



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

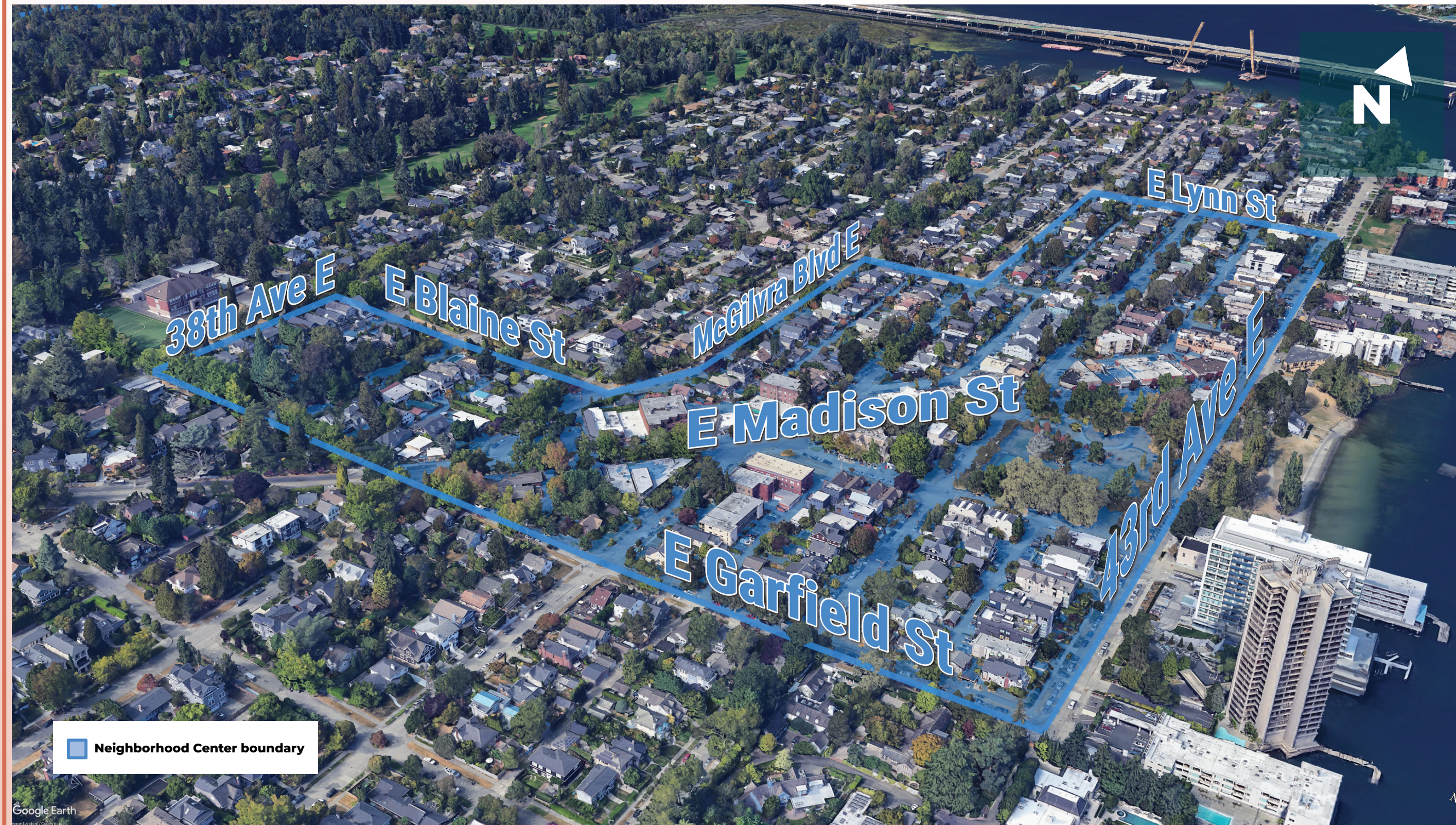
Specialist Clinics

Shops & Services

Groceries
Coffee Shops
Restaurants
Retail Stores
Hardware Store

Parks & Open Spaces

Madison Park Playground
Madison Park Beach



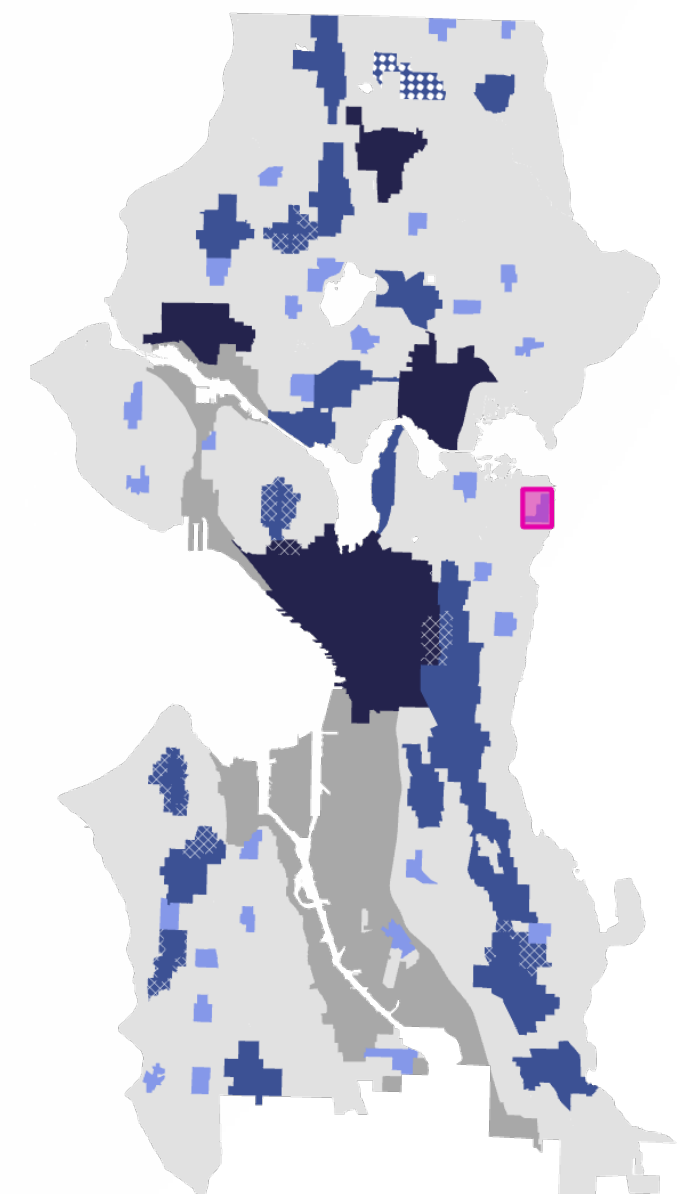
Madison Park is a lively neighborhood center that provides a mix of goods and services for residents in the surrounding area that also draws visitors from around the region.

