



Gauthier

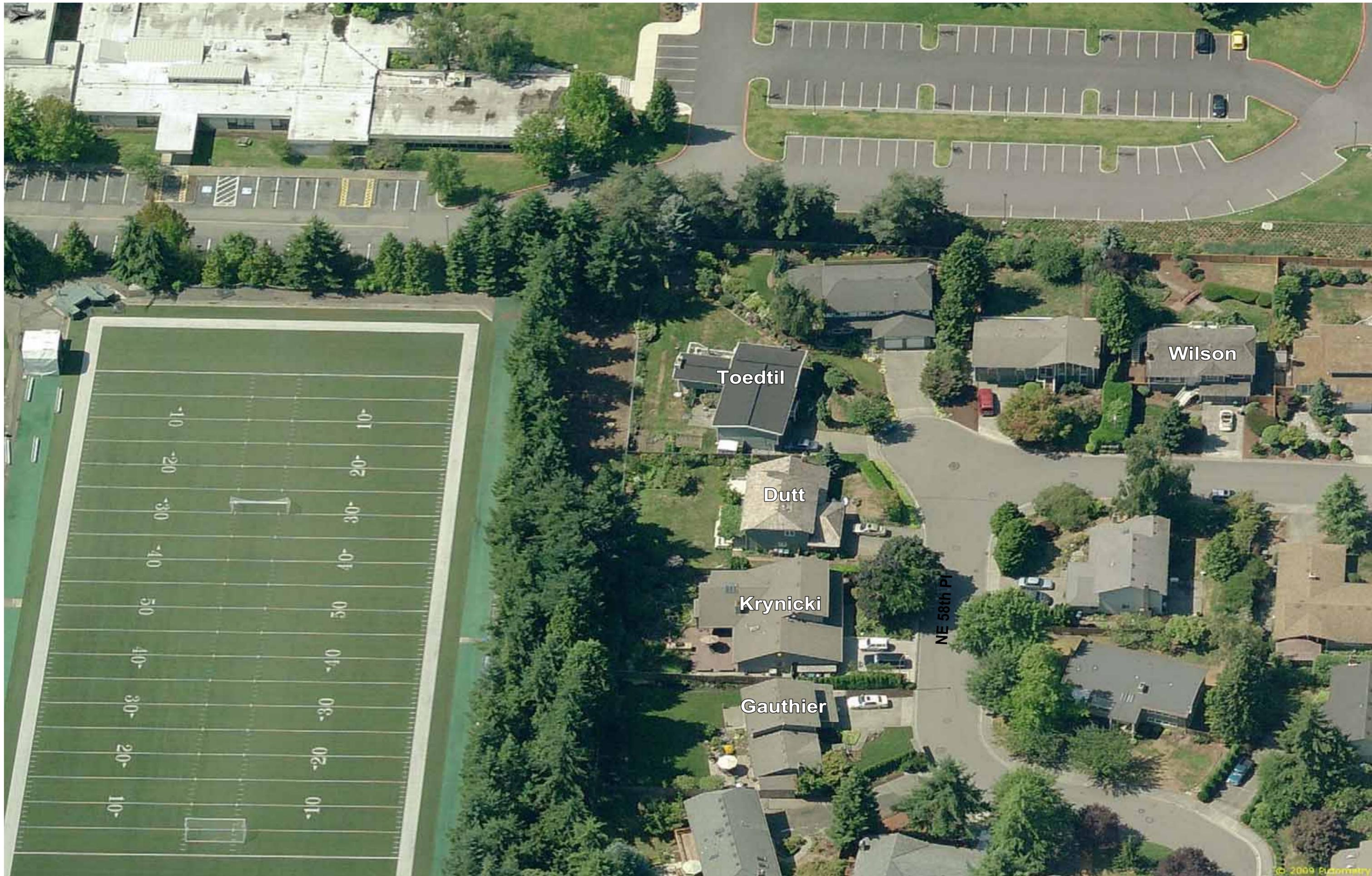
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August 2, 2011

Ms. Sue Tanner  
Hearing Examiner  
C/o Nancy Cox & Judd Tuberg  
City Of Kirkland  
123 Fifth Avenue  
Kirkland, WA 98033

**RE: Northwest University**

Dear Ms. Tanner:

I am writing you this letter as preamble to the upcoming hearing in which I will be a potential witness regarding the use of the former Seattle Seahawks practice fields that reside on the Northwest University ("NWU") campus. This letter will be relatively short as I have attached to this letter a package and cover letter dated April 19, 2010 which was delivered to the City of Kirkland during a City of Kirkland Council meeting on April 26, 2010 which explain my concerns and position as it relates to the use of the above referenced fields.

I would like to bring to your attention to an item contained in the "Reading File" dated July 19, 2011 from Eric Shields and Nancy Cox to Kurt Triplett in which it states that "Mediation was discussed as an option, but the neighbors were not interested and subsequently filed formal complaints". While this is a true statement, I have discussed the timing of the offer of mediation from the City with all of my neighbors, none of us remember mediation being offered by the City until June 6, 2011, a little bit more than one year after the NWU started allowing non-NWU teams to use the fields and after several meetings and discussions with NWU about the use of the fields.

In addition to the information contained attached, I would just like to note that we have tried in good faith to have an open line of communication with NWU, but it always seems to be one, or all of the neighbors, reaching out to NWU to discuss any of the issues outlined in the attached package. Myself, as well as other neighbors have met with NWU individually and collectively, but NWU has always taken the position that it is their property and they will do what they want with their property.

