



# 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

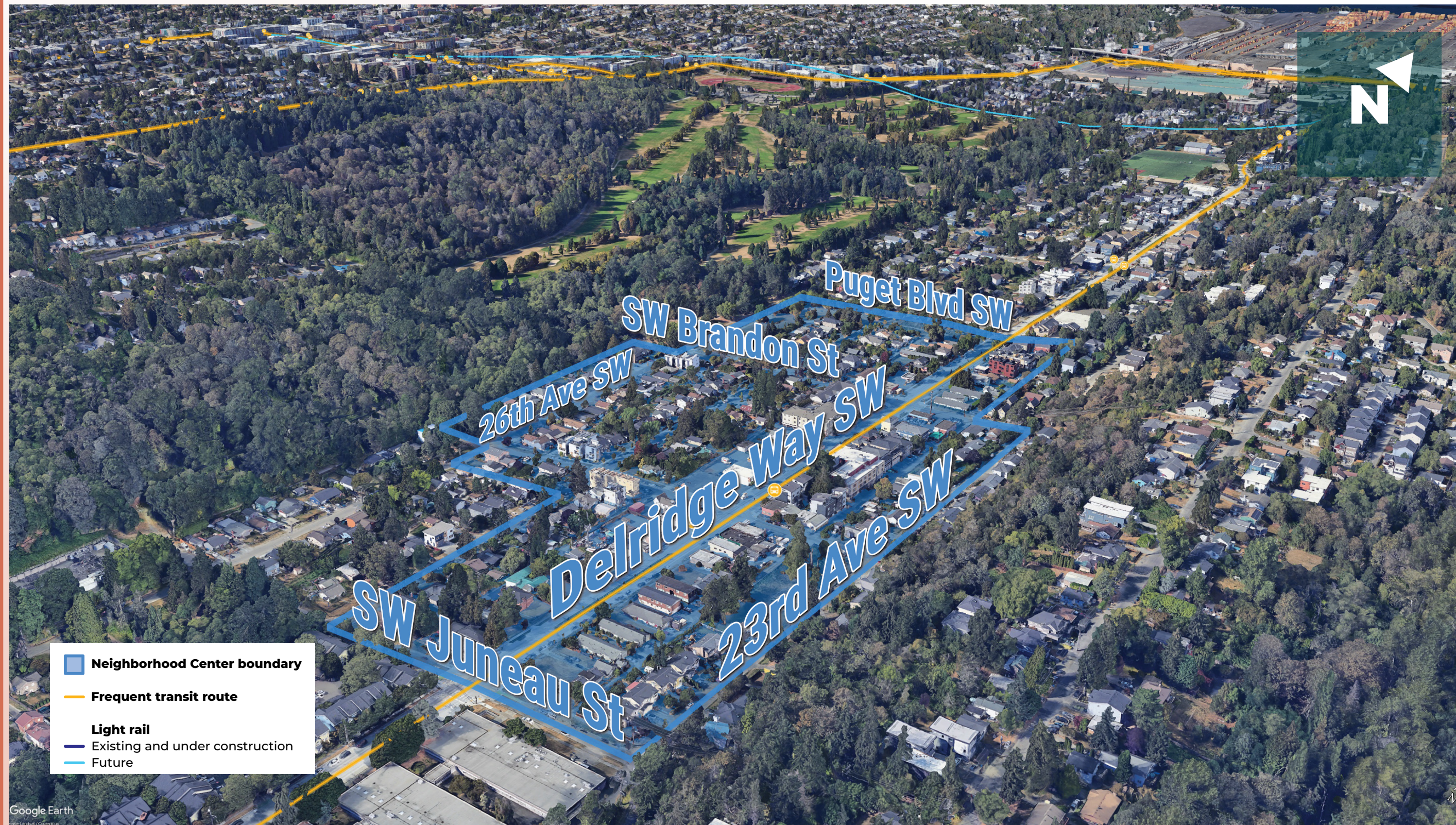
Louisa Boren  
STEM K-8 School  
Preschools & Daycares  
Delridge Public Library

## 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



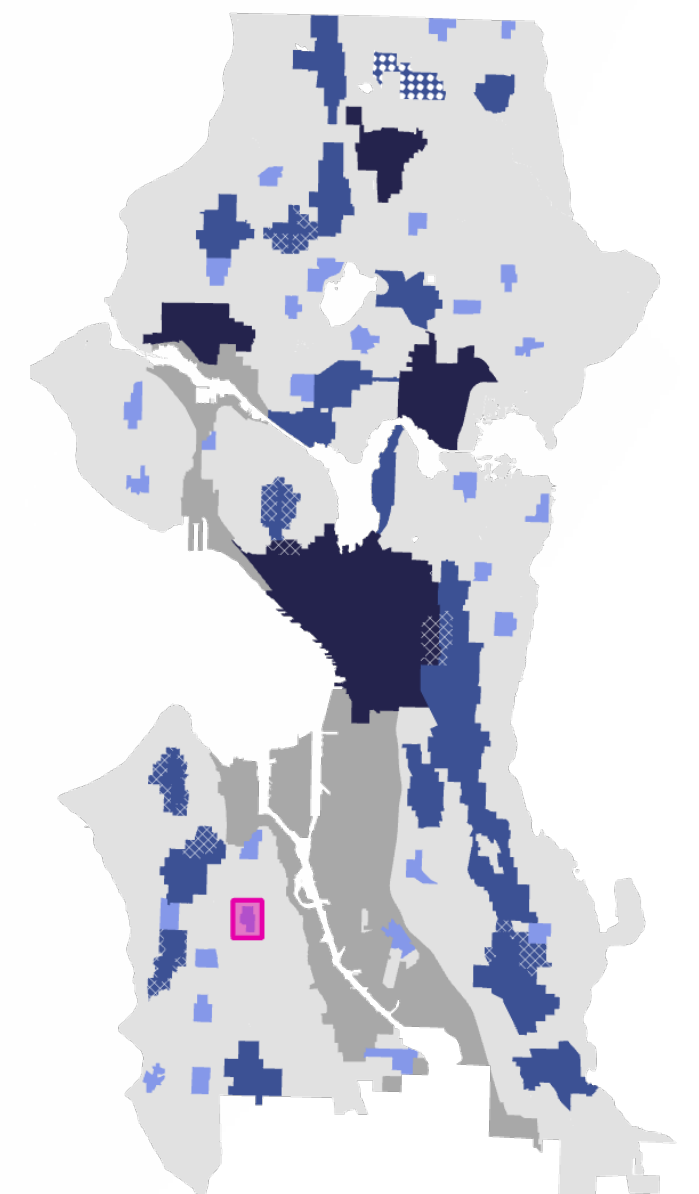
The Brandon Junction Neighborhood Center is located around Delridge Way SW between Puget Boulevard SW and SW Juneau Street abutting parks and greenspaces around Longfellow Creek.

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

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.







# 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

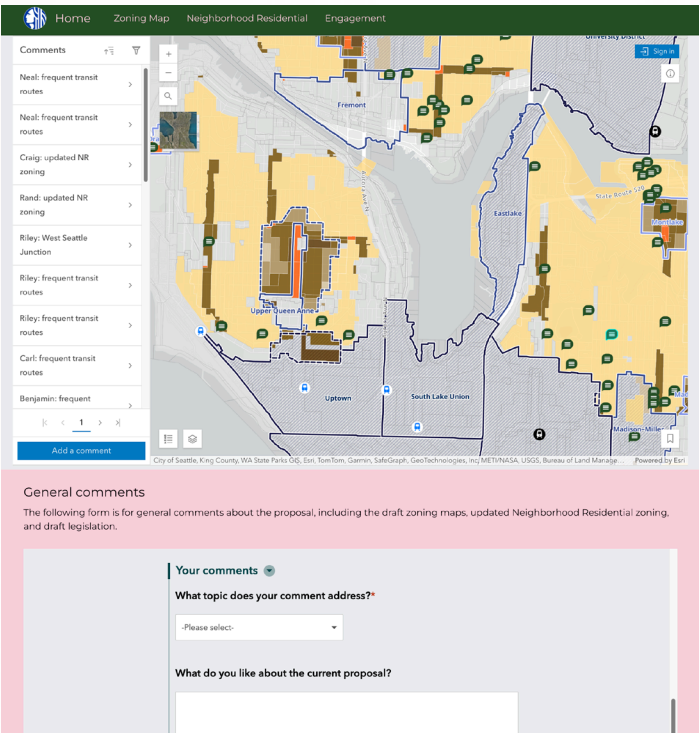
What are your **thoughts on the boundaries and location** of this proposed neighborhood center?