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

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.



Proposed Zoning Changes

Share Your Feedback

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

[illegible]

No rezone proposed



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)



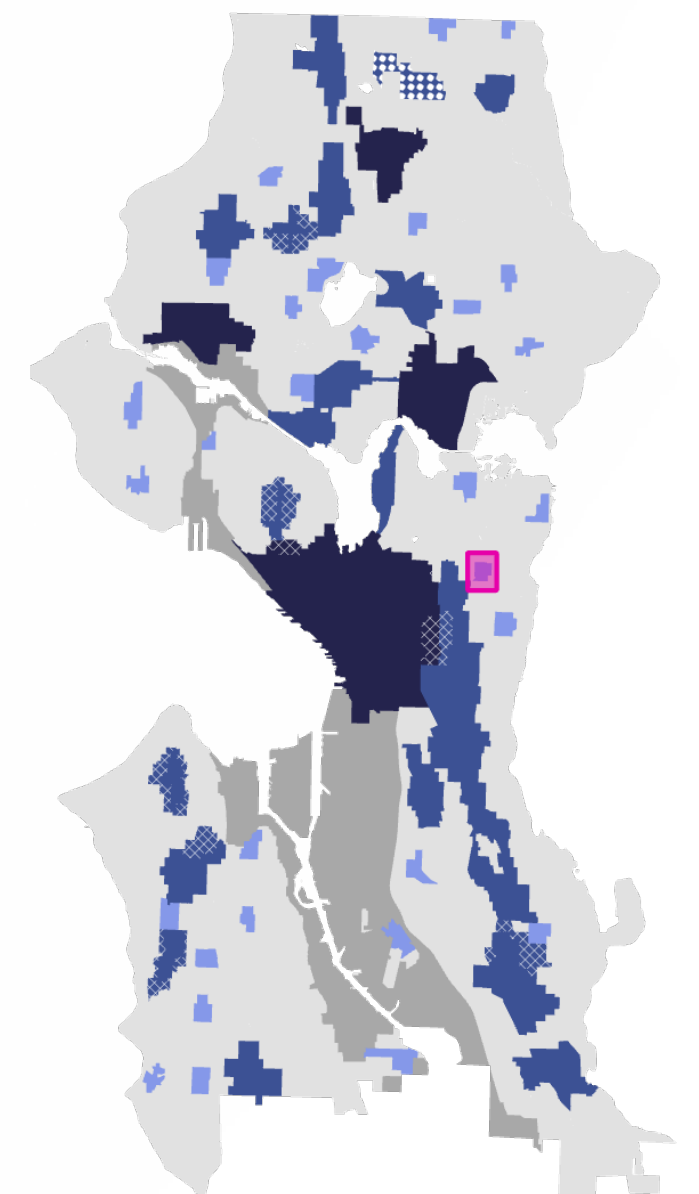
Madison Valley Neighborhood Center provides a variety of locally-owned cafes, restaurants, shops and services along E Madison Street surrounded by a variety of residential homes.

