

Olympic Hills

A Neighborhood Center with Everyday Essentials

Frequent Transit

5 min to Shoreline S
10 min to Lake City
15 min to Northgate
24 min to UW
(bus + light rail)
31 min to Downtown
(bus + light rail)
Future Stride BRT

Schools & Childcare

Preschools (nearby)

Medical Services

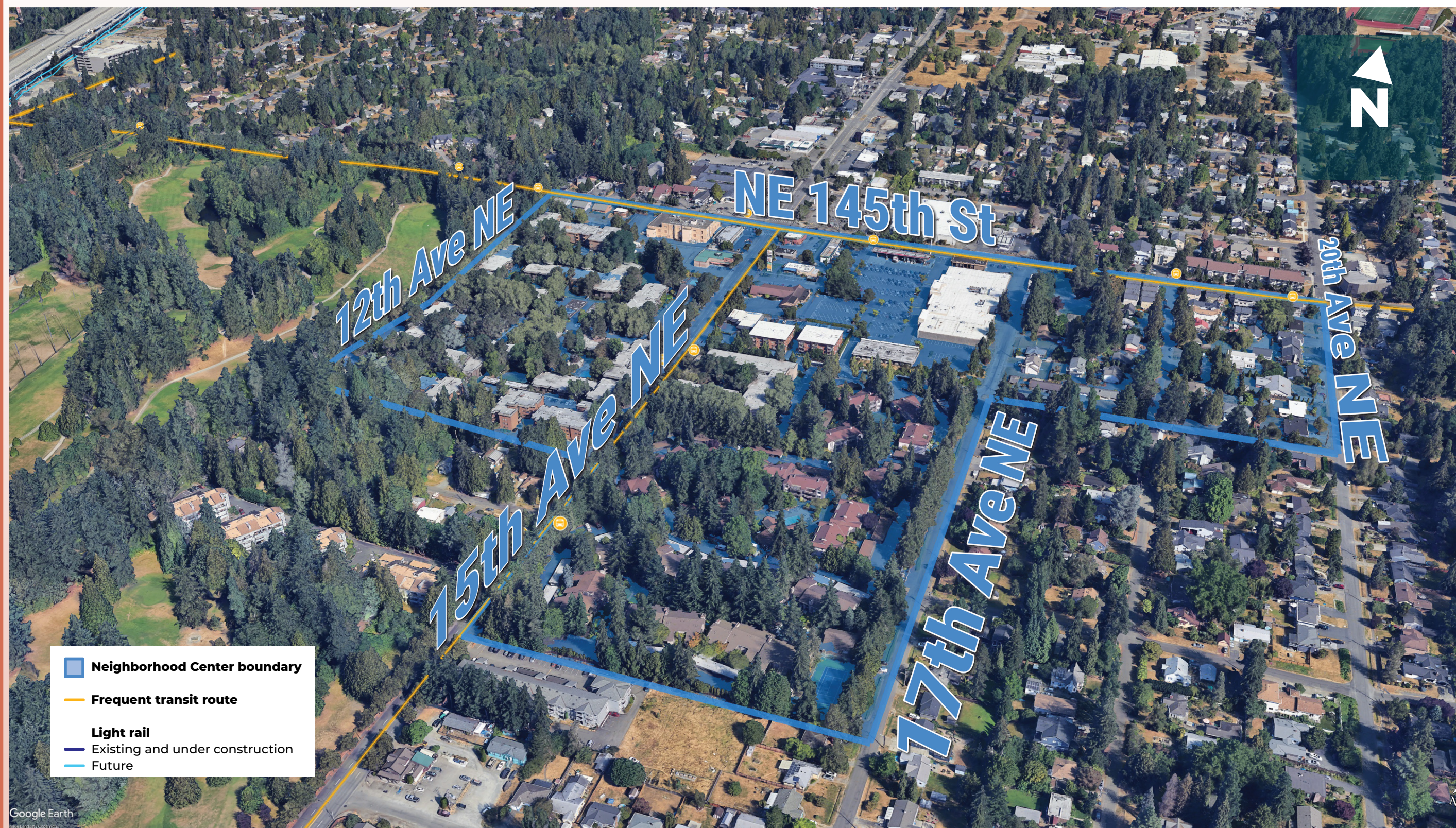
Veterinary

Shops & Services

Groceries
Coffee Shops
Restaurants
Thrift Store
Salon
Bank

Parks & Open Spaces

Jackson Park
Golf Course
Perimeter Trail



Olympic Hills is centered near the intersection of 15th Ave NE and NE 145th St with an existing commercial shopping center offers a variety of goods and services, but is currently designed more for cars than people walking. The existing multifamily residential, a mix of condominiums and apartments, reflects a more suburban, car-oriented design.

