



CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 425.587-3225
www.ci.kirkland.wa.us

MEMORANDUM

To: David Ramsay, City Manager QUASI-JUDICIAL

From: Eric Shields, Planning Director
Tony Leavitt, Associate Planner

Date: March 25, 2009

Subject: NORTHWEST UNIVERSITY CHANGE OF USE ZONING PERMIT,
PCD FILE NO. ZON08-00020

RECOMMENDATION

Consider the zoning permit application and the Hearing Examiner recommendation, and direct staff to return to the April 21st Council meeting with a resolution to either:

- Grant the application as recommended by the Hearing Examiner; or
- Modify and grant the application; or
- Deny the application.

Option to adopt resolution on April 7th: Under the Council Rules of Procedure, Section 26, the City Council shall consider a Process IIB application at one meeting and vote on the application at the next or a subsequent meeting. The City Council may, by a vote of at least five members, suspend the rule to vote on the matter at the next meeting and vote on the application at this meeting. A resolution reflecting the recommendation of the Hearing Examiner is enclosed.

In the alternative, the Council may direct that the application be considered at a reopening of the hearing before the Hearing Examiner and Houghton Community Council and specify the issues to be considered at the hearing.

This application is subject to the disapproval of the Houghton Community Council. The decision of the City Council will not be effective unless and until it is affirmed by the Community Council.

RULES FOR CITY COUNCIL CONSIDERATION

The City Council shall consider the Zoning Permit application based on the record before the Hearing Examiner and Houghton Community Council and the recommendation of the Hearing Examiner. Process IIB does not provide for testimony and oral arguments. However, the City Council in its discretion may ask questions of the applicant and staff regarding facts in the record, and may request oral argument on legal issues.

BACKGROUND DISCUSSION

Proposal

Change of Use Zoning Permit, per KZC Section 60.12.010, to allow Northwest University to occupy the former Seattle Seahawks Facility for administrative and faculty offices, meeting rooms, and storage (see Enclosure 1, Exhibit A, Attachments 2 and 3). No additions to the existing facility are being proposed. The former practice fields, including the pneumatic seasonal cover ("the bubble"), will be used exclusively by Northwest University athletic practices and intramural activities.

Public Hearing

The Hearing Examiner and Houghton Community Council held an open record public hearing on February 23, 2009. City Staff and Dan Neary, Northwest University Executive Vice President, testified and answered questions from the Hearing Examiner and the Houghton Community Council during the hearing (see Enclosure 2).

After the conclusion of the public hearing, the Houghton Community Council deliberated and drafted a recommendation of approval with conditions per Staff's recommendation (see Enclosure 1, Exhibit B). On February 25, 2009, the Hearing Examiner recommended approval of the application with conditions per Staff's recommendation (see Enclosure 1).

ENCLOSURES

1. Hearing Examiner Recommendation and Exhibits
2. February 23rd Hearing Examiner/ HCC Joint Public Hearing Minutes

**CITY OF KIRKLAND HEARING EXAMINER
FINDINGS, CONCLUSIONS AND RECOMMENDATIONS**

I. INTRODUCTION

APPLICANT: Steve Sankey of Northwest University

FILE NO: ZON08-00020

APPLICATION:

1. Applicant: Steve Sankey of Northwest University
2. Site Location: 11220 NE 53rd Street (see Attachment 1 to Department Report)
3. Request: Change of Use Zoning Permit, per KZC Section 60.12.010, to allow Northwest University to occupy the former Seattle Seahawks Facility for administrative and faculty offices, meeting rooms, and storage (see Attachment 2 and 3). No additions to the existing facility are being proposed. The former practice fields will be used exclusively by Northwest University athletic practices and intramural activities
4. Review Process: Process IIB, Houghton Community Council and Hearing Examiner conduct a public hearing and make recommendations; City Council makes final decision. The Houghton Community Council has disapproval jurisdiction over the land use proposal.
5. Summary of Key Issues and Conclusions:
 - Compliance with Zoning Permit Approval Criteria (see Section II.F)
 - Compliance with Applicable Development Regulations (see Section II.G)

SUMMARY OF RECOMMENDATIONS:

Department of Planning and Community Development: Approve with conditions

Houghton Community Council: Approve with conditions

Hearing Examiner: Approve with conditions

PUBLIC HEARING:

The Hearing Examiner and the Houghton Community Council held a joint public hearing on this application at 6:30 p.m. on February 23, 2009, in City Hall Council Chamber, 123 Fifth Avenue, Kirkland, WA. The

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Examiner visited the site on February 23, 2009. The record was held open to receive the Community Council's written recommendation on the application, which was submitted on February 24, 2009. A verbatim recording of the hearing is available in the City Clerk's office. The minutes of the hearing and exhibits will be available for public inspection in the Department of Planning and Community Development.

The following persons spoke at the public hearing:

From the City: Tony Leavitt, Associate Planner

From the Applicant: Dan Neary, Northwest University

No one from the general public offered comments at the hearing.

II. FINDINGS OF FACT AND CONCLUSIONS

For purposes of this recommendation, all section numbers refer to the Kirkland Zoning Code (KZC or Code) unless otherwise indicated. After considering the evidence in the record and the recommendation of the Houghton Community Council, and inspecting the site, the Examiner enters the following Findings of Fact and Conclusions. All references to Attachments below refer to Attachments to the Department Advisory Report.

SITE DESCRIPTION

1. Site Development and Zoning:

a. Facts:

(1) Size: 10.26 acres

(2) Land Use:

(a) Current Land Use: Former Seahawks Practice Facility which was classified as a "Professional Football, Baseball, or Soccer Practice or Play Facility". The site currently contains a 45,786 square foot building, 2,300 square foot garage structure, 2 grass practice fields, 1 Astroturf practice field with pneumatic seasonal cover ("the bubble"), and 139 parking stalls.

(b) Proposed Land Use: Private College and Related Facilities. Special Regulation 3.d.4 states that a Process IIB zoning permit review process is required for a change in all or any part of the Seahawks facility to a use

other than a professional football team office and practice facility

- (3) Zoning: Planned Area (PLA) 1
- (4) Terrain: A majority of the site is relatively flat. The southeast corner of the site is slopes upwards to the upper parking lot and the upper entrance to the building.
- (5) Vegetation: The site is well landscaped with significant landscape buffers on the north and south property lines.

b. Conclusions:

- (1) Size, terrain, and vegetation are not relevant factors in the review of this application.
- (2) Land use and zoning are relevant factors in the review of this application, due to the fact that the PLA 1 Use Zone Chart states that a Process IIB zoning permit review process is required for a change in all or any part of the Seahawks facility to a use other than a professional football team office and practice facility

2. Neighboring Development and Zoning:

a. Facts: The neighboring properties are zoned as follows and contain the following uses:

North: Zoned RS 8.5, Developed with single-family residences

West: Zoned PLA 1, Northwest University Campus, Developed with multi-family residences

South: Zoned RS 8.5, Developed with single-family residences

East: Zoned PLA 1, Northwest University Campus, Campus Buildings and Parking

b. Conclusion: The neighboring development and zoning are factors in the review of the application.

HISTORY

1. Facts:
 - a. In 1985, the City Council and Houghton Community Council approved the zoning permit to amend the Northwest College Master plan to allow the Seattle Seahawks Professional Football Team to locate on the subject property.
 - b. In 1999, as part of a Master Plan Amendment, the PLA 1 Use Zone Chart was amended to require a Process IIB zoning permit review process for a change in all or any part of the Seahawks facility to a use other than a professional football team office and practice facility (see Attachment 5).
 - c. The Seahawks have terminated their lease with the University and have vacated the facility. The University now proposes to utilize the existing facility as described in Attachment 2 to the staff Advisory Report.
2. Conclusion: Previously approved zoning permits and amendments are relevant factors in the review of the application.

PUBLIC COMMENT

The initial public comment period ran from November 26, 2008 to December 26, 2008. The Planning Department received no comments during this initial comment period. No written or oral public comments were submitted to the Hearing Examiner prior to or during the public hearing.

STATE ENVIRONMENTAL POLICY ACT (SEPA)

1. Facts: A Determination of Nonsignificance (DNS) was issued on January 16, 2008. The Environmental Checklist, Determination, and additional environmental information are included as Attachment 6.
2. Conclusion: The applicant and the City have satisfied the requirements of SEPA.

CONCURRENCY

1. Facts: The Public Works Department has reviewed the application for concurrency. A concurrency test was passed for traffic on November 12, 2008 (see Attachment 6, Enclosure 5).
2. Conclusion: The project has complied with Traffic Concurrency requirements.

APPROVAL CRITERIA

1. GENERAL ZONING CODE CRITERIA
 - a. Fact: Zoning Code section 152.70.3 states that a Process IIB application may be approved if:
 - It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and
 - It is consistent with the public health, safety, and welfare.
 - b. Conclusion: The proposal complies with the criteria in section 152.70.3. It is consistent with all applicable development regulations (see Sections II.G) and the Comprehensive Plan (see Section II.H). In addition, it is consistent with the public health, safety, and welfare because it will allow Northwest University to occupy and use the former Seahawks Facilities while minimizing impacts on neighboring properties.

DEVELOPMENT REGULATIONS

1. REQUIRED PARKING SPACES
 - a. Facts:
 - (1) The applicant is proposing no changes to the existing parking areas on the subject property.
 - (2) The onsite parking was included in the campus wide parking stall maximum established as part of the 1999 Master Plan approval.
 - (3) The site contains a total of 139 parking stalls. 97 stalls are in the lower lot accessed from the Butterfield Chapel parking area immediately to the

South of the subject property and 42 stalls are in the upper lot accessed directly off of NE 53rd street

- (4) As part of the 2002 Northwest College Master Plan Amendment, a campus wide parking ratio of 1.78 stalls per 1,000 gross square feet was approved.
- (5) The parking ratio for the proposed use of the former Seahawks Facility by the applicant will be 3.08 stalls per 1,000 gross square feet.

b. Conclusions:

- (1) The parking stalls on the subject property will not increase the total number of stalls campus wide.
- (2) The proposed use will comply with the approved campus wide parking ratio.

2. REQUIRED LANDSCAPE BUFFERS

a. Facts:

- (1) The PLA 1 Use Zone Chart requires that a “Professional Football Facility” install perimeter buffering per the approved Master Plan.
- (2) The Northwest College Master Plan requires that a 30 foot wide landscape buffer be provided around the campus perimeter. The buffer shall be planted pursuant to KZC Section 95.25.2 (see Attachment 7).
- (3) The applicant submitted an existing landscape plan that shows the location of existing trees on subject property (see Attachment 8).
- (4) KZC Section 95.50.2 requires that all onsite landscaping be maintained throughout the life of the development.

b. Conclusions:

- (1) The existing landscape buffer complies with requirements of the Northwest College Master Plan as outlined in KZC Section 60.12.010.
- (2) To ensure continual maintenance of this buffer, prior to occupancy of the building the applicant should submit an agreement to maintain and replace all landscaping that is required by the City (see Attachment 9).

3. USE OF THE “BUBBLE”

a. Facts:

- (1) As part of the 1985 Master Plan for the Seahawks Facility, the use of a pneumatic cover, “the bubble”, for practices only was permitted each season from October 15th through January 31st. The Seahawks requested occasional exceptions to this time frame, which the Planning Director reviewed after getting letters of support from neighboring property owners. A copy the Planning Director approval was sent to the Houghton Community Council for their information. Additionally, Northwest College was permitted to use “the bubble” for athletic practices.
- (2) The applicant states in their application that “whether the university will keep and maintain the “the bubble” has yet to be determined”. However, the applicant would like the ability to continue use of the bubble during the same period of dates as the Seahawks and the ability to request exceptions in the same way. The bubble use would be exclusively for Northwest University athletic practices and intramural activities.

- b. Conclusion: The use of the pneumatic cover, “the bubble”, by Northwest University for athletic practices and intramural activities should be allowed from October 15 through January 31st. Any request for use of the bubble outside of this time period should be administratively reviewed by the Planning Director and include letters of support from neighboring property owners. A copy of the approval should be sent to the Houghton Community Council.

4. TRAFFIC IMPACTS

a. Facts:

- (1) Public Works Department Staff determined that the proposed use will have less PM peak hours traffic than the former Seahawks use (see Attachment 6, Enclosure 5).
- (2) As part of the Northwest College (University) Master Plan Approval, the following SEPA Mitigation Measure was incorporated:

A traffic signal along 108th Avenue NE (at one of three predetermined locations) shall be installed

when both of the following occur:

- Any one of the traffic signal warrants 1, 2, 9, or 11 at the intersection of 108th Avenue NE and NE 53rd Street is met.
- The College generates 315 new trips per day through the intersection of NE 53rd Street and 108th Avenue NE. These numbers shall be total cumulative additional trips above the 1995 level of 1,946 trips on NE 53rd Street.

(3) Public Works Department Staff reviewed the Signal Warrant Analysis prepared by William Popp Associates and concluded that the project does not meet the traffic signal installation requirements (see Attachment 6, Enclosure 7).

b. Conclusion: The proposed use complies with applicable traffic impact requirements.

COMPREHENSIVE PLAN

1. Fact: The subject property is located within the Central Houghton neighborhood. The Central Houghton Neighborhood Land Use Map designates the subject property as an institutional use (see Attachment 10).
2. Conclusion: The proposal is consistent with the institutional use designation within the Comprehensive Plan

DEVELOPMENT STANDARDS

1. Fact: Additional comments and requirements placed on the project are found on the Development Standards, Attachment 4.
2. Conclusion: The applicant should follow the requirements set forth in Attachment 4.

III. RECOMMENDATIONS

Based on the Findings of Fact and Conclusions, the Hearing Examiner recommends that the City Council **APPROVE** of this application, subject to the following conditions (referenced attachments are found in the Department Advisory Report):

1. This application is subject to the applicable requirements contained in the Kirkland Municipal Code, Zoning Code, and Building and Fire Code. It is the responsibility of the applicant to ensure compliance with the various provisions contained in these

ordinances. Attachment 4, Development Standards, is provided in this report to familiarize the applicant with some of the additional development regulations. This attachment does not include all of the additional regulations. When a condition of approval conflicts with a development regulation in Attachment 4, the condition of approval shall be followed.

2. Prior to occupancy of the building, the applicant shall submit an agreement to maintain and replace all landscaping that is required by the City (see "Required Landscape Buffers" above).
3. The use of the pneumatic cover, "the bubble", by Northwest University for athletic practices and intramural activities shall be allowed from October 15 through January 31st. Any request for use of the bubble outside of this time period shall be administratively reviewed by the Planning Director and include letters of support from neighboring property owners. A copy of the approval should be sent to the Houghton Community Council (see "Use of the 'Bubble'" above).

Entered this 25th day of February, 2009.

Anne Watanabe
Hearing Examiner

SUBSEQUENT MODIFICATIONS

Modifications to the approval may be requested and reviewed pursuant to the applicable modification procedures and criteria in effect at the time of the requested modification.

CHALLENGES AND JUDICIAL REVIEW

The following is a summary of the deadlines and procedures for challenges. Any person wishing to file or respond to a challenge or should contact the Planning Department for further procedural information.

CHALLENGE

Section 152.85 of the Zoning Code allows the Hearing Examiner's recommendation to be challenged by the applicant or any person who submitted written or oral comments or testimony to the Hearing Examiner. A party who signed a petition may not challenge unless such party also submitted independent written comments or information. The challenge must be in writing and must be delivered, along with any fees set by ordinance, to the Planning Department by 5:00 p.m., _____, seven (7) calendar days following distribution of the Hearing Examiner's written recommendation on the application. Within this same time period, the person making the challenge must also mail or personally deliver to the applicant and all other people who submitted

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comments or testimony to the Hearing Examiner, a copy of the challenge together with notice of the deadline and procedures for responding to the challenge.

Any response to the challenge must be delivered to the Planning Department within seven (7) calendar days after the challenge letter was filed with the Planning Department. Within the same time period, the person making the response must deliver a copy of the response to the applicant and all other people who submitted comments or testimony to the Hearing Examiner.

Proof of such mail or personal delivery must be made by affidavit, available from the Planning Department. The affidavit must be attached to the challenge and response letters, and delivered to the Planning Department. The challenge will be considered by the City Council at the time it acts upon the recommendation of the Hearing Examiner.

JUDICIAL REVIEW

Section 152.110 of the Zoning Code allows the action of the City in granting or denying this zoning permit to be reviewed in King County Superior Court. The petition for review must be filed within twenty-one (21) calendar days of the issuance of the final land use decision by the City.

LAPSE OF APPROVAL

Under Section 152.115 of the Zoning Code, the applicant must begin use of land approved under Chapter 152, within four (4) years after the final approval on the matter, or the decision becomes void; provided, however, that in the event judicial review is initiated per Section 152.110, the running of the four years is tolled for any period of time during which a court order in said judicial review proceeding prohibits the required development activity, use of land, or other actions.

EXHIBITS

The following exhibits are entered into the record for this application:

Exhibit A: Department Advisory Report with Attachments

Exhibit B: Houghton Community Council Recommendation, 2/24/09

PARTIES OF RECORD

Applicant: Steve Sankey, Director of Campus Planning & Construction,
Northwest University, 5520 108th Avenue NE, Kirkland, WA 98033

Agent: Eric Drivdahl, Gelotte Hommas, 3025 112th Avenue NE, Suite 110,
Bellevue, WA 98004

Dan Neary, Northwest University, 5520 108th Avenue NE, Kirkland, WA 98033
Department of Planning and Community Development
Department of Public Works
Department of Building and Fire Services



CITY OF KIRKLAND

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**ADVISORY REPORT
FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS**

To: Houghton Community Council
Kirkland Hearing Examiner

From: _____ Tony Leavitt, Associate Planner
_____ Eric R. Shields, AICP, Planning Director

Date: February 12, 2008

File: NORTHWEST UNIVERSITY CHANGE OF USE PERMIT, ZON08-00020

Hearing Date and Place: February 23, 2008; 6:30 pm
City Hall Council Chamber
123 Fifth Avenue, Kirkland

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I. INTRODUCTION

A. APPLICATION

1. Applicant: Steve Sankey of Northwest University
2. Site Location: 11220 NE 53rd Street (see Attachment 1)
3. Request: Change of Use Zoning Permit, per KZC Section 60.12.010, to allow Northwest University to occupy the former Seattle Seahawks Facility for administrative and faculty offices, meeting rooms, and storage (see Attachment 2 and 3). No additions to the existing facility are being proposed. The former practice fields will be used exclusively by Northwest University athletic practices and intramural activities
4. Review Process: Process IIB, Houghton Community Council and Hearing Examiner conduct a public hearing and make recommendations; City Council makes final decision. The Houghton Community Council has disapproval jurisdiction over the land use proposal.
5. Summary of Key Issues and Conclusions:
 - Compliance with Zoning Permit Approval Criteria (see Section II.F)
 - Compliance with Applicable Development Regulations (see Section II.G)

B. RECOMMENDATIONS

Based on Statements of Fact and Conclusions (Section II), and Attachments in this report, we recommend approval of this application subject to the following conditions:

1. This application is subject to the applicable requirements contained in the Kirkland Municipal Code, Zoning Code, and Building and Fire Code. It is the responsibility of the applicant to ensure compliance with the various provisions contained in these ordinances. Attachment 4, Development Standards, is provided in this report to familiarize the applicant with some of the additional development regulations. This attachment does not include all of the additional regulations. When a condition of approval conflicts with a development regulation in Attachment 4, the condition of approval shall be followed.
2. Prior to occupancy of the building, the applicant shall submit an agreement to maintain and replace all landscaping that is required by the City (see Conclusion II.G.2).
3. The use of the pneumatic cover, “the bubble”, by Northwest University for athletic practices and intramural activities shall be allowed from October 15 through January 31st. Any request for use of the bubble outside of this time period shall be administratively reviewed by the Planning Director and include letters of support from neighboring property owners. A copy of the approval should be sent to the Houghton Community Council (see Conclusion II.G.3).

II. FINDINGS OF FACT AND CONCLUSIONS

A. SITE DESCRIPTION

1. Site Development and Zoning:
 - a. Facts:
 - (1) Size: 10.26 acres

(2) Land Use:

- (a) Current Land Use: Former Seahawks Practice Facility which was classified as a “Professional Football, Baseball, or Soccer Practice or Play Facility”. The site currently contains a 45,786 square foot building, 2,300 square foot garage structure, 2 grass practice fields, 1 Astroturf practice field with pneumatic seasonal cover (“the bubble”), and 139 parking stalls.
- (b) Proposed Land Use: Private College and Related Facilities. Special Regulation 3.d.4 states that a Process IIB zoning permit review process is required for a change in all or any part of the Seahawks facility to a use other than a professional football team office and practice facility

(3) Zoning: Planned Area (PLA) 1

(4) Terrain: A majority of the site is relatively flat. The southeast corner of the site is slopes upwards to the upper parking lot and the upper entrance to the building.