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.

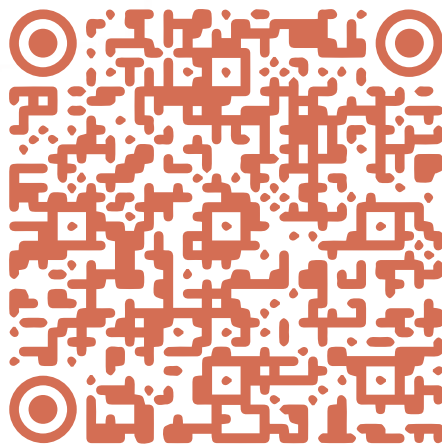


Source: Seattle Public Library



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- Commercial (C)**  
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- No rezone proposed**

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## District 1

# 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.

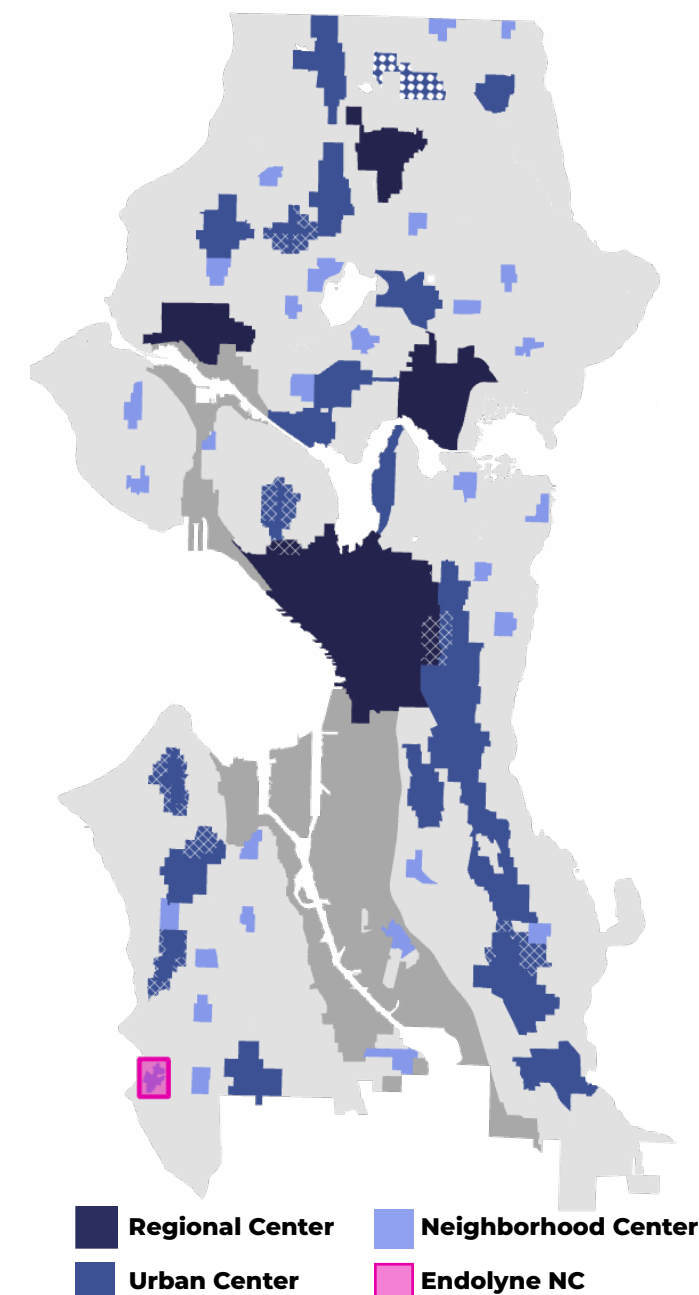
The Fauntleroy Schoolhouse provides a unique space where community organizations, preschools, dance and music schools, wellness centers, health, service providers and home care live under one roof. Adjacent to Fauntleroy Creek are lush natural areas, with sites for viewing fish-spawning close to the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



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# Endolyne

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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.

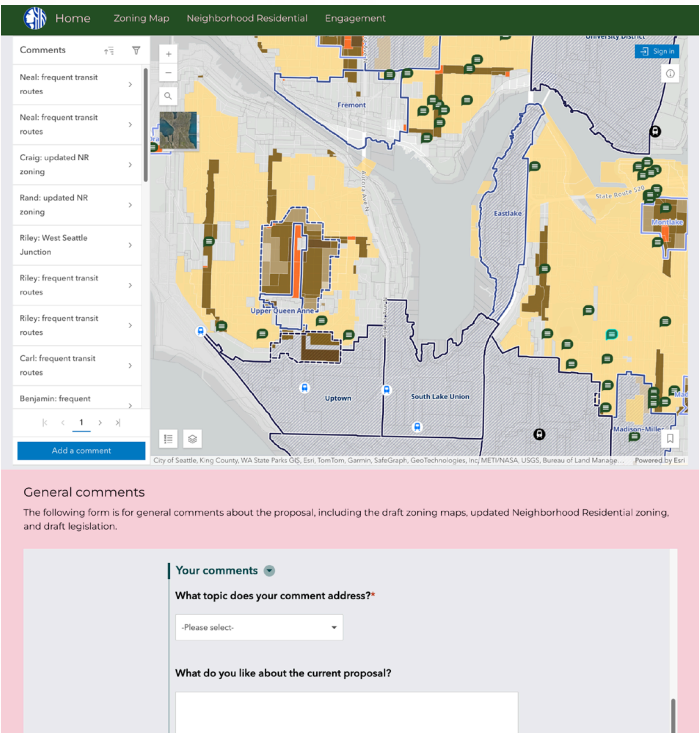
South of SW Brace Point Drive, zoning for less-dense multifamily development and townhouse developments in Lowrise 2 and 1, respectively, create buffered height zones which will allow for views of the water to remain as these streets slope upward.

### Share Your Feedback

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

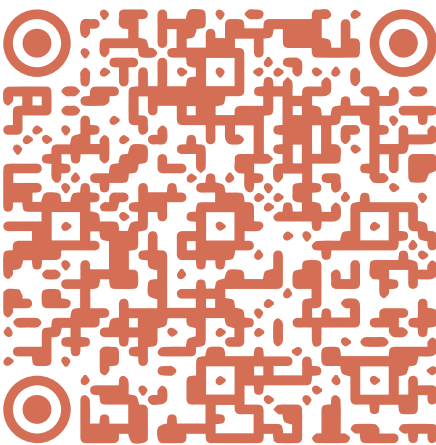
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- No rezone proposed**

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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