While I acknowledge the fact that NWU wants to use the fields as they see fit, this is not what they stated verbally in February 2009 and formally in their Change of Use application which was adopted by the City on April 7, 2009 under Resolution R-4756. As you may be aware, R-4756 states quite clearly states that "The former practice fields will be used exclusively by Northwest University athletic practices and intramural activities". NWU is not complying with R-4756 as they are renting, and/or allowing, the practice facilities to be used by NWU groups and teams on a regular and on-going basis.

Exclusive is defined by Merriam-Webster as "limiting or limited to possession, control, or use by a single individual or group" and "excluding other from participation". The use of the fields is clearly outside the definition of exclusive.

Sincerely,

Todd Gauthier  
11221 NE 58th Place  
Kirkland, WA 98033



April 20, 2010

City of Kirkland City Council  
123 5th Avenue  
Kirkland, WA 98033

**RE: Northwest University**

Dear Council Members:

This letter is being sent to you on behalf of the Gairloch Neighborhood which is being affected by the Northwest University's, ("NWU"), lack of compliance with Resolution R-4756 passed on April 7, 2009 and their Change of Use Permit as it relates to the use of the former Seattle Seahawks practice fields and the upkeep of the landscape buffers, specifically on the North end of their Property.

As you are aware, R-4756 states quite clearly states that "The former practice fields will be used exclusively by Northwest University athletic practices and intramural activities". NWU is not complying with R-4756 as they are renting the practice facilities to non-NWU groups and teams on a regular, on-going basis.

Currently, they are renting the practice fields to several organizations, including but not limited to Kirkland Youth Lacrosse. The lacrosse teams have been using the NWU facility since early February 2010 for practices and games (these practices could possibly have started at some point in January 2010), which is in clear violation of the Change of Use that was granted by the City of Kirkland under R-4756. The noise created on the field adjacent to the buffer on the north end of the NWU Property by the non-related NWU groups is very disruptive. There is constant yelling, cheering, whistles, and air horns happening for hours on end on the weekends (8am to 8pm). The noise is so loud that the neighbors adjacent to the buffer cannot open their windows or go out in their backyards when the fields are in use by these non-NWU groups. The noise level in the houses requires a "white noise" or other distraction to drown out the noise of six teams and cheering friends and family.

The other group that is using the grass practice field is a youth soccer program that is for ages 6 – 13 years of age and is coached by soccer players who play for Northwest University. These soccer clinics are being held from March 28, 2010 until May 9, 2010 (every Sunday) from 3:30pm – 5:00pm. This soccer clinic is being advertised on the NWU website (under athletics). Families are being charged \$150.00 per player for the six week session, or \$30.00 per player on a "drop-in" basis. NWU has also put up flyers in local schools to advertise for this clinic.

After talking to parents who have children attending these clinics, they informed one of our neighbors, Marie Toedtli that NWU plans on holding soccer camps on these athletic fields this summer. This type of activity (as well as the youth lacrosse games) is clearly in violation of the current master plan for NWU.

We have tried to have an open dialogue with NWU on many occasions (we have numerous e-mails from Joe Castleberry and his staff to back up this dialogue that we are willing to share with you if necessary). Todd Gauthier met with NWU President Joe Castleberry on March 10, 2010 to address the non-compliance of NWU, which included a discussion of several young lacrosse players urinating, in plain sight, on the fence and plants separating his property and NWU's property. Mr. Castleberry stated that he had already spoken to the lacrosse group and assured Mr. Gauthier it would not happen again, but was unwilling to have 'Porta Pottys' installed. Mr. Castleberry then went on to say he did not believe NWU was in violation as it relates to their zoning. When provided with the application submitted by NWU for their proposed Change of Use Permit and a copy R-4756, Mr. Castleberry said that "our attorney would argue that they are using the fields for the exclusive use" and that he had a lease with Kirkland Youth Lacrosse and they were going to continue to allow the fields to be used by non-related outside groups.

In addition, Dan Neary, Executive Vice President of NWU has acknowledged in the attached letter dated April 16, 2010 to Nancy Cox, Development Review Manager for the City of Kirkland Planning Department, that NWU is not permitted under the zoning provisions to "rent to outside groups when it comes to our athletic fields".

While specifically acknowledging that they are in violation of the zoning code by renting out the fields, Mr. Neary's letter seems to indicate that they are not going to comply with the terms and conditions of R-4756 and stop renting the fields to outside groups, specifically Kirkland Youth Lacrosse. They are asking for "some patience so that we can allow these children to finish their season on June 12". This is not acceptable. The time to "ask for some patience" was when the neighbors tried to discuss this issue with Mr. Castleberry and Mr. Neary, and were told that they were not going to stop renting the fields to Kirkland Youth Lacrosse.

In addition to the noise disturbance caused by the renting of the fields, NWU is not complying with R-4756 as it relates to maintaining the buffer area on the north portion of the Property. The buffer area has weeds that are growing out of control, tree limbs that have fallen to the ground, rotting or dead trees, as well as trees needing to be de-limbed, and trash (food and paper) that has blown to the fence. It looks like a slum area infested with rodents. All of these items need to be taken care of immediately and need to be part of the NWU routine maintenance plan. When asked about this issue, Mr. Castleberry and Mr. Neary have not been cooperative. Both have said they would look into the issue and nothing has happened. In fact, Mr. Neary told Marie Toedtli that NWU was not required to maintain the buffer area to look like the rest of the campus, contrary to what was submitted by NWU to the City of Kirkland for the zoning change. The Krynickis were told by NWU to remove the trees at their own expense.

Mr. Neary also commented that the reason all of the weeds were on the ground was due to the fact that a lot of the trees (behind the Toedtli's and Dutt's residence) have been removed, causing weeds to grow. Before these trees were removed by the Seahawks, there were weeds on the ground, but when the Seahawks weeded this buffer area on a regular basis, the weeds were non-existent. This is not the case since NWU took over the former Seahawk facility in August 2008. Tree removal was required due to shallow root structure, trees falling in to neighboring yards during high winds, and excessive dead limbs. This is a safety issue.