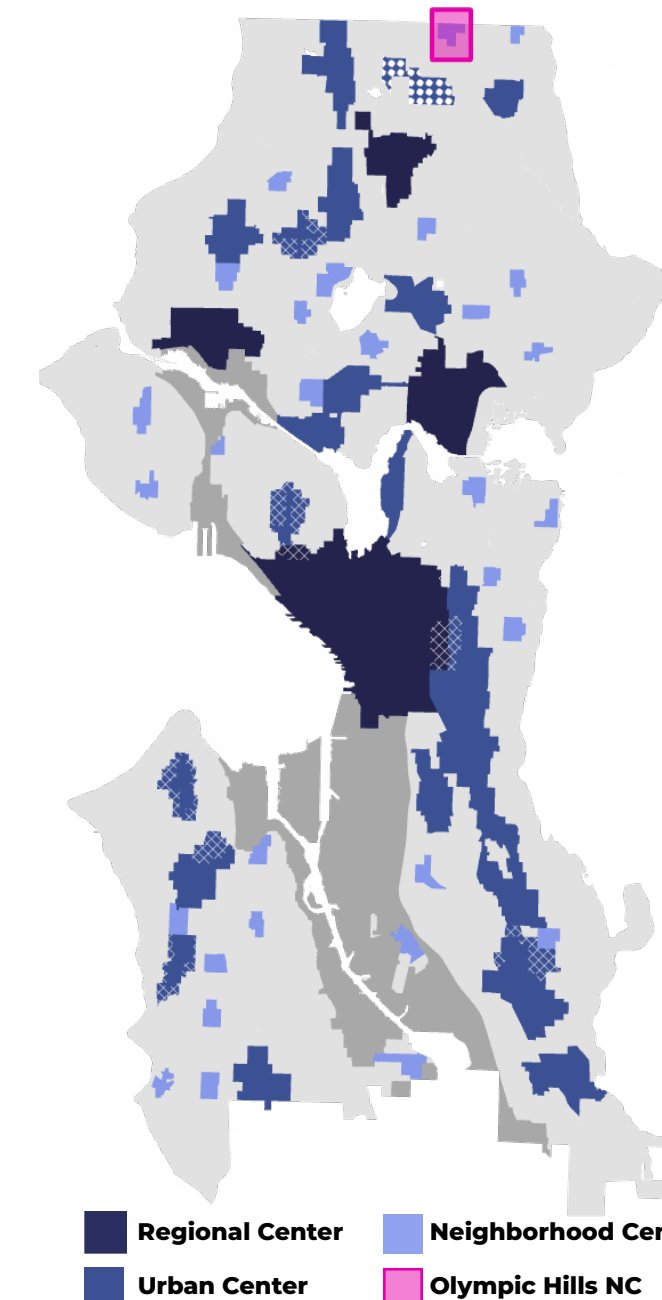
Frequent bus transit connects to the Shoreline South, Northgate, and UW light rail stations. Major streets have sidewalks, but most residential streets do not. Residents enjoy access to multiple open spaces including the Jackson Park Golf Course and Jackson Park Perimeter Trail which connects to Flicker Haven Natural Area and Jackson Park P-Patch.



