



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
ENVIRONMENTAL COORDINATOR  
11511 MAIN ST., P.O. BOX 90012  
BELLEVUE, WA 98009-9012

**OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS**

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 07-131793 LD  
Project Name/Address: Vida Condominiums  
11011 NE 9<sup>th</sup> Street  
Planner: Matthews Jackson  
Phone Number: 425-452-2729  
**Minimum Comment Period: January 31, 2008; 5 p.m.**

Materials included in this Notice:

- Blue Bulletin
- Checklist
- Vicinity Map
- Plans
- Other:

**ENVIRONMENTAL CHECKLIST**

4/18/02

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

**BACKGROUND INFORMATION**

Property Owner: *VIDA PARTNERS, LLC*

Proponent: *VIDA PARTNERS, LLC*

Contact Person: *CARLOS DE LA TORRE*  
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: *3400 PHINNEY AVE. N., SEATTLE, WA 98103*

Phone: *206.545.0700*

Proposal Title: *VIDA CONDOMINIUMS*

Proposal Location: *11011 NE 9TH ST., BELLEVUE WA / NW CORNER NE 9TH & 111TH NE*  
(Street address and nearest cross street or intersection) Provide a legal description if available.

*SEE ATTACHED*

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: *11 STORY RESIDENTIAL OVER 1 STORY RETAIL/LOBBY/PARKING WITH 4 FLOORS OF BELOW GRADE PARKING.*
2. Acreage of site: *0.947 ACRES*
3. Number of dwelling units/buildings to be demolished: *3 BUILDINGS*
4. Number of dwelling units/buildings to be constructed: *1 BUILDING*
5. Square footage of buildings to be demolished: *4,356 SF*
6. Square footage of buildings to be constructed: *297,732 SF*
7. Quantity of earth movement (in cubic yards): *33,300 CU. YDS.*
8. Proposed land use: *MIXED-USE RESIDENTIAL BUILDING.*
9. Design features, including building height, number of stories and proposed exterior materials:  
*134'-0" TOTAL HEIGHT TOWER W/12 STORIES ABOVE GRADE W/ GLASS CURTAIN WALL, METAL PANEL EXTERIOR & CONCRETE.*
10. Other: *PEDESTRIAN PLAZA W/ VEHICULAR ACCESS TO BE CONSTRUCTED @ 111TH AVE NE.*

**RECEIVED**

AUG 29 2007

PERMIT PROCESSING

Estimated date of completion of the proposal or timing of phasing:

COMPLETION OF CONSTRUCTION PROPOSED FOR SEPTEMBER 2009.

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

NO.

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

PHASE I ENVIRONMENTAL SURVEY.

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

NO.

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

CITY OF BELLEVUE BUILDING PERMITS FOR PHASED CONSTRUCTION - NOT APPLIED FOR TO DATE.

Please provide one or more of the following exhibits, if applicable to your proposal. (Please check appropriate box(es) for exhibits submitted with your proposal):

- Land Use Reclassification (rezone) Map of existing and proposed zoning
- Preliminary Plat or Planned Unit Development  
Preliminary plat map
- Clearing & Grading Permit  
Plan of existing and proposed grading  
Development plans
- Building Permit (or Design Review)  
Site plan  
Clearing & grading plan
- Shoreline Management Permit  
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:  Flat  Rolling  Hilly  Steep slopes  Mountains  Other

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

10% SLOPE MAX.

c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

CLAY, TOP SOIL & GLACIAL TILL @ LOWER LEVELS.

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

NO.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

NO FILL PROPOSED. GRADING & EXCAVATION FOR BELOW GRADE PARKING, FOOTINGS & SHORING. TRENCH EXCAVATION FOR UTILITIES.

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

POTENTIAL DUE TO EXCAVATION FOR PARKING GARAGE.

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

95% TO BE IMPERVIOUS.

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

DEWATERING AS REQUIRED, STABILIZATION OF VERTICAL CUTS, MATS AT EXPOSED EARTH. SEE GRADING PLAN. TEMP. EROSION & SEDIMENT CONTROL MEASURES WILL BE IN PLACE AS REQD. BY G.O.B.

## 2. AIR

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

MINIMAL DUST, EXHAUST FROM CONSTRUCTION VEHICLES & GENERATORS WHEN REQUIRED. AUTO EXHAUST FROM VEHICLE IN AND OUT OF GARAGE. NO AIR VIOLATIONS ANTICIPATED.

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

NO - OTHER THAN TRAFFIC ON NE 8TH ST.

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

TIMING OF VEHICLE TRAFFIC TO MINIMIZE TRIPS & USE OF ELECTRIC POWER WITHOUT GENERATORS WHEN FEASIBLE.

## 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 yes, describe type and provide names. If

appropriate, state what stream or river it flows into.

*NONE*

- (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.

*NO.*

- (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.

*NONE.*

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

*NO.*

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

*NO.*

- (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.*

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

*NO.*

- (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.

*NONE*

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.

NO RUNOFF SHOULD LEAVE THE SITE.

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

NO.

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

GRADING TO EXCAVATION & DEWATERING PUMPS TO TANKS FOR EXCESS WATER. TEMP. EROSION & SEDIMENT CONTROLS WILL BE IN PLACE PER C.O.B. REQUIREMENTS.

4. Plants

a. Check or circle 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

wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

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

ALL VEGETATION WILL BE REMOVED.