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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Madison Valley

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 Valley.

Proposed Zoning Changes

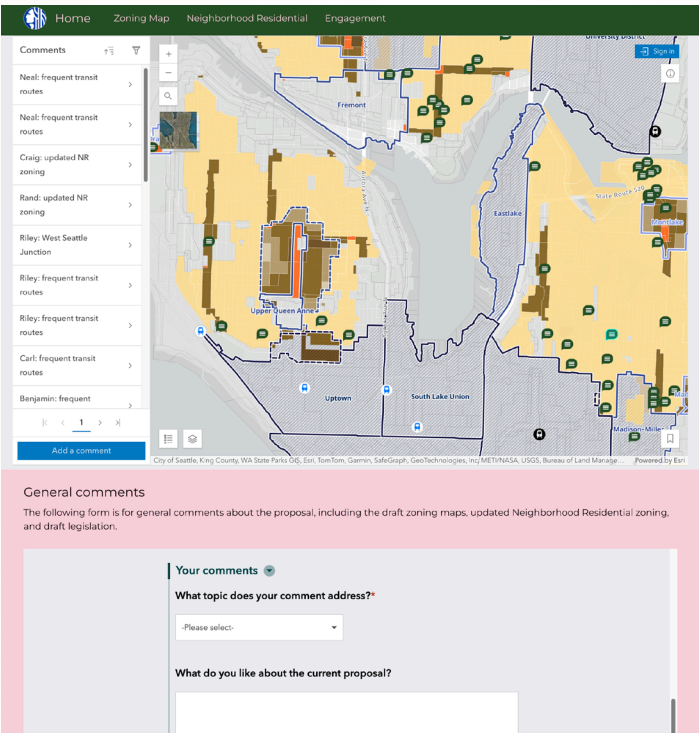
Proposed zoning changes would allow taller apartment or condominium buildings along E Madison St and a broader variety of housing types in the surrounding area.

Share Your Feedback

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

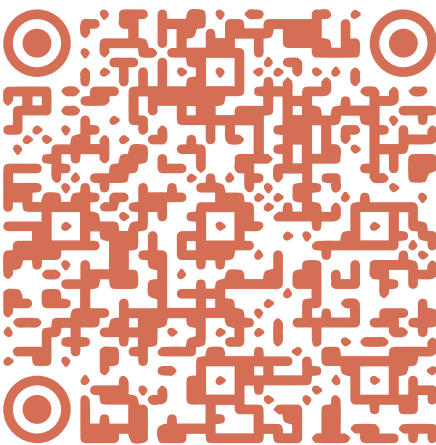
Do you think this is the **right mix of zoning types** to encourage new housing and a walkable neighborhood?