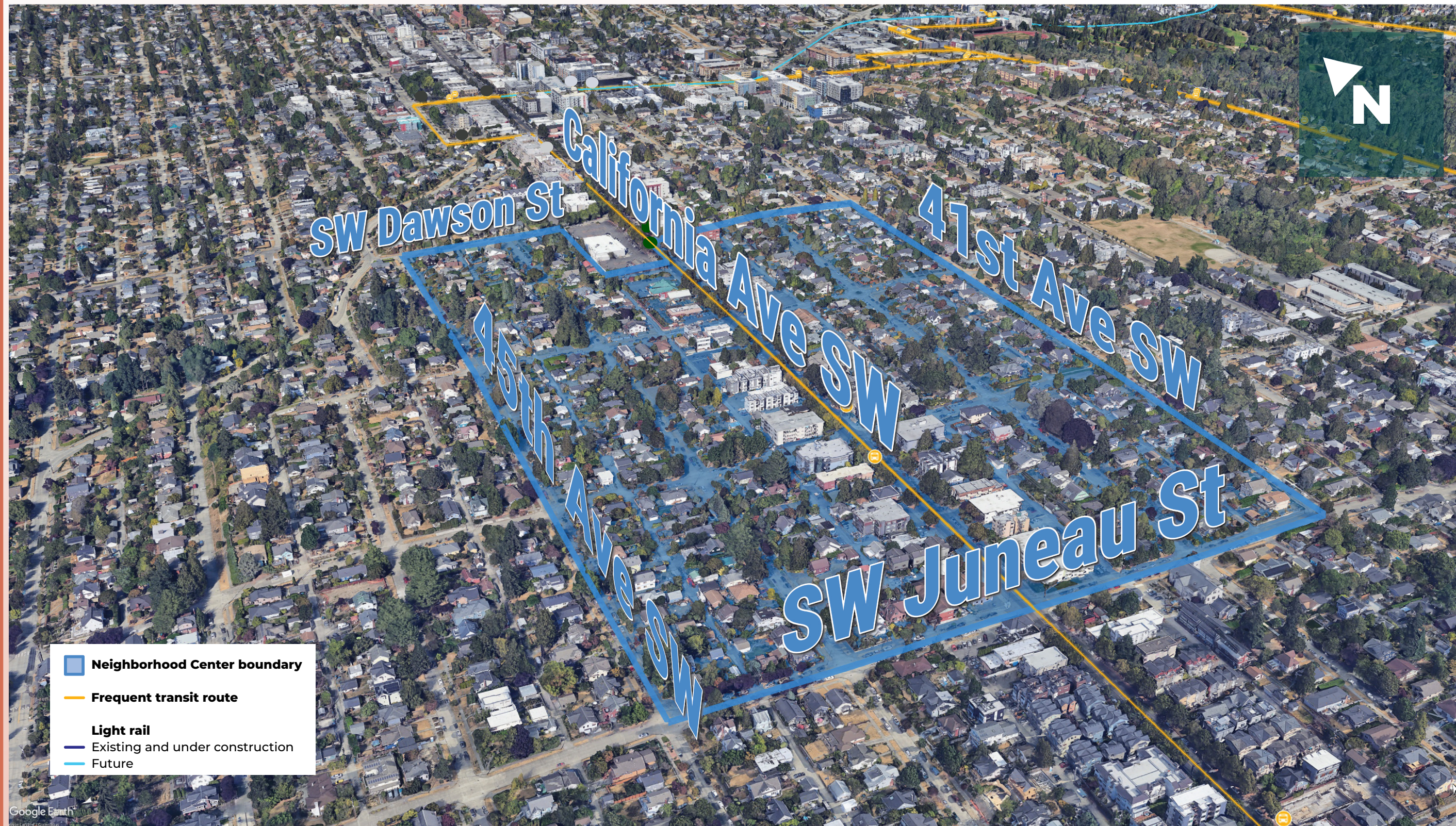
Pharmacy  
Veterinarian  
Dental  
Acupuncture

## 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.

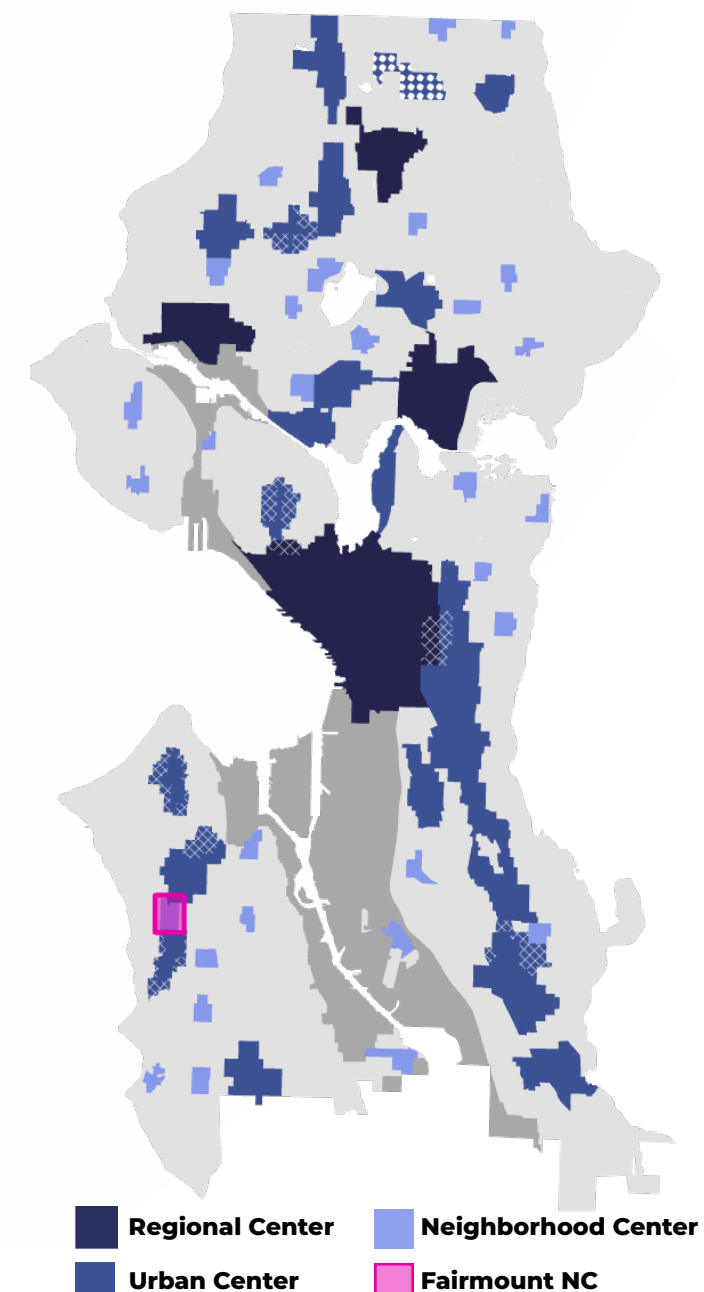
Frequent transit (RapidRide C) provides connections between Fairmount and open spaces like Lincoln Park as well as the urban core of Downtown and South Lake Union.



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# Fairmount

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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.

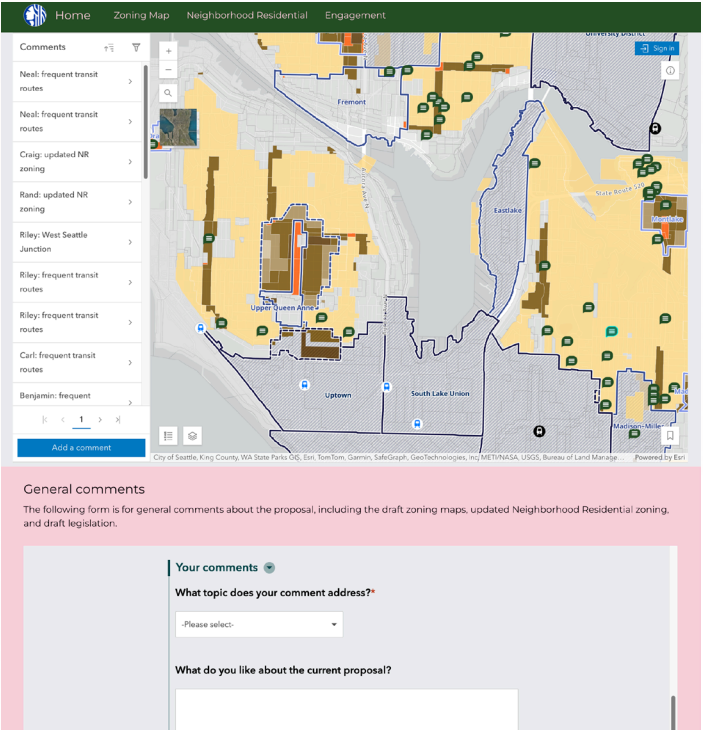
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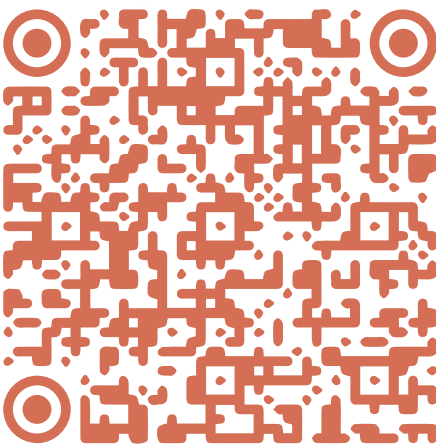
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# Georgetown

