



# Dravus

*A Neighborhood Center with Everyday Essentials*

**Frequent Transit**  
6 min to Ballard  
20 min to Downtown  
Future Light Rail Station

**Schools & Institution**  
Preschools  
Center for Basketball  
Performance

**Medical Services**  
Veterinarian

**Shops & Services**  
Groceries  
Restaurants  
Coffee Shop  
Retail Stores

**Parks & Open Spaces**  
Interbay Athletic  
Complex



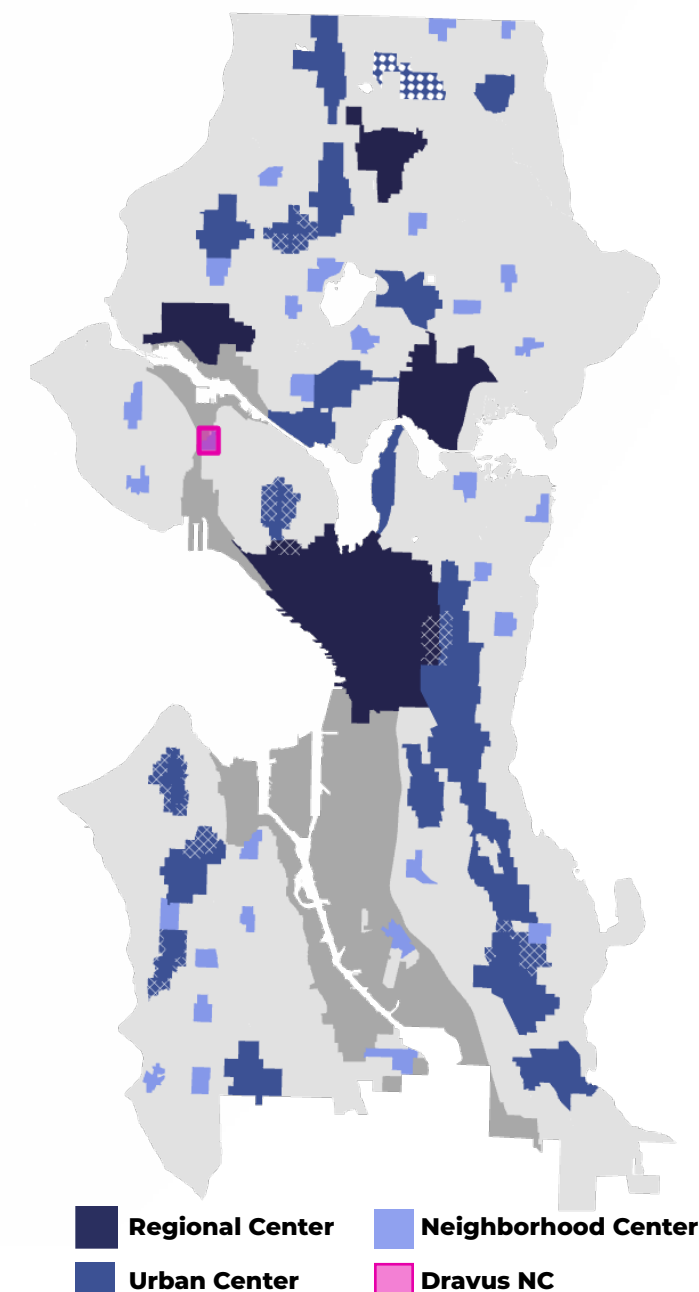
Dravus Neighborhood Center is adjacent to the future Interbay Light Rail Station, with convenient existing access to frequent transit (RapidRide D).

The neighborhood center has a grocery store and several restaurants serving the surrounding areas, with easy access to recreational facilities at the Interbay Athletic Complex.

Dravus 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.