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**





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

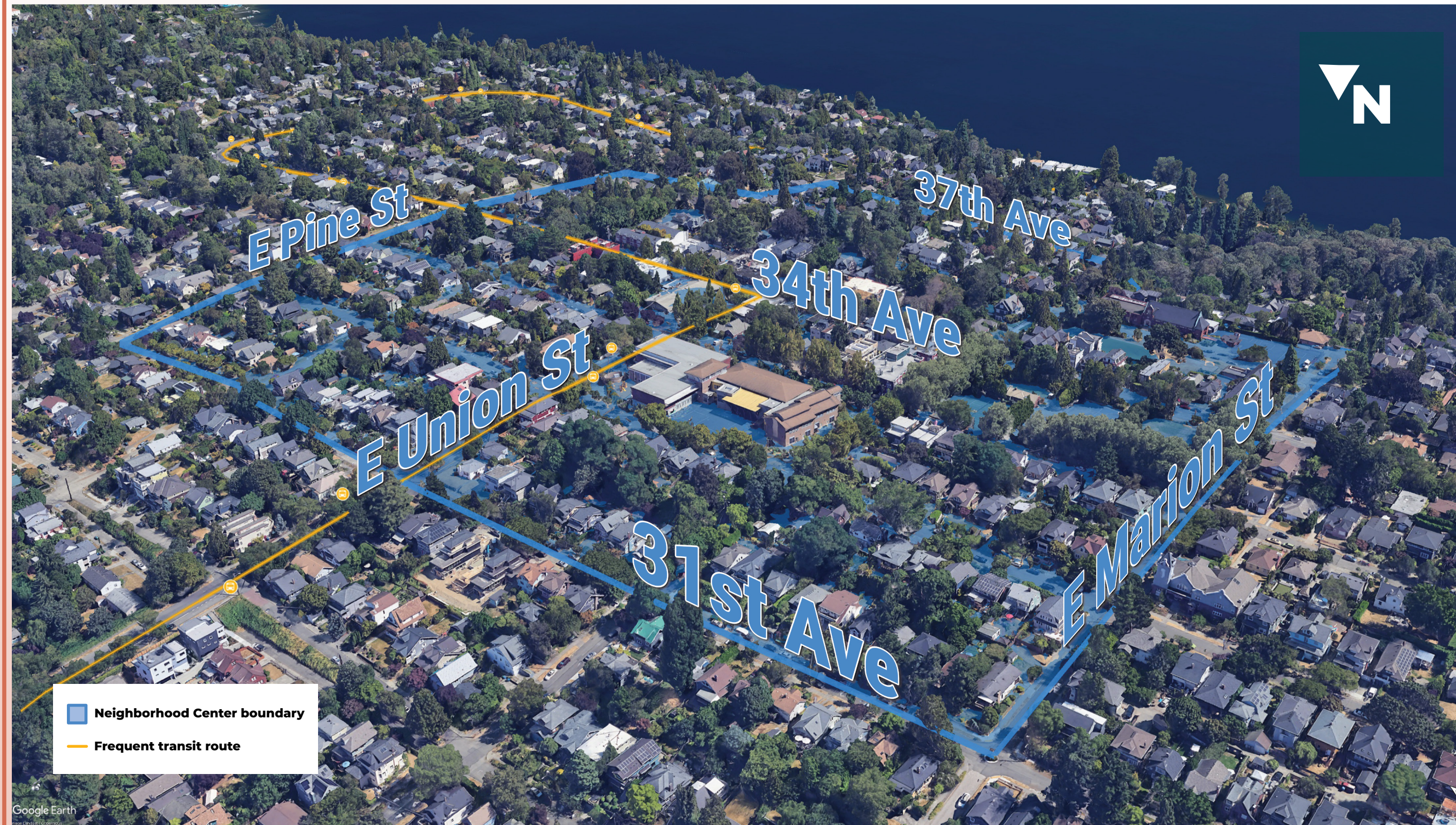
Massage Therapy

Shops & Services

Small Groceries
Coffee Shops
Restaurants
Retail Stores

Parks & Open Spaces

Alvin Larkins Park
Madrona Playground
Madrona Park (nearby)