(5) Vegetation: The site is well landscaped with significant landscape buffers on the north and south property lines.

b. Conclusions:

- (1) Size, terrain, and vegetation are not relevant factors in the review of this application.
- (2) Land use and zoning are relevant factors in the review of this application, due to the fact that the PLA 1 Use Zone Chart states that a Process IIB zoning permit review process is required for a change in all or any part of the Seahawks facility to a use other than a professional football team office and practice facility

2. Neighboring Development and Zoning:

a. Facts:

The neighboring properties are zoned as follows and contain the following uses:

North: Zoned RS 8.5, Developed with single-family residences

West: Zoned PLA 1, Northwest University Campus, Developed with multi-family residences

South: Zoned RS 8.5, Developed with single-family residences

East: Zoned PLA 1, Northwest University Campus, Campus Buildings and Parking

b. Conclusion: The neighboring development and zoning are factors in the review of the application.

B. HISTORY

1. Facts:
 - a. In 1985, the City Council and Houghton Community Council approved the zoning permit to amend the Northwest College Master plan to allow the Seattle Seahawks Professional Football Team to locate on the subject property.
 - b. In 1999, as part of a Master Plan Amendment, the PLA 1 Use Zone Chart was amended to require a Process IIB zoning permit review process for a change in all or any part of the Seahawks facility to a use other than a professional football team office and practice facility (see Attachment 5).
2. Conclusion: Previously approved zoning permits and amendments are relevant factors in the review of the application.

C. PUBLIC COMMENT

The initial public comment period ran from November 26, 2008 to December 26, 2008. The Planning Department received no comments during this initial comment period.

D. STATE ENVIRONMENTAL POLICY ACT (SEPA)

1. Facts: A Determination of Nonsignificance (DNS) was issued on January 16, 2008. The Environmental Checklist, Determination, and additional environmental information are included as Attachment 6.
2. Conclusion: The applicant and the City have satisfied the requirements of SEPA.

E. CONCURRENCY

1. Facts: The Public Works Department has reviewed the application for concurrency. A concurrency test was passed for traffic on November 12, 2008 (see Attachment 6, Enclosure 5).
2. Conclusion: The project has complied with Traffic Concurrency requirements.

F. APPROVAL CRITERIA

1. GENERAL ZONING CODE CRITERIA
 - a. Fact: Zoning Code section 152.70.3 states that a Process IIB application may be approved if:
 - It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and
 - It is consistent with the public health, safety, and welfare.
 - b. Conclusion: The proposal complies with the criteria in section 152.70.3. It is consistent with all applicable development regulations (see Sections II.G) and the Comprehensive Plan (see Section II.H). In addition, it is consistent with the public health, safety, and welfare because it will allow Northwest University to occupy and use the former Seahawks Facilities while minimizing impacts on neighboring properties.

G. DEVELOPMENT REGULATIONS

1. REQUIRED PARKING SPACES

a. Facts:

- (1) The applicant is proposing no changes to the existing parking areas on the subject property.
- (2) The onsite parking was included in the campus wide parking stall maximum established as part of the 1999 Master Plan approval.
- (3) The site contains a total of 139 parking stalls. 97 stalls are in the lower lot accessed from the Butterfield Chapel parking area immediately to the South of the subject property and 42 stalls are in the upper lot accessed directly off of NE 53rd street
- (4) As part of the 2002 Northwest College Master Plan Amendment, a campus wide parking ratio of 1.78 stalls per 1,000 gross square feet was approved.
- (5) The parking ratio for the proposed use of the former Seahawks Facility by the applicant will be 3.08 stalls per 1,000 gross square feet.

b. Conclusions:

- (1) The parking stalls on the subject property will not increase the total number of stalls campus wide.
- (2) The proposed use will comply with the approved campus wide parking ratio.

2. REQUIRED LANDSCAPE BUFFERS

a. Facts:

- (1) The PLA 1 Use Zone Chart requires that a “Professional Football Facility” install perimeter buffering per the approved Master Plan.
- (2) The Northwest College Master Plan requires that a 30 foot wide landscape buffer be provided around the campus perimeter. The buffer shall be planted pursuant to KZC Section 95.25.2 (see Attachment 7).
- (3) The applicant submitted an existing landscape plan that shows the location of existing trees on subject property (see Attachment 8).
- (4) KZC Section 95.50.2 requires that all onsite landscaping be maintained throughout the life of the development.

b. Conclusions:

- (1) The existing landscape buffer complies with requirements of the Northwest College Master Plan as outlined in KZC Section 60.12.010.
- (2) To ensure continual maintenance of this buffer, prior to occupancy of the building the applicant should submit an agreement to maintain and replace all landscaping that is required by the City (see Attachment 9).

3. USE OF THE "BUBBLE"

a. Facts:

- (1) As part of the 1985 Master Plan for the Seahawks Facility, the use of a pneumatic cover, "the bubble", for practices only was permitted each season from October 15th through January 31st. The Seahawks requested occasional exceptions to this time frame, which the Planning Director reviewed after getting letters of support from neighboring property owners. A copy the Planning Director approval was sent to the Houghton Community Council for their information. Additionally, Northwest College was permitted to use "the bubble" for athletic practices.
- (2) The applicant states in their application that "whether the university will keep and maintain the "the bubble" has yet to be determined". However, the applicant would like the ability to continue use of the bubble during the same period of dates as the Seahawks and the ability to request exceptions in the same way. The bubble use would be exclusively for Northwest University athletic practices and intramural activities.

- b. Conclusion: The use of the pneumatic cover, "the bubble", by Northwest University for athletic practices and intramural activities should be allowed from October 15 through January 31st. Any request for use of the bubble outside of this time period should be administratively reviewed by the Planning Director and include letters of support from neighboring property owners. A copy of the approval should be sent to the Houghton Community Council.

4. TRAFFIC IMPACTS

a. Facts:

- (1) Public Works Department Staff determined that the proposed use will have less PM peak hours traffic than the former Seahawks use (see Attachment 6, Enclosure 5).
- (2) As part of the Northwest College (University) Master Plan Approval, the following SEPA Mitigation Measure was incorporated:
A traffic signal along 108th Avenue NE (at one of three predetermined locations) shall be installed when both of the following occur:
 - Any one of the traffic signal warrants 1, 2, 9, or 11 at the intersection of 108th Avenue NE and NE 53rd Street is met.
 - The College generates 315 new trips per day through the intersection of NE 53rd Street and 108th Avenue NE. These numbers shall be total cumulative additional trips above the 1995 level of 1,946 trips on NE 53rd Street.
- (3) Public Works Department Staff reviewed the Signal Warrant Analysis prepared by William Popp Associates and concluded that the project does not meet the traffic signal installation requirements (see Attachment 6, Enclosure 7).

- b. Conclusion: The proposed use complies with applicable traffic impact requirements.

H. COMPREHENSIVE PLAN

1. Fact: The subject property is located within the Central Houghton neighborhood. The Central Houghton Neighborhood Land Use Map designates the subject property as an institutional use (see Attachment 10).
2. Conclusion: The proposal is consistent with the institutional use designation within the Comprehensive Plan

I. DEVELOPMENT STANDARDS

1. Fact: Additional comments and requirements placed on the project are found on the Development Standards, Attachment 4.
2. Conclusion: The applicant should follow the requirements set forth in Attachment 4.

III. SUBSEQUENT MODIFICATIONS

Modifications to the approval may be requested and reviewed pursuant to the applicable modification procedures and criteria in effect at the time of the requested modification.

IV. CHALLENGES AND JUDICIAL REVIEW

The following is a summary of the deadlines and procedures for challenges. Any person wishing to file or respond to a challenge or should contact the Planning Department for further procedural information.

A. CHALLENGE

Section 152.85 of the Zoning Code allows the Hearing Examiner's recommendation to be challenged by the applicant or any person who submitted written or oral comments or testimony to the Hearing Examiner. A party who signed a petition may not challenge unless such party also submitted independent written comments or information. The challenge must be in writing and must be delivered, along with any fees set by ordinance, to the Planning Department by 5:00 p.m., _____, seven (7) calendar days following distribution of the Hearing Examiner's written recommendation on the application. Within this same time period, the person making the challenge must also mail or personally deliver to the applicant and all other people who submitted comments or testimony to the Hearing Examiner, a copy of the challenge together with notice of the deadline and procedures for responding to the challenge.

Any response to the challenge must be delivered to the Planning Department within seven (7) calendar days after the challenge letter was filed with the Planning Department. Within the same time period, the person making the response must deliver a copy of the response to the applicant and all other people who submitted comments or testimony to the Hearing Examiner.

Proof of such mail or personal delivery must be made by affidavit, available from the Planning Department. The affidavit must be attached to the challenge and response letters, and delivered to the Planning Department. The challenge will be considered by the City Council at the time it acts upon the recommendation of the Hearing Examiner.

B. JUDICIAL REVIEW

Section 152.110 of the Zoning Code allows the action of the City in granting or denying this zoning permit to be reviewed in King County Superior Court. The petition for review must be filed within twenty-one (21) calendar days of the issuance of the final land use decision by the City.

V. LAPSE OF APPROVAL

Under Section 152.115 of the Zoning Code, the applicant must begin use of land approved under Chapter 152, within four (4) years after the final approval on the matter, or the decision becomes void; provided, however, that in the event judicial review is initiated per Section 152.110, the running of the four years is tolled for any period of time during which a court order in said judicial review proceeding prohibits the required development activity, use of land, or other actions.

VI. APPENDICES

Attachments 1 through 10 are attached.

1. Vicinity Map
2. Application and Zoning Report prepared by Gelotte Hommas
3. Development Plans
4. Development Standards
5. Resolution 4203 and PLA1 Use Zone Chart
6. SEPA Determination, Memo, and Enclosures
7. KZC Section 95.25.2
8. Existing Landscaping Plans
9. Landscape Maintenance Agreement
10. Central Houghton Neighborhood Land Use Map

VII. PARTIES OF RECORD

Applicant: Steve Sankey, Director of Campus Planning & Construction, Northwest University, 5520 108th Avenue NE, Kirkland, WA 98033

Agent: Eric Drivdahl, Gelotte Hommas, 3025 112th Avenue NE, Suite 110, Bellevue, WA 98004
Department of Planning and Community Development
Department of Public Works
Department of Building and Fire Services

A written recommendation will be issued by the Hearing Examiner within eight calendar days of the date of the open record hearing.

Northwest UNIVERSITY

Application and Zoning Report for Process IIB Zoning Permit

Proposed Amendment to Kirkland Zoning Code
Section 60.12.010 Special Regulation 3.d.4

Change in Use of the Seahawks Professional Football
Team Office and Practice Facility

For
Northwest University
Kirkland, Washington

November 6, 2008

Prepared by



Gelotte Hommas

THE ART OF ARCHITECTURE

3025 112th Ave NE, Suite 110

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Introduction

According to Kirkland Zoning Code Section 60.12.010 Special Regulation 3.d.4, a change of use to any or all of the Seahawks facility located on the Campus of Northwest University to a use other than a professional football team office and practice facility requires a IIB process. The Seahawks have terminated their lease of the subject facility and have vacated the facility. Northwest University would like to occupy the facility with existing campus personnel, student programs and campus functions. This application is in support of the required IIB process for a zoning permit.

History and Schedule

In the mid-1980's the Seahawks Organization relocated their Facility from Carillon Point onto property owned by Northwest University, constructing the existing training facility including the team office and practice fields. In 1985, the Seahawks signed a twenty year lease on the property that included two 5-year extensions. Currently, the Seahawks have terminated the first of the two 5-year extensions on the lease. The Seahawks have turned over use and maintenance of the facility to the University according to the following schedule:

Practice Fields and All Parking-----September 1, 2008
Upper Floor of the Team Offices ----- October 15, 2008
Remainder of the Facility (Lower Floor of Team Offices)-----November 1, 2008

Existing Seahawks Facility Description

The Seahawks Facility is located within PLA-1 also known as the Northwest University Master Plan Area. The Seahawks Facility occupies the discrete parcel 1725059139 (See Fig. 1) within the PLA-1 zone. The address of the Seahawks facility is:

11220 NE 53RD ST
KIRKLAND WA 98033

Physical Description

The subject property encompasses 446,770 sq. ft. (10.26 acres) of land. Please see Figure 1 for the legal description along with drawings A1.1 and A1.1a.

The existing improvements on the parcel include:

- 45,076 SF Seahawks Headquarters that include administrative offices, meeting rooms and training facilities.
- 2,300 SF Garage
- Two grass practice fields
- One additional Astroturf practice field with pneumatic seasonal cover ("The Bubble")
- 139 Parking stalls

- 97 stalls (inclusive of 3 accessible stalls) in the lower lot accessed from the Butterfield Chapel parking area immediately to the South of the subject property.
- 42 stalls (inclusive of 2 accessible stalls) in the upper lot accessed directly off of NE 53rd street.
- Pedestrian walkways & other miscellaneous existing improvements

Seahawks Occupant Load and Building Utilization

As used by the Seahawks, the two story building included offices, administrative support, meeting rooms, exercise rooms, locker rooms, catering facilities and storage. A detailed breakdown of the Seahawks organization use of the building and resulting occupant load is shown below, as well as indicated on the drawings A2.1 and A2.2.

See also Figure 2 – Existing Occupancy Calculations

The Seahawks used the facility year round, though with the professional football season schedule, the maximum use of the building occurred during the months of May through February.

Practice Field Utilization

The practice fields were used by the Seahawks organization during the professional football season. Additionally, there was some shared use of the fields by the University for intramural sports activities, which occurred year round.

Parking Supply and Demand

The existing parking spaces on the subject property were for the exclusive use of the Seahawks organization and their visitors. From a supply side, the parking layout provided 3.08 stalls per 1000 GSF for the Seahawks organization. KZC 60.12.020.8 required that on-site parking to be adequate to meet peak season use. KZC 60.12.020.7 allowed for overflow parking in the adjacent Campus parking areas during summer training camp. The University has no data regarding parking demand by the Seahawks organization, other than the principle promulgated by KZC 60.12.020.7 that peak parking demand may be met by existing campus parking located elsewhere on the campus.

Proposed Use of Facility by Northwest University

Northwest University proposes to utilize the existing Seahawks facility 'as is' with some minor interior tenant improvements as outlined on the attached drawings A2.1a and A2.2a. The tenant improvements are proposed to be submitted concurrently with the IIB process and are proposed to be permitted under the existing approved zoning to allow for build out occurring during the IIB review process.

The uses proposed to be housed in the Seahawks facility include all of the current programs and functions currently housed in the 6710 building (Enrollment, Graduate Programs, LEAP, Administrative and Faculty Offices, etc.) along with miscellaneous relocation of faculty, staff and programs from other on-campus facilities with complimentary use patterns of the 6710 building.

Proposed Occupant Load and Building Utilization

The lower floor is proposed to be utilized for meeting rooms, offices, administrative support and storage. The lower floor is also proposed to be retrofitted by converting the existing restroom facilities to separate men's and women's facilities to meet the minimum fixture requirements based on the new proposed occupant loads. Comparison between A2.1 and A2.1a show the proposed changes from the existing use to the proposed use.

Northwest University proposes to locate faculty and administrative offices in the existing upper floor configuration and utilize the existing meeting rooms for campus related meetings. The use patterns on the upper floor will be nearly identical to the use patterns of the Seahawks organization. Comparison between A2.2 and A2.2a show no proposed changes to the use and layout of the upper floor.

See also Figure 3 – Proposed Occupancy Calculations

The proposed utilization of the facility will be year round, but similar to the existing seasonal ebb and flow of Seahawks occupants, the building will be most heavily utilized during the academic calendar year from late August to early May. During the summer term, the number of occupants utilizing the facility will be significantly less than during the fall and spring semesters. Faculty will be on summer break and much of the program space needs are inactive. On campus student population shrinks considerably during the summer term as well.

Practice Field Utilization

The practice fields are proposed to be used for the exclusive use of Northwest University athletic practices and intramural activities. Whether the university will keep and maintain the pneumatic cover ("the bubble") has yet to be determined.

Zoning & Master Plan Compliance

Total Gross Floor Area

No additional gross floor area is proposed. The Seahawks facility is already included in the approved Master Plan.

Footprint Area

No additional foot print area is proposed. The Seahawks facility is already included in the approved Master Plan.

Building Height

No modification to the existing approved buildings are proposed. The Seahawks facility is already included in the approved master plan, complies with both the Master Plan height restriction codified in KCZ 60.12.010.2.v and current zoning requirements of KCZ 60.12.020.

Perimeter Landscape Buffers

We propose that the existing conditions and landscape features at the North and South property lines provide equal or better screening than required by KZC 60.12.010.d. Please see the attached drawings L1, L2 and L3 from Jay McGruder Landscape Architect dated November 1, 2008 that qualifies compliance. No changes to the existing conditions are proposed and the University proposes to maintain the existing conditions to meet the screening and landscape buffer requirements.

Parking

No changes are proposed to the existing parking spaces on the subject property. The existing parking stalls would be open for use by the building occupants as well as the larger campus community.

On the supply side, the existing parking layout for the Seahawks facility provides approximately 3.08 stalls per 1000 GSF (based on 45,076 GSF and 139 stalls). This ratio is well in excess of the approved master plan campus wide supply of 1.78 stalls per 1000 GSF (see 2002 updated Master Plan approval – William Popp Associates Master Plan Parking Summary, Addendum 2, September 25, 2002).

Additionally, with the understanding of similar supply and demand patterns of the 6710 building and the proposed use of the Seahawks facility by the University, a comparison is instructive. The 6710 building provides 3.34 stalls per 1000 GSF (based on 33,192 GSF for the building and 111 total parking stalls on site). The 3.08 stalls per 1000 GSF provided by the existing parking facilities at the Seahawks facility closely correlates to the parking supply ratio at the 6710 building.

Lastly, on the demand side, Northwest University notes that the usage demand of the parking stalls at the 6710 building have never exceeded supply. In fact, the peak demand load occurs during evening meetings and classes on weekdays. This peak demand typically results in a demand load of approximately 80% of the supply for the building.

Traffic

A traffic comparison study was conducted in October, 2008 by William Popp Associates that showed a net PM peak hour trip decrease of 14 from the previous Seahawks use. Please see the attached Trip Generation Analysis for Concurrency Memo from William Popp Associates, dated October 24, 2008.

Student Population

No modification to the approved upper limit number of 1,200 FTE student population is proposed. Existing campus uses and programs from the 6710 building are proposed to be housed in the Seahawks facility.

KZC 60.12.020 – Lot Size/Required Yards/Lot Coverage

The existing lot area exceeds the minimum 10 acre lot size requirement. We anticipate the lot size requirement to be subsumed by the Master Plan requirements.

The existing headquarters building conforms to the required 50' setbacks from the exterior property lines (North and South property lines). However, the location of the 2,300 SF garage and storage building shows non-conformance with the 50' setback. See attached site plan. We assume this to be a legal non-conformance and this proposal does not include any mitigation to address any non-conformance, largely because all of the existing structures will conform to the Master Plan setbacks of a minimum of 30' from the PLA-1 boundary (KZC 60.12.2.L) and we anticipate a legal conforming use with regard to the Master Plan.

The existing development conforms to the maximum lot coverage requirement of 80%. The existing development lot coverage is 41%, which is significantly less than the allowable lot coverage. See A1.1A for lot coverage calculations. Again, we anticipate the lot coverage requirement of KZC 60.12.020 to be subsumed by the Master Plan requirements, which the existing building is an approved part of.

Conclusion

Northwest University is excited and anxious to utilize the Seahawks facility to house existing campus functions and personnel. This report is aimed at addressing the issues for the required IIB process. We look forward to working with Kirkland City Council, Houghton Community Council and City Staff through the process.

Legal Description for Parcel 1725059139

That portion of the Northeast Quarter of section 17, township 25 north, range 5 East, W.M, in King County, Washington, more particularly described as follows.

Commencing at the Northwest corner of Lot G 19 Block 2, Harry White and company's 5th addition to Kirkland, according to the plat thereof recorded in volume 7 of plats, page 5, in King County, Washington.

Thence South 89°15'26" East 250.01 feet;
Thence North 01°15'09" East 25.30 feet;
Thence South 89°13'38" East 350.05 feet;
Thence South 01°19'15" West 187.58 feet;
Thence South 89°04'35" East 220.26 feet;
Thence North 01°18'54" East 100.00 feet;
Thence South 89°04'35" East 131.01 feet;
Thence North 01°18'42" East 238.72 feet;
Thence South 89°03'52" East 327.04 feet;
Thence South 01°18'11" West 338.65 feet;
Thence North 89°04'35" West 30.00 feet;
Thence South 01°18'11" West 287.54 feet;
Thence South 89°02'39" East 50.03 feet to the true point of beginning;
Thence continuing South 89°02'39" 440.00 feet;
Thence South 01°25'30" West 357.22 feet;
Thence South 42°28'45" East 48.48 feet;
Thence South 02°31'15" West 262.90 feet;
Thence South 32°17'08" West 33.09 feet;
Thence South 75°17'38" West 28.44 feet;
Thence South 88°32'33" West 44.36 feet;
Thence South 01°25'30" West 343.50 feet to the Northerly margin of Northeast 53rd Street;
Thence North 88°55'59" West along said margin 242.17 feet to a point of curvature;
Thence along a curve to the right the center of which bears north 01°04'01" East 256.48 feet;
Having a delta of 34°45'05", an arc length of 155.56 feet;
Thence North 54°11'44" West 31.79 feet to a point of curvature;
Thence along a curve to the left the center which bears South 35°48'33" West 316.48 feet;
Having a delta of 16°57'14", an arc length of 93'65 feet;
Thence North 35°44'16" East 83.06 feet;
Thence South 88°34'30" East 72.00 feet;
Thence North 01°25'30" East 862.79 feet; to the true point of beginning.

