

From: TALASAEA CONSULTANTS, INC

425 861 7549

11/2 / 004



RECEIVED  
DEC 1 2004

.....AM .....PM  
PLANNING DEPARTMENT

BY \_\_\_\_\_

**CITY OF KIRKLAND  
PLANNING AND COMMUNITY DEVELOPMENT**  
123 Fifth Avenue, Kirkland, WA 98033 425.587.3225  
www.ci.kirkland.wa.us

**APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT**

*Directions: You may use this form or answer questions on separate pages.*

Applicant Name GORDON HART  
Address 3-169TH AVE. NE, BELLEVUE, WA 98008  
Telephone (425) 957-9538  
Property owner (if different than the applicant)  
Property Owner Name HART / FIORITO  
Address c/o 3-169TH AVE. NE, BELLEVUE, WA 98008  
Telephone (425) 957-9538

*Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is neither the property owner nor representing the property owner, then the affected property owner must be notified. Send or hand deliver a copy of this completed application to all affected property owners. Put the attached Affidavit of service that this has been done.*

A. Description of Proposal:  
SEE ATTACHED

B. Description, address, and map of property affected by the proposal:  
SEE ATTACHED, SEE FIGURE 1

C. Description of the specific reasons for making the proposal:  
SEE ATTACHED

D. Description of how the proposed amendment relates to the following criteria:

1. The City has the resources, including staff and budget, necessary to review the proposal.  
SEE ATTACHED

2. The proposal demonstrates a strong potential to serve the public interest by implementing specifically identified goals and policies of the Comprehensive Plan.  
SEE ATTACHED

- 3. The public interest would best be served by considering the proposal in the current year, rather than delaying consideration to a later neighborhood plan review or plan amendment process

**SEE ATTACHED**

- 4. The proposal is located in a neighborhood for which a neighborhood plan has not been recently adopted (generally not within two years).

**SEE ATTACHED**

- 5. The proposal is located in a neighborhood for which a neighborhood plan will not be reviewed in the near future (generally not in the next two years).

**SEE ATTACHED**

- 6. The proposal would correct an inconsistency within or make a clarification to a provision of the Comprehensive Plan.

**SEE ATTACHED**

**E. Property Owner Signature.**

Note: If the applicant is the property owner, or is representing the property owner, then the property owner must sign the last page. If the applicant is neither the property owner nor representing the property owner, then the affected property owner must be notified. Send or hand deliver a copy of this completed application to all affected property owners. Fill out the attached Affidavit of service that this has been done.

FOR AD-VENTURE ENTERPRISES - PARCEL No. 282605

name - sign GARDON E. HART, MANAGING PARTNER

FOR FIORITO FAMILY - PARCEL NO. 86635-0120

name - print LESLIE HELLERAN, DAUGHTER OF MICHAEL FIORITO

AD-VENTURE ENTERPRISES - PROPERTY ADDRESS - 13000-132<sup>ND</sup> PL. NE  
FIORITO FAMILY PROPERTY - ADDRESS - 12509-130<sup>TH</sup> L.N. NE.

**address**

CONSULTANT FOR BOTH PROPERTIES:-

TALASAEA CONSULTANTS, INC., WILLIAM SHIELDS, PRINCIPAL

telephone 425-861-7549

**ONLY CONTINUE TO FOLLOWING PAGES IF**

- 1. The applicant is neither the property owner nor representing the property owner, then the affected property owner must be notified.
- 2. Send or hand deliver a copy of this completed application to all affected property owners.
- 3. Fill out the attached Affidavit of Service that this has been done.

2. Send or hand deliver a copy of this completed application to all affected property owners.
3. Fill out the attached Affidavit of Service that this has been done.



**AFFIDAVIT OF SERVICE - FILE NO. \_\_\_\_\_**

Document Served	Process
<input type="checkbox"/> Challenges (including procedures to file a Response)	<input type="checkbox"/> IIB
<input type="checkbox"/> Response to Challenge	<input type="checkbox"/> III
<input checked="" type="checkbox"/> Application for Comprehensive Plan Amendment <small>(check appropriate box in each column)</small>	<input checked="" type="checkbox"/> IV

\_\_\_\_\_ being first duly sworn on oath deposes and says that I am 18 years of age or older. That I served the above-indicated document by mail or personal service upon the following-named persons who constitute all of the parties entitled to receive same and to participate in the land use proceeding identified in Kirkland Planning and Community Development Department File No. \_\_\_\_\_. A copy of the document is attached to this affidavit.

The persons who were served by mailing, postage prepaid, and the address to which mailed are set forth in Exhibit "A" to this affidavit and which by this reference is incorporated herein.

The persons who I served by personal service are listed on Exhibit "B" to this affidavit which exhibit is by this reference incorporated herein. For the purposes of this affidavit, "personal service" means hand-delivery of the document to the person being served, or in the alternative, hand-delivery to another adult who also makes his or her home at the residence of the person served.