*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



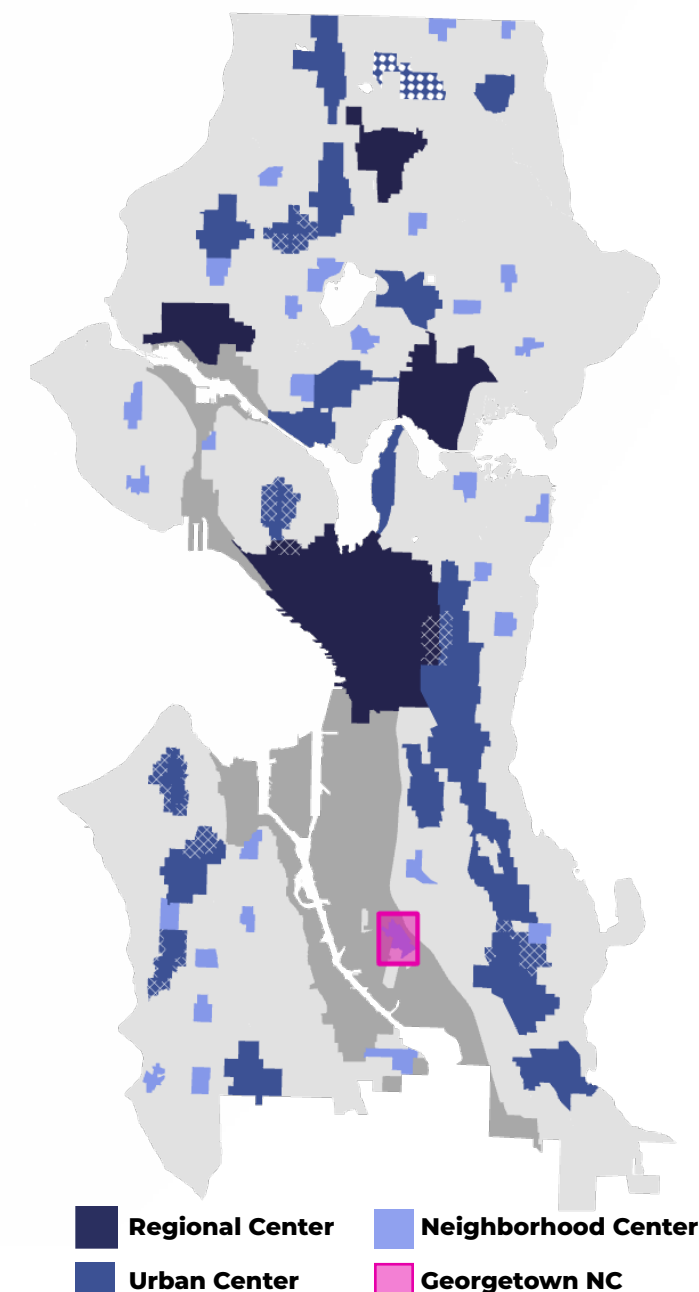
The Georgetown Neighborhood Center boundaries stretch along Airport Way S between S Albion Pl and Georgetown Playfield. This area encompasses an eclectic mix of retail, commercial, and light industrial space with a residential neighborhood south of the playfield.

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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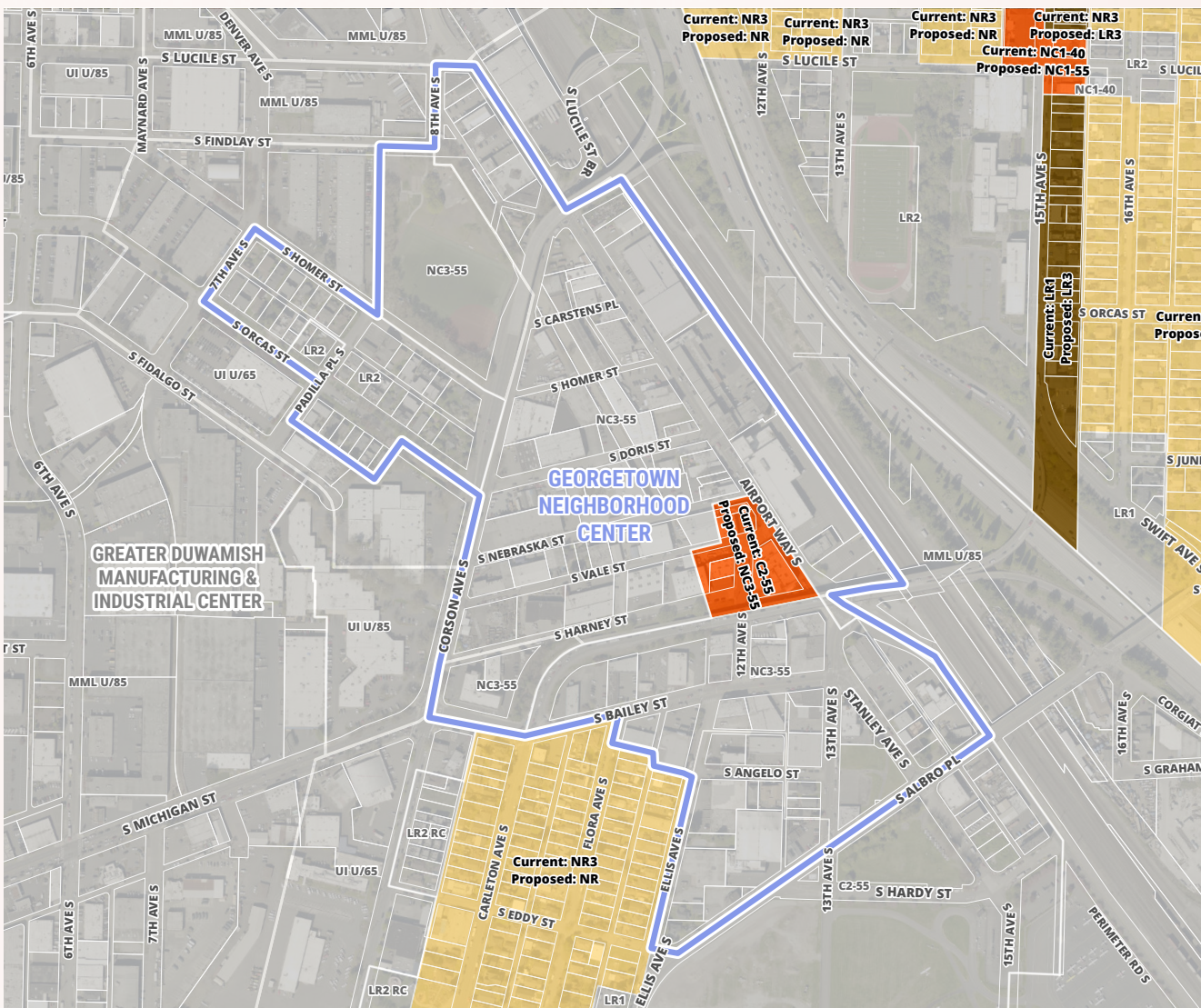




# ZONING UPDATE

# Georgetown

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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.