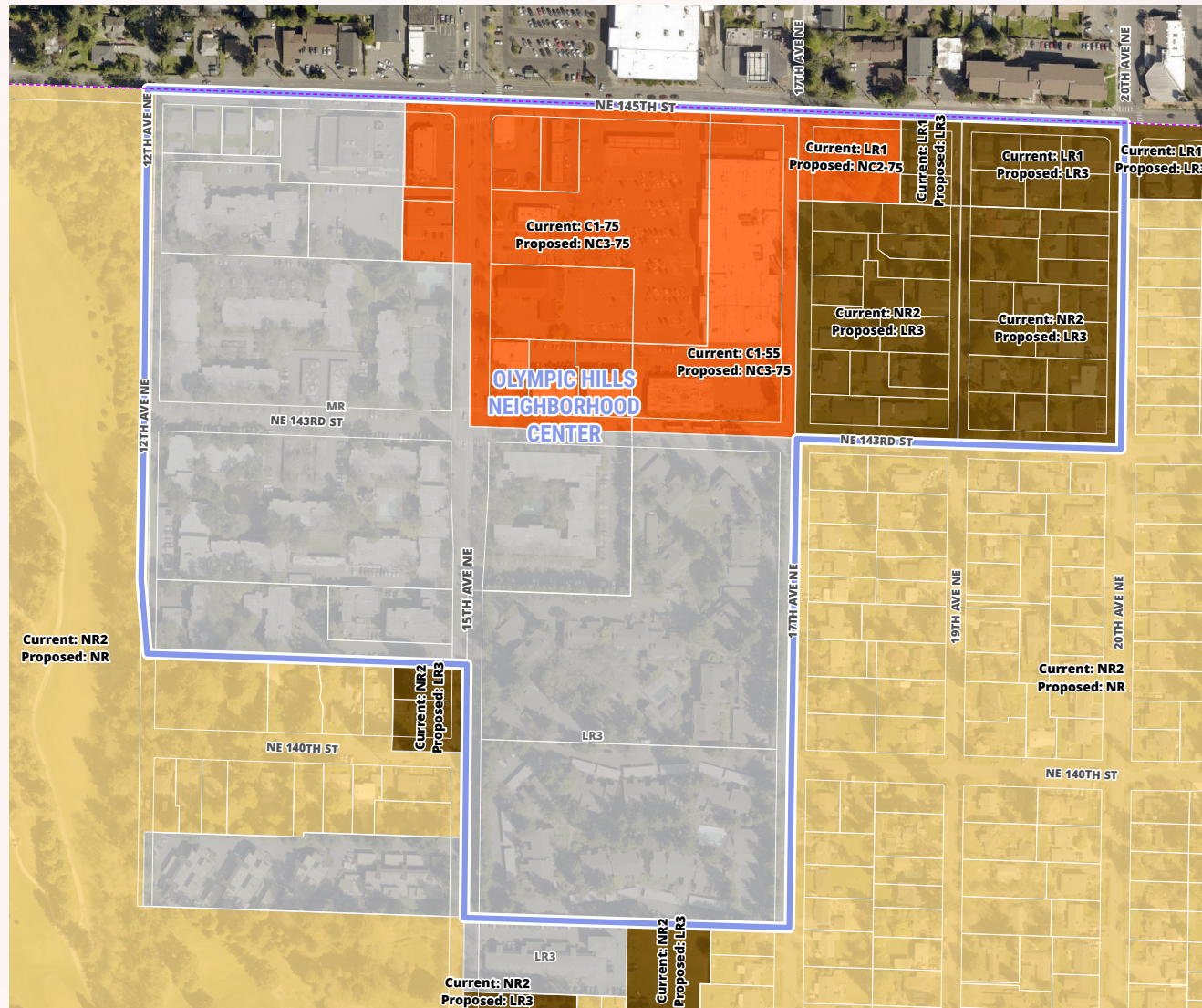
Olympic Hills is one of 30 proposed new Neighborhood Centers

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 for a New Neighborhood Center




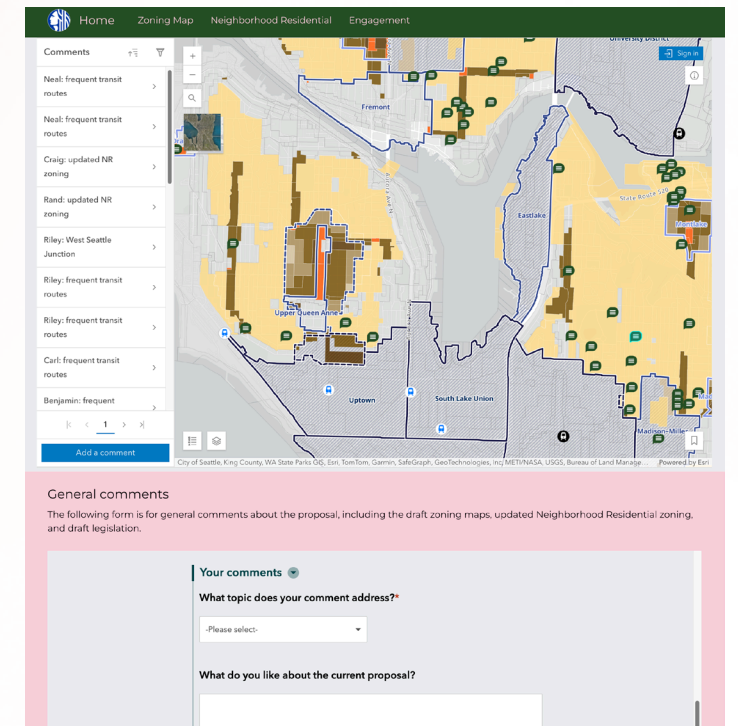
Proposed Zoning Changes

Residential areas to the east and south of the commercial will be changed to be consistent with the existing pockets of Lowrise 3 multifamily zoning. Five-story apartment or condominium buildings could be built here. No change is proposed for places already zoned Midrise residential.

Share Your Feedback

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.