While the area might not be visible to as many people as their main entrances to the NWU property, it is not being maintained. In the above referenced letter from Mr. Neary, it was stated that they are "investigating and will continue to work to keep the landscape buffer in order". As previously stated, the buffer area is not in order and they have not even provided the neighbors with any plans or thoughts as it relates to the clean up and maintenance of the buffer portion of their Property.

There is a 33 year history of attitude from NWU showing no responsibility to their neighbors, neighborhood or following zoning and permit regulations or rules. They have always done as they please despite willingness of the neighbors to work with them. Rude responses and lack of consideration are not ways to deal with anyone. We encourage the Kirkland City Council and the Houghton Neighborhood Council to address these issues and support the community.

Sincerely,

Gairloch Neighborhood

CC: Houghton Community Council



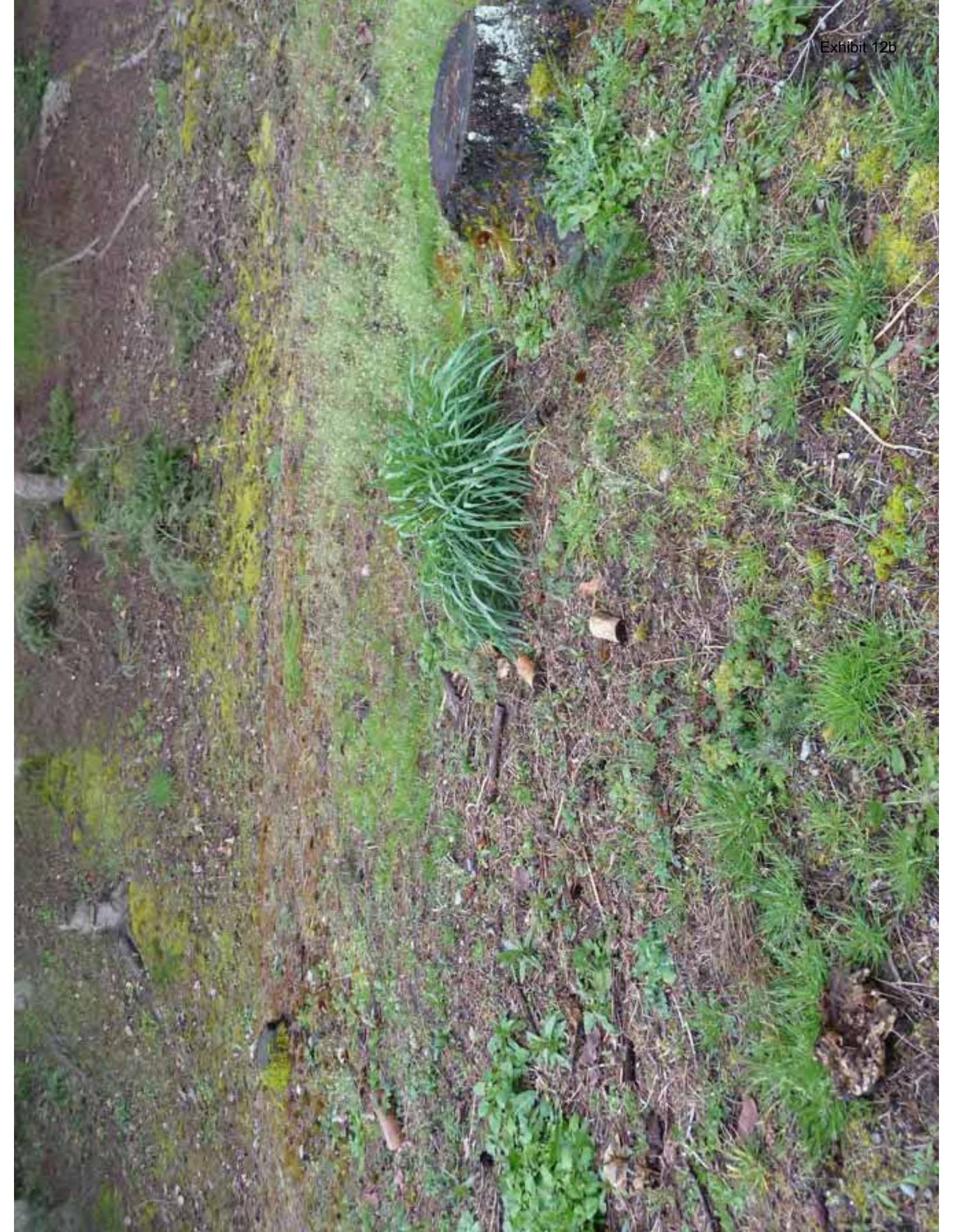














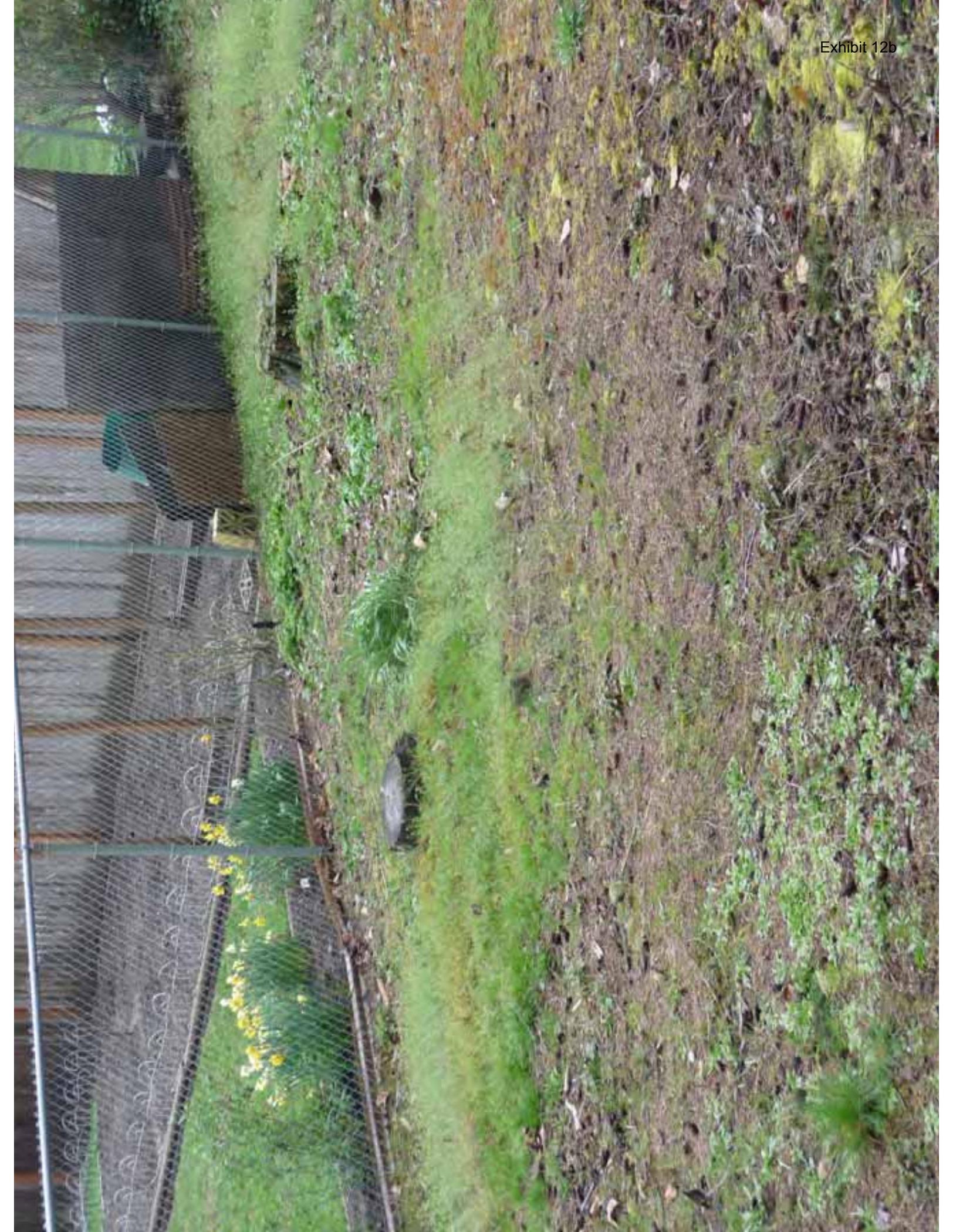








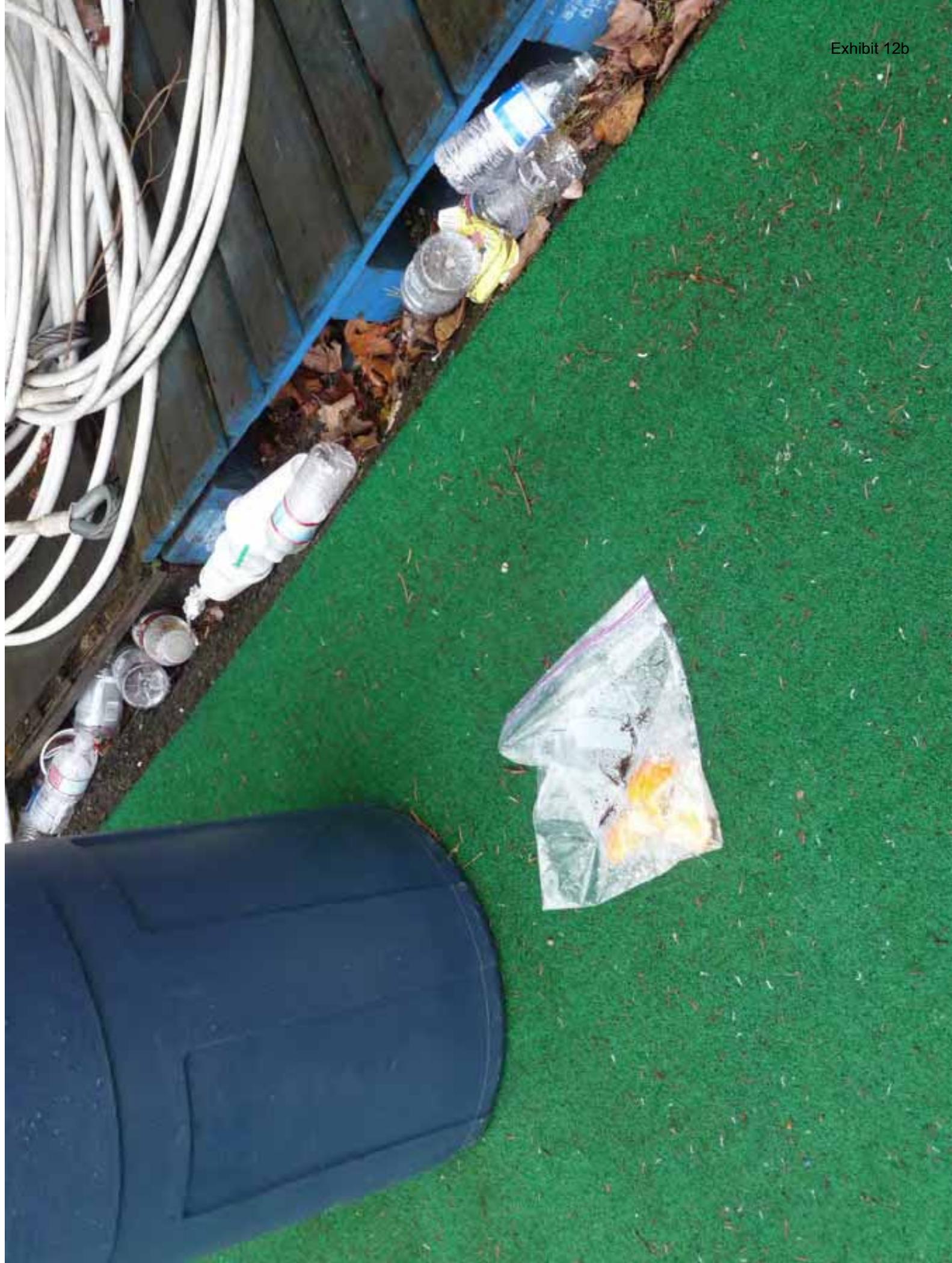


























**Diane Matthews**

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**Subject:** FW: Kirkland Youth Lacrosse  
**Attachments:** image001.jpg

-----Original Message-----

From: Dan Neary <dan.neary@northwestu.edu>  
 To: hohox2@comcast.net; barbwaltz@gmail.com; wildutt@aol.com; todd@guakm.com;  
 Cc: Steve Sankey <steve.sankey@northwestu.edu>  
 Sent: Tue, Apr 20, 2010 1:04 pm  
 Subject: Kirkland Youth Lacrosse

I'm writing today to follow up on your Complaint Investigation Requests filed with the City of Kirkland regarding the use of the University's athletic fields by Kirkland Youth Lacrosse (KYL). The investigation resulted in the City clarifying their position that KYL's use is not permitted, and the City issued a Notice of Violation and Order to Correct yesterday. The Order directs us to evict Kirkland Youth Lacrosse by next Monday, April 26. This would, of course, devastate these kids and their families since there is no other field space available in the region that can accommodate their schedule; it appears their season would come to an abrupt end.