DATED at Kirkland, Washington, this \_\_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
Notary's Signature

\_\_\_\_\_  
Print Notary's Name

\_\_\_\_\_  
Notary Public in and for the State of Washington

\_\_\_\_\_  
Residing at:

\_\_\_\_\_  
My commission expires:

Application For Comprehensive Plan Amendment, 30 November 2004  
Gordon Hart, Applicant/Owner

**A. Description of Proposal:**

*The Applicant/Owner proposes this amendment to revise or remove unnecessary and unsubstantiated declarations contained in Policy TL-17.3 of the Comprehensive Plan that would severely limit or prohibit land use activities on the subject parcels without adequate justification.*

**B. Description, address, and Map of Property affected by the proposal:**

*The subject parcels are located north of NE 126<sup>th</sup> Place and west of 132<sup>nd</sup> Place NE in Kirkland Washington. The Parcel numbers of the subject parcel are 866335-0120 and 282605-9004. Addresses of the subject parcels are 12509 130TH LN NE and 13000 132ND PL NE. A vicinity map is attached, and is included in this proposal as Figure 1.*

**C. Description of the specific reasons for making this proposal:**

*Policy TL-17.3 of the Comprehensive Plan serves to "Restrict development in identified landslide hazard areas to ensure public safety and conformity with natural constraints". The justification for the Policy is the apparent concern that the subject parcels are located in an "identified high landslide area". The Applicant/Owner for this proposal has retained a geotechnical engineer and preliminary information, derived from site-specific analysis, indicates scientific findings that would obviate the need to constrain the subject parcels pursuant to Policy TL-17.3. A detailed geotechnical analysis is forthcoming and will be provided for City review as part of this proposal.*

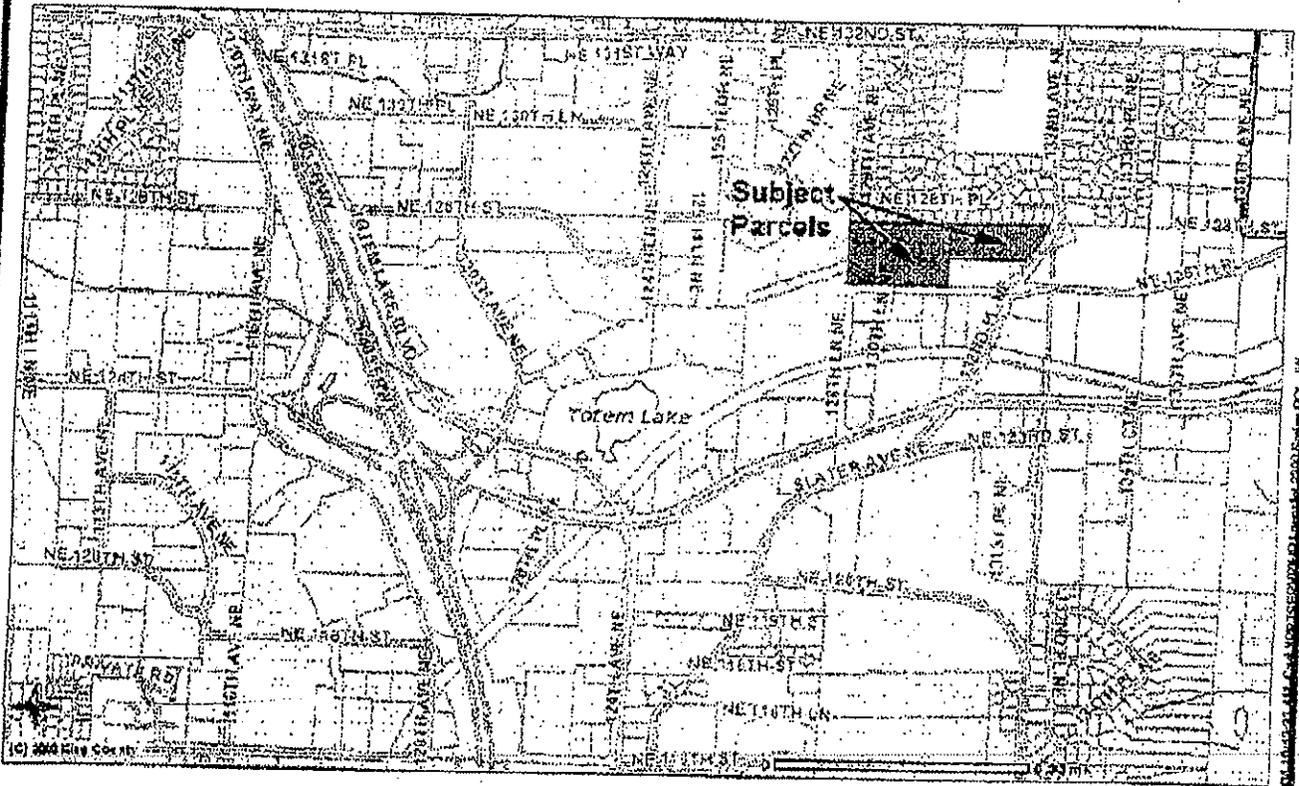
*A primary request of this proposal is that Item (7) of Policy TL-17.3 be eliminated due to lack of adequate scientific justification to support the conditions of the Policy. Item (7) states: "In order to provide property owners with reasonable development potential, some development may be permitted on the southern, lower portion of the hillside. In no case should such development or land surface modification extend northward more than 150 feet into any slope in excess of 15 percent, nor closer than 100 feet to existing single-family residential development north of the slope." The authors of this Policy evidently were unaware that the majority of the lower portion of the hillside of both parcels is dominated by wetlands, as recently identified by an environmental consultant retained by the Applicant/Owner. We are also aware of a 300' greenbelt setback on the north side of parcel 866335-0120. The 300-foot greenbelt and 100-150 foot setbacks are unjustified, and would effectively eliminate any development potential due to wetlands that exists at the toe of the slope. Therefore, the intent of Policy TL-17.3(7) to "provide reasonable development potential" cannot be achieved. A wetland study report is forthcoming and will be provided for City review as part of this proposal. It is the understanding of the Applicant/Owner that the greenbelt and setbacks were carried forward to the existing Comprehensive Plan due to the adjacency of existing residential development, and previous Comprehensive Plan and zoning designations of the subject parcels as commercial properties. The request of this proposal is that both subject parcels be designated as residential land uses, and be held to the development criteria stated in the Kirkland Municipal Code without special consideration. It is the intent of the Applicant/Owner to develop the parcels into single-family residential lots and maintain and enhance the wetlands and natural character on the subject parcels to the greatest extent practicable. The adjacency of a compatible single-family land use to the existing residential development to the north should not warrant the greenbelt and setbacks as prescribed in the Comprehensive Plan. The Applicant/Owner requests that Parcels 866335-0120 and 282605-9004 be designated as Medium Density Residential and that the greenbelt and setbacks be eliminated.*

