NW UNIVERSITY MASTERPLAN

5520 108th Ave NE
Kirkland, WA 98033

PROJECT SUMMARY

THIS PROJECT IS A MASTER PLAN PROPOSAL FOR NORTH WEST UNIVERSITY. THE MASTERPLAN WILL BE CONSTRUCTED IN PHASES AS FINANCIAL RESOURCES BECOME AVAILABLE. THE MASTER PLAN INCLUDES:

- o New Welcome Center replacing the existing Pecota Center building, including new parking garage below.
- o New Gymnasium Pavilion replacing the existing Pavilion, including new parking garage below.
- o New 300 bed Dorm.
- o New 6-Court Indoor Tennis Center, including new parking garages below.
- o New Fitness Center, including new parking garage below.
- o Three-Phase replacement of the Ness Academic Center.
- o Additions to the Chapel.
- o New Field House and bleachers at the athletic fields. Removal of existing fields 4 installation of 2 astroturf fields

PARKING & STREET INFORMATION

MAIN INTERIOR STREETS:	24' WIDE + CURB 4 GUTTERS
PROPOSED STREET REALIGNMENT:	111TH WAY NE (LOCATED ON SUBJECT PROPERTY)
ACCESS DRIVES:	SEE BUILDING INVENTORY
108TH AVE NE EXISTING:	2 ACCESS POINTS
NE 53RD STREET EXISTING:	3 ACCESS POINTS
PARKING:	
EXISTING REMOVED:	122 SURFACE STALLS
PROPOSED ADDITIONAL:	
SURFACE:	33 STALLS
UNDER BUILDINGS:	349 STALLS
NET GAIN:	+260 STALLS
ON SITE ALLOWANCE:	250-350 STALLS (FUTURE DEVELOPMENT WILL DETERMINE EXACT PARKING STALLS REQUIRED)

LOT COVERAGE - NET CHANGE

EXISTING REMOVED:

EXST BUILDING FOOTPRINTS:		
NESS ACADEMIC:	27,980 SQ FT	
PAVILION/GYMNASIUM:	6,130 SQ FT	
PAVILION:	12,580 SQ FT	
TOTAL EXST BUILDING FOOTPRINTS:		46,690 SQ FT
EXST HARDSCAPE:		
DRIVES:	20,230 SQ FT	
PARKING:	30,600 SQ FT	
SIDEWALKS/PLAZAS:	31,630 SQ FT	
TOTAL EXST HARDSCAPE:		82,520 SQ FT
EXST ASTROTURF FIELD (75% OF 64,700):		16,050 SQ FT
TOTAL EXST REMOVED:		145,260 SQ FT

PROPOSED:

BUILDING FOOTPRINTS:		
WELCOME CENTER:	22,350 SQ FT	
DORM BUILDING:	15,300 SQ FT	
PAVILION/GYMNASIUM:	38,470 SQ FT	
TENNIS CENTER:	52,830 SQ FT	
FITNESS CENTER:	14,280 SQ FT	
CHAPEL ADDITION:	3,000 SQ FT	
FIELD HOUSE:	3,500 SQ FT	
NESS ACADEMIC:	46,820 SQ FT	
TOTAL BUILDING FOOTPRINTS:		189,040 SQ. FT.
HARDSCAPE:		
DRIVES:	13,010 SQ FT	
PARKING:	6,860 SQ FT	
SIDEWALKS/PLAZAS:	40,730 SQ FT	
TOTAL HARDSCAPE:		60,660 SQ. FT.
ASTROTURF FIELDS (25% OF 128,430):		32,110 SQ FT
TOTAL PROPOSED:		281,810 SQ FT

BUILDING FOOTPRINT - NET CHANGE

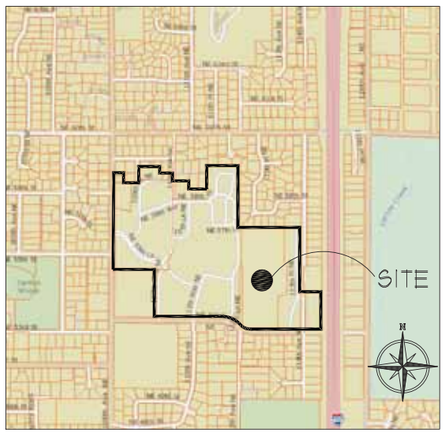
SEE LOT COVERAGE FOR SPECIFICS

EXST BUILDING FOOTPRINTS REMOVED:	46,690 SQ FT
PROPOSED BUILDING FOOTPRINTS:	189,040 SQ FT
TOTAL NET CHANGE:	142,350 SQ FT

BUILDING INVENTORY

Bldg. #	Building	Gross Square Feet				Units			Parking Stalls			IBC Use	Constr. Type
		Existing	Add'l	Proposed Under Bldg. Parking	Total	Existing	Add'l	Total	Existing	Add'l	Total		
1	Davis	16,800	0		16,800			0	45		45	B	VB
2	Gray/Beatty	44,400	0		44,400	105		105				R-2	VA
3	Caf (DiningHall)	11,500	0		11,500			0	188		188	A-2	VB
4	Crowder, Guy, Perks	68,400	0		68,400	159		159				R-2	VA
5	Greely Center	2,930	0		2,930			0	74		74	B	VB
6	Family Residence Duplexes	28,077	0		28,077	14		14	28		28	R-3	VB
7	FIRS Apartments	87,869	0		87,869	78		78	135		135	R-2	VA
8	Student Apartments	24,960	0		24,960	32		32	55		55	R-2	VB
9	Library	28,200	0		28,200			0	66		66	A-3	VA
10	Ness Academic Center	33,400	-33,400		0			0	59		59	B	removed
11	Pecota Center	7,400	-7,400		0			0	32	-32	0	B	removed
12	Millard Hall	15,000	0		15,000			0	26		26	B	VA
13	Pavilion	23,460	-23,460		0			0	90	-90	0	A-4	removed
14	Chapel/Classrooms Music	14,334	3,000		17,334			0	88		88	A-3	VB
15	Green House	927	0		927			0	0		0	U	VB
16	Maintenance / Shop Bldgs	10,639	0		10,639			0	15		15	B	VB
17	Barton Admin.	34,704	0		34,704			0	138		138	B	IIB Sprinklers
18	Argue HSC	45,436	0		45,436			0	127		127	B	IIB Sprinklers
10	Ness Replacement	0	70,910	0	70,910			0	0	0	0	A-3	VA Sprinklers
11	Welcome Center	0	43,320	18,600	61,920			0	0	70	70	A-2	IV Sprinklers
13	Pavilion/Gymnasium	0	37,950	19,970	57,920			0	0	95	95	A-4	IIA Sprinklers
19	Residence Hall	0	85,060	0	85,060		172	172	0	0	0	R-2	IIB
20	Tennis Center	0	59,250	55,350	114,600				0	161	161	B	IIIA Sprinklers
21	Fitness Center	0	21,390	10,870	32,260			0	0	56	56	B	VA
22	Field House	0	3,500	0	3,500			0	0	0	0	B	VB
	Totals	**498,436**	**260,120**	**104,790**	**863,346**	**388**	**172**	**560**	**1,166**	**260**	**1,426**		

VICINITY PLAN



PROJECT ADDRESS

5520 108TH AVE NE
KIRKLAND, WA 98033

LEGAL DESCRIPTION

SEE SURVEY, SHEET 2-LEGAL DESCRIPTION 4 NOTES
APPROXIMATELY 55 ACRES

KING COUNTY TAX IDENTIFICATION NUMBERS

PARCEL II-APN 1725059-9092
PARCEL III-APN 1725059-9096
PARCEL IV-APN 1725059-9269
PARCEL V-APN 1725059-9154
PARCEL V-APN 1725059-9097
PARCEL VII-APN 1725059-9145
PARCEL VIII-APN 1725059-9171
PARCEL IX-APN 1725059-9203
PARCEL X-APN 1725059-9097
PARCEL VII-APN 1725059-9145
PARCEL VIII-APN 1725059-9171
PARCEL IX-APN 1725059-9203
PARCEL X-A-APN 1725059-9268
PARCEL X-B-APN 935390-0335 4 APN 935390-0350
PARCEL X-C-APN 935390-0355 4 APN 935390-0049
PARCEL XI-APN 935390-0385
PARCEL XII-APN 935390-0580
PARCEL XIII-APN 935390-0590
PARCEL XIV-APN 7415000-0030
PARCEL XVI-APN 1725059-9139

CODE INFORMATION

PROJECT JURISDICTION:	CITY OF KIRKLAND, WA
ZONING:	PLA-1 (PLANNED AREA5-INSTITUTIONS) PARCELS TO SOUTH: RS 8.5 PARCELS TO WEST: RS 8.5 PARCELS TO EAST: INTERSTATE 405 PARCELS TO NORTH: RS 8.5
PERMIT PROCESS:	IIB
BUILDING SETBACKS ALLOWED:	30' LANDSCAPE BUFFER ALONG PERIMETER OF CAMPUS EXCEPT ALONG 108TH AVE NE, 114TH AVE NE, I-405 4 BETWEEN ON CAMPUS DUPLEX HOUSING 4 ADJACENT SINGLE-FAMILY SITES. 15' LANDSCAPE BUFFER BETWEEN ON CAMPUS DUPLEX HOUSING 4 ADJACENT SINGLE-FAMILY SITES
PROPOSED:	10' BETWEEN TENNIS CENTER 4 PAVILION AND PUGET SOUND ADVENTIST ACADEMY
MAXI. BUILDING HEIGHT ALLOWED:	30' ABOVE ABE WITHIN 100' OF THE CAMPUS PERIMETER 40' ABE FOR ALL OTHER AREAS
PROPOSED:	60' ABOVE ABE FOR DORM BUILDING 50' ABOVE ABE FOR TENNIS CENTER BUILDING
SENSITIVE AREAS:	CLASS B STREAM - 50' BUFFER FROM OHWL MARK + 10' BUILDING SETBACK
TREE PRESERVATION	SEE LANDSCAPE PLANS
BUILDING CODE:	2015 IBC, INCLUDING ALL WA STATE AMENDMENTS, AS ADOPTED BY THE CITY OF KIRKLAND ALL PHASES OF CONSTRUCTION WILL BE GOVERNED BY THE IBC CODE VERSION ADOPTED AT THE TIME EACH PHASE IS SUBMITTED FOR BUILDING PERMIT.

