



Bryant

A Neighborhood Center with Everyday Essentials

Frequent Transit

7 min to UW
15 min to Lake City
24 min to Downtown
(bus + light rail)

Schools & Childcare

Preschools (nearby)
Bryant Elementary
(nearby)

Medical Services

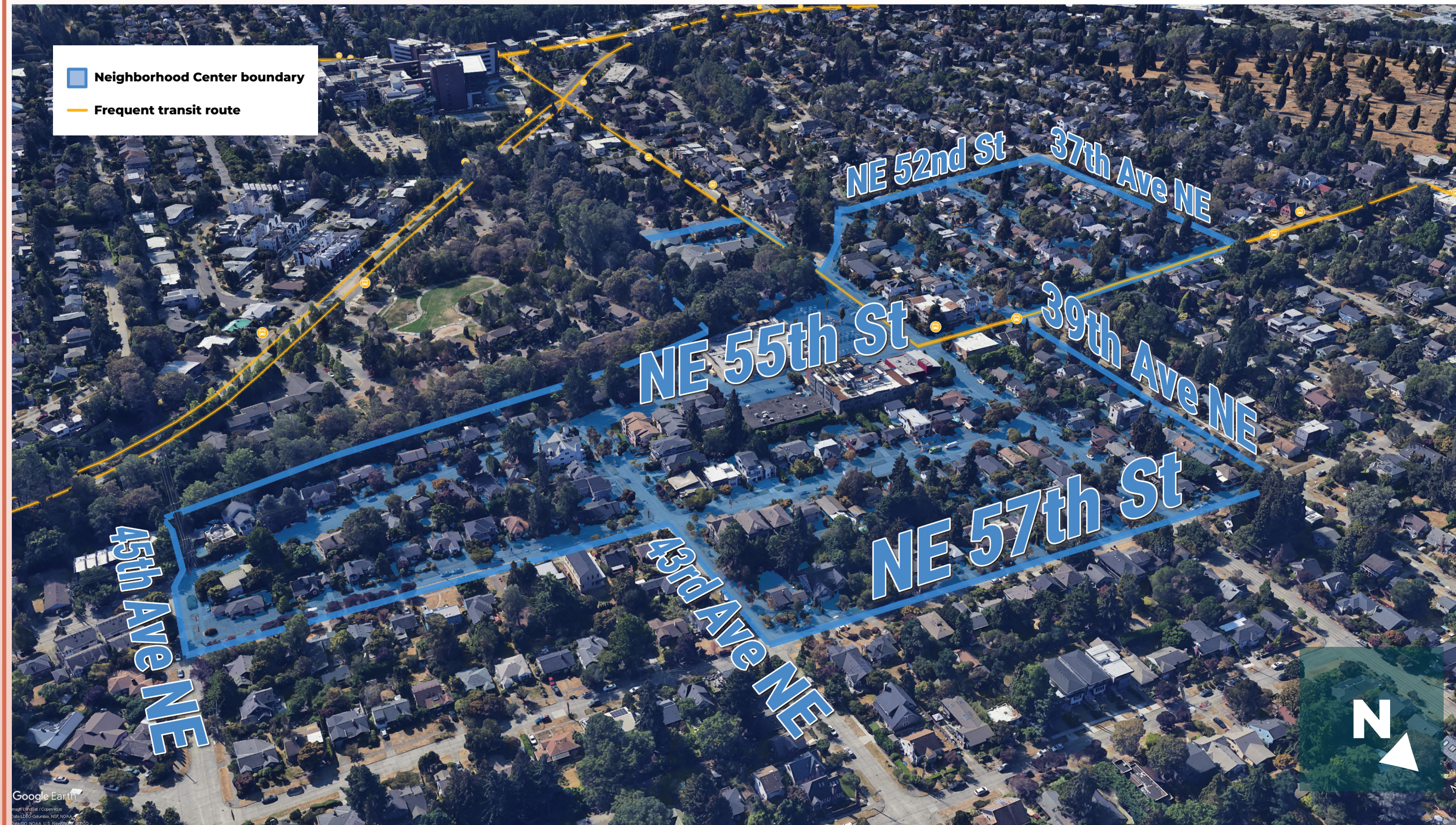
Specialist Clinics
Seattle Children's
Hospital (nearby)