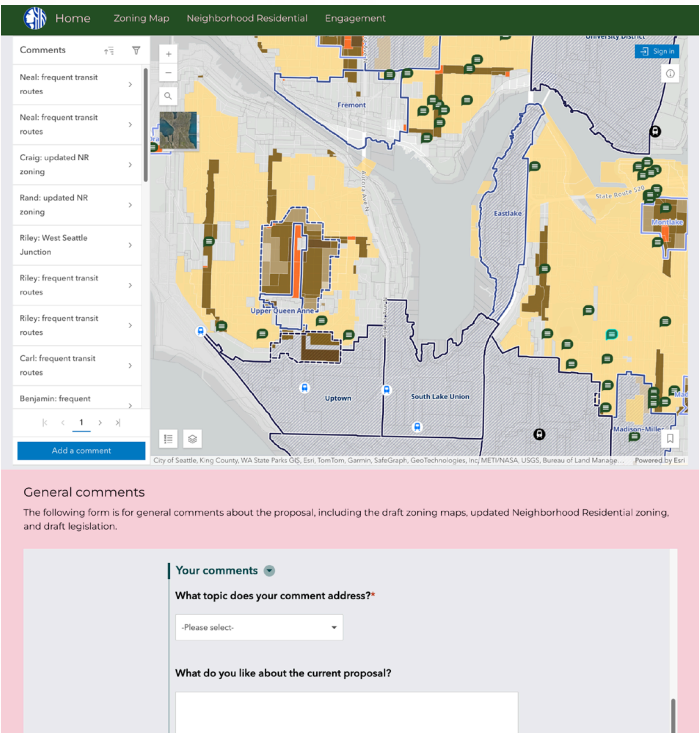
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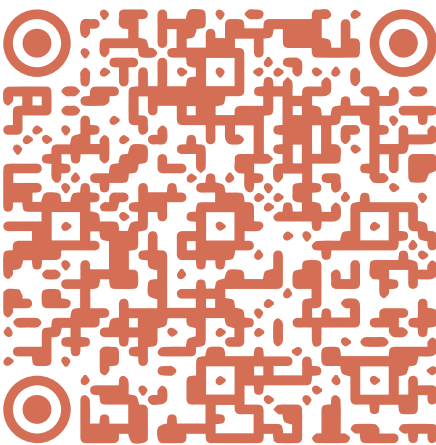


Source: TripAdvisor



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- No rezone proposed**

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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)



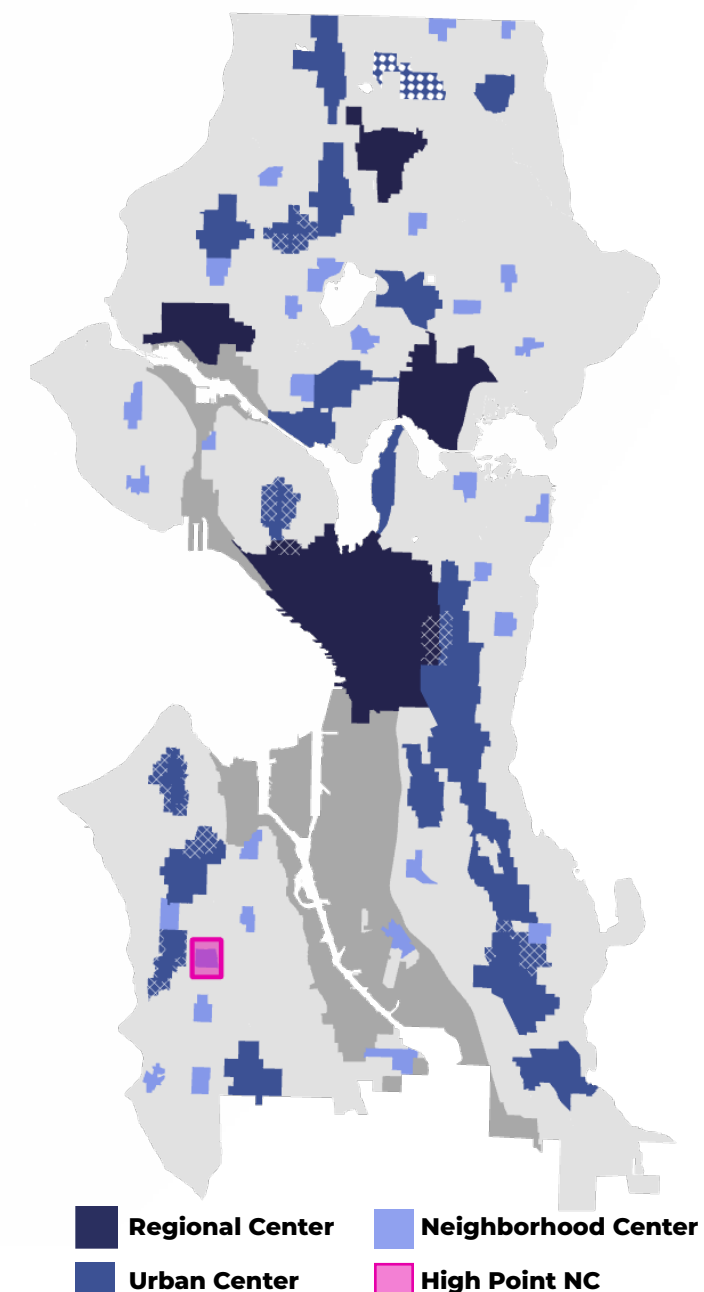
The High Point Neighborhood Center centers around a series of businesses, institutions and shops at the intersection of 35th Ave SW and SW Morgan St, with a varieties of welcoming community assets within walking distance.

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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[illegible][illegible]

