



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

B. RECOMMENDATIONS

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

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

II. FINDINGS OF FACT AND CONCLUSIONS

A. SITE DESCRIPTION

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

(2) Land Use:

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

(3) Zoning: Planned Area (PLA) 1

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

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

b. Conclusions:

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

2. Neighboring Development and Zoning:

a. Facts:

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

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

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

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

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

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

B. HISTORY

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

C. PUBLIC COMMENT

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

D. STATE ENVIRONMENTAL POLICY ACT (SEPA)

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

E. CONCURRENCY

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

F. APPROVAL CRITERIA

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

G. DEVELOPMENT REGULATIONS

1. REQUIRED PARKING SPACES

a. Facts:

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

b. Conclusions:

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

2. REQUIRED LANDSCAPE BUFFERS

a. Facts:

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

b. Conclusions:

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

3. USE OF THE "BUBBLE"

a. Facts:

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

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

4. TRAFFIC IMPACTS

a. Facts:

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

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

H. COMPREHENSIVE PLAN

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

I. DEVELOPMENT STANDARDS

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

III. SUBSEQUENT MODIFICATIONS

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

IV. CHALLENGES AND JUDICIAL REVIEW

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

A. CHALLENGE

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

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

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

B. JUDICIAL REVIEW

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

V. LAPSE OF APPROVAL

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

VI. APPENDICES

Attachments 1 through 10 are attached.

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

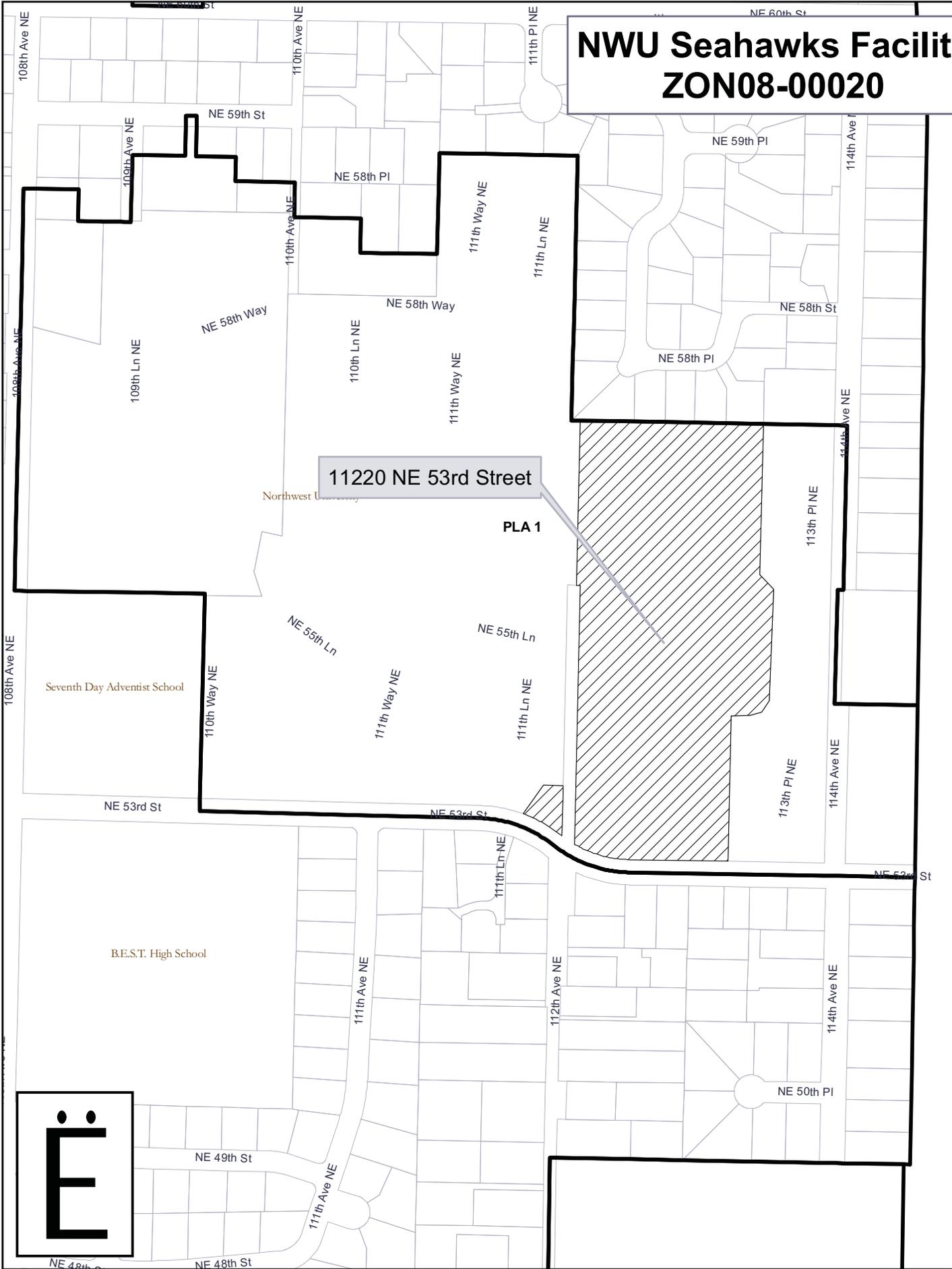
VII. PARTIES OF RECORD

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

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

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

NWU Seahawks Facility ZON08-00020



Northwest UNIVERSITY

Application and Zoning Report for Process IIB Zoning Permit

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

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

For
Northwest University
Kirkland, Washington

November 6, 2008

Prepared by



Gelotte Hommas

THE ART OF ARCHITECTURE

3025 112th Ave NE, Suite 110

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 53rd street.
- Pedestrian walkways & other miscellaneous existing improvements

Seahawks Occupant Load and Building Utilization

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

See also Figure 2 – Existing Occupancy Calculations

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

Practice Field Utilization

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

Parking Supply and Demand

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

Proposed Use of Facility by Northwest University

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

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

Proposed Occupant Load and Building Utilization

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

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

See also Figure 3 – Proposed Occupancy Calculations

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

Practice Field Utilization

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

Zoning & Master Plan Compliance

Total Gross Floor Area

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

Footprint Area

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

Building Height

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

Perimeter Landscape Buffers

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

Parking

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

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

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

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

Traffic

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

Student Population

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

KZC 60.12.020 – Lot Size/Required Yards/Lot Coverage

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

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

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

Conclusion

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

Legal Description for Parcel 1725059139

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

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

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

Figure 1 – Legal Description



Seahawks Facility - Existing Conditions

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

Figure 2 – Existing Occupancy Calculations

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

Figure 3 – Proposed Occupancy Calculations

