Master Plan Introduction

Joseph Castleberry, Ed.D.
President
Joseph Castleberry, Ed.D., President
Northwest University

• Came to Northwest as President in 2007
• Has lived in Houghton, adjacent to the University campus, for twelve years
Community Outreach

Betty Spieth-Croll, Partner
Betty Spieth-Croll, Partner

- 30+ years of community engagement experience in East King County
- Langton Spieth specializes in complex public and private initiatives that require the community to come together to find solutions
- Partners Sarah Langton and Betty Spieth-Croll both engaged by Northwest University on this project
Master Plan Community Outreach

*Goal: Early, direct and transparent engagement with the community in order to reflect input in the final plan*

- Dedicated email address: masterplan@northwestu.edu
- Dedicated Master Plan webpage: 10,594 total views and 8,654 unique views
- Traditional, electronic and social media throughout planning process
- Two community open houses held in 2016: March (original proposal) and May (revised proposal)
- 7,500+ direct mail postcards to the 3,700 residents in the Houghton community
- 60 yard signs posted
- Presentations to neighborhood, community, business and service organizations
- One on one and small group meetings with interested groups such as adjacent schools, sports organizations and neighbors to the north of the sports fields
Master Plan Community Outreach

- 203 comments and letters received and responses sent in early outreach
- Major themes:
  - Support and enthusiasm for the Master Plan Update
  - Excitement and questions about opening and lighting the sports fields, and around the proposed tennis center
  - Interest in environmental sustainability, design and maintaining campus character
  - Questions about traffic and parking
- 108 comments received by the city on the revised plan
- 77% of comments to City were supportive

All questions responded to and many ideas are incorporated in revised plan
Master Plan Elements

Eric L. Drivdahl, Principal – Lead
Master Plan Consultant
Eric L. Drivdahl, Principal

- Licensed Architect with 25 years experience
- Principal and Partner with Gelotte Hommas Drivdahl Architecture
- NU Campus Architect Since 2003
- Lead Consultant in 2008 NU Master Plan Update Incorporating Seahawks Facility
Vicinity Map

Central Houghton Neighborhood
Where It All Began

- NU Acquired the Property in 1958
- 1954 Aerial Image
Where It All Began

- Initial Improvements Completed by mid-1960’s
- 1965 Aerial Image
- PLA-1 Zone was officially designated in 1977, regulated by a master plan first adopted in 1979
Most Previous Master Plan, Adopted 1999

- Scattered Development
- HSC amendment in 2003
- Seahawks Use Amended in 2008 to NU Use
- Expired 2010
Why a New Master Plan?

- Strengthen and Support Northwest University’s Mission
- Good Neighbors & Community Members
- Share Campus Resources

WHY UPDATE THE MASTERPLAN?

A thriving future for Northwest University requires updating our facilities. The Masterplan update gives us a 20-year planning horizon.

Northwest University wants to be an institution in both appearance and product the Kirkland and Houghton community can be proud of.

We want to share the assets of this University with our neighbors in a way that makes sense and contributes to the higher good.

Dr. Joseph Castleberry
President, Northwest University
Northwest University Master Plan

108th Ave NE

I-405
Master Plan Elements

- New and Replaced Buildings
  - Replacement Gymnasium Pavilion
  - Replacement Welcome Center
  - New 6-Court Indoor Tennis Center
  - New 300 Bed Residence Hall
  - Athletic Field Improvements (turf & lighting)
  - Additions to the Chapel
  - New Fitness Academic Building
  - Replacement of Ness Academic Center
Master Plan Elements

- Allow for Public Use of Athletic Fields
- Reduced Buffer at Puget Sound Adventist Academy Shared Property Line
- Specific Allowances for Building Height
  - 60’ for Residence Hall
  - 40’ for Tennis Center
  - 40’ for Gymnasium Pavilion
Master Plan Elements

- Clarify Full Time Equivalent Enrollment Cap of 1,200 to mean maximum of 1,200 on-campus resident students
- 20 Year Development Time Frame
Enlarged Plan

108th Ave NE  Residence Hall  Ness Academic Center  Athletic Fields

Daylight College Creek

Welcome Center

Reduced Buffer w/ PSAA

Gym Pavilion  Tennis Center  Fitness Academic  Chapel

PSAA

Northwest UNIVERSITY
Tennis Center
Tennis Center – Improved NE 53rd Streetscape

Existing Street View

Proposed Street View – WITHOUT enhanced buffer planting
Tennis Center – Improved NE 53rd Streetscape

Proposed Street View – with mature enhanced buffer planting
Replacement Gymnasium Pavilion
Welcome Center
Residence Hall
Athletic Field Improvements

- New Turf
- Light Southern Field
- 30’ Net at North Field
- Fence Off North Buffer
- New Field House
- Small Viewing Stands
Chapel Additions
New Fitness Academic Building

• Fitness Academic Building for Potential Specialty Programs such as
  • Exercise Science
  • Physical Therapy
  • Other new degree programs.
Replacement of Ness Academic Center
Public Use of Athletic Fields
Reduced PSAA Buffer

- Puget Sound Adventist Academy has signed an MOU and expressed support for the buffer reduction.
Building Height Allowances

- 60’ for Residence Hall
  - Interior to Campus
  - +/-2’ Higher than HSC Roof Appurtenances
  - +/-6’ Lower than Existing Chapel Roof
Building Height Allowances

- 40’ for Gymnasium
  - Allows for parking underneath, helping achieve goals of the master plan
Building Height Allowances

- 40’ for Tennis Center
  - USTA Recommends 36’ clear over net.
  - 4’ additional allows for structure and HVAC
Enrollment Cap and Approval Period