PROJECT DIRECTORY

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GELOTTE HOMMAS ARCHITECTURE
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COVER SHEET

A0.1

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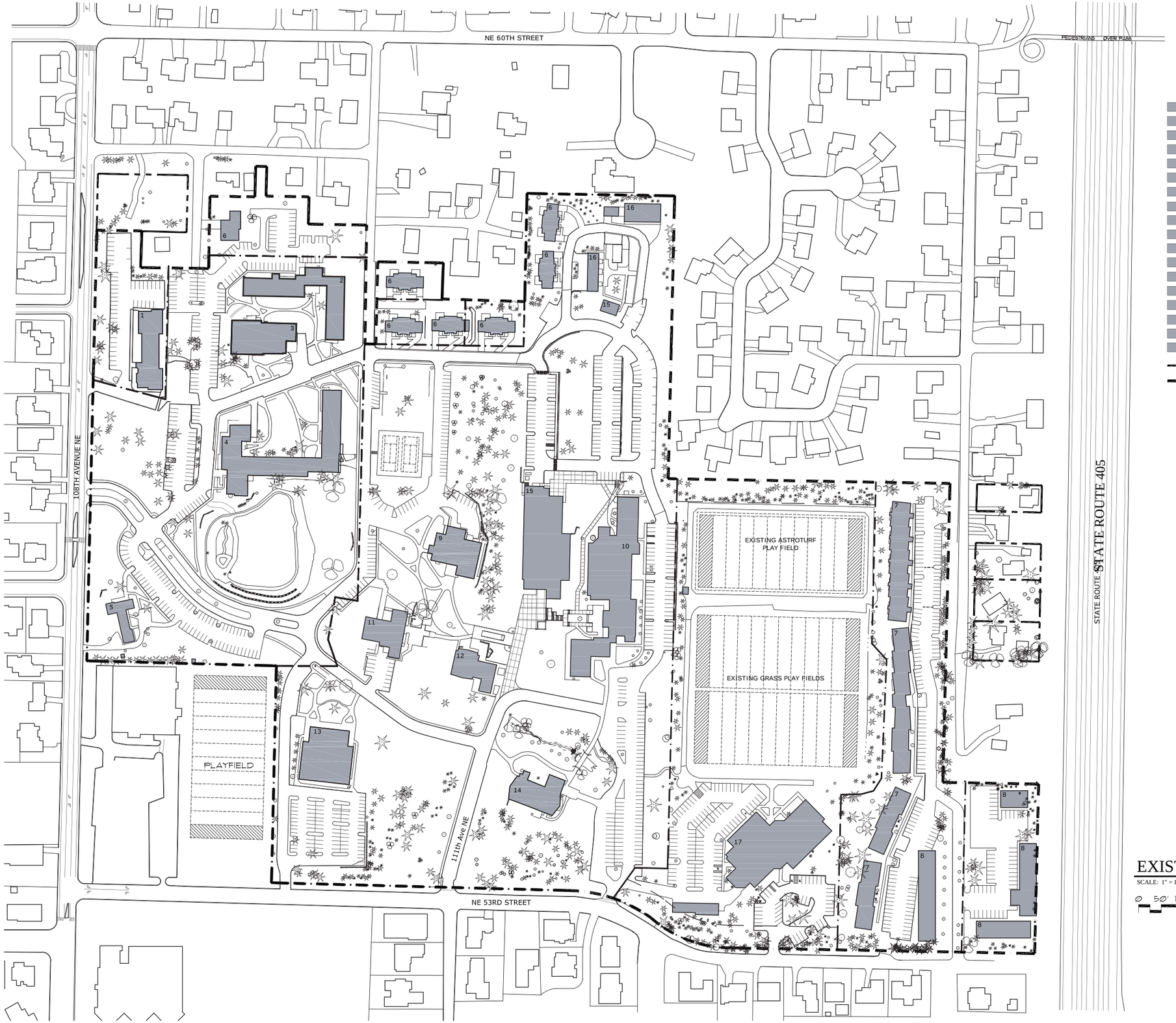

LEGEND

EXISTING STRUCTURES

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2	GRAY/BEATTY RESIDENCE HALL
3	CAFETERIA/STUDENT LOUNGE
4	CROWDER/GUY/RESIDENCE HALL
5	GREELEY CENTER
6	DUPLEXES
7	FIRS APARTMENTS
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12	MILLARD HALL
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14	BUTTERFIELD CHAPEL
15	GREEN HOUSE
16	MAINTENANCE BUILDINGS
17	BARTON BUILDING
18	ARGUE HEALTH SCIENCES CENTER

NW COLLEGE PROPERTY OUTSIDE PLA-1 ZONE

CAMPUS PLA-1 ZONE BOUNDARY

EXISTING CAMPUS PLAN

SCALE: 1" = 100'-0"

0 50' 100' 200' 300'

NORTH

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EXISTING CAMPUS MAP

A1.0

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- NW COLLEGE PROPERTY OUTSIDE PLA-1 ZONE
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PROPOSED

- 10A NESS PHASE ONE
- 10B NESS PHASE TWO
- 10C NESS PHASE THREE
- 11 WELCOME CENTER (REPLACES PECOTA)
- 13 PAVILION/ GYMNASIUM REPLACEMENT
- 14A CHAPEL ADDITIONS
- 19 RESIDENCE HALL
- 20 TENNIS CENTER
- 21 FITNESS CENTER
- 22 FIELD HOUSE
- PROPOSED 10' BUFFER AREA

PROPOSED MASTER PLAN

SCALE: 1" = 100'-0"

0 50' 100' 200' 300'

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PROPOSED MASTER PLAN

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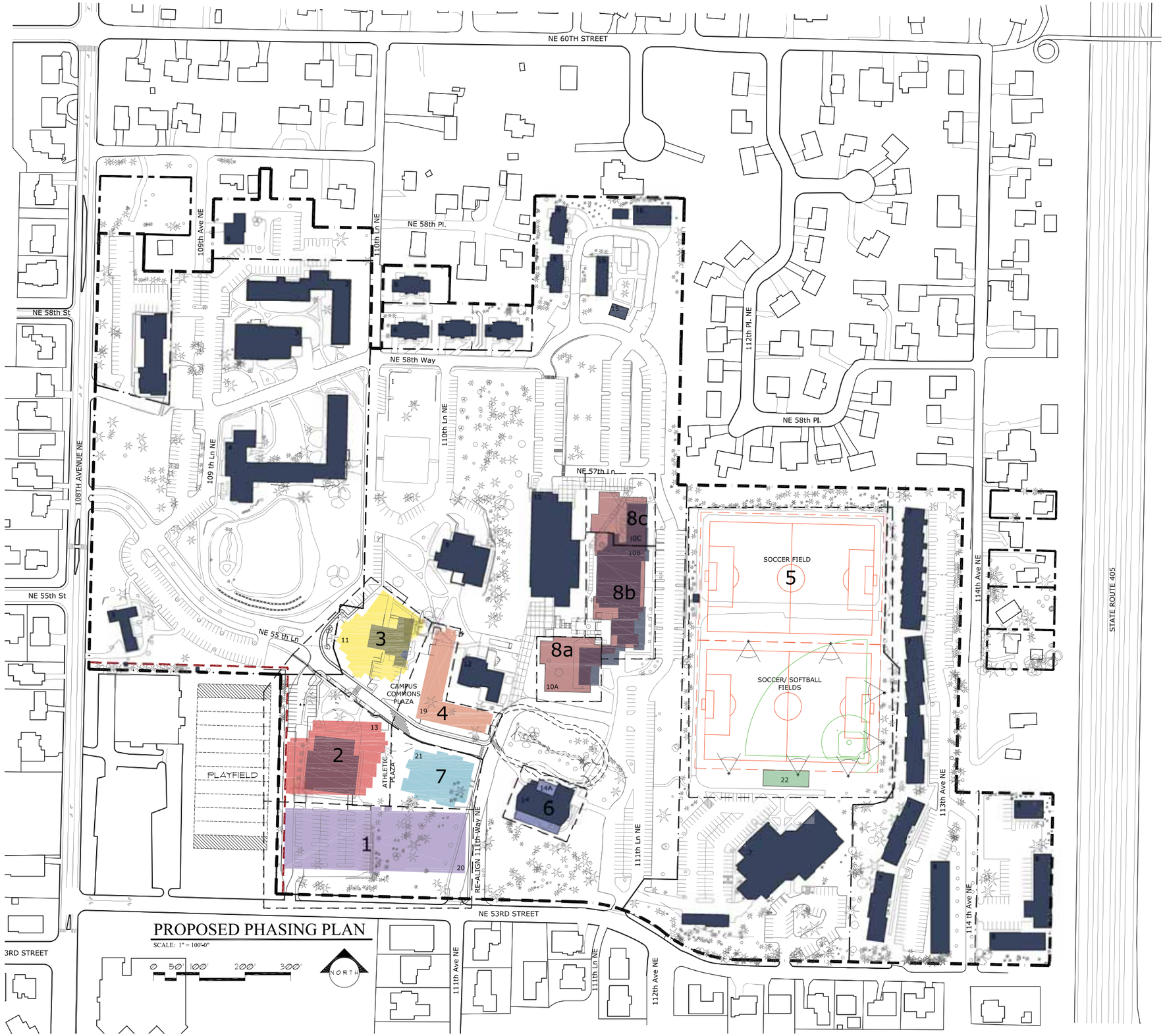

PROPOSED PHASING PLAN

SCALE: 1" = 100'-0"

0 50' 100' 200' 300'

NORTH

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- PROPOSED 10' BUFFER AREA

PROPOSED

PHASE	DATE	
1	2017-2020	NOTE: WHILE THE IMPROVEMENTS ARE CHARACTERIZED AS 'PHASES', THE ORDER IN WHICH IMPROVEMENTS ARE ACTUALLY UNDERTAKEN MAY VARY FROM THE PROPOSED ORDER AND DATES PRESENTED IN THE MASTER PLAN SUBMITTAL.
2	2019-2022	
3	2019-2020	
4	2021-2024	
5	2021-2024	
6	2022-2024	
7	2029-2032	
8a	2031-2034	
8b	2033-2036	
8c	2035-2037	

DESCRIPTION

1 Tennis Center & Parking, Add access drive, Landscape & buffer, Frontage improvements NE 53rd St.

2 Replace Existing Gymnasium w/ New Gymnasium, Parking, Landscape, Plaza

3 Replace Existing Building w/ New Welcome Center, Parking, Landscape

4 Residence Hall, Plaza, Landscape

5 Replace Existing Fields w/ 2 New Astro Turf soccer fields, permiter Landscape, field Lighting, field House

6 Additions to existing Chapel

7 Fitness Center & Parking, Landscape

8a Replace Existing w/ New Theater Building, Landscape

8b Replace Existing w/ New Academic Building, Landscape

8c Replace Existing w/ New Academic Building, Landscape

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PROPOSED PHASING PLAN

A1.2

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LEGEND

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NW COLLEGE PROPERTY OUTSIDE PLA-1 ZONE

CAMPUS PLA-1 ZONE BOUNDARY

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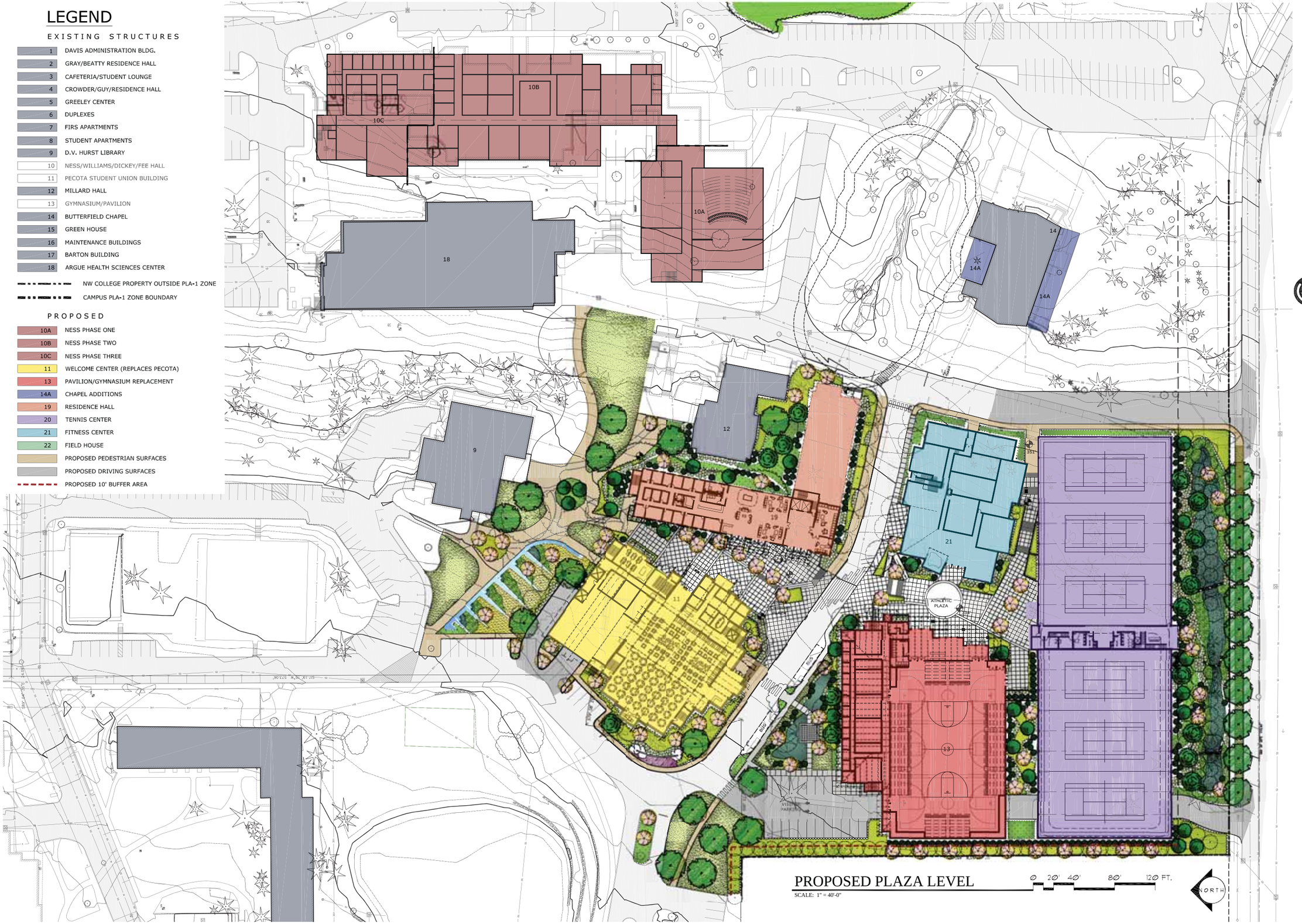
PROPOSED PEDESTRIAN SURFACES

