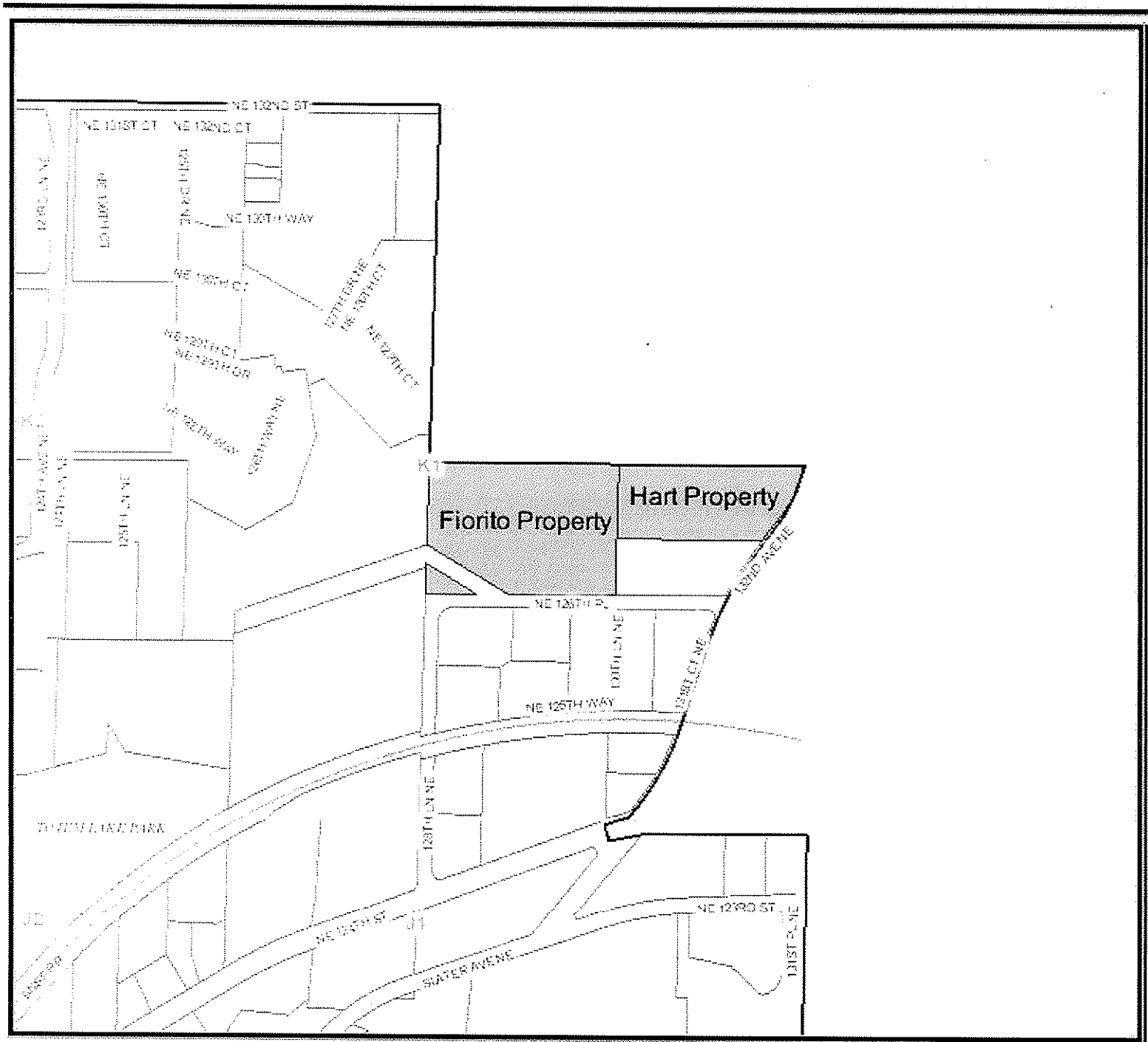


**Legend**

Approximate
**Scale 1:6,678**
**1 in = 557 ft**

Produced by the City of Kirkland.
2007, the City of Kirkland, all rig
reserved. No warranties of any so
including but not limited to accur
fitness or merchantability, accom
this product.

