



# Mid Beacon Hill

*A Neighborhood Center with Everyday Essentials*

## Frequent Transit

5 min to Beacon Hill  
7 min to Georgetown  
25 min to Downtown  
(bus + light rail)  
27 min to White Center  
30 min to Capitol Hill

## Schools & Childcare

Preschool  
Mercer Middle School  
(Fall 2025)

Nearby Schools:

Maple Elementary  
St George School  
Cleveland STEM High

## Medical Services

VA Hospital

## Shops & Services

Markets  
Coffee Shop  
Gym

## Parks & Open Spaces

Jefferson Park  
Snoqualmie P-Patch  
Chief Sealth Trail



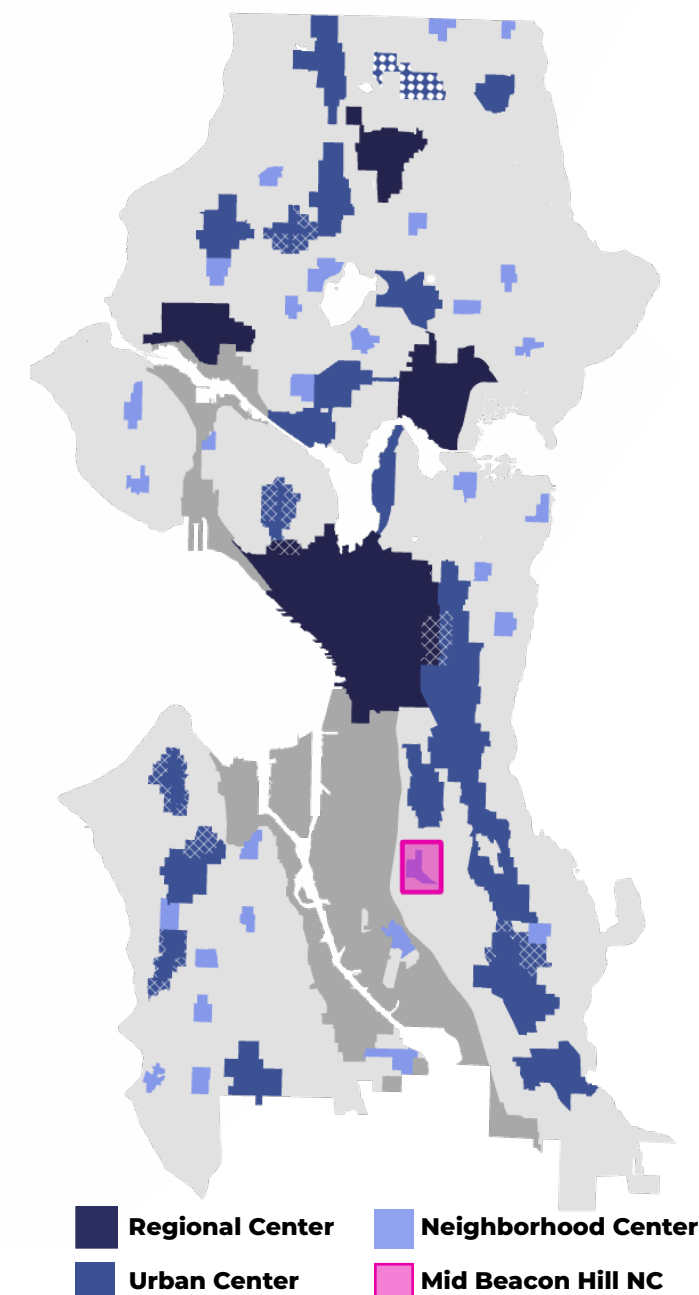
The Mid Beacon Hill Neighborhood Center is located to the southwest of Jefferson Park along 15th Ave S sloping westward to 12th Ave S. The center is primarily residential with a cluster of businesses located at the junction of 15th Ave S and S Columbian Way, including markets and several eateries.