Application For Comprehensive Plan Amendment, 30 November 2004  
Gordon Hart, Applicant/Owner

**D. Description of how the proposed amendment relates to the following criteria:**

1. The City has the resources, including staff and budget necessary to review the proposal.  
*It is expected that this proposal would incur negligible resources for City review. All special studies to substantiate the claims of this proposal will be provided at the expense of the Applicant/Owner.*
2. The proposal demonstrates a strong potential to serve public interest by implementing specifically identified goals and policies of the Comprehensive Plan.  
*The potential to serve public interest would be affirmed if the statements and rationale of Policy TL-17.3 were revised to be founded on specific geotechnical data rather than unsubstantiated declarations relating to geotechnical concerns. Furthermore, the proposal would serve to provide a compatible land use adjacent to the existing single-family development to the north of the subject parcels, eliminating the need for additional greenbelts and setbacks beyond what is required by the Kirkland Municipal Code. Other goals and policies of the Comprehensive Plan would be maintained, including Policy TL-26 which encourages expanding housing opportunities in the Totem Lake Neighborhood.*
3. The public interest would be best served by considering the proposal in the current year rather than delaying the consideration to a later neighborhood plan review or plan amendment process.  
*To best serve public interest, this proposal was not submitted in 2004 at the request of the Planning Director and staff. The Applicant/Owner is submitting this proposal at this time, for review in 2005, at the suggestion of the Planning Director.*
4. The proposal is located in a neighborhood for which a neighborhood plan has not been recently adopted (generally not within two years).  
*The Totem Lake Neighborhood Plan, in which Policy TL-17.3 is contained, is more than two years old. It is the request of the Applicant/Owner that this amendment be considered to update this neighborhood plan.*
5. The proposal is located in a neighborhood for which a neighborhood plan will not be reviewed in the near future (generally not in the next two years).  
*In discussing the submittal of this amendment with the Planning Director, the Applicant/Owner was not made aware of any other available process to address the needs of this proposal.*
6. The proposal would correct an inconsistency within or make a clarification to a provision of the Comprehensive Plan.  
*This proposal is being submitted specifically to correct an erroneous assumption of the Comprehensive Plan pertaining to potential geotechnical hazard concerns. The Comprehensive Plan specifically places additional development criteria on the subject parcels, with unfounded concerns, and with unwarranted special conditions.*

*Extra  
copy*



SOURCE: King County Map

**TALASAEA  
CONSULTANTS, INC.**  
Resource & Environmental Planning  
15020 Bear Creek Road Northeast  
Woodinville, Washington 98077  
Bus (425)861-7549 - Fax (425)861-7549

FIGURE 1:  
Vicinity Map  
Hart/Fiorito Property  
Kirkland, Washington

DESIGN	DRAWN	PROJECT
	JW	792
SCALE		
N.T.S.		
DATE		
30 Nov 04		
REVISED		



# Earth Consultants, Inc.

Geotechnical Engineers, Geologists & Environmental Scientists  
Construction Testing & ICBO / WABO Inspection Services

Established 1975

December 1, 2004

E-1802-3

Western Realty  
3 - 168<sup>th</sup> Avenue Northeast  
Bellevue, Washington 98008

Attention: Mr. Gordon Hart

Subject: **Hart/Fiorito Property**  
**West of 132 Place Northeast,**  
**Between Northeast 126 Place and Northeast 128<sup>th</sup> Place**  
**Kirkland, Washington**

Reference: Earth Consultants, Inc.  
Preliminary Geotechnical Engineering Study  
E-1802, February 28, 1983

Dear Mr. Hart:

As requested, Earth Consultants, Inc. (ECI) has prepared this letter to address slope stability issues regarding the subject site. ECI has reviewed the referenced study and also visited the site on November 30, 2004.

The referenced study includes the results of a slope stability analysis indicating the slope is stable from a deep-seated landslide. An updated geotechnical engineering study will be prepared for the site that will include additional slope stability analyses.