City personnel has indicated that there may be possible paths that could allow these kids to finish their season on June 12.

One option would be for the University to appeal the City's findings and orders. It does not appear that involving the University, City and our neighbors in an appeal process would be a productive use of resources. This would, at best, be only a short term solution; resources would be better applied to a long term solution that engages the process for a master plan revision.

A second possible path offered is to work with our neighbors to secure your permission to allow these kids to complete their season.

We took steps last week to specifically address issues cited in your formal complaints. I prepared a letter Friday, in response to the City's request, that outlines these steps; it is available, as part of the materials for the next Houghton Community Council meeting, at

<http://www.ci.kirkland.wa.us/Assets/Planning/Planning+PDFs/NWU+Field+Use+HCC+04262010.pdf>

It is my hope that our neighbors have already noticed changes described in this letter and these steps would afford us your patience so as to allow Kirkland Youth Lacrosse to finish their season. City personnel has indicated that if our neighbors that have filed the formal complaints would communicate with the City that you can be agreeable to steps we are making to lessen your inconvenience, then we could be allowed to let KYL finish their season. It is my hope that you could agree that allowing KYL these next eight weeks for their practices and games, with no ongoing relationship beyond the end of their season, would be a better outcome than simply shutting them down on Monday.

Steve Sankey will be working to schedule a meeting with neighbors in hopes that we can secure your permission to allow KYL to finish their season. With only one week to take the corrective action as ordered in the Notice of Violation, we only have a few days to act. You should expect to be hearing from Steve soon, or you can contact him at 425.889.5757 or [steve.sankey@northwestu.edu](mailto:steve.sankey@northwestu.edu) .