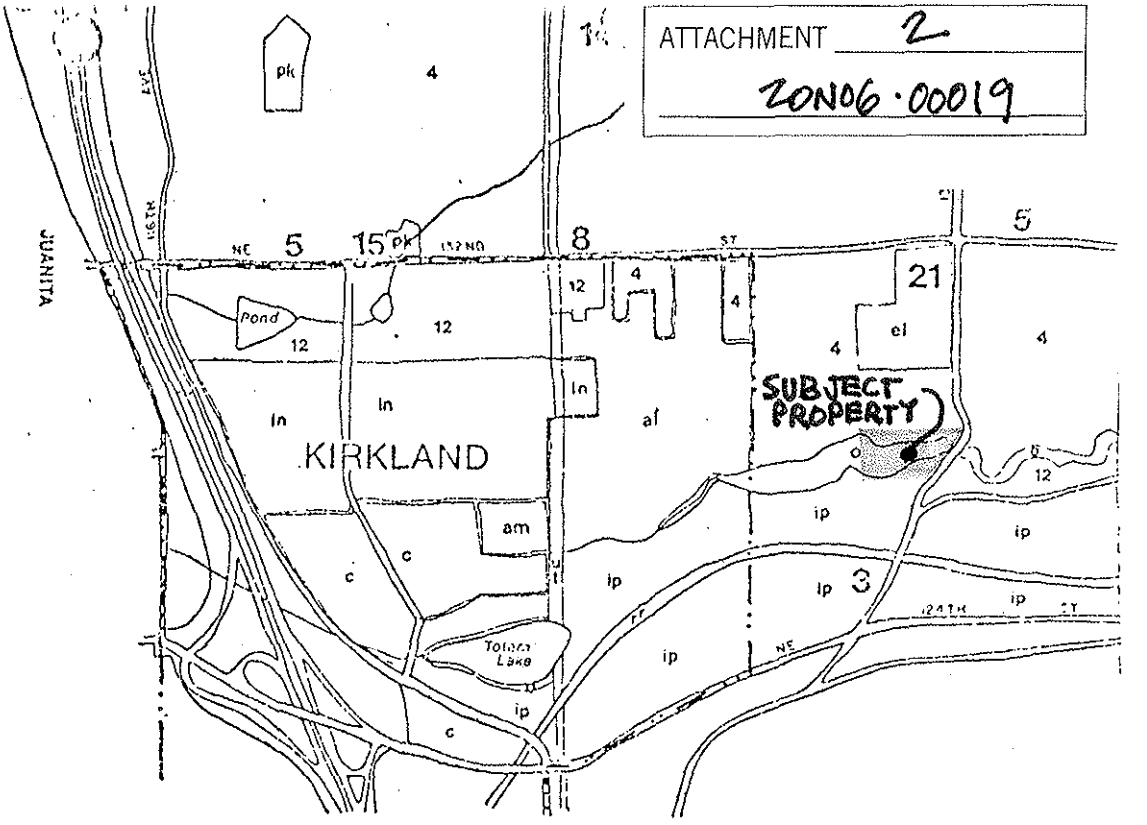
ATTACHMENT 1
ZONE06-00019

ATTACHMENT 2

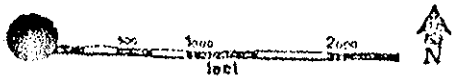
20N06·00019

Legend

- o Open space, cemetaries
- ag Agriculture
- Residential areas:
  - one home per 5 acres average
  - 1 one home per acre
  - 2 two homes per acre
  - 3 three homes per acre
  - 4 four homes per acre
  - 12 twelve homes per acre
- Apartments
  - af eighteen units per acre
  - am twenty/four units per acre
  - ah thirty/six units per acre
- pr Professional offices
- c Commercial, business
- in Institutions
  - hospitals, clinics, nursing care, churchs
- pf Public facilities
  - post offices, fire stations, libraries, public offices
- ut Utilities
- pk Parks and recreation facilities
- ip Industrial park
- iw Industrial warehousing
- Schools
  - el elementary
  - jr junior high
  - sr senior high
  - s special
- 6 Refers to proposal items for this neighborhood




kingsgate




1. Reserve the areas containing steep slopes of 40% or more along the east edge of the plateau as open space as a condition of approval for Planned Unit development or Subdivisions. Slopes of 20% or more where physical land characteristics such as topography, soils and hydrology indicates undesirable conditions for development would also be reserved for open space.

3. Future expansion of the industrial district east of I-405 between Totem Village and 140th Ave. NE, north of NE 124th St. should only be permitted if the petitioners provide a master plan for transitional residential development and open space buffer on their property to protect the abutting properties to the north.

EXHIBIT "E"
NORTHSHORE PLAN MAP & POLICIES
CITY OF KIRKLAND
PA-80-5

ATTACHMENT 3

ZON06-00019

ALTERNATIVE TEXT AMENDMENT (INDUSTRIAL)

(Delete the last two sentences of the first paragraph on page 400A and add the following.)