In ECI's opinion, the flatter portions of the upper part of the site are developable as single-family residences. Additional information and recommendations will be provided regarding development in the updated geotechnical study.

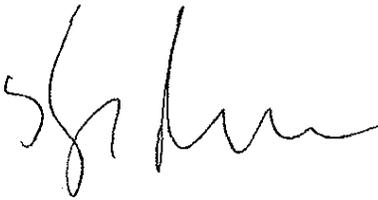
Western Realty  
December 1, 2004

E-1802-3  
Page 2

If you have any questions, or need additional information, please call.

Sincerely,

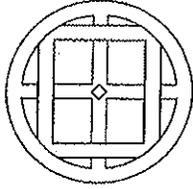
**EARTH CONSULTANTS, INC.**

A handwritten signature in black ink, appearing to read 'KRC', is written over the signature line.

Kyle R. Campbell, P.E.  
Principal

KRC/ddw

cc: City of Kirkland  
Attention: Mr. Eric Shields



**TALASAEA**  
CONSULTANTS, INC.

**RECEIVED**

FEB - 2 2005

AM \_\_\_\_\_ PM \_\_\_\_\_  
PLANNING DEPARTMENT  
BY \_\_\_\_\_

**LETTER OF TRANSMITTAL**

TO: Mr. Eric Shields  
OF: City of Kirkland  
City Hall, 123 5<sup>th</sup> Avenue  
Kirkland, WA 98033-6189

FROM: Jason Walker, ASLA  
PROJECT: Hart/Fiorito Parcels (Tal-792)  
SUBJECT: Comp Plan Amendment  
DATE: 01 Feb 2005

**TRANSMITTING THE FOLLOWING:**

- letter and enclosures
- duplicate copies
- report
- originals
- specifications
- proposal
- other

**FOR:**

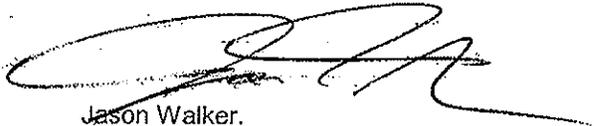
- review & comment
- information
- approval
- use & files
- as requested
- action noted below
- submittal

**DESCRIPTION OF MATERIALS:**

1. Letter and Attachments

**COMMENTS:**

Contact Bill Shiels or me at (425) 861-7550 if you have any questions,



Jason Walker.

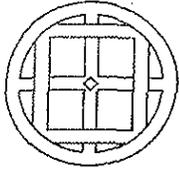
**CC:**

- Gordon Hart, Ad Ventures Enterprises  
3 168<sup>th</sup> Avenue NE  
Bellevue, WA 98008
- Mike and Peggy Fiorito  
15011W. Lake Goodwin  
Stanwood, WA 98292
- Scott Dinkeiman, LEG  
Earth Consultants, Inc.  
1805 136<sup>th</sup> Place Northeast, Suite 201  
Bellevue, WA 98005

- Dan Pebbles  
Daniel A. Pebbles, Inc.  
200 West Mercer Street, E-506  
Seattle, WA 98119
- Michael Bergstrom  
City of Kirkland Consultant  
4006 Wallingford Avenue North  
Seattle, WA 98103

**Resource & Environmental Planning**

15020 Bear Creek Road Northeast • Woodinville, Washington 98072 • Bus: (425) 861-7550 • Fax: (425) 861-7549 • Email: aolsen@talasaea.com



**TALASAEA**  
CONSULTANTS, INC.

31 January 2005

TAL-792

Eric Shields, AICP, Director  
City of Kirkland  
Planning and Community Development  
123 5<sup>th</sup> Avenue  
Kirkland, WA 98033-6189

SUBJECT: Application for Comprehensive Plan Amendment  
REFERENCE: Gordon Hart Property

Dear Mr. Shields:

Per our meeting on 18 January 2005, we are providing this supplemental information to further clarify our Application for Comprehensive Plan Amendment, submitted on 30 November 2004. Mr. Hart and partners (Ad Ventures Enterprises) have proposed a comprehensive plan amendment to revise or remove contradictory and unsupported language contained in Policy TL-17.3 of the Comprehensive Plan that would adversely limit or prohibit land use activities without adequate justification and deny reasonable use of property.

The Ad Ventures property is located north of NE 126<sup>th</sup> Place and west of 132<sup>nd</sup> Place NE in Kirkland, Washington, parcel number 282605-9004. This proposal is also associated with an adjacent parcel (parcel number 866335-0120) at the request of Mr. Fiorito, the property owner. A vicinity map is appended to this letter as **Figure 1**.

First and foremost, the Ad Ventures property (parcel 282605-9004) is unfairly damaged by Policy TL-17.3 of the Comprehensive Plan, which serves to "Restrict development in identified landslide hazard areas to ensure public safety and conformity with natural constraints." The justification for the Policy is the apparent concern that the subject parcels are located in an "identified high landslide area". Mr. Hart has retained a geotechnical engineer to evaluate the suspected high landslide conditions on the property. Review of a past geotechnical study (Earth Consultants, Inc., February 28, 1983) and recent on-site investigation (November 30, 2004) indicates findings that would obviate the need to constrain the subject parcels pursuant to Policy TL-17.3. Please see the appended letter from Earth Consultants, Inc.

