Exhibit 24

MUP and SEPA Analysis

SEPA CHECKLIST (ANNOTATED)

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal,** even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

A. Background Find help answering background questions

1. **Name of proposed project, if applicable:**

   1020 NE Northgate Way

2. **Name of applicant:**

   GMD Development, LLC

3. **Address and phone number of applicant and contact person:**

   Attn: Emily Thompson, 520 Pike St, Ste 1010; (206) 745-3698

4. **Date checklist prepared:**

   Feb. 17, 2023

5. **Agency requesting checklist:**

   Seattle Department of Construction & Inspections (SDCI)

6. **Proposed timing or schedule (including phasing, if applicable):**

   The project seeks to receive a Master Use Permit and Seattle City Council approval for the rezone by the end of calendar year 2023, and to commence construction in calendar year 2024 and complete full buildout in 2025. No project phasing is proposed.

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

   No future additions, expansion, or other further activity is planned in relation to or connection with this proposal.

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

   1) Geophysical Survey & Phase II Subsurface Assessment by Environmental Associates, Inc (Jan. 8, 2015);
   2) Wetland & Stream Determination by Acre Environmental Consulting LLC (Oct. 22, 2019);
   3) ALTA Survey prepared by True North (Dec. 3, 2021).
   4) Draft Geotechnical Report by Terra Associates, Inc. (Jan. 27, 2022);
   5) Draft Arborist Report prepared by Tree Solutions, Inc. (Feb. 25, 2022); and
   6) Transportation Impact Analysis by TENW (Jan. 9, 2023)

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

None are known.

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

City of Seattle Council land Use Action under file no. CF 314513;
City of Seattle Master Use Permit no. 3039050-LU for Design Review and combined SEPA review approval;
City of Seattle Construction Permit no. 6875558-CN; and
City of Seattle Early Design Guidance no. 3039547-EG
City of Seattle Urban Forestry Permit for new street tree;
City of Seattle Street Improvement Permit ("SIP") for proposed frontage improvements.

11. **Give a 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 Project would provide 190 affordable housing units in a seven-story mixed-use structure, together with on-site below-grade parking. The Project would also include residential amenity spaces, neighborhood open spaces, and ground-level commercial space that will be specifically configured for use by potential daycare tenants.

12. **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.**

Assigned Assessor Parcel Numbers are 5725500819 and 5724500825, the abbreviated legal description is a portion of Lots 1 through 12, inclusive, Block 5, Munson & Custer's Addition to Green Lake Circle, Volume 5 of Plats, Page 88, records of King County, Washington. The complete property legal description and site plan is included in the associated Master Use Permit materials on file with SDCI.

B. Environmental Elements

1. Earth Find help answering earth questions

a. General description of the site (check one):

☒ Flat ☐ Rolling ☐ Hilly ☐ Steep Slopes ☐ Mountainous
☐ Other:

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

The steepest slope existing on the site is 20%, in a constructed landscaped area.

c. 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 Draft Geotechnical Report by Terra Associates, Inc. found that in general, the soil conditions observed underlying approximately 2 to 4 inches of asphalt or 4-6 inches of grass/mulch consisted of approximately 3 to 7 feet of very loose to medium dense fill overlying dense to very dense silty sand, silty sand with gravel, and sand with silt and gravel to the termination of the test borings.

The fill material consisted of a silty sand with gravel with heavy organic inclusions.

The project is in an urban area, not in the vicinity of any agricultural land of long-term commercial significance. The project will not result in removal of soil necessary for use by agricultural land.

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

No, there are no surface indications or history of unstable soils in the immediate vicinity of the site. No mapped steep slope or potential slide areas are on the site or in the immediate vicinity.

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

Approximately 18,847 cubic yards of earthwork will occur with the proposed development. This includes excavation for proposed buildings and utilities as well as backfill and general site grading. Earthwork operations will encompass the whole site area. Limited fill will be sourced from local quarries, primarily for landscaping purposes.

