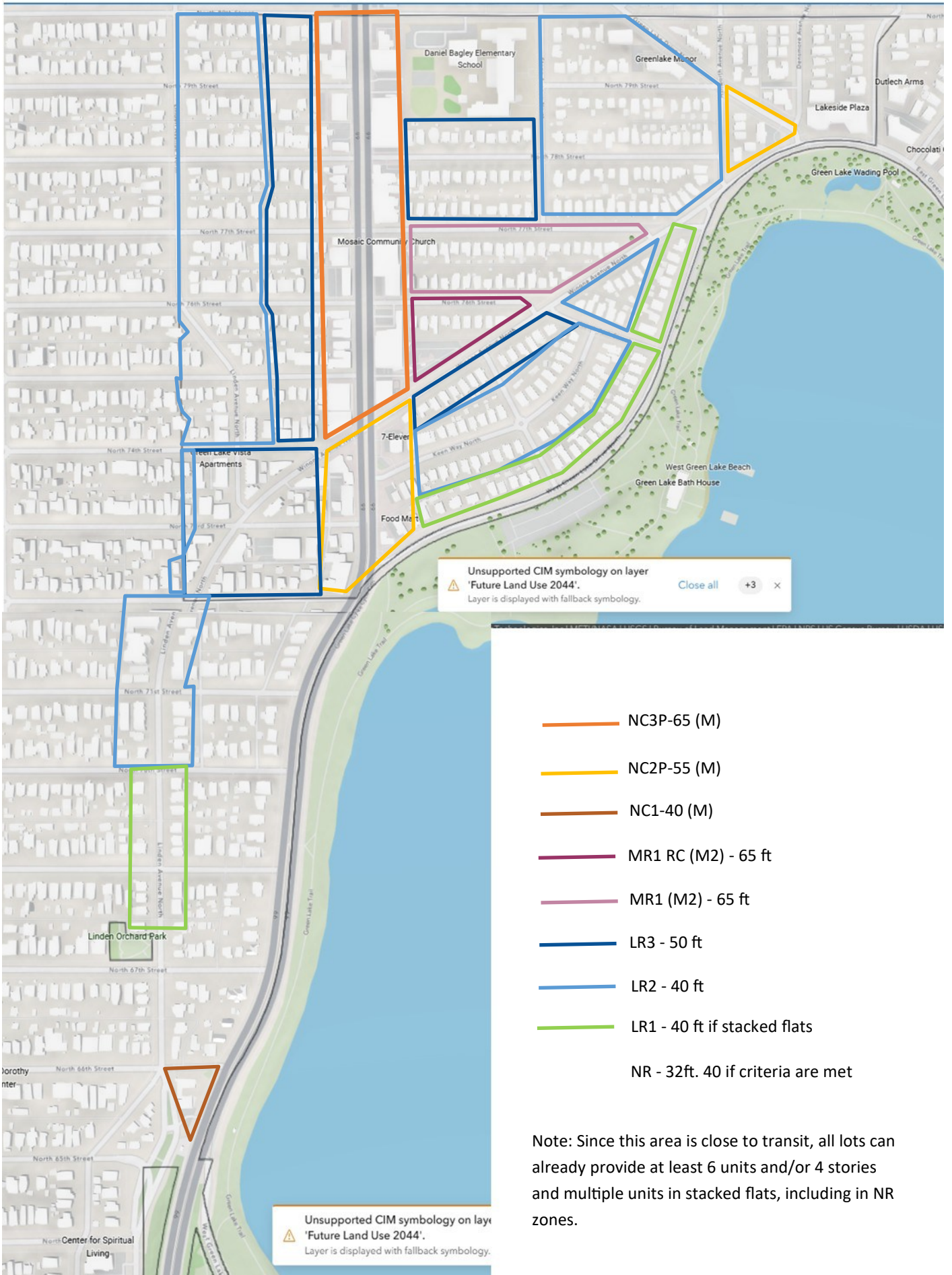


Alternate Zoning Proposal to Include the
Required Transitions from the Central Core to
the Periphery

in the

Northwest Green Lake Neighborhood Center
and Proposed Linden “Corridor”



- NC3P-65 (M)
- NC2P-55 (M)
- NC1-40 (M)
- MR1 RC (M2) - 65 ft
- MR1 (M2) - 65 ft
- LR3 - 50 ft
- LR2 - 40 ft
- LR1 - 40 ft if stacked flats
- NR - 32ft. 40 if criteria are met

Note: Since this area is close to transit, all lots can already provide at least 6 units and/or 4 stories and multiple units in stacked flats, including in NR zones.

April 6, 2026

Hello Councilmembers,

We are using the Northwest Green Lake Neighborhood Center as an example here, even though this is a citywide issue and we are addressing it as such.

The intention of a Neighborhood Center has always been "a variety of housing centered around a higher commercial core sloping to lower residential areas within walking distance at the periphery ."

That intention remains, as evidenced by these excerpts from the One Seattle Plan ordinance passed in December, and the definition of a Neighborhood Center in the proposed OPCD Director's Report.