PROPOSED DRIVING SURFACES

PROPOSED 10' BUFFER AREA



PROPOSED PLAZA LEVEL

SCALE: 1" = 40'-0"

0 20' 40' 80' 120 FT.

NORTH

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PROPOSED PLAZA LEVEL

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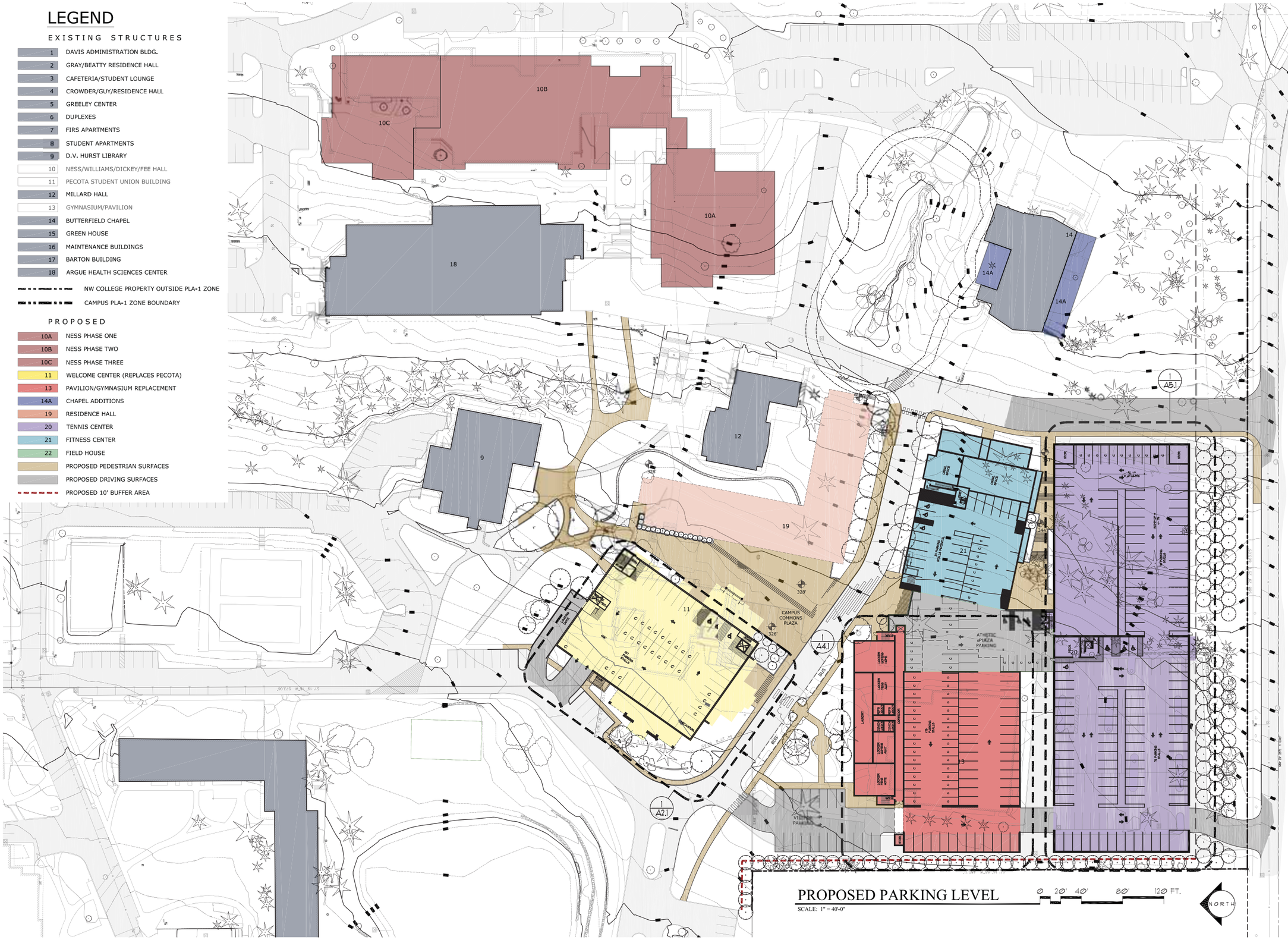

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FILE: Site Plan - Parking.dwg

PROPOSED PARKING LEVEL

A1.4

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LEGEND

EXISTING STRUCTURES

1	DAVIS ADMINISTRATION BLDG.
2	GRAY/BEATTY RESIDENCE HALL
3	CAFETERIA/STUDENT LOUNGE
4	CROWDER/GUY/RESIDENCE HALL
5	GREELEY CENTER
6	DUPLEXES
7	FIRS APARTMENTS
8	STUDENT APARTMENTS
9	D.V. HURST LIBRARY
10	NESS/WILLIAMS/DICKEY/FEE HALL
11	PECOTA STUDENT UNION BUILDING
12	MILLARD HALL
13	GYMNASIUM/PAVILION
14	BUTTERFIELD CHAPEL
15	GREEN HOUSE
16	MAINTENANCE BUILDINGS
17	BARTON BUILDING
18	ARGUE HEALTH SCIENCES CENTER

NW COLLEGE PROPERTY OUTSIDE PLA-1 ZONE

CAMPUS PLA-1 ZONE BOUNDARY

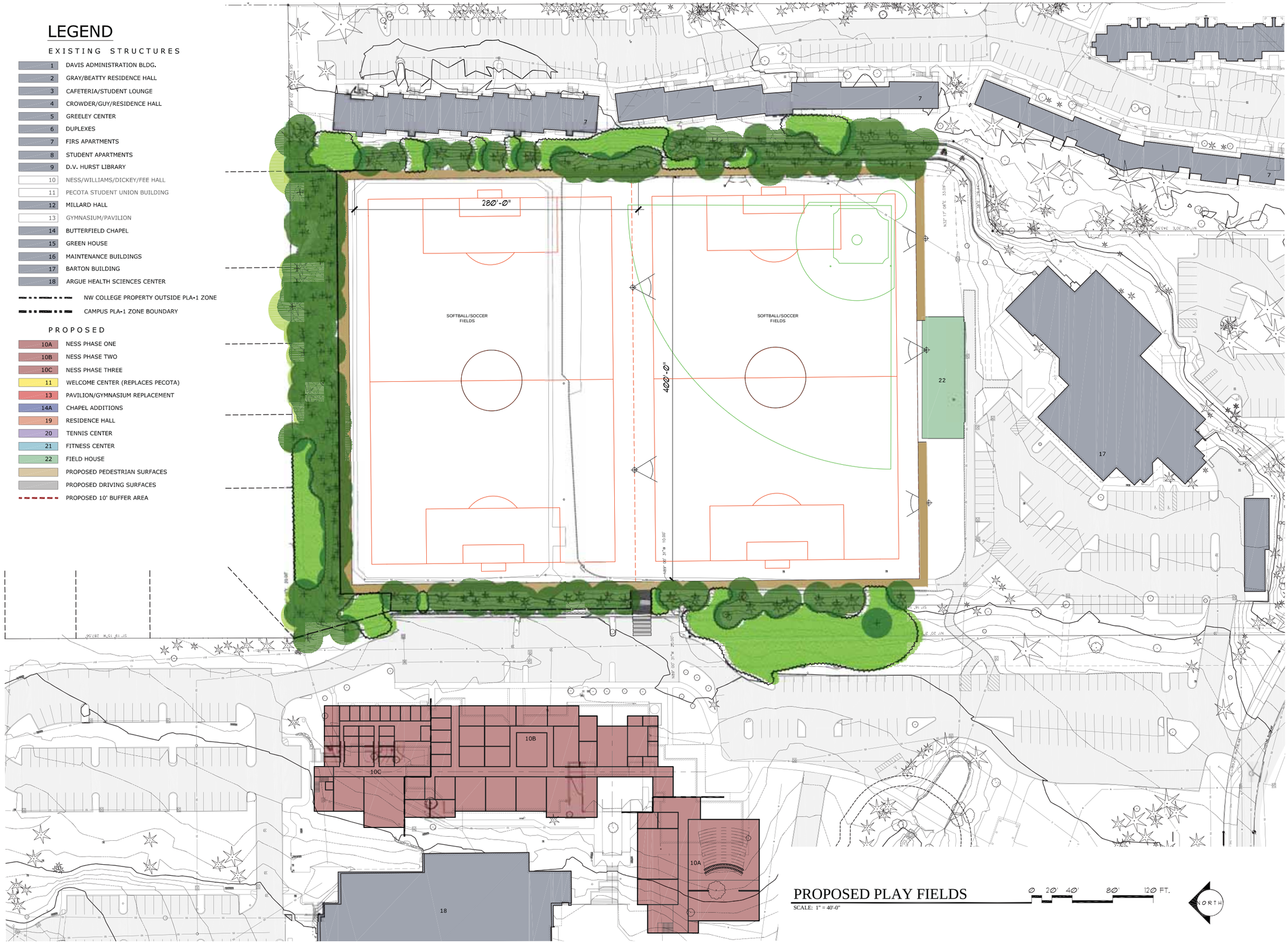
PROPOSED

10A	NESS PHASE ONE
10B	NESS PHASE TWO
10C	NESS PHASE THREE
11	WELCOME CENTER (REPLACES PECOTA)
13	PAVILION/GYMNASIUM REPLACEMENT
14A	CHAPEL ADDITIONS
19	RESIDENCE HALL
20	TENNIS CENTER
21	FITNESS CENTER
22	FIELD HOUSE

PROPOSED PEDESTRIAN SURFACES

PROPOSED DRIVING SURFACES

PROPOSED 10' BUFFER AREA



PROPOSED PLAY FIELDS

SCALE: 1" = 40'-0"

0 20' 40' 80' 120 FT.