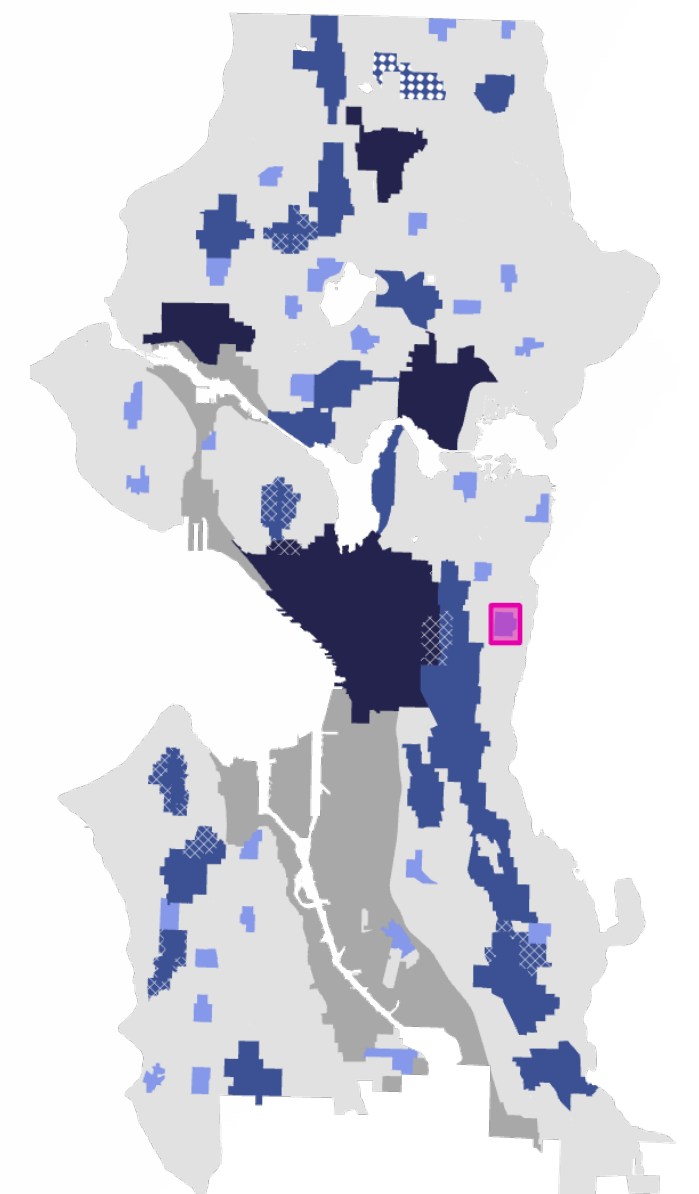
Madrona Neighborhood Center is centering at the intersection of 34th Ave and E Union St that includes Madrona Elementary School and the Madrona-Sally Goldmark Public Library. Two public parks are also

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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[illegible]

Proposed Zoning Changes

Share Your Feedback

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Home
Zoning Map
Neighborhood Residential
Engagement

City of Seattle King County, WA State Parks, US, San Francisco, Google Satellite, GeoTechnologies, Inc., HERE Maps, USGS, Bureau of Land Management, Planning for

Comments
1

Next: Frequent transit routes

Next: Frequent transit routes

Create updated NR zoning

Next: updated NR zoning

R1W1 Street Seattle Junction

R1W1 Frequent transit routes

R1W1 Frequent transit routes

Create Frequent transit routes

Background: Frequent

Add a comment

General comments

The following form is for general comments about the proposal, including the draft zoning maps, updated neighborhood residential zoning, and draft legislation.

Your comments

What topic does your comment address?

Please select:

What do you like about the current proposal?

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.

LR1 is a low-density residential zone that allows townhouse-style development at a three-story scale.

LR2 is a residential zone that allows multifamily development up to four stories.

LR3 is a residential zone that allows multifamily development up to five stories.

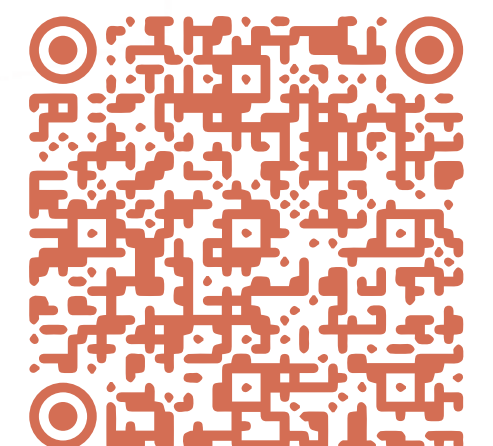
MR1 is a proposed new residential zone that would allow multifamily development up to six stories. MR2, currently simply called "Midrise," is a residential zone that allows multifamily development up to eight stories.