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

NONE.

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

NATIVE PLANTS, GRASSES & SHRUBS TO BE PLANTED @ GRADE AND AT UPPER LEVEL DECKS. MOST TO BE DROUGHT TOLERANT.

5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- Birds: hawk, heron, eagle, songbirds, other: *CROWS*,
- Mammals: deer, bear, elk, beaver, other: *NONE*
- Fish: bass, salmon, trout, herring, shellfish, other: *NONE*

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

*NONE*

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

*NO.*

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

*INCLUDE FRUIT BEARING PLANTS FOR BIRDS.*

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 need? Describe whether it will be used for heating, manufacturing, etc.

*- ELECTRIC - LIGHTING, COOLING, POWER FOR SYSTEMS  
- GAS - HEATING COMPONENTS.*

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

*NO.*

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

*HIGH INSULATION FACTORS, HIGH EFFICIENCY SYSTEMS, LOW RATED ENERGY APPLIANCES AT RESIDENTIAL UNITS.*

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.

*NO.*

(1) Describe special emergency services that might be required.

*N/A*

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

*N/A*

b. Noise

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

- TRAFFIC FROM NE 8TH ST. & 405.  
- SURROUNDING AREA CONSTRUCTION.

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

SHORT TERM TYPICAL CONSTRUCTION NOISE DURING CITY OF BELLEVUE PERMITTED HOURS OF CONSTRUCTION.

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

ENSURE PROPER WORKING OF MACHINERY & MUFFLING DEVICES.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? SITE HAS ONE BUSINESS AND TWO SINGLE FAMILY RESIDENCES. ADJACENT PROPERTIES ARE A 12 STORY OFFICE BUILDING AND 5 STORY HOTEL.

- b. Has the site been used for agriculture? If so, describe.

NO.

- c. Describe any structures on the site.

THREE SINGLE STORY WOOD FRAMED BUILDINGS APPROX. 1400-1500 SF. EACH. ONE IS A BUSINESS, TWO ARE SINGLE FAMILY RESIDENCES.

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

YES, ALL WILL BE DEMOLISHED.

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

DNTN-R (CBD)

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

DOWNTOWN CORE DESIGN DISTRICT / DOWNTOWN SUBAREA PLAN

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

N/A

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

NO.

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

~300 PERSONS.

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

15 PERSONS

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

OPTION TO PURCHASE UNITS IN NEW CONSTRUCTION.

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

BUILDING FORMS, MATERIALS & DETAILS ARE URBAN IN CHARACTER WITH PEDESTRIAN FRIENDLY RETAIL @ GROUND LEVEL AND RESIDENTIAL USES ON UPPER LEVELS, MAXIMIZING F.A.R. - ALL MEET ZONING REQUIREMENTS AND APPROVED USES.

9. Housing

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

2300 UNITS IN MID TO HIGH INCOME HOUSING.

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

2 MIDDLE-INCOME UNITS.

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

CREATE LARGE OPEN SPACES FOR RESIDENTS' USE AND BELOW GRADE PARKING FOR ALL UNITS.

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?

±134'-0"

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

TERRITORIAL VIEWS ONLY

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

SETBACKS AT TOWER ELEMENT TO ALLOW FOR NORTH/SOUTH VIEWS, ROOF TOP GARDENS & GREEN SPACES, ENCLOSURES FOR ALL MECH. EQUIPMENT.

11. Light and Glare

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

NOMINAL GLARE FROM GLAZING MOSTLY EARLY AM & LATE PM.

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

NOT LIKELY.

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

NONE.

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

EXTERIOR LIGHTS TO HAVE CUT-OFF SHIELDS & GLAZING TO BE LOW REFLECTION QUALITY.

## 12. Recreation

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

CITY PARK NORTH OF PROPERTY & NEW SHOPPING/BUILDING PLAZAS UNDER CONSTRUCTION & CITY LIBRARY APPROX. 2 BLOCKS NORTH.

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

NO.

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

NEW PEDESTRIAN PLAZA ON 111TH AVE NE FOR CONNECTION TO NORTH & SOUTH DEVELOPMENTS & PUBLIC AMENITIES.

## 13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

NO.

- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

NONE

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

N/A.

## 14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

NE 8TH ST. IS MAIN PUBLIC STREET. NE 9TH ST. & 111TH AVE NE ARE VACATED & PRIVATE BUT W/ PUBLIC EASEMENTS.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

NO. APPROXIMATELY 200' TO BUS STOP.

- c. How many parking spaces would be completed project have? How many would the project eliminate?

293 SPACES. 7 SPACES WILL BE ELIMINATED.

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

NO.

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

NO.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

NOT KNOWN.

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

ALLOW FOR SHARED VEHICLE PARKING AND MINIMIZE PROVIDED SPACES PER UNIT.

15. Public Services

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

FIRE PROTECTION WILL BE INTERNAL W/ SPRINKLER SYSTEMS.  
NO ADDITIONAL IMPACT

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

N/A

16. Utilities

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

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.

- WATER & SANITARY SEWER - CITY OF BELLEVUE & CASCADE WATER ALLIANCE  
- ELECTRIC & GAS - PUGET SOUND ENERGY  
- STORM - CITY OF BELLEVUE.

Signature

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

Signature..... *Adeline* .....

Date Submitted..... 8/23/2007 .....