

SEPA Environmental Checklist

Background

Name of proposed project, if applicable:

Northgate Regional Center Subarea Plan

Name of applicant:

City of Seattle (City), Office of Planning and Community Development (OPCD)

Address and phone number of applicant and contact person:

City of Seattle, Office of Planning and Community Development
Responsible SEPA Official: Rico Quirindongo, Director, OPCD

Contact Person: Jesse London, Regional Centers Planner, OPCD
P.O. Box 94788, Seattle, WA, 98124-7088
206-684-7664

Date checklist prepared:

March 30, 2026

Agency requesting checklist:

City of Seattle, Office of Planning and Community Development

Proposed timing of schedule (including phasing, if applicable):

Public draft release (estimate): March 2026
City Council Vote (estimate): September 2026

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Implementation of the Northgate Regional Center Plan may result in additional activities that are connected to this proposal. Additionally, implementation of related plans such as the Seattle Transportation Plan and Draft One Seattle Comprehensive Plan may result in additional activities connected to the Northgate Regional Center and its proposal. Any future activities related to this proposal may include additional environmental or regulatory review. The City will likely pursue future updates to zoning or development regulations that are informed by the goals, policies, and Future Land Use Map included in this proposal. It is

possible that the City may make future investments in capital projects, or programmatic improvements to facilities that are informed by the goals and policies in this proposal.

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Environmental information prepared for the Northgate Regional Center Plan include:

Environment and Climate Change Technical Report

Land Use Technical Report

Housing Technical Report

Public Services Technical Report

Transportation Technical Reports

Environmental documentation prepared for previous, current, and future projects that are referenced in the plan include:

One Seattle Comprehensive Plan Final EIS

One Seattle Comprehensive Plan Final EIS Addendum

One Seattle Comprehensive Plan Final EIS Addendum: Downtown Subarea Plan

Seattle Transportation Plan Final EIS

North Link Final Supplemental EIS

Lynnwood Link Extension Final EIS

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Yes. Proposals for private development are taking place within the Northgate Regional Center. Any such developments must seek City land use approvals and construction permit approvals.

List any government approvals or permits that will be needed for your proposal, if known.

The proposed Northgate Regional Center Plan must be formally approved by the City Council. It is expected that the Plan will be reviewed and approved by the City Council in late 2026 as a part of the City's 2026 annual Comprehensive Plan amendments.

Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposal is a non-project action for the City of Seattle to adopt a new subarea plan for the Northgate Regional Center as a section of the Seattle Comprehensive Plan. The Northgate Regional Center Plan's proposed goals and policies plan for the same amount of growth in the Regional Center that is planned for in the One Seattle Comprehensive Plan. The Plan's goals and policies and Future Land Use Map are also intended to fulfill requirements for "Regional Growth Center" Plans as instructed by Countywide Planning

Policies and the Puget Sound Regional Council. The proposed goals and policies in the Northgate Regional Center Plan will supersede existing Northgate goals and policies that were contained in past plans for the area.

The proposed Northgate Regional Center Plan includes a vision for a 20-year planning horizon in Northgate, with an emphasis on transit-oriented development, connection to nature, and diverse economic activity. The proposed goals and policies are organized in several themes, with plan goals under each theme.

Theme: A Neighborhood for All Seasons.

Goals

- Expand housing options across the age and income spectrum
- Implement a comprehensive set of cooling strategies
- Expand offerings of indoor and outdoor spaces for gathering, recreation, and entertainment

Theme: Living with Place

Goals

- Enhance environmental health and climate resilience
- Connect communities to nature and outdoor spaces
- Create an ecology corridor connecting Barton Woods to Thorton Creek

Theme: Create Northgate

Goals

- Prioritize urban design that builds identity
- Enhance community safety, especially for those not traveling by car
- Integrate public art into public facilities, space, and right-of-way

Theme: Connected Communities

Goals

- Support the vision of Northgate as a transit-oriented community and prioritize pedestrian connections to the light rail station
- Improve conditions and connections for people walking, biking, and rolling in Northgate
- Enhance Northgate's streetscape and integration with park spaces