An item of valid geotechnical and environmental concern is the point-discharge of undetained stormwater from the residential development to the north, currently being released at several locations along the north property line of the subject parcels (i.e., both 9004 and 0120). The

Resource  Environmental Planning

15020 Bear Creek Road Northeast • Woodinville, Washington 98077 • Bus: (425) 861-7550 • Fax: (425) 861-7549

discharge locations on the subject parcels have created deeply incised channels that convey flashy stormwater flows down the slopes of the subject parcels and into wetlands that occur at the southern portions of the two parcels. These stormwater channels are becoming increasingly eroded and incised as a result of this condition. If left unaddressed, the existing conditions will continue to promote surface erosion and a degraded and unstable ecosystem. This condition could be corrected with a suitable site development, designed to appropriately intercept and convey the stormwater and to restore the erosion that has occurred. It is the belief of the Applicant/Owners that public policies should serve the public interest by preserving ecological features, not allowing them to be degraded through neglect.

A primary request of the previously submitted Application for Comprehensive Plan Amendment is that item (7) of Policy TL-17.3 be eliminated due to invalid rationale and statements, on which the policy is based. Item (7) states: "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 land surface modification extend northward more than 150 feet into any slope in excess of 15 percent, nor closer than 100 feet to the existing single-family residential development north of the slope." The authors of this Policy evidently were unaware that the majority of the lower portion of the hillside of both parcels is dominated by wetlands, as preliminarily identified and characterized by Talasaea Consultants. We are also aware of a 300-foot greenbelt setback similarly imposed on the north side of parcel 866335-0120. The 300-foot greenbelt and the 100- to 150-foot setbacks are unjustified, and would effectively eliminate any development potential due to the greenbelt/setbacks to the north and wetlands to the south (**Figure 2**). Therefore, the intent of Policy TL-17.3(7) to "provide reasonable development potential" cannot be achieved. We believe that the greenbelt and setbacks were carried forward to the existing Comprehensive Plan from previous King County designations and were established to provide a buffer between incompatible land uses (i.e., residential areas to the north and industrial areas to the south).

We request that the zoning/Comp Plan designations for both subject parcels remain as residential, and be held to the development criteria stated in the Kirkland Municipal Code without additional conditions. It is the intent of the Applicant/Owners to develop the parcels into residential lots and restore, maintain and enhance the wetlands and other natural features on the subject parcels. A new residential development on the subject parcels should not require the establishment of greenbelts or similar setbacks to separate compatible land uses. The Applicant/Owners request that the zoning for Parcels 282605-9004 and 866335-0120 remain as Medium Density Residential, and that a separate procedure for vacation of any recorded easements relating to the greenbelt setbacks be considered to address the new information and concerns brought forward by this proposal.

We understand from our meeting that our concerns regarding greenbelt setbacks may need to be addressed through an additional procedure if the greenbelts have been recorded as easements. We are currently conducting a background review to obtain any recorded documents to further assess the complexity of this component of our request. Notwithstanding, we would like the City to address the conditions placed on the subject parcels by the current Comprehensive Plan.

Addressing this proposal at this time would serve public interest, if the statements and rationale of Policy TL-17.3 were revised to be founded on site-specific geotechnical data rather than

Mr. Eric Shields  
31 January 2005  
Page 3

generalized regional information. Furthermore, the proposal would serve to provide a compatible land use adjacent to the existing single-family development to the north, repairing detrimental drainage conditions, and eliminating the need for additional greenbelts and setbacks beyond what is required by the Kirkland Municipal Code. Other goals and policies of the Comprehensive Plan would be maintained, including Policy TL-26, which encourages expanding housing opportunities in the Totem Lake Neighborhood. Previously, to best serve public interest, the Applicant/Owners was not submitted in 2004, at the City's request. The Applicant/Owner is submitting the Application at this time, primarily at your suggestion. We are not aware of any other available process to address the needs of this proposal and respectfully request that the Application for Comprehensive Plan Amendment be reviewed in the 2005 calendar year for Comprehensive Plan update.

Thank you for your assistance and consideration in allocating the resources of the City to address this request. We very much appreciate your assistance to begin to correct this situation. Should you have any questions or require additional information, please contact me at (425) 861-7550.