Holman Road

A Neighborhood Center with Everyday Essentials

Frequent Transit

12 min to Ballard
14 min to Northgate
37 min to Downtown

Schools & Childcare

Viewlands Elementary
School (nearby)

Medical Services

Veterinarian

Shops & Services

Groceries
Pharmacy
Restaurant
Fast Food
Bank
Coffee Shop
Barbershop
Pet Care

Parks & Open Spaces

Carkeek Park (nearby)



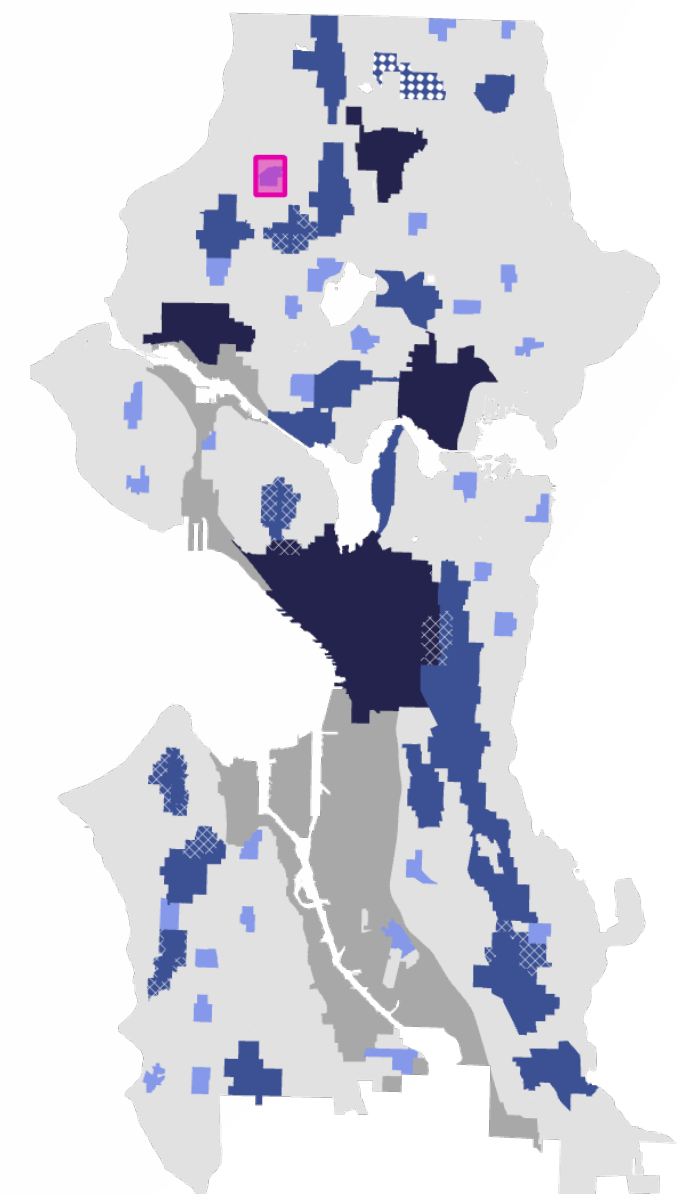
The Holman Road Neighborhood Center is centered on 3rd Ave NW and Homan Rd NW. This neighborhood center provides a range of housing types and a shopping center that serves it and the surrounding neighborhoods.

The neighborhood is well served by frequent transit (RapidRide D and Metro Route 40) and has easy access to recreation opportunities at Carkeek Park to the north.

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Holman Road

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 Holman Road.

Proposed Zoning Changes

Zoning in the neighborhood center is a mix of NC3, LR3, and LR2. To the north between NW 100th St and NW 103rd St the zoning is LR3 (residential up to 5 stories). South of NW 100th St zoning is LR2 (residential up to 4 stories).

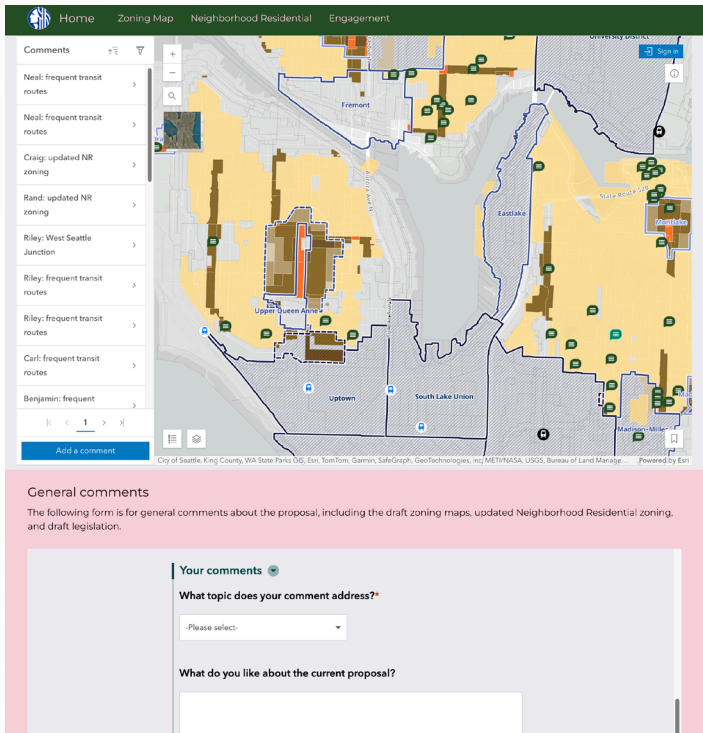
The shopping plaza northwest of Holman Rd NW is zoned for commercial mixed use (NC3) with a 75-foot height limit, while the area to the southeast and west of 3rd Ave NW is zoned commercial mixed use (NC3) with a 55-foot height limit.