**No rezone proposed**





# Holden

*A Neighborhood Center with Everyday Essentials*

## Frequent Transit

5 min to Westwood Vil.  
17 min to SODO  
30 min to Downtown

## Schools & Childcare

Roxhil Elementary

## Medical Services

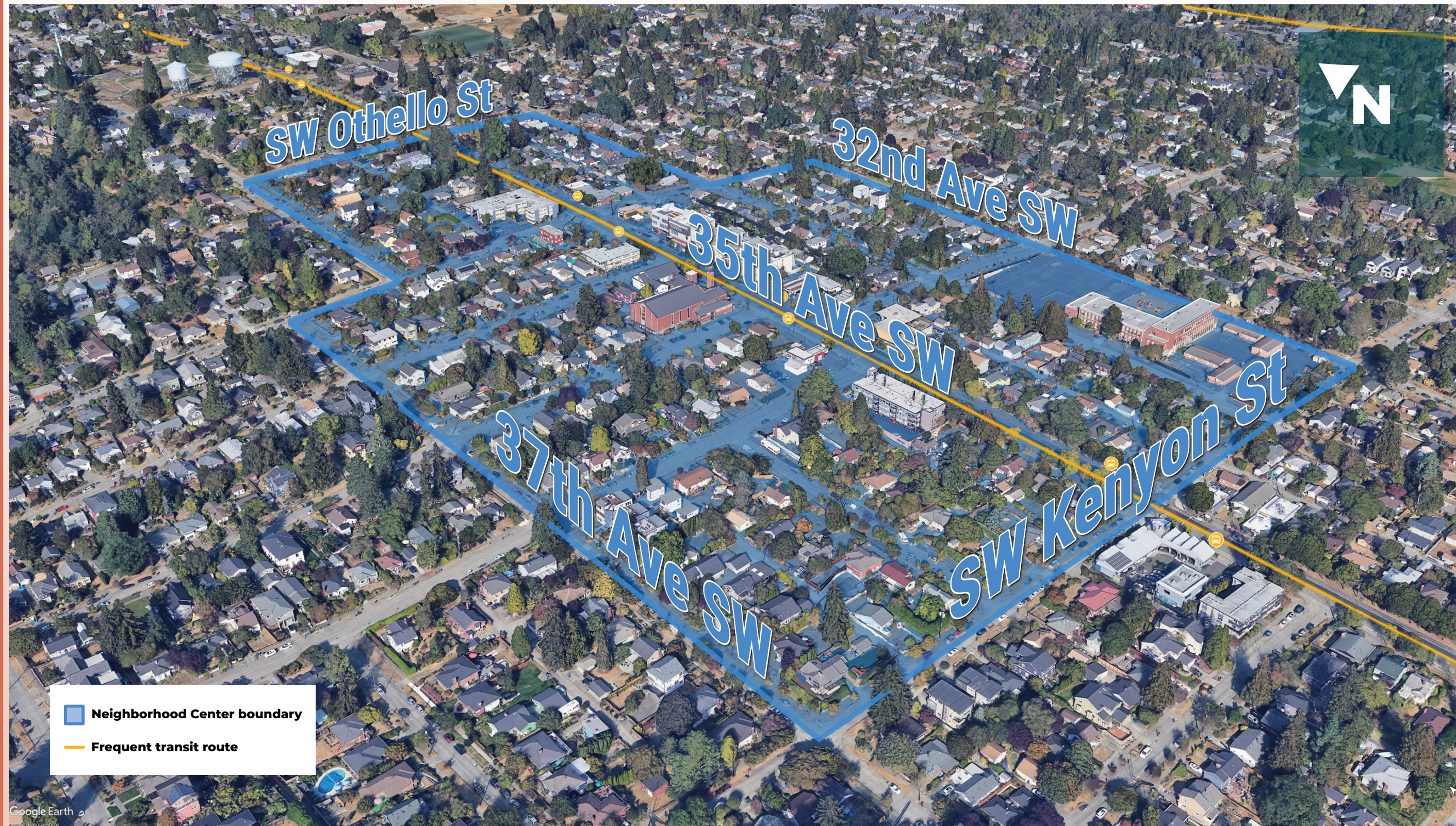
Eye Clinic

## Shops & Services

Fire Station 37  
Coffee Shops  
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)



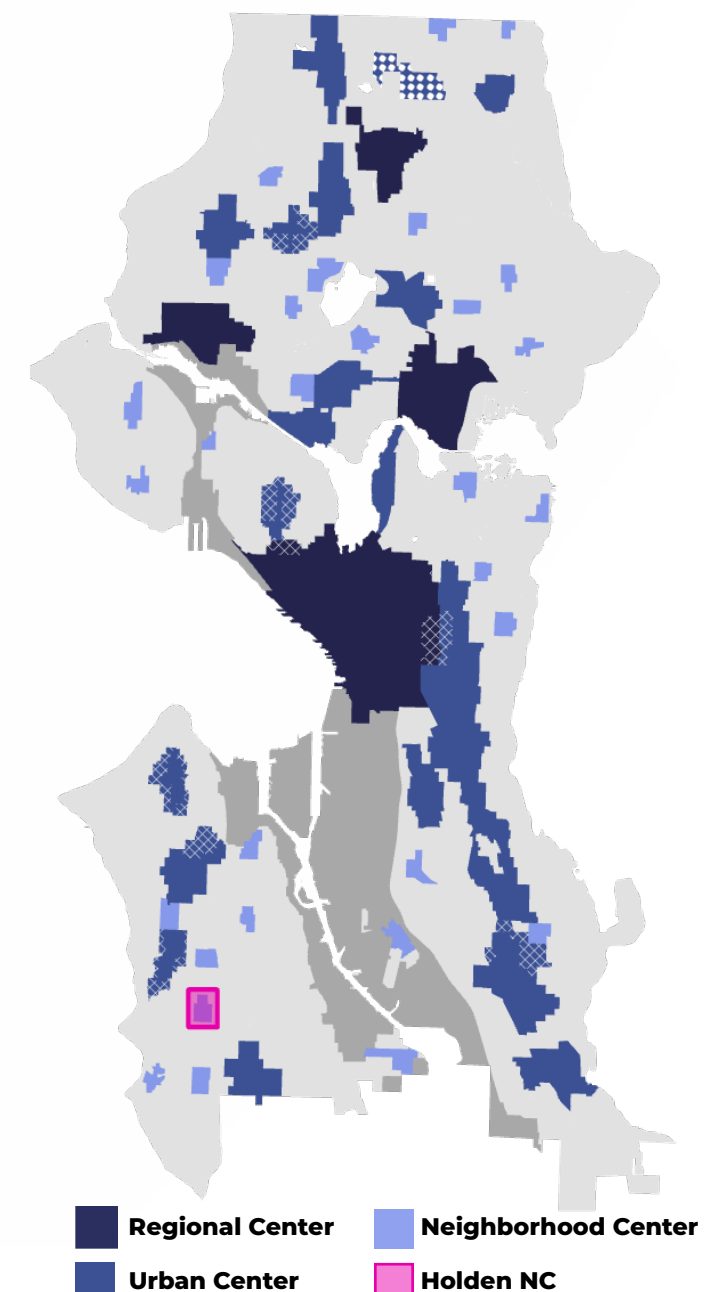
The Holden Neighborhood Center is centered around the intersection of 35th Ave SW & SW Holden St. A series of vibrant business are found along 35th Ave SW between SW Holden and SW Webster streets.

In addition, Roxhil 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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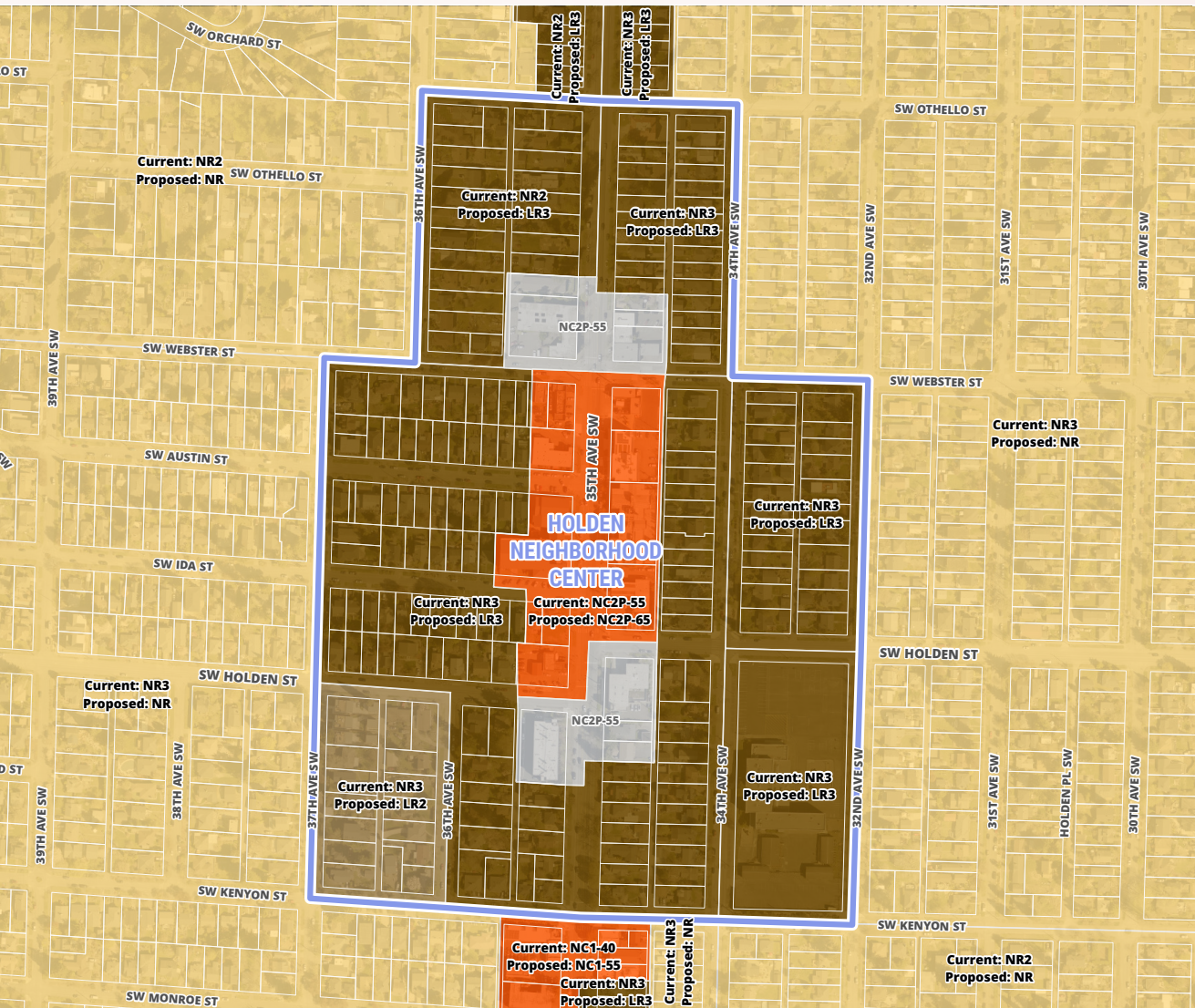






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### Proposed Zoning Changes

Commercial zoning along 35th Ave SW between SW Holden and SW Webster 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.