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

Though erosion is possible during demolition, excavation and construction, applicable best management practices (BMPs) for erosion and sediment control will be implemented to mitigate erosion . The site will comply with applicable City of Seattle, NPDES and Construction Stormwater General Permit requirements. At project completion, the site will be permanently stabilized and no ongoing erosion would occur.

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

Approximately 95% of the site will be covered by impervious surfaces. Approximately 85% of the site is covered with impervious surfaces in the existing condition.

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

Applicable BMPs will be implemented as needed to control erosion per the City of Seattle Stormwater Manual. BMPs may include, but are not limited to temporary construction entrances, stabilization of temporary slopes with hydroseed or plastic sheeting, temporary silt fence, inlet protection, and sedimentation tanks. Permanent stabilization will consist of paving and vegetation.

2. Air Find help answering air questions

a. 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.

During construction, there will be exhaust from construction equipment including graders, lifts, and other similar equipment.

De minimis "environmental air" exhaust from garage venting, mechanical room, laundry venting for shared laundry rooms, and unit fan venting will occur on an ongoing basis after Project completion.

Transformer room will be served by a standard exhaust air system for cooling purposes, per Seattle City Light Design Standards. No transformer vault emissions beyond standard exhaust fan ventilation.

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

None known.

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

There are no significant adverse air impacts that would occur as a result of the project, and no mitigation is required.

During design, appropriate acoustic details of the envelope will be used. Filters will be used at all building air intakes to limit impacts to indoor air quality.

During Project construction, dust suppression measures such as sprinkling water over excavation and grading areas will be undertaken as conditions require. Construction vehicles will also be well-maintained and idling will be limited in order to control exhaust emissions.

3. Water Find help answering water questions

a. Surface Water: Find help answering surface water questions

1. 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.

City maps plot a portion of the Property (on the far easterly side of 1020 NE Northgate Way) a nearby off-property bioretention pond as "wetland," however, this is a man-made bioretention pond constructed with adjacent development to address stormwater systems. It is not a wetland that is subject to the City's ECA regulations, nor is it functionally connected with the Property or the proposed development.

The Property is also approximately 120 feet away from Victory Creek, which is a tributary of Thornton Creek. Surrounding Victory Creek is a 100-foot riparian corridor, and an associated wetland. The riparian corridor does not reach the Property.

No other water bodies are known to be present on or within 25 feet of the Property. Redevelopment of the Property will comply with all applicable ECA regulations.

2. 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.

Yes, the project will include work adjacent to the bioretention pond, and potentially within 200 feet of the riparian corridor associated with Victory Creek. However, the Wetland & Stream Determination by Acre Environmental Consulting LLC found that the Victory Creek watercourse itself is located further away, at approximately 250 feet.

Given the distance of approximately 250 feet between Victory Creek and the Property, no portion of this stream or its associated 100-foot riparian management area extend to within 150 feet of the subject site.

No impacts to the bioretention pond or to Victory Creek (including its riparian corridor and associated wetland) are anticipated, and no mitigation is required.

Available plans are attached in the MUP package on file with the City.

3. 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.

No fill material would be placed into surface waters or wetlands, and no dredge material would be removed, as a result of the Project.

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

   No, the project will not require surface water withdrawals or diversions.

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

   No part of the Project site lies within a 100-year floodplain, according to King County's iMap system.

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

   No waste materials will be intentionally discharged to ground or surface waters. Applicable best management practices will be implemented during Project construction to protect ground and surface waters throughout the Property.

b. Ground Water: Find help answering ground water questions

1. **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.**

   No groundwater will be withdrawn by the Project.

2. **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.**

   No waste material will be intentionally discharged onto or into the ground or surface waters. Sewer and storm water will be directed to City of Seattle sanitary and storm sewers as appropriate.

c. Water Runoff (including stormwater):

1. **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.**

   Stormwater runoff will generally be collected in area drains and catch basins, then routed to on-site stormwater management and runoff treatment facilities to the extent feasible. A detention structure will control the total project discharge rate to the on-site storm main. The detention structure will be designed in accordance with the City of Seattle Stormwater Manual.

2. **Could waste materials enter ground or surface waters? If so, generally describe.**

   No waste material will be intentionally discharged onto or into the ground or surface waters. Sewer and storm water will be directed to city sanitary and storm sewers as appropriate.