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

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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

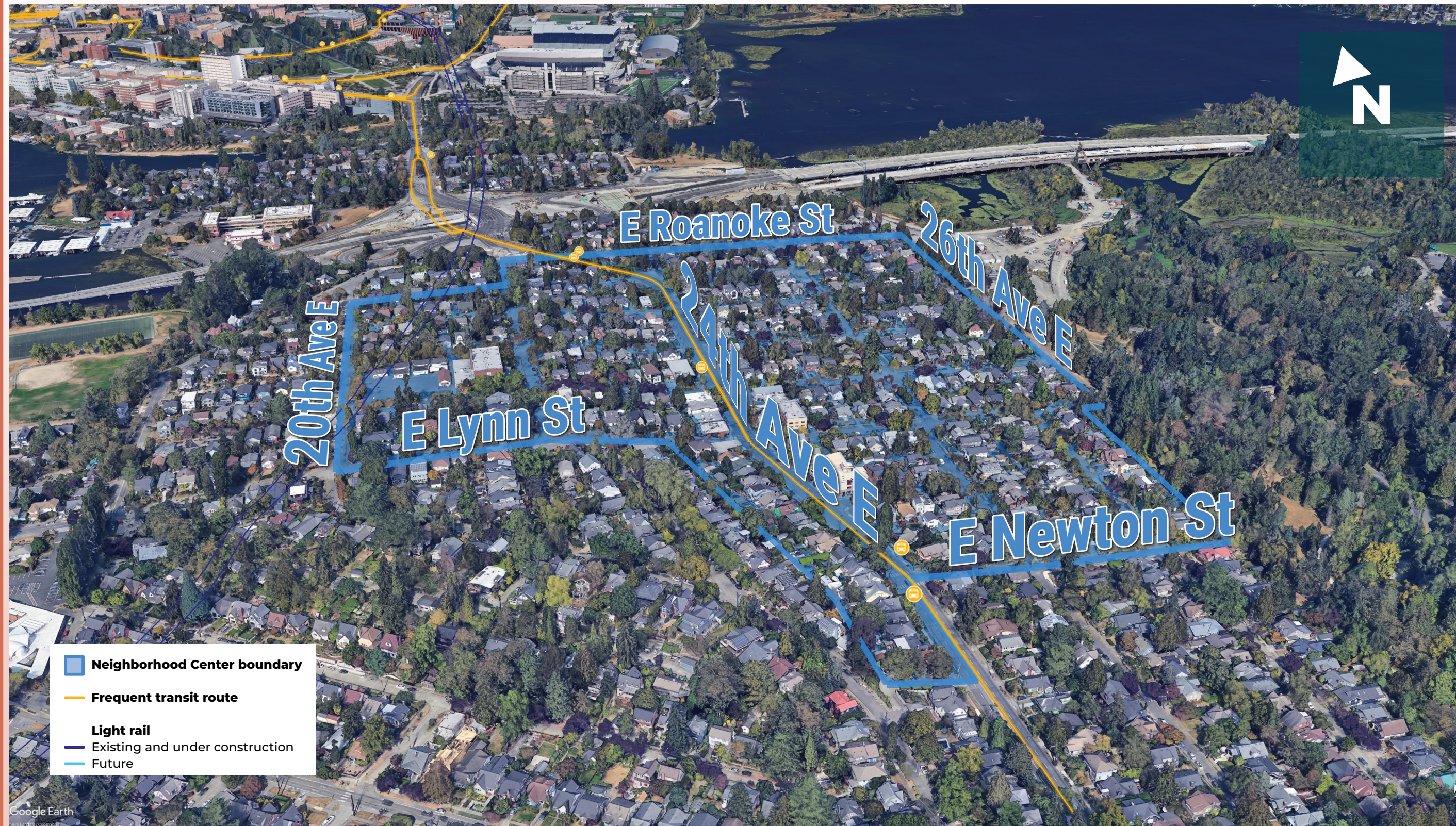
UW Medical Center
(nearby)

Shops & Services

Groceries
Coffee Shops
Restaurants
Bike shop
Salons
Gallery

Parks & Open Spaces

Washington Park
Arboretum
Montlake Playfield



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.