NORTH

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PLAY FIELDS

A1.5

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Existing Aerial

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FILE: A1-Renderings

EXISTING AERIAL

A1.6

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Proposed Aerial

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PROPOSED AERIAL

A1.7

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Entry Rendering

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ENTRY

A1.8

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Campus Commons Plaza Rendering

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CAMPUS
COMMON PLAZA

A1.9

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Athletic Plaza Rendering

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FILE: A1-Renderings

ATHLETIC PLAZA

A1.10

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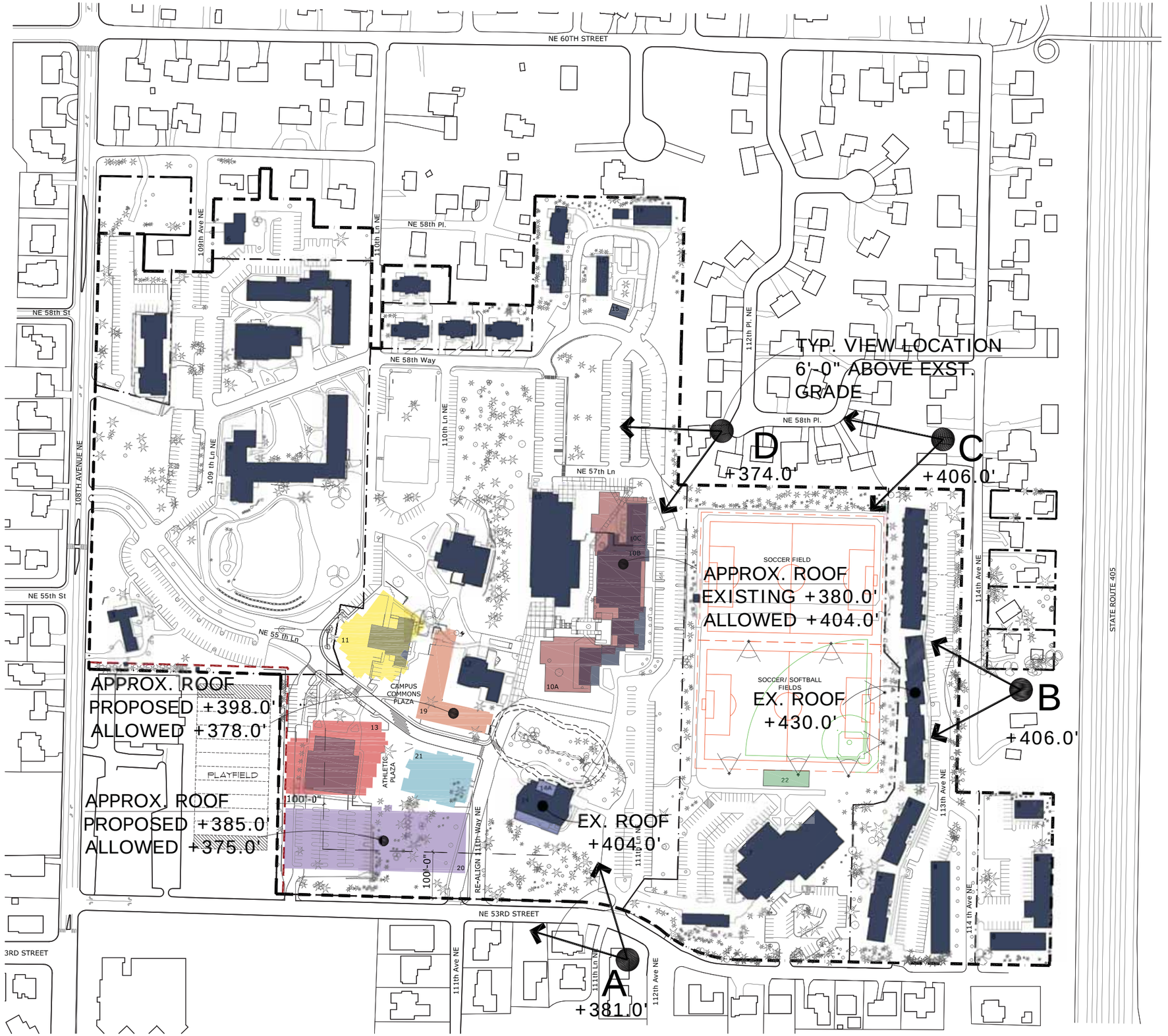

LEGEND

EXISTING STRUCTURES

- 1 DAVIS ADMINISTRATION BLDG.
- 2 GRAY/BEATTY RESIDENCE HALL
- 3 CAFETERIA/STUDENT LOUNGE
- 4 CROWDER/GUY/RESIDENCE HALL
- 5 GREELEY CENTER
- 6 DUPLEXES
- 7 FIRS APARTMENTS
- 8 STUDENT APARTMENTS
- 9 D.V. HURST LIBRARY
- 10 NESS/WILLIAMS/DICKEY/FEE HALL
- 11 PECOTA STUDENT UNION BUILDING
- 12 MILLARD HALL
- 13 GYMNASIUM/PAVILION
- 14 BUTTERFIELD CHAPEL
- 15 GREEN HOUSE
- 16 MAINTENANCE BUILDINGS
- 17 BARTON BUILDING
- 18 ARGUE HEALTH SCIENCES CENTER
- NW COLLEGE PROPERTY OUTSIDE PLA-1 ZONE
- CAMPUS PLA-1 ZONE BOUNDARY

PROPOSED

- 10A NESS PHASE ONE
- 10B NESS PHASE TWO
- 10C NESS PHASE THREE
- 11 WELCOME CENTER (REPLACES PECOTA)
- 13 PAVILION/ GYMNASIUM REPLACEMENT
- 14A CHAPEL ADDITIONS
- 19 RESIDENCE HALL
- 20 TENNIS CENTER
- 21 FITNESS CENTER
- 22 FIELD HOUSE
- PROPOSED 10' BUFFER AREA

VIEW IMPACT ANALYSIS

SCALE: 1" = 100'-0"

0 50' 100' 200' 300'

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PM: TH
File: View Impact Analysis.dwg

VIEW IMPACT ANALYSIS

A1.11

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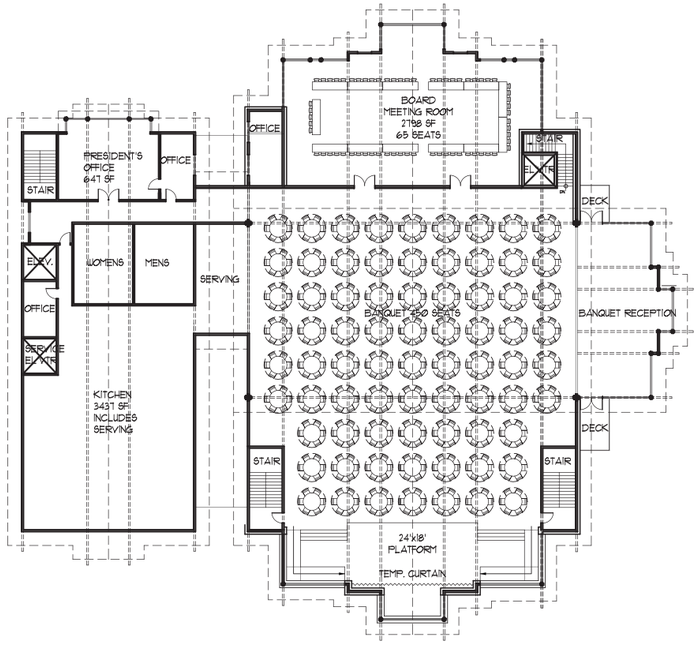
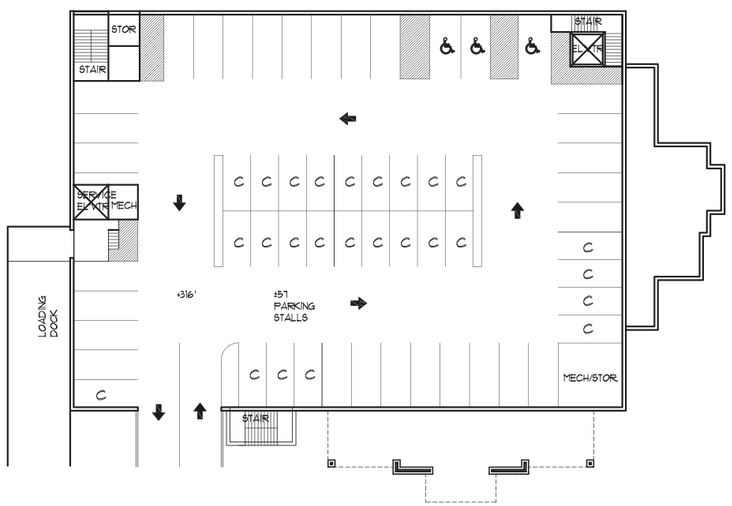
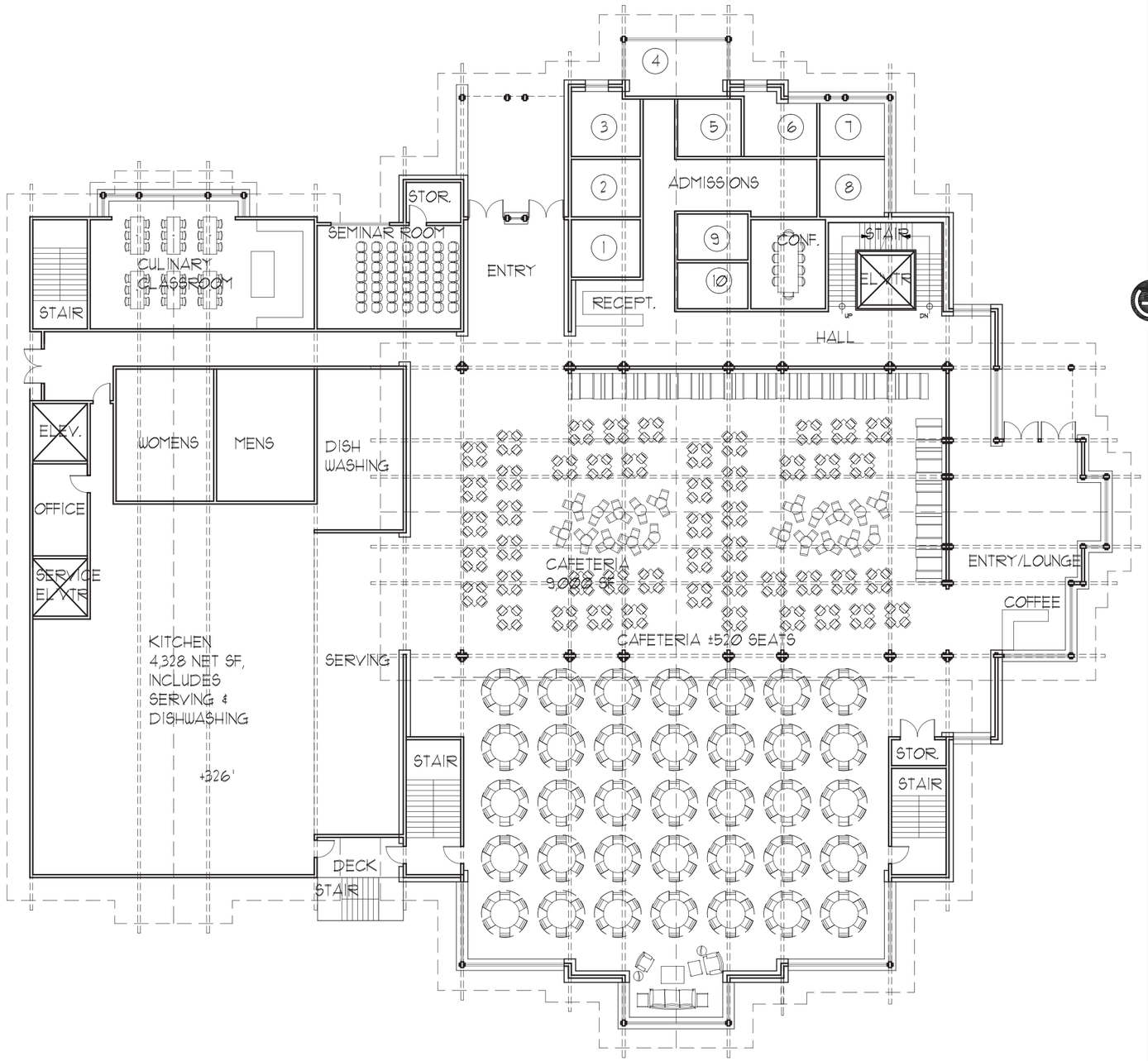