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

   Drainage patterns will not be affected in the vicinity of the project site. The project's stormwater system will be designed to maintain existing drainage basin flows per City of Seattle Stormwater Manual requirements.

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

There are no significant adverse water impacts as a result of the Project, and no mitigation is required.

During construction, storm water and erosion will be controlled as part of the Stormwater Pollution Prevention Plan (SWPPP). As required by Department of Ecology, storm water sediment levels will be monitored during construction and if necessary, storm water will be collected and settled in an appropriate best management practice (BMP). Sediment monitoring and discharge reporting will comply with applicable Department of Ecology requirements. Permanent drainage control will include BMPs to meet applicable minimum requirements per the City of Seattle Stormwater Manual.

4. Plants Find help answering plants questions

a. 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**

The applicant submitted an arborist report by Tree Solutions Inc, Consulting Arborists, February 25, 2022, all trees measuring six inches in diameter or + assessed. A 6 trees growing on site, none of which have been identified as qualifying as exceptional due to their size according to Director's Rule 16-2008

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

The site will be cleared of shrubs, mulch and lawn grass, and thirteen deciduous trees that are not classified as exceptional by the City of Seattle. Seven street trees will be retained, and one will be removed as further described in the arborist's report.

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

None are known.

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

The site will be planted with a variety of native and adaptive shrubs, trees, and perennials with an emphasis on biodiversity, habitat value, and beaut. A new street tree will be provided, as will various new vegetated bioplanters and a planted courtyard area. Please see MUP plan set at sheet DR-1 on file with the City for further information.

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

None are known. Urban adapted species of weeds, grasses, birds and small mammals are likely to occur on or near or near the site.

5. Animals Find help answering animal questions

a. 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:**

None are known. Urban adapted species of weeds, grasses, birds and small mammals are likely to occur on or near or near the site.

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

None are known.

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

The project site is located within the Pacific Flyway, which is a major north-south route of travel for migratory birds extending from Alaska to Patagonia. Every year, migratory birds travel some or all this distance both in spring and in fall, following food sources, heading to breeding grounds, or traveling to overwintering sites. With the exception of the Pacific Flyway, the project area is otherwise not a known or mapped wildlife species corridor.

d. Proposed measures to preserve or enhance wildlife, if any.

There are no significant adverse plant or animal impacts, and no mitigation is required.

The addition of planting will provide resources and habitat for pollinators and other wildlife, including through vegetated green roof areas, a 264 sq. ft. non-infiltrating bioretention planter, and improved street-front landscaping. Please see MUP plan set at sheet DR-1 on file with the City for further information.

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

No invasive animal species are known to be on or near the site.

6. Energy and Natural Resources Find help answering energy and natural resource questions

a. 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 project's energy needs would be fueled by electricity and natural gas from the local grid.

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

The applicant has considered potential shadow impacts on neighboring parcels that may be caused by the Project and associated street trees. Shadow studies provided during the Design Review process indicate that shadowing will primarily affect the windowless side façade of the QFC grocery store located adjacent to the north of the Property as well as the QFC's expansive surface parking lot, with some lesser effects on the vacant lot and the TJ Maxx that fall west and northwest of the Property across Roosevelt Way NE. In addition, the Project and associated street trees would cast some shadows on a portion Victory Creek Park during afternoons in the wintertime. Some shadows will also be cast on the Roosevelt Way NE right-of-way during winter morning hours. No shadows would be cast on nearby residential lowrise (LR-2 (M)) properties located due south of the Project.

Applicant's shade and shadow shows that a small portion of Victory Park will be affected by shadows generated by the proposed development in the late afternoon during winter hours.

c. 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 significant adverse energy impacts, and no mitigation is required.

The Project will comply with the City of Seattle Energy Code.

Energy efficient measures include: LED lighting, Energy Star appliances, energy efficient windows, Energy Recovery Ventilation, efficient CO2 heat pump domestic hot water system, and heat pumps for space conditioning.

7. Environmental Health Find help with answering environmental health questions

a. 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.