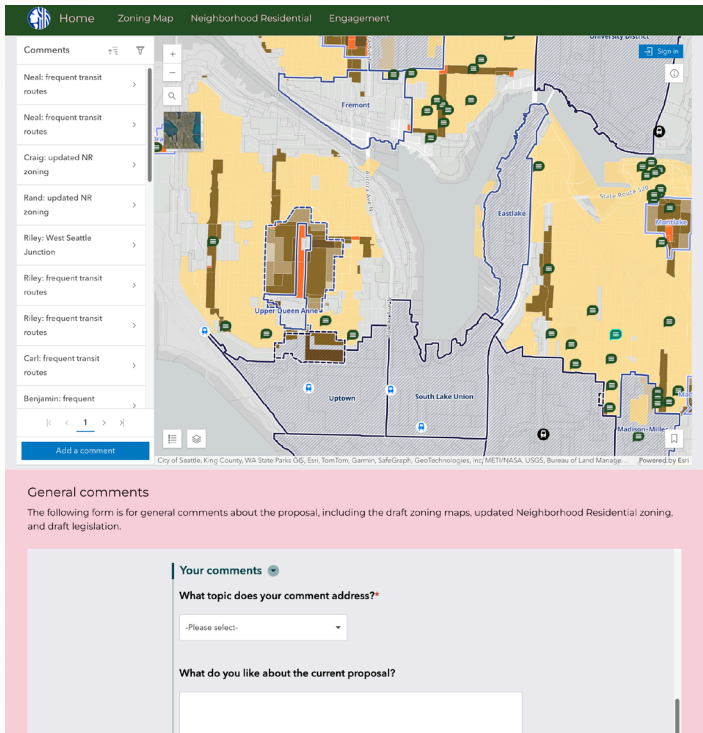
On blocks directly adjacent to this commercial core, Lowrise 3 zoning will allow residential buildings up to 5 stories. This will allow for more housing types, with the potential for family-sized housing adjacent to Roxhill Elementary. A small area near 36th Ave SW at SW Holden will be zoned Lowrise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

### Share Your Feedback

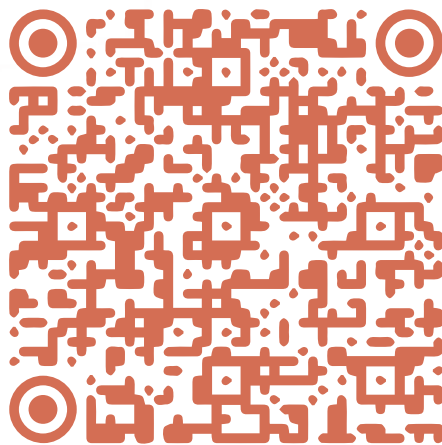
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- No rezone proposed**



# 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



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.

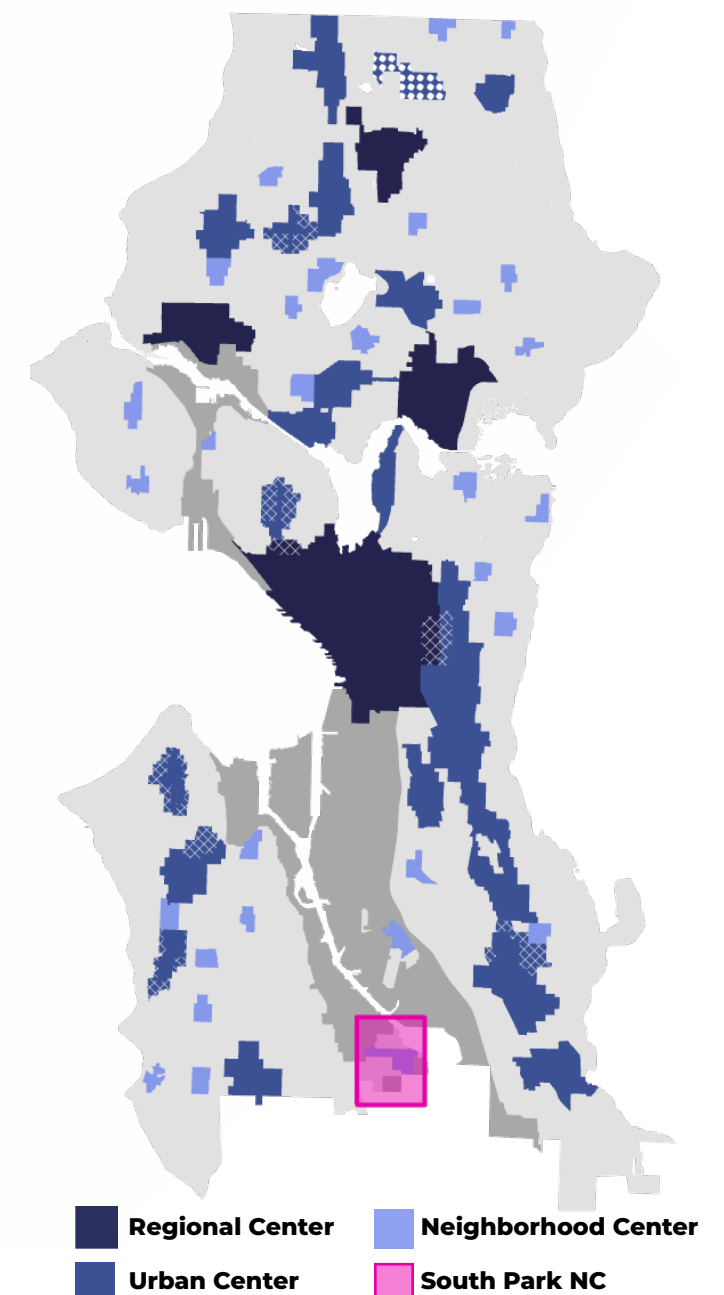
South Park is also renown for its many civic associations that champion the neighborhood and celebrate its cultural diversity.



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Source: SDOT

[illegible]

☐ **No rezone proposed**







# 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

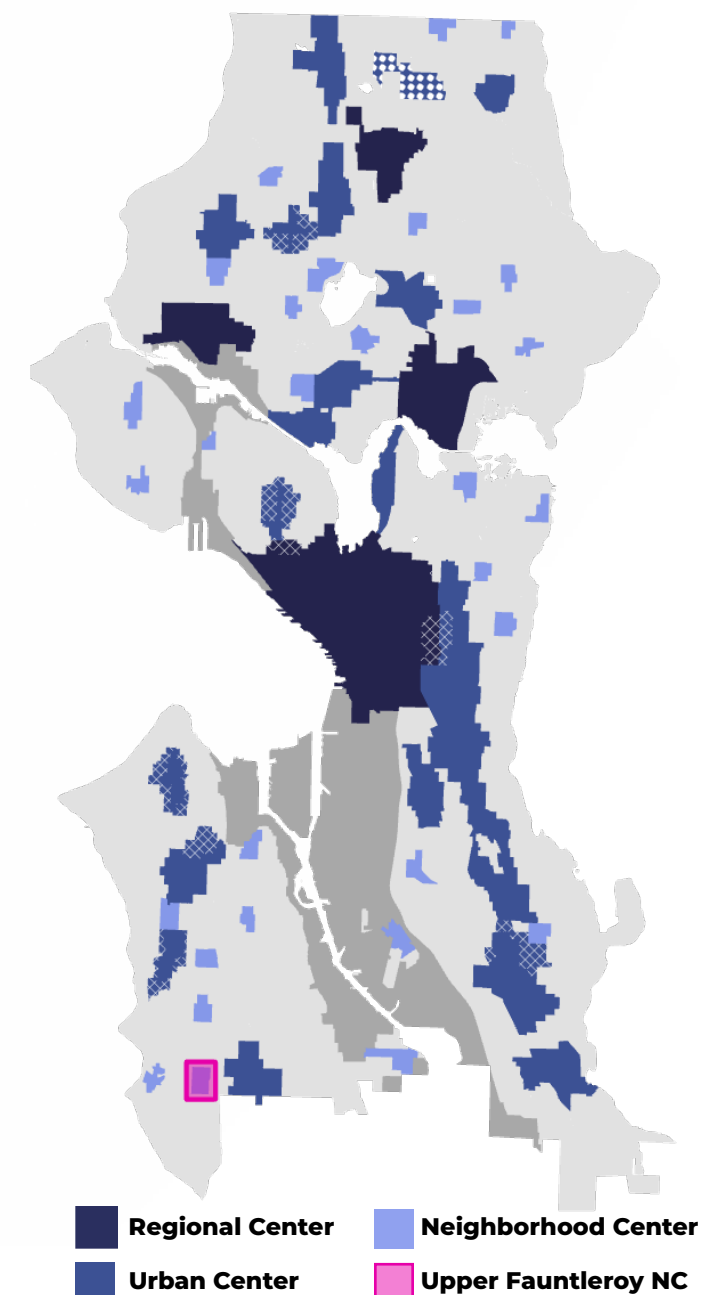
and Fauntleroy Creek. However, the center itself is relatively flat, with most blocks having sidewalks.

