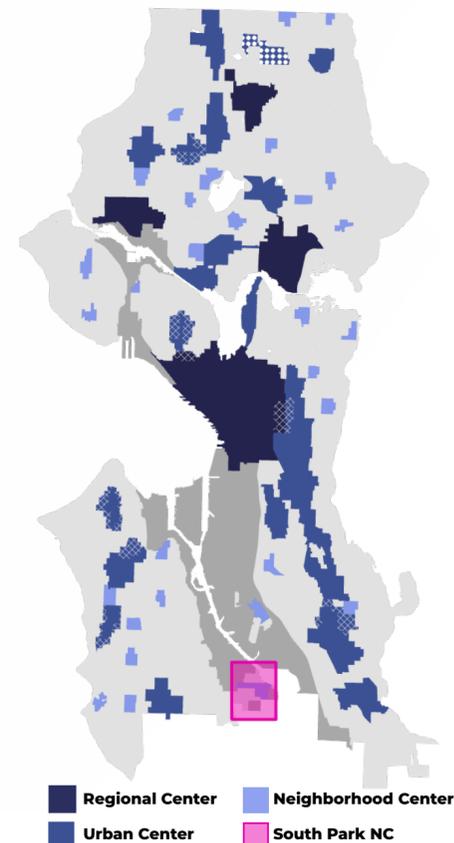
Residents enjoy river access at Duwamish Waterway Park and Duwamish River People's Park. Transit connects the neighborhood to White Center, Georgetown, Beacon Hill, SODO, and Downtown.

South Park is also renown for its many civic associations that champion the neighborhood and celebrate its cultural diversity.

South Park is one of 30 proposed new Neighborhood Centers

Neighborhood Centers are places with a variety of housing options centered around a local commercial district and/or major transit stop (such as RapidRide). They typically serve as focal points within neighborhoods, offering shops, services, grocery stores, restaurants, and more.

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.



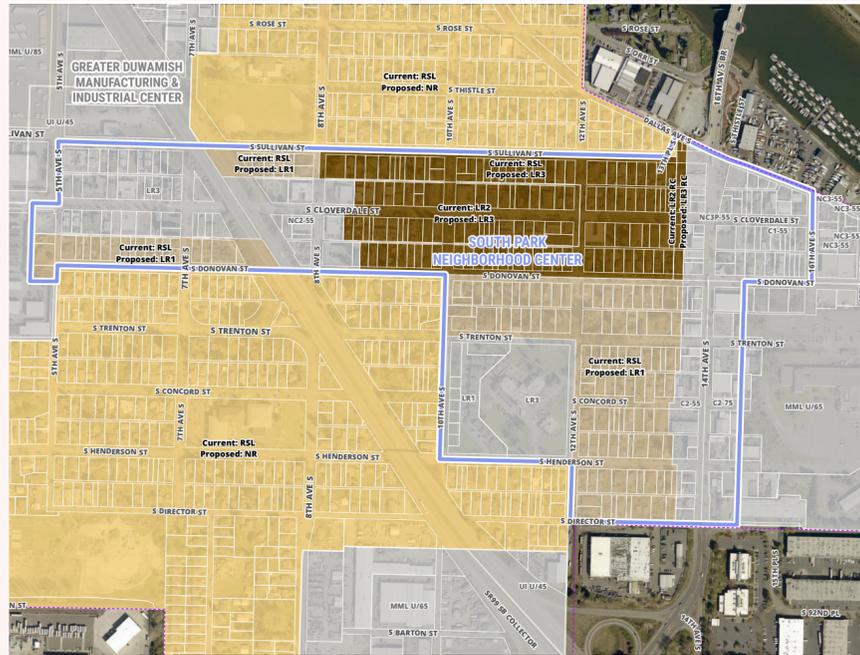
Mayor Harrell's ONE SEATTLE PLAN COMPREHENSIVE PLAN UPDATE

■ Regional Center ■ Neighborhood Center
■ Urban Center ■ South Park NC

ZONING UPDATE

South 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 South Park.

Proposed Zoning Changes

South Park’s designation will change from an Urban Center (formerly Urban Village) to a Neighborhood Center to better align with the neighborhood scale and connectivity with surrounding regions. The overall size of the new center is also smaller.