Shops & Services

Groceries
Restaurant
Fire Station 38

Parks & Open Spaces

Burke Gilman Trail
Pathway Park



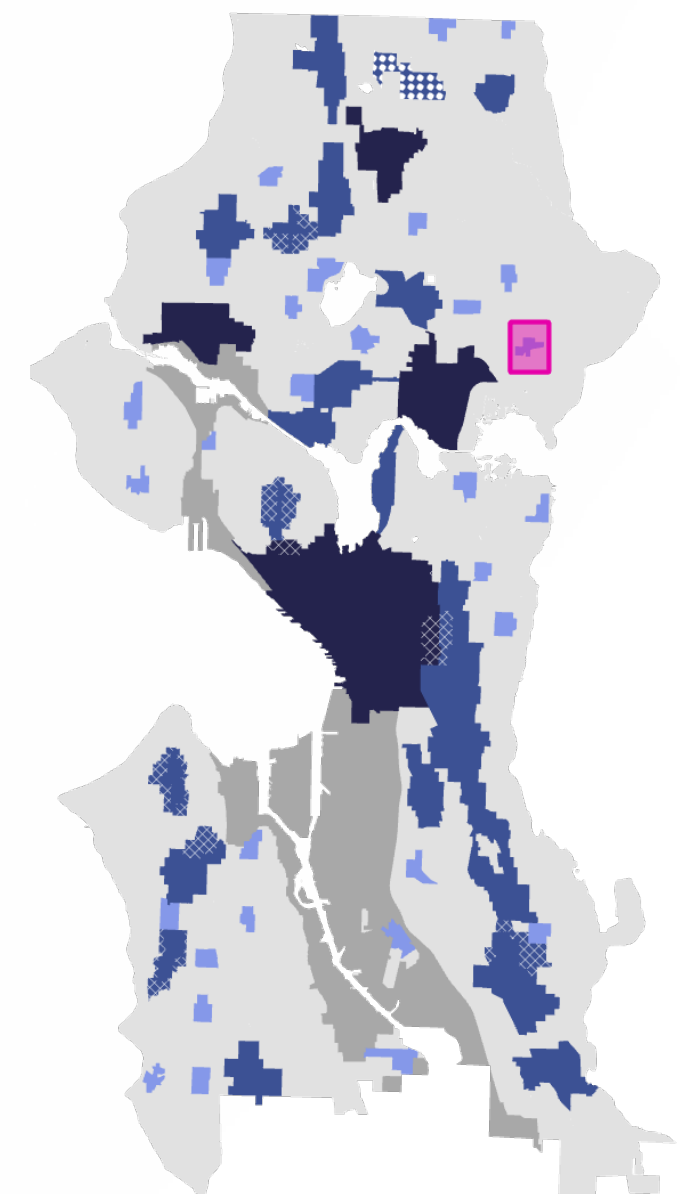
The Bryant neighborhood is centered near the intersection of 40th Ave NE and NE 55th St, a few blocks north of Seattle Children's Hospital. Popular local grocer serves as a community gathering space.

Frequent bus transit connects to Lake City and UW with connections to light rail. Most streets have sidewalks, and residents enjoy easy access to the regional Burke Gilman Trail and the adjacent Pathway Park.

Bryant 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.





Bryant

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 Bryant.

Proposed Zoning Changes

The new zoning proposed for Bryant centers around the popular local grocery store to create a livelier neighborhood. The existing Neighborhood Commercial zoning, which allows mixed-use buildings with shops at the ground level and apartments above, is adjusted to six stories to allow more residential above.

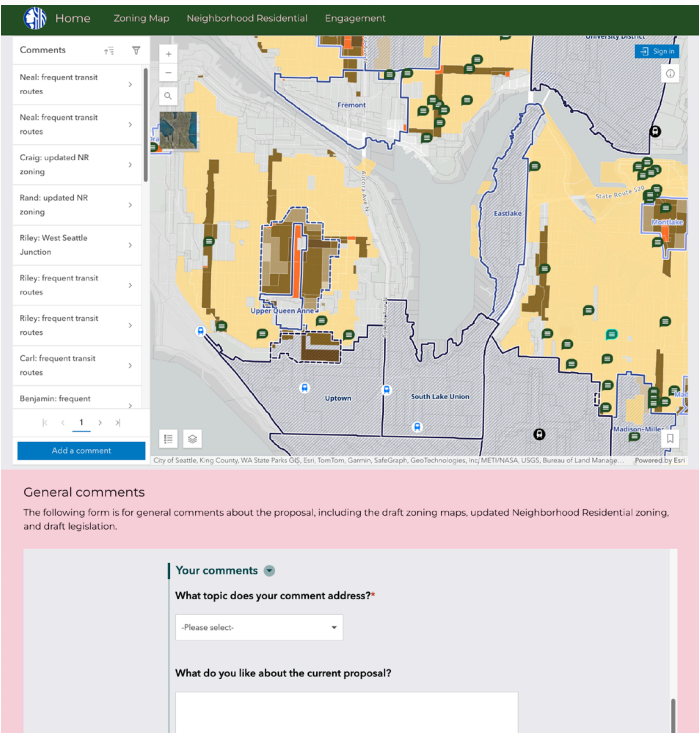
Residential areas directly adjacent to the Neighborhood Commercial zone transition to Midrise 1 which allows six-story apartment or condominium buildings. The zoning pattern tapers to a lower scale as the distance from the market increases, four stories with Lowrise 2 and five stories with Lowrise 3 multifamily zoning.