Applicant submitted Phase II Environmental Assessment; (Environmental Associates, Inc., January 8, 2015) to evaluate contamination from gasoline service station and oil changing operations trace level environmental inpacts to both the soil and groundwater that do not exceed (WDOE) target compliance levels

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

None are known.

a. **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.**

None are known.

b. **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.**

None are known, except for minor chemicals that are common and customary for use in ordinary construction. No toxic or hazardous chemicals would be used in the operating life of the residential project.

c. **Describe special emergency services that might be required.**

None.

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

There are no significant adverse environmental health impacts, and no mitigation is required.

During construction, any contaminated soils discovered will be segregated and disposed of in accordance with appropriate regulatory guidelines and to an appropriate qualified landfill facility certified to accept contaminated soil.

Due to the age of the existing structures, some building materials on the site may contain asbestos and/or lead. During demolition of existing structures, analysis, control and disposal of hazardous materials will be conducted in compliance with all applicable Federal, State and local regulations.

Demolition of the existing structures will comply with WAC 296-155-775 and include additional measures to control dust and other disturbance to adjacent properties.

b. Noise

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

Traffic noise from adjacent arterials can be heard on the Property. The traffic noise is not expected to adversely affect the Project.

2. 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)?

Short Term: construction noise will occur during working hours allowed by the City's Noise Control Ordinance.

Long Term: Ordinary noises of residential and commercial use (including traffic noise and residential mechanical system noise) will be intermittent, at levels customary and common for mixed-use, multifamily buildings with retail businesses and small children living on site.

3. **Proposed measures to reduce or control noise impacts, if any.**

There are no significant adverse noise impacts, and no mitigation is required.

The project will comply with the City of Seattle Noise Ordinance Code, including regulations for hours of construction and types of construction activity.

8. Land and Shoreline Use Find help answering land and shoreline use questions

a. **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.**

The Property is in use for restaurant and automobile-oriented businesses, with wood-frame structures and expansive associated parking areas. The proposed Project will not affect any nearby or adjacent land uses.

Almost all surrounding areas are occupied by non-sensitive commercial uses, such as a TJ Maxx; a QFC grocery store and associated surface parking areas to the north; a Walgreens pharmacy and a vacant lot to the west; and an ARCO gas station to the south.

Some LR2(M)-zoned multifamily properties are located to the South, but the NE Northgate Way arterial right-of way provides a 73-foot to 76-foot-wide area of transition between the Property and these low-rise multifamily properties. Furthermore, these properties are already trending toward denser development patterns that complement the Project's affordable housing proposal. One of the four original duplex-sized parcels has already been converted into a townhouse plat for eight units (see 10839-10849 11th Ave NE; 1035-1037 NE Northgate Way; 3032196-LU), and another appears to be occupied by a daycare center use (1019 NE Northgate Way). The remaining two duplex lots are under common ownership with property sales in January 2021, indicating they may be development sites in the near future.

b. **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, the Property has not been used as working farmland or forest land within living memory.

1. **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?**

   No working farm or forest land surrounds the Property.

c. Describe any structures on the site.

The Property contains two single-story commercial structures with extensive impermeable surface parking areas oriented toward single-passenger vehicles. One of the structures was most recently occupied by a "Patty's Eggnest" restaurant/lounge use and the other was most recently occupied by a "Jiffy Lube" mini-auto-garage use.

The Project proposes to replace the outdated structures and surface parking areas with street-oriented commercial uses and modern, high-quality affordable housing stock, embellished by modern architectural treatments, frontage improvements, and plantings.

d. Will any structures be demolished? If so, what?

Yes, all existing structures on the Property will be demolished.

e. What is the current zoning classification of the site?

The current zoning classification of the site is Neighborhood Commercial 3, with a 55-foot height limit and a mandatory housing affordability designation, or "NC3-55 (M)".

The site is located within both the Northgate Urban Center and the Northgate Overlay District described in SMC Ch 23.71. It is currently classified as a "Medium Area" for purposes of Seattle's mandatory housing affordability (MHA) program fee amounts, and is subject to the Northgate neighborhood design guidelines. It has also been classified as within a Design Review Equity Area.

A rezone to NC3-65 (M1) is proposed as part of the Project, which would increase the applicable height limit by 10 feet to 65 feet and modify associated development standards, but would not otherwise change underlying zoning.

f. What is the current comprehensive plan designation of the site?

The Property is part of the designated Northgate Urban Center on Seattle's "Future Land Use 2035" Comprehensive Plan map.

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

Not applicable.

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

No part of the Property has been classified as a critical area.

The bioretention pond area that is adjacent to the subject site has been mapped as wetlands by SDCI's GIS map. However, this pond was intentionally created from non-wetland sites as a detention facility, and therefore, does not meet the requirements for jurisdictional wetlands as defined in SMC 25.09.012.

Applicant provided Wetland Report & Stream Determination Report (Acre Environmental Consulting, LLC. October 22, 2019) area adjacent to site and wetland adjacent to Victory Creek determined not to meet requirements for jurisdictional wetlands.

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

The Project will contain approximately 184-190 residential dwelling units and 8,200 gross square feet of floor area in commercial use.

Approximately 250 adults and children could reside in the completed affordable housing units, and approximately 5-10 adults are anticipated to work in the commercial space.

j. Approximately how many people would the completed project displace?

No residential units exist on the Property, so no people would be displaced by the Project.

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

There are no displacement impacts, and no mitigation is required.

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

There are no significant adverse land use impacts, and no mitigation is required.

The Project will follow all applicable zoning, land use and design guidelines, standards and procedures, and will be consistent with applicable provisions of the Comprehensive Plan. It has completed the City of Seattle's early design guidance ("EDG") process. As an eligible affordable housing development, the Project expects to use the entitlement process specified in SMC 23.41.004.E.

The Project involves a rezone for height, but permitted commercial and residential uses remain the same under the existing and proposed zoning designation.

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

Not applicable.

9. Housing Find help answering housing questions

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

The Project will provide approximately184-190 housing units, all of which would be affordable to residents earning between 50%-80% and below of the Area Median Income ("AMI").

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

No housing units would be eliminated by the Project.

c. **Proposed measures to reduce or control housing impacts, if any.**

All housing impacts would be positive, so no mitigation is required.

100% of the units will be priced to be affordable to individuals making 50% to 80% of area median income ("AMI").

Overall, the proposed development is adding approximately 184-190 low income units to the site, adding to Seattle's overall inventory of affordable housing.

10. Aesthetics Find help answering aesthetics questions

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

The proposed maximum height, excluding antennae and other mechanical equipment and appurtenances allowed to exceed this limit per the SMC, is 65 feet.

The principle exterior material is proposed to be fiber cement paneling.

Proposal has gone through the Design Review process in which aesthetics and exterior of building was reviewed and approved.

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

Territorial views in the immediate vicinity would be altered. Few, if any, uses in the area are view-sensitive. With respect to the several residential uses across NE Northgate Way, the Project will displace their territorial view of the QFC grocery store's blank façade, the two businesses to be removed, and an expansive parking area, as shown in the Project's rezone application.

The City's SEPA Ordinance designates certain public places for which view protection is City policy. The Project would not adversely affect views from the listed public places under current or proposed height limits. The SEPA Ordinance also designates certain scenic routes identified as protected view rights-of-way. No adjacent streets have been identified as protected scenic routes.

c. Proposed measures to reduce or control aesthetic impacts, if any.

There are no significant adverse aesthetic impacts, and no mitigation is required.

In addition to the planting and landscaping features discussed above, other aesthetic features of the Project will include a facade modulated in space, color and transparency, as well as a design that embraces corners and creates neighborhood open space, transparent storefronts and a pedestrian connection on the east side of the site.

11. Light and Glare Find help answering light and glare questions

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

There are no anticipated light or glare-related impacts during the day. After sunset, there will be some evening light spillage from the residential unit windows typical of urban residential and commercial buildings. The Project will also provide exterior building light for pedestrian security and wayfinding that does not exist today. All exterior lighting will be directed downward and away from adjacent streets and uses.

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

No light- or glare-related safety hazards are expected.

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

The Project will neither create nor experience significant adverse light and glare impacts, and no mitigation is required.

Existing street lights on NE Northgate Way and Roosevelt Way NE are located south and east of the site. The QFC grocery store, its signage and its parking lot, provide other sources of light, as do other neighborhood businesses. These sources will be visible from, but not directly affect, the Project.

Exterior lighting fixtures will be shielded from leaving the property and directed downward per the Seattle Land Use Code.

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

The Project will neither create nor experience significant adverse light and glare impacts, and no mitigation is required.

Existing street lights on NE Northgate Way and Roosevelt Way NE are located south and east of the site. The QFC grocery store, its signage and its parking lot, provide other sources of light, as do other neighborhood businesses. These sources will be visible from, but not directly affect, the Project.

Exterior lighting fixtures will be shielded from leaving the property and directed downward per the Seattle Land Use Code.

12. Recreation Find help answering recreation questions

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

The Project is located in immediate proximity to Victory Creek Park, and within walking distance of Hubbard Homestead Park, Victory Creek Confluence Natural Area, Beaver Pond Natural Area, and Northgate Park (to include Northgate Community Center and Northgate Branch of the Seattle Public Library). Other amenities include Kingfisher Natural Area on Thornton Creek, and Victory Heights Playground. Area sports fields and playground equipment are located at Nathan Hale High School, Meadowbrook Playfield and Northgate Elementary.

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

No existing residential uses would be displaced.

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

There are no significant adverse recreation impacts, and no mitigation is required.

To provide recreation opportunities for residents and neighbors, the Project will provide an indoor fitness center, a public plaza, an enclosed rooftop play area, and rooftop fire pit and barbecue areas.

13. Historic and Cultural Preservation Find help answering historic and cultural preservation questions

a. **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.**

Two structures are located on the site and neither is listed in or believed to be eligible for listing in national, state, or local preservation registers. According to King County Parcel data, one structure is a wood-frame building constructed in 1988 for (and presently maintained as) a auto garage, and the other wood frame structure constructed in 1970 for (and currently maintained as) a restaurant/lounge use.

Neither parcel or property address is noted in the Seattle Department of Neighborhoods "Seattle Historical Sites" database. No nearby structures are listed or believed to be eligible for preservation.

Existing structures were reviewed for potential to meet historic landmark status. DON reviewed and determined that the structure would unlikely qualify for historic landmark status (Landmarks Preservation Board letters, reference number LPB 13023, April 11, 2023).

b. **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.**

None are known.

c. **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.**

The applicant has researched GIS maps, surveys, and historic maps including the Washington Department of Archaeology and Historic Preservation WISAARD database, and the Seattle Department of Neighborhoods "Seattle Historical Sites" database.

d. **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.**

There are no significant adverse cultural resources impacts, and no mitigation is required. No cultural resources were identified on, or near, the Project site.

14. Transportation Find help with answering transportation questions

a. **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 Property is located at the northeast corner of the intersection between NE Northgate Way and Roosevelt Way NE. Vehicle access for the site would occur using an existing 24-foot wide shared vehicle access easement that runs along the northerly edge of the proposed structure. This existing easement connects to the QFC grocery store's parking lot at its easterly terminus and Roosevelt Way NE at its westerly terminus. This easement provides direct access between the street network and the Project's proposed garage entryway and trash staging areas. The Project would widen this easement's existing curb cut on Roosevelt Way NE. NE Northgate Way and Roosevelt Way NE are both principal arterials.

Primary arterial access to Interstate 5 (I-5), SR 99 and SR 522 is from NE Northgate Way, which is adjacent to the site. SR 522 also known as Lake City Way, or as Bothell Way NE north of NE 145th Street. SR 99 is also known as Aurora Avenue N. 30th Avenue NE is a collector arterial that connects 145th Street to NE 125th Street and Lake City Way.

b. 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?

The Property is very well served by transit service, and the Project is not anticipated to exceed capacity. In addition to the nearby Northgate Station's link light rail, bus rapid transit and local bus service, the Property is directly and thoroughly served by several King County Metro bus lines. Most notably, the 67 line and the 20 line are "frequent all-day routes" that provide service every fifteen minutes or less from Monday through Friday, 6 am to 7 pm, as well as every 30 minutes or less on weekends from 6 am to 10 pm. The 67 line connects the Property with Roosevelt and University District neighborhoods as well as Children's Hospital, while the 20 line connects the Property with Lake City, Green Lake, and University District neighborhoods. Other Metro lines serving the site include the 347, 348 and 984 lines.

c. 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).

No significant adverse impacts are anticipated, and no mitigation is required.

The project would make frontage improvements along NE Northgate Way and Roosevelt Way NE, and provide and improve both a public plaza as neighborhood open space and a proposed pedestrian connection between NE Northgate Way and the QFC property the north.

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

The Project would not use or occur near water, rail, or air transportation.

e. 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 further described in the Traffic Impact Analysis, the Project is anticipated to generate 400 net new weekday daily trips, with 23 net new weekday AM peak hour trips (-12 entering, 35 exiting), and 35 net new weekday PM peak hour trips (30 entering, 5 exiting).

Overall, it is estimated the project may receive between 6 to 9 delivery trips per day (made up of a combination of Amazon, FedEx, UPS, and USPS). Waste/recycling trucks are anticipated on a weekly basis. The overall apartment development is estimated to have 2 move-in and 2 move-outs per week. Conservatively assuming that 50 percent of the moves would use a U-Haul type moving van/truck, this would result in a moving truck trip generation of potentially 2 truck trips per week.

Numerous standard datasets and models were used to make these estimates. Please see the Project's Traffic Impact Analysis for further information.

f. 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.

The project would not interfere with or be affected by the movement of agricultural and forest products on the roadway network.

g. Proposed measures to reduce or control transportation impacts, if any.

There are no significant adverse transportation impacts, and no mitigation is required.

15. Public Services Find help answering public service questions

a. 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.

The Project is in an urban area where growth is expected and service capacities are considered sufficient. The Project is not anticipated to result in an increased need for public services beyond existing service capacities.

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

No significant adverse public service impacts are anticipated, and no mitigation is required.

The Project will include a secure and well illuminated site to ensure residential user safety. Ground level transparency will increase eyes on the street and on private property at the ground level. Fire sprinklers will be installed to reduce the need for fire department services. Proximity to city transportation will reduce the impact of vehicular traffic on neighborhood streets.

Any increase in demand on public services is consistent with the anticipated growth in the City of Seattle.

16. Utilities Find help answering utilities questions

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

Electricity, natural gas, water, refuse service, telephone and sanitary sewer are all currently available at the site.

b. 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 Project will utilize electricity, water, sanitary sewer services, refuse & recycling collection, telephone, and cable services.

Electricity: Seattle City Light
Natural gas: Puget Sound Energy
Water: Seattle Public Utilities
Sanitary Sewer: Seattle Public Utilities
Refuse & Recycling Service: Seattle Public Utilities
Telecommunications: Lumen, Comcast, and/or other area service providers will be made available to tenants.

C. Signature [Find help about who should sign]

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.

Signature: Alex Hutchinson

Name of Signee: Alex Hutchinson

Position and Agency/Organization: Project Manager, GMD Development LLC

Date Submitted: 2/21/23

This checklist was reviewed by:

David Landry, AICP

Land Use Planner, Seattle Department of Constructions and Inspections

D. Supplemental sheet for nonproject actions Find help for the nonproject actions worksheet

IT IS NOT REQUIRED to use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. **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?**

   Non-applicable for this project action.

- **Proposed measures to avoid or reduce such increases are:**

  Non-applicable for this project action.

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

Non-applicable for this project action.

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

  Non-applicable for this project action.

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

Non-applicable for this project action.

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

  Non-applicable for this project action.

4. **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?**

   Non-applicable for this project action.

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

  Non-applicable for this project action.

5. **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?**

Non-applicable for this project action.

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

Non-applicable for this project action.

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

Non-applicable for this project action.

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

Non-applicable for this project action.

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

Non-applicable for this project action.