3 UPPER LEVEL
SCALE: 1" = 20'-0"



1 PARKING LEVEL
SCALE: 1" = 20'-0"



2 WELCOME CENTER PLAZA LEVEL
SCALE: 1" = 10'-0"

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PM: TH
FILE: Welcome Center

WELCOME CENTER & PARKING

A2.1

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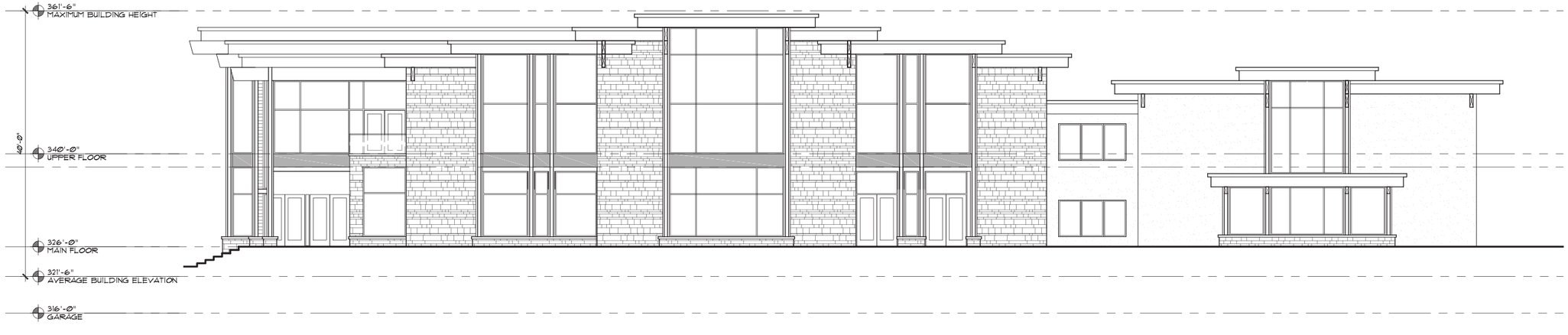
1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

0 2 4 8 16 24 FT.

2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

0 2 4 8 16 24 FT.



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"

0 2 4 8 16 24 FT.

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PM: TH
FILE: Welcome Center

WELCOME CENTER ELEVATIONS

A2.2

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

0 2 4 8 16 24 FT.

2 ARCHITECTURAL CHARACTER
SCALE: 1/8" = 1'-0"

0 2 4 8 16 24 FT.

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PM: TH
FILE: Welcome Center

WELCOME CENTER ELEVATIONS

A2.3

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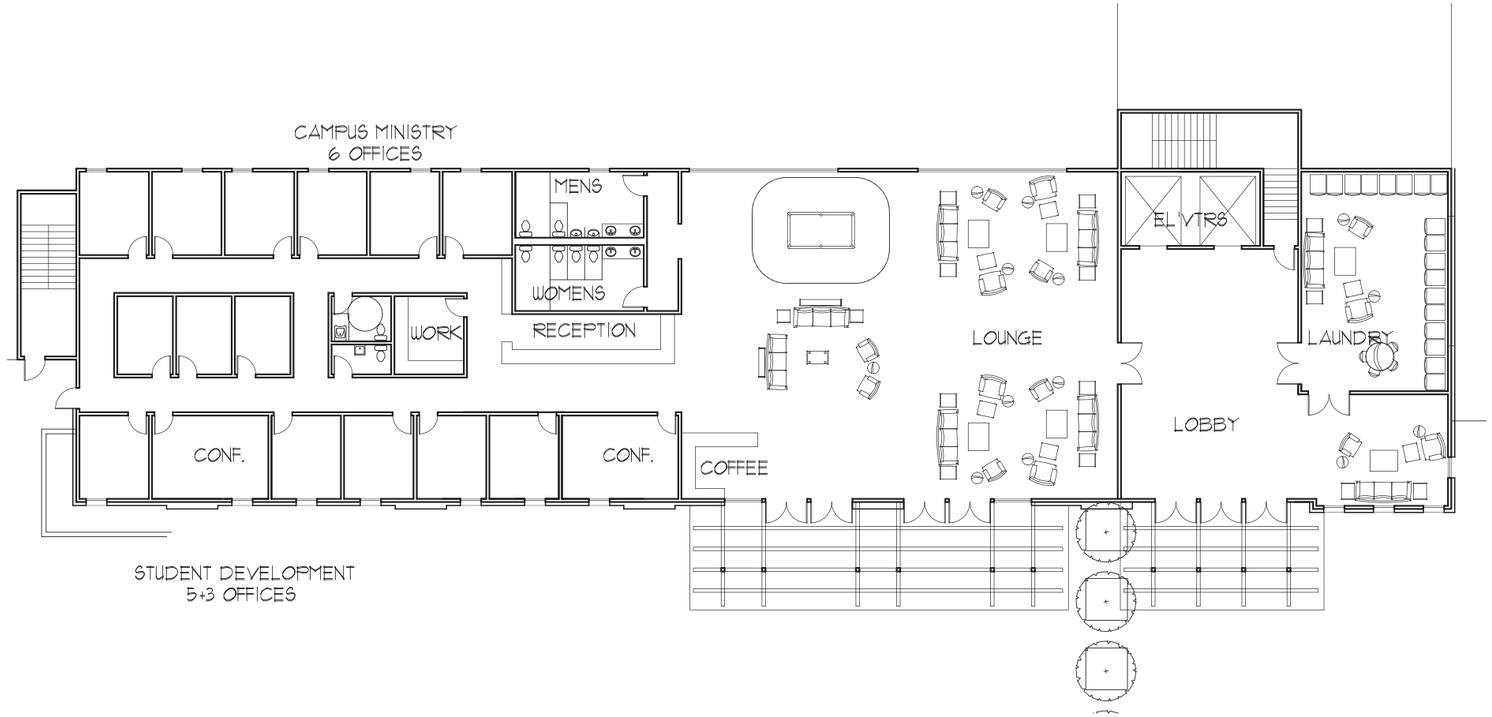
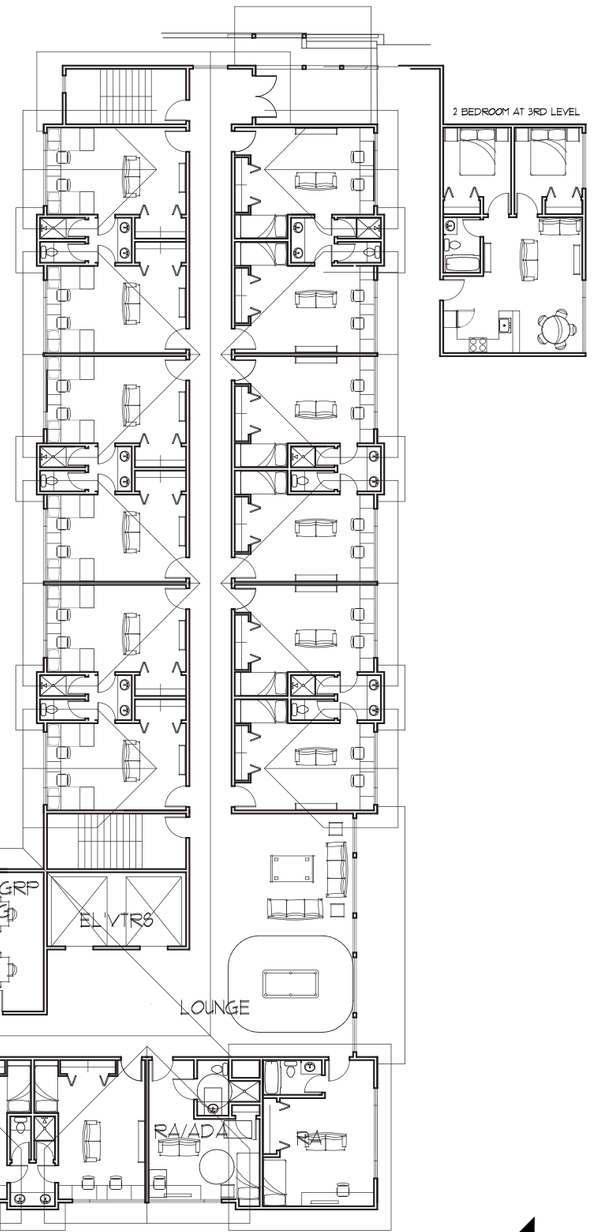


1 RESIDENCE HALL PLAZA LEVEL
SCALE: 1" = 10'-0"

0 5' 10' 20' 30 FT.



2 RESIDENCE HALL UPPER LEVELS
SCALE: 1" = 10'-0"

0 5' 10' 20' 30 FT.

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PM: TH
FILE: Dorm Bldg

RESIDENCE HALL FLOOR PLANS

A3.1

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

0 2 4 8 16 24 FT.

2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

0 2 4 8 16 24 FT.

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JOB NUMBER: 1423
PM: TH
FILE: Dorm Elevations

RESIDENCE HALL SOUTH ELEVATION

A3.2

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

0 2 4 8 16 24 FT.

2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

0 2 4 8 16 24 FT.