Share Your Feedback

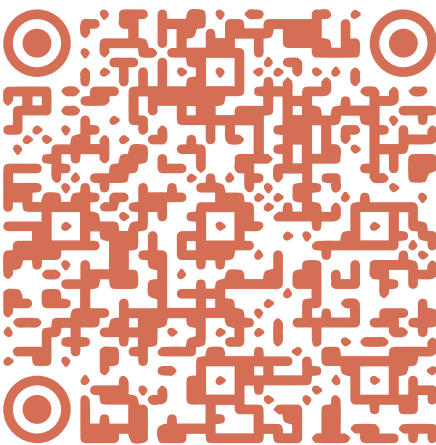
What are your **thoughts on the boundaries and location** of this proposed neighborhood center?

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.



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



- 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**



Ravenna

A Neighborhood Center with Everyday Essentials

Frequent Transit

3 min Roosevelt
25 min to Fremont
45 min to Downtown
(direct by bus)
22 min to Downtown
(bus + light rail)

Schools & Institutions

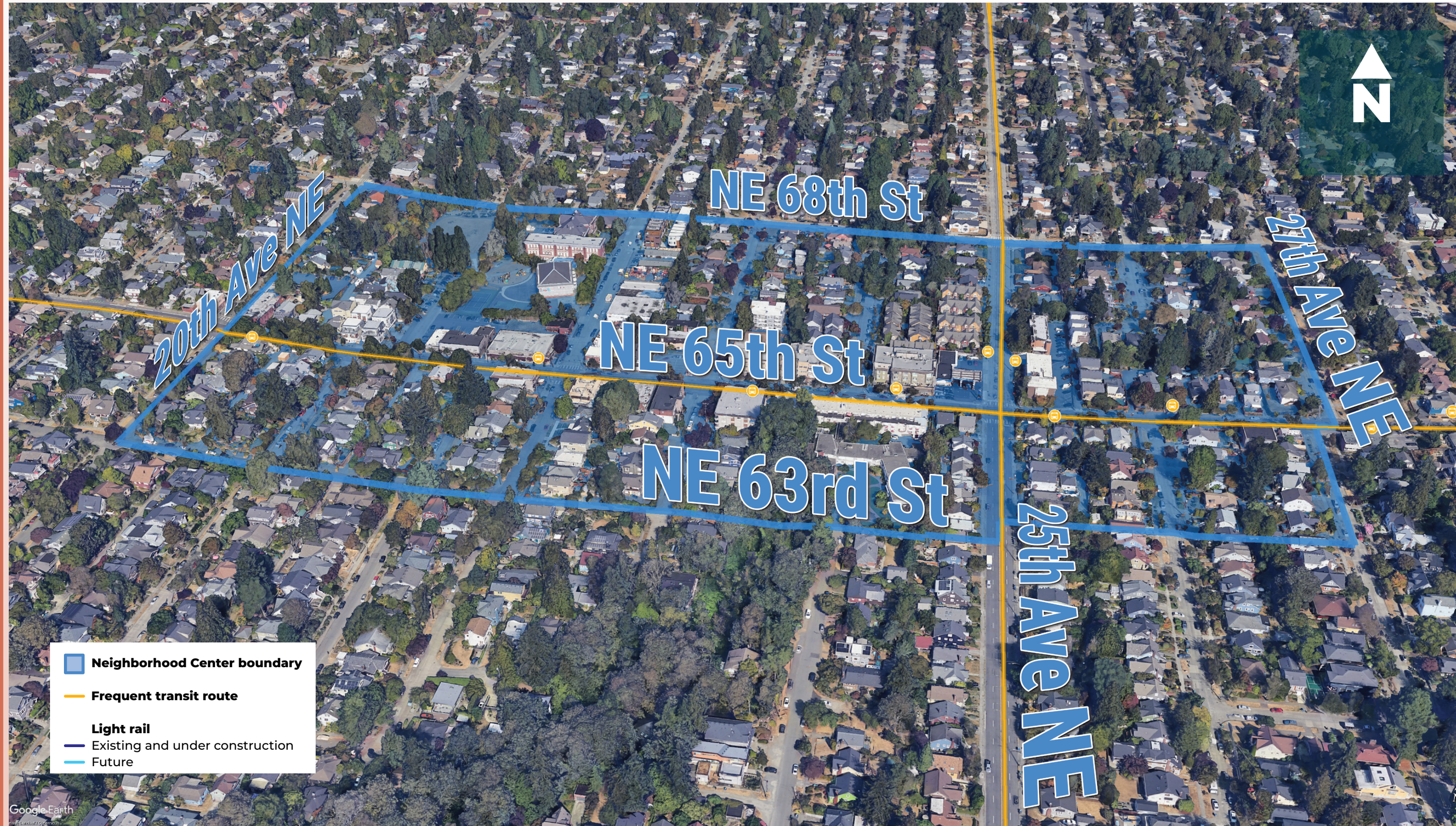
Ravenna-Eckstein
Community Center
Roosevelt High School
(nearby)
Eckstein Middle School
(nearby)