Share Your Feedback

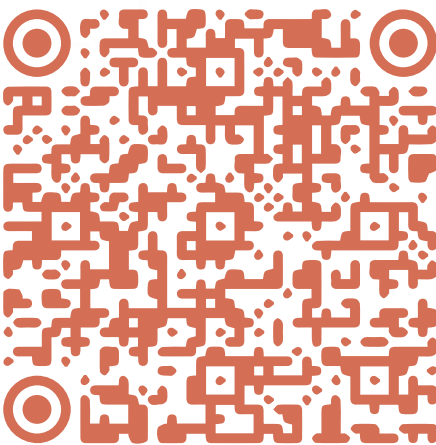
What are your **thoughts on the boundaries and location** of this proposed neighborhood center?

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**

Maple Leaf

A Neighborhood Center with Everyday Essentials



Frequent Transit

6 min to Roosevelt
6 min to Northgate
11 min to UW
23 min to Downtown
(bus + light rail)

Schools & Childcare

Preschools
Little Gym
Perkins School (nearby)

Medical Services

Veterinarian
Dentist

Shops & Services

Coffee Shops
Bakery
Restaurants & Bars
Real Estate Agents
Accounting Firm
Hardware Store
Auto Repair Shop
Legal Services
Convenience Store

Parks & Open Spaces

Maple Leaf
Reservoir Park



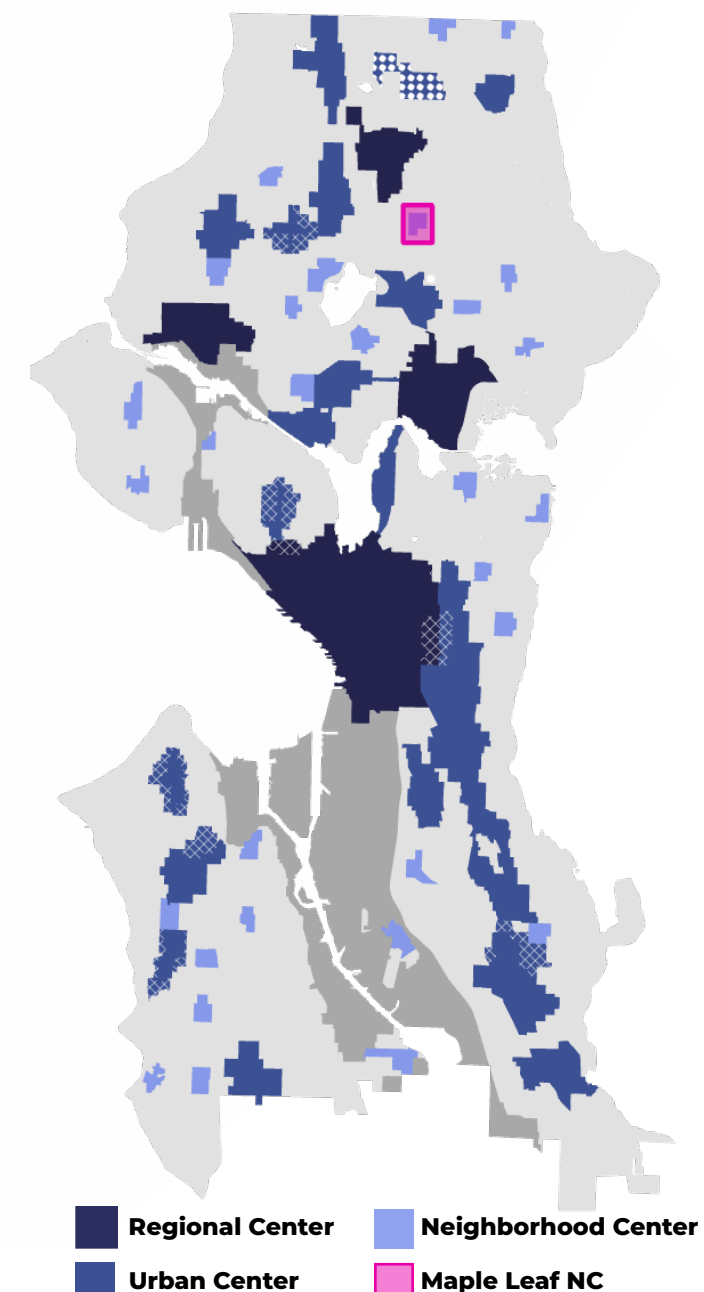
The Maple Leaf neighborhood is centered near the intersection of NE 90th St and Roosevelt Way NE. A series of vibrant local businesses are found along Roosevelt Way NE. Frequent bus transit connects to


Roosevelt, UW, and Northgate with connections to light rail. Most streets have sidewalks, and residents enjoy access to a large open space at the Maple Leaf Reservoir Park.