Figure 1 – Legal Description



Seahawks Facility - Existing Conditions

FIRST FLOOR SQUARE FOOTAGE AREAS			
TYPE OF AREA	SQUARE FOOTAGE	FACTOR	OCCUPANCY LOAD
ACCESSORY STORAGE/MECH AREAS	4,363	1/300	15
BUSINESS AREAS	2,145	1/100	22
EXERCISE ROOMS	4,782	1/50	96
INPATIENT TREATMENT	2,252	1/240	10
KITCHENS	240	1/200	2
LOCKER ROOMS	3,206	1/50	65
ASSEMBLY AREAS (UNCONCENTRATED)	3,351	1/15	224
TOTAL FIRST FLOOR			434
SECOND FLOOR SQUARE FOOTAGE AREAS			
TYPE OF AREA	SQUARE FOOTAGE	FACTOR	OCCUPANCY LOAD
ACCESSORY STORAGE/MECH AREAS	2,173	1/300	8
BUSINESS AREAS	10,939	1/100	110
KITCHENS	305	1/200	2
ASSEMBLY AREAS (UNCONCENTRATED)	2,453	1/15	164
TOTAL SECOND FLOOR			284
TOTAL FIRST & SECOND FLOORS			718

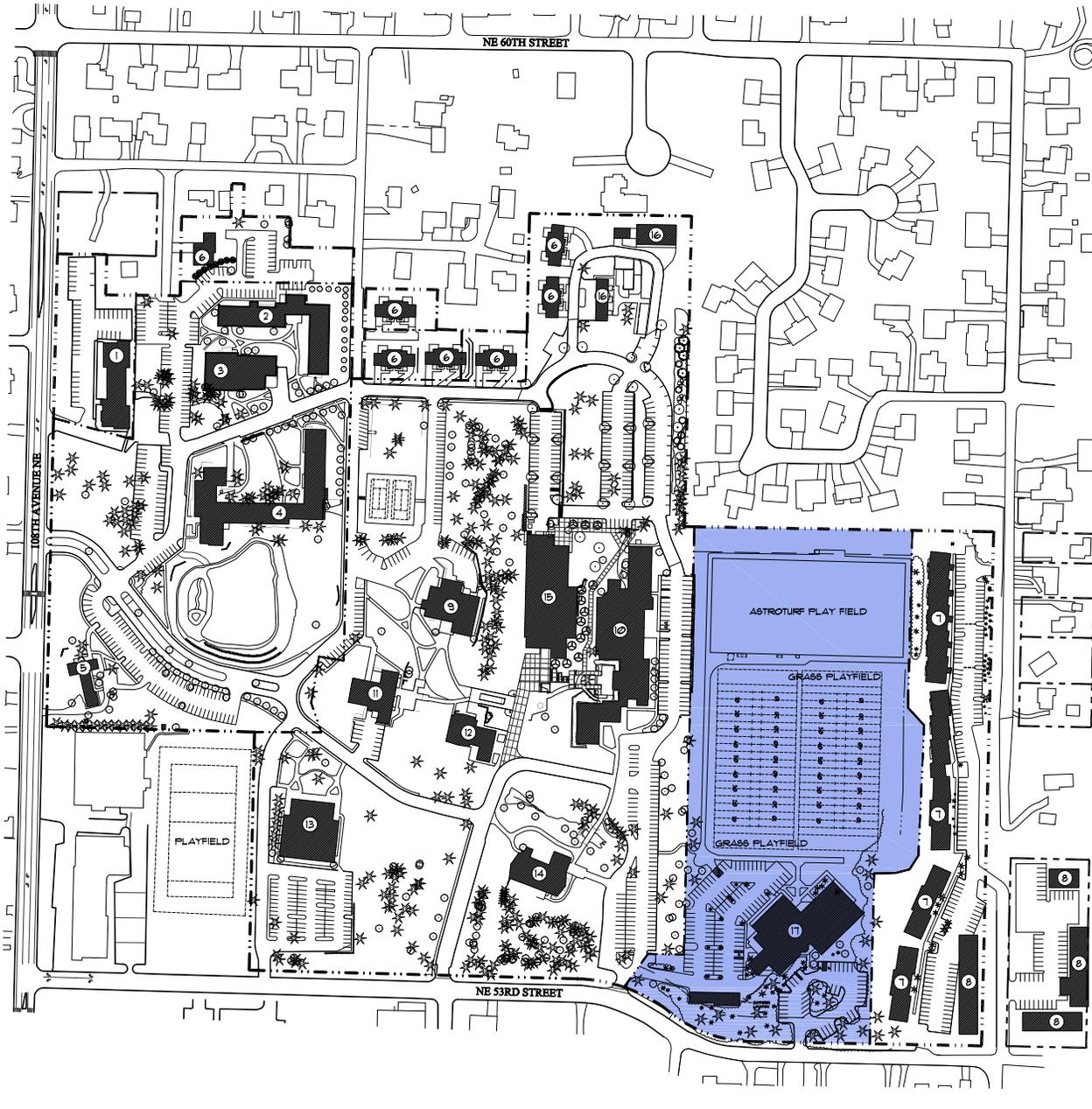
Figure 2 – Existing Occupancy Calculations



Seahawks Facility - Proposed

FIRST FLOOR SQUARE FOOTAGE AREAS			
TYPE OF AREA	SQUARE FOOTAGE	FACTOR	OCCUPANCY LOAD
ACCESSORY STORAGE/MECH AREAS	10,670	1/300	36
BUSINESS AREAS	5,051	1/100	51
CLASSROOMS	2,873	1/20	144
KITCHENS	240	1/200	2
TOTAL FIRST FLOOR			233
SECOND FLOOR SQUARE FOOTAGE AREAS			
TYPE OF AREA	SQUARE FOOTAGE	FACTOR	OCCUPANCY LOAD
ACCESSORY STORAGE/MECH AREAS	2,173	1/300	8
BUSINESS AREAS	10,939	1/100	110
KITCHENS	305	1/200	2
CLASSROOM	786	1/20	40
ASSEMBLY AREAS (UNCONCENTRATED)	1,667	1/15	112
TOTAL SECOND FLOOR			272
TOTAL FIRST & SECOND FLOORS			505

Figure 3 – Proposed Occupancy Calculations



LEGEND

- ① DAVIS ADMINISTRATION BLDG.
- ② GRAY/BEATTY RESIDENCE HALL
- ③ CAFETERIA/STUDENT LOUNGE
- ④ GROUNDWORK/RESIDENCE HALL
- ⑤ ENROLLMENT CENTER
- ⑥ DUPLEXES
- ⑦ CAMPUS HOUSING
- ⑧ CAMPUS HOUSING
- ⑨ D.V. HURST LIBRARY
- ⑩ NESS/GILLIAMS/DOCKEY/FREE HALL
- ⑪ PECOTA STUDENT UNION BUILDING
- ⑫ MILLARD HALL
- ⑬ GYMNASIUM/PAVILION
- ⑭ BUTTERFIELD CHAPEL
- ⑮ HEALTH SCIENCES CENTER
- ⑯ MAINTENANCE BUILDINGS
- ⑰ SEAHAWK FACILITY
- ⑱ EMERGENCY WATER TANK

- COLLEGE PROPERTY OUTSIDE PLA-1 ZONE
- - - - - CAMPUS PLA-1 ZONE BOUNDARY
- SEAHAWKS PROFESSIONAL FOOTBALL TRAINING FACILITY AND TEAT OFFICE

VICINITY MAP

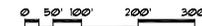


INDEX OF DRAWINGS

- A11 NORTHWEST UNIVERSITY CAMPUS
- A12A SEAHAWKS FACILITY
- L1 LANDSCAPE BUFFER - SOUTH PROPERTY LINE
- L3 LANDSCAPE BUFFER - NORTH PROPERTY LINE
- L5 LANDSCAPE BUFFER - WEST PROPERTY LINE
- A01 EXISTING LOWER FLOOR PLAN
- A21A PROPOSED LOWER FLOOR PLAN
- A21B LOWER FLOOR CODE COMPLIANCE PLAN
- A22 EXISTING UPPER FLOOR
- A22A PROPOSED UPPER FLOOR
- A22B UPPER FLOOR CODE COMPLIANCE PLAN

NORTHWEST UNIVERSITY CAMPUS

SCALE: 1" = 100'-0"



Gelotte Hommas
THE ART OF ARCHITECTURE

NWU Seahawks Facility
Kirkland, WA

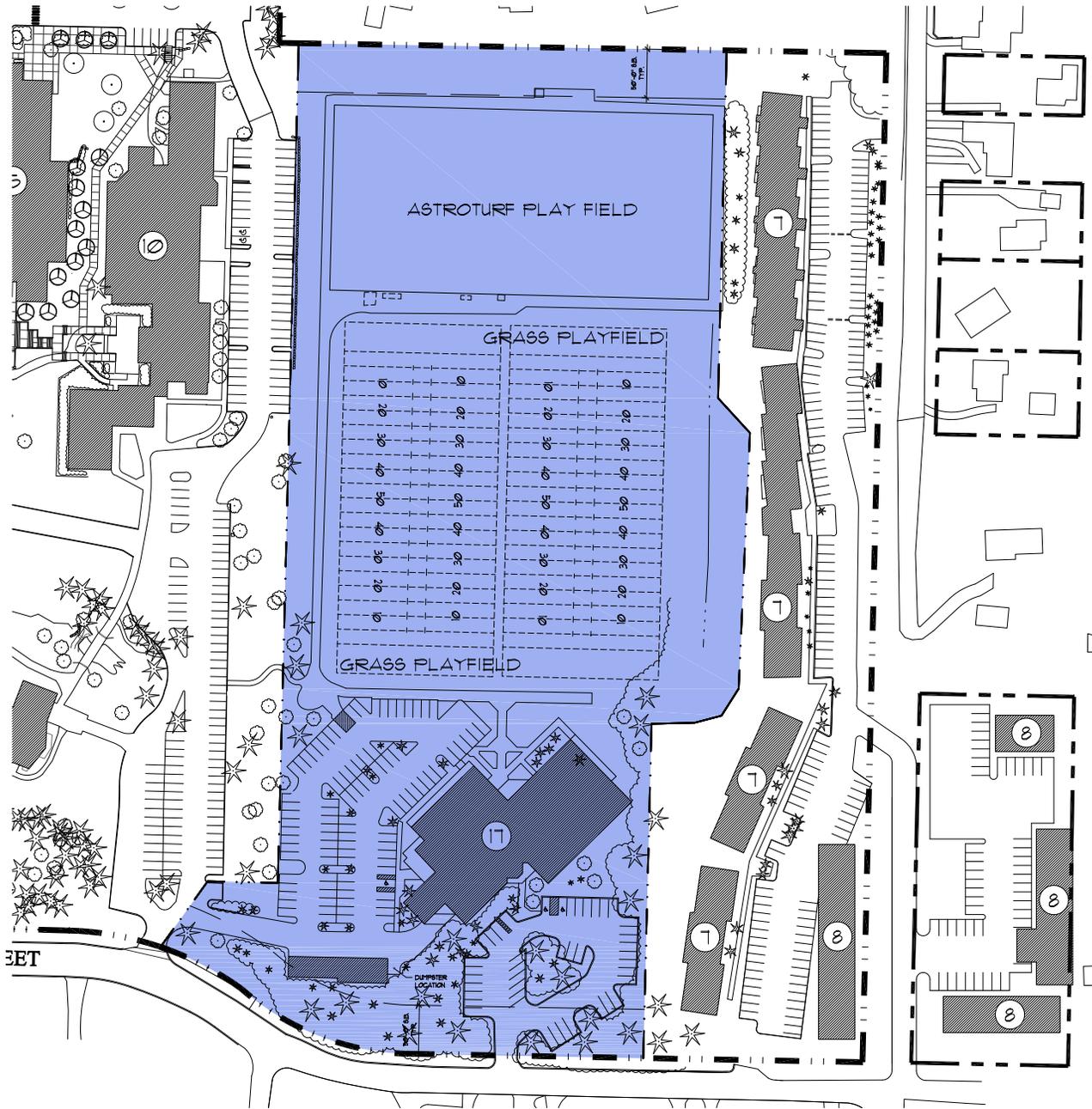
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NO.	DATE	REVISION

DATE: IIB Sub. 11/6/2008
JOB NUMBER: 0816
PR: ELD
FILE: A1.1.dwg

NORTHWEST UNIVERSITY CAMPUS

A1.1



PROJECT ADDRESS

1220 NE 53rd STREET
KIRKLAND, WA 98033

ZONING CLASSIFICATION

CITY OF KIRKLAND: PL-1

LOT COVERAGE

BUILDINGS	14,428 SF
ASTROTURF FIELD	74,608 SF
ACCESS ROADS & PARKING	54,176 SF
WALKS	30,768 SF
TOTAL	169,980 SF
LOT AREA	446,710 SF
LOT COVERAGE	41%

SQ. FT. CALCULATION

FIRST FLOOR	24,971 SF
SECOND FLOOR	23,885 SF
TOTAL	48,856 SF
GARAGE STORAGE BUILDING	1,500 SF

LEGAL DESCRIPTION

This portion of the Northeast Quarter of section 01, Township 25 north, range 5 East, 121st in King County, Washington, more particularly described as follows:

Containing as the Northeast corner of Lot G 19 Block 2, Hany White and company's 3rd addition to Kirkland, according to the plat thereof recorded in volume 7 of plats, page 9, in King County, Washington.

Thence South 89°50'45" East, 250.01 feet
 Thence North 89°09'25" East, 25.50 feet
 Thence South 89°13'38" East, 350.09 feet
 Thence South 89°18'15" East, 313.88 feet
 Thence North 89°04'59" East, 300.00 feet
 Thence South 89°04'59" East, 220.26 feet
 Thence North 89°14'47" East, 258.73 feet
 Thence South 89°03'52" East, 371.64 feet
 Thence South 89°10'11" East, 336.65 feet
 Thence North 89°04'39" East, 50.80 feet
 Thence South 89°18'11" East, 50.80 feet to the true point of beginning;
 Thence continuing South 89°02'25" East, 440.00 feet
 Thence South 89°10'11" East, 101.20 feet
 Thence South 42°18'49" East, 48.48 feet
 Thence South 89°18'11" East, 262.50 feet
 Thence South 32°11'06" East, 33.09 feet
 Thence South 78°11'38" East, 28.44 feet
 Thence South 88°12'12" East, 44.36 feet
 Thence South 87°10'50" East, 343.50 feet to the Northern margin of Northeast 53rd Street
 Thence North 88°10'50" East, along said margin, 252.71 feet to a point of curvature
 Thence along a curve to the right the center of which bears north 89°14'07" East 256.48 feet
 Having a delta of 34°00'00" an arc length of 183.56 feet
 Thence North 34°14'44" East, 31.75 feet to a point of curvature
 Thence along a curve to the left the center which bears South 39°48'33" East 36.48 feet
 Having a delta of 16°15'14" an arc length of 83.65 feet
 Thence North 39°44'36" East, 83.06 feet
 Thence South 88°14'50" East, 11.00 feet
 Thence North 87°10'50" East, 862.75 feet to the true point of beginning.

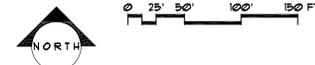
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SEAHAWKS FACILITY
 SCALE: 1" = 50'-0"



Gelotte Hommas
 THE ART OF ARCHITECTURE

NWU Seahawks Facility
 Kirkland, WA

NO.	DATE	REVISION

DATE: IIB Sub. 11/6/2008
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 PN: ELD
 FILE: A1.1.dwg

SEAHAWKS FACILITY

A1.1A

NO.	DATE	REVISION

DATE: 11/6/2008
JOB NUMBER: 0816
FM: ELD
FILE: A2.1.dwg

EXISTING
LOWER FLOOR
PLAN

A2.1



SPACE TYPE	SQUARE FOOTAGE	OCCUPANT FACTOR	OCCUPANTS
ACCESSORY	4,363 SF	1/200 GROSS	15
BUSINESS	2,145 SF	1/100 GROSS	22
EXERCISE ROOMS	4,782 SF	1/50 GROSS	96
INPATIENT TREATMENT	2,252 SF	1/240 GROSS	10
KITCHENS	240 SF	1/200 GROSS	2
LOCKER ROOMS	3,206 SF	1/50 GROSS	65
UNCONCENTRATED	3,351 SF	1/5 NET	224
TOTAL OCCUPANT LOAD			434

EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

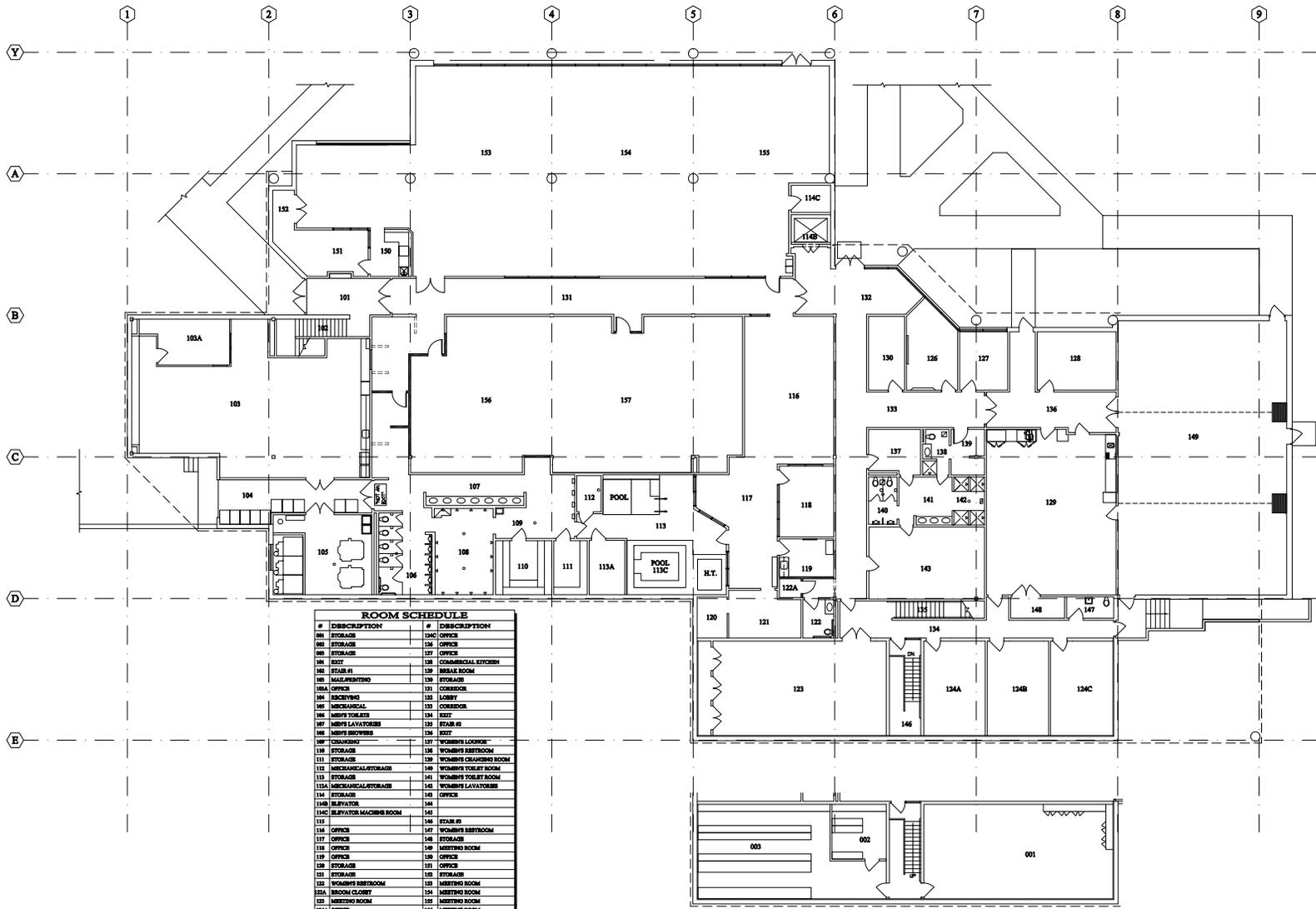


NO.	DATE	REVISION

DATE: 11/6/2008
JOB NUMBER: 0816
PH: ELD
FILE: FPH.009

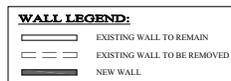
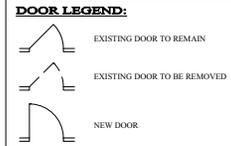
PROPOSED LOWER FLOOR TI PLAN