Seattle's VA Hospital is located to the east along with the rebuilt Asa Mercer International Middle School which will open in Fall 2025. The neighborhood is well-served by bus services, with connections to many neighborhoods featuring light rail in all directions. Residents also enjoy close proximity to Jefferson Park and its multi-sport complex.

Mid Beacon Hill 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.

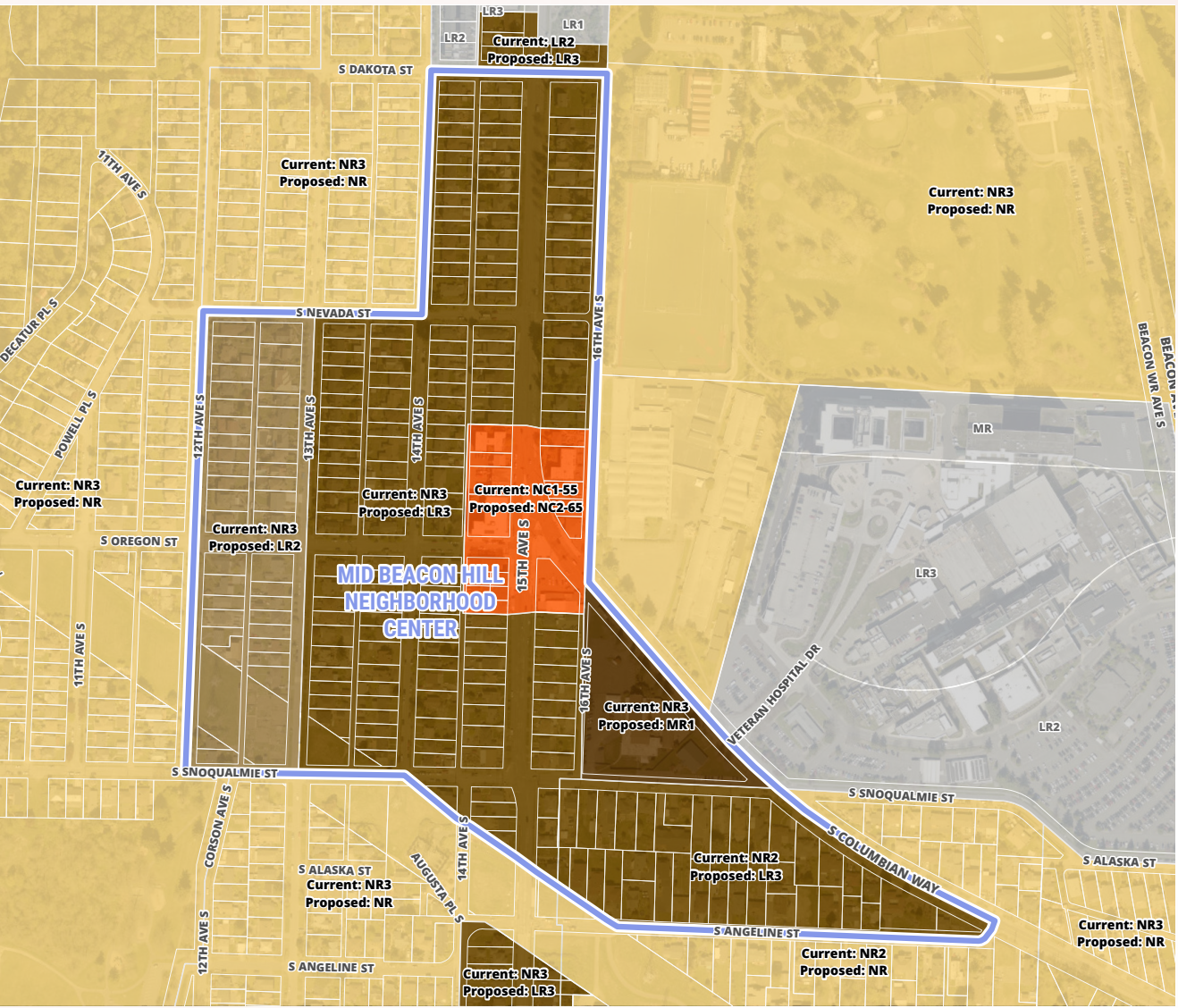






# Mid Beacon Hill

## Zoning Update for a New 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)**  
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**

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 Mid Beacon Hill.

