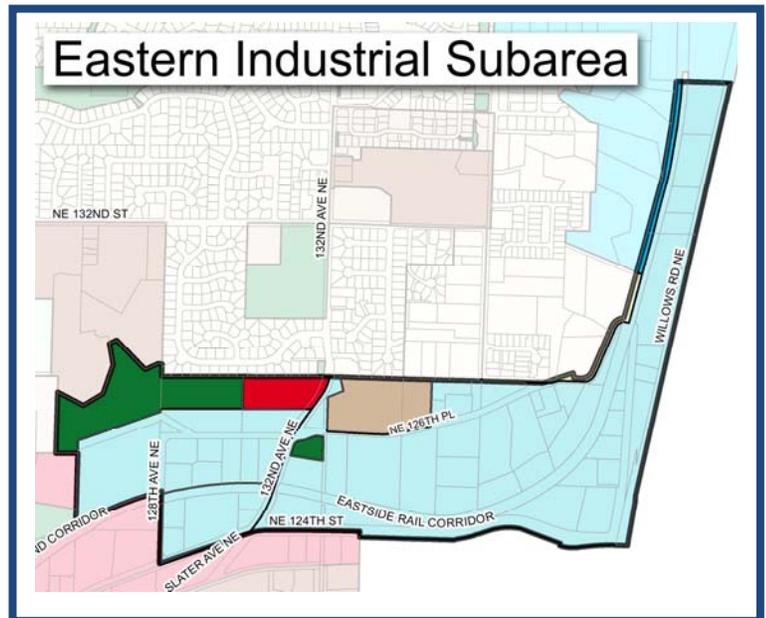


Eastern Industrial Subarea

The Totem Lake Business District contains a large light industry/office area generally located east of 124th Avenue NE, north of NE 124th Street and generally north of the Cross Kirkland Corridor. Land east of the Eastside Rail Corridor at Kirkland's easternmost boundary with King County is also included in this area. The area is developed with a variety of light industrial and service uses and is one of the few remaining light industrial areas in the City. While the industrial/commercial area in this subarea provides a range of services, over 90% of the jobs located here are tied to either light industry/office (aerospace/high tech) or auto dealerships.

Goal TL-35: *Support the retention and expansion of light industry/office uses while allowing flexibility in uses for unique conditions.*

The Eastern Industrial Subarea provides a close-in location for many businesses that are either light industry/office in nature or they provide good and services such as auto repair, plumbing or contracting. These uses should be supported through regulations that allow them to expand, while minimizing conflicts with non-industrial uses within the area.



Environmental features present in some areas of the Eastern Industrial Subarea make development with traditional light industrial structures challenging. Flexibility for a variety of uses is appropriate in these areas.

Policy TL-35.1:

Support the continued existence of light industry/office uses in the eastern portion of the business district. Light industry/office uses in this area should be supported through development standards and incentives that encourage existing businesses to remain and expand, and future industrial tenants to choose to locate here.

Policy TL-35.2

Development of the land north of NE 126th Place should be subject to standards to protect critical areas.

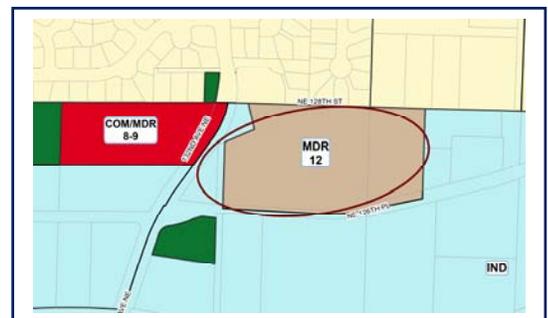
The parcel of land located within this area, on the north side of NE 126th Place may be appropriate for limited retail, light industry or small office uses. The abutting parcel directly to the north of this site is a steep, heavily vegetated hillside and lies within an identified high landslide area (see Figures TL-4 and inset map). Although a range of office, light industry or retail uses is permitted in the southern portion of this area if it is developed alone, development that includes consolidation with the northern parcel is subject to the following conditions that apply to any development of the northern parcel:

- ~~i. Vehicular access should be from south of the slope. If necessary, access may be from 132nd Avenue NE; provided, that such access is limited to one point and meets other City standards.~~
 - ~~j. Where residential uses are allowed, a total of five stories measured above an average building elevation is allowed if at least 10 percent of the units provided are affordable units.~~
- (3) Standards for non-residential development that includes consolidation and coordination of both parcels (TL 9A and TL 9B): should ensure that impacts to critical areas are avoided. Where this is not practicable, impacts should be minimized. Mitigation may be proposed incorporating best available science that results in an equal or greater level of function and value compared to existing conditions. Vehicle access for this use must be from the south. Residential uses to the north should be protected through an expanded buffer, beyond the 100' required for residential use, and through standards limiting lighting and noise.
- ~~a. Impacts to critical areas should be avoided. Where this is not practicable, impacts should be minimized. Mitigation plans may be proposed, based on a complete evaluation incorporating best available science, which result in an equal or greater level of function and value compared to the existing condition. Mitigation plans which provide a greater level of function and value are preferred.~~
 - ~~b. Vehicle access to development must be from NE 126th Place NE.~~
 - ~~c. An expanded buffer, greater than 100' from the northern property line must be provided.~~
 - ~~d. Lighting and noise must be limited to prevent impacts to neighboring residential uses.~~

Policy TL-35.3:

Support development of multifamily residential use east of 132nd Avenue NE and north of NE 126th Place, where topography and critical areas make development with light industry/office use challenging.

Steep slopes within High Landslide Hazard Areas, dense vegetation and wetlands exist within some areas east of 132nd Avenue NE. On these parcels, development with multifamily residential use may provide opportunities to avoid potential wetlands, buffers and steeper areas through the siting of units in several smaller structures that follow existing topography. Since these properties lie within a successful light industry/office area, residential development should include substantial buffers and other elements to minimize conflicts with existing and future light industry/office neighbors.



Policy TL-35.4:

Additional building height is appropriate in the eastern portion of the subarea, east of Willows Road, where development may occur at the base of the hillside.

Along the eastern edge of the subarea, a significant grade change from the residential area at the top of the hill to the light industry/office area at its base provides an opportunity to accommodate additional development in taller buildings without impacts to neighboring uses. Critical areas present on these properties provide a challenge to development, and the opportunity to provide space in taller structures may also help to minimize the need to disturb these features.



Impacts to critical areas should be avoided. Where this is not practicable, impacts should be minimized. Mitigation plans may be proposed, based on a complete evaluation incorporating best available science, which result in an equal or greater level of function and value compared to the existing condition. Mitigation plans which provided a greater level of function and value are preferred.