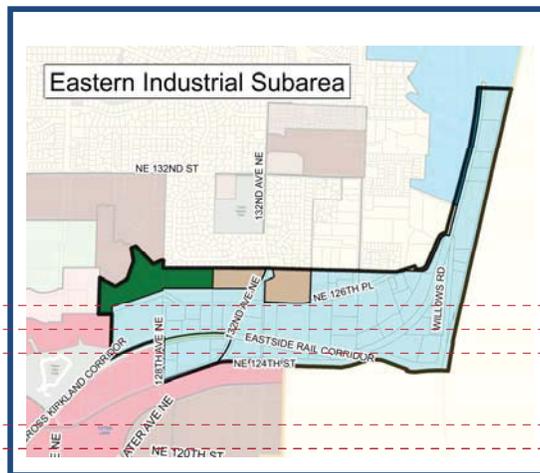


Text related to the area where the Rairdon CAR is located:

Eastern Industrial Subarea

The Totem Lake Business District ~~Neighborhood~~ contains a large light industry via/office area generally located east of 124th Avenue NE, and in the vicinity north of NE 124th Street and generally north of the Cross Kirkland Corridor. (District TL 9 on Figure TL-11). Land east of the Eastside Rail Corridor at Kirkland's easternmost boundary with King County is also included in this area. This 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-35.13-5:

Support the continued existence of light industry/office ~~industrial~~ uses in the eastern portion of the business district ~~neighborhood~~ (district TL 9).

Light industry/office ~~Industrial~~ 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.

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The parcel of land located within this area, on the north side of NE 126th Place, ~~just east of the Private Open Space area,~~ may be appropriate for ~~multifamily residential use, as well as limited retail, light industry/industrial~~ or small office uses. ~~The site contains a steep, heavily vegetated hillside that may constrain development. The Natural Environment policies contained in this Neighborhood Plan set forth conditions for development of this hillside property. The abutting parcel directly to the north of this site is a steep, heavily vegetated hillside in the northeastern portion of the neighborhood and~~ lies within an identified high landslide area (see Figures TL-45 and ~~inset map TL-11, District TL-9~~). Although a range of office, ~~light industry/industrial~~ or ~~multifamily retail~~ uses ~~is/are~~ permitted in the southern portion of ~~the this area if it is developed alone, development that includes consolidation with the northern parcel~~ development within the northern parcel, ~~hillside north of NE 126th Place, this development and all development on the hillside is/are~~ subject to the following conditions ~~that apply to any development of the northern parcel:~~



- (1) ~~Proposals to develop Development the northern parcel (TL 9B) alone with residential development~~ should be subject to public review and discretionary approval through the City's Process IIA process. ~~Proposals that include consolidation and coordination with development of the southern parcel in TL 9A in retail (vehicle) use should be reviewed through a Planned Unit Development proposal (Process IIB).~~
- (2) ~~For residential development on the northern parcel (TL 9B):~~
 - a. The base density for residential development on the slope should be eight dwelling units per acre.
 - b. Lot coverage for development should be lower than that allowed for the less environmentally sensitive properties to the south, to enable the preservation of vegetation and watercourses on the site.
 - c. Vegetative cover should be maintained to the maximum extent possible. Clustering of structures may be required to preserve significant groupings of trees.
 - d. Watercourses should be retained in a natural state.
 - e. Development should only be permitted if an analysis is presented that concludes that the slope will be stable. The analysis should indicate the ability of the slope and adjacent areas to ~~accommodate with stand~~ development, the best locations for development, and specific structural designs and construction techniques necessary to ensure long-term stability.
 - f. The hillside with the steepest slopes should be left undisturbed in a natural condition and retained as permanent natural open space through the creation of a greenbelt easement or the dedication of air rights. In order to provide property owners with reasonable development potential, some development may be permitted on the southern, lower portion of the hillside. In no case should such

development or associated land surface modification extend closer than 100 feet to existing single-family residential development north of the slope.

- g. Any part of the hillside which is retained as permanent natural open space, but which has been previously altered from its natural state, or which is so altered as a result of soils testing or watercourse rehabilitation, should be returned to its natural condition.
- h. Surface water runoff should be maintained at predevelopment levels.
- 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) For non-residential development that includes consolidation and coordination of both parcels (TL 9A and TL 9B):

- 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.