As you can see in the letter I provided the City, I approved this use by KYL with the understanding that the Univeristy was at liberty to rent part of our campus for this incidental use. This experience has clarified that the current approved master plan does not afford the University that liberty, and, furthermore, this use by KYL was not considered "incidental" to our neighbors. I am sorry for my error, and I am sorry for the inconvenience I caused our neighbors and City personell.

Thank you for your consideration in this matter.



Dan Neary  
 Executive Vice President, [Northwest University](#)  
 425.889.5205  
[dan.neary@northwestu.edu](mailto:dan.neary@northwestu.edu)  
 IM w/ Windows Messenger: [dan.n@cedarpark.org](mailto:dan.n@cedarpark.org)

## Diane Matthews

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**Subject:** FW: Letter to Kirkland Planning Department  
**Attachments:** KYL.pdf

**From:** [Dan Neary](#)  
**Sent:** Friday, April 16, 2010 2:49 PM  
**To:** [hohox2@comcast.net](mailto:hohox2@comcast.net)  
**Subject:** Letter to Kirkland Planning Department

Thank you, Marie and Larry, for chatting with me this afternoon.

I have attached the letter that I mentioned. If you feel that other neighbors would be interested in this communiqué, please feel free to pass it along.

I would like to do some planting this summer to “thicken up” that 30-foot landscape buffer, which should result in something that can be better maintained; I’ll stay in touch as we come up with a plan.

Blessings!



Dan Neary  
Executive Vice President, [Northwest University](#)  
425.889.5205  
[dan.neary@northwestu.edu](mailto:dan.neary@northwestu.edu)  
IM w/ Windows Messenger: [dan.n@cedarpark.org](mailto:dan.n@cedarpark.org)  
fax: 425.803.0323

EcoTip: Most printed emails are a waste of paper; save a tree and only print this if really necessary.