Shops & Services

Bookstore
Coffee Shops
Restaurants
Salons & Massages
Auto Repairs
Upholstery Shop
Gas Station & Store

Parks & Open Spaces

Ravenna-Eckstein Park
Ravenna Park (nearby)



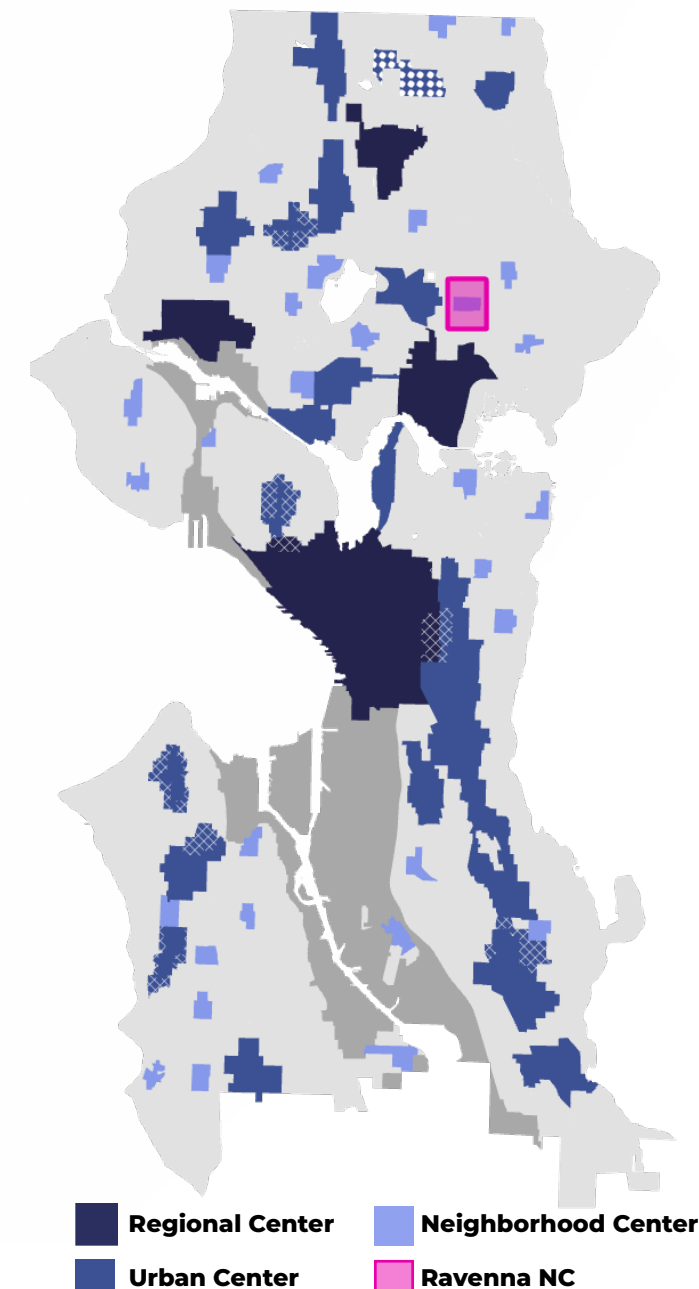
The Ravenna Neighborhood Center is focused on the commercial district with a series of vibrant local businesses along NE 65th St between 20th Ave NE and 27th Ave NE. Frequent bus transit connects to Magnuson Park to the east and Roosevelt light rail station to the west.

Most streets have sidewalks, and residents enjoy access to open space and recreation amenities at Ravenna Eckstein Park. Nearby is a large open space at Ravenna Park.