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FILE: Dorm Elevations

RESIDENCE HALL WEST ELEVATION

A3.3

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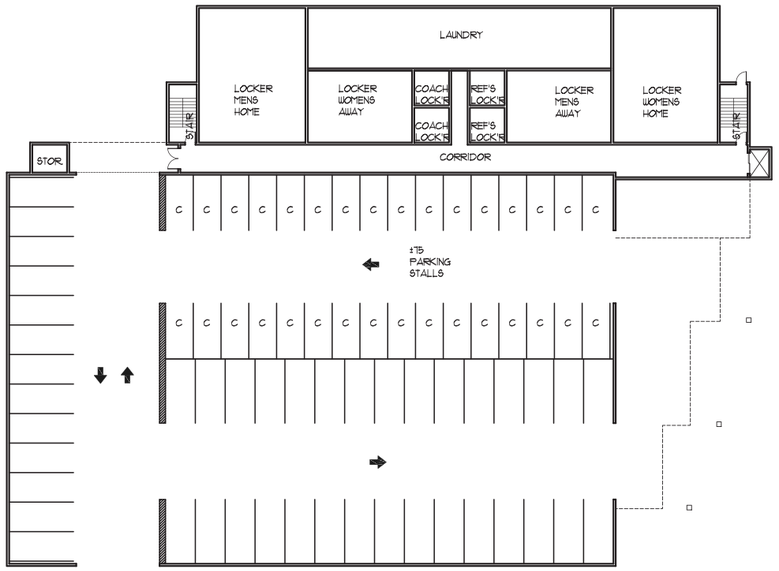
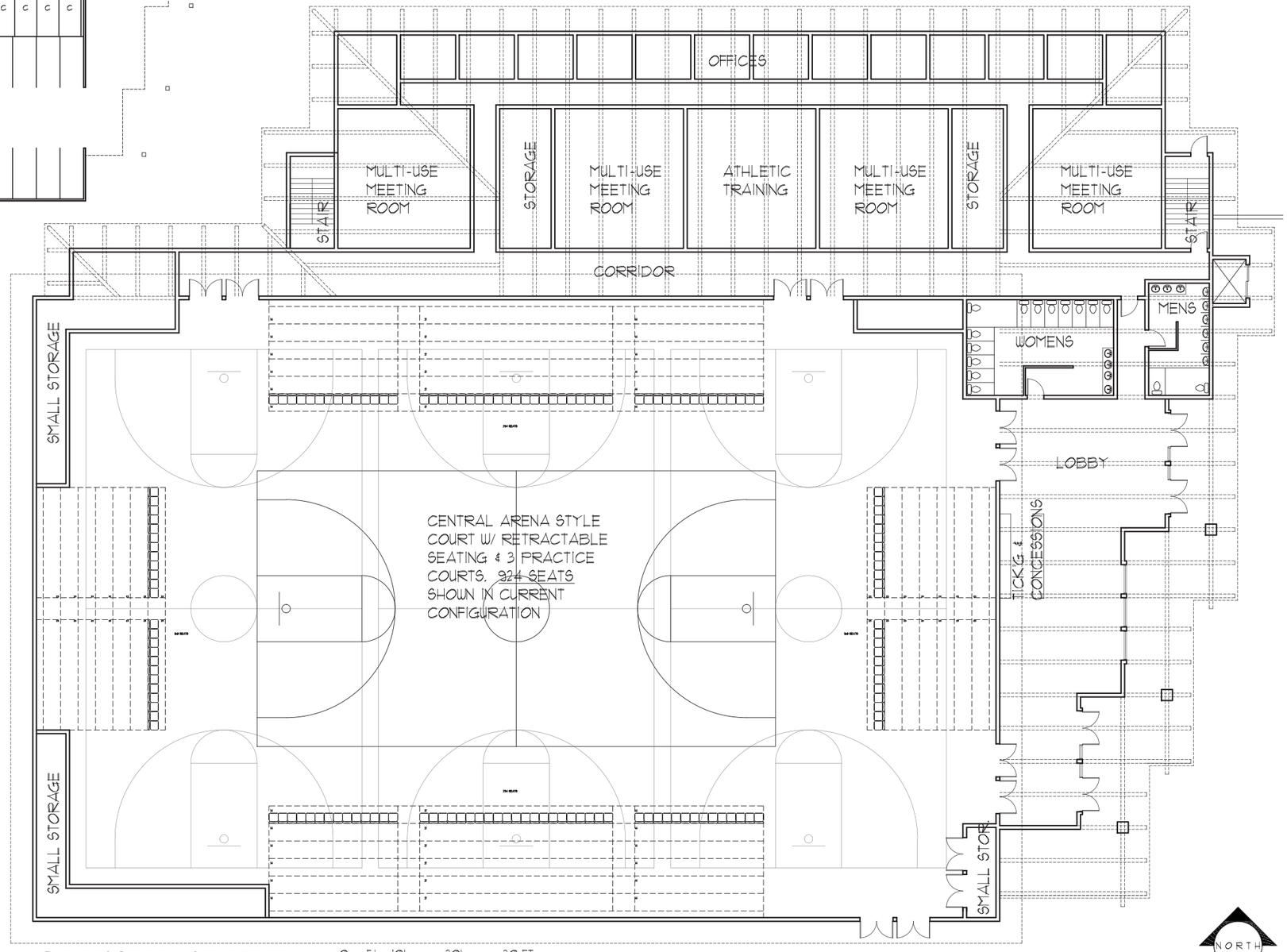


1 PARKING LEVEL
SCALE: 1" = 20'-0"
0 10' 20' 40' 60 FT.



2 GYMNASIUM MAIN LEVEL
SCALE: 1" = 10'-0"
0 5' 10' 20' 30 FT.

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JOB NUMBER: 1423
PM: TH
FILE: Gymnasium Courts

GYMNASIUM MAIN FLOOR& PARKING

A4.1

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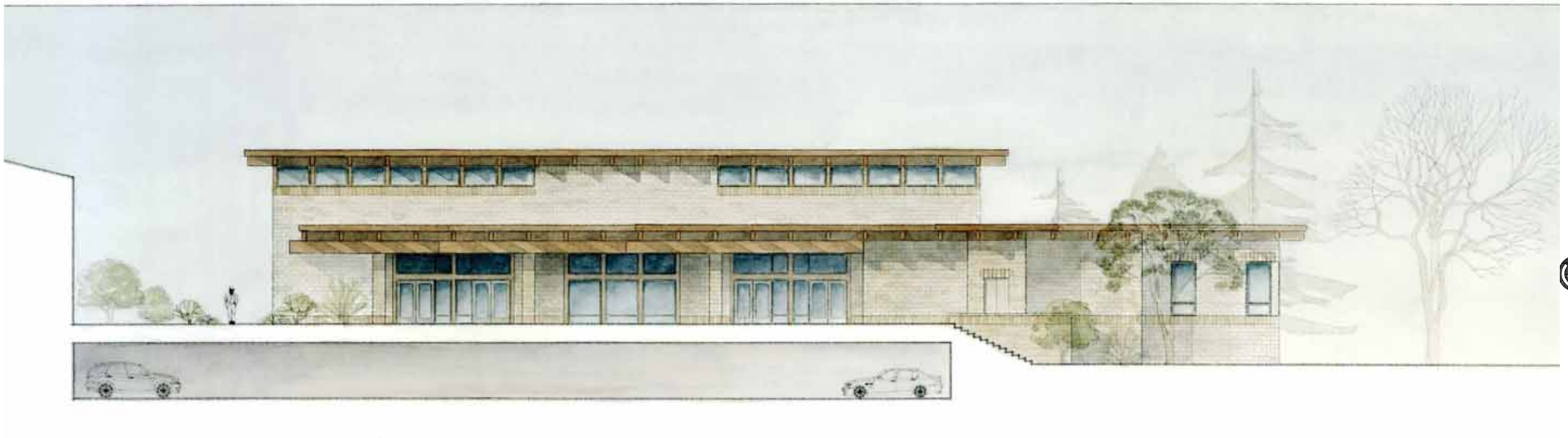
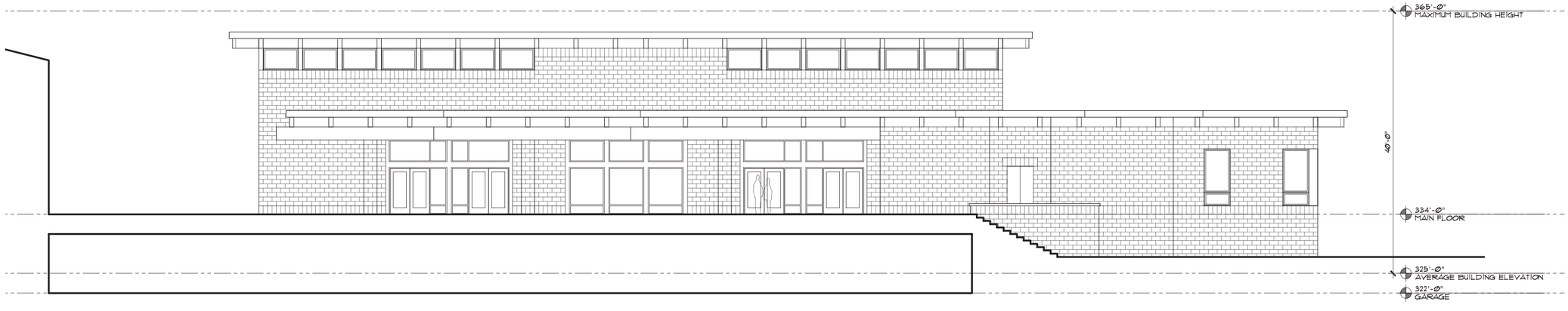


1 RENDERING
SCALE: 1/8" = 1'-0"

0 2 4 8 16 24 FT.



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

0 2 4 8 16 24 FT.

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PM: TH
FILE: Gymnasium Courts Elevations

GYMNASIUM
EAST ELEVATION

A4.2

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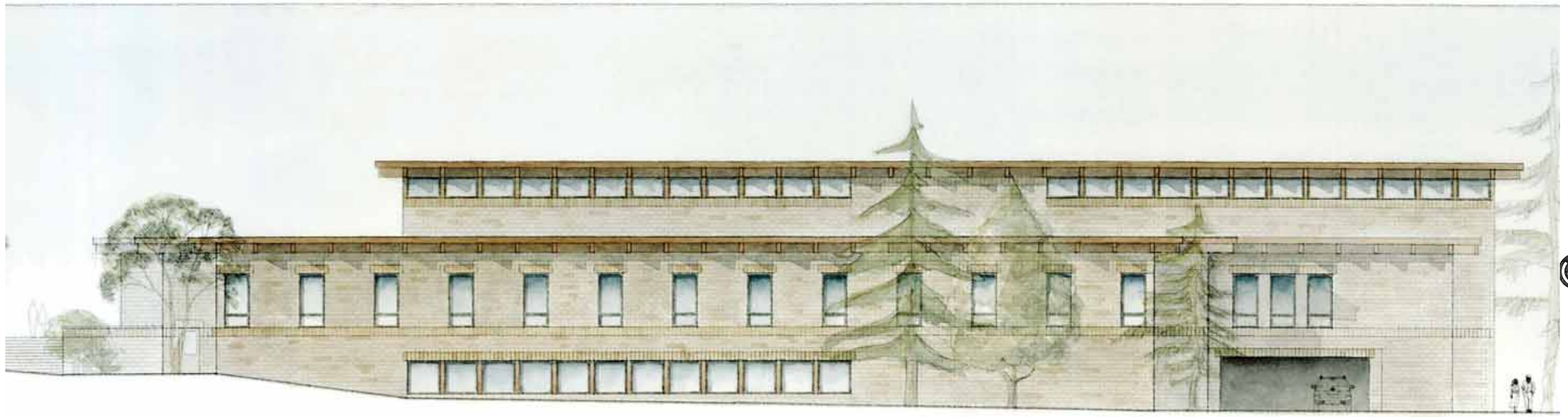
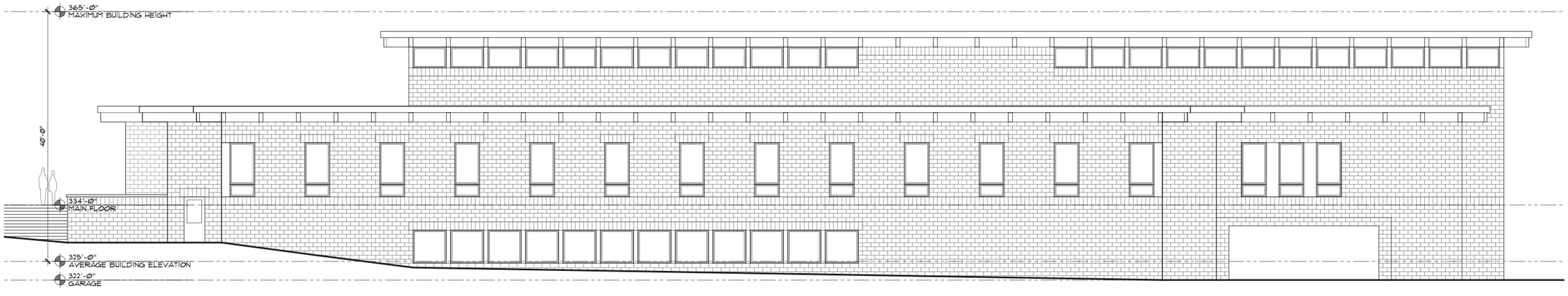


1 RENDERING
SCALE: 1/8" = 1'-0"

0 2 4 8 16 24 FT.



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

0 2 4 8 16 24 FT.