April 16, 2010

Nancy Cox, Development Review Manager  
City of Kirkland Planning Department  
123 Fifth Avenue  
Kirkland, Washington 98033

Dear Nancy,

Thank you for your invitation to attend this month's meeting of the Houghton Community Council in order to discuss the complaints related to Northwest University entering into an agreement to allow Kirkland Youth Lacrosse use of our athletic fields. We agreed to host practices and games for no more than twenty hours each week at rates similar to those charged by local parks departments.

Unfortunately, my schedule cannot accommodate the Council's meeting this month due to meetings that I must attend in Vancouver that week. It is my hope that this letter will address the Council's questions and concerns.

As I stated in a recent email to the Planning Department, I am embarrassed that all this has escalated to this level of concern, consuming the resources of the Planning Department and now the Houghton Community Council. I am sorry for my errors in this regard.

You can certainly imagine, given the severe shortage of field space in Kirkland and our surrounding communities, that we have a steady stream of inquiries related to outside groups using our athletic fields. We simply refused most of these requests since they came with the expectation of hundreds of guests and we understood that our current zoning provisions, under our approved master plan, does not accommodate these sorts of uses by outside organizations. I approved this partnership with Kirkland Youth Lacrosse since it appeared to be incidental use that fell within the parameters of the approved master plan, specifically that we have the flexibility to rent portions of our campus to outside organizations as long as we anticipate fewer than 100 guests and do not anticipate significant impacts on our neighborhood related to traffic and parking.

Coinciding with the current complaints, the Planning Department has clarified your position that we do not have that flexibility to rent to outside groups when it comes to our athletic fields. With this clarified understanding, we are working to end the use by Kirkland Youth Lacrosse and have informed them that our current zoning provisions will not allow us to accommodate them in the future.

Working with the code compliance officer, Judd Tuberg, we have obtained a copy of the materials from the file associated with the formal complaints. It is our hope that we can begin to address a number of the specific items in the complaints and thus benefit from some patience so that Kirkland Youth Lacrosse can finish their season on June 12. Since there is no other field space in the region

available to accommodate their current schedule, we are hoping that these steps will help us help these children. It appears that the specifics of the complaints can be summarized along the lines of the following six items:

1. Excessive and continuous noise (whistles, air horns, yelling, cheering, etc.) – Kirkland Youth Lacrosse (KYL) has agreed to eliminate the use of air horns and much of the use of whistles. While their regulations specify the use of these instruments, they believe that they can take these steps in these special circumstances. They cannot completely eliminate the use of whistles for reasons of safety.
2. Garbage accumulating in landscape buffers – Our agreement with KYL included provisions that they would tend to their own trash; we are working with them to increase their efforts in this regard. It appears that some portion of the trash has more to do with the University's use of the fields, as well as the unauthorized use of the fields by members of the community. University personnel are working to attend to the tidiness of the fields as well as the landscape buffers.
3. Participants urinating in the landscape buffers – Our agreement with KYL provides for use of the restrooms in our building adjacent to the fields (the former Seahawks training and headquarters building). When we first became aware that young boys were opting to use the landscape buffer, rather than the restrooms, we reminded KYL that this was inappropriate. They have agreed to be more diligent about directing their participants to the restrooms that we continue to provide.
4. Early Saturday morning starts – Our agreement with KYL provided for starts no earlier than 9:00. We are now aware that they have used the fields, in some instances, as early as 8:00. We have worked with KYL and they will not allow this to happen again as they finish their season. We have made arrangements for University personnel to better monitor weekend field use.
5. Reports of KYL using all three of our athletic fields – We have determined that KYL has consistently limited their use to our one artificial turf field. It appears that those filing the complaints may have confused University use, or possibly even unauthorized use by members of the community, that was concurrent to KYL's use.
6. Branches trimmed to install temporary fencing that were left in the landscape buffer – It appears that only a small portion of trimmings in the landscape buffer were related to use by KYL. We do not believe that the University's landscapers have left trimmings in the buffer. We have had reports of others (unauthorized) trimming inside the buffer and possibly dumping in the buffer; we are investigating and will continue to work to keep the landscape buffer in order.

Again, it is our hope that these steps will afford us some patience so that we can allow these children to finish their season on June 12.

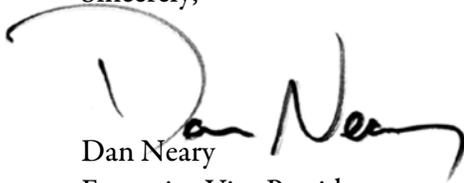
I hope that this letter will help the Council address their questions and concerns.

On a *going forward* basis, I would welcome an opportunity in the coming months to discuss future long range plans that would allow the University to partner with our community. I know that the

Council has expressed interest in helping us think through how future master plan revisions could provide ways for the University to help organizations like Kirkland Youth Lacrosse.

Thank you for your consideration and ongoing help.

Sincerely,

A handwritten signature in black ink that reads "Dan Neary". The signature is fluid and cursive, with a large initial "D" and "N".