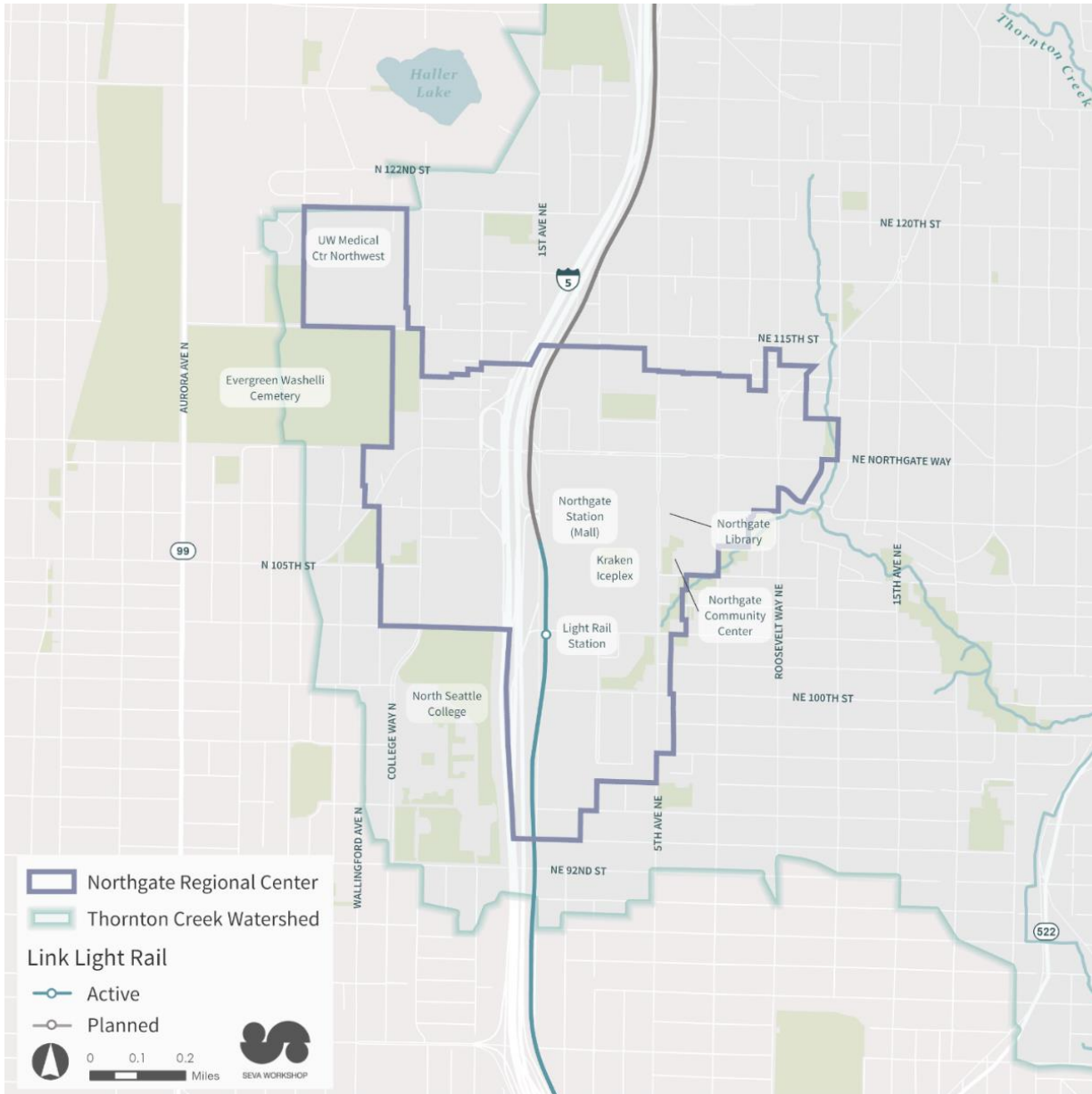
Theme: Shared Abundance

Goals

- Support existing businesses and residents
- Attract new commercial activity and support entrepreneurship

Promote community strength and relationship building among neighborhood stakeholders

Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.



Environmental Elements

1. Earth

General description of the site:

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

The proposal is a non-project action that includes the entire Regional Center. The Regional Center as a whole has general topography consisting of gentle slopes and flat areas throughout. Isolated steep slopes are along the southeastern parts of the Regional Center, along Interstate 5 (I-5), 5th Avenue, and 95th Street.

What is the steepest slope on the site (approximate percent slope)?

The proposal is a non-project action that includes the entire Regional Center. Within the Regional Center steep slopes are prevalent in certain parts of Northgate, notably along I-5, 5th Avenue, and 95th Street. These areas have gradients of 40% or more, and some are manmade embankments.

What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The proposal is a non-project action that includes the entire Regional Center. Within the Regional Center, peat settlement areas are mainly found in the southern part and between 5th Ave and 8th Ave. These regions have significant deposits of organic peat soil.

Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

The proposal is a non-project action that includes the entire Regional Center. The southern part of the Northgate Regional Center has earthquake vulnerabilities due to being classified as both a peat settlement zone and a liquefaction zone. About 24% of Northgate's land falls within the peat settlement zone, where the soil is soft and likely to shift during an earthquake.

Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

The proposal is a non-project action that includes the entire Regional Center. No filling, excavation, or grading is proposed as part of this non-project action. Future development may propose site-specific grading. Future development would be subject to separate environmental review as a part of the permit review process, unless exempt.

Could erosion occur because of clearing, construction, or use? If so, generally describe.

The proposal is a non-project action that includes the entire Regional Center. No clearing or construction is proposed as part of this non-project action. Future development could lead to clearing or construction that might lead to erosion. Future development would be subject to separate environmental review as a part of the permit review process, unless exempt.

About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

This is a non-project action. No construction is proposed as part of this proposal. Future developments within the plan area could lead to changes in impervious surfaces. Future developments are subject to City Stormwater code for any site-specific development. Future development would also be subject to separate environmental review as a part of the permit review process, unless exempt.

Over 73 percent of the regional center is covered with impervious surfaces under existing conditions. The Northgate Regional Center Plan proposes policies and goals for increasing tree canopy coverage in the area as a key planning outcome to support the plan's vision to enhance environmental quality.

Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

There are no proposed measures for erosion control in this non-project action. Future developments are subject to City grading and erosion control requirements for any site-specific development. Future development would also be subject to separate environmental review as a part of the permit review process, unless exempt.

2. Air

What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

No new emissions would directly result from this non-project action. No construction is proposed. New emissions may result from future developments within the plan area. Future development would be subject to Seattle's Building Emissions Performance Standards. Future development would also be subject to separate environmental review as a part of the permit review process, unless exempt.

Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Emissions and particulates from vehicles travelling on high traffic roadways including Interstate 5 are a source of emissions that affect the Northgate Regional Center.

Neighborhoods along I-5 experience higher impacts from vehicle emissions (both passenger vehicles and trucks).

Proposed measures to reduce or control emissions or other impacts to air, if any:

The Northgate Regional Center Plan proposes goals and policies to:

Reduce emissions from vehicle use by promoting mobility via transit connections (light rail, bus stops) and improving the pedestrian and bike infrastructure

Reduce vehicle use to and within the subarea, and to increase walking, transit, and bicycling by improving the street grid and breaking up long blocks

Create a green buffer along heavy traffic corridors to mitigate air pollution impacts

Increase the area's tree canopy as a strategy to address air pollution impacts from both vehicles and summer wildfire events

3. Water

Surface:

Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Thornton Creek, Beaver Pond and Wetland, the Water Quality Channel, Campus Pond, and Victory Creek contribute to the local hydrology.