Ravenna is one of
30 proposed new
Neighborhood Centers

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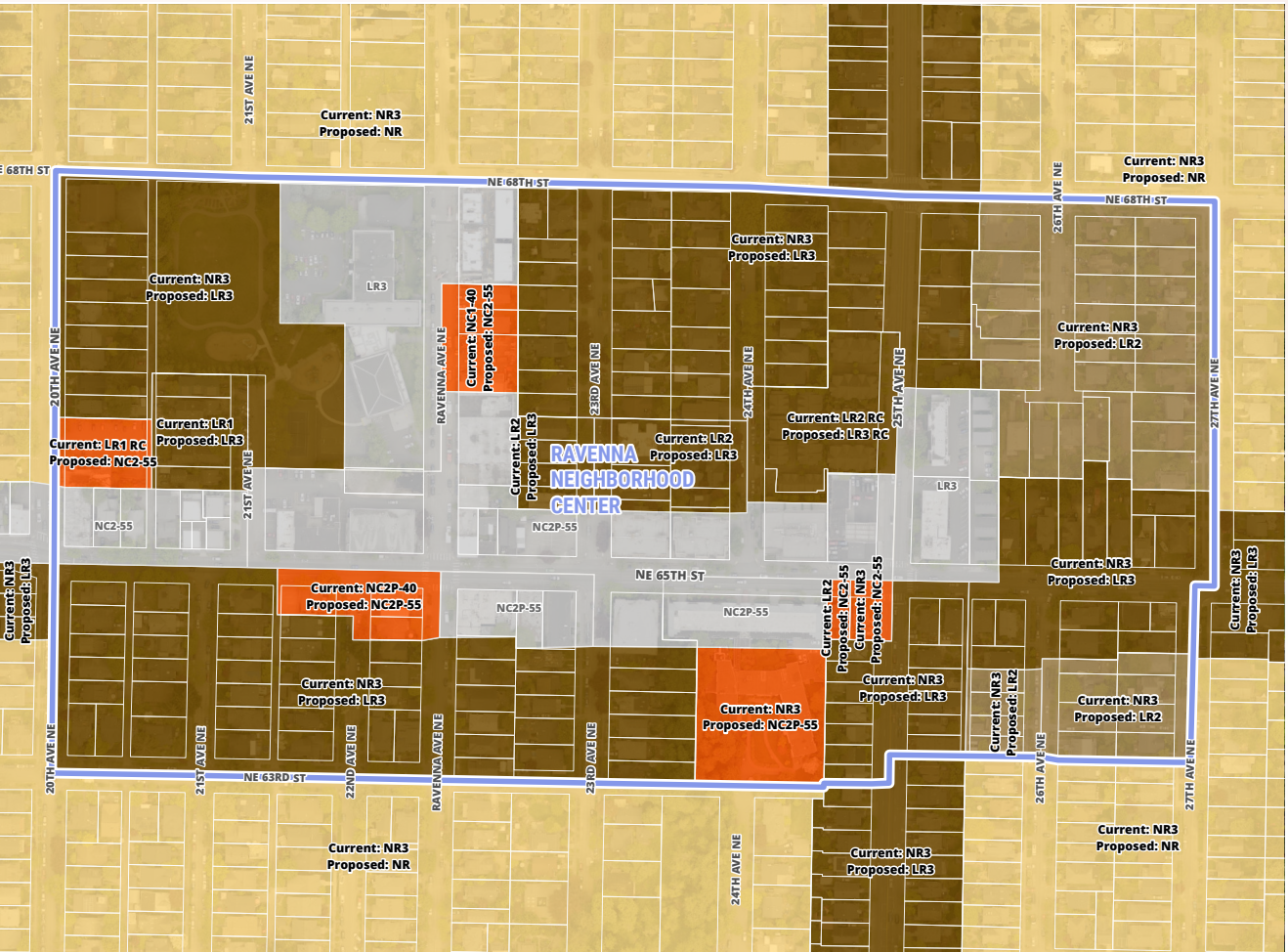
These places are suitable for residential and mixed-use buildings up to 6 stories in core and smaller apartment buildings on the periphery. Neighborhood centers should generally encompass areas within 800 feet, or one to three blocks, of the central intersection or transit stop.





Ravenna

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 Ravenna.

Proposed Zoning Changes

The new zoning proposed for Ravenna will create lots of opportunities for more people to live in this popular neighborhood. The zoning for the lively neighborhood shopping district along NE 65th St is tweaked to allow four stories of residential above the ground level shops and services all along the corridor.

Residential areas to the north and south transition to Lowrise 3 multifamily zoning where 5-story apartment or condominium buildings could be built. The zoning pattern tapers to a lower scale Lowrise 2 multifamily zoning with buildings up to four stories at the east end of the Neighborhood Center.

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)
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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.