Dan Neary  
Executive Vice President

cc: Eric Shields, Planning Director, City of Kirkland  
Tony Leavitt, Associate Planner, City of Kirkland  
Judd Tuberg, Code Compliance Officer, City of Kirkland  
Steve Sankey, Director for Campus Planning and Construction, Northwest University  
Steve Lytle, Kirkland Youth Lacrosse





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

### **MEMORANDUM**

**To:** Houghton Community Council

**From:** Nancy Cox, AICP, Development Review Manager  
 Tony Leavitt, Associate Planner

**Date:** April 20, 2009

**Subject:** Northwest University Change of Use Permit, ZON08-00020

### **RECOMMENDATION**

The Houghton Community Council should take final action on Resolution 4756 (see Enclosure 1). On April 7, 2009 the City Council adopted Resolution R-4756 approving the Northwest University Change of Use zoning permit application (ZON08-00020) as recommended by the Kirkland Hearing Examiner. The Houghton Community Council can proceed under one of the following options:

1. Approve the application. A majority of the entire membership of the Houghton Community Council could vote by resolution to approve the project as granted by the City Council.
2. Disapprove the application. A majority of the entire membership of the Community Council could vote by resolution to disapprove the application.
3. Take No Action. Resolution 4756 goes into effect if no action is taken by the Houghton Community Council within 60 calendar days of the City Council adoption date of Resolution 4756.

A resolution to approve the project as granted by the City Council is enclosed.

### **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 2). 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 3).

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 2, Exhibit B). On February 25, 2009, the Hearing Examiner recommended approval of the application with conditions per Staff's recommendation (see Enclosure 2).

### City Council Action

On April 7th, 2009 the City Council adopted Resolution 4756 approving the application per the Hearing Examiner's Recommendation.

### **ENCLOSURES**

1. Resolution 4756
2. Hearing Examiner Recommendation and Exhibits
3. February 23<sup>rd</sup> Hearing Examiner/ HCC Joint Public Hearing Minutes

**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 7th day of April, 2009.

SIGNED IN AUTHENTICATION thereof this 7th day of April, 2009.

  
\_\_\_\_\_  
Mayor

Attest:

  
\_\_\_\_\_  
City Clerk

**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 53<sup>rd</sup> 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

**Hearing Examiner Recommendation****ZON08-00020****Page 2 of 10**

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

**Hearing Examiner Recommendation****ZON08-00020****Page 3 of 10**

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.

**Hearing Examiner Recommendation****ZON08-00020****Page 5 of 10****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).

**Hearing Examiner Recommendation****ZON08-00020****Page 7 of 10**

## 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 15<sup>th</sup> through January 31<sup>st</sup>. 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 31<sup>st</sup>. 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 IMPACTSa. 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

**Hearing Examiner Recommendation****ZON08-00020****Page 9 of 10**

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 31<sup>st</sup>. 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

**Hearing Examiner Recommendation****ZON08-00020****Page 10 of 10**

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 108<sup>th</sup> Avenue NE, Kirkland, WA 98033

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

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

Exhibit A (Staff Report and Attachments) of the Hearing Examiner Recommendation has not been included due to its size and the fact that it was presented at the February 23<sup>rd</sup> Joint Hearing.

An electronic version of the Staff Report and Attachments can be found here:

[http://www.ci.kirkland.wa.us/depart/Planning/Houghton\\_Community\\_Council\\_Meeting\\_Information.htm](http://www.ci.kirkland.wa.us/depart/Planning/Houghton_Community_Council_Meeting_Information.htm)





**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)**

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Planning Staff  
Department of Planning and Community Development

RESOLUTION 2009-5

A RESOLUTION OF THE HOUGHTON COMMUNITY COUNCIL APPROVING RESOLUTION R-4756 ADOPTED BY THE KIRKLAND CITY COUNCIL ON APRIL 7, 2009, RELATING TO LAND USE; APPROVING A ZONING PERMIT AS APPLIED FOR BY STEVE SANKEY OF NORTHWEST UNIVERSITY IN DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT FILE NO. ZON08-00020 AND SETTING FORTH CONDITIONS OF THE APPROVAL.

WHEREAS, the Houghton Community Council has received Kirkland City Council Resolution R-4756, approving a zoning permit filed by Steve Sankey of Northwest University as Department of Planning and Community Development File No. ZON08-00020 for the Northwest University Change of Use; and

WHEREAS, the subject matter of Resolution R-4756, pursuant to Ordinance 2001, is subject to the disapproval jurisdiction of the Houghton Community Council and shall become effective within the Houghton Community Municipal Corporation only upon approval by the Houghton Community Council or the failure of said Community Council to disapprove Resolution R-4756 within 60 days of the date of passage; and

WHEREAS, the subject matter of Resolution R-4756 was reviewed and discussed by the Houghton Community Council at meetings held on April 27, 2009, and at said meetings the Houghton Community Council provided recommendations on said subject matter; and

WHEREAS, the subject matter of Resolution R-4756 will serve the interests and promote the health, safety, and welfare of the Houghton Community Municipal Corporation;

NOW, THEREFORE, be it resolved that Resolution R-4756 is hereby approved and effective within the Houghton Community Municipal Corporation.

PASSED by majority vote of the Houghton Community Council in regular, open meeting this \_\_\_\_ day of \_\_\_\_\_, 2009.

SIGNED IN AUTHENTICATION thereof this \_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
Chair, Houghton Community Council

\_\_\_\_\_  
City Clerk





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

**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 53<sup>rd</sup> 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 31<sup>st</sup>. 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 15<sup>th</sup> through January 31<sup>st</sup>. 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 31<sup>st</sup>. 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 108<sup>th</sup> Avenue NE, Kirkland, WA 98033

Agent: Eric Drivdahl, Gelotte Hommas, 3025 112<sup>th</sup> 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 112<sup>th</sup> Ave NE, Suite 110

Bellevue, WA 98004

T 425.828.3081

F 425.822.2152

**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 53<sup>rd</sup> 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 5<sup>th</sup> 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 53<sup>rd</sup> 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			
<b>FIRST FLOOR SQUARE FOOTAGE AREAS</b>			
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
<b>TOTAL FIRST FLOOR</b>			<b>434</b>
<b>SECOND FLOOR SQUARE FOOTAGE AREAS</b>			
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
<b>TOTAL SECOND FLOOR</b>			<b>284</b>
<b>TOTAL FIRST &amp; SECOND FLOORS</b>			<b>718</b>