A2.1A



ROOM SCHEDULE

#	DESCRIPTION	#	DESCRIPTION
001	STORAGE	124C	OFFICE
002	STORAGE	125	OFFICE
003	STORAGE	127	OFFICE
004	STAIR #1	128	COMMERCIAL KITCHEN
005	STAIR #1	129	MEAL ROOM
006	MULLPAPERING	130	STORAGE
007	OFFICE	131	CORRIDOR
008	RECEIVING	132	LOBBY
009	MECHANICAL	133	CORRIDOR
010	MEETS/TOLETS	134	STAIR #1
011	MEETS/LAVATORIES	135	STAIR #1
012	MEETS/RECEPTION	136	STAIR
013	STORAGE	137	WOMEN'S LOUNGE
014	STORAGE	138	WOMEN'S RESTROOM
015	MECHANICAL/STORAGE	139	WOMEN'S CHANGING ROOM
016	STORAGE	140	WOMEN'S TOILET ROOM
017	MECHANICAL/STORAGE	141	WOMEN'S TOILET ROOM
018	STORAGE	142	WOMEN'S LAVATORIES
019	STORAGE	143	OFFICE
020	ELEVATOR	144	
021	ELEVATOR MACHINE ROOM	145	
022		146	STAIR #1
023	OFFICE	147	WOMEN'S RESTROOM
024	OFFICE	148	STORAGE
025	OFFICE	149	MEETING ROOM
026	OFFICE	150	OFFICE
027	STORAGE	151	OFFICE
028	STORAGE	152	STORAGE
029	WOMEN'S RESTROOM	153	MEETING ROOM
030	BROOM CLOSET	154	MEETING ROOM
031	MEETING ROOM	155	MEETING ROOM
032	OFFICE	156	MEETING ROOM
033	OFFICE	157	MEETING ROOM



PROPOSED LOWER FLOOR TI PLAN

SCALE: 1/8" = 1'-0"



NO.	DATE	REVISION

DATE: 11/6/2008
JOB NUMBER: 0816
PH: ELD
FILE: PPA-009

PROPOSED LOWER FLOOR CODE COMPLIANCE & OCCUPANCY PLAN

A2.1B



ROOM SCHEDULE

#	DESCRIPTION	#	DESCRIPTION
001	STORAGE	124C	OFFICE
002	STORAGE	125	OFFICE
003	STORAGE	127	OFFICE
004	STAIR #1	128	COMMERCIAL KITCHEN
005	STAIR #1	129	MEAL ROOM
006	MULTIPURPOSE	130	STORAGE
007	OFFICE	131	CORRIDOR
008	RECEIVING	132	LOBBY
009	MEDICAL	133	CORRIDOR
010	MEET. TOL. 1	134	STAIR #1
011	MEET. LAVATORY	135	STAIR #1
012	MEET. RECEPTION	136	STAIR #1
013	STORAGE	137	WOMEN'S LOUNGE
014	STORAGE	138	WOMEN'S RESTROOM
015	MEDICAL/STORAGE	139	WOMEN'S CHANGING ROOM
016	STORAGE	140	WOMEN'S TOILET ROOM
017	MEDICAL/STORAGE	141	WOMEN'S TOILET ROOM
018	STORAGE	142	WOMEN'S LAVATORY
019	STORAGE	143	OFFICE
020	ELEVATOR	144	OFFICE
021	ELEVATOR MACHINE ROOM	145	STAIR #1
022	STAIR #1	146	WOMEN'S RESTROOM
023	OFFICE	147	STORAGE
024	OFFICE	148	MEETING ROOM
025	OFFICE	149	OFFICE
026	STORAGE	150	OFFICE
027	STORAGE	151	OFFICE
028	STORAGE	152	STAIR
029	WOMEN'S RESTROOM	153	MEETING ROOM
030	BROOM CLOSET	154	MEETING ROOM
031	MEETING ROOM	155	MEETING ROOM
032	OFFICE	156	MEETING ROOM
033	OFFICE	157	MEETING ROOM

PROPOSED FIRST FLOOR OCCUPANCY CALCULATIONS

SPACE TYPE	SQUARE FOOTAGE	OCCUPANT FACTOR	# OF OCCUPANTS
ACCESSORY	10,610 SF	1/300 GROSS	36
BUSINESS	5,051 SF	1/100 GROSS	51
CLASSROOM	2,813 SF	1/20 GROSS	144
KITCHENS	240 SF	1/200 GROSS	21
TOTAL OCCUPANTS			253



PROPOSED LOWER FLOOR CODE & OCCUPANCY PLAN
SCALE: 1/8" = 1'-0"





EXISTING SECOND STORY OCCUPANCY CALCULATIONS			
SPACE TYPE	SQUARE FOOTAGE	OCCUPANT FACTOR	# OF OCCUPANTS
ACCESSORY	2,115 SF	1/200 GROSS	8
BUSINESS	10,939 SF	1/100 GROSS	110
KITCHENS	205 SF	1/200 GROSS	1
UNCONCENTRATED	2,453 SF	1/15 NET	164
TOTAL OCCUPANTS			284

EXISTING SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

0 2 4 8 16 24 FT.



Gelotte Hommas
THE ART OF ARCHITECTURE

NWU Seahawks Facility
11220 NE 53rd Street, Kirkland, WA 98033

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Bellevue, Washington 98004
425.926.3881 T 425.822.4152 F
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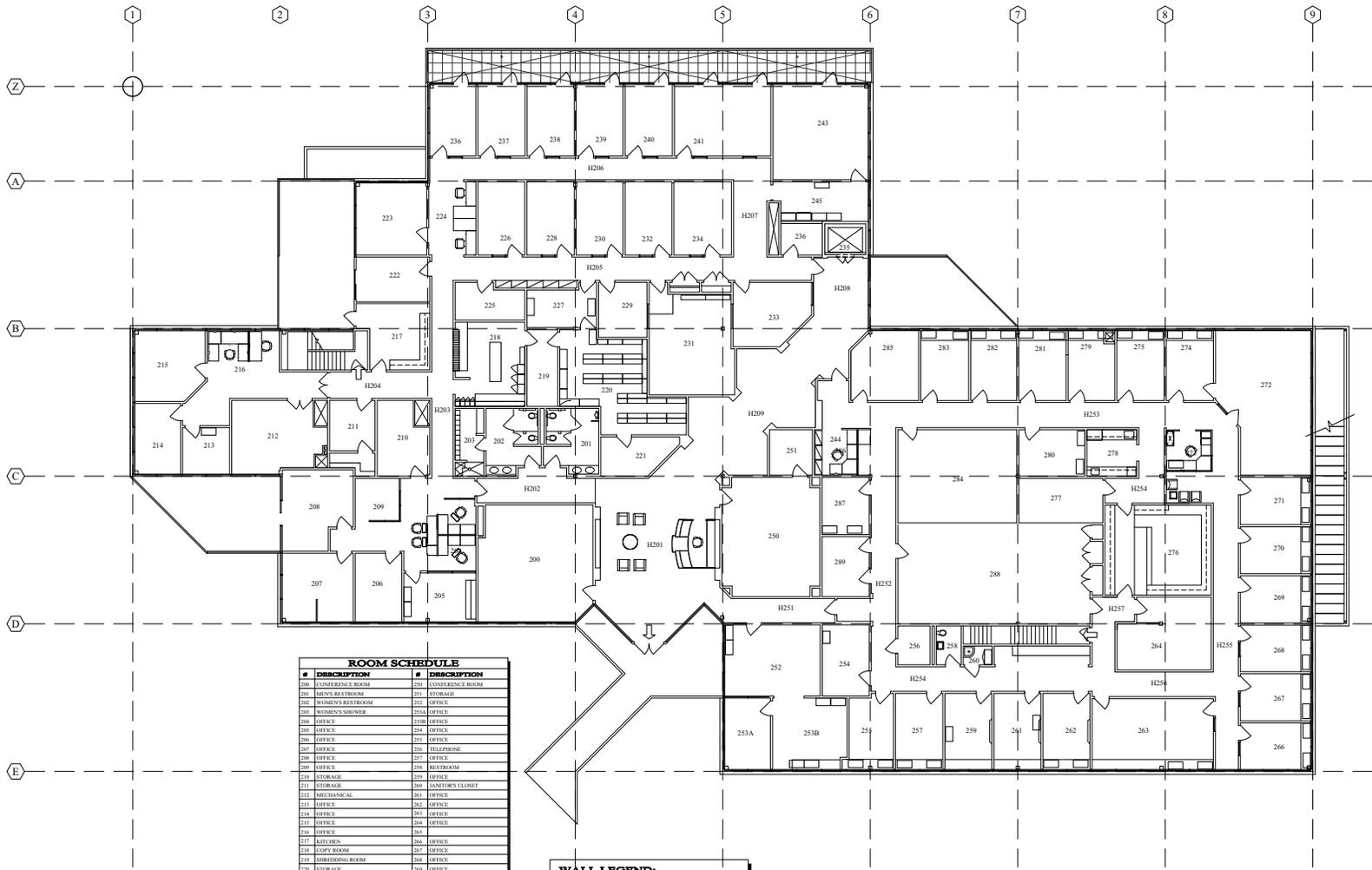
NO. DATE REVISION

DATE: IB Sub. 11/6/2008
JOB NUMBER: 0816
FM: ELD
FILE: A2.2.009

EXISTING UPPER FLOOR

A2.2

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ROOM SCHEDULE	
#	DESCRIPTION
200	CONFERENCE ROOM
201	CONFERENCE ROOM
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300	CONFERENCE ROOM

WALL LEGEND:

- EXISTING WALL TO REMAIN
- - - EXISTING WALL TO BE REMOVED
- NEW WALL

NOTE: NO SUBSTANTIVE IMPROVEMENTS ARE PROPOSED, SUCH AS WALLS AND/OR EGRESS CHANGES. ALL WORK ON UPPER FLOOR IS LIMITED TO PAINTING AND CARPETING AND THE LIKE.

DOOR LEGEND:

- EXISTING DOOR TO REMAIN
- - - EXISTING DOOR TO BE REMOVED
- NEW DOOR

PROPOSED SECOND FLOOR TI PLAN
SCALE: 1/8" = 1'-0"
0 4 8 16 24 FT.
NORTH



CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 425.587-3225
www.ci.kirkland.wa.us

DEVELOPMENT STANDARDS LIST

File: NWU Change of Use Permit, ZON08-00020

ZONING CODE STANDARDS

95.50.2.a Required Landscaping. All required landscaping shall be maintained throughout the life of the development. The applicant shall submit an agreement to the city to be recorded with King County which will perpetually maintain required landscaping. Prior to issuance of a certificate of occupancy, the proponent shall submit an agreement to maintain and replace all landscaping that is required by the City.

95.52 Prohibited Vegetation. Plants listed as prohibited in the Kirkland Plant List shall not be planted in the City.

100.25 Sign Permits. Separate sign permit(s) are required. In JBD and CBD cabinet signs are prohibited.

105.18 Pedestrian Walkways. All uses, except single family dwelling units and duplex structures, must provide pedestrian walkways designed to minimize walking distances from the building entrance to the right of way and adjacent transit facilities, pedestrian connections to adjacent properties, between primary entrances of all uses on the subject property, through parking lots and parking garages to building entrances. Easements may be required. In design districts through block pathways or other pedestrian improvements may be required. See also Plates 34 in Chapter 180.

105.32 Bicycle Parking. All uses, except single family dwelling units and duplex structures with 6 or more vehicle parking spaces must provide covered bicycle parking within 50 feet of an entrance to the building at a ratio of one bicycle space for each twelve motor vehicle parking spaces. Check with Planner to determine the number of bike racks required and location.

105.18 Entrance Walkways. All uses, except single family dwellings and duplex structures, must provide pedestrian walkways between the principal entrances to all businesses, uses, and/or buildings on the subject property.

105.18 Overhead Weather Protection. All uses, except single family dwellings, multifamily, and industrial uses, must provide overhead weather protection along any portion of the building, which is adjacent to a pedestrian walkway.

105.18.2 Walkway Standards. Pedestrian walkways must be at least 5' wide; must be distinguishable from traffic lanes by pavement texture or elevation; must have adequate lighting for security and safety. Lights must be non-glare and mounted no more than 20' above the ground.

105.18.2 Overhead Weather Protection Standards. Overhead weather protection must be provided along any portion of the building adjacent to a pedestrian walkway or sidewalk; over the primary exterior entrance to all buildings. May be composed of awnings, marquees, canopies or building overhangs; must cover at least 5' of the width of the adjacent walkway; and must be at least 8 feet above the ground immediately below it. In design districts, translucent awnings may not be backlit; see section for the percent of property frontage or building facade.

105.65 Compact Parking Stalls. Up to 50% of the number of parking spaces may be designated for compact cars.

105.60.2 Parking Area Driveways. Driveways which are not driving aisles within a parking area shall be a minimum width of 20 feet.

105.60.3 Wheelstops. Parking areas must be constructed so that car wheels are kept at least 2' from pedestrian and landscape areas.

105.60.4 Parking Lot Walkways. All parking lots which contain more than 25 stalls must include pedestrian walkways through the parking lot to the main building entrance or a central location. Lots with more than 25,000 sq.

ft. of paved area must provide pedestrian routes for every 3 aisles to the main entrance.

105.77 Parking Area Curbing. All parking areas and driveways, for uses other than detached dwelling units must be surrounded by a 6" high vertical concrete curb.

115.25 Work Hours. It is a violation of this Code to engage in any development activity or to operate any heavy equipment before 7:00 am. or after 8:00 pm Monday through Friday, or before 9:00 am or after 6:00 pm Saturday. No development activity or use of heavy equipment may occur on Sundays or on the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas Day. The applicant will be required to comply with these regulations and any violation of this section will result in enforcement action, unless written permission is obtained from the Planning official.

115.75.2 Fill Material. All materials used as fill must be non-dissolving and non-decomposing. Fill material must not contain organic or inorganic material that would be detrimental to the water quality, or existing habitat, or create any other significant adverse impacts to the environment.

115.90 Calculating Lot Coverage. The total area of all structures and pavement and any other impervious surface on the subject property is limited to a maximum percentage of total lot area. See the Use Zone charts for maximum lot coverage percentages allowed. Section 115.90 lists exceptions to total lot coverage calculations See Section 115.90 for a more detailed explanation of these exceptions.

115.95 Noise Standards. The City of Kirkland adopts by reference the Maximum Environmental Noise Levels established pursuant to the Noise Control Act of 1974, RCW 70.107. See Chapter 173-60 WAC. Any noise, which injures, endangers the comfort, repose, health or safety of persons, or in any way renders persons insecure in life, or in the use of property is a violation of this Code.

115.115 Required Setback Yards. This section establishes what structures, improvements and activities may be within required setback yards as established for each use in each zone.

115.115.3.p HVAC and Similar Equipment: These may be placed no closer than five feet of a side or rear property line, and shall not be located within a required front yard; provided, that HVAC equipment may be located in a storage shed approved pursuant to subsection (3)(m) of this section or a garage approved pursuant to subsection (3)(o)(2) of this section. All HVAC equipment shall be baffled, shielded, enclosed, or placed on the property in a manner that will ensure compliance with the noise provisions of KZC 115.95.

115.115.d Driveway Setbacks. Parking areas and driveways for uses other than detached dwelling units, attached and stacked dwelling units in residential zones, or schools and day-cares with more than 12 students, may be located within required setback yards, but, except for the portion of any driveway which connects with an adjacent street, not closer than 5 feet to any property line.

115.120 Rooftop Appurtenance Screening. New or replacement appurtenances on existing buildings shall be surrounded by a solid screening enclosure equal in height to the appurtenance. New construction shall screen rooftop appurtenances by incorporating them in to the roof form.

115.135 Sight Distance at Intersection. Areas around all intersections, including the entrance of driveways onto streets, must be kept clear of sight obstruction as described in this section.

Date: 2/9/2009

DEVELOPMENT STANDARDS

CASE NO.: ZON08-00020
PCD FILE NO.:ZON08-00020

FIRE DEPARTMENT CONDITIONS

The Fire Department has no specific conditions related to the "change of use" aspect of the application.

All fire protection systems will be required to be maintained throughout the existing buildings.

PUBLIC WORKS CONDITIONS:

1. Public Works has no street or utility conditions for the subject Zoning Permit because no improvements or changes are planned for the exterior of the building.
2. The Public Works Traffic Engineer is reviewing the Traffic Impact Analysis and will be providing a set of comments and/or conditions in a separate memorandum to the Planner.
3. If it is determined that the new change in use generates more traffic during the PM peak than the previous use, traffic impact fees will be due prior to issuance of the Building Permit for the Tenant Improvements.

RESOLUTION NO. R- 4203

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND, APPROVING THE ISSUANCE OF A PROCESS III PERMIT AS APPLIED FOR IN DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT FILE NO. III-IV-95-30 BY NORTHWEST COLLEGE AND SETTING FORTH CONDITIONS TO WHICH SUCH PROCESS III PERMIT SHALL BE SUBJECT.

WHEREAS, the Department of Planning and Community Development has received an application for a Process III permit filed by Northwest College; and

WHEREAS, pursuant to the State Environmental Policy Act, RCW 43.21C and the Administrative Guideline and local ordinance adopted to implement it, an environmental checklist has been submitted to the City of Kirkland, reviewed by the responsible official of the City of Kirkland, and a negative determination reached on November 26, 1997 and Addendum issued on May 22, 1998; and

WHEREAS, the environmental checklist and determination have been available and accompanied the application through the entire review process; and

WHEREAS, the application has been submitted to the Hearing Examiner who held a public hearing thereon at his regular meeting of December 16, 1997 and February 12, 1998; and

WHEREAS, the Hearing Examiner, after his public hearing and consideration of the recommendations of the Department of Planning and Community Development, did adopt certain Findings, Conclusions and Recommendations, and did recommend approval of the Process III permit (master plan revisions) subject to the specific conditions set forth in the recommendation; and

WHEREAS, the City Council, in regular meeting on May 19, 1998, did consider the environmental documents received from the responsible official, together with the recommendation of the Hearing Examiner; and

WHEREAS, at the May 19, 1998 meeting, the City Council adopted Resolution Nos. 4127 approving the Process III Permit (master plan revision), 4128 (Intention to adopt comprehensive plan amendment), and 4129 (Intention to a adopt rezone) and Ordinance No. 3629 (PLA 1 text amendments); and

WHEREAS, on July 16, 1998, the Houghton Community Council adopted Resolution No. 98-2, which disapproved and rendered void City Resolutions Nos. 4127, 4128, and 4129 and City Ordinance No. 3629; and

WHEREAS, in December 1998, the City Council adopted the Comprehensive Plan amendments referenced in Resolution No. 4128; and

WHEREAS, the City Council, in regular meeting on August 10, 1999, did consider the environmental documents received from the responsible official, together with the recommendation of the Hearing Examiner and the recommendation of City staff, to add conditions to the conditions set forth in the Hearing Examiner's recommendation; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Kirkland as follows:

Section 1. The Findings, Conclusions, and Recommendations of the Hearing Examiner as signed by him and filed in the Department of Planning and Community Development File No. III-IV-95-30 are adopted by the Kirkland City Council as though fully set forth herein, except that:

1. Conclusion 5 shall be replaced by the following:

Locations for the traffic signal on 108th Avenue NE and the main entrance to the campus should be selected just prior to the installation of the traffic signal so that traffic and circulation impacts can be fully evaluated.

2. Subparagraph (1) of Recommendation 8.a. (Right-of-Way Improvements, 114th Avenue NE) is amended to read as follows:

Prior to the issuance of any construction permit for any new structure on Parcel 7, the applicant shall dedicate 20' of property for public right-of-way (on the east side of the existing right-of-way) along the full frontage of that parcel, and shall submit to the Public Works Department for recording with the King County Department of Records and Elections a concomitant agreement for the improvement of 114th Avenue NE abutting Parcel 7: 28 feet of paving, storm drainage, curb and gutter, a 4.5 foot planter strip with street trees and sidewalks on both sides of the street (see Exhibit A, Attachment 8). These street improvements shall not be constructed at this time and shall only be installed in the future upon direction from the Kirkland City Council, following a public hearing on the matter. If future Master Plan amendments are proposed by the College, improvements to 114th Avenue NE may be considered. If the College sells property along the 114th Avenue NE right-of-way, development of the property sold will require reanalysis of the need for street improvements.

3. A new Recommendation 8.e. is added to read as follows:

Traffic signal on 108th Avenue NE

Prior to the installation of the traffic signal on 108th Avenue NE, the City Council shall review the proposed location of the signal, and may direct that the signal be located either at the intersection of NE 53rd Street and 108th Avenue NE or at the intersection of the main campus entrance and 108th Avenue NE. Further, the City Council may direct that the main campus entrance remain in its present location or be relocated to align with NE 55th Street at the time the traffic signal is installed on 108th Avenue NE.