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.

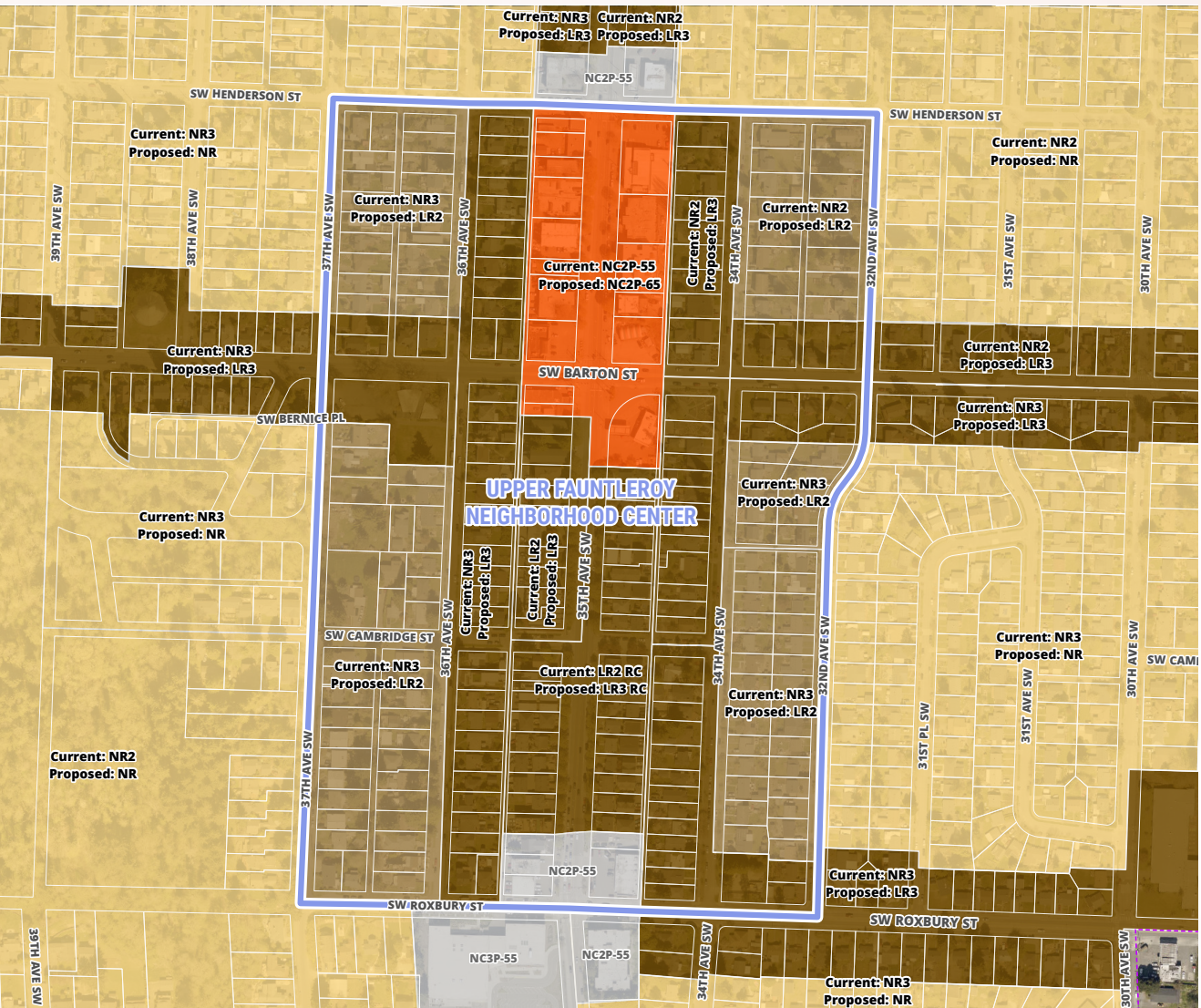






# Upper Fauntleroy

## 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 bring more residents within close proximity to parks and frequent transit.

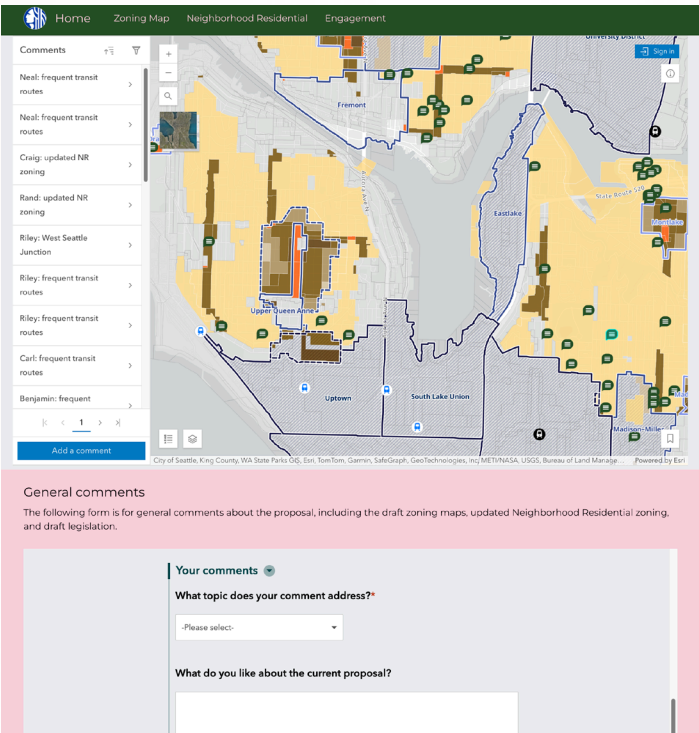
Lowrise 3 multifamily zoning, which allows residential buildings up to 5 stories, will be concentrated along 35th Ave SW and on residential areas directly adjacent to transit. The edges of Upper Fauntleroy will have zoning for less-dense multifamily development and townhouse developments in Lowrise 2,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

### Share Your Feedback

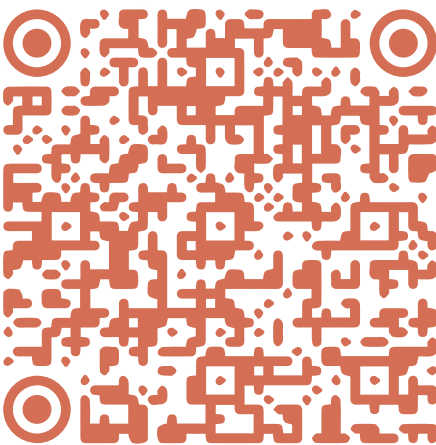
What are your **thoughts on the boundaries and location** of this proposed neighborhood center?

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**