Maple Leaf is one of
30 proposed new
Neighborhood Centers

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[illegible][illegible]

No rezone proposed



Little Brook

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4 min to Lake City
10 min to Shoreline S
14 min to Roosevelt
27 min to UW
31 min to Downtown
(bus + light rail)
Future Stride BRT

Schools & Childcare

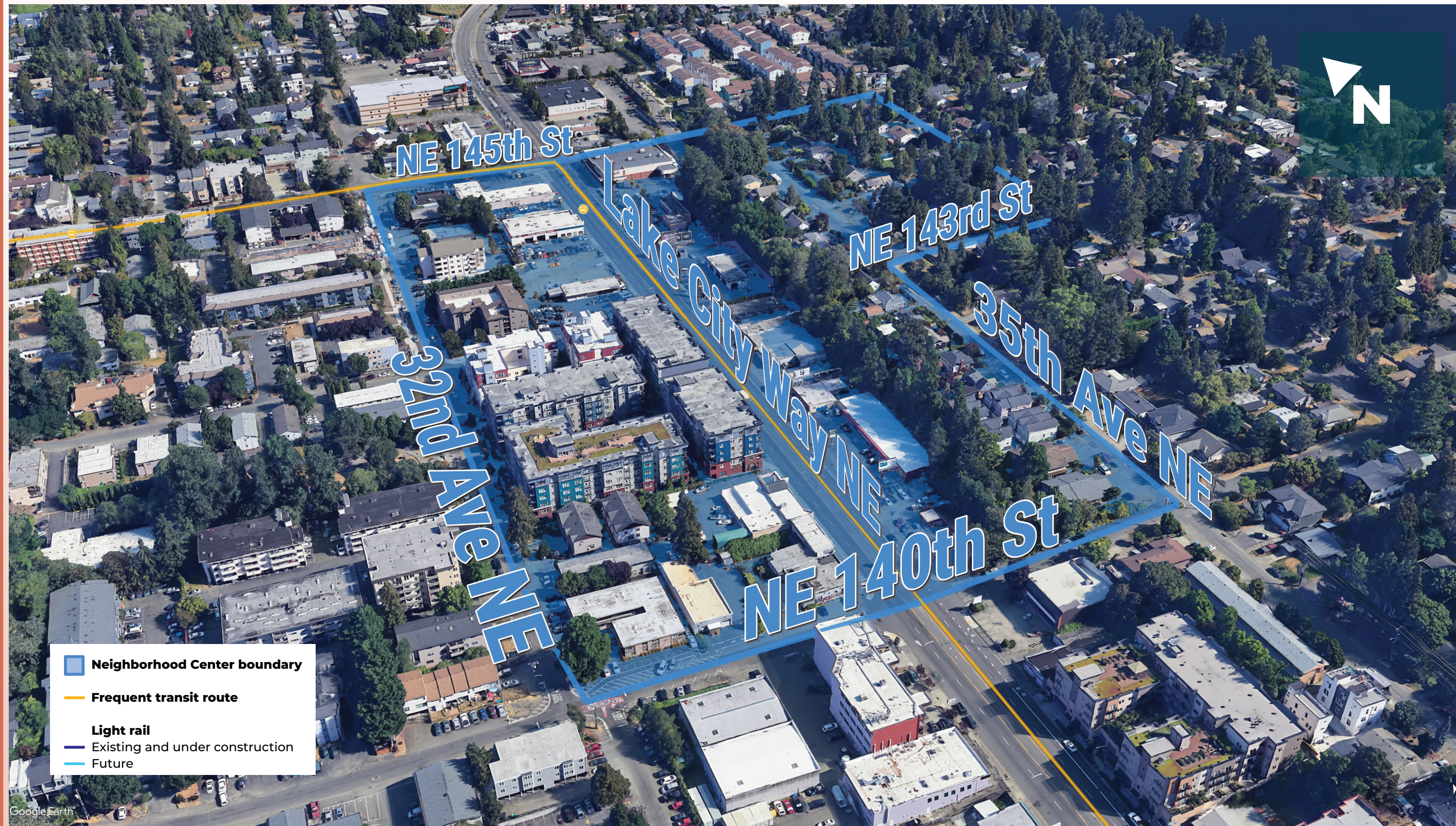
Preschool (nearby)
Cedar Park Elementary
(nearby)