4. A new paragraph is added to Recommendation 9 to read as follows:

A parking and traffic management plan shall be submitted describing how parking and circulation will be handled to avoid impacts to the surrounding neighborhood in either situation:

- (1) When Northwest College anticipates an event where all 1,178 parking stalls are anticipated to be filled; or
- (2) When any tenant of Northwest College, including the Seahawks, holds an event where the anticipated number of guests will exceed 100; or
- (3) When simultaneous events in the pavilion, gym, and chapel are anticipated to generate traffic from off-campus guests.

5. The second paragraph of Recommendation 11.b.(5) is amended to read as follows:

A Process III zoning permit review process is required (1) for any change to the Master Plan that does not meet the above criteria, (2) for leasing of any campus facilities to long-term tenants, (3) for any increase in student population above 1,200, or (4) for a change in all or any part of the Seahawks facility to a use other than a professional football team office and practice facility.

6. A new paragraph is added to Recommendation 11 to read as follows:

The Planning Director shall notify the Houghton Community Council in writing of a proposed decision on a request for modifications of the Master Plan at least 40 days before issuance of the decision.

Section 2. The Process III permit shall be issued to the applicant subject to the conditions set forth in the recommendations hereinabove adopted by the City Council.

Section 3. Nothing in this resolution shall be construed as excusing the applicant from compliance with any federal, state, or local statutes, ordinance, or regulations applicable to this project, other than expressly set forth herein.

Section 4. Failure on the part of the holder of the permit to initially meet or maintain strict compliance with the standards and conditions to which the Process III permit is subject shall be grounds for revocation in accordance with Ordinance 2740, as amended, of the Kirkland Zoning Ordinance.

Section 5. Notwithstanding any recommendations heretofore given by the Houghton Community Council, the subject matter of this resolution and the Permit herein granted are, pursuant to Ordinance 2001, subject to the disapproval jurisdiction of the Houghton Community Council or the failure of the Community Council to disapprove this resolution within 60 days of the date of the passage of this resolution.

Section 6. A complete copy of this resolution, including Findings, Conclusions and Recommendations adopted by reference, shall be certified by the City Clerk, who shall then forward the certified copy to the King County Department of Assessments..

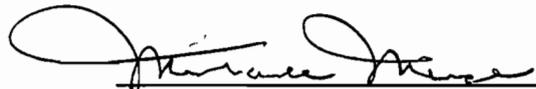
Section 7. A certified copy of this resolution, together with the Findings, Conclusions, and Recommendations herein adopted shall be attached to and become a part of the development permit or evidence thereof, delivered to the permittee.

Section 8. Certified or conformed copies of this resolution shall be delivered to the following:

- (a) Department of Planning and Community Development of the City of Kirkland
- (b) Fire and Building Department for the City of Kirkland
- (c) Public Works Department of the City of Kirkland
- (d) City Clerk for the City of Kirkland

PASSED by majority vote of the Kirkland City Council in regular, open meeting on the 10th day of August, 1999.

SIGNED IN AUTHENTICATION thereof on the 10th day of August, 1999.



Mayor

Attest:



Deputy City Clerk

Section 60.12		DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS									
		Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage				
Front	Side	Rear									
.010	Private College and Related Facilities	If development is consistent with the Master Plan adopted in R-4203, then none. Otherwise, must amend the Master Plan using Process IIB, Chapter 152 KZC.	As established in the Master Plan or as allowed in Special Regulations.								<ol style="list-style-type: none"> 1. The Master Plan, approved by Resolution 4203, includes a site plan, which is on file with the City. That site plan is, by reference, incorporated as a part of this Code as it pertains to the location, configuration and nature of improvements in the PLA-1 zone. 2. In addition to the site plan referenced above, the adopted Master Plan includes the following special regulations: <ol style="list-style-type: none"> a. Future development permits shall be reviewed by the Planning Director to ensure consistency with the Master Plan. b. The applicant shall indicate all site improvements and landscaping for the areas to be affected by construction which are proposed to accompany the construction of each facility. The Planning Director shall have the authority to require implementation of these related elements of the Master Plan at such time new facilities, structures or additions are being constructed. c. At the time of application for development of the married student housing information relating to the degree of cutting and filling necessitated shall be provided. Plans for stabilization of nearby slopes shall be included in this information. This information shall indicate to what extent the drainage conditions on the eastern portion of the campus will be disturbed, and what measures will be taken to insure that surrounding properties will not be adversely affected by alternate drainage patterns. d. A 30-foot-wide landscape buffer planted pursuant to the requirements of KZC 95.25(2) shall be provided around the campus perimeter, except along 108th Ave. NE, 114th Ave. NE, I-405, and between on-campus duplex housing and adjacent single-family sites or I-405. The buffer shall incorporate all existing significant trees and vegetation. Where fencing is proposed, it shall be wood, unless alternative fencing is requested in writing by the adjacent neighbor and agreed to by the applicant. e. A 15-foot-wide landscape buffer planted pursuant to the requirements of KZC 95.25(2) shall be provided between on-campus duplex housing and adjacent single-family sites. The buffer shall incorporate all existing significant trees and vegetation. f. New construction of buildings and parking areas shall preserve existing significant trees to the maximum extent possible. g. Storm drainage plans shall accompany any applications for development permits. Said plans shall comply with the requirements of KMC Title 15.

REGULATIONS CONTINUED ON NEXT PAGE

Section 60.12



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 60.12	USE REGULATIONS	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.010	Private College and Related Facilities (continued)										h. Development permits for additional parking areas shall include a lighting plan for review and approval by the Planning Director. The lighting shall be directed such that it does not negatively impact adjacent residential areas. i. All main interior streets shall maintain a driving width of 24 feet plus curb and gutter improvements on both sides of the streets, for a total of 28 feet. Widths of, and improvements to secondary streets and service roads shall be subject to the review and approval of the Planning Director. It will be necessary for secondary streets and service roads to provide adequate clearance for emergency vehicle access. j. The location, material and design of any walkway within the campus shall be at the discretion of the College and its representatives, but will be reviewed by the Planning Director; provided, that the pedestrian/bicycle path in 114th Ave. NE shall be asphalt or concrete, eight feet wide. k. The "NO PARKING" signs along 110th Avenue N.E., east of the men's dormitory, shall remain indefinitely, to discourage future parking along this street. l. Within 30 feet of all outer edges of the campus (except along 108th Ave. NE, 114th Ave. NE, and I-405), no institutional uses or new parking areas are permitted, including any future redevelopment of the maintenance buildings. m. The housing unit, south of Gairloch, and west of 114th Ave. N.E., shall be separated from abutting properties to the north and east by a dense vegetative buffer of not less than 30 feet. n. Parking lots shall include landscaping islands as required by Chapter 105 KZC. o. Where adjacent to existing single-family residences, existing campus roadways and parking areas shall be landscaped as much as possible in the space available to provide a visual screen of the roadways and parking areas from the nearby residences. The amount and type of landscaping shall be subject to the review and approval of the Planning Director. An effort shall be made to reduce the amount of asphalt surfacing wherever possible.	

REGULATIONS CONTINUED ON NEXT PAGE



DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 60.12	 	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.010	Private College and Related Facilities (continued)										<p>p. Construction of the proposed clock tower shall be subject to the issuance of a Process IIB Permit, to be reviewed by the Houghton Community Council, the Kirkland Hearing Examiner and the Kirkland City Council.</p> <p>q. The two westernmost campus access drives (adjacent to the Seventh Day Adventist Church and opposite 111th Ave. NE) shall be closed to general vehicle use. The driveway serving The Firs married student housing shall be relocated to lie within the 114th Ave. NE right-of-way.</p> <p>r. The District Office shall have only one access point from 108th Avenue N.E.</p> <p>s. New buildings or building expansions must conform with design guidelines as adopted as part of the master plan.</p> <p>t. The City is authorized to implement measures, identified in the approved master plan, to protect the surrounding neighborhood from parking impacts.</p> <p>u. For other regulations applicable to this use, see the master plan approved under Resolution R-4203.</p> <p>v. Structure height shall not exceed 30 feet above average building elevation if located within 100 feet of the campus perimeter, or 40 feet above average building elevation if located greater than 100 feet from the campus perimeter.</p> <p>3. Deviations from the approved master plan may be administratively approved by the Planning Director:</p> <p>a. Unless:</p> <ol style="list-style-type: none"> 1) There is a change in the use and the Zoning Code establishes different or more rigorous standards for the new use than for the existing use. 2) The Planning Director determines that there will be substantial changes in the impacts on the neighborhood or the City as a result of the change; and <p>b. The proposed modification or deviation satisfies all of the following:</p> <ol style="list-style-type: none"> 1. No vehicular ingress or egress from surrounding streets may be changed. 2. No roadways, parking lots or structures within 100 feet of the site perimeter may be shifted toward the perimeters. Any other shifting or improvements shall be consistent with the design concept of the College. <p style="text-align: right;">REGULATIONS CONTINUED ON NEXT PAGE</p>	

Section 60.12



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 60.12	 REGULATIONS 	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.010	Private College and Related Facilities (continued)									3. No buffers shown in the approved site plan may be reduced, unless specifically authorized by some other special regulation. 4. Reconfigurations of the footprint of the structures shown in the approved plan may be permitted; provided, that such changes are not apparent off-site and do not increase building height. 5. Minor new structures not shown on the approved site plan may be permitted; provided, that they are at least 200 feet from the site perimeter, are not apparent from off-site and do not require the significant shifting of roadways, parking areas or other improvements. c. The Planning Director shall notify the Houghton Community Council in writing, at least 40 days before issuance of a decision on a request for a modification of the Master Plan. d. A Process IIB zoning permit review process is required: <ol style="list-style-type: none"> 1) For any change to the Master Plan that does not meet the above criteria; 2) For leasing of any campus facilities to long-term tenants; 3) For any increase in student population above 1,200; or 4) For a change in all or any part of the Seahawks facility to a use other than a professional football team office and practice facility. 		



USE ZONE CHART

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS

Section 60.12	USE ↓ REGULATIONS ↑	Required Review Process	MINIMUMS			MAXIMUMS		Landscape Category (See Ch. 95)	Sign Category (See Ch. 100)	Required Parking Spaces (See Ch. 105)	Special Regulations (See also General Regulations)	
			Lot Size	REQUIRED YARDS (See Ch. 115)			Lot Coverage					Height of Structure
				Front	Side	Rear						
.020	Professional Football, Baseball, or Soccer Practice or Play Facility	None, if part of approved Master Plan adopted in R-4203. Otherwise, Process IIB, Chapter 152 KZC.	10 acres	As established in the Master Plan or as allowed under Special Regulation 1.			80%	30' above average building elevation. See Special Regulations 2 and 3.	C See Spec. Reg. 4.	B See Spec. Reg. 6.	See KZC 105.25. See Spec. Reg. 7.	<ol style="list-style-type: none"> 1. All structures and practice and play facilities must be setback from exterior property lines at least 50 feet. Parking lots must be setback at least 50 feet from single-family uses and screened and interspersed with landscaping pursuant to Chapters 95 and 105 KZC. 2. Maximum structure height is determined by the approved Master Plan. 3. Maximum height of temporary structures shall be 60 feet above finished grade. 4. Perimeter buffering is determined by the approved Master Plan. 5. One point of vehicular access only is permitted directly onto NE 53rd Street. Secondary access through the college campus is permitted. 6. A single pedestal or monument sign, non-interior illuminated, shall be permitted on NE 53rd Street. 7. During summer training camp, the public will be directed, by means of pedestal signs at entrances to the college, to the parking areas in the interior of the campus. 8. On-site parking shall be adequate to meet peak season use. 9. No public exhibitions or games shall be permitted. 10. No helicopter operations shall be permitted, except for emergency situations. 11. No graphics or markings shall be permitted on the exterior of the temporary structure, except as required by state, federal or local regulations. 12. Only one professional sport organization may occupy and use the facility in any consecutive 12-month period.
.030	Detached Dwelling Unit	None	8,500 sq. ft.	20'	5', but 2 side yards must equal at least 15'.	10'	50%	25' above average building elevation.	E	A	2.0 per unit.	<ol style="list-style-type: none"> 1. Not more than one dwelling unit may be on each lot regardless of lot size. 2. Chapter 115 KZC contains regulations regarding home occupations and other accessory uses, facilities, and activities associated with this use.



CITY OF KIRKLAND
123 FIFTH AVENUE, KIRKLAND, WASHINGTON 98033-6189
(425) 587-3225

DETERMINATION OF NONSIGNIFICANCE (DNS) .

CASE #: SEP09-00001

DATE ISSUED: 1/16/2009

DESCRIPTION OF PROPOSAL

Change of Use Zoning Permit (ZON08-00020) to allow Northwest University to occupy the former Seattle Seahawks Facility for administrative and faculty offices, meeting rooms, and storage. No additions to the existing facility are being proposed. The former practice fields will be used exclusively by Northwest University athletic practices and intramural activities.

PROPONENT: **STEVE SANKEY**

LOCATION OF PROPOSAL

NORTHWEST UNIVERSITY CAMPUS, 11220 NE 53RD STREET

LEAD AGENCY is **The City of Kirkland**

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21.030 (2) (c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

There is no comment period for this DNS.

Responsible official:

1/14/09
Date

Eric Shields, Director
Department of Planning and Community Development
425-587-3225

Address: City of Kirkland
123 Fifth Avenue
Kirkland, WA 98033-6189

You may appeal this determination to the Planning Department at Kirkland City Hall, 123 Fifth Avenue, Kirkland, WA 98033 no later than 5:00 p.m., Friday, January 30, 2009 by WRITTEN NOTICE OF APPEAL.

You should be prepared to make specific factual objections. Contact the Planning Department at 425-587-3225 to read or ask about the procedures for SEPA appeals.

Please reference case # SEP09-00001.

Betty Kalan
Distributed By:

1-15-2009
Date:



MEMORANDUM

To: Eric R. Shields, AICP, Planning Director

From: Tony Leavitt, Associate Planner

Date: January 13, 2008

File: ZON08-00020, SEP09-00001

Subject: **ENVIRONMENTAL DETERMINATION FOR NORTHWEST UNIVERSITY CHANGE OF USE ZONING PERMIT**

PROPOSAL

Northwest University has applied for a Change of Use Zoning Permit to allow the university to occupy the former Seattle Seahawks Facility at 11220 NE 53rd Street for administrative and faculty offices, meeting rooms, and storage (see Enclosures 1 and 2). No additions to the existing facility are being proposed as part of the application. The former practice fields on the property will be used exclusively by Northwest University athletic practices and intramural activities.

ENVIRONMENTAL ISSUES

I have had an opportunity to visit the site and review the environmental checklist (see Enclosure 3) and the following related materials:

- Trip Generation Analysis for Concurrency prepared by William Popp Associates dated October 24, 2008 (Enclosure 4)
- Traffic Concurrency Review Memo from Thang Nguyen dated November 12, 2008 (Enclosure 5)
- Signal Warrant Analysis prepared by William Popp Associates dated November 14, 2008 (Enclosure 6)
- Signal Warrant Analysis Review from Thang Nguyen dated December 11, 2008 (Enclosure 7)

The main environmental issues related to this project are potential traffic impacts and the traffic signal requirement along 108th Avenue NE.

Traffic Impacts

Public Works Department Staff reviewed the Trip Generation Analysis for Concurrency prepared by William Popp Associates and concluded that the project passed traffic concurrency. The project will be subject to the requirements outlined in the Traffic Concurrency Review Memo.

108th Avenue NE Traffic Signal Requirement

As part of the Northwest College (University) Master Plan Approval, the following SEPA Mitigation Measure was incorporated:

A traffic signal along 108th Avenue NE (at one of three predetermined locations) shall be installed when both of the following occur:

1. Any one of the traffic signal warrants 1, 2, 9, or 11 at the intersection of 108th Avenue NE and NE 53rd Street is met.
2. The College generates 315 new trips per day through the intersection of NE 53rd Street and 108th Avenue NE. These numbers shall be total cumulative additional trips above the 1995 level of 1,946 trips on NE 53rd Street.

Public Works Department Staff reviewed the Signal Warrant Analysis prepared by William Popp Associates and concluded that the project does not meet the traffic signal installation requirements. As a result, the applicant is not required to install a traffic signal along 108th Avenue NE at this time.

CONCLUSIONS AND RECOMMENDATION

It will be necessary to further analyze certain aspects of the proposal to determine if the project complies with all the applicable City codes and policies. That analysis is most appropriately addressed within the review of the Change of Use Zoning Permit application. In contrast, State law specifies that this environmental review under the State Environmental Policy Act (SEPA) is to focus only on potential significant impacts to the environment that could not be adequately mitigated through the Kirkland regulations and Comprehensive Plan.¹

Based on my review of all available information, I have not identified any significant adverse environmental impacts. Therefore, I recommend that a Determination of Non-Significance be issued for this proposed action.

SEPA ENCLOSURES

1. Vicinity Map
2. Project Plans
3. Environmental Checklist
4. Trip Generation Analysis for Concurrency prepared by William Popp Associates dated October 24, 2008
5. Traffic Concurrency Review Memo from Thang Nguyen dated November 12, 2008
6. Signal Warrant Analysis prepared by William Popp Associates dated November 14, 2008
7. Signal Warrant Analysis Review from Thang Nguyen dated December 11, 2008

Review by Responsible Official:

I concur

I do not concur

Comments:

Eric R. Shields, AICP
Planning Director

Date

SEPA Memorandum Enclosure 2

is the same as

Staff Advisory Report Attachment 3

CITY OF KIRKLAND ENVIRONMENTAL CHECKLIST

Purpose of Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City identify impacts from your proposal, and to reduce or avoid impacts from the proposal, whenever possible

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the City staff can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of Checklist for Non-project Proposals:

Complete this checklist for non-project proposals also, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS (Part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable: ***Change of Use Zoning Permit***
2. Name of applicant: ***Northwest University***
3. Tax parcel number: ***1725059139***
4. Address and phone number of applicant and contact person: ***5520 108th Ave NE 425-822-8266 steve sankey***

5. Date checklist prepared: *10/28/08*
6. Agency requesting checklist: *City of Kirkland, Planning Dept*
7. Proposed timing or schedule (including phasing, if applicable):
8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal?

None to date

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

None

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Yes - zoning change with City of Kirkland

11. List any government approvals or permits that will be needed for your proposal, if known.

None

12. Give brief, complete description of your proposal, including the proposed uses, the size and scope of the project and site including dimensions and use of all proposed improvements. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

Change of Use of existing building

13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

11220 ne 53rd St - See A.1.1, A.1.1a of cooresponding application

is completed? If any, generally describe and give approximate quantities, if known.

No change from existing emissions from vehicle parking on site

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

no

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

none

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.

year round stream - Northwest College Creek - flows to the west to Lake Washington

- 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, purpose, and approximate quantities if known.

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 (include 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 change to existing conditions. Storm water and runoff flow west to and through stormwater detention system and then to Lake Washington

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

no

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

DNA

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, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation: alder, maple, fir, cedar, and pine trees

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

additional shrubs may be installed in North landscape buffer

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:

minor thinning of shrubs in west landscape buffer to open view corridors to main campus

5. ANIMALS

- a. 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 ***Songbirds***
mammals: deer, bear, elk, beaver, other
fish: bass, salmon, trout, herring, shellfish, other

- 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:
DNA

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

electric and natural gas

- 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 this proposal? List other proposed measures to reduce or control energy impacts, if any:
no change to existing conditions

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.
dna

2) Proposed measures to reduce or control environmental health hazards, if any:
dna

b. Noise

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

dna

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

long term, no change to existing vehicle traffic noise during business and operation hours

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

dna

8. LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties?

professional football team headquarters and practice facility. Adjacent - Univeristy campus, and residential

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

no

c. Describe any structures on the site.

45,000 sf office bld, 2,300 sf storage building

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

no

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

PLA-1

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

dna

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

no

h. Approximately how many people would reside or work in the completed project.

i. Approximately how many people would the completed project displace?
200

j. Proposed measures to avoid or reduce displacement impacts, if any:
dna - former tenant relocated to Renton

k. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
no changes to use of the existing building for office and meeting spaces. no changes to existing use of field spaces for recreation and practice.

9. HOUSING

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

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

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

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?
no change to existing conditions - buildings comply with PLA 1 zoning requirements

b. What views in the immediate vicinity would be altered or obstructed?
none

c. Proposed measures to reduce or control aesthetic impacts, if any:
increase plantings along North landscape buffer

Horizontal lines for handwritten responses.

11. LIGHT AND GLARE

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
no change to existing levels of parking lot and exterior building lighting
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
no
- c. What existing off-site sources of light or glare may affect your proposal?
none
- d. Proposed measures to reduce or control light and glare impacts, if any:
no change to existing

12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Bridal Trails St PK, Wilcox Park, NU, 7th Day Adventist school playground, BEST High School play fields
- 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:
dna

13. HISTORICAL AND CULTURAL PRESERVATION

- a. Are there any places or objects listed in, 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, archaeological, scientific, or cultural importance known to be on or next to the site.
none
- c. Proposed measures to reduce or control impacts, if any:
dna

William Popp Associates

Transportation Engineers/Planners

(425) 401-1030
FAX (425) 401-2125
e-mail: info@wmpoppassoc.com

October 24, 2008

To: Thang Nguyen
Transportation Engineer
City of Kirkland

From: William Popp, Jr.
William Popp Associates

Subject: Northwest University Building 17 Change in Use
Re: Trip Generation Analysis for Concurrency

The following memorandum was prepared to identify the expected traffic generation for the subject development proposal as part of the City's concurrency process. This memo includes a discussion of the type of use proposed, floor area, and location of project.