Thornton Creek enters Lake Washington at Matthews Beach Park.

Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

The proposal is a non-project action. There are no proposed development projects as part of this proposal that specify any work in the vicinity near the named waterbodies as a part of this non-project action. Future development would also be subject to separate environmental review as a part of the permit review process, unless exempt.

Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

The proposal is a non-project action. There are no proposed fill or dredging activities that are a part of this non-project action. Future development would be subject to separate environmental review as a part of the permit review process, unless exempt.

Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.

The proposal is a non-project action. No parts of this non-project action propose surface water withdrawals or diversions. Future development would be subject to separate environmental review as a part of the permit review process, unless exempt.

Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The proposal is a non-project action that includes the entire Regional Center. Select areas along Thornton Creek lie within a 100-year floodplain.

Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

There is no proposed discharge of waste activities that are a part of this non-project action. Thornton Creek receives stormwater discharges from various outfalls and ditches and drainage channels located throughout Northgate. The Northgate Regional Center Plan proposes improving the capacity of drainage systems to mitigate discharge impacts and protect the ecological integrity of Thornton Creek. Future development would be subject to separate environmental review as a part of the permit review process, unless exempt.

Ground:

Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.

The proposal is a non-project action. No parts of this non-project action propose groundwater withdrawal.

Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

The proposal is a non-project action. No parts of this non-project action propose waste material discharge into the ground.

Water Runoff (including stormwater):

Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

The proposal is a non-project action that includes the entire Regional Center. Within the Regional Center, runoff flows into the existing City drainage system. Stormwater flows into a separated system. In areas of north Seattle, such as Northgate, drainage systems rely on informal ditch and culvert networks. Thornton Creek receives stormwater discharges from various outfalls located throughout Northgate. Thornton Creek flows into Lake Washington at Matthews Beach Park.

Uncontrolled runoff from urban areas often leads to erosion, sedimentation, and habitat degradation along the creek banks. The Beaver Pond and Wetland area of Thornton Creek has experienced degradation due to direct runoff from the Northgate Mall parking lot.

Could waste materials enter ground or surface waters? If so, generally describe.
There are no proposed activities as part of this non-project action that would lead to waste materials entering ground or surface waters. Future development would be subject to separate environmental review as a part of the permit review process, unless exempt.

Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

The proposal is a non-project action. There are no proposed changes to the drainage patterns in the area as a part of this non-project action. The Northgate Regional Center Plan proposes improving the capacity of drainage systems to mitigate discharge impacts and protect the ecological integrity of Thornton Creek. Future development would be subject to separate environmental review as a part of the permit review process, unless exempt.

Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

The Northgate Regional Center Plan proposes improving the capacity of drainage systems to mitigate discharge impacts and protect the ecological integrity of Thornton Creek through tree canopy expansion and use of incentives to promote developer participation in Seattle Public Utilities' Beyond Code Program to exceed stormwater management requirements.

4. Plants

Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other**
- evergreen tree: fir, cedar, pine, other**
- shrubs**
- grass**
- pasture**
- crop or grain**
- orchards, vineyards, or other permanent crops.**
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**
- water plants: water lily, eelgrass, milfoil, other**
- other types of vegetation**

What kind and amount of vegetation will be removed or altered?

The proposal is a non-project action. There are no proposed activities that would lead to the removal or alteration of vegetation in the area as a part of this non-project action. Future

development could lead to removing or altering vegetation, or planting new trees and enhancing vegetation. Future development would also be subject to separate environmental review as a part of the permit review process, unless exempt.

List threatened and endangered species known to be on or near the site.

There are no known threatened or endangered plant species in the area.

Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

The Northgate Regional Center Plan proposes to increase green spaces, gardens, native plants, and tree canopy in the area to support the plan’s vision of enhancing connections to nature and environmental quality.

List all noxious weeds and invasive species known to be on or near the site.

Black Locust, Common Alder, Norway Maple, Common Hawthorn, Common Holly, Himalayan Blackberry, Herb Robert, Reed Canary Grass, Bittersweet Nightshade, English Ivy, Perennial Pea, Sweetgum, Bindweed, Cherry Laurel, Wintergreen, Purple Flowering Raspberry, Elderberry, Nipplewort, Spotted Jewelweed.

5. Animals

List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

Examples include:

Birds: hawk, heron, eagle, songbirds, other:

Mammals: deer, bear, elk, beaver, other:

Fish: bass, salmon, trout, herring, shellfish, other:

The proposal is a non-project action that includes the entire Regional Center. Birds observed in the area include herons, owls, and wood ducks. Mammals observed include beavers, racoons, bats, muskrats, and possibly coyotes.

List any threatened and endangered species known to be on or near the site.

There are no identified threatened or endangered animal species within Northgate. Historically portions of Thornton Creek were habitat for salmon. Currently Thornton Creek is not a salmon bearing stream within the Regional Center. Waters of the Thornton Creek watershed flow to Lake Washington, which connects to habitats of Puget Sound. Waters of Puget Sound are habitat for endangered southern resident orca whales.

Is the site part of a migration route? If so, explain.

Historically, Thornton Creek was home to salmon. Currently, Thornton Creek within Northgate is not fish-bearing.

Proposed measures to preserve or enhance wildlife, if any.

The Northgate Regional Center Plan proposes to preserve the quality and health of the area's critical water resources, evaluate restoration opportunities, and invest in culvert replacements to seek best possible improvements for wildlife.

List any invasive animal species known to be on or near the site.

There are no invasive animal species within Northgate.

6. Energy and natural resources

What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The proposal is a non-project action and will not directly affect use energy. Future development that uses energy would also be subject to separate environmental review as a part of the permit review process, unless exempt.

Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

The proposal is a non-project action and will not directly affect the potential use of solar energy by properties in or adjacent to the neighborhood. Future development that potentially affects solar energy would also be subject to separate environmental review as a part of the permit review process, unless exempt.