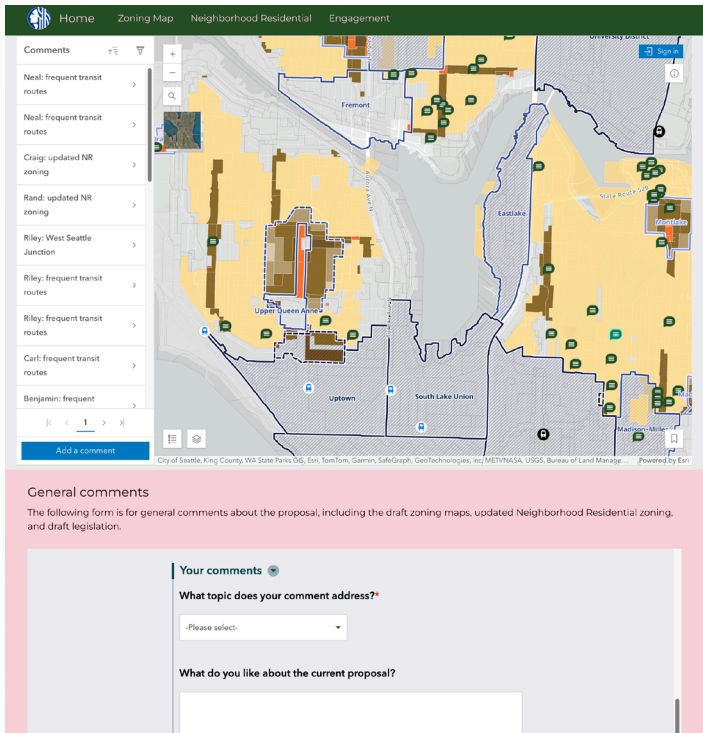
No rezone proposed

Share Your Feedback

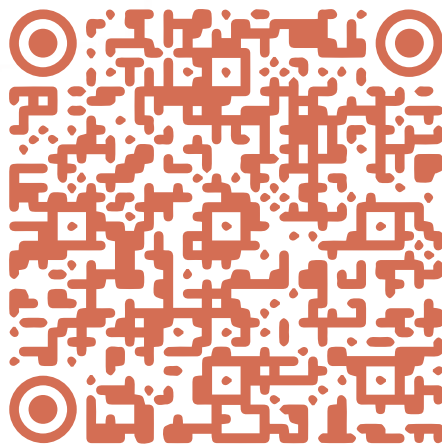
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Wedgwood

A Neighborhood Center with Everyday Essentials

Frequent Transit

10 min to Lake City
16 min to UW
33 min to Downtown
(bus + light rail)

Schools & Childcare

Preschools
Concordia Luth. Sch.
Eckstein Middle School
(nearby)
Thornton Creek
Elementary (nearby)
Northeast Public
Library (nearby)

Medical Services

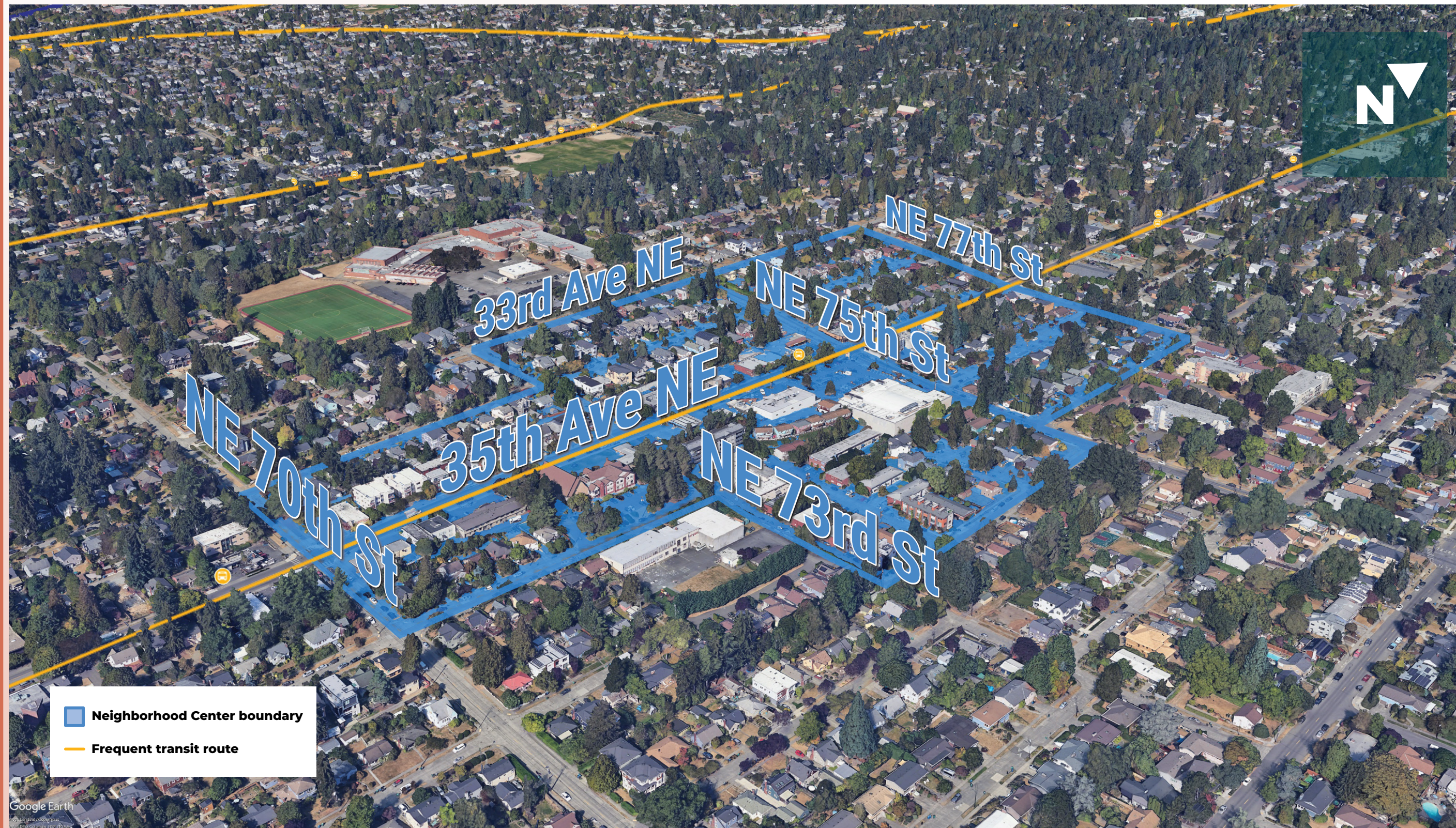
Dental
Specialist Clinics

Shops & Services

Groceries
Bakeries
Coffee Shops
Restaurants
Bank
Gas Station
Dry Cleaner
Salons
Gym