Existing and Proposed Use

Northwest University for just over 20 years has leased part of their campus to the Seattle Seahawks. The address for the Seahawk facility is 11220 NE 53rd St and the subject property encompasses 10.26 acres of land. The property includes:

- Seahawk Headquarters; 45,076 gsf including administrative offices, meeting rooms and training facilities. This building is identified as Building 17 of the Northwest University Master Plan.
- A 2,300 gsf storage shed.
- Three outdoor grass practice fields with one having a pneumatic seasonal cover.
- There are a total of 139 parking stalls on two separate parking lots. The lower lot includes 97 stalls and the upper lot has 42 stalls.

As of August 2008, the Seahawks have essentially vacated the site and have moved to their new facility in Renton.

Northwest University will be renovating the interior of Building 17 to accompany their needs however the intended use will remain essentially the same with office and meeting room type use. The parking and access will remain the same. The three football practice fields will revert back to use solely by the University. The proposed use of Building 17 will not make any direct use of the fields.

A site plan is attached as Attachment 1.

Trip Generation

Trip generation estimates for the existing and proposed use of Building 17 were estimated based on local trip generation information gathered at selective sites including the new Seahawk facility and an off-site office building leased solely by NWU known as the 6710 Building on 108th Ave NE in Kirkland.

Since the Seahawks had vacated Building 17 on the NWU Campus, it was no longer viable to count the traffic from it. Therefore, with coordination and approval by the City, it was determined that the best representation of existing trips from Building 17 would be to conduct counts at the new Seahawk facility located in Renton. It was concluded that regardless of the differences of building areas between the old and new site, the Seahawk staff, players, media, and visitors would remain essentially the same. Traffic counts were counted on two different weekday days during the commute PM peak period and during the NFL season. Counts were conducted Wednesday October 8, 2008, and Thursday October 9, 2008. These counts were conducted mid-week prior to a regular season Sunday home game. The counts are attached as Attachment 2.

For the proposed change of use in Building 17, NWU currently leases the 6710 Building on 108th Ave NE north of campus. The 6710 Building is leased solely to NWU and according to NWU, it is fully utilized. The gross floor area of the 6710 Building is 33,192 gsf. The use of the building by NWU consists of office use and meeting facilities, which will all move to Building 17 on campus when complete. Therefore, similar to the Seahawk facility, a local site trip generation study was conducted that included two weekday PM peak period weekday counts; one Tuesday October 7, 2008 and one Wednesday October 16, 2008. The counts recorded the vehicle, pedestrian and bicycle activity to and from the building only. The counts are attached as Attachment 3.

Based on the vehicle trip findings from the 6710 Building, an estimate of trips was made for Building 17 on campus.

The results of the trip generation analysis are presented in Table 1.

Table 1
PM Peak Hour Trip Generation Estimates

Land Use	Rate/Type	Total	PM Peak	
			In	Out
Existing Local Trip Generation				
Seahawk Facility ¹				
Renton Site (one parking lot, two driveways)				
	Vehicles	101	13	88
6710 Building (NWU Leased) ²				
33,192 gsf; surface/covered parking, one driveway				
	Vehicles	64	36	28
	Peds/Bikes	10	6	4
	Vehicle Trip Rate	1.93	57%	43%
Proposed Use Trip Generation				
Building 17 on NWU Campus; Administrative Office ³				
45,076 gsf; two surface parking lots accessed separately				
	Vehicle Trip Rate	1.93	57%	43%
	Vehicles	87	49	38
Net New Trips at Building 17 on NWU Campus ⁴				
Change of Use from Seahawks Headquarters to NWU Administrative Office				
	Vehicles	-14	36	-50

¹ Vehicle counts represent an average for a two day PM peak period count. Trips assumed to be independent of facility size thus could in theory reflect trips that would have occurred at the NWU site.
² Vehicle counts represent an average for a two day PM peak period count conducted at a site/building leased solely to NWU for similar use. Thus, the determined rate could be utilized for the proposed use.
³ PM peak hour trips estimated at Building 17 with the proposed change of use.
⁴ This would reflect the estimated net new trips at the site assuming the fields are used exclusive for NWU use.

The Seahawk facility was found to generate 101 PM peak hour trips based on a 2-day average of 95 trips on Wednesday and 106 on Thursday. The directional orientation of trips is predominantly (88%) outbound during this time.

The existing 6710 Building that is leased solely by NWU for similar office/meeting room use as what is proposed in Building 17 on campus was found to generate 64 trips on average (a 2-day average, 65 trips on 1st count and 62 trips on 2nd count) thus reflecting a commute PM peak period trip rate of 1.93 trips per 1,000 gross square feet. This rate is slightly higher but very similar to the trip rate found in ITE of 1.73 per ksf for Single Tenant Office Building (LUC 715). The direction orientation of trips was found to be 57% inbound and 43% outbound which goes somewhat against the grain from typical office use. The pedestrian and bicycle activity was found to be about 14% of the total trips to and from the building during the PM peak hour. This is likely due to the relative close proximity of the building to the NWU campus. However, it is logical to assume

Mr. Thang Nguyen
Northwest University Building 17
Traffic Memorandum for Concurrency
Page 4
10/24/2008

that this percentage of pedestrians and bicycles would, if anything, increase with moving of those uses to the campus in Building 17.

Based on the trip rate determined at the 6710 Building, it was estimated that the new trips at Building 17 would be 87 commute PM peak hour trips, with 49 entering and 38 exiting.

Given the trip estimates for the Seahawk facility and those new proposed at Building 17, it is estimated the net new commute PM peak hour trips at the subject site will be a decrease of 14 trips overall. The orientation of trips will be slightly different resulting in an increase of 36 trips entering the site, and a decrease of 50 trips exiting the site. It is important to note that the Seahawk trip estimates reflect the entire site, whereas the proposed use reflects just the building. In theory, there is a surplus of 14 PM peak hour trips that could be applied to outside sources other than NWU utilizing strictly the fields from any approved regular athletic use. This may be something to consider in future permitting of the fields for such outside use.

I believe that this analysis should address all your needs pertaining to the trip generation at the subject site and is suitable information for your use in preparation of the concurrency analysis. This memorandum will be included with the Concurrency Management Review Application form. Please call me at (425) 401-2124 if you have any questions.

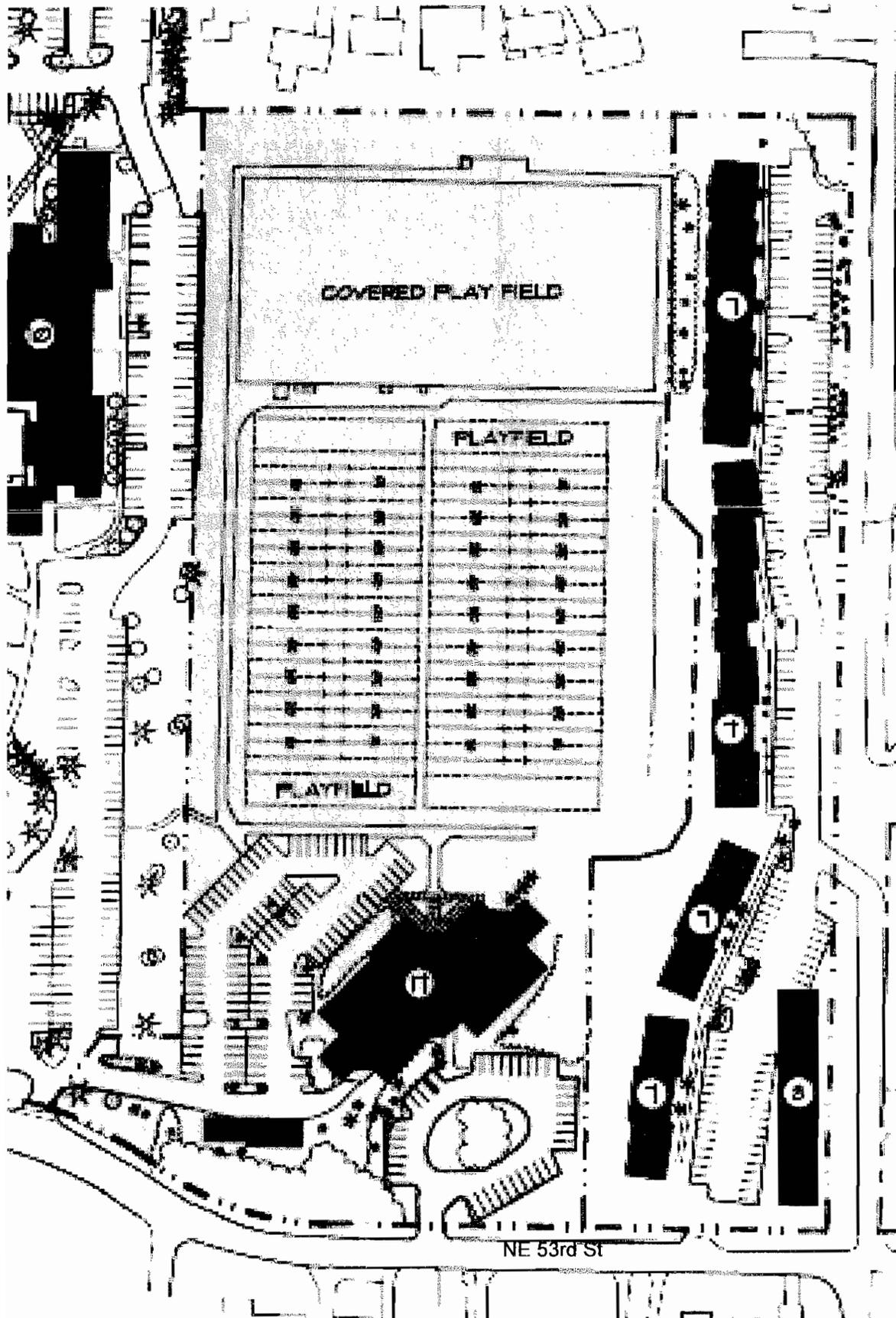
cc: Steve Sankey
Northwest University

Eric Drivdahl
Gelotte Hommas

Attachments –

1. Site Plan
2. Seahawk Counts
3. 6710 Building Counts

ATTACHMENT 1: SITE PLAN



ATTACHMENT 2

**Seahawks Headquarters
Virginia Mason Athletic Center**

Date: Wednesday, Oct 8th, 2008

END TIME	DRIVEWAY 1		DRIVEWAY 2	
	IN	OUT	IN	OUT
4:15	5	6	0	4
4:30	4	16	0	4
4:45	2	21	0	0
5:00	3	13	0	2
5:15	4	15	0	11
5:30	0	8	0	5
5:45	3	8	0	11
6:00	1	9	0	11

Both Driveways	
IN	OUT
5	10
4	20
2	21
3	15
4	26
0	13
3	19
1	20

15-min Bothways	Hourly Totals
15	80
24	95
23	84
18	83
30	86
13	
22	
21	

Totals	22	96	0	48
Pk Hr	13	65	0	17

22	144
13	82

166	
95	4:15-5:15

Date: Thursday, Oct 9th, 2008

END TIME	DRIVEWAY 1		DRIVEWAY 2	
	IN	OUT	IN	OUT
4:15	1	3	0	1
4:30	4	5	1	5
4:45	0	14	1	4
5:00	7	14	0	3
5:15	3	22	1	10
5:30	1	14	0	7
5:45	0	9	0	11
6:00	4	11	4	9

Both Driveways	
IN	OUT
1	4
5	10
1	18
7	17
4	32
1	21
0	20
8	20

15-min Bothways	Hourly Totals
5	63
15	94
19	101
24	102
36	106
22	
20	
28	

Totals	20	92	7	50
Pk Hr	8	56	5	37

27	142
13	93

169	
106	5p to 6p

2-Day Average PM Peak Period Summary

	DRIVEWAY 1		DRIVEWAY 2	
	IN	OUT	IN	OUT
2-hr Totals	21	94	4	49
Pk Hr	11	61	3	27

Both Driveways	
IN	OUT
25	143
13	88

Totals	
168	
101	

ATTACHMENT 3

6710 Building - NW College Sole Tenant (fully occupied/leased)

NW College off campus leased building

Date: Tuesday, Oct 7th, 2008

END TIME	DRIVEWAY	
	IN	OUT
4:15	4	2
4:30	5	2
4:45	9	3
5:00	10	7
5:15	7	11
5:30	14	4
5:45	4	5
6:00	11	9

15-min Bothways	Hourly Totals
6	42
7	54
12	65
17	62
18	65
18	
9	
20	

Peds/Bikes			
In	Out	Bothways	Hour
1	0	1	5
0	1	1	8
1	1	2	10
1	0	1	10
3	1	4	9
1	2	3	
1	1	2	
0	0	0	

Totals	64	43
Pk Hr	36	29

107	
65	5p to 6p

8	6	14	
5	4	9	< veh pk hr

Date: Wednesday, Oct 16th, 2008

END TIME	DRIVEWAY	
	IN	OUT
4:15	8	10
4:30	2	7
4:45	7	9
5:00	2	4
5:15	7	14
5:30	9	5
5:45	11	4
6:00	9	3

15-min Bothways	Hourly Totals
18	49
9	52
16	57
6	56
21	62
14	
15	
12	

Peds/Bikes			
In	Out	Bothways	Hour
0	1	1	6
1	0	1	8
0	0	0	11
2	2	4	13
2	1	3	10
4	0	4	
0	2	2	
1	0	1	

Totals	55	56
Pk Hr	36	26

111	
62	5p to 6p

10	6	16	
7	3	10	< veh pk hr

2-Day Average PM Peak Period Summary

	DRIVEWAY	
	IN	OUT
Totals 2-hr	60	50
Pk Hr	36	28

Total
109
64

Peds/Bikes		
In	Out	Bothways
9	6	15
6	4	10

CITY OF KIRKLAND

123 FIFTH AVENUE ● KIRKLAND, WASHINGTON 98033-6189 ● (425) 587-3000

**DEPARTMENT OF PUBLIC WORKS
MEMORANDUM**

To: Tony Leavitt, Planner

From: Thang Nguyen, Transportation Engineer

Date: November 12, 2008

Subject: NW University Expansion Concurrency Test Notice

The purpose of this memo is to inform you that the proposed NW University expansion into the former Seahawk training center has passed traffic concurrency.

Project Description

NW University proposed to use the vacated Seahawk Facility (also known as Building 17 on the NW University Master Plan) for administrative office. The building has a total of 45,076 square feet. Based on the trip generation information, the proposed use will generate less PM peak hour traffic than the former use.

The proposed project passed traffic concurrency. This memo will serve as the concurrency test notice for the proposed project. Per *Section 25.10.020 Procedures* of the KMC, this Concurrency Test Notice will expire in one year (November 12, 2009) unless a development permit and certificate of concurrency are issued or an extension is granted.

EXPIRATION

The concurrency test notice shall expire and a new concurrency test application is required unless:

1. A complete SEPA checklist, traffic impact analysis and all required documentation are submitted to the City within 90 calendar days of the concurrency test notice.
2. A Certificate of Concurrency is issued or an extension is requested and granted by the Public Works Department within one year of issuance of the concurrency test notice. (A Certificate of Concurrency is issued at the same time a development permit or building permit is issued if the applicant holds a valid concurrency test notice.)
3. A Certificate of Concurrency shall expire six years from the date of issuance of the concurrency test notice unless all building permits are issued for buildings approved under the concurrency test notice.

Memorandum to Tony Leavitt
November 12, 2008
Page 2 of 2

APPEALS

The concurrency test notice may be appealed by the public or agency with jurisdiction. The concurrency test notice is subject to an appeal until the SEPA review process is complete and the appeal deadline has passed. Concurrency appeals are heard before the Hearing Examiner along with any applicable SEPA appeal. For more information, refer to the Kirkland Municipal Code, Title 25. If you have any questions, please call me at x3869.

cc: Bill Popp Jr., William Popp Associates

file

William Popp Associates

Transportation Engineers/Planners

(425) 401-1030
FAX (425) 401-2125
e-mail: info@wmpoppassoc.com

November 14, 2008

To: Thang Nguyen
Transportation Engineer
City of Kirkland

From: William Popp Jr. 
William Popp Associates

Subject: Northwest College
Re: Signal Warrant Analysis for Intersection of 108th Ave NE/NE 53rd St
Response to Conditions of Approval, Mitigating Measures, Item 3b.

In accordance with the Northwest University 1995 Master Plan condition of approval, Northwest University is required to signalize the intersection of 108th Ave NE/NE 53rd Street when both of the following conditions occur:

1. Any one of the MUTCD Traffic Signal Warrants 1, 2, 9, or 11 at the intersection of 108th Ave NE and NE 53rd Street is met.
2. The University generates 315 new daily trips through the intersection of 108th Ave NE/NE 53rd Street. These numbers shall be total cumulative additional trips above the 1995 level of 1946 trips.

The two conditions noted above reflect Item 3b Conditions of Approval, Mitigating Measures. These conditions are required with any new building that the University is applying a development permit for on campus. Therefore, as part of the renovation of Building 17 which was formerly leased to the Seawhawks and is now proposed as an office type use for the University, this memorandum addresses the conditions noted above.

There are two parts to the condition of approval. One is meeting the signal warrant conditions identified in Item 1 and the other is identifying the new daily trips at the University. Since both must be met in order for intersection signalization, this analysis addresses the first condition (signal warrant check), and one or more of the warrants are met, the analysis would proceed to address the second condition.

Thus, the analysis summarized below addresses the first condition, the signal warrant findings.

Intersection Volumes

Daily traffic counts were conducted on each approach leg of the NE 53rd St/108th Ave NE intersection as a part of the signal warrant check. The counts were conducted between Wednesday November 5, 2008 and Friday November 7, 2008. Counts were recorded by hour for each approach. It is important to note that the counts on Friday were between 4% and 7% less for all approaches than three day average thus for conservative purposes we elected to just use the data from Wednesday and Thursday.

The approach volumes are presented in Table 1 below and represent the 2-day average including counts conducted in previous years presented for comparison only.

Table 1
Traffic Volumes at 108th Ave NE/NE 53rd St (cast leg) ^a

Roadway Approach	Year	Daily Volume	PM peak Volume ^b	AM Peak Volume ^c
108th Ave NE northbound	2008	5,530	838	285
	2001	5,664	855	294
	1995	5,540	885	271
108th Ave NE southbound	2008	5,791	393	762
	2001	5,129	304	676
	1995	6,054	444	816
NE 53rd St westbound	2008	1,093	70	83
	2001	1,451	103	155
	1995	1,868	169	138

a All volumes shown in table reflect a 2-day average (Wed Nov 5 and Thur Nov 6).

b PM peak volume represent the volume during the street peak hour between 4pm and 6pm.

c AM peak volumes represent the volume during the street peak hour between 7am and 9am.

As shown in Table 1, the average weekday daily volume on 108th Ave NE is approximately 11,300 vehicles per day (vpd), with a slight imbalance in favor of the southbound direction. The daily volume in 1995 was 11,600 vpd and 10,800 vpd in 2001, thus, the daily volume has been relatively constant over this period.

The daily volume on NE 53rd St is approximately 1,100 vehicles per day in the westbound direction. The daily volume for this approach decreased significantly from 1995 thru 2001 to 2008. The same is basically true for the street peak hours. One of the apparent conclusions for the decrease in traffic from 2001 to 2008 is most likely a result fo the Seahawks moving to their new facility in Renton. The likely decrease from 1995 to 2001 is the improvements on I-405.

All of the supporting hourly volumes are presented in the Technical Appendix.

Signal Warrants (#1, #2, and #3)

The Hearing Examiner Recommendation (File No. IV-III-95-30, page 5) states that one of the two requirements to be met for the installation of a signal at the NE 53rd St/108th Ave NE intersection is when any one of the MUTCD traffic Signal Warrants 1, 2, 9 or 11 is met.

Since then, the Manual on Uniform Traffic Control Devices (MUTCD) has been updated and elements of the manual have been revised. The MUTCD revised the warrant terminology where old Warrant 1 and 2 are now combined to be Warrant 1, old Warrant 9 is now Warrant 2, and old Warrant 11 is now Warrant 3.

The results of the warrant analysis are tabulated below in Table 3. A summary of the warrant calculations are attached in the Technical Appendix.