### Proposed Zoning Changes

Mid Beacon Hill’s proposed changes increase height allowances for homes throughout the center to allow more townhomes and apartments. Most blocks would be increased from Neighborhood Residential to Lowrise 3 which allows up to 5 stories. The western border of the center will feature Lowrise 2 zoning that transitions with adjoining areas.

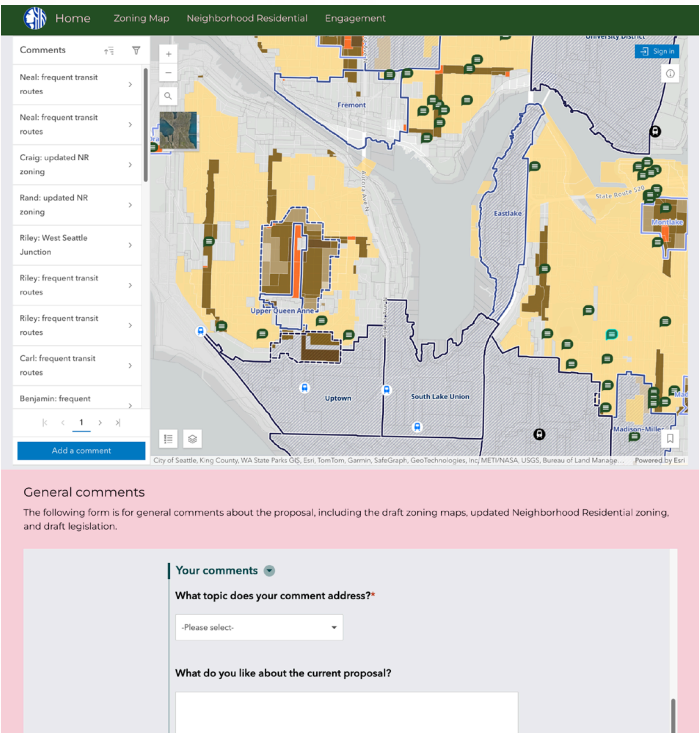
The neighborhood commercial zone will be increased to allow up to 6 stories of mixed-use buildings. The neighborhood will also feature one section of Midrise 1, compatible with 6-story apartments, adjacent to the VA hospital to allow for additional workforce housing.

### Share Your Feedback

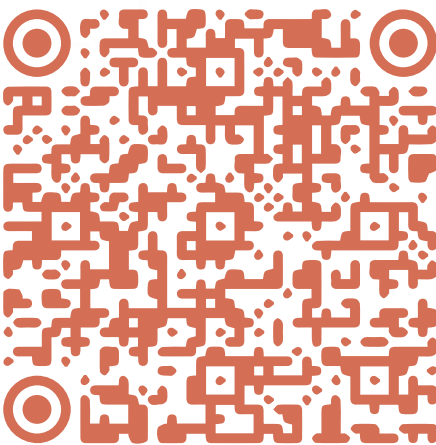
What are your **thoughts on the boundaries and location** of this proposed neighborhood center?

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**





# Hillman City

*A Neighborhood Center with Everyday Essentials*



## Frequent Transit

5 min to Columbia City  
6 min to Rainier Beach  
10 min to Mt Baker  
25 min to Chinatown-ID  
33 min to Downtown

## Schools & Childcare

Preschools  
Seattle Nativity School  
Martial Arts Academy  
*Nearby Schools:*  
Orca K-8 School  
Aki Kurose Middle  
Graham Hill Elementary