Parks & Open Spaces

View Ridge Playfield
(nearby)



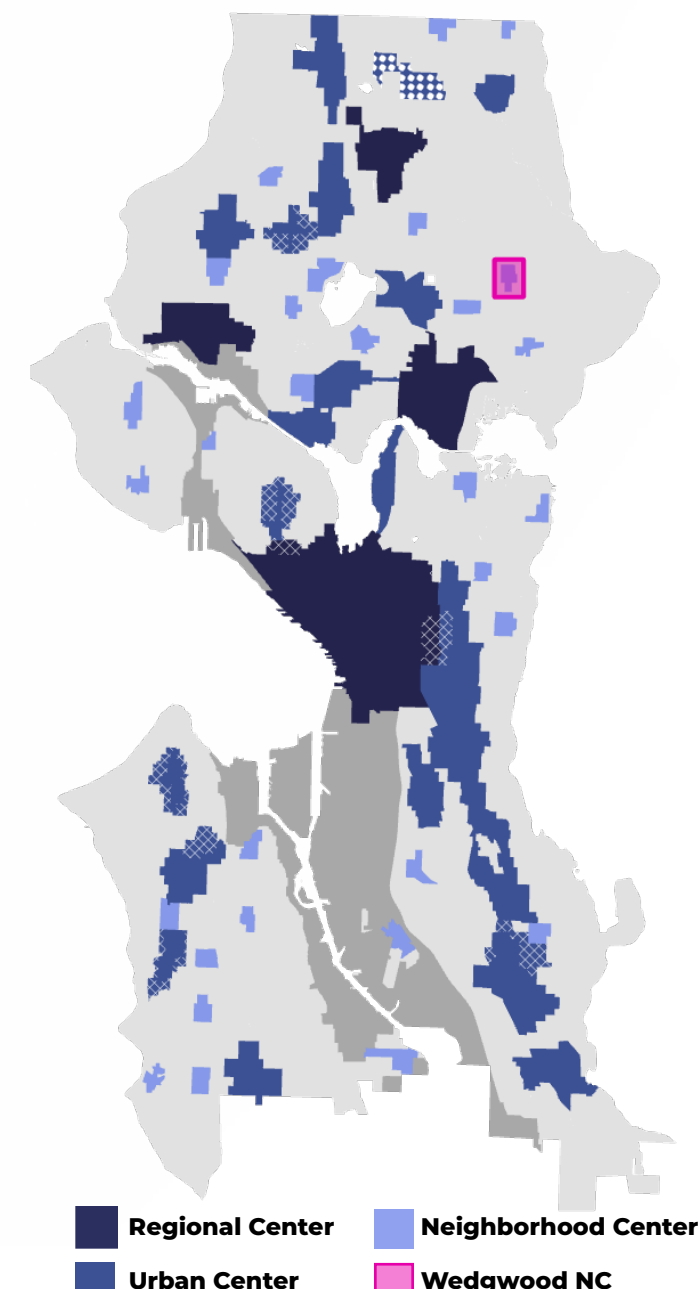
The Wedgwood Neighborhood Center focuses near the intersection of 35th Ave NE and NE 75th St. A mix of small local businesses on walkable blocks and more expansive retail uses with large frontage parking lots are found along 35 Ave NE.

Frequent bus transit connects to light rail and UW campus. Most streets have sidewalks. The largest nearby open space is at Eckstein Middle School, just west of the center.