Table 3
Signal Warrant Analysis Summary
108th Ave NE/NE 53rd St (Year 2008 conditions)

Warrant #	Description	Warrant Met?	Comment
1A	Minimum Vehicular Volume	No	See Technical Appendix for results
1B	Interruption of Continuous Traffic	No	See Technical Appendix for results
1A & 1B	Reduced 1A and 1B conditions	No	both conditions must be satisfied at an 20% reduced threshold level.
2	Four Hour Warrant	No	See Technical Appendix for results
3	Peak Hour Volume Warrant	No	See Technical Appendix for results

As shown in Table 3, based on the latest traffic counts at the 108th Ave NE/NE 53rd St intersection, none of the signal warrants 1, 2 nor 3 are met.

Signal Warrant #1 is the Eight-Hour Vehicular Volume Warrant. It consists of three 'sub-warrants' where meeting one of these would satisfy the condition of Warrant 1; Condition A, Condition B, and and 80% level for Condition A and B where both conditions must be met to meet this sub-warrant. Assuming a single lane approach on the major street and a 2 lane approach on the side street none of the sub-warrants are met. The three sub-warrants are discussed below:

- For Warrant 1A, it requires that for any 8 hours of a given day, , the major street volume shall be equal to or exceed 500 vehicles both directions and the side street volume shall equal or exceed 200 vehicles for those same 8 hours. There are no hours that meet this criteria.
- Warrant 1B requires that for any 8 hours of a given day, the major street volume shall be equal to or exceed 750 vehicles both directions and the side street volume shall

equal or exceed 100 vehicles for those same 8 hours. There are no hours that meet this criteria.

- Combination of Warrant 1A and 1B. This combination considers Warrant 1 met if both warrant criteria of 1A and 1B are met at the 80% level. There are no hours that meet the Warrant 1A criteria, and 5 hours that meet the Warrant 1B criteria. Therefore, this combination warrant is not met.

Signal Warrant #2 is the Four-Hour Vehicular Volume Warrant. It requires that for any 4 hours of a given day, the major street volume and the minor street volume shall fall above the curve threshold. Volume criteria vary, however, the lower threshold for the minor street is 115 vehicles. There are no hours that meet or exceed this lower threshold volume, thus this warrant is not met.

Signal Warrant #3 is the Peak-Hour Vehicular Volume Warrant. It requires that for any 1 hour of a given day, the major street volume and the minor street volume shall fall above the curve threshold. Volume criteria vary, however, the lower threshold for the minor street is 150 vehicles. There are no hours that meet or exceed this lower threshold volume, thus this warrant is not met.

It should be noted that the MUTCD guidelines suggest utilizing engineering judgment for any minor street right-turn volume reductions, however the warrant analyses do not consider any reduction, thereby presenting a worst case scenario for minor street approach volumes on NE 53rd St. This right turn volume reduction factor may be something to consider in future analyses.

Conclusion

The results indicate that the traffic volumes on 108th Ave NE and NE 53rd Street have decreased from previous levels. The Fall 2008 traffic volumes at the intersection of 108th Ave NE/NE 53rd St indicate that they are not significant enough to satisfy signal warrants 1, 2 or 3. It is assumed that since the signal warrants are not met the second item of the condition of approval would not be required.

cc: Steve Sankey
NW University

Eric Drivdahl
Gelloti Hommas

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e-mail: info@wmpoppassoc.com

TECHNICAL APPENDIX

Summary Roadway Counts; 108th Ave NE and NE 53rd St.

Signal Warrant Analysis for #1, #2, and #3

**108th Ave NE n/o NE 53rd St (east leg)
Northbound**

Time Begin	Tue 4-Nov	Wed 5-Nov	Thur 6-Nov	Fri 7-Nov	Wed-Fri Avg	Wed-Thur Avg
12:00 AM	-	17	22	37	25	20
1:00 AM	-	1	5	9	5	3
2:00 AM	-	1	4	8	4	3
3:00 AM	-	5	3	5	4	4
4:00 AM	-	3	3	3	3	3
5:00 AM	-	19	23	13	18	21
6:00 AM	-	58	64	59	60	61
7:00 AM	-	191	184	183	186	188
8:00 AM	-	290	280	251	274	285
9:00 AM	-	181	210	222	204	196
10:00 AM	-	201	208	229	213	205
11:00 AM	-	279	239	264	261	259
12:00 PM	330	353	322	295	323	338
1:00 PM	275	321	270	303	298	296
2:00 PM	323	342	382	319	348	362
3:00 PM	576	512	571	457	513	542
4:00 PM	647	696	734	661	697	715
5:00 PM	612	832	844	657	778	838
6:00 PM	582	595	506	346	482	551
7:00 PM	188	244	286	183	238	265
8:00 PM	118	131	139	121	130	135
9:00 PM	96	120	113	140	124	117
10:00 PM	68	79	74	90	81	77
11:00 PM	31	40	51	82	58	46
AM	0	1246	1245	1283	1258	1248
PM	3846	4265	4292	3654	4070	4282
Day	3846	5511	5537	4937	5328	5530
		103%	104%	93%		

**108th Ave NE n/o NE 53rd St (east leg)
Southbound**

Time	Tue	Wed	Thur	Fri	Wed-Fri	Wed-Thur
Begin	4-Nov	5-Nov	6-Nov	7-Nov	Avg	Avg
12:00 AM	-	13	14	20	16	14
1:00 AM	-	3	6	5	5	5
2:00 AM	-	4	6	5	5	5
3:00 AM	-	4	2	5	4	3
4:00 AM	-	10	16	12	13	13
5:00 AM	-	46	55	46	49	51
6:00 AM	-	211	225	204	213	218
7:00 AM	-	728	680	600	669	704
8:00 AM	-	757	766	741	755	762
9:00 AM	-	457	527	495	493	492
10:00 AM	-	296	285	291	291	291
11:00 AM	-	332	299	279	303	316
12:00 PM	372	385	351	339	358	368
1:00 PM	417	341	313	293	316	327
2:00 PM	361	337	332	297	322	335
3:00 PM	436	300	334	347	327	317
4:00 PM	512	336	366	386	363	351
5:00 PM	458	382	404	332	373	393
6:00 PM	312	310	321	273	301	316
7:00 PM	159	162	173	147	161	168
8:00 PM	123	132	121	122	125	127
9:00 PM	97	124	120	92	112	122
10:00 PM	71	51	56	77	61	54
11:00 PM	31	27	50	48	42	39
AM	0	2861	2881	2703	2815	2874
PM	3349	2887	2941	2753	2860	2917
Day	3349	5748	5822	5456	5675	5791
		101%	103%	96%		

**NE 53rd St e/o 108th Ave NE
Westbound**

Time Begin	Tue 4-Nov	Wed 5-Nov	Thur 6-Nov	Fri 7-Nov	Wed-Fri Avg	Wed-Thur Avg
12:00 AM	-	1	6	8	5	4
1:00 AM	-	3	1	4	3	2
2:00 AM	-	1	1	2	1	1
3:00 AM	-	1	4	2	2	3
4:00 AM	-	2	2	3	2	2
5:00 AM	-	11	11	8	10	11
6:00 AM	-	30	28	26	28	29
7:00 AM	-	56	68	57	60	62
8:00 AM	-	95	71	73	80	83
9:00 AM	-	78	65	62	68	72
10:00 AM	-	57	57	51	55	57
11:00 AM	-	89	64	76	76	77
12:00 PM	94	74	87	77	79	81
1:00 PM	90	97	92	62	84	95
2:00 PM	98	92	102	96	97	97
3:00 PM	95	82	90	65	79	86
4:00 PM	67	90	50	54	65	70
5:00 PM	68	46	53	52	50	50
6:00 PM	54	79	46	41	55	63
7:00 PM	38	48	49	36	44	49
8:00 PM	33	75	31	39	48	53
9:00 PM	32	22	24	44	30	23
10:00 PM	21	5	14	28	16	10
11:00 PM	7	11	14	16	14	13
AM	0	424	378	372	391	403
PM	697	721	652	610	661	690
Day	697	1145	1030	982	1052	1093
		109%	98%	93%		

**Daily Counts; Wed (11/5/08) and Thur (11/06/08) Average
108th Ave NE and NE 53rd St (east leg)**

Interval Begin	108th Ave NE		NE 53rd St
	south of 53rd St Northbound	north of 53rd St Southbound	east of 108th Ave Westbound
12:00 AM	20	14	4
1:00 AM	3	5	2
2:00 AM	3	5	1
3:00 AM	4	3	3
4:00 AM	3	13	2
5:00 AM	21	51	11
6:00 AM	61	218	29
7:00 AM	188	704	62
8:00 AM	285	762	83
9:00 AM	196	492	72
10:00 AM	205	291	57
11:00 AM	259	316	77
12:00 PM	338	368	81
1:00 PM	296	327	95
2:00 PM	362	335	97
3:00 PM	542	317	86
4:00 PM	715	351	70
5:00 PM	838	393	50
6:00 PM	551	316	63
7:00 PM	265	168	49
8:00 PM	135	127	53
9:00 PM	117	122	23
10:00 PM	77	54	10
11:00 PM	46	39	13
Daily	5530	5791	1093
		11321	
AM St Pk start at	285 8:00 AM	762 8:00 AM	83 8:00 AM
PM St Pk at	838 5:00 PM	393 5:00 PM	70 4:00 PM

**NORTHWEST UNIVERSITY
SIGNAL WARRANT 1 - EIGHT HOUR WARRANT**

WARRANT 1; CONDITION A¹			
Hour	Major Street 108th Ave NE Yr 2008 Both Approaches NB/SB	Minor Street NE 53rd St Lefts plus all of rights exiting (out)	Major Street ² ≥500? and Minor Street ³ ≥200?
0	34	4	NO
1	8	2	NO
2	8	1	NO
3	7	3	NO
4	16	2	NO
5	72	11	NO
6	279	29	NO
7	892	62	NO
8	1047	83	NO
9	688	72	NO
10	496	57	NO
11	575	77	NO
12	706	81	NO
13	623	95	NO
14	697	97	NO
15	859	86	NO
16	1066	70	NO
17	1231	50	NO
18	867	63	NO
19	433	49	NO
20	262	53	NO
21	239	23	NO
22	131	10	NO
23	85	13	NO

No. of hours when conditions met: 0
≥8?

Warrant 1; Condition A met? **NO**

WARRANT 1; CONDITION B¹			
Hour	Major Street 108th Ave NE Yr 2008 Both Approaches NB/SB	Minor Street NE 53rd St Lefts plus all of rights exiting (out)	Major Street ² ≥750? and Minor Street ³ ≥100?
0	34	4	NO
1	8	2	NO
2	8	1	NO
3	7	3	NO
4	16	2	NO
5	72	11	NO
6	279	29	NO
7	892	62	NO
8	1047	83	NO
9	688	72	NO
10	496	57	NO
11	575	77	NO
12	706	81	NO
13	623	95	NO
14	697	97	NO
15	859	86	NO
16	1066	70	NO
17	1231	50	NO
18	867	63	NO
19	433	49	NO
20	262	53	NO
21	239	23	NO
22	131	10	NO
23	85	13	NO

No. of hours when conditions met: 0
≥8?

Warrant 1; Condition B met? **NO**

¹ Assumes major street speed does not exceed 40 mph nor is the area within an isolated community with a population of less than 10,000

² Based on 1 lane approach for Major Street; 108th Ave NE

³ Based on 2 lane approach for Minor Street; NE 53rd St

NORTHWEST UNIVERSITY
SIGNAL WARRANT 1 - EIGHT HOUR WARRANT *continued*

COMBINATION OF CONDITIONS OPTION

WARRANT 1; CONDITION A ¹			
Hour Begin	Major Street 108th Ave NE Yr 2008 Both Approaches NB/SB	Minor Street NE 53rd St Lefts plus all of rights exiting (out)	Major Street ² ≥400? and Minor Street ³ ≥160?
0	34	4	NO
1	8	2	NO
2	8	1	NO
3	7	3	NO
4	16	2	NO
5	72	11	NO
6	279	29	NO
7	892	62	NO
8	1047	83	NO
9	688	72	NO
10	496	57	NO
11	575	77	NO
12	706	81	NO
13	623	95	NO
14	697	97	NO
15	859	86	NO
16	1066	70	NO
17	1231	50	NO
18	867	63	NO
19	433	49	NO
20	262	53	NO
21	239	23	NO
22	131	10	NO
23	85	13	NO

No. of hours when conditions met: 0
 ≥8?

Warrant 1; Condition A met?

WARRANT 1; CONDITION B ¹			
Hour Begin	Major Street 108th Ave NE Yr 2008 Both Approaches NB/SB	Minor Street NE 53rd St Lefts plus all of rights exiting (out)	Major Street ² ≥600? and Minor Street ³ ≥80?
0	34	4	NO
1	8	2	NO
2	8	1	NO
3	7	3	NO
4	16	2	NO
5	72	11	NO
6	279	29	NO
7	892	62	NO
8	1047	83	YES
9	688	72	NO
10	496	57	NO
11	575	77	NO
12	706	81	YES
13	623	95	YES
14	697	97	YES
15	859	86	YES
16	1066	70	NO
17	1231	50	NO
18	867	63	NO
19	433	49	NO
20	262	53	NO
21	239	23	NO
22	131	10	NO
23	85	13	NO

No. of hours when conditions met: 5
 ≥8?

Warrant 1; Condition B met?

Combination of Condition A and B met?

¹ Assumes major street speed does not exceed 40 mph nor is the area within an isolated community with a population of less than 10,000
² Based on 1 lane approach for Major Street; 108th Ave NE
³ Based on 2 lane approach for Minor Street; NE 53rd St

**NORTHWEST UNIVERSITY
SIGNAL WARRANT 2 - FOUR HOUR WARRANT**

Condition A: Major St peak volume				Condition B: Minor St peak volume			
Hour Begin	Major Street ^a	Minor Street ^b	Minor St ≥115? Warrant ^e Met?	Hour Begin	Major Street ^c	Minor Street ^d	Minor St ≥115? Warrant ^e Met?
	108th Ave NE Yr 2008 Both Approaches NB/SB	NE 53rd St Lefts plus all of rights exiting (out)			108th Ave NE Yr 2008 Both Approaches NB/SB	NE 53rd St Lefts plus all of rights exiting (out)	
17	1231	50	No	14	697	97	No
16	1066	70	No	13	623	95	No
8	1047	83	No	15	859	86	No
7	892	62	No	8	1047	83	No
18	867	63		12	706	81	
15	859	86		11	575	77	
12	706	81		9	688	72	
14	697	97		16	1066	70	
9	688	72		18	867	63	
13	623	95		7	892	62	
11	575	77		10	496	57	
10	496	57		20	262	53	
19	433	49		17	1231	50	
6	279	29		19	433	49	
20	262	53		6	279	29	
21	239	23		21	239	23	
22	131	10		23	85	13	
23	85	13		5	72	11	
5	72	11		22	131	10	
0	34	4		0	34	4	
4	16	2		3	7	3	
1	8	2		1	8	2	
2	8	1		4	16	2	
3	7	3		2	8	1	
	11321	1093			11321	1093	

^a Major Street four highest hourly volumes

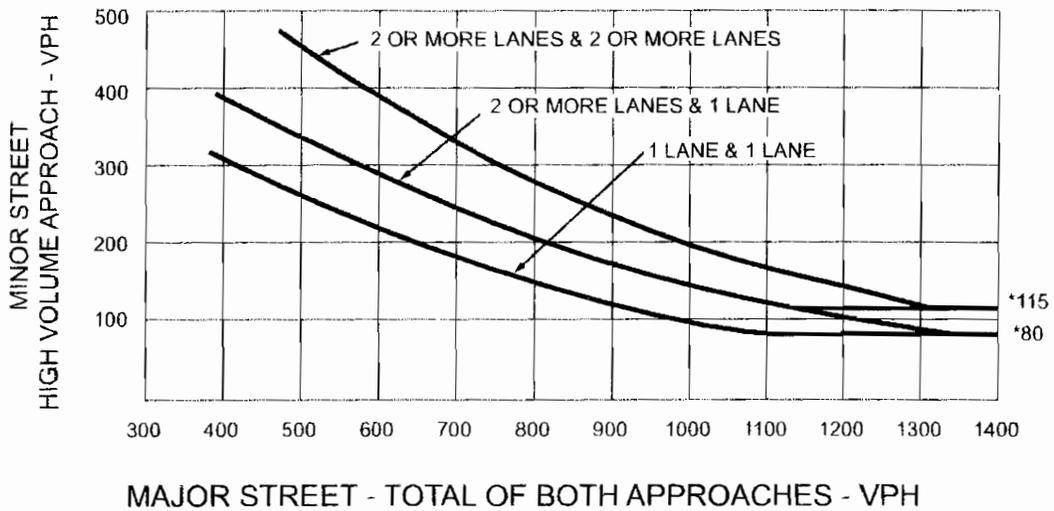
^a Minor Street four hourly volumes for the same 4 hours as the Major Street four highest hourly volumes

^c Minor Street four highest hourly volumes

^d Major Street four hourly volumes for the same 4 hours as the Minor Street four highest hourly volumes

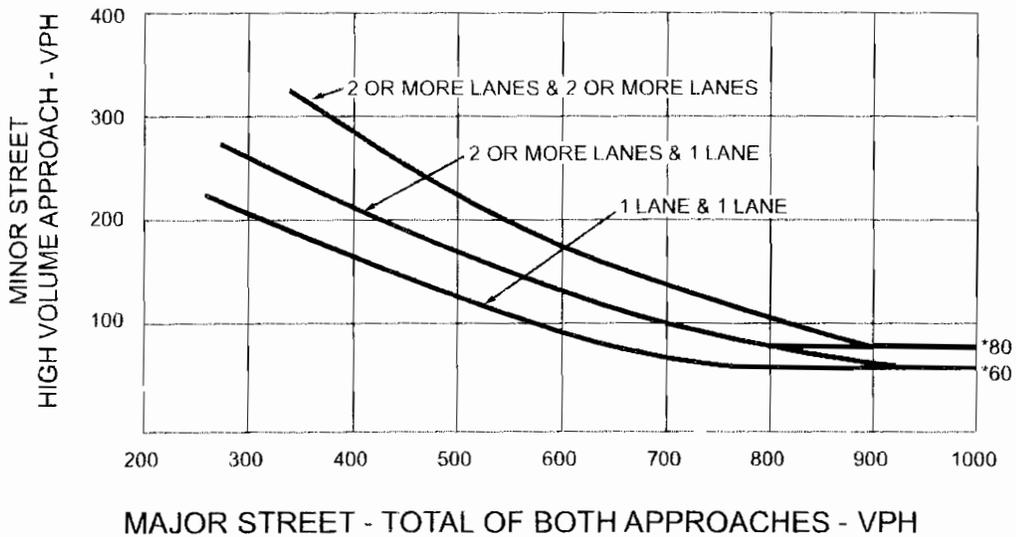
^e Per Figure 4C-1 (assumes major street speed does not exceed 40 mph nor is the area within an isolated community with a population of less than 10,000) and based on 1 lane approach for Major Street; 108th Ave NE and 2 lane approach for Minor Street; NE 53rd St

Figure 4C-1. Warrant 2 - Four-Hour Vehicular Volume



*Note: 115 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 80 vph applies as the lower threshold volume for a minor street approach with one lane.

Figure 4C-2. Warrant 2 - Four-Hour Vehicular Volume (70% Factor)
 (COMMUNITY LESS THAN 10,000 POPULATION OR ABOVE 70 km/h (40 mph) ON MAJOR STREET)



*Note: 80 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 60 vph applies as the lower threshold volume for a minor street approach with one lane.