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FILE: Gymnasium Courts Elevations

GYMNASIUM NORTH ELEVATION

A4.3

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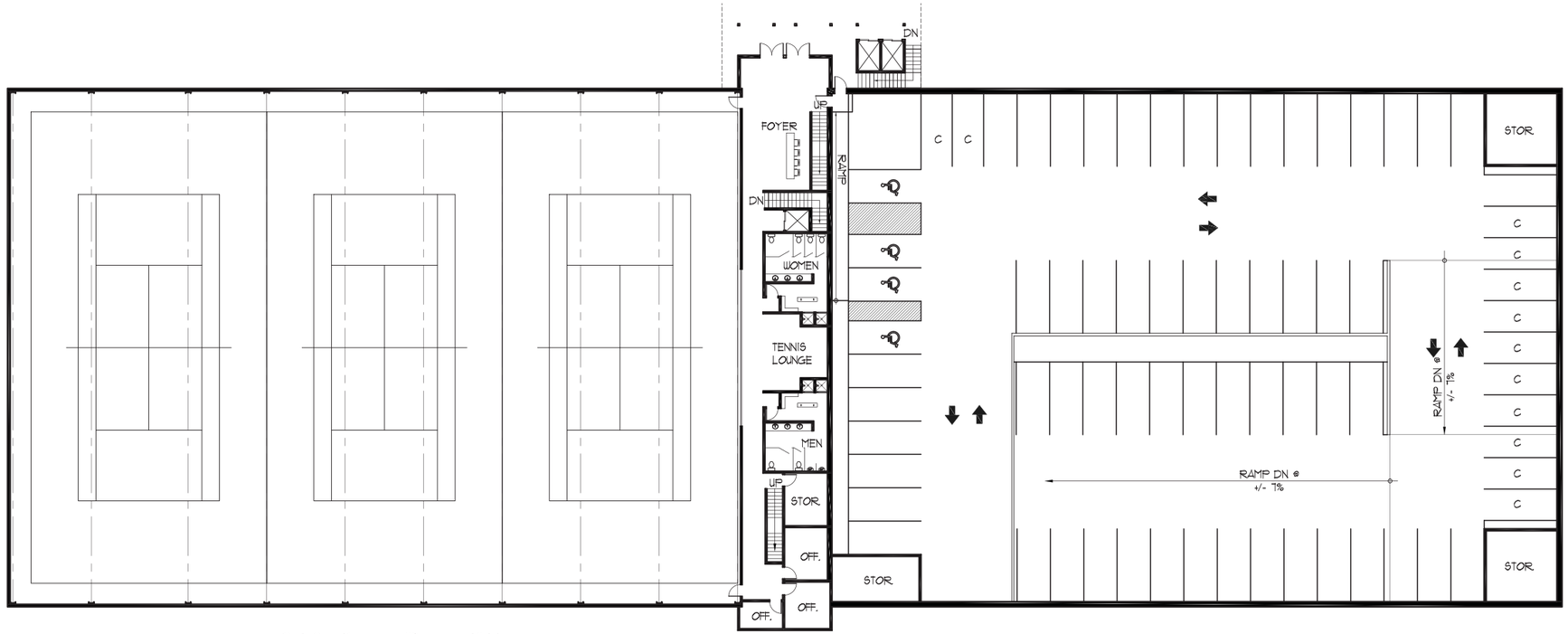
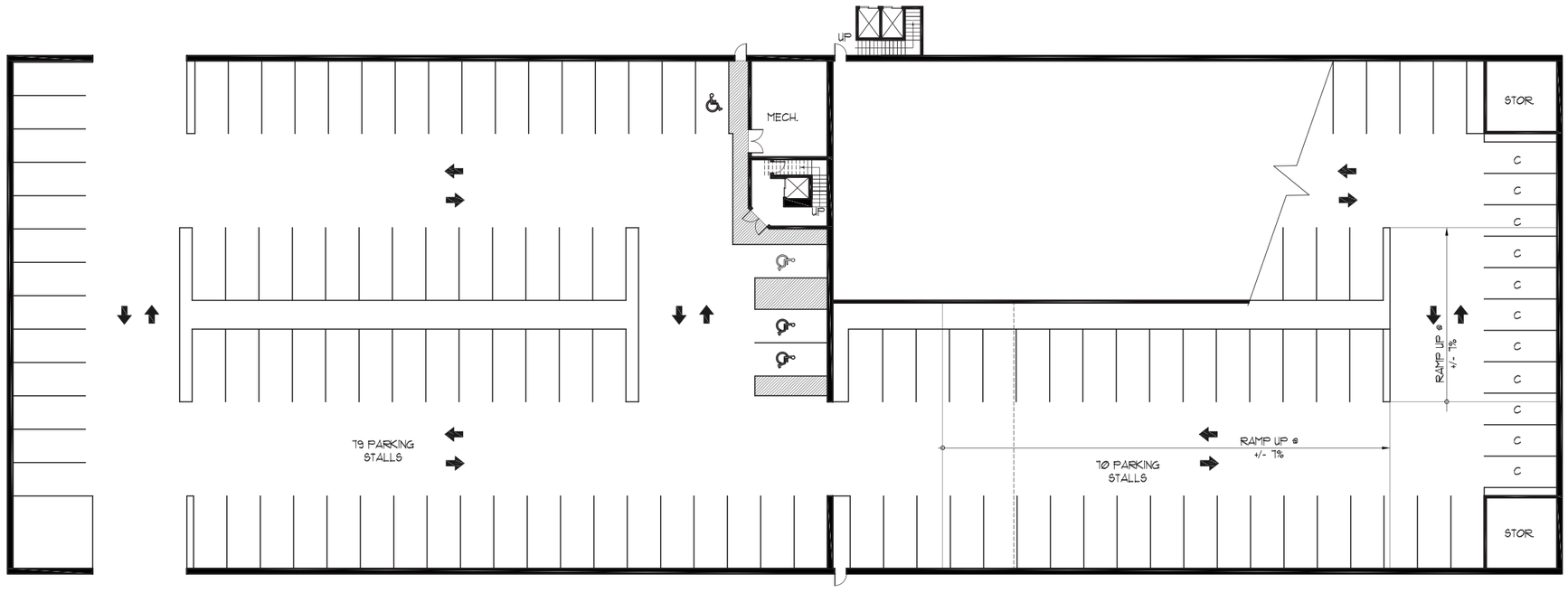


2 PLAZA LEVEL
SCALE: 1/16" = 1'-0"

0 4 8 16 32 48 FT.



1 PARKING LEVEL
SCALE: 1/16" = 1'-0"

0 4 8 16 32 48 FT.

NORTH

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PM: TH
FILE: Tennis Center

TENNIS CENTER PRKG & PLAZA PLANS

A5.1

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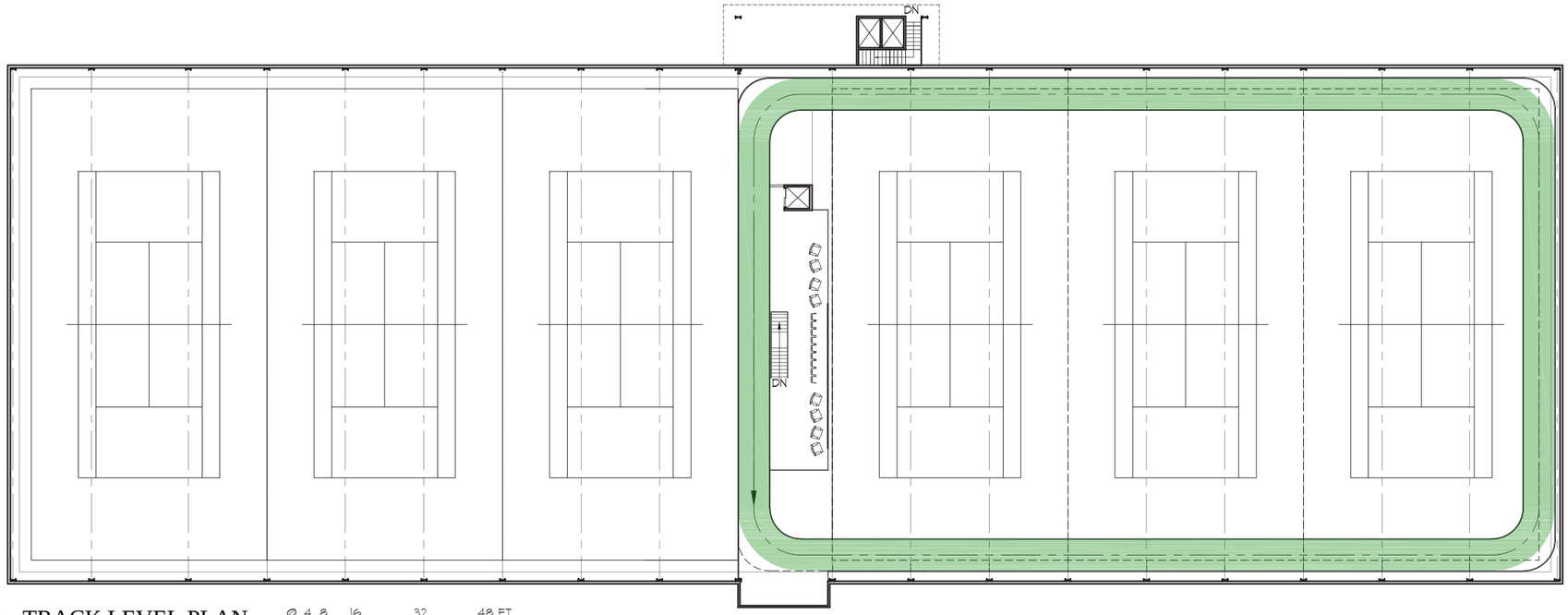
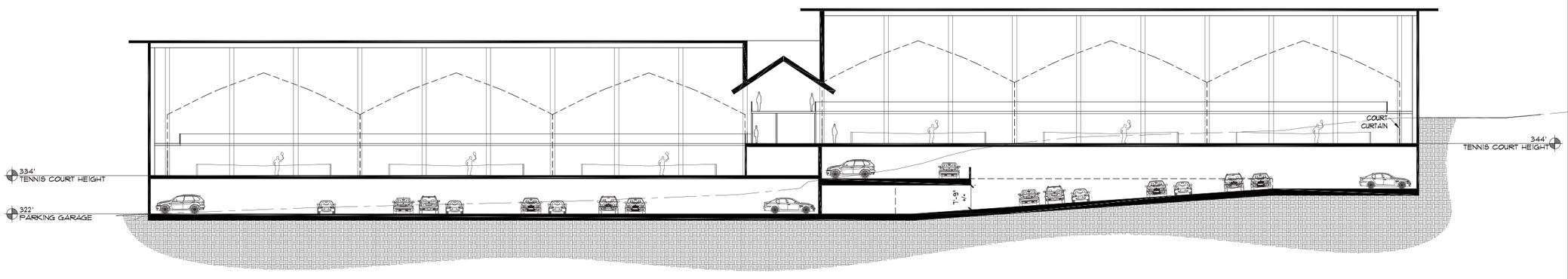


2 TRACK LEVEL PLAN
SCALE: 1/16" = 1'-0"
0 4 8 16 32 48 FT.



2 BUILDING SECTION
SCALE: 1/16" = 1'-0"
0 4 8 16 32 48 FT.

NORTH

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JOB NUMBER: 1423
PM: TH
FILE: Tennis Center