- Clarify the Full Time Enrollment (FTE) Cap of 1,200 to mean 1,200 on-campus residential students.
- 20 Year Plan
Process: Initial Development

- Fall 2014 & 2015 - NU Developed Initial Concepts
- Primary goals – Clustered Design, Open Space
- January, 2016 – Pre-submittal Mtg. @ City
- Initiate Quasi-Judicial Process
Process: Public Outreach & Key Revisions

- Early Outreach & Public Engagement
- NU Refines Concepts based on Community Input
- August 25, 2016 – Submit to City
  - Clarify Field Layout (reduce from 3 to 2 fields)
  - Light Only South Field
  - Landscape Buffering
  - Single Driveway from Tennis Center
Process: Revised Submittal to City & Key Revisions

- Additional Public Comment and Staff Review
- March 7, 2017 – Revised Plan Submitted to City
  - Daylight College Creek
  - Increase Tennis Center Buffer to 50’
  - Retain Existing Mature Trees
  - Lower Tennis Center Bldg. Height to 40’
  - Apply Façade Modulation to Tennis Center

Northwest University
Process: Public Outreach

- Field Screening – Open Houses
Process: Public Outreach

- Field Screening – Revised
Process: Public Outreach

- Landscaping – March 30, 2016 Open House
Process: Public Outreach

- Landscaping – Initial Submittal to City

Diagram showing various plantings and areas, including:
- **EVERGREEN TREE (40-60’ MATURE HEIGHT)**
- **NEW EVERGREEN SCREENING TREE (10-20’ MATURE HEIGHT)**
- **EMERGENT PLANTINGS (2-3’ MATURE HEIGHT)**
- **SIOEWALI**

Section 2: Planting Area South of Tennis Center

Diagrams showing plantings and areas around the Tennis Center.
Process: Revised Submittal to City

- Retain Existing Trees
- Increase Tennis Center Buffer to 50’
Process: Revised Submittal to City

- Retain Existing Trees
- Increase Tennis Center Buffer to 50’
Process : Revised Submittal to City

• Daylight College Creek
Process : Revised Submittal to City

- Lower Tennis Center Height
- Add Façade Modulation
Process: SEPA Determination

- March 12, 2019 – State Environmental Policy Act (SEPA) Determination Issued; Mitigated Determination of Non-Significance
Conforms with Codes and Regulations

- City of Kirkland Municipal Code
- City of Kirkland Zoning Code
- City of Kirkland Comprehensive Plan
- Washington Administrative Code
Promoting Health, Safety and Welfare

- Clustered development, protecting open space
- Providing ample parking and stronger pedestrian connections on campus
- Updating and improving many of the aging facilities on campus
- Providing ample buffering to neighboring properties
- Opening campus facilities to public use and enjoyment
- Improving streetscapes
- Improving storm water treatment
- Improving ecological functions of College Creek
- Improved Emergency Shelter Facilities on Campus
Civil Site Design

William N. (Bill) Taylor, PE
Project Manager, TEC, Inc.
William N. (Bill) Taylor, PE

- Bachelor’s degree in Civil Engineering from the University of Washington in 1984.
- Registered professional engineer in Washington since 1989.
- 35 years experience includes civil engineering projects for institutions, such as Northwest University, and private developers, as well as municipal, county, and state agencies. Areas of expertise include utility infrastructure, roadway geometry, grading, and Low Impact Development and Best Management Practices for erosion control, as well as flow control and treatment of storm runoff.
- TEC, Inc. has provided the civil engineering sitework design for 9 different projects on the Northwest University campus in the past 18 years, including the previous master plan in 2002.
- TEC’s role in this Northwest University Master Plan is design of the sitework infrastructure, which includes roads, driveways and parking areas, water and sewer utilities, grading, and storm drainage.
Roadways, Parking, and Utilities

- New and revised roadways, driveways and parking facilities ensure that students and visitors and folks who live in the surrounding neighborhoods can get where they need to go in a timely manner.

- Water and sewer main extensions serve the master plan facilities, and are coordinated with the City of Kirkland PW Department to ensure that regional service requirements are met or enhanced.
Storm Drainage

- Storm drainage systems, flow control facilities and Low Impact Development/Best Management Practice features reducing runoff leaving the campus and improve downstream water quality.
Low Impact Development/Best Management Practices

- Raingardens

- Permeable pavement systems

- Vegetated Roofs
Applicable Codes and City of Kirkland Review

The proposed sitework and infrastructure are subject to the codes, regulations and permit approval process of the City of Kirkland. This regulatory oversight will reinforce a community-oriented, good neighbor philosophy already adhered to by TEC, and further ensure that community interests are protected.

The City of Kirkland Public Works Department reviewed the Master Plan drawings and infrastructure design for general compliance with applicable codes and regulations. No design changes have been requested to-date.
Community Benefits

Beyond providing the services necessary for the proposed facilities, the infrastructure design is always oriented toward enhancing, not burdening the public amenities of the neighborhood.

- The public water supply system in the vicinity will be improved by the addition of the proposed interconnecting elements to the water supply network.
- The proposed storm drainage mitigation will reduce the runoff from the project areas to a level closely matching that before historic settlement – the condition sometimes referred to as “primordial forest”.

For example, in 2003 TEC designed the multi-modal regional detention facility that the University constructed in coordination with the City of Kirkland Public Works Department to mitigate the downstream storm runoff in College Creek.
Multi-Modal Storm Runoff Detention Facility

- The NU multi-modal storm detention facility is a campus amenity that provides an amphitheater gathering area, while during extreme rainfall events providing flow control detention for the regional storