

**SEATTLE PUBLIC UTILITIES  
SEPA ENVIRONMENTAL CHECKLIST**

This SEPA environmental review of Seattle Public Utilities' Lake City Floodplain Park Project has been conducted in accord with the Washington State Environmental Policy Act (SEPA) (Revised Code of Washington [RCW] 43.21C), State SEPA regulations (Washington Administrative Code [WAC] Chapter 197-11), and the City of Seattle SEPA ordinance (Seattle Municipal Code [SMC] Chapter 25.05).

**A. BACKGROUND**

**1. Name of proposed project:**

Lake City Floodplain Park

**2. Name of applicant:**

Seattle Public Utilities (SPU)

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

Maya Garber-Yonts, Project Manager  
Seattle Public Utilities  
P.O. Box 34018  
Seattle, WA 98124-4018  
[Maya.Garber-Yonts@Seattle.gov](mailto:Maya.Garber-Yonts@Seattle.gov)  
206-684-0967

**4. Date checklist prepared:**

March 9, 2026

**5. Agency requesting checklist:**

SPU

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

Construction is anticipated to occur in 2027 with any in-water work taking place during agency-approved in-water construction window. For purposes of preparing this Checklist, the construction is presumed to require up to 180 working days and the constructed Project is presumed to have a lifespan of 50 years.

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

SPU has no plans for future additions, expansion, or further activity related to or connected with this proposal.

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

- Environmental Science Associates. 2020 (October 29). SPR 2318 NE 125th Street Demolition Environmentally Critical Areas Assessment memorandum.
  - Facet NW Inc. 2026 (January 6) Delineation Reconfirmation Memorandum
- The Watershed Company (now Facet NW Inc.). 2020 (December 16). Lake City Floodplain Park OHWM & Habitat Assessment.
- HWA GeoSciences Inc. 2024 (July 2). Draft Geotechnical Report.
- Equinox Research and Consulting International Inc. (ERCI). 2024 (July 1). Archaeological Survey and Monitoring Report: Lake City Floodplain Park Project, 2312 Northeast 125th Street, Seattle, King County, Washington. (*RCW 42.56.300 states that records, maps, or other information identifying the location of archaeological sites are exempt from public disclosure laws.*)
- Altaterra Consulting LLC. 2025 (January 7). Draft Lake City Floodplain Park Geomorphic Analysis.
- Facet NW Inc. 2025 (February). Draft Arborist Report.
- Facet NW Inc. 2026 (January). Delineation Reconfirmation Memorandum.
- Facet NW Inc. 2026 (January). Biological Evaluation No Effect Letter.

**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.**

SPU is not aware of pending government approvals of other proposals directly affecting the property covered by this proposal. The Project is being funded, in part, by a previously approved grant from the Washington State Recreation and Conservation Office (RCO).

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

Some or all the following permits may be required:

- Clean Water Act (CWA), Section 404 Nationwide Permit authorization: United States Army Corps of Engineers (USACE);
- Endangered Species Act (ESA) compliance: U.S. Fish and Wildlife Service (USFWS) and National Marine Fisheries Service (NMFS) ESA-consistency reviews are conducted as part of USACE’s CWA Section 404 application review process;
- National Historic Preservation Act (NHPA) Section 106 review and consultation are conducted as part of USACE’s CWA Section 404 application review process;
- Magnuson-Stevens Fishery Conservation and Management Act compliance (Salmon Essential Fish Habitat): NMFS consistency review is conducted as part of USACE’s CWA Section 404 application review process;

- Hydraulic Project Approval (HPA): Washington Department of Fish and Wildlife (WDFW);
- Coverage under the State of Washington’s Construction Stormwater General Permit: Washington State Department of Ecology (Ecology);
- Clean Water Act Section 401 certification: Ecology review is conducted as part of USACE’s CWA Section 404 application review process;
- City of Seattle Street Use Permits: Seattle Department of Transportation (SDOT);
- City of Seattle Environmentally Critical Areas exemption: SPU (SMC 25.09).

**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.**

The Lake City Floodplain Park Project is a partnership project between SPU, Seattle Department of Parks and Recreation (SPR), and Mid Sound Fisheries Enhancement Group. The Project would restore natural stream, wetland, and riparian conditions on a former residential property and provide passive recreation opportunities to the community. Ecological enhancements would reconnect North Branch Thornton Creek to a floodplain, remove bank armoring, remove invasive vegetation, establish hyporheic flows, install large woody material, and establish native vegetation. Park improvements would include passive-use amenities such as a trail/boardwalk/footbridge system and gathering spaces. To accommodate floodplain excavation, an approximately 170-foot section of King County Wastewater Treatment Division’s existing 27-inch diameter sewer main would be drained then abandoned in-place and a new 270-foot section of 30-inch diameter sewer main would be buried outside the constructed floodplain footprint. The completed project will be co-managed by SPU and SPR.

**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.**

The Project is west of 24th Ave NE and north of NE 125th St in the City of Seattle's Olympic Hills neighborhood. Located approximately 0.4 miles west of Lake City Way, the Project site includes two City of Seattle-owned parcels (2126049012 [2318 NE 125th St] and 9132100039 [2398 NE 125th St]) (Section 21, Township 26N, Range 04E) totaling approximately 46,034 square feet. Attachments A and B provide Vicinity and Site maps, respectively. Attachment C provides photographs of the Project site. The legal description for each parcel is included here:

**PARCEL 2126049012** – (PER DEED REC. NO. 20190904000142): BEGINNING AT A POINT 396 FEET WEST OF SOUTHEAST CORNER OF SOUTHEAST QUARTER OF SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON; THENCE NORTH 330 FEET; THENCE WEST 132 FEET; THENCE SOUTH 330 FEET; THENCE EAST 132 FEET TO POINT OF BEGINNING; EXCEPT THE SOUTH 30 FEET THEREOF LYING WITHIN EAST 125TH STREET; AND EXCEPT THAT PORTION THEREOF CONVEYED TO

THE CITY OF SEATTLE FOR STREET PURPOSES BY DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 6527513.

**PARCEL 9132100039** – (PER KING COUNTY ASSESSORS): LOT 8, WALLERS FIRST ADDITION TO THE CITY OF SEATTLE.

**B. ENVIRONMENTAL ELEMENTS**

**1. Earth**

**a. General description of the site:**

- Flat     
  Rolling     
  Hilly     
  Steep Slopes     
  Mountainous  
 Other:

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

The constructed roadway embankment north of NE 125th St has a slope of approximately 35%. Otherwise, the Project location is relatively flat.

**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.**

According to the Project’s geotechnical report, the North Branch Thornton Creek floodplain generally consists of sand, silt, gravel, and cobbles deposited in stream valleys by flowing water. The northeast corner of the site is underlain by Vashon Stade recessional outwash deposits comprising stratified sand and moderately to well sorted sand, silt, gravel, and clay. The site is not and has not been in agricultural use.

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

There are no surface indications or recorded history of unstable soils in the immediate vicinity. Streambanks are typically subject to erosion, but streambanks on the site are armored and appear stable.

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

Excavation of native soils, soil sediments, and former placements of fill material—and new placements of fill materials—are needed to restore the North branch Thornton Creek floodplain and associated hyporheic functions. Minor grading would be required to construct trails and gathering spaces. Sources of fill would be from City-approved vendors licensed to purvey those materials. Excavated material not reused on-site during construction would be hauled off-site and disposed of at an upland location permitted to accept such materials. Volumes of excavation and fill are summarized here:

- **Excavation:** up to 2,630 cubic yards (CY)

- **Streambed and hyporheic cobble fill:** up to 700 CY
- **Fill placed in embankment area (within stream corridor):** up to 260 CY
- **Fill placed outside of stream area:** up to 790 CY

**f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe:**

Erosion could occur because of the proposed excavation and grading activity. A Construction Stormwater Pollution Prevention Plan (CSWPPP) and temporary erosion and sediment control (TESC) plan would be implemented, with standard operating procedures (SOPs) and best management practices (BMPs) appropriate to the site, conditions, and activities. To facilitate the work, North Branch Thornton Creek would be bypassed around the work area. Plantings would be installed in floodplain, wetland, riparian, and upland non-riparian areas to stabilize soils.

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

The existing Project site is approximately 5%-8% impervious surface. Approximately 10%-15% of the constructed Project would be impervious, including a plaza and ADA accessible ramp. Therefore, the proposed work would increase the amount of impervious surface by approximately 10%.

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

A CSWPPP and a TESC plan would be prepared and implemented. Temporary erosion and sediment control BMPs would be deployed, inspected, and maintained as needed per the City of Seattle’s Stormwater Code (SMC Title 22, Subtitle VIII, and associated City of Seattle Director’s Rules) and Volume 2 of the Construction Stormwater Control Manual would be used to manage stormwater runoff, construction disturbance, and erosion while work is performed. Work would be monitored and adjusted as necessary to meet changing conditions. North Branch Thornton Creek would be bypassed around the work area. Plantings would be installed in floodplain, wetland, riparian, and upland non-riparian areas to stabilize soils.

**2. Air**

**a. What types of emissions to the air would result from the proposal [e.g., dust, automobile, odors, industrial wood smoke, greenhouse gases (GHG)] during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

Mobile and stationary equipment would be used to construct and maintain the Project, thus generating emissions due to the combustion of gasoline and diesel fuels (such as oxides of nitrogen, carbon monoxide, particulate matter and smoke, uncombusted hydrocarbons, hydrogen sulfide, carbon dioxide, and water vapor). Emissions during construction would also include dust from ground-disturbing activities. These emissions are expected to be minimal, localized, and temporary.

This Project would generate greenhouse gas (GHG) emissions through construction activity and post-construction maintenance. GHG emission calculations are shown in Attachment D and summarized in Table 1. One metric ton of carbon dioxide emission (MTCO<sub>2</sub>e) is equal to 2,205 pounds. This Project would generate GHG emissions during the estimated 180 working days (on average) required through operation of diesel- and gasoline-powered equipment and to transport materials, equipment, and workers to and from the site. Estimates are also based on typical transportation and construction equipment used for this type of work. Embodied energy in materials used to construct this Project has not been estimated as part of this SEPA environmental review due to the difficulty and inaccuracy of calculating such estimates.

Post-construction, the Project is expected to result in slightly increased GHG emissions as compared with pre-construction emissions because maintenance levels would be higher than the pre-construction condition. However, the post-construction emissions are expected to be less than that of the former residential structure.

**Table 1. Summary of Greenhouse Gas (GHG) Emissions**

Activity/Emission Type	GHG Emissions (pounds of CO <sub>2</sub> e) <sup>1</sup>	GHS Emissions (metric tons of CO <sub>2</sub> e) <sup>1</sup>
Buildings	0	0
Paving	661,380	300
Construction Activities (Diesel)	491,413.95	222.9
Construction Activities (Gasoline)	102,789	46.6
Long-term Maintenance (Diesel)	0	0
Long-term Maintenance (Gasoline)	14,580	6.6
<b>Total GHG Emissions</b>	<b>1,270,162.95</b>	<b>576.1</b>

<sup>1</sup>Note: 1 metric ton = 2,204.6 pounds of CO<sub>2</sub>e. 1,000 pounds = 0.45 metric tons of CO<sub>2</sub>e

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

There are no known off-site sources of emissions that would affect this proposal.

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

During construction, impacts to air quality would be reduced and controlled through implementation of standard federal, state, and local emission control criteria and City of Seattle construction practices. These would include requiring contractors to use best available control technologies, proper vehicle maintenance, and minimizing vehicle and equipment idling.

3. Water

a. Surface:

- (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 so, describe type and provide names. If appropriate, state what stream or river it flows into.**

North Branch Thornton Creek flows through the site and eventually discharges to Lake Washington about 2.25 miles downstream. The Creek is a perennial fish-bearing stream that includes a narrow wetland fringe (Wetland B). One emergent wetland (Wetland A) is also present on the Project site. More information on these aquatic resources can be found in Environmental Science Associates (2020) and The Watershed Company (2020).

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

The Project would require excavation and placements of fill in and adjacent to North Branch Thornton Creek and in Wetlands A and B. Initial excavation would allow for the installation of a new King County Sewer line outside of the new floodplain area. Subsequent excavation would establish a new channel with meanders and floodplain, including an engineered hyporheic zone. Excavators, dump trucks, and other earth-moving equipment would be used. Rounded gravel and cobble would be placed in hyporheic areas and the new channel, along with large woody material. A pedestrian footbridge, boardwalk, trails, site furnishings, walls, and plaza/overlooks would be constructed over and adjacent to these aquatic resources. During construction, North Branch Thornton Creek would be temporarily bypassed around the active work area. This would be achieved using a moveable gravity-flow bypass pipe, using the channel itself, or a pumped bypass system—depending on conditions. During the agency-approved in-water construction window, fish screens would be installed in the existing channel and all fish and aquatic species would be safely captured and then relocated downstream by authorized crews. Flow would be directed into the reconstructed stream channel once in-water construction is complete.

Ultimately, North Branch Thornton Creek and associated wetlands would be enhanced by removing bank armoring, reconnecting the floodplain, establishing/improving hyporheic groundwater exchange and increasing the density and diversity of native vegetation in wetland, riparian, and non-riparian upland habitats.

- (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.**

Sources of fill would be from City-approved vendors licensed to purvey those materials. Excavated material not reused on-site during construction would be

hauled off-site and disposed of at an upland location permitted to accept such materials. Volumes of excavation and fill are summarized below.

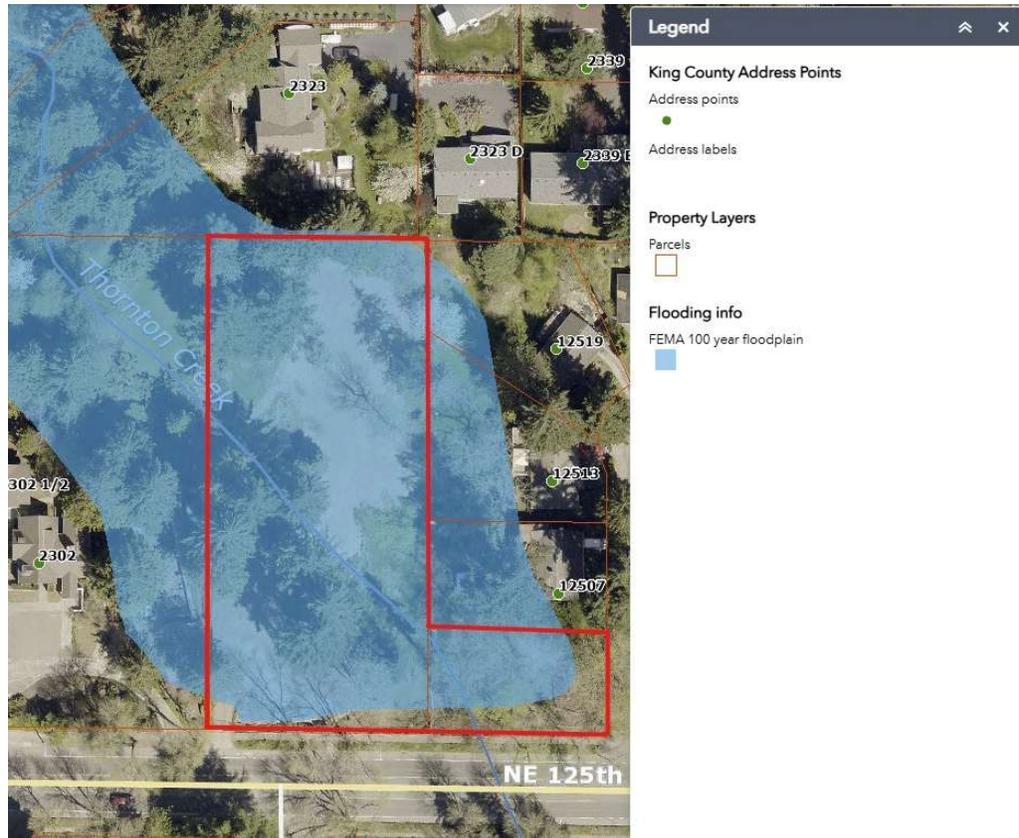
- **Excavation:** up to 2,630 CY
- **Streambed and hyporheic cobble fill:** up to 700 CY
- **Fill placed in embankment area (within stream corridor):** up to 260 CY
- **Fill placed outside of stream area:** up to 790 CY

**(4) Will the proposal require surface water withdrawals or diversions? If so, give general description, purpose, and approximate quantities if known.**

North Branch Thornton Creek would be temporarily bypassed around the active work area during construction. This would be achieved using a moveable gravity-flow stream bypass pipe, the channel itself, or a pumped bypass system—depending on conditions. During the agency-approved in-water construction window, fish screens would be installed in the channel and all fish and aquatic species would be safely captured and then relocated downstream by authorized crews. Flow would be directed into the reconstructed stream channel once in-water construction is complete.

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

Yes, nearly the entire site is within the 100-year floodplain, as shown below (image from King County iMap).



**(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.**

The Project would not discharge waste materials to surface waters.

**b. Ground:**

**(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 general description, purpose, and approximate quantities if known.**

The Project would not withdraw groundwater for drinking water or other purposes, and would not discharge any water to groundwater. Seasonal hyporheic exchange between stream flow and groundwater is an anticipated environmental restoration benefit of the Project.

Groundwater levels are expected to fluctuate seasonally with variations in precipitation, changes in site and near-site usage, and water levels in North Branch

Thornton Creek. Thus, construction may encounter groundwater; dewatering excavated areas may be required to accommodate the work. Volumes of groundwater to be removed—if any—during dewatering; how that water would be treated prior to discharge; and where that treated, collected water would be discharged are unknown.

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: 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 materials would be discharged by the Project.

**c. Water Runoff (including storm water):**

- (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.**

Direct precipitation falling on the site would continue to enter North Branch Thornton Creek. Stormwater will generally infiltrate or sheet-flow and disperse. The Project would install a stormwater catchbasin associated with new impervious pavement at the Park entrance immediately north of NE 125th St. Collected stormwater from that new catchbasin would discharge via dissipation pad onto a downslope upland area.

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

There are no anticipated waste materials from the Project that could enter ground or surface waters. To manage spill prevention of hazardous and waste materials during construction, a CSWPPP would be implemented, with SOPs and BMPs appropriate to the site, conditions, and activities. Work would be monitored and adjusted as necessary to meet changing conditions.

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

Terrestrial drainage patterns would not be significantly altered. The Project would alter Wetland A and construct a new channel and floodplain for North Branch Thornton Creek to restore environmental function. Wetland reconstruction and channel reconstruction would increase floodplain connectivity and storage by establishing/improving hyporheic exchange. Ultimately, North Branch Thornton Creek would enter and exit the site as it currently does, thereby preserving overall drainage patterns on the site. The Project would install a stormwater catchbasin associated with new impervious pavement at the Park entrance immediately north of NE 125th St. Collected stormwater from that new catchbasin would discharge via dissipation pad onto a downslope upland area.

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

The Project would have limited-to-no impacts on drainage patterns. This restoration Project proposes stream channel changes—including placements of spawning aggregate, floodplain connection, and installation of large woody material placement—that encourage channel complexity and hyporheic exchange. The Project would install a stormwater catchbasin associated with new impervious pavement at the Park entrance immediately north of NE 125th St. Collected stormwater from that new catchbasin would discharge via dissipation pad onto a downslope upland area. No other measures would be undertaken regarding surface, ground, runoff, or drainage patterns.

**4. Plants**

**a. Types of vegetation found on the site:**

<input checked="" type="checkbox"/> Deciduous trees:	<input checked="" type="checkbox"/> Alder	<input checked="" type="checkbox"/> Maple	<input checked="" type="checkbox"/> Aspen	<input checked="" type="checkbox"/> Other: black Locust, apple
<input checked="" type="checkbox"/> Evergreen trees:	<input checked="" type="checkbox"/> Fir	<input checked="" type="checkbox"/> Cedar	<input checked="" type="checkbox"/> Pine	<input checked="" type="checkbox"/> Other: Colorado spruce, coastal redwood
<input checked="" type="checkbox"/> Shrubs				
<input checked="" type="checkbox"/> Grass				
<input type="checkbox"/> Pasture				
<input type="checkbox"/> Crop or grain				
<input checked="" type="checkbox"/> Orchards, vineyards, or other permanent crops (two domestic apples trees are present and would be removed)				
<input checked="" type="checkbox"/> Wet soil plants:	<input type="checkbox"/> Cattail	<input checked="" type="checkbox"/> Buttercup	<input checked="" type="checkbox"/> Bulrush	<input type="checkbox"/> Skunk cabbage
<input checked="" type="checkbox"/> Other: Soft rush, velvet grass, bentgrass				
<input checked="" type="checkbox"/> Water plants:	<input type="checkbox"/> water lily	<input type="checkbox"/> eelgrass	<input type="checkbox"/> milfoil	<input checked="" type="checkbox"/> Other: common duckweed
<input type="checkbox"/> Other types of vegetation:				

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

In general, existing naturalized/invasive weeds and non-native ornamental vegetation associated with previous residential use would be removed to allow restoration of the stream channel and floodplain, planting of native vegetation, re-routing of King County’s 27-inch diameter sewer main, and construction of trail and other park amenities. The proposed amenities would be located largely where prior residential buildings and driveways (now demolished) had been located. The Project would remove up to 11 trees, as shown in Table 2. However, the Project continues to coordinate design elements in order to minimize tree removals and maximize protection for trees to remain.

**Table 2. Proposed Tree Removals**

Tree Number	Scientific Name/Common Name	Diameter at Standard Height (inches)
#6160	<i>Magnolia stellata</i> / star magnolia	6.8
#6161	<i>Picea pungens</i> 'Glauca' / Colorado spruce	12.6
#6163	<i>Pseudotsuga menziesii</i> / Douglas-fir	31.4
#6164	<i>Malus domestica</i> / apple	9.8
#6171	<i>Prunus emarginata</i> / bitter cherry	18.5
#6172	<i>Malus domestica</i> / apple	12.1
#6174	<i>Liquidambar styraciflua</i> / sweetgum	22.6
#6175	<i>Salix babylonica</i> / weeping willow	36
#6176	<i>Pseudotsuga menziesii</i> / Douglas-fir	28
#6177	<i>Chamaecyparis lawsoniana</i> / Port Orford cedar	7
#6187	<i>Robinia pseudoacacia</i> / black locust	29.5

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

No federally listed endangered or threatened plant species or State-listed sensitive plant species are known to occur within the City of Seattle municipal limits. The site has been intensively disturbed by development and redevelopment over the past 100 years and has been extensively excavated, filled, paved, or occupied by constructed features. There is no habitat for threatened or endangered plants.

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

Nearly the entire site—other than amenity spaces and the active stream channel—would be planted with native species appropriate to the site and ecoregion. Existing native plants would be retained to the maximum extent feasible.

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

The following non-native invasive species are found on the site (their King County Noxious Weed Board listing status as noxious weeds is so indicated): Himalayan blackberry (*Rubus bifrons*), C-Non-Regulated; English ivy (*Hedera helix*), C-Non-regulated (some); large bindweed (*Calystegia x lucana*), Weed of Concern; creeping buttercup (*Ranunculus repens*), Weed of Concern; and ornamental bamboo (*Phyllostachys*), no status.

**5. Animals**

**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:**

<b>Birds:</b>	<input checked="" type="checkbox"/> Hawk	<input checked="" type="checkbox"/> Heron	<input type="checkbox"/> Eagle	<input checked="" type="checkbox"/> Songbirds
	<input type="checkbox"/> Other:			
<b>Mammals:</b>	<input type="checkbox"/> Deer	<input type="checkbox"/> Bear	<input type="checkbox"/> Elk	<input checked="" type="checkbox"/> Beaver
	<input type="checkbox"/> Other:			
<b>Fish:</b>	<input type="checkbox"/> Bass	<input type="checkbox"/> Salmon	<input checked="" type="checkbox"/> Trout	<input type="checkbox"/> Herring
	<input type="checkbox"/> Shellfish	<input checked="" type="checkbox"/> Other: sculpin		

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

The site is more than 2.3 river miles west of Lake Washington, which discharges to Puget Sound. ESA-listed species for Puget Sound (PS) and Lake Washington are Chinook salmon (*Oncorhynchus tshawytscha*, Threatened, PS), steelhead (*O. mykiss*, Threatened, PS), and bull trout (*Salvelinus confluentus*, Threatened, PS). Chinook salmon are known to use and breed in downstream reaches of North Branch and mainstem Thornton Creek. Coho salmon (*O. kisutch*) is a Candidate species for ESA-listing as Threatened and is known to use and breed in downstream reaches of North Branch and mainstem Thornton Creek.

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

Cutthroat trout, sculpin, and other resident fish likely inhabit reaches of North Branch Thornton Creek on-site and upstream. The culvert conveying North Branch Thornton Creek under NE 125th St is listed by WDFW as a complete fish passage barrier, including anadromous fish migrating upstream from Lake Washington. Seven additional partial barriers exist farther downstream above the North Branch confluence with South Branch Thornton Creek, approximately 1.25 river miles downstream of the Project. Seattle is within the migratory route of many birds and other animal species and is part of the Pacific Flyway, a major north-south route of travel for migratory birds in the Americas extending from Alaska to Patagonia.

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

North Branch Thornton Creek would be temporarily bypassed around the active work area during construction. This would be achieved using a moveable gravity-flow stream bypass pipe, the channel itself, or a pumped bypass system—depending on conditions. During the agency-approved in-water construction window, fish screens would be installed in the channel and all fish and aquatic species would be safely captured and then relocated downstream by authorized crews. Flow would be directed into the reconstructed stream channel once in-water construction is complete. Stream channel restoration, placement of large woody material, weed removal, and native species planting would preserve and enhance the site for wildlife use. The Project would remove up to 11 trees, as shown in Table 2. However, the Project continues to coordinate design elements in order to minimize tree removals and maximize protection for trees to remain.

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

European starling, house sparrow, Eastern gray squirrel, and fox squirrel are a few of the many terrestrial invasive species found in the area. In 2011, New Zealand mud snail (*Potamopyrgus antipodarum*) was identified in the lower reaches of Thornton Creek. This invasive, non-native snail is known to cause ecological and economic damage in streams and lakes in many parts of the world. It is unknown if the mud snail is in the Project area. If mud snail is present, the Project would deploy WDFW's 2022 Invasive Species Management Protocols for aquatic invasive organisms (<https://wdfw.wa.gov/sites/default/files/publications/01490/wdfw01490.pdf>).

**6. Energy and Natural Resources**

**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 completed Project would not use energy; there would be no pedestrian lighting.

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

The Project does not involve building structures or planting vegetation that is anticipated to block solar energy access for adjacent properties.

**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:**

The Project would not use energy; no energy conservation features are proposed.

**7. Environmental Health**

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

The constructed Project would not create health hazards. The constructed Project's hyporheic elements are anticipated to assist in beneficially transforming contaminants in North Branch Thornton Creek.

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

A former underground storage tank was removed as part of residential structure demolition. SPR Environmental is currently conducting an ongoing investigation to verify that no contamination was left on site. If contamination is found on the site, the contamination will be remediated in accordance with environmental regulations. Additionally, King County's 27-inch diameter sewer trunk line parallels the stream. The existing 1940's or 50's vintage pipe may exfiltrate sewage. To accommodate excavation and address any potential exfiltration from aging infrastructure, an approximately 170-foot section of the existing sewer main would be abandoned in-

place and a new 270-foot section of 30-inch diameter sewer main would be buried outside the constructed floodplain footprint.

- (2) 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.**

See response to Part 7.a.(1).

- (3) 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.**

Chemicals and pollutants that may be present during construction include:

- Petroleum products associated with vehicular, and equipment use, including fuel, lubricants, hydraulic fluids, and form-release oils
- Paints, glues, solvents, and adhesives
- Chemicals associated with concrete construction
- Chemicals associated with portable toilets

No toxic or hazardous chemicals are anticipated to be stored, used, or produced at any time during the operating life of the constructed Project.

- (4) Describe special emergency services that might be required.**

No special emergency services are anticipated to be required during construction or operation of the Project. Possible fire or medic services could be required during construction, as well as possibly during operation of the completed Project. However, the completed Project would not demand higher levels of special emergency services than already exist at this location.

- (5) Proposed measures to reduce or control environmental health hazards, if any:**

The selected construction contractor would be required to develop and implement a Spill Plan to control and manage spills during construction. In addition, a spill response kit would be maintained during construction work at the site, and all site workers would be trained in spill prevention and containment consistent with the City of Seattle's Standard Specifications for Road, Bridge, and Municipal Construction. During construction, the contractor would use SOPs and BMPs identified in the City of Seattle's Stormwater Code SMC Title 22, Subtitle VIII, relevant City of Seattle Director's Rules, and Volume 2 Construction Stormwater Control Manual to reduce or control any possible environmental health hazards. Soils contaminated by spills during construction would be excavated and disposed of in a manner consistent with the level and type of contamination, in accordance with federal, state and local regulations, by qualified contractor(s) and/or City staff.

**b. Noise**

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

Noise that exists in the area would not affect the Project. Existing site noise includes traffic noise associated with NE 125th St.

**(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.**

Noise levels in the vicinity of the Project site would temporarily increase during construction. Short-term noise from construction equipment would be limited to the allowable maximum levels of applicable laws, including the City of Seattle's Noise Control Ordinance (SMC Chapter 25.08.425—Construction and Equipment Operations).

**(3) Proposed measures to reduce or control noise impacts, if any:**

Construction equipment would be muffled in accordance with the applicable laws. SMC Chapter 25.08, which prescribes limits to noise and construction activities, would be enforced during construction and during operation and maintenance of the facility, except for during any emergencies.

**8. Land and Shoreline Use**

**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 site is a former residential property with a recently removed residential structure and an outbuilding and other site features. The Project site and all neighboring properties are in the Neighborhood Residential (NR2) zoning designation. Single-family residential properties border the site to the north and east with a religious institution to the west. Nearby and adjacent land uses would be unaffected by the proposal.

**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 as a result 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?**

The site has not been used for agricultural purposes or forestry.

**(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?**

The proposed work would neither be affected by nor affect surrounding working farm or forest land normal business operations because there are no such operations at or near the site.

**c. Describe any structures on the site.**

Previous structures were demolished under separate permits and no structures remain on the parcels. Remaining pavement and building foundations would be removed.

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

Previous structures were demolished under separate permits and no structures remain on the parcels. Remaining pavement and building foundations would be removed

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

The current zoning classification is Neighborhood Residential, NR2

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

The current comprehensive plan designation for the site is Neighborhood residential areas

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

The site is not in a Shoreline Management District

**h. Has any part of the site been classified as an “environmentally critical” area? If so, specify.**

The site contains two wetlands (Wetland A and Wetland B) and a reach of North Branch Thornton Creek. These aquatic resources were delineated by Environmental Science Associates in October 2020. The SDCI Property Information Map indicates a steep slope exists in the southeast corner of the site; however, the Project’s geotechnical investigation indicated this area does not meet the City of Seattle’s definition of a landslide or steep slope hazard area (HWA GeoSciences Inc. 2024).

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

No people would reside in the completed Project. SPR staff would conduct occasional and routine operation and maintenance activities through the Project’s 50-year lifespan.

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

The site was formerly occupied by a single-family residence, which has been demolished. The former residents relocated after selling the property to the City of Seattle. The Project would not displace any people.

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

The Project would not result in displacement impacts and would allow the surrounding community opportunity for passive recreation.

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

The Project parcels were purchased by the City of Seattle with an intended use as a public park to allow the surrounding community opportunities for passive recreation. Public parks are a land use permitted outright in a residential zone.

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

There are no nearby agricultural and forest lands of long-term commercial significance. Therefore, no measures are required to reduce or control impacts to agricultural and forest lands of long-term commercial significance.

**9. Housing**

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

The Project would not construct any housing units.

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

Previously, one single-family residence of middle-income housing was demolished.

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

No measures are proposed because there would be no housing impacts.

**10. Aesthetics**

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

No buildings are proposed.

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

No views would be altered or obstructed.

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

Park amenity design and aesthetics have been undertaken and coordinated by landscape design professionals, the City of Seattle, and the community. The Project is also undertaking the City of Seattle's design review process conducted by the Seattle Design Commission.

**11. Light and Glare**

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

No lights are proposed.

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

No lighting is proposed and therefore no night-time light or glare interfering with views would be generated. If any, daytime glare resulting from the completed Project is limited to a slightly longer stream length; this is not anticipated to create safety hazards or interfere with views. Riparian and wetland plantings are anticipated to alleviate glare.

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

Existing off-site light sources include street lighting and residential housing lighting. These existing off-site sources of light are not anticipated to adversely affect the proposal.

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

No measures are needed to reduce or control light and glare impacts because no impacts are anticipated. If an emergency requires after-dark work during construction, portable lighting would be adjusted as feasible to minimize glare.

**12. Recreation**

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

Virgil Flaim Park and Albert Davis Park are approximately 0.2 miles east of the Project and offer limited active recreational opportunities.

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

The Project would provide the surrounding community with new opportunities for passive recreation. No existing recreational 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:**

New passive recreational opportunities are among the main goals of the Project, including but not limited to gathering spaces, bike racks, seating/benches, and a bridge/boardwalk/trail.

**13. Historic and Cultural Preservation**

**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.**

A cultural resources assessment has been conducted for the site. Two buildings (a residential structure and a carport) were demolished recently under separate permitting efforts. Numerous nearby residential buildings and structures are more than 45 years old but would not be affected by the Project.

- 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.**

Archaeological investigation has been conducted for the site (ERCI 2024). No protected cultural resources or historic properties were identified during that archaeological investigation.

- 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 Archaeology and Historic Preservation, archaeological surveys, historic maps, GIS data, etc.**

An archaeological survey was conducted, including shovel probes and consultation with tribes and the Washington State Department of Archaeological and Historic Preservation (DAHP).

- 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.**

No protected cultural resources or historic properties are known. All construction-related ground-disturbing activities would be conducted under provisions of an Unanticipated Discoveries Protocol (UDP). The UDP will always be on-site during construction and requires construction workers to be trained in recognizing possible cultural artifacts. The UDP requires that all work stops upon discovery of possible cultural artifacts or human remains. UDP development is on-going and is being coordinated directly between ERCI and SPR.

**14. Transportation**

- 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 site is served by NE 125th St, which is an Urban Center Connector Street Type and Principal Arterial.

- 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 nearest transit stop for King County Metro buses is approximately one block east of the Project at NE 125th St and 25th Ave NE.

- 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).**

The Project includes minor sidewalk and pedestrian curb ramp improvements in the street right-of-way for NE 125th St; these are being permitted through SDOT. NE 125th St is receiving additional improvements as part of a separate City of Seattle project.

- 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 does not require the use of, nor will it occur in the immediate vicinity of, water, rail, or air transportation systems.

- 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 non-passenger vehicles). What data or transportation models were used to make these estimates?**

Construction is expected to create an estimated 2,200 round trips. SPR operation and maintenance of the constructed Project is expected to create an estimated 400 round trips over the Project's 50-year lifespan. The completed Project is anticipated to be visited principally by local pedestrians and is not expected to generate any user-related vehicular trips. The Project would have no dedicated parking areas or facilities. A traffic impact analysis has not been conducted.

- 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 proposal would not interfere with, affect, or be affected by movement of agricultural and forest products on roads or streets in the area.

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

The proposed work does not have any transportation-related permanent impacts and therefore does not propose measures to reduce or control impacts.

**15. Public Services**

- 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 completed Project is not expected to create an increased need for public services.

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

During construction, the Project would be required at all times to accommodate emergency access and would not increase impacts on public services.

**16. Utilities**

- a. Check utilities available at the site, if any:**

- |   |  |   |  |
|---|--|---|--|
| <input type="checkbox"/> None                         |  |   |  |
| <input checked="" type="checkbox"/> Electricity       | <input checked="" type="checkbox"/> Natural gas    | <input checked="" type="checkbox"/> Water | <input checked="" type="checkbox"/> Refuse service |
| <input checked="" type="checkbox"/> Telephone         | <input checked="" type="checkbox"/> Sanitary sewer | <input type="checkbox"/> Septic system    |  |
| <input checked="" type="checkbox"/> Other: Stormwater |  |   |  |

The above marked utilities are available at the site. Not all utilities checked would be used for the Project. All such utilities serving the former residence have been decommissioned.

**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.**

A new water service would run along the south property line and generally would be used for planting and irrigation. A new catchbasin and associated dissipation pad would be constructed for stormwater. A portion of King County’s sewer main would be relocated as part of the project. The Project would also line a neighboring property’s side sewer that passes through the Project site and install an associated cleanout.

**C. SIGNATURE**

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

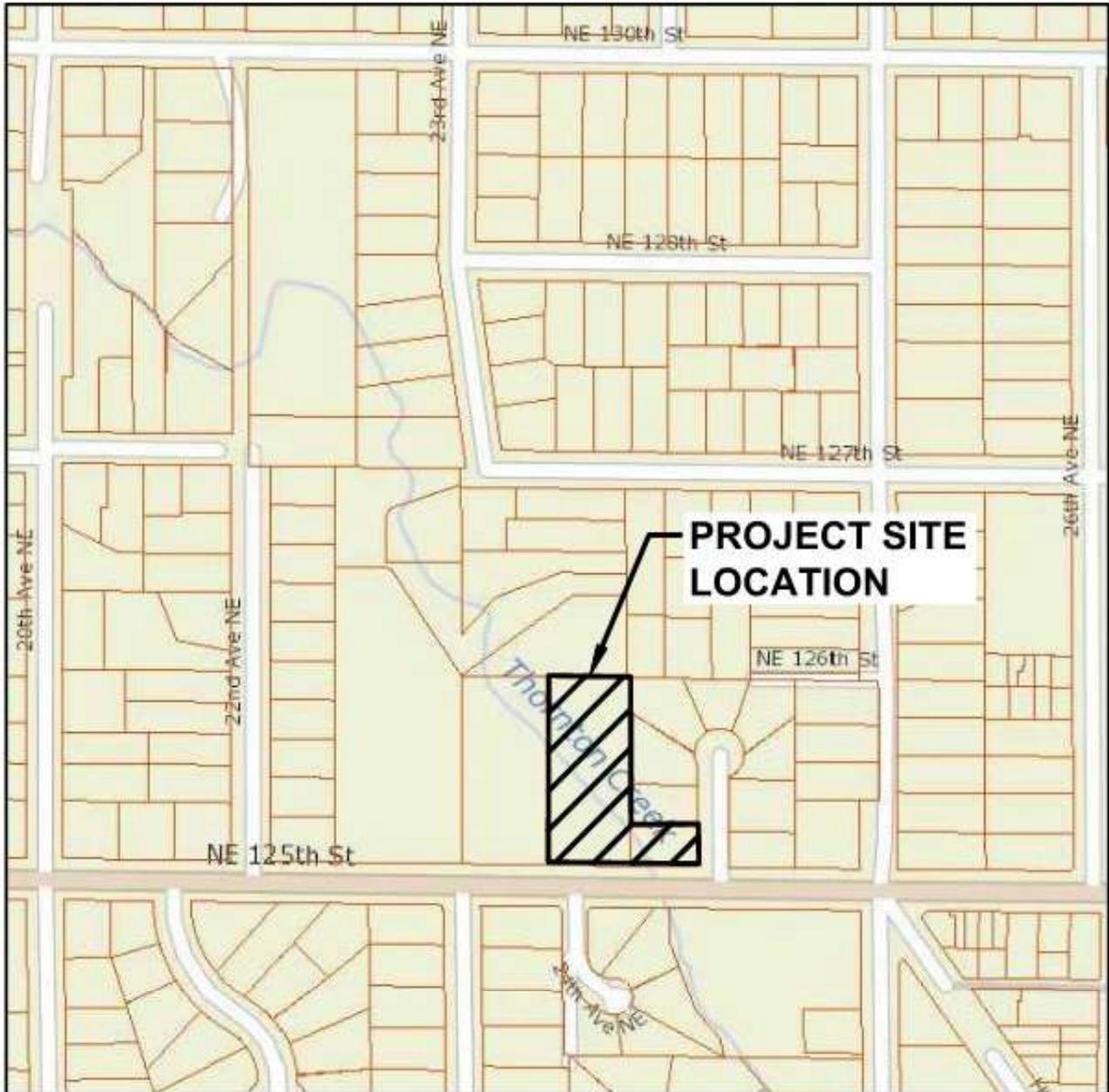
Signature: Maya Garber-Yonts Digitally signed by Maya Garber-Yonts  
Date: 2026.03.04 12:03:00 -08'00' Date: 3/4/26  
Maya Garber-Yonts, Project Manager

- Attachment A** – Vicinity Map
- Attachment B** – Site Map
- Attachment C** – Photographs
- Attachment D** – Greenhouse Gas Emissions Worksheet

Attachment A – Vicinity Map



Attachment B – Site Map



# LOCATION MAP

NOT TO SCALE

Attachment C – Photographs



Attachment C – Photographs (continued)



Attachment C – Photographs (continued)



Attachment C – Photographs (continued)



**Attachment D – Greenhouse Gas Emissions Worksheet**

<b>Section I: Buildings</b>						
			<b>Emissions Per Unit or Per Thousand Square Feet (MTCO<sub>2e</sub>)</b>			
Type (Residential) or Principal Activity (Commercial)	# Units	Square Feet (in thousands of square feet)	Embodied	Energy	Transportation	Lifespan Emissions (MTCO <sub>2e</sub> )
Single-Family Home	0		98	672	792	0
Multi-Family Unit in Large Building	0		33	357	766	0
Multi-Family Unit in Small Building	0		54	681	766	0
Mobile Home	0		41	475	709	0
Education		0.0	39	646	361	0
Food Sales		0.0	39	1,541	282	0
Food Service		0.0	39	1,994	561	0
Health Care Inpatient		0.0	39	1,938	582	0
Health Care Outpatient		0.0	39	737	571	0
Lodging		0.0	39	777	117	0
Retail (Other than Mall)		0.0	39	577	247	0
Office		0.0	39	723	588	0
Public Assembly		0.0	39	733	150	0
Public Order and Safety		0.0	39	899	374	0
Religious Worship		0.0	39	339	129	0
Service		0.0	39	599	266	0
Warehouse and Storage		0.0	39	352	181	0
Other		0.0	39	1,278	257	0
Vacant		0.0	39	162	47	0
<b>TOTAL Section I Buildings</b>						<b>0</b>

<b>Section II: Pavement</b>						
						<b>Emissions (MTCO<sub>2e</sub>)</b>
Pavement (sidewalk, asphalt patch)		6				300
Concrete Pad (50 MTCO <sub>2e</sub> /1,000 sq ft of pavement at a depth of 6 inches)						0
<b>TOTAL Section II Pavement</b>						<b>300</b>

<b>Section III: Construction</b>						
						<b>Emissions (MTCO<sub>2e</sub>)</b>
(See detailed calculations below)						
<b>TOTAL Section III Construction</b>						<b>269.4</b>

<b>Section IV: Operations and Maintenance</b>						
						<b>Emissions (MTCO<sub>2e</sub>)</b>
(See detailed calculations below)						
<b>TOTAL Section IV Operations and Maintenance</b>						<b>6.6</b>

<b>TOTAL GREENHOUSE GAS (GHG) EMISSIONS FOR PROJECT (MTCO<sub>2e</sub>)</b>						<b>576</b>
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**Attachment D – Greenhouse Gas Emissions Worksheet (continued)**

Section III Construction Details		
Construction: Diesel		
Equipment	Diesel (gallons)	Assumptions
excavator (1)	11,520	160 days x 8 hours/day x 9 gallons/hour
backhoe (1)	5,120	160 days x 8 hours/day x 4 gallons/hour
dump truck with pup (2) (avg. 21 CY)	1,440	80 days x 2 trucks x 3 round-trips/day x 15-mile round-trip ÷ 5 mpg
flatbed truck (1)	240	60 days x 1 round/trip/day x 20-mile round trip ÷ 5 mpg
crane (1)	165	6 hours/day x 5 working days x 5.5 gallons/hour (270 hp engine)
concrete/asphalt truck (1)	24	3 round trips x 40 miles/round trip ÷ 5mpg
<b>Subtotal Diesel Gallons</b>	18,509	
<b>GHG Emissions in lbs CO<sub>2</sub>e</b>	491,413.95	26.55 lbs CO <sub>2</sub> e per gallon of diesel
<b>GHG Emissions in metric tons CO<sub>2</sub>e</b>	222.9	1,000 lbs = 0.45359237 metric tons

Construction: Gasoline		
Equipment	Gasoline (gallons)	Assumptions
pick-up truck or crew vans (3)	2,430	180 days x 3 trucks x 3 round-trips/day x 15-mile round-trip ÷ 10 mpg
6 inch pump (for creek bypass)	1,800	180 days (24 hours/day) x 10 gallons/day
<b>Subtotal Gasoline Gallons</b>	4,230	
<b>GHG Emissions in lbs CO<sub>2</sub>e</b>	102,789	24.3 lbs CO <sub>2</sub> e per gallon of gasoline
<b>GHG Emissions in metric tons CO<sub>2</sub>e</b>	46.6	1,000 lbs = 0.45359237 metric tons

Construction Summary		
Activity	CO <sub>2</sub> e in pounds	CO <sub>2</sub> e in metric tons
Diesel	491,413.95	222.9
Gasoline	102,789	46.6
<b>Total for Construction</b>	594,202.95	<b>269.5</b>

Section IV Long-Term Operations and Maintenance Details		
Operations and Maintenance: Diesel		
Equipment	Diesel (gallons)	Assumptions
<b>Subtotal Diesel Gallons</b>		
<b>GHG Emissions in lbs CO<sub>2</sub>e</b>	0	26.55 lbs CO <sub>2</sub> e per gallon of diesel
<b>GHG Emissions in metric tons CO<sub>2</sub>e</b>	0	1,000 lbs = 0.45359237 metric tons

Operations and Maintenance: Gasoline		
Equipment	Gasoline (gallons)	Assumptions
pick-up truck or crew vans (2)	600	50 years x 2 trucks x 4 round-trips/year x 15-mile round-trip ÷ 10 mpg
<b>Subtotal Gasoline Gallons</b>	600	
<b>GHG Emissions in lbs CO<sub>2</sub>e</b>	14,580	24.3 lbs CO <sub>2</sub> e per gallon of gasoline
<b>GHG Emissions in metric tons CO<sub>2</sub>e</b>	6.6	1,000 lbs = 0.45359237 metric tons

Operations and Maintenance Summary		
Activity	CO <sub>2</sub> e in pounds	CO <sub>2</sub> e in metric tons
Diesel	0	0
Gasoline	14,580	6.6
<b>Total Operations and Maintenance</b>	14,580	<b>6.6</b>