## Medical Services

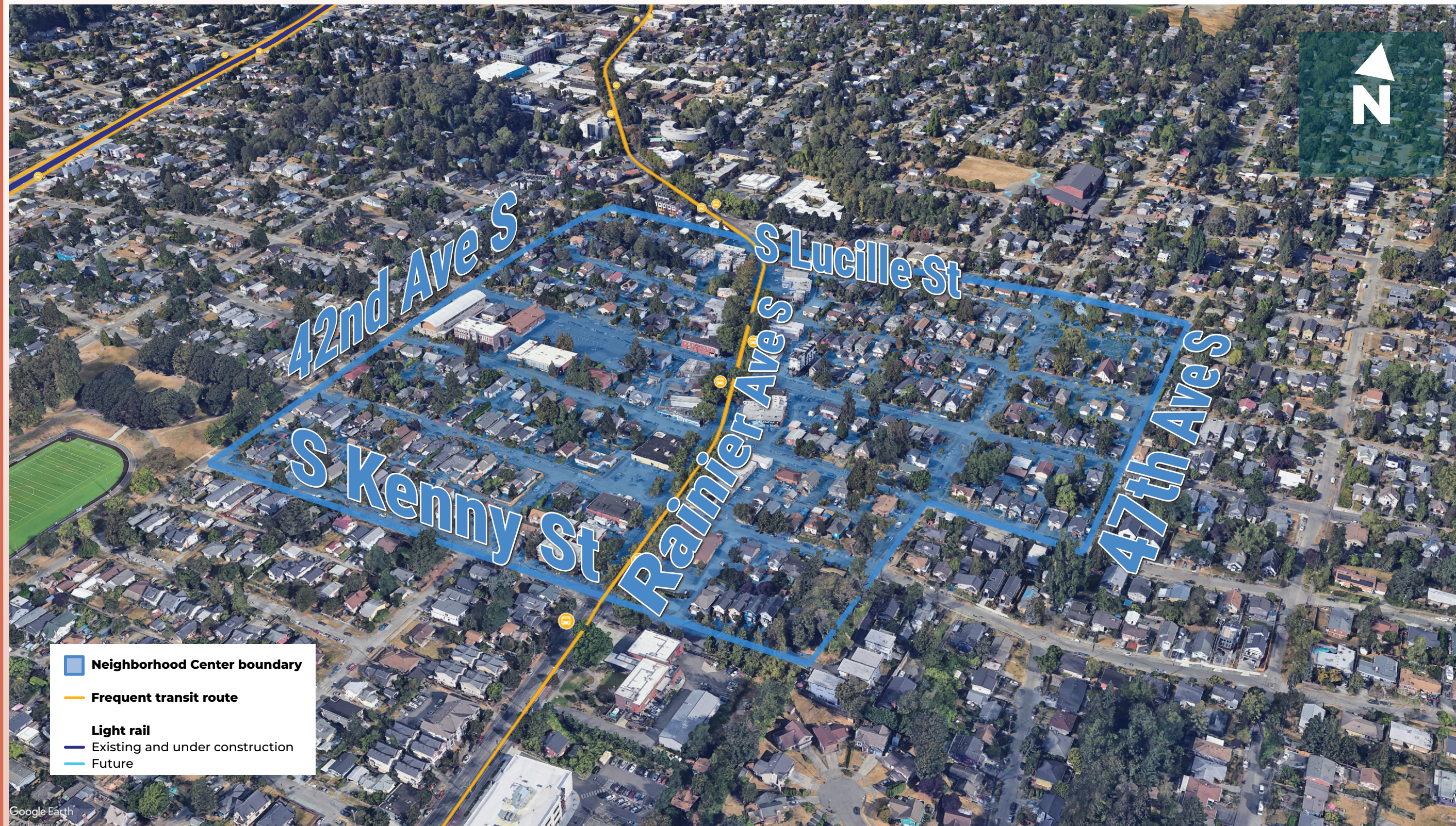
Medical Clinics  
Health and Wellness  
Physical Therapy

## Shops & Services

Groceries  
Restaurants & Bars  
Black & Tan Hall  
Bakeries & Cafes  
Retail Shops  
Barbers & Salons