TENNIS CENTER
TRACK PLAN

A5.2

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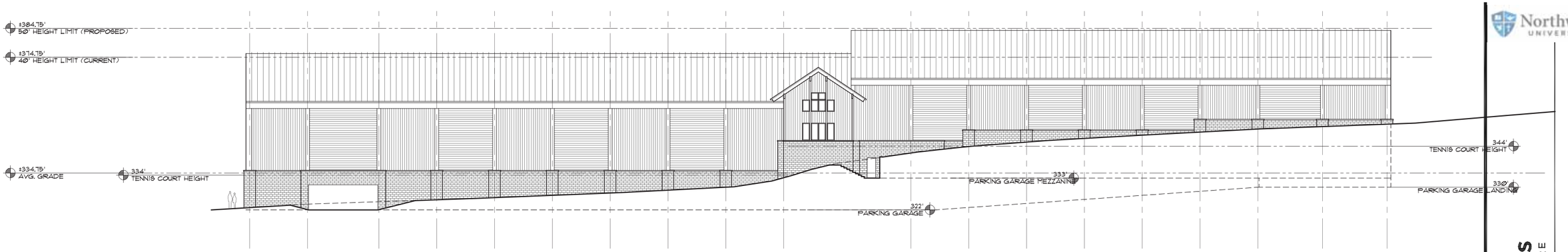
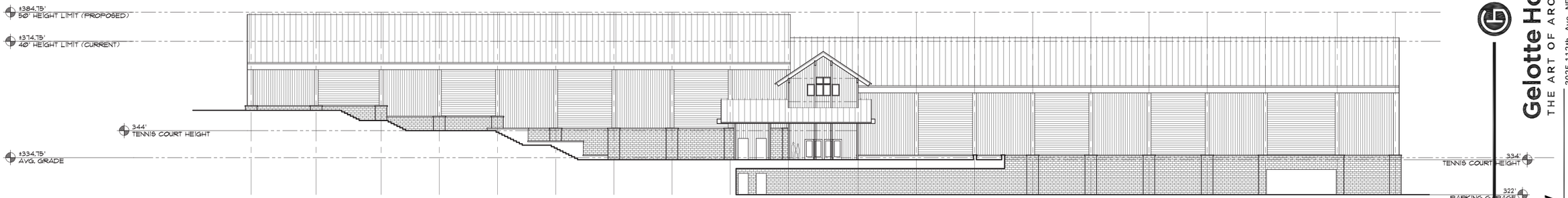


SOUTH ELEVATION

0 4 8 16 32 48 FT.

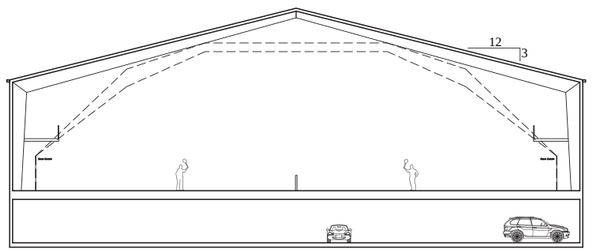
SCALE: 1/16" = 1'-0"



NORTH ELEVATION

0 4 8 16 32 48 FT.

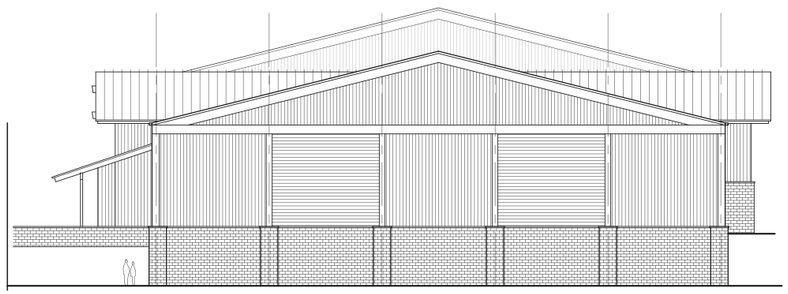
SCALE: 1/16" = 1'-0"



BUILDING SECTION

0 4 8 16 32 48 FT.

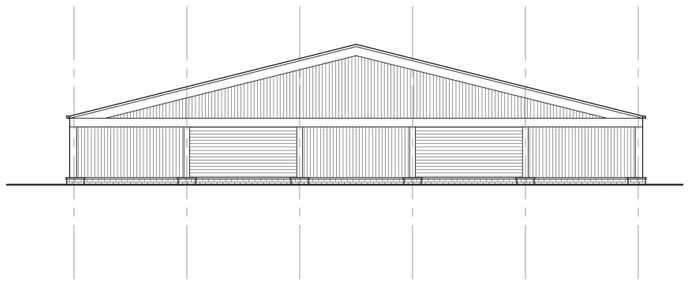
SCALE: 1/16" = 1'-0"



WEST ELEVATION

0 4 8 16 32 48 FT.

SCALE: 1/16" = 1'-0"



EAST ELEVATION

0 4 8 16 32 48 FT.

SCALE: 1/16" = 1'-0"

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FILE: Tennis Center

TENNIS CENTER ELEVATIONS

A5.3

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SOUTH ELEVATION 0 4 8 16 32 48 FT.

NORTH ELEVATION 0 4 8 16 32 48 FT.

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FILE: Tennis Center

TENNIS CENTER RENDERINGS

A5.4

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Existing Tennis Center Site Street View

Existing Mature Trees to Remain

110th Way NE

Some Trees to be Replaced

New Street Trees & Underground Utilities

NE 53rd

Proposed Tennis Center Street View

Tennis Center Eave Height From +/-35' @ West End down to +/-16' @ East End (Ridge not Visible from Sidewalk)

Planting Buffer in 5-10 years

Accent Trees

110th Way NE

Rain Garden

New Street Trees & Underground Utilities

NE 53rd

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Northwest University
Master Plan Update

NO.	DATE	REVISION

DATE: 06/20/2016
JOB NUMBER: 1423
PM: TH
FILE: Tennis Center

TENNIS CENTER FRONTAGE RENDERINGS

A5.5

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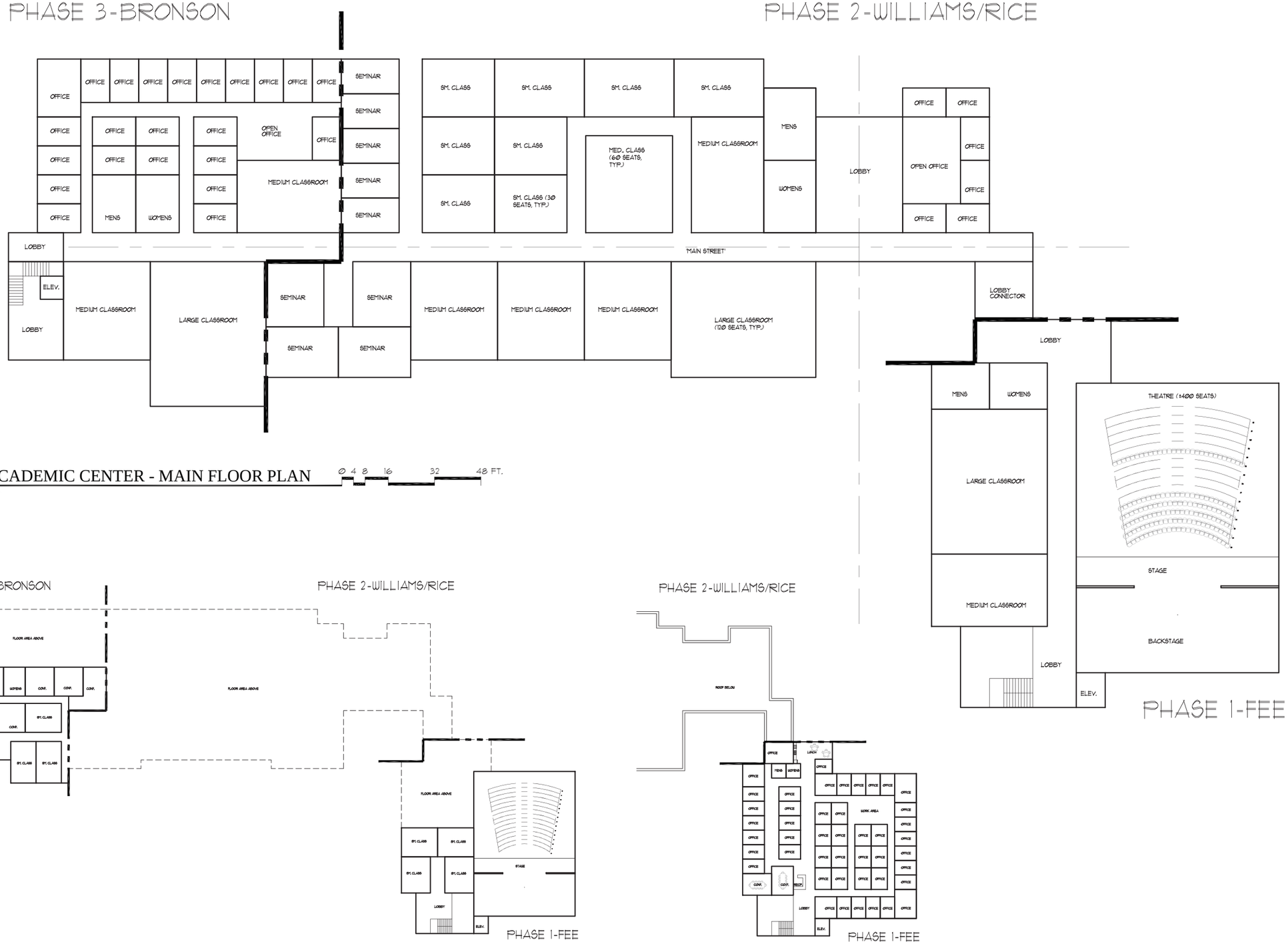
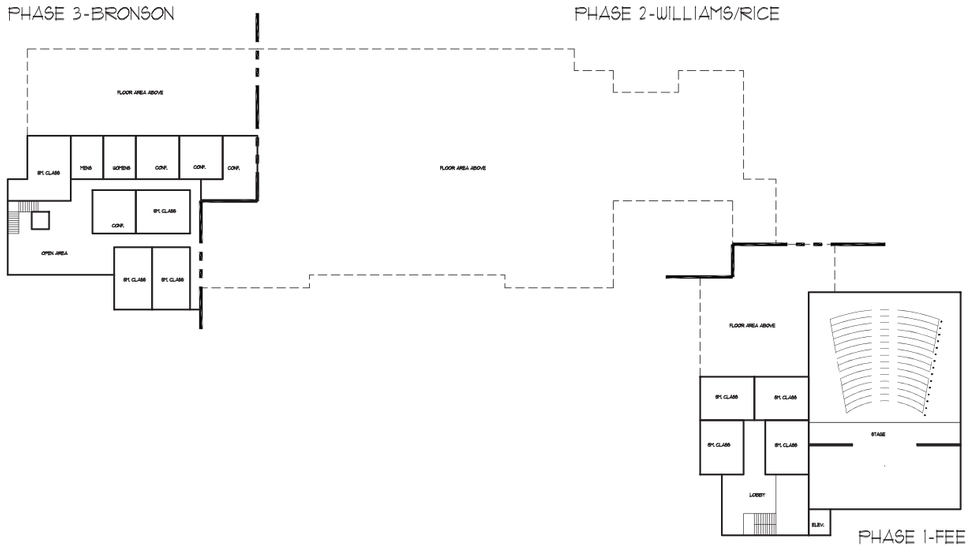


2 NESS ACADEMIC CENTER - MAIN FLOOR PLAN

SCALE: 1/32" = 1'-0"

0 4 8 16 32 48 FT.



1 NESS ACADEMIC CENTER - LOWER FLOOR PLAN

SCALE: 1/32" = 1'-0"

0 8 16 32 64 96 FT.

3 NESS ACADEMIC CENTER - UPPER FLOOR PLAN

SCALE: 1/32" = 1'-0"

0 8 16 32 64 96 FT.

NORTH

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NESS FLOOR PLANS

A6.1

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