Sincerely,

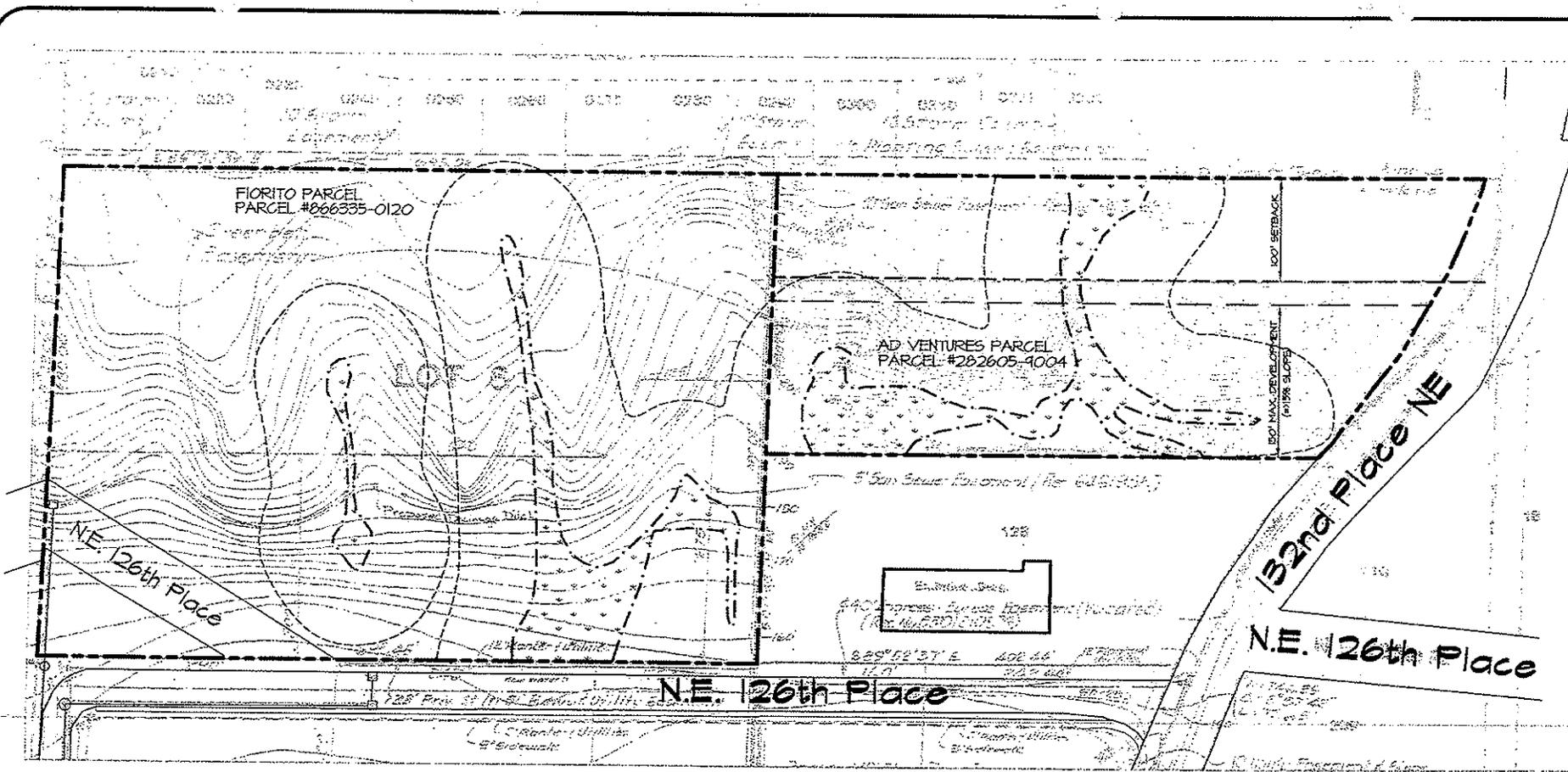
TALASAEA CONSULTANTS, INC.



William E, Shiels  
Principal

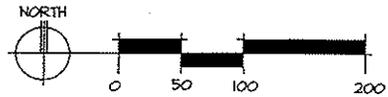
Enclosures

cc: Gordon Hart, Ad Ventures Enterprises  
Mike Fiorito  
Dan Pebbles, Daniel A. Pebbles, Inc.  
Scott Dinkleman, Earth Consultants, Inc.  
Michael Bergstrom, City of Kirkland



**PLAN LEGEND**

- PROPERTY LINE
- WETLAND, PRELIMINARILY APPROXIMATED
- 75' WETLAND BUFFER, APPROXIMATE
- 150' MAXIMUM DEVELOPMENT IMPACT INTO SLOPE, PER TL-17.3
- 100' BUILDING SETBACK FROM RESIDENTIAL, PER TL-17.3



**TALASAEA**  
CONSULTANTS, INC.  
Resource & Environmental Planning  
15020 Bear Creek Road Northeast  
Woodinville, Washington 98077  
Bus (425) 851-7550 - Fax (425) 861-7545

FIGURE: 2  
EXISTING SITE CONDITIONS  
HART PROPERTY  
KIRKLAND, WA

DESIGN	DRAWN	PROJECT
	CL	1742
SCALE 1"=100'		
DATE 2/1/2005		
REVISED		

**2**

## XV.H. TOTEM LAKE NEIGHBORHOOD NATURAL ENVIRONMENT

### ***Policy TL-16.2:***

In landscaped areas of the greenbelt, encourage landscape materials that complement adjoining natural areas.

Certain portions of the greenway, particularly extending west from Totem Lake and across I-405 to the Juanita Creek corridor, should be landscaped to provide a continuous green path through the neighborhood. To the extent possible, these areas should be landscaped with materials that complement the natural areas of the greenway and continue the appearance of a natural greenway.

### ***Policy TL-16.3:***

In natural areas of the greenway, maintain the natural vegetation to the greatest extent possible.

Within the natural areas of the greenway, natural vegetation should be maintained to the greatest extent possible. This may include management to replace invasive non-native plants with native vegetation. This will enhance the overall habitat and stormwater control function of these areas.