## Parks & Open Spaces

Brighton Playfield



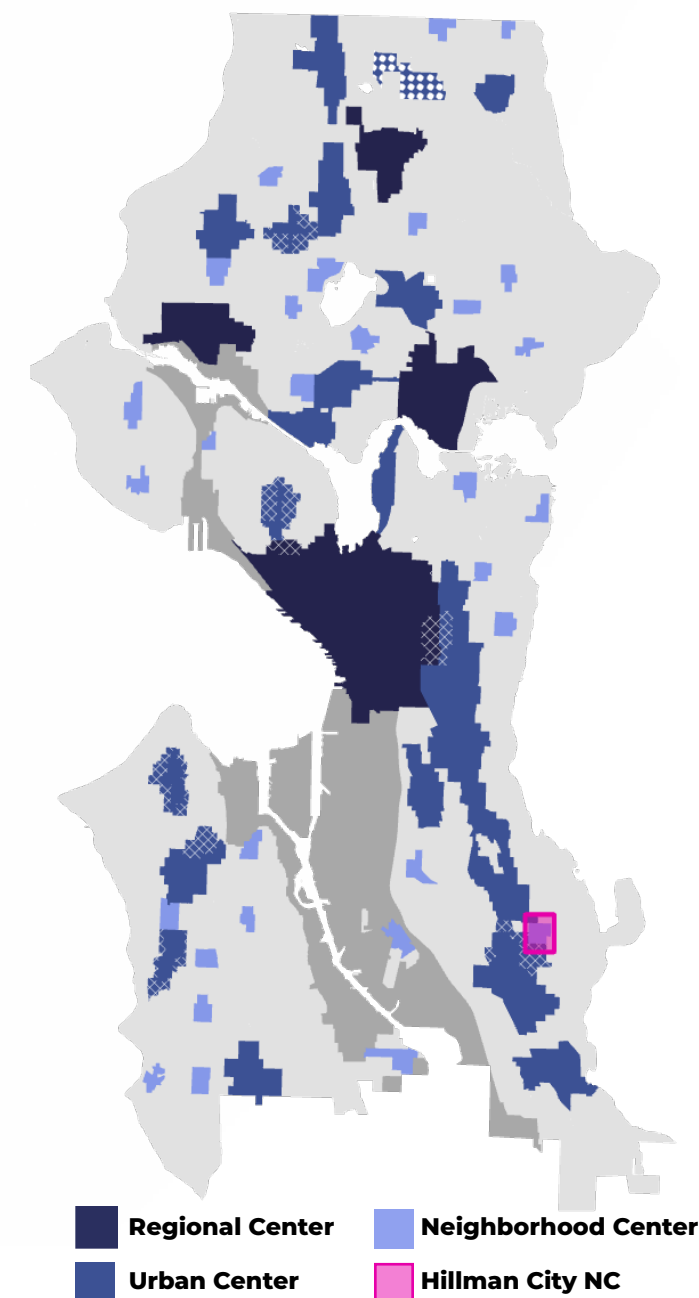
Hillman City Neighborhood Center is located south of Columbia City along Rainier Ave S, and the boundaries are located between S Lucille St to the north and S Kenny St to the south, 42nd Ave S to the west, and 47th Ave S to the east.

A mix of eateries, retail, recreation, and professional services is found on Rainier Avenue while residences dominate area side streets. The center has direct access to a recreational complex at Brighton Field and is served by Frequent Transit (Route 7), providing access from Rainier Beach to Downtown with multiple light rail connections.

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# Hillman City

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### Proposed Zoning Changes

Hillman City’s proposed changes increase height allowances for residences throughout the center to allow more townhomes and apartments. Most blocks will be increased from Neighborhood Residential to Lowrise 3 which allows buildings up to 5 stories. One section of Midrise 1 will be located along Rainier Avenue at the center’s south end, allowing up to 6 stories.

Sections of the neighborhood’s northeast and southeastern borders will feature slightly lower height limitations, consistent with the profile of adjoining areas. The Neighborhood Commercial zoning along Rainier will remain although height limits will be increased for the cluster of commercial buildings in its northern section.

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Source: Flickr user Matthew Rutledge