Shops & Services

Coffee Shops
Restaurants
Car Dealer
Car Wash
Auto Repairs

Parks & Open Spaces

Little Brook Park



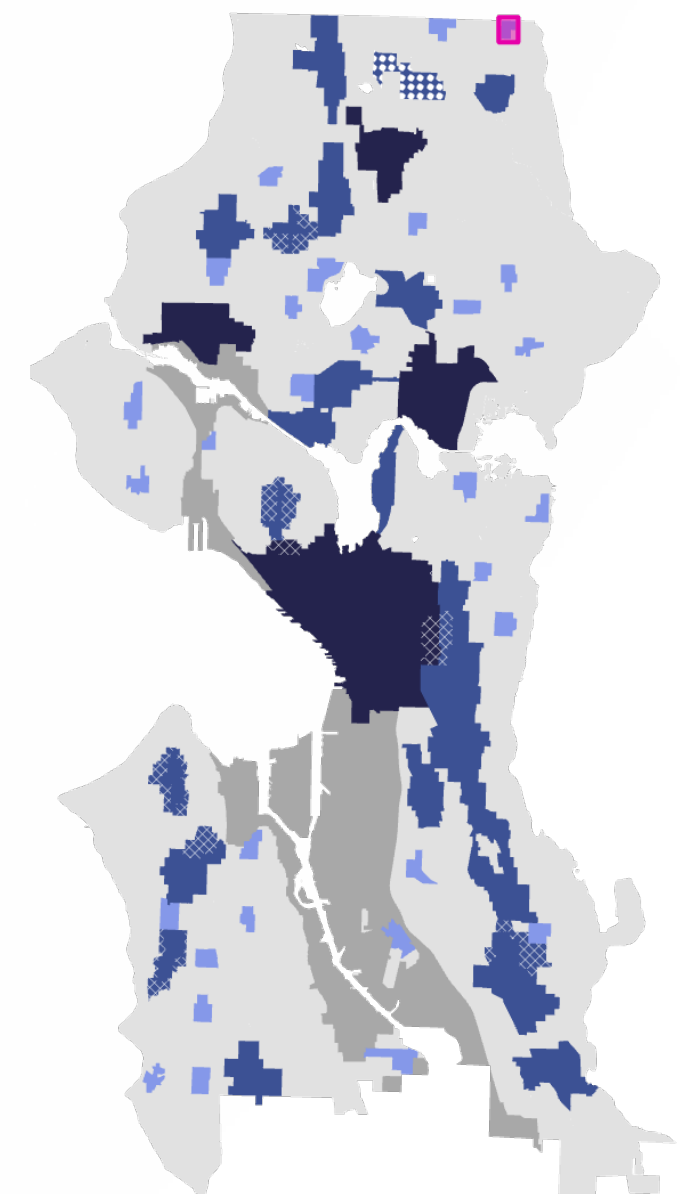
The Little Brook neighborhood is centered near the intersection of Lake City Way NE and NE 143rd St. A series of vibrant local businesses are found along Lake City Way NE. Residents enjoy access to an open space at Little Brook Park.

Frequent bus transit connects to Lake City, Shoreline South, Roosevelt, and UW, with connections to light rail. Although Lake City Way has sidewalks, most residential streets in this area do not have sidewalks.