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***Goal TL-17: Protect potentially hazardous areas, such as landslide, seismic and flood areas, through limitations on development and maintenance of existing vegetation.***

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High and moderate landslide areas are located throughout the Totem Lake Neighborhood. Primary areas at risk for landslide include the slope northeast of Totem Lake, the slope south and west of the Heronfield wetlands, Welcome Hill, and isolated areas in Par Mac and along the north side of Juanita Creek (see Figure TL-5). Seismic soils are located primarily in low-lying soft soil areas around Totem Lake, along Juanita Creek and around the Heronfield wetlands. Currently, the only 100-year floodplain in the Totem Lake Neighborhood is located around Totem Lake. Policies in this section provide general guidance regarding these features.

### ***Policy TL-17.1:***

Maintain existing vegetation in high or moderate landslide areas.

In all landslide areas, most of the existing vegetation should be preserved in order to help stabilize the slopes as well as maintain natural drainage patterns. In particular, areas with significant existing vegetation, such as the wooded ridge along NE 116th Street (District TL 10B on Figure TL-11), and the hillside northeast of Totem Lake (District TL 9), should retain vegetative cover to the maximum extent possible.

### ***Policy TL-17.2:***

Require slope stability analyses in high or moderate landslide areas and regulate development to minimize damage to life and property.

Construction on or adjacent to landslide hazard areas may cause or be subject to erosion, drainage or other related problems. Therefore, a slope stability analysis is required prior to development. Development should be regulated on these slopes to minimize damage to life and property.

### ***Policy TL-17.3:***

Restrict development in identified landslide hazard areas to ensure public safety and conformity with natural constraints.

High ground water with soft soil conditions in the low-lying parts of the neighborhood may limit or require special measures for development. The presence of loose saturated soils increases the risk for differential settlement and seismically induced soil liquefaction. In these areas, development must demonstrate methods to prevent the settlement of structures and utility systems and to withstand seismic events.

The steep, heavily vegetated hillside in the northeastern portion of the neighborhood lies within an identified high landslide area (see Figures TL-5 and TL-11, District TL 9). Although a range of office, industrial or multifamily uses are permitted in

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## XV.H. TOTEM LAKE NEIGHBORHOOD NATURAL ENVIRONMENT

---

the southern portion of the hillside north of NE 126th Place, this development and all development on the hillside is subject to the following conditions:

- (1) Development should be subject to public review and discretionary approval.
- (2) The base density for residential development on the slope should be eight dwelling units per acre.
- (3) 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.
- (4) Vegetative cover should be maintained to the maximum extent possible. Clustering of structures may be required to preserve significant groupings of trees.
- (5) Watercourses should be retained in a natural state.
- (6) 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 withstand development, the best locations for development, and specific structural designs and construction techniques necessary to ensure long-term stability.
- (7) 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 northward more than 150 feet into any slope in excess of 15 percent, nor closer than 100 feet to existing single-family residential development north of the slope.
- (8) 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.

- (9) Surface water runoff should be maintained at predevelopment levels.
- (10) The developer should indemnify and hold harmless the City by a covenant running with the land in a form approved by the City Attorney.
- (11) 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.

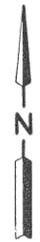
The wooded hillside located on the north side of NE 116th Street, west of I-405, is designated as a moderate landslide hazard area (see Figure TL-5). Development in this area should be subject to the following conditions:

- (1) Lot coverage for development should be limited to ensure maximum preservation of existing vegetation.
- (2) Heavily vegetated visual and noise buffering should be maintained or developed where buffers are needed either for residential use of this site, or from non-residential use of this site to residential use on neighboring properties.
- (3) Access to NE 116th Street should be limited due to the terrain and the desire to retain existing trees within the southern portion of the site.

***Policy TL-17.4:***

Work with other agencies and the public to improve water quality.

The water bodies in the Totem Lake Neighborhood are generally rated as “fair” to “good.” All, however, have been routinely diagnosed with such water quality problems as high fecal coliform, low dissolved oxygen and high temperatures. Runoff from streets, parking lots and yards is a major



SCALE 1" = 20 FEET  
BASIS OF BEARINGS K.C.A.S.  
BM INVERT ELEV. 156.77 MANHOLE  
INTERSECTION 132 PL. N.E. AND N.E. 126 TH PL.  
● INDICATES FOUND MON. DESCRIBED HEREON  
CONTOURS 2' EXCEPT GREEN BELT AREA

**LEGAL DESCRIPTION**  
THAT PORTION OF THE NORTH 215 FEET  
OF THE E 1/2 OF THE SE 1/4 OF THE  
NE 1/4 LYING WESTERLY OF 132ND PL. N.E.  
ALL IN SEC. 28 T.26 R.5 E