Industrial development east of Totem Lake is bounded on the north by a steep heavily vegetated hillside. Slopes on the hillside are identified as unstable and potentially unstable (see Figure 40). The hillside is also the site of a significant woodland (see Figure 41). In its natural state, the hillside serves to separate the industrial uses to the south from the single family residences to the north.

In order to protect slope stability, maintain the natural characteristics of the slope and provide a transition from industrial to residential uses, development or the hillside should be strictly limited. Small offices and warehouses may be permitted on the southerly portions of the hillside subject to the following conditions:

1. Development should be subject to public review and discretionary approval;

2. Development should only be permitted if substantial evidence is presented that slope stability will be provided and maintained. An analysis of slope stability should be submitted. 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 insure long term stability;

3. The portions of the hillside with the steepest slopes, together with the remaining area to the north, 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 lower portion of the hillside. In no case should such development or associated land surface modification extend northward more than 150' into any slope in excess of 15% nor closer than 100' to existing single family residential development north of the slope.

4. Vegetative cover should be maintained to the maximum extent possible;

5. Watercourses should be retained in or rehabilitated to a natural state;

6. 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;

7. Surface water runoff should be maintained at predevelopment levels;

8. The developer should indemnify and hold harmless the City by a covenant running with the land in a form approved by the City Attorney;

9. Vehicular access should be from south of the slope. If necessary, access may be from 132nd Ave. N.E. provided that such access is limited to one point, located as far to the south as possible.

Exhibit "V"
Alternative Text Amendment #1
File No. PA-81-160 Gordon Hart

9954A/bk

ALTERNATIVE TEXT AMENDMENT (RESIDENTIAL)

(Add the following at the end of page 396A.)

East of Totem Lake, a steep heavily vegetated hillside serves to separate industrial uses below, to the south, from residential uses above, to the north. Slopes on the hillside are identified as unstable and potentially unstable (see Figure 40). The hillside is also the site of a significant woodland (see Figure 41).

Development on the hillside should be strictly limited. Residential uses at a density of one dwelling unit per acre may be developed on the relatively level plateau areas lying directly north of the steep slopes, subject to the following conditions:

1. Development should be subject to public review and discretionary approval;

2. Dwelling units should be clustered or attached. Stacked units should not be permitted;

3. Development should provide and maintain the stability of the slope and adjacent areas. An analysis of slope stability should be submitted. 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 insure long term stability;

4. The portions of the hillside with the steepest slopes, together with adjacent slope areas to the south, should be left in a natural condition and retained as permanent natural open space;

5. The height of all structures should be limited to 25 feet;

6. Attached dwelling units should be separated from adjacent single family dwellings by a 20 foot landscaped buffer;

7. Vehicular access should be from south of the slope. If necessary, access may be from 132nd Ave. N.E., provided that such access is limited to one point located as far to the south as possible. A roadway may be permitted to traverse the steep slopes up to the residential uses on the northern plateau provided that cutting and grading is limited to the smallest extent necessary and that any disrupted portions of the slope, excluding the roadway itself, are heavily landscaped to maintain the natural character of the hillside;