The new zoning for South Park updates Residential Small Lots (RSL) within the neighborhood center boundaries to Lowrise 1. Density along S Cloverdale St would increase to Lowrise 3 to enable larger multifamily buildings up to 5 stories within this transit corridor.

RSL zoning outside the neighborhood center boundaries would be updated to Neighborhood Residential (NR) which allows for more types of middle housing.

- 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.
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Share Your Feedback

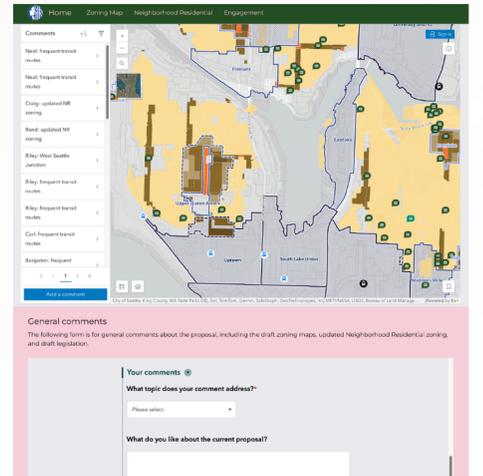
What are your **thoughts on the boundaries and location** of this proposed neighborhood center?

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

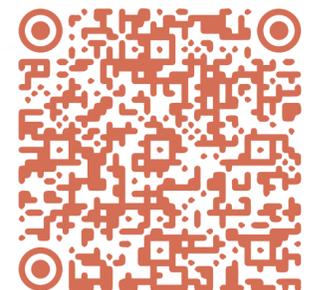
Access more information on the City’s zoning proposal, including interactive maps and ways to provide feedback.



Source: SDOT



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



Upper Fauntleroy

A Neighborhood Center with Everyday Essentials



Frequent Transit

3 min to Westwood Vil.
 5 min to Fauntleroy Ferry
 15 min to Alaska Junction
 22 min to SODO
 35 min to Downtown

Schools & Institution

Preschools
 Southwest Public Library
 Summit School Atlas
 Arbor Heights
 Elementary (nearby)

Medical Services

Chiropractor

Shops & Services

Convenience Stores
 Gas Station
 Coffee Shop
 Restaurants
 Salons/Massages

Parks & Open Spaces

Barton Street P-Patch
 Fauntleroy Park
 Roxhill Park (nearby)



The Upper Fauntleroy Neighborhood Center closely follows several commercial nodes along 35th Ave SW, spanning from SW Henderson St to to SW Roxbury St with small businesses, services, and shops.

Upper Fauntleroy includes the Barton Street P-Patch, and is directly adjacent to the hilly Fauntleroy Park

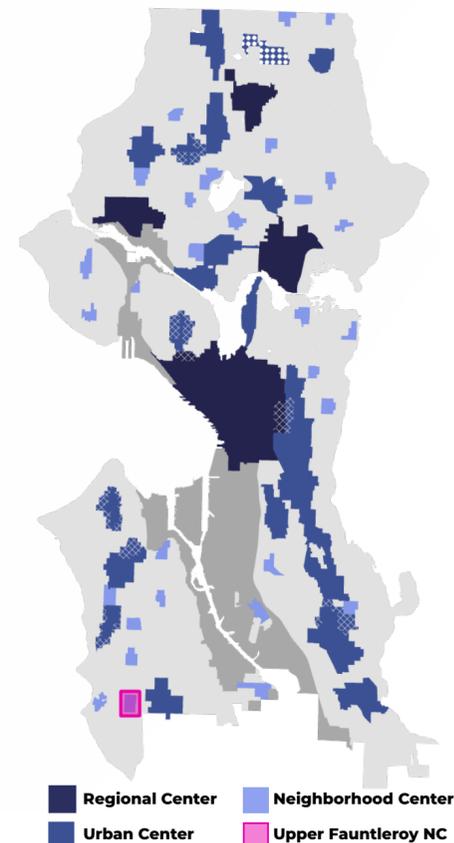
and Fauntleroy Creek. However, the center itself is relatively flat, with most blocks having sidewalks.