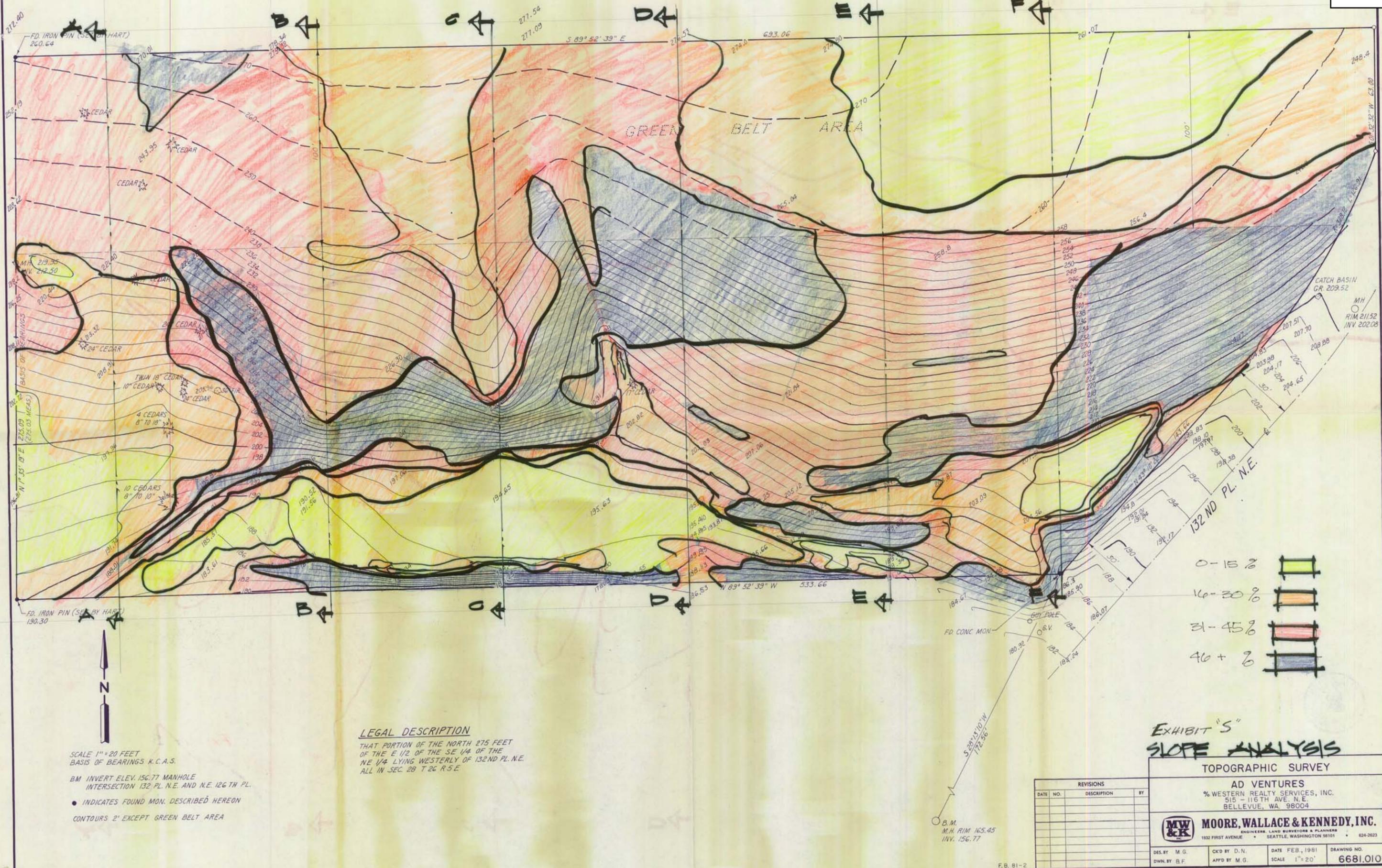
REVISIONS			
DATE	NO.	DESCRIPTION	BY

TOPOGRAPHIC SURVEY

AD VENTURES  
% WESTERN REALTY SERVICES, INC.  
315 - 116 TH AVE. N.E.  
BELLEVUE, WA. 98004

**MW & K**  
**MOORE, WALLACE & KENNEDY, INC.**  
ENGINEERS, LAND SURVEYORS & PLANNERS  
1932 FIRST AVENUE SEATTLE WASHINGTON 98101 624-2623

DES BY: M.G. CKD BY: D.V. DATE: FEB. 1961 DRAWING NO.: 6681.010  
DWN. BY: E.L. APPD. BY: M.G. SCALE: 1" = 20' 1/2"



SCALE 1" = 20 FEET  
BASIS OF BEARINGS N.C.A.S.

B.M. INVERT ELEV. 156.77 MANHOLE  
INTERSECTION 132 PL. N.E. AND N.E. 126 TH PL.

• INDICATES FOUND MON. DESCRIBED HEREON  
CONTOURS 2' EXCEPT GREEN BELT AREA

**LEGAL DESCRIPTION**

THAT PORTION OF THE NORTH 275 FEET  
OF THE E 1/2 OF THE SE 1/4 OF THE  
NE 1/4 LYING WESTERLY OF 132ND PL. N.E.  
ALL IN SEC. 28 T 26 R 5 E

- 0-15%
- 16-30%
- 31-45%
- 46+ %

**EXHIBIT "S"**  
**SLOPE ANALYSIS**

TOPOGRAPHIC SURVEY

AD VENTURES  
% WESTERN REALTY SERVICES, INC.  
915 - 116 TH AVE. N.E.  
BELLEVUE, WA 98004



**MOORE, WALLACE & KENNEDY, INC.**  
ENGINEERS, LAND SURVEYORS & PLANNERS  
1932 FIRST AVENUE SEATTLE, WASHINGTON 98101 624-2523

DES. BY M.G. CKD BY D.N. DATE FEB, 1981 DRAWING NO.  
DWN. BY B.F. APPD BY M.G. SCALE 1"=20' 6681.010

REVISIONS			
DATE	NO.	DESCRIPTION	BY

F.B. 91-2

2.26.81 MF