**NORTHWEST UNIVERSITY
SIGNAL WARRANT 3 - PEAK HOUR WARRANT**

Condition A: Major St peak volume				Condition B: Minor St peak volume			
Hour Begin	Major Street ^a	Minor Street ^b	Minor St ≥150? Warrant ^e Met?	Hour Begin	Major Street ^c	Minor Street ^d	Minor St ≥150? Warrant ^e Met?
	108th Ave NE Yr 2008 Both Approaches NB/SB	NE 53rd St Lefts plus all of rights exiting (out)			108th Ave NE Yr 2008 Both Approaches NB/SB	NE 53rd St Lefts plus all of rights exiting (out)	
17	1231	50	No	14	697	97	No
16	1066	70		13	623	95	
8	1047	83		15	859	86	
7	892	62		8	1047	83	
18	867	63		12	706	81	
15	859	86		11	575	77	
12	706	81		9	688	72	
14	697	97		16	1066	70	
9	688	72		18	867	63	
13	623	95		7	892	62	
11	575	77		10	496	57	
10	496	57		20	262	53	
19	433	49		17	1231	50	
6	279	29		19	433	49	
20	262	53		6	279	29	
21	239	23		21	239	23	
22	131	10		23	85	13	
23	85	13		5	72	11	
5	72	11		22	131	10	
0	34	4		0	34	4	
4	16	2		3	7	3	
1	8	2		4	16	2	
2	8	1		1	8	2	
3	7	3		2	8	1	
	11321	1093			11321	1093	

^a Major Street peak hour volume

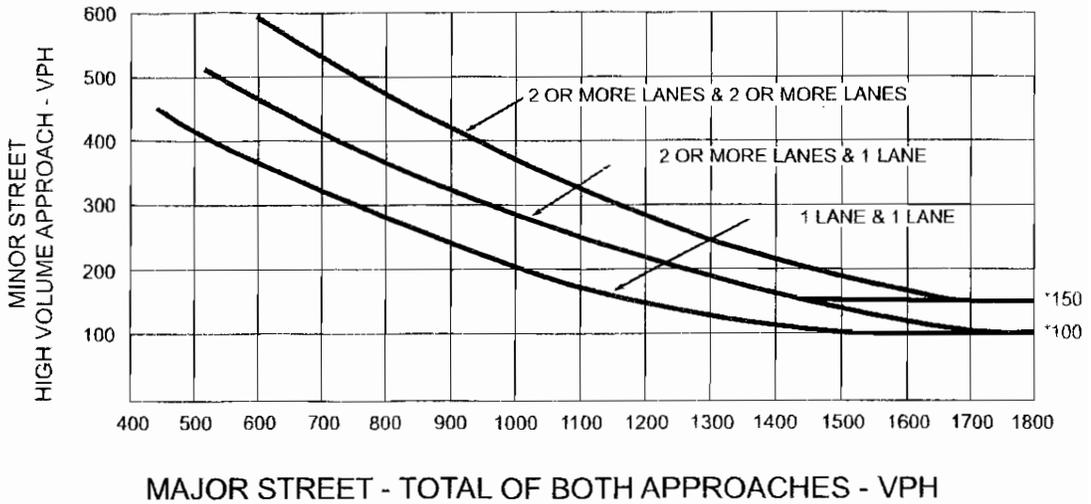
^b Minor Street hourly volume at corresponding major street peak hour

^c Major Street hourly volume at corresponding minor street peak hour

^d Minor Street peak hour volume

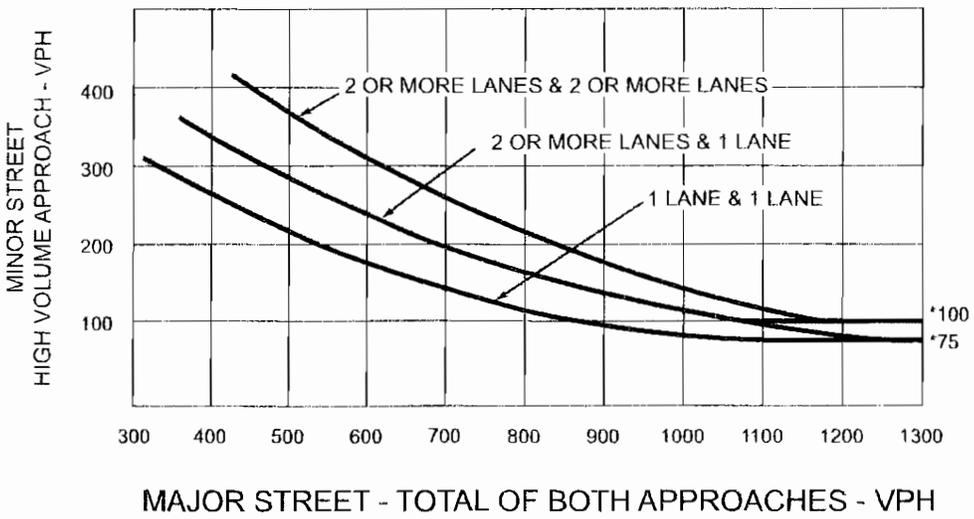
^e Per Figure 4C-3 (assumes major street speed does not exceed 40 mph nor is the area within an isolated community with a population of less than 10,000) and based on 1 lane approach for Major Street; 108th Ave NE and 2 lane approach for Minor Street; NE 53rd St

Figure 4C-3. Warrant 3 - Peak Hour



*Note: 150 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 100 vph applies as the lower threshold volume for a minor street approach with one lane.

Figure 4C-4. Warrant 3 - Peak Hour (70% Factor)
(COMMUNITY LESS THAN 10,000 POPULATION OR ABOVE 70 km/h (40 mph) ON MAJOR STREET)



*Note: 100 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 75 vph applies as the lower threshold volume for a minor street approach with one lane.

CITY OF KIRKLAND

123 FIFTH AVENUE ● KIRKLAND, WASHINGTON 98033-6189 ● (425) 587-3000

**DEPARTMENT OF PUBLIC WORKS
MEMORANDUM**

To: Tony Leavitt, Planner

From: Thang Nguyen, Transportation Engineer

Date: December 11, 2008

Subject: NW University Seahawk Facility Expansion- Signal Warrant Analysis

This memo summarizes my review of the signal warrant analysis prepared by William Popp Associates for Northwest University.

Project Description

NW University proposed to use the vacated Seahawk Facility (also known as Building 17 on the NW University Master Plan) for administrative office. The building has a total of 45,076 square feet. Based on the trip generation information, the proposed use will generate less PM peak hour traffic than the former use.

Signal Warrants

As a condition of approval for the Northwest University Master Plan, the University is required to complete a signal warrant analysis at the intersection of 108th Avenue NE/NE 53rd Street. The University is required to install a traffic signal when both of the following conditions occur:

1. Any one of the traffic signal warrants 1, 2, 9, or 11 at the intersection of 108th Ave NE and NE 53rd Street is met.
2. The College generates 315 new daily trips through the intersection of 108th Ave NE/NE 53rd Street. These numbers shall be total cumulative additional trips above the 1995 level of 1946 trips

This is require with any new building that the college seeking a development permit or occupy on campus or those that accesses NE 53rd Street. This condition is regardless of whether the University generates more or less trip than the previous occupant. At anytime that the University meets the above conditions then they are required to signalize the intersection.

Based on the traffic data and analysis, the University does not meet the above criteria. Therefore, the University is not required to install a traffic signal at this time. Therefore, I am recommending approval of the proposed development.

- b. One tree for each 1,000 square feet of area to be landscaped. At the time of planting, deciduous trees must be at least two inches in diameter as measured one foot above grade, and coniferous trees must be at least five feet in height.
- c. If a development requires approval through Process I, IIA, IIB or III as described in Chapters 145, 150, 152 and 155 KZC, respectively, the City may require additional vegetation to be planted along a building facade if:
 - 1) The building facade is more than 25 feet high or more than 50 feet long; or
 - 2) Additional landscaping is necessary to provide a visual break in the facade.

95.25 Buffering Standards

The chart in KZC 95.10 establishes which buffering standard applies in a particular case. The following subsections establish the specific requirement for each standard:

- 1. For standard 1, the applicant shall provide either the buffer described in subsection (1)(a) or the buffer described in subsection (1)(b) of this section:
 - a. A 25-foot-wide landscaped strip planted as follows:
 - 1) Two rows of trees, planted eight feet on center along the entire length of the buffer. No more than 50 percent of the required trees may be deciduous. At the time of planting, deciduous trees must be at least two inches in diameter as measured using the standards of the American Association of Nurserymen; and coniferous trees must be at least five feet in height.
 - 2) Shrubs, 18 inches high, planted to attain a coverage of at least 60 percent of the buffer area within two years.
 - b. A 15-foot-wide landscaped strip with a six-foot high solid screening fence; except for public utilities, the fence must be on the outside edge of this strip. For public utilities, the fence may be placed either on the outside or inside edge of the landscaping strip. The landscaped strip must be planted as follows:
 - 1) Two rows of trees, planted eight feet on center along the entire length of the buffer. No more than 50 percent of the required trees may be deciduous. At the time of planting, deciduous trees must be at least two inches in diameter as measured using the standards of the American Association of Nurserymen; and coniferous trees must be at least five feet in height.
 - 2) Shrubs, 18 inches high, planted to attain a coverage of at least 60 percent of the buffer area within two years.
- 2. For standard 2, the applicant shall provide a 15-foot-wide landscaped strip planted as follows:
 - a. Two rows of trees planted eight feet on center along the entire length of the buffer. No more than 50 percent of the required trees may be deciduous. At the time of planting, deciduous trees must be at least two inches in diameter as measured using the standards of the American Association of Nurserymen; and coniferous trees must be at least five feet in height.
 - b. Shrubs, 18 inches high, planted to attain a coverage of at least 60 percent of the buffer area within two years.



MAINTENANCE AND RETENTION AGREEMENT FOR TREES AND REQUIRED LANDSCAPING

Project Name:

Address:

Parcel No:

This agreement is entered into between each undersigned owner of the real property and the City of Kirkland, in consideration of approval by the City of a permit under City of Kirkland File/Permit No. _____ for the hereinafter described real property in Kirkland, King County, Washington.

Each undersigned owner jointly and severally hereby agrees to maintain and retain the trees and other vegetation required by the City to be planted or retained on the real property described below, in accordance with the final approved landscaping plan/site plan (on file in the Kirkland Department of Planning and Community Development) throughout the life of the project, pursuant to Chapter 95 of the KZC unless written approval for removal is granted by the Kirkland Department of Planning and Community Development.

Each of the undersigned agree to defend, pay, and save harmless the City of Kirkland, its officers, agents, and employees from any and all claims of every nature whatsoever, real or imaginary, which may be made against the City, its officers, agents, or employees for any damage to property or injury to any person arising out of the maintenance of said trees and other said vegetation on said owner's property or out of the actions of the undersigned in carrying out the responsibilities under this agreement, excepting therefrom only such claims as may arise solely out of the negligence of the City of Kirkland, its officers, agents, or employees.

This Agreement shall be binding upon the heirs, successors and assigns of each of the undersigned and shall run with the land. This Agreement shall, at the expense of the undersigned, be recorded by the City of Kirkland with the King County Department of Elections and Records.

Failure to maintain and retain said trees and other said vegetation in accordance with this agreement may subject the undersigned to civil penalties as authorized by Chapter 95 of the KZC.

The real property owned by the undersigned and the subject property of this Agreement is situated in Kirkland, King County, Washington and described as follows:

DATED at Kirkland, Washington, this _____ day of _____, _____

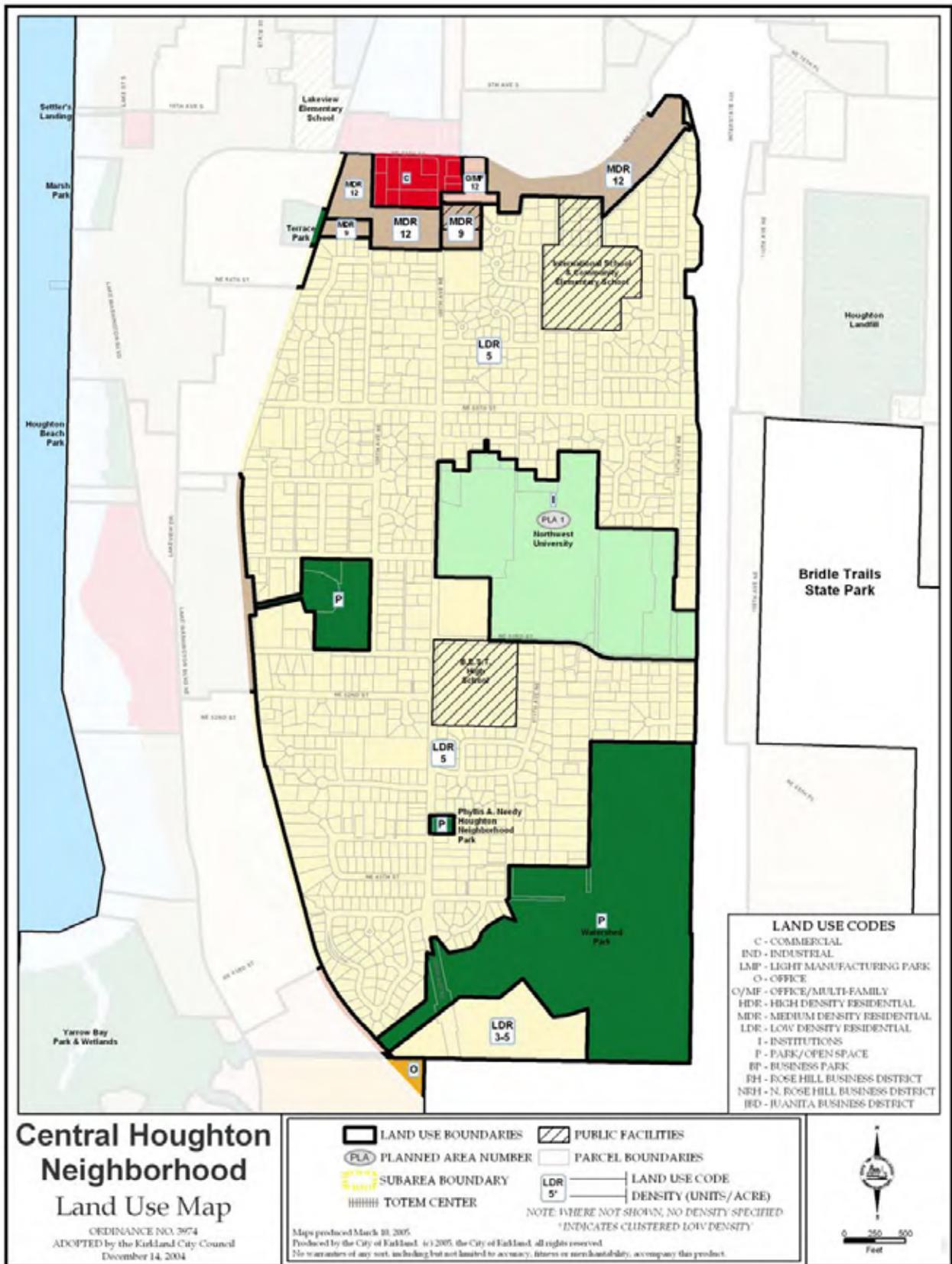


Figure CH-1: Central Houghton Land Use



Houghton Community Council

CITY OF KIRKLAND

123 Fifth Avenue, Kirkland, WA 98033 425.587-3225
www.ci.kirkland.wa.us

MEMORANDUM

To: Anne Watanabe, Hearing Examiner

From: _____
Bill Goggins, Vice-Chair, Houghton Community Council

Date: February 23, 2009

Subject: NORTHWEST UNIVERSITY CHANGE OF USE PERMIT, ZON08-00020
RECOMMENDATION OF HOUGHTON COMMUNITY COUNCIL

Recommendation to the Hearing Examiner:

After consideration of the testimony and record presented at the public hearing on File ZON08-00020 held on February 23, 2009, the Houghton Community Council (HCC) concurs with the staff analysis and recommendation of approval.

Motion – To approve this recommendation regarding the Northwest University Change of Use as written. (5 yes, 0 no).



**KIRKLAND HOUGHTON COMMUNITY COUNCIL & HEARING
EXAMINER MEETING
February 23, 2009**

1. CALL TO ORDER/ROLL CALL (6:30 PM)

Members Present: Bill Goggins~Vice-Chair, Lora Hein, John Kappler, Betsy Pringle, Elsie Weber, and Anne Watanabe ~ Hearing Examiner.

Members Absent: Kathleen McMonigal, and Rick Whitney~Chair.

Staff Present: Nancy Cox, Tony Leavitt, and Susan Hayden~Recording Secretary.

2. ANNOUNCEMENT OF AGENDA (6:31 PM)

Anne Watanabe, Hearing Examiner, opened the hearing and explained the agenda at this time.

John Kappler stated that an acquaintance was in the audience tonight. No audience members stated that it would be inappropriate for any of the Councilmembers to participate in the hearing.

The Hearing Examiner swore in audience members and staff at this time.

3. PUBLIC HEARING (6:37 PM)

A. Northwest University Change of use Permit File NUMBER ZON08-00020

Tony Leavitt, Associate Planner, presented at this time.

His presentation included the proposal, review requirements, code requirements, staff recommendations.

Mr. Leavitt responded to the Council's question regarding public comment and noticing.

The Hearing Examiner asked the Council to hold remaining questions for Mr. Leavitt until after all testimony.

Dan Neary, Executive Vice President, NW University, 5520 108th Avenue NE, Kirkland came forward to present at this time.

Mr. Neary briefly reviewed the proposed uses of this property, stating that the current application underutilizes property. He reviewed the goals for the buildings, parking lots and fields. Further uses of the property will not be ready for an application until the university has worked with neighbors including City of Kirkland. However, he views tonight's application as a small step that will lead to more extensive uses of the property.

Mr. Neary responded to the Council's questions regarding public comment and any interaction that has taken place with neighbors regarding uses of the property.

Mr. Neary responded to the Council's questions regarding renting the field out for other sports activities in the future.

Mr. Leavitt responded to the Council's questions regarding holding events on the campus.

Mr. Neary responded to question regarding parking access for the 6710 108th Avenue building.

Mr. Neary responded to the Council's questions regarding access points for parking on the west end of property.

Mr. Leavitt responded to the Hearing Examiner's questions regarding the administrative process for gathering support from the neighbors for a bubble date exception.

Mr. Neary responded to the Hearing Examiner and Council's questions regarding future plans for the property and extensive use of the bubble on the weekends.

There were no further questions. There was no further testimony on the application.

The Hearing Examiner closed the hearing at this time.

The Hearing Examiner stated that she will provide a written recommendation within eight (8) calendar days of tonight's hearing. She also stated that she requires input from the HCC before the end of the eight (8) calendar days.

Motion to prepare a letter for the Hearing Examiner that states the HCC concurs with staff's recommendations as stated in the staff report.

Moved by John Kappler, seconded by Lora Hein

Vote: Motion carried 5-0

Yes: Bill Goggins~Vice-Chair, Lora Hein, John Kappler, Betsy Pringle, and Elsie Weber.

4. **ADJOURNMENT (7:02 PM)**

RESOLUTION R-4756

A RESOLUTION OF THE CITY OF KIRKLAND APPROVING THE ISSUANCE OF A PROCESS IIB PERMIT AS APPLIED FOR IN DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT FILE NO. ZON08-00020 BY STEVE SANKEY OF NORTHWEST UNIVERSITY BEING WITHIN A PLANNED AREA 1 ZONE, AND SETTING FORTH CONDITIONS TO WHICH SUCH PROCESS IIB PERMIT SHALL BE SUBJECT.

WHEREAS, the Department of Planning and Community Development has received an application for a Process IIB permit, filed by Steve Sankey of Northwest University, representing the owner of the property described in said application and located within Planned Area (PLA) 1 zone; and

WHEREAS, pursuant to the City of Kirkland's Concurrency Management System, Kirkland Municipal Code Title 25, a concurrency application has been submitted to the City of Kirkland, reviewed by the responsible Public Works official, the concurrency test passed, and a concurrency test notice issued; and

WHEREAS, pursuant to the State Environmental Policy Act, RCW 43.21C, and the Administrative Guidelines and local ordinance adopted to implement it, an environmental checklist has been submitted to the City of Kirkland, reviewed by the responsible official of the City of Kirkland, and a negative determination reached; and

WHEREAS, said environmental checklist and determination have been available and accompanied the application through the entire review process; and

WHEREAS, the application has been submitted to the Hearing Examiner who held a hearing thereon at her special meeting of February 23, 2009; and

WHEREAS, after the public hearing and consideration of the recommendations of the Department of Planning and Community Development, the Hearing Examiner adopted Findings, Conclusions, and Recommendation and recommended approval of the Process IIB permit subject to the specific conditions set forth in said recommendation; and

WHEREAS, the City Council, in regular meeting, considered the environmental documents received from the responsible official, together with the recommendation of the Hearing Examiner;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Kirkland as follows:

Section 1. The findings, conclusions, and recommendation of the Hearing Examiner as signed by the Hearing Examiner and filed in the Department of Planning and Community Development File No. ZON08-00020 are adopted by the Kirkland City Council as though fully set forth herein.

Section 2. The Process IIB permit shall be issued to the applicant subject to the conditions set forth in the recommendations hereinabove adopted by the City Council.

Section 3. Nothing in this resolution shall be construed as excusing the applicant from compliance with any federal, state, or local statutes, ordinance, or regulations applicable to this project, other than expressly set forth herein.

Section 4. Failure on the part of the holder of the permit to initially meet or maintain strict compliance with the standards and conditions to which the Process IIB permit is subject shall be grounds for revocation in accordance with Ordinance 3719, as amended, the Kirkland Zoning Ordinance.

Section 5. Notwithstanding any recommendation heretofore given by the Houghton Community Council, the subject matter of this resolution and the permit herein granted are, pursuant to Ordinance 2001, subject to the disapproval jurisdiction of the Houghton Community Council or the failure of said Community Council to disapprove this resolution within sixty days of the date of the passage of this resolution.

Section 6. A complete copy of this resolution, including Findings, Conclusions and Recommendation adopted by reference, shall be certified by the City Clerk who shall then forward the certified copy to the King County Department of Assessments.

Section 7. A copy of this resolution, together with the findings, conclusions, and recommendation herein adopted shall be attached to and become a part of the Process IIB permit or evidence thereof delivered to the permittee.

PASSED by majority vote in open meeting of the Kirkland City Council on the _____ day of _____, 20__.

SIGNED IN AUTHENTICATION thereof this _____ day of _____, 20__.

Mayor

Attest:

City Clerk