What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

There are no proposed energy conservation activities as part of this non-project action. However, existing City policies and code will require any future developments to comply with energy efficiency standards and support energy conservation. Future development would also be subject to separate environmental review as a part of the permit review process, unless exempt.

7. Environmental health

Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.

No actions within this non-project proposal would lead to environmental health hazards occurring. Future development that could potentially impact environmental health would be subject to separate environmental review as a part of the permit review process, unless exempt.

Describe any known or possible contamination at the site from present or past uses.

There is no known or possible contamination within Northgate based on documents and information available to preparers of this checklist.

Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

No existing hazardous chemicals/conditions exist within Northgate based on documents and information available to preparers of this checklist.

Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

No toxic or hazardous chemicals are being stored, used, or produced as part of this non-project action.

Describe special emergency services that might be required.

No special emergency services are needed as part of this non-project action.

Proposed measures to reduce or control environmental health hazards, if any.

There are no proposed measures to reduce or control environmental health hazards as part of this non-project action. No actions within this proposal would lead to environmental health hazards occurring.

Noise

What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

In the Northgate Regional Center, there is notable roadway traffic and rail noise along the western edge of the center, primarily from the I-5 expressway and the Sound Transit Link 1 Line.

What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?

None are created as part of this non-project action. Future development of individual projects could lead to noise impacts with hours of impact controlled by the Land Use Code, noise ordinance, and project-specific measures. Future development would also be subject to separate environmental review as a part of the permit review process, unless exempt.

Proposed measures to reduce or control noise impacts, if any:

The Northgate Regional Center Plan proposes to create a green buffer along heavy traffic corridors to mitigate noise pollution impacts. The plan also proposes increasing the area's tree canopy as another tool for addressing noise pollution.

Noise resulting from future development of individual projects would be controlled by the Land Use Code, noise ordinance, and project-specific measures. Future development would also be subject to separate environmental review as a part of the permit review process, unless exempt.

8. Land and shoreline use

What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Under existing conditions the Northgate Regional Center consists primarily of commercial and mixed-use properties, followed by a lower share of multifamily residential and institutional land uses. There are also scattered sites with single family homes, industrial uses, and park/open spaces.

Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No area within Northgate is being used as working farmlands or working forest lands or has been designated as agricultural or forest land.

Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?

There are no working farmlands or working forest land near or adjacent to Northgate. This proposal would not affect working farmlands or working forest land.

Describe any structures on the site.

Northgate contains a mix of new and old developments. In the subarea, there are suburban commercial retail strips and major commercial properties and complexes. There are also large low-and midrise offices containing activities such as medical centers and banks. Additionally, there are a variety of multifamily residential buildings. Many of the multifamily residential buildings incorporate mixed uses on the ground floor such as retail, or entertainment uses. The Regional Center also contains hotels.

Will any structures be demolished? If so, what?

There are no proposals to demolish any structures as part of this non-project action.

What is the current zoning classification of the site?

Presently, zoning in Northgate is predominantly Neighborhood Commercial 3 (NC3), Midrise multifamily (MR), and Lowrise multifamily (LR) zoning along the periphery. An areas of Seattle Mixed zoning (SM) is located in blocks surrounding the Northgate Transit Center. The Northwest Hospital campus is covered with a Major Institution Overlay district. Areas outside of the Regional Center directly surrounding it are primarily lower density Neighborhood Residential (NR) zones.

What is the current comprehensive plan designation of the site?

Northgate is designated as a regional growth center in the One Seattle Comprehensive Plan.

If applicable, what is the current shoreline master program designation of the site?

The Northgate Regional Center is not found within the City of Seattle’s Shoreline District and does not have a shoreline master program designation.

Has any part of the site been classified as a critical area by the city or county? If so, specify.

Wetlands are dispersed throughout Northgate, mainly along Thornton Creek and near I-5. Steep slopes are prevalent in certain parts of Northgate, notably along I-5, 5th Avenue, and 95th Street. These areas have gradients of 40% or more, and most are the result of manmade embankments.

In Northgate, peat settlement areas are mainly found in the southern part and between 5th Ave and 8th Ave.

The liquefaction-prone zones are primarily located in southern Northgate, around North Seattle College.

Riparian corridors, which are limited within the Northgate Regional Center boundary, exist along Thornton Creek.

Approximately how many people would reside or work in the completed project?

The Northgate Regional Center Plan plans for the addition of 2,000 housing units and 2,500 jobs to the area over the next 20 years. If those growth estimates are achieved, they would result in approximately 7,000 housing units and 13,000 jobs total within the Regional Center by 2044.

Approximately how many people would the completed project displace?

No displacement would occur as part of this non-project action. Future development could result in some displacement if existing structures are replaced with new structures. The Northgate Regional Center Plan acknowledges that the area has a high to moderate displacement risk. This is due to the prevalence of communities most vulnerable to displacement and the potential for pressures to increase land value in the coming years. Future development would be subject to separate environmental review as a part of the permit review process, unless exempt.

Proposed measures to avoid or reduce displacement impacts, if any.

The Northgate Regional Center Plan proposes to establish commercial and residential anti-displacement policies.

Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

The proposed goals and policies have been reviewed for consistency with the One Seattle Comprehensive Plan and with regional planning documents and no conflicts with the policies of the other plans are apparent.

Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

There are no agricultural or forest lands of long-term commercial significance within Northgate. No proposed actions to reduce impacts are a part of this non-project action.

9. Housing

Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

The One Seattle Comprehensive Plan plans for an additional 2,000 housing units in the Northgate Regional Center by 2044. The proposed Regional Center Plan plans for the same amount of growth. Future development would be subject to the City's Mandatory Housing Affordability requirements. Future development would also be subject to separate environmental review as a part of the permit review process, unless exempt.

Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

No parts of this non-project action propose to eliminate housing units. Future development would be subject to separate environmental review as a part of the permit review process, unless exempt.