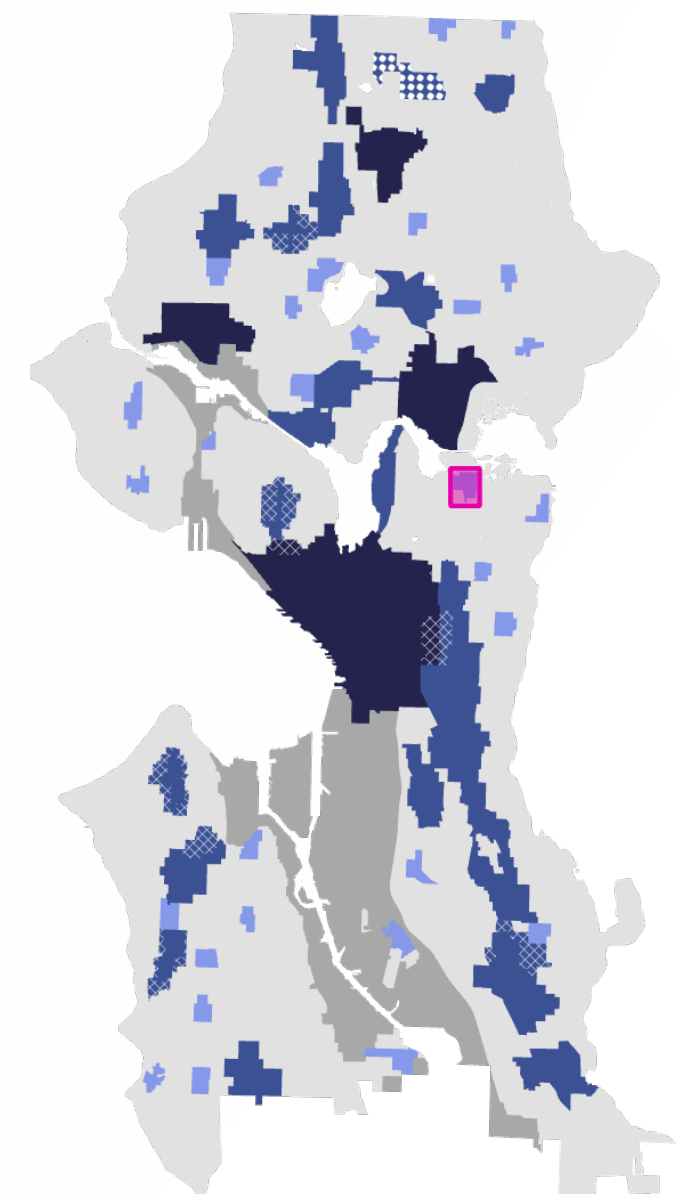
Frequent transit connects to UW and the light rail stations. Most streets have sidewalks and residents enjoy easy access to the Washington Park Arboretum.