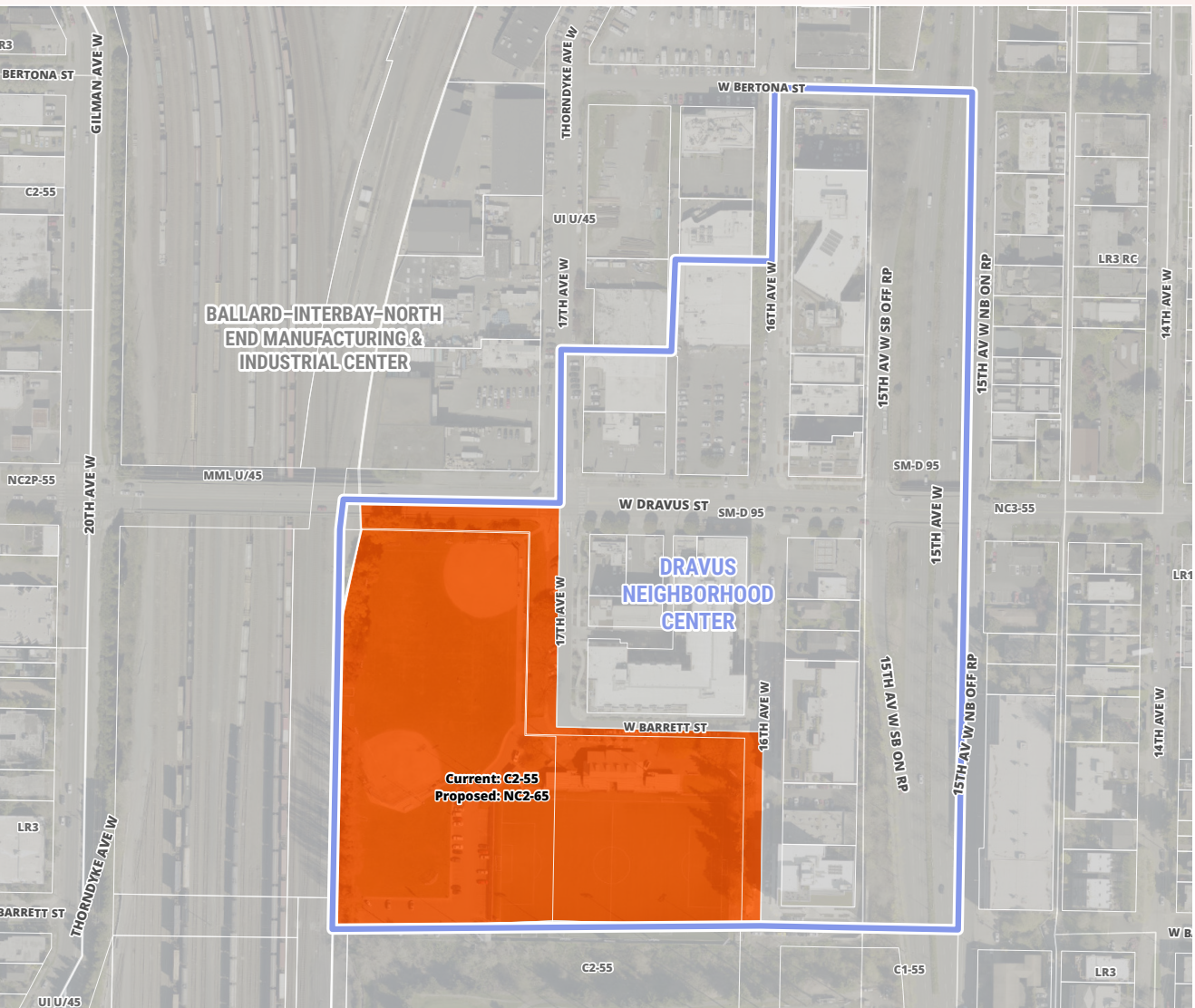
These places are suitable for residential and mixed-use buildings up to 6 stories in core and smaller apartment buildings on the periphery. Neighborhood centers should generally encompass areas within 800 feet, or one to three blocks, of the central intersection or transit stop.





# ZONING UPDATE

## Dravus *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 Dravus.

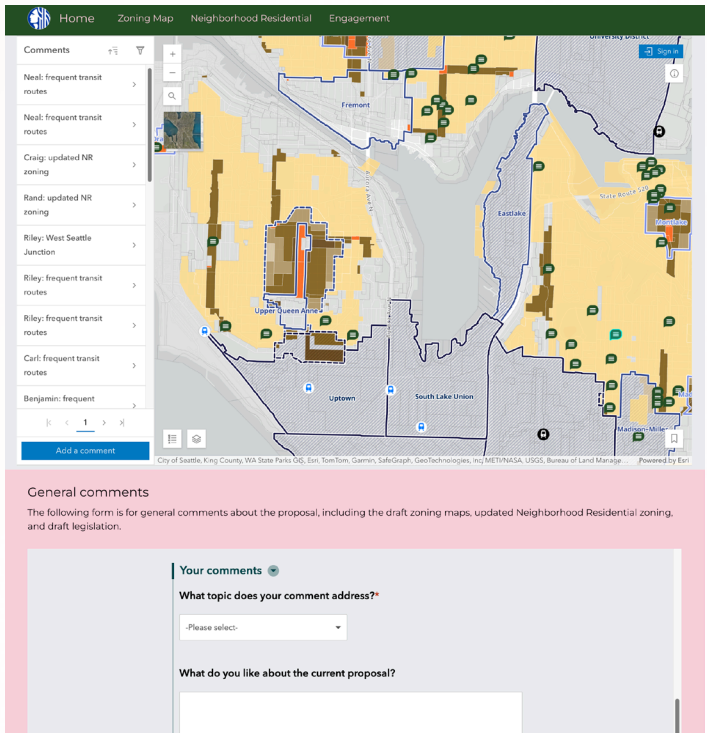
**Proposed Zoning Changes**  
Most of the neighborhood center will retain existing mixed-use zoning with 95-foot height limit (SM-D 95). The park site adjacent to the future light rail station will be rezoned to mixed-use with a height limit of 65 feet, redevelopment will only occur if the park site is acquired for light rail station construction.

Any additional zoning changes will be determined through a future station area planning process in collaboration with our interagency partners.

**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**