Proposed measures to reduce or control housing impacts, if any:

The Northgate Regional Center Plan proposes to establish commercial and residential anti-displacement policies.

10. Aesthetics

What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

This non-project action does not propose any structures. Under current zoning, the tallest structure is allowed to be 240 feet in a small area close to the transit center. The vast majority of zoned areas in the regional center have maximum height limits of 145 and lower.

What views in the immediate vicinity would be altered or obstructed?

None because this is a non-project proposal and no specific development is proposed. Future development that may impact views would be subject to separate environmental review as a part of the permit review process, unless exempt.

Proposed measures to reduce or control aesthetic impacts, if any:

The Northgate Regional Center Plan proposes goals and policies to establish a fresh visual identity in Northgate. Policies in the plan highlight the need for clearer neighborhood gateways; improvements to the public realm throughout, particularly along key corridors; and more art and color that reflect neighborhood identity.

11. Light and glare

What type of light or glare will the proposal produce? What time of day would it mainly occur?

No light or glare would occur as part of this non-project action. Light or glare from future development will be subject to review at the time a project is known. Future development would also be subject to separate environmental review as a part of the permit review process, unless exempt.

Could light or glare from the finished project be a safety hazard or interfere with views?

No light or glare would occur as part of this non-project action.

What existing off-site sources of light or glare may affect your proposal?

There are no off-site sources of light or glare that would affect this non-project action.

Proposed measures to reduce or control light and glare impacts, if any:

There are no proposed actions to reduce or control light impacts as part of this non-project action.

12. Recreation

What designated and informal recreational opportunities are in the immediate vicinity?

The following recreational amenities are available within and in the immediate vicinity of Northgate: Northgate Community Center and Park, Hubbard Homestead Park, Victory Creek Park, Beaver Pond Natural Area on Thornton Creek, Mineral Spring Park, Maple Leaf Community Garden P-Patch, Olympic View School, Thornton Creek Water Quality Channel, Meridian Center for Health Greenspace, North Seattle College Woods and Wetlands, Northgate Mall Central Park, Bikur Cholum Cemetery, and Evergreen Washelli Cemetery.

Would the proposed project displace any existing recreational uses? If so, describe.

This non-project proposal would not lead to the displacement of existing recreational spaces.

Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The Northgate Regional Center Plan proposes goals and policies to expand offerings of indoor and outdoor spaces for gathering, recreation, and entertainment.

13. Historic and cultural preservation

Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

The following sites within or adjacent to Northgate are listed as City of Seattle Landmarks:

Chiarelli-Dore House, 843 NE 100th St

líq'təd - Licton Springs Park, 9536 Ashworth Avenue N

The Chiarelli-Dore House is also listed on the State and National registers.

Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

Northgate is built on drained marshland on the South Fork of the Thorton Creek watershed, which is part of the ceded land of the Muckleshoot Indian Tribe. This area was significant to the indigenous communities that used to live in the area. Nearby, outside of the regional center, is líq'təd - Licton Springs Park, which was known to be a resource of importance to Indigenous People of the area.

For the Northgate Regional Center Plan, additional technical documentation was created to support the development of the plan's proposed goals and policies. Three of these technical documents are relevant to the area's indigenous history: Environment and Climate Change; Designing a Native Neighborhood; Northgate Reindigenized Landscapes.

Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

At the onset of creating the Northgate Regional Center Plan, a defined goal was to create a vision of Northgate as a Native Neighborhood. Indigenous communities were a priority in stakeholder engagement and the City partnered with the Indigenous Planning Strategist at the City of Seattle and Tahoma Peak Solutions, a Native women-owned consulting firm, to integrate Coast Salish values in the plan from start to finish.

According to the Washington Department of Archaeology and Historic Preservation’s precontact archeological site probability model, the One Seattle Comprehensive Plan Final EIS shows that a majority of the Northgate Regional Center is considered Moderate to High Risk to contain precontact archaeological resources.

Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

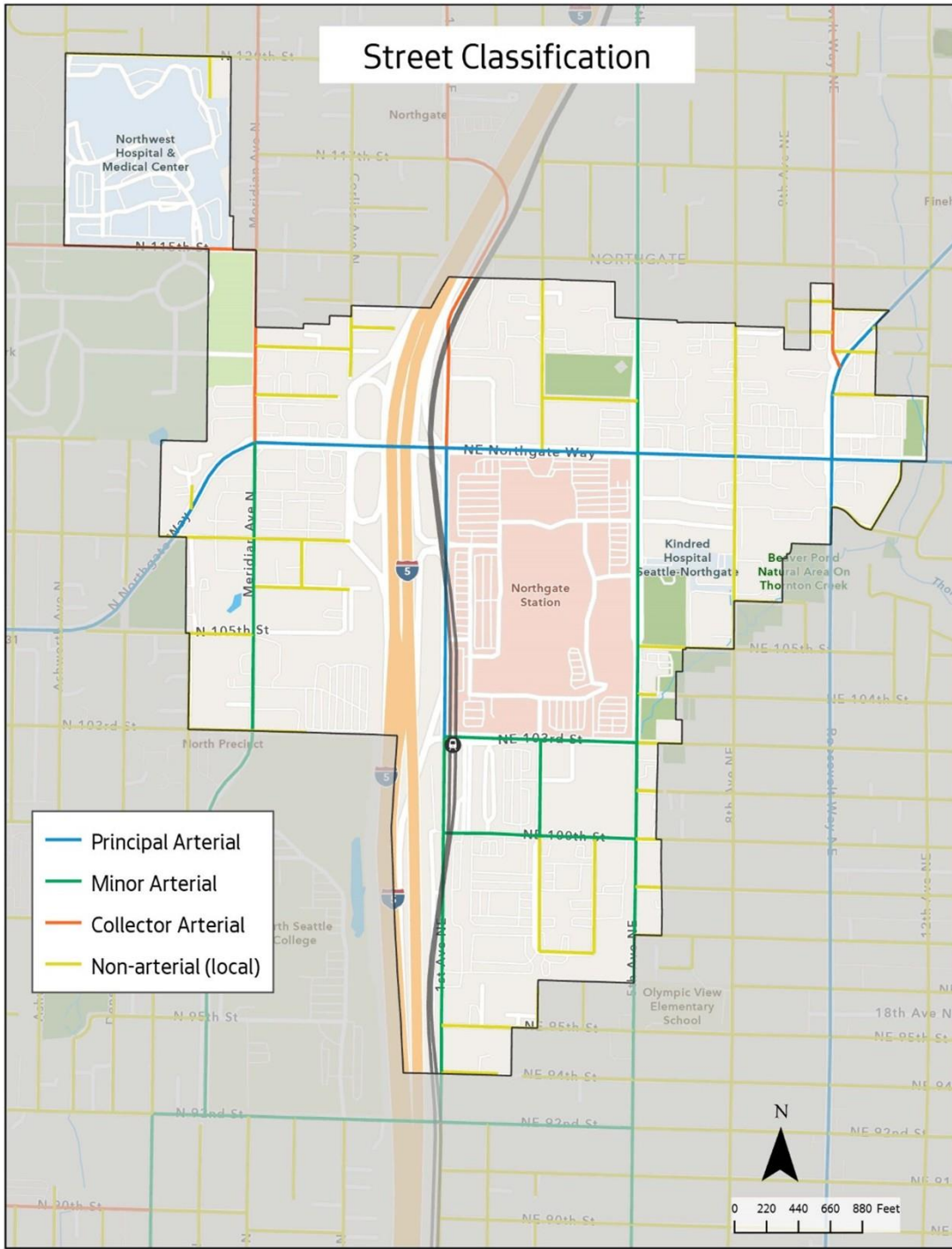
The proposed Northgate Regional Center Plan introduces several policies and action steps that align with the values shared in the Native Neighborhoods Report, Indigenous Inclusivity Guide, and Northgate Vision Story.

Waterways are central to Native cultures and livelihoods. Thornton Creek's health and the Chinook salmon's health are particularly important to Native cultures and livelihoods. Many of the proposed goals and policies of the Northgate Regional Center Plan strive to enhance the area’s environmental quality through the reintroduction of native plants and aim to protect the ecological integrity of Thornton Creek.

14. Transportation

Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The Northgate subarea street network consists of a collection of large blocks bounded mainly by arterial roadways. Few local streets exist within the subarea. I-5 is a defining feature within the subarea, dividing the street grid in two with only one east-west vehicular crossing at NE Northgate Way. Only one street in Northgate other than I-5 is a designated freight route. NE Northgate Way west of I-5 is classified as a Major Truck Street, and east of I-5 it is a Minor Truck Street. This street serves as a regional connector, linking Lake City Way (SR 522) and Aurora Ave (SR 99) to I-5.



Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Northgate has been a regional transit hub since its first transit center opened in 1992 and the opening of the Northgate Link Light Rail station in 2021 emphasizes this role.

Numerous bus lines connect at the Northgate Transit Center. Most bus activity crosses I-5 and accesses the Northgate Transit Center through a u-route of Meridian Ave N, NE 92nd St, 1st Ave NE, NE 100th St, and 5th Ave NE.

Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Building upon City efforts such as the Seattle Transportation Plan (2024) and One Seattle Comprehensive Plan (2025), the Northgate Regional Center Plan promotes connectivity investments in Northgate as a key priority for its future. The plan's proposed goals and policies focus on improving conditions and connections for people walking, biking, and rolling in Northgate through actions such as:

The creation of a human-scale street grid to break up the long superblocks that currently define the subarea; and
Completing the Pedestrian and Bicycle and E-Mobility Networks outlined in the Seattle Transportation Plan; and
Co-creating People Streets and Public Spaces Plan; and
Implementing traffic calming measures, such as traffic circles, speed cushions, chicanes, curb bulbs that narrow the street, street art, raised crosswalks and intersections; and
Designing community and mobility hubs for enhanced transit connections.

Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The proposal is a non-project action. Sound Transit operates the Link Light Rail system, which includes Light Rail service to Northgate.

How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

As a nonproject action, no vehicular trips are generated.

The Northgate Regional Center Plan proposes the following mode share target for 2044:

45% car-based travel

55% non-car-based travel

The 2044 mode shift target aims to reduce the percentage of car-based travel and increase the percentage of travel by other means.

Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

This proposal does not interfere with the movement of agricultural and forest products.

Proposed measures to reduce or control transportation impacts, if any:

The proposal is a non-project action. The Northgate Regional Center Plan proposes partnerships with state, regional, and local transportation agencies to address transportation related services such as improving pedestrian crossings, evaluating bus route orientation, and enhancing station connectivity. Future developments within the subarea may conduct additional transportation studies and implement mitigation strategies. Future development would also be subject to separate environmental review as a part of the permit review process, unless exempt.

15. Public services

Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

This non-project action does not directly increase the need for public services. However, the anticipated growth for the Northgate Regional Center may lead to increased demand for public services.

Police

Community engagement for the Northgate Regional Center Plan note safety as a prominent community concern. The Northgate Regional Center is served by the North Precinct. Due to the existence of the Northgate Link Station, Regional Transit Police, hired by Sound Transit, also operate in the Regional Center, partnering with the Seattle Police Department. Despite citywide increases, rates of reported crime have remained relatively stable in Northgate over the 5-year period of 2019-2023, with a notable spike in 2021 (31% more incidents than in 2019). The most common form of crime in Northgate is property damage, accounting for 78% of all reported incidents in 2023.

Fire and Emergency Services

The Northgate Regional Center Plan is located in the city's Battalion 6 District, and the Battalion 6's station are identified as being under capacity for staffing. A new fire station (Fire Station 31) will be located within the Regional Center boundary when the construction of the new station is complete.