8. Vegetative cover should be maintained to the maximum extent possible;

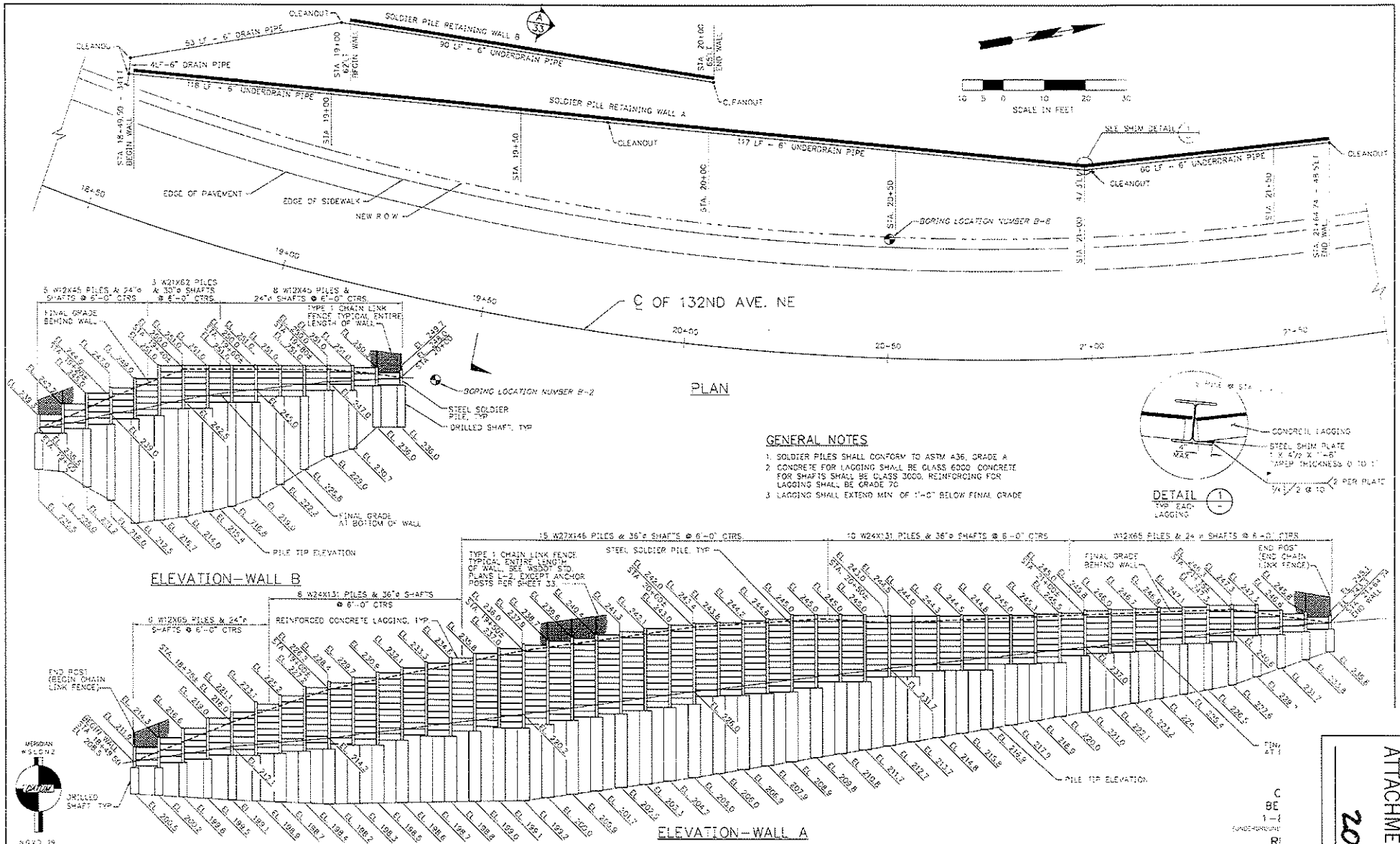
9. Watercourses should be retained in a natural state;

10. Surface water runoff should be maintained at predevelopment levels;

11. The developer should indemnify and hold harmless the City by a covenant running with the land in a form approved by the City Attorney.

Exhibit "O"
Alternative Text Amendment #2
Gordon Hart
File No. PA-81-160

ES:ln/9730A




| | |
|---|---|
| FIELD BOOK | 1279 A |
| SURVEYED | G. LAMB 11/95 |
| SURVEY BASE MAP | B. EBLE 11/95 |
| DESIGN ENTERED | K. WILLEY 6/94 |
| DESIGNED | K. WILLEY 10/94 |
| CHECKED | C. WRIGHT 10/94 |