Frequent transit routes (RapidRide C and Metro route 21) connect the neighborhood with Westwood Village, Fauntleroy Ferry, Alaska Junction, SODO, and Downtown.

Upper Fauntleroy is one of 30 proposed new Neighborhood Centers

Neighborhood Centers are places with a variety of housing options centered around a local commercial district and/or major transit stop (such as RapidRide). They typically serve as focal points within neighborhoods, offering shops, services, grocery stores, restaurants, and more.

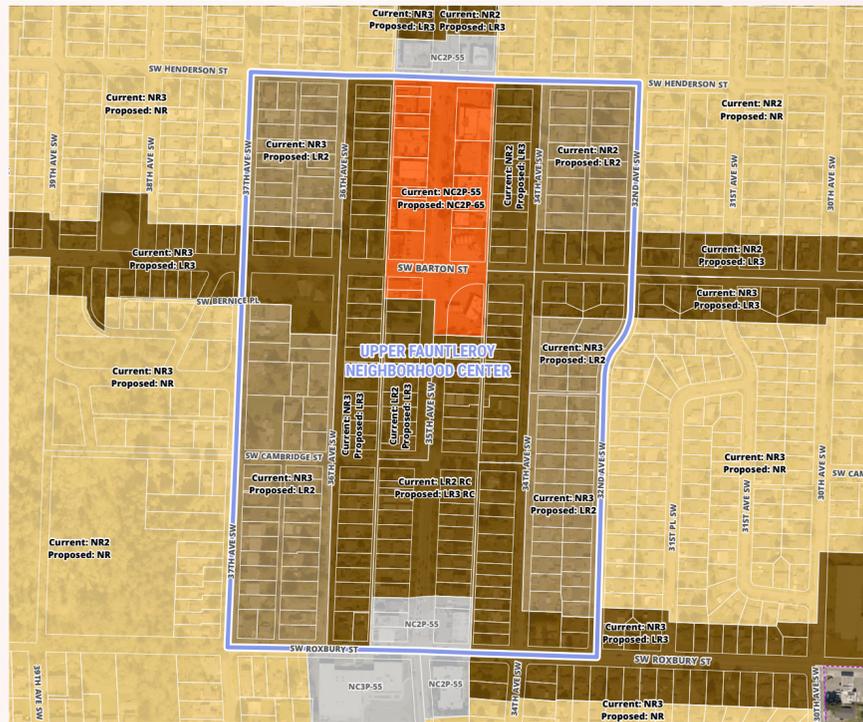
These places are suitable for residential and mixed-use buildings up to 6 stories in core and smaller apartment buildings on the periphery. Neighborhood centers should generally encompass areas within 800 feet, or one to three blocks, of the central intersection or transit stop.



ZONING UPDATE

Upper Fauntleroy

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 Fauntleroy.

Proposed Zoning Changes

The new zoning proposed for Upper Fauntleroy is designed to strengthen the shopping districts along 35th Ave SW. Mixed-use zoning along 35th Ave SW between Henderson and Barton will now allow taller buildings up to 65 feet. This brings more residents within close proximity to parks and frequent transit.

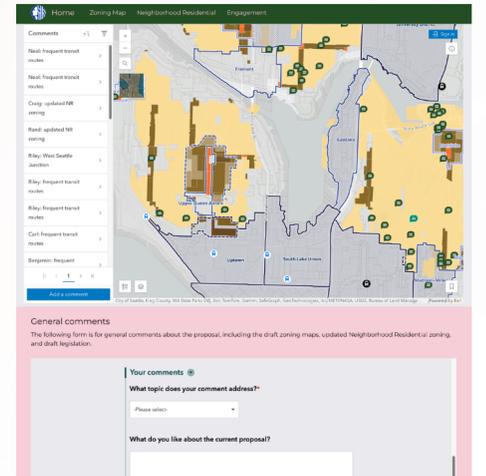
Lowrise 3 multifamily zoning, which allows residential buildings up to 5 stories, will be concentrated along 35th Ave SW and on residential areas directly adjacent to transit. The edges of Upper Fauntleroy will have zoning for less-dense multifamily development and townhouse developments in Lowrise 2, and create a buffered height zone between Upper Fauntleroy and the surrounding neighborhood.

Share Your Feedback

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

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



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