Hospitals

The Northgate Regional Center is served by the UW Northwest Medical Center. Over the next 20 years, the hospital expects inpatient care to double and outpatient care to grow by 45%. The campus has undergone a Major Institution Master Plan (MIMP) process and if fully implemented, these changes will double the site's capacity.

Schools

There are no public schools directly within the Northgate Regional Center boundary, but children in the Regional Center are served by:

Olympic View, James Baldwin, and Cascadia for elementary school
Hazel Wolf K-8 E-STEM, Jane Addams, and Robert Eagle for middle school
Nathan Hale and Ingraham for high school
Hazel Wolf K-8 school is one of four SPS facilities operating beyond its capacity by more than 10%. All other schools serving households in the Regional Center have space for increased student enrollment.

Private schools in Northgate supplement public education with additional options for alternative learning, religious-based environments, and academic support. These include Brightmont Academy (K-12) and Spring Academy (high school) near the light rail station, Polytech (providing late high school/early college support), Perkins School (elementary – just outside the boundary to the south), and St. Catherine of Siena School (religious K-8 – just outside the boundary to the south).

In Northgate, preschools include Pinehurst at the Northgate Community Center, Pinehurst at Hazel Wolf K-8, and a Head Start program at James Baldwin Elementary, the latter two located just north of the subarea boundary.

Library

The Northgate Branch of the Seattle Public Library is located centrally in the Regional Center. Through the 2019 Library Levy, the Northgate branch will receive funding for mechanical systems replacement.

Community Center

Northgate’s Community Center features a full-size gym, a larger multipurpose room with a commercial kitchen, and smaller rooms such as an arts and craft room, a weight room, a teen room, a game room, and classrooms. There is also an on-site preschool that participates in Seattle’s Preschool Program. The City’s CIP does not highlight any projects for the Northgate location for 2022-2027.

Other Gathering Spaces

Supplemental to public gathering sites are a range of places run by private and non-profit entities. In the Northgate area, cultural and religious centers offer gathering space for their community and reflect the diversity of the neighborhood. Many of these sites are located outside, but closely bordering, the Regional Center. The North Seattle Family Center is located northeast of the Regional Center and coordinates many different social service providers for north Seattle neighborhoods. The North Helpline in Lake City is the closest food bank to the Regional Center and their meal delivery service provides food to families in Northgate.

Proposed measures to reduce or control direct impacts on public services, if any.

The Northgate Regional Center Plan proposes goals and policies that would support enhancing public services such as:

Improving access to and quality of parks and other green spaces; and

Identifying programmatic and physical interventions to increase active commuting to local K-12 schools; and
Improving agency responses to individuals experiencing homelessness and mental health issues; and
Expanding community gardens and fostering Northgate’s food forest ecosystems.

16. Utilities

Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

All of the utilities that are underlined in the list above are present in the Regional Center.

Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

The proposal is a non-project action with no utilities proposed.

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

[On File]

Type name of signee: Jese London, Senior Planner

Position and agency/organization: City of Seattle Office of Planning & Community Development

Date submitted: March 30, 2026

Supplemental sheet for non-project actions

How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Discharge to water

The proposed changes would result in no direct impacts related to water resources. Future development and transportation projects might have impacts on water quality and would be subject to project-specific reviews and compliance with stormwater regulations and construction codes. The Regional Center is an area with a separated stormwater system. The drainage system is known to be constrained with areas of ditch and culvert systems present under existing conditions.

Indirect impacts are mitigated by Environmentally Critical Areas regulations and the City of Seattle's Stormwater Code and Manual, Title 22 Subtitle VII of the Seattle Municipal Code already in place.

Emissions to air

The proposed changes would result in no direct impacts related to air quality. Future development and transportation projects might have impacts on air quality and would be subject to project-specific reviews as well as compliance with regulations and construction codes. Although the proposed Plan is not expected to increase emissions to air, the plan area is affected by existing sources of emissions, especially emissions from vehicle traffic on Interstate-5.

Indirect impacts are mitigated by the Puget Sound Clean Air Agency Regulations already in place.

Production, storage, or release of toxic or hazardous substances

The proposed changes would result in no direct impacts related to toxic or hazardous substances. Proposed changes could indirectly lead to increased construction activity that would result in the unearthing of toxic or hazardous substances. Additional project-specific reviews would be required along with compliance with regulations and construction codes.

Indirect impacts are mitigated by regulations already in place under the Washington State Hazardous Waste Management Act. Under the State Environmental Policy Act and City of Seattle SEPA policies, potential impacts from hazardous materials and substances would need to be managed and cleaned up at the time of a project-specific proposal for construction.

Production of noise

The proposed changes would result in no direct impacts related to noise. Proposed changes could indirectly lead to increased construction activity that would result in increased noise. Additional project-specific reviews would be required along with compliance with the City's noise ordinance and other regulations and construction codes.

Indirect impacts are mitigated by regulations already in place under the City of Seattle's Noise Ordinance, Chapter 25.08 of the Seattle Municipal Code.

Proposed measures to avoid or reduce such increases are:

Discharge to water

The Northgate Regional Center Plan proposes improving the capacity of drainage systems to mitigate discharge impacts, avoid flooding in areas prone to capacity constraints, and protect the ecological integrity of Thorton Creek.

Emissions to air

The Northgate Regional Center Plan proposes goals to address air pollution impacts such as:

Reducing vehicle use to and within the neighborhood, and to increase walking, transit, and bicycling; and

Creating a green buffer along heavy traffic corridors; and

Increasing the area's tree canopy.

Production, storage, or release of toxic or hazardous substances

None.

Production of noise

The Northgate Regional Center Plan proposes to create a green buffer along heavy traffic corridors to mitigate noise pollution impacts. The plan also proposes increasing the area's tree canopy as another tool for addressing noise pollution.