DATE | REVISION | BY | DATE

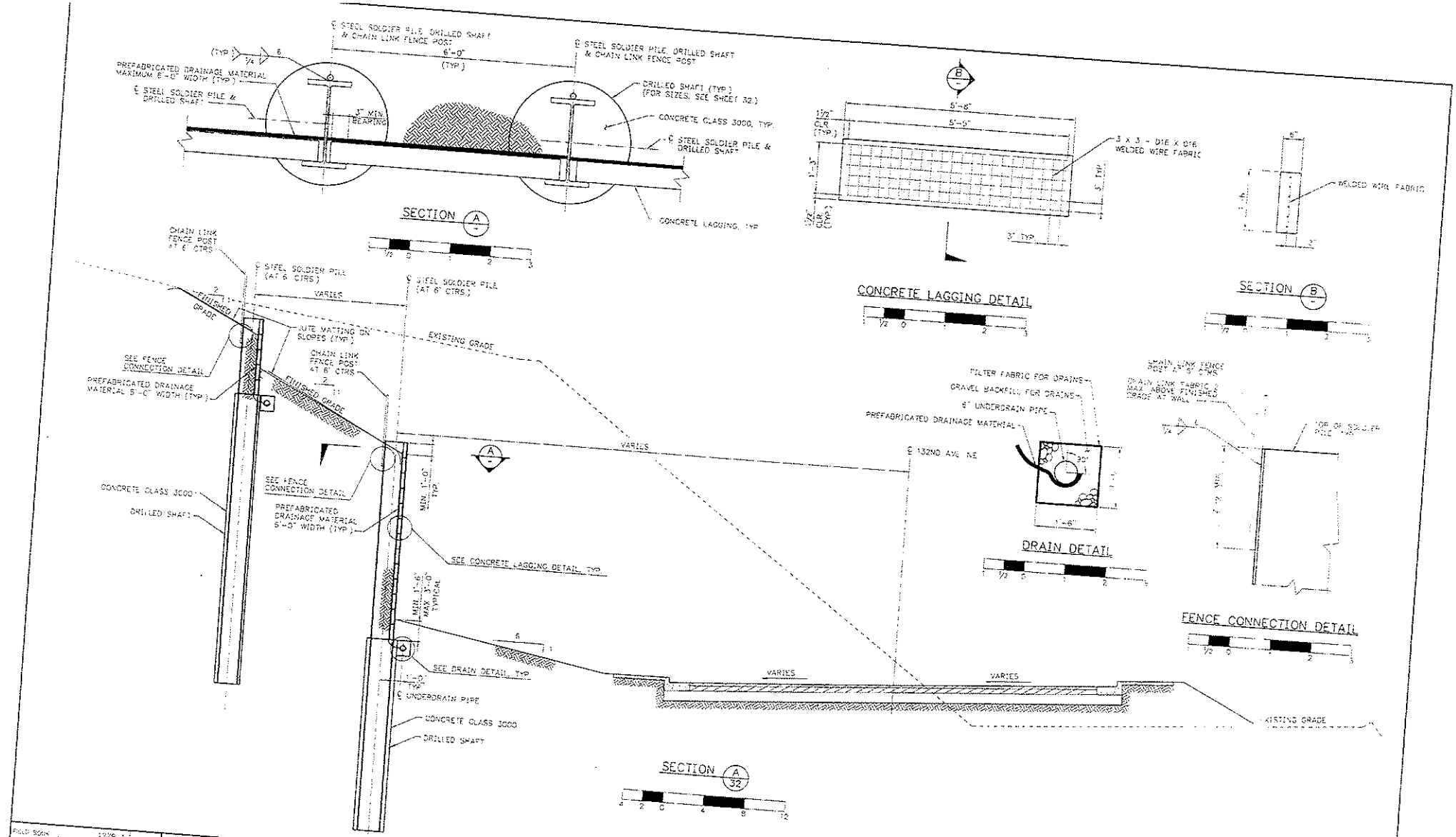
L&A — L & ASSOCIATES, Inc. Consulting Engineers Seattle, Washington

FED AID No
PROJECT No 100187
SURVEY No 28-26-5-19
MAINTENANCE DIVISION No. 1

KING COUNTY DEPT. OF TRANSPORTATION
Paul Tanaka, Director

132ND AVENUE/PLACE NE
(NE 124TH STREET TO NE 132ND STREET)
RETAINING WALL PLAN & PROFILE

ATTACHMENT 4
2006-00019




| | | |
|---|---|---|
| FIELD BOOK | 1275 A 1 | |
| SURVEYED | C. LAMB | 11/90 |
| SURVEY BASE MAP | B. EBLE | 11/90 |
| DESIGN ENTERED | K. WILLEY | 6/94 |
| DESIGNED | K. WILLEY | 10/94 |
| CHECKED | D. WRIGHT | 10/94 |
| DATE | | |

REVISION | BY | DATE

RAYMOND K. MOY — STATE OF WASHINGTON — REGISTERED PROFESSIONAL ENGINEER

L & A — Lee & Associates, Inc. Consulting Engineers Seattle, Washington

FED. AID No.

PROJECT No. 100187

SURVEY No. 28-26-5-19

MAINTENANCE DIVISION No. 1

JESSE KNAIL — STATE OF WASHINGTON — REGISTERED PROFESSIONAL ENGINEER

COUNTY ROAD ENGINEER

KING COUNTY DEPT. OF TRANSPORTATION

Pete Rossiter, Director

132ND AVENUE/PLACE NE

(NE 124TH STREET TO NE 132ND STREET)

RETAINING WALL DETAILS

CALL 2 DAYS BEFORE YOU DIG 1-800-424-5555 (UNDERGROUND UTILITY LOCATIONS ARE APPROX.)

RETAINING WALL DETAILS

SHEET 33 OF 60 SHEETS

309-94(33)