Figure 2 – Existing Occupancy Calculations

		Seahawks Facility - Proposed	
<b>FIRST FLOOR SQUARE FOOTAGE AREAS</b>			
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
<b>TOTAL FIRST FLOOR</b>			<b>233</b>
<b>SECOND FLOOR SQUARE FOOTAGE AREAS</b>			
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
<b>TOTAL SECOND FLOOR</b>			<b>272</b>
<b>TOTAL FIRST &amp; SECOND FLOORS</b>			<b>505</b>

Figure 3 – Proposed Occupancy Calculations



## NU Soccer Academy

### Spring 2010

#### Location

Northwest University Soccer Fields

#### Sunday Afternoons 3:30 – 5:00 pm

- March 28
- April 11
- April 18
- April 25
- May 2
- May 9

\*No Academy on April 4th (Easter)

#### Ages

6-13 years old

#### Cost

\$150 (All 6 Sessions)

Puma ball & shirt included

Drop In Price \$30 per session

**Please email [erin.redwine@northwestu.edu](mailto:erin.redwine@northwestu.edu) in advance if you're planning to drop in for a session**

Northwest University Soccer Academy provides a positive and balanced training environment where boys and girls will grow in confidence as they learn the game of soccer. Each session is designed to focus on one technical skill that soccer requires, such as passing, first touch, shooting, defending and dribbling. The Academy will consist of six 1.5hr sessions led by NU's Head Women's Coach, **Erin Redwine**, Assistant Coaching Staff and current NU players. Players will be well prepared for Select/Premier tryouts in May!

*\*Cancellation Policy: 7 days notice is required for a full refund, less a \$15.00 service fee. If you cancel within 6 days or less, you'll receive a credit towards any future NU Camps.*

#### Coaching Staff

**Erin Redwine** – Women's Head Coach (2005-Present)

Men's & women's assistant coaches along with current NU soccer players will also be on staff.

**Directions:** For directions to our campus, [click here](#).

#### Questions?

If you have any questions about the camp, please contact:

**Erin Redwine**  
Camp Coordinator  
[erin.redwine@northwestu.edu](mailto:erin.redwine@northwestu.edu)



### NWU Lacrosse Practices and Games

02-06-2010	Games from 8:00 AM – 6:00 PM
02-07-2010	Games from 11:00 AM – 4:00 PM
02-08-2010 – 02-12-2010	Practice from 4:00 PM – 6:00 PM
02-13-2010	Games from 8:00 AM – 6:00 PM
02-14-2010	Games from 11:00 AM – 4:00 PM
02-16-2010 - 02-19-2010	Practice from 4:00 PM – 6:00 PM
02-20-2010	Games from 8:00 AM – 6:00 PM
02-21-2010	Games from 11:00 AM – 5:00 PM
02-22-2010 -02-26-2010	Practices from 4:00 PM – 6:30 PM
02-27-2010	Games from 8:00 AM – 6:00 PM
02-28-2010	Games from 11:00 AM – 5:00 PM

**02-28-2010 Fencing installed along north side of turf field and tree branches cut down and left in the buffer area**

03-01-2010-03-05-2010	Practices 4:00 PM – 7:00 PM
03-06-2010	Games from 7:30 AM – 6:00 PM
03-07-2010	Games from 11:00 AM – 6:00 PM
03-08-2010-03-12-2010	Practices from 4:00 PM – 7:00 PM
03-13-2010	Games from 8:00 AM – 6:00 PM (all three fields)
03-14-2010	Games from 11:00 AM – 6:00 PM (all three fields)
03-15-2010-03-19-2010	Practices from 4:00 PM – 7:00 PM
03-20-2010	Games from 8:00 AM – 6:00 PM
03-21-2010	Games from 11:00 AM – 6:00 PM (all three fields)
03-22-2010	Practices from 4:00 PM – 6:00PM
03-23-2010	Game from 3:30 PM – 6:30 PM
03-24-2010	Practices from 4:00 PM – 7:00 PM
03-25-2010	Practices from 4:00 PM – 7:00 PM
03-26-2010	Game from 5:00 PM – 7:00 PM
03-27-2010	Games from 8:00 AM – 6:00 PM (all three fields)
03-28-2010	Games from 11:00 am – 5:00 PM (all three fields)
<b>03-28-2010</b>	<b>Youth soccer games on grass fields 3:30 PM – 5:00 PM</b>
<b>03-29-2010 -04-04-2010</b>	<b>Spring Break LWSD – no games or practices</b>
04-05-2010-04-07-2010	Practices from 4:00 PM – 7:00 PM

04-08-2010 Game from 4:30 PM – 7:00 PM  
04-09-2010 Game from 3:35 PM – 6:00 PM

**NWU Lacrosse Practices and Games**

04-10-2010 Games from 10:00 AM – 2:00 PM  
04-11-2010 Games from 12:00 PM – 5:00 PM  
**04-11-2010 Youth soccer games on grass fields  
3:30 PM – 5:00 PM**

04-12-2010 Practice from 5:00 PM – 7:00 PM  
04-13-2010 Practice from 3:00 PM – 7:00 PM  
04-14-2010 Game from 4:30 PM – 7:00 PM  
04-15-2010 Games from 3:00 PM – 8:00 PM  
04-16-2010 Games from 4:00 PM – 8:00 PM  
04-17-2010 Games from 2:00 PM – 6:00 PM  
04-18-2010 Practice from 12:00 PM – 5:00 PM  
**04-18-2010 Youth soccer games on grass fields  
3:30 PM – 5:00 PM**

04-19-2010 Practice from 5:00 PM – 7:00 PM