How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposed changes would result in no direct impacts related to plants, animals, fish or marine life. However, the Northgate Regional Center Plan proposes to increase green spaces, gardens, native plants, and tree canopy in the area to support the plan's vision of enhancing connections to nature and environmental quality. The plan also proposes to preserve the quality and health of the area's critical water resources, evaluate restoration opportunities, and invest in culvert replacements to seek best possible improvements for wildlife. Strategies to implement those goals and policies could have positive impacts on plants, animals, fish and marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

The Northgate Regional Center Plan strives to enhance the environmental quality within the subarea through supportive goals and policies such as expanding the tree canopy, reintroduction of native plants, exploring habitat restoration opportunities, investing in culvert replacements, and addressing drainage capacity to manage stormwater runoff.

How would the proposal be likely to deplete energy or natural resources?

The proposed changes would result in no direct impacts related to energy or natural resources. Development in the neighborhood could increase energy demand and natural

resource use. Additional project-specific environmental analyses and threshold determinations can address project-specific impacts in the future.

Proposed measures to protect or conserve energy and natural resources are:

There are no proposed energy conservation activities as part of this non-project action. However, existing City policies and code will require any future developments to comply with energy efficiency standards and support energy conservation.

How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Environmentally Critical Areas

The proposed changes would result in no direct impacts related to environmentally critical areas. Future development in some locations within the subarea could occur in Environmentally Critical Areas and would be subject to applicable regulations and site-specific review.

Parks

The proposed goals and policies seek to increase the use of and access to parks in the subarea. This could lead to an increase in the number of plants in parks that are damaged by human activity.

Historic or cultural sites

The proposed goals and policies of the Plan would result in no direct impacts related to historic or cultural sites. Increased development because of future growth could increase pressure on the development or redevelopment near landmark structures, or cultural resources.

Wetlands

The proposed changes would result in no direct impact on wetlands. Development in some locations within the subarea could lead to direct impact on wetlands.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Environmentally Critical Areas

Specific development projects proposed for environmentally critical areas would be subject to the City's Environmentally Critical Areas ordinance and project-specific SEPA review.

Parks

The Northgate Regional Center Plan proposes the enhancement of existing parks and green spaces by supporting tree canopy expansion and promoting stewardship of natural areas.

Historic or cultural sites

The possibility of increased pressures for redevelopment of properties in sub-portions of the subarea may lead to increased pressures to redevelop sites that contain historic or cultural resources on sites or in adjacent areas. Overall, the proposed plan does not increase the amount of growth being planned for, however it could incrementally shift the pattern of expected growth into some sub-portions of the center. Specific proposals to redevelop specific sites that contain landmarks or adjacent properties would be subject to project-specific SEPA review and review by the City's Landmarks Preservation Board if a landmark or potential landmark is present.

Wetlands

Specific development projects proposed for environmentally critical areas would be subject to the City's Environmentally Critical Areas ordinance and project-specific SEPA review.

How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Land use

The Northgate Regional Center Plan proposes land use changes. The proposal is consistent with the citywide vision of the One Seattle Comprehensive Plan and its updated growth strategy. As one of the six regional centers, Northgate will play a role in accommodating the city's growth. The proposed Plan includes a Future Land Use Map that contains general designations that describe the intended scale, character and uses mix for future development. The Plan's goals, policies and FLUM could lead to future changes to the City's zoning standards in some areas. The Plan calls for a new area of "High Density Mixed Use" to the south of the Northgate Transit Center, south of NE 103rd St. This area could experience denser or taller development and a higher intensity of land use than is currently present in the area.

Shoreline use

The Northgate Regional Center is not found within the City of Seattle's Shoreline District and does not have a shoreline master program designation. The proposed change would result in no direct impacts to the shoreline.

Proposed measures to avoid or reduce shoreline and land use impacts are:

There are no measures to avoid or reduce shoreline and land use impacts as the proposal is consistent with the citywide vision of the One Seattle Comprehensive Plan and its updated growth strategy and is not in the shoreline.

How would the proposal be likely to increase demands on transportation or public services and utilities?

Transportation

The proposed goals and policies are intended to encourage strategies that support use of alternatives to the private automobile for both commute trips and trips within the neighborhood. These have potential to decrease transportation impacts, compared not implementing the Plan. The proposal plans for the same overall amount of job and housing growth as the City's Comprehensive Plan, so the overall amount of trips under the plan would not be substantially different from a scenario without the plan.

Public Services

The Northgate Regional Center Plan proposes goals and policies that would support enhancing public services. Development in the neighborhood is likely to create additional demand for public services.

Utilities

All core utility services are in place and prepared for anticipated growth in Northgate. The water, sewer, and power providers that serve this Regional Center are preparing for anticipated growth and making system investments to accommodate Seattle's growth targets. There is not an anticipated strain on future water and power supplies to meet Northgate's growth targets.

Proposed measures to reduce or respond to such demand(s) are:

Transportation

The Northgate Regional Center Plan proposes a 2044 mode shift target that aims to reduce the percentage of car-based travel and increase the percentage of travel by other means. The Plan proposes partnerships with state, regional, and local transportation agencies to address transportation related services. Future developments within the subarea may conduct additional transportation studies and implement mitigation strategies.

Public Services

The plan proposes goals and policies that would support enhancing public services and addressing existing service deficiencies. These goals and policies range from improving pedestrian safety and agency crisis response and expanding gathering spaces and other components of social infrastructure.

Utilities

While core utility services can accommodate the anticipated growth, the Northgate Regional Center Plan does support investments in the area's drainage system to increase climate resilience, mitigate discharge impacts, and protect the ecological integrity of Thorton Creek.

Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposal does not conflict with local, state, or federal laws or requirements for the protection of the environment. Additional project-specific environmental analyses and threshold determinations can address project-specific impacts in the future.