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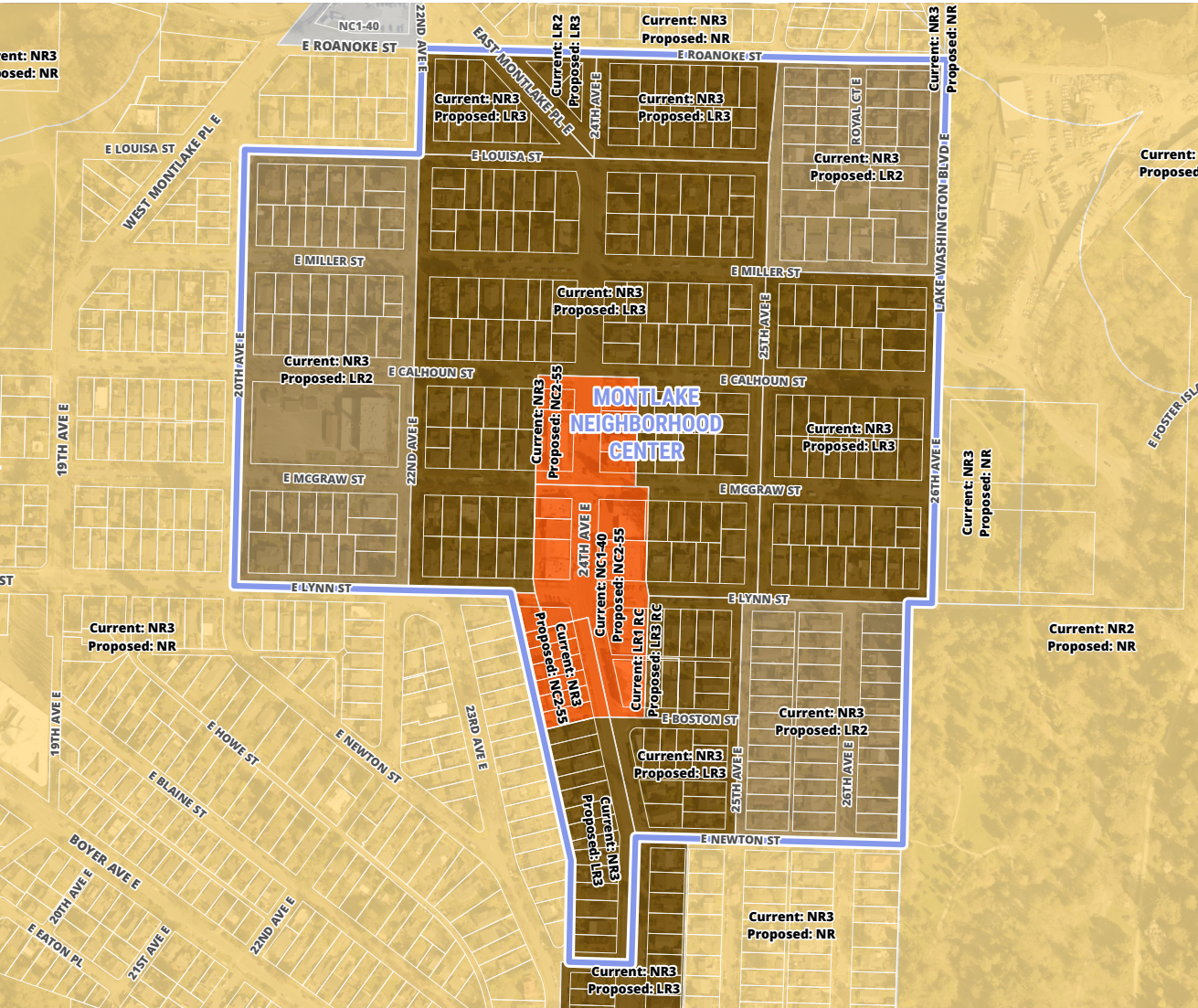
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Proposed Zoning Changes

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.

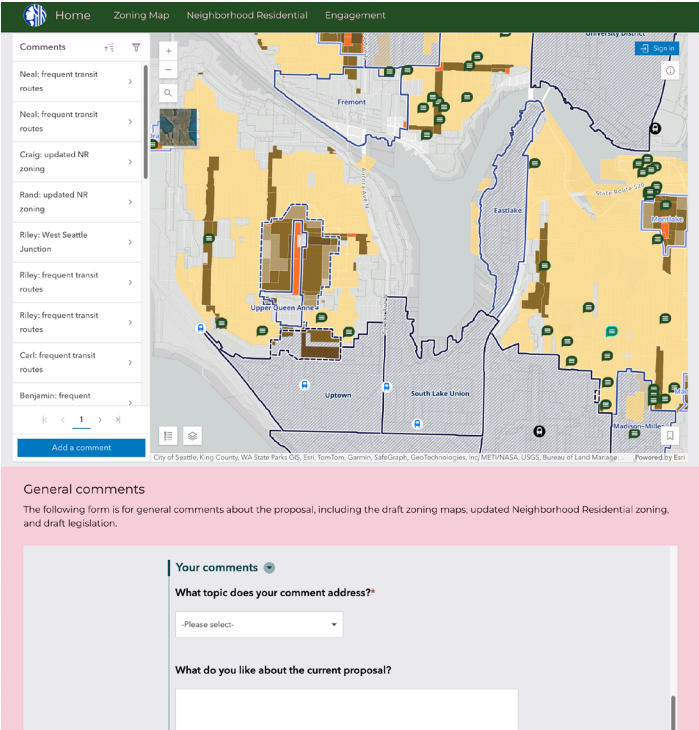
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