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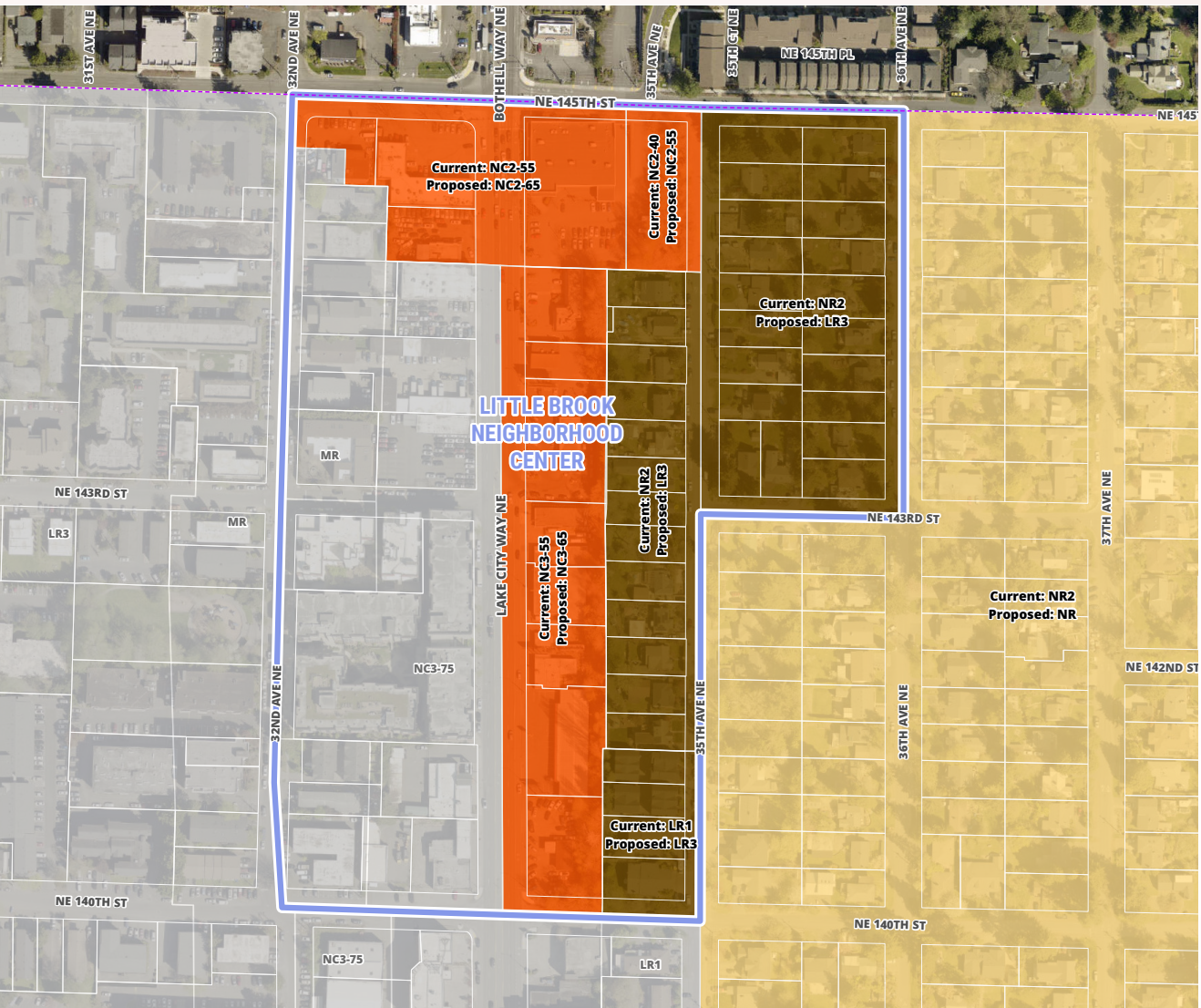
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Little Brook

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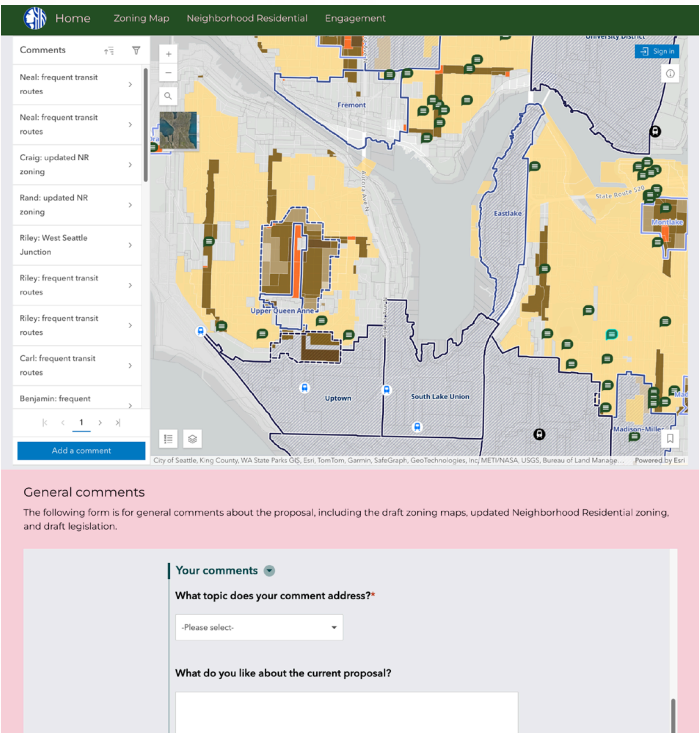
Proposed Zoning Changes
The new zoning proposed for Little Brook strengthens the emerging retail district along Lake City Way. The west side of Lake City Way already allows dense mixed-use and residential buildings.

Changes on the east side of Lake City Way would mirror this density. The existing Neighborhood Commercial 55 zoning on the east side of Lake City Way changes to Neighborhood Commercial 65, which allows mixed-use buildings with shops at the ground level and five floors of apartments above. Residential areas further east transition to Lowrise 3 multifamily zoning which allows apartment or condominium buildings up to 5 stories.

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