[From CB 120985 \(Ordinance 127375\), One Seattle Plan as adopted Dec. 16, 2025](#)

D. Compatibility with surrounding area

2. A gradual transition in height and scale and level of activity between zones *shall* be provided unless major physical buffers, as described in subsection 23.34.008.E.2, are present. (page 15)

23.34.012 Neighborhood Residential Small Lot (RSL) (subsequently named LR1) zone, function, and locational criteria

6. The area would provide a gradual transition between neighborhood residential zoned areas and multi-family or neighborhood commercial zoned areas; (page 18)

23.34.014 Lowrise 1 (LR1) zone, function, and locational criteria

5. The area would provide a gradual transition between neighborhood residential zoned areas and multi-family or neighborhood commercial zoned areas; (page 19)

23.34.018 Lowrise 2 (LR2) zone, function, and locational criteria

2) ((the)) The area would provide a gradual transition between NR or LR1 zones and more intensive multi-family or neighborhood commercial zones; (page 20)

[From the Director's Report Summary of the Centers and Corridors Legislation \(proposed\)](#)

“Neighborhood Centers: A new designation situated in residential areas throughout the city, neighborhood centers are designed to accommodate a diverse mix of moderate-density housing, particularly apartments and condos. Neighborhood centers are located around existing commercial activity and frequent transit access. *Zoning in these areas should allow residential and mixed-use buildings up to six stories in the core, and smaller apartment buildings and other attached or stacked homes on the periphery.*” (page 5)

[From the Center and Corridors Ordinance Jan. 2026 \(proposed\)](#)

The ordinance does *not* propose any changes to the Compatibility with Surrounding Area requirements in CB 120985 or their own definition of a Neighborhood Center in the Director's Report.

However, the Centers and Corridors zoning interactive map proposed by OPCD does not reflect the intention or the ordinance passed in December, as shown here.

[Proposed Northwest Green Lake Neighborhood Center and Linden Corridor from the OPCD interactive map](#)

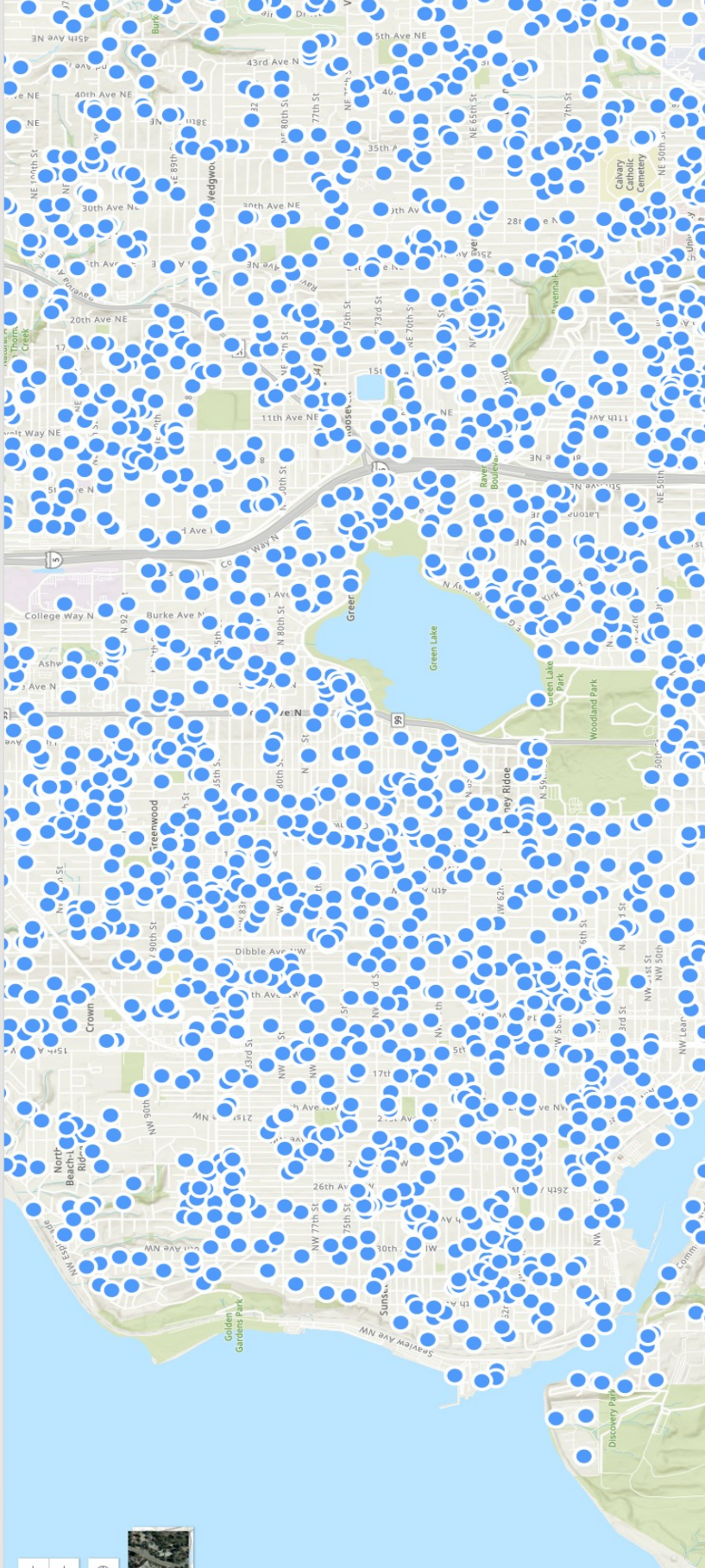
As you can see, the published zoning map (annotations added) shows increased heights in all areas in the Neighborhood Center and Linden “corridor” to a flat LR3-50ft with *no* transition to the edges of the Neighborhood Center or surrounding NR zones. ***This pattern appears throughout the city.*** Note: the Northwest Green Lake Center boundary was “recentered along a single bus rapid transit stop.” We are assuming that the bus stop referred to is at 76th and Aurora, since that is the highest proposed area at MR1.

Permits Applied for as of April 9, 2026

Shaping Seattle: Property & Building Permits

Enter address or record number

Filter: All Projects



The map displays a dense distribution of blue circular markers across the city of Seattle, representing the locations of property and building permits applied for as of April 9, 2026. The markers are most concentrated in the central business district and surrounding urban areas, with a notable cluster around Green Lake. The map includes street names, parks, and other geographical features.

Feedback

About

> SDCI Home

10/3