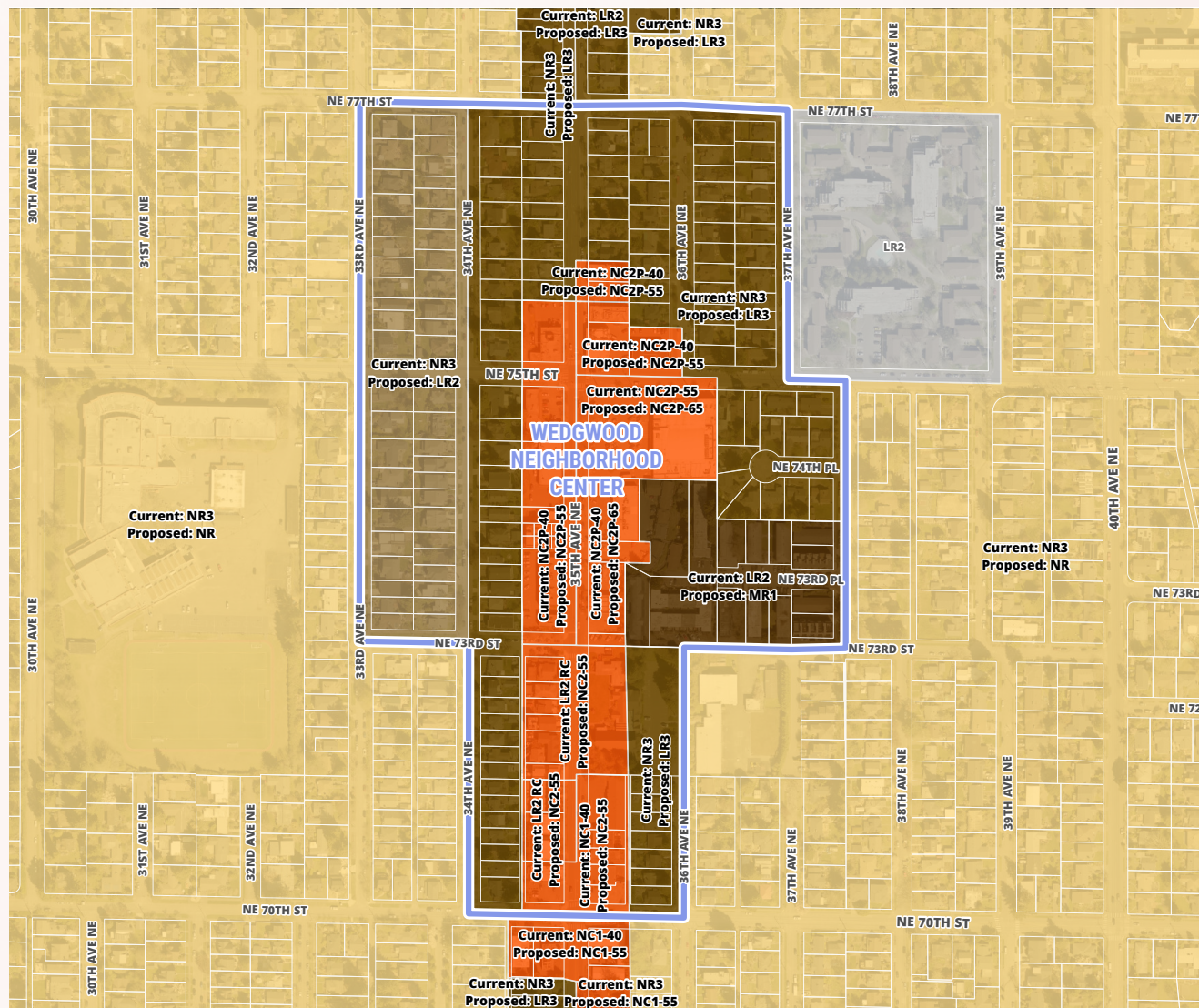
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Zoning Update for a New Neighborhood Center


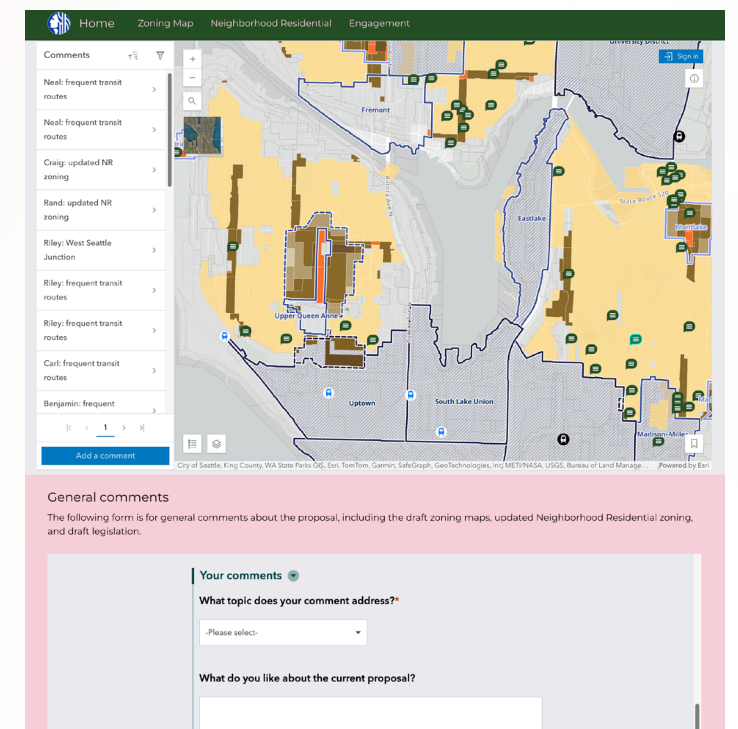


Proposed Zoning Changes

Residential areas to the east and west of the mixed-use corridor transition to Lowrise 3 multifamily zoning. 5-story apartment or condominium buildings could be built here. The zoning pattern tapers to a lower scale, 4 stories with Lowrise 2 multifamily zoning at the west edge of the Neighborhood Center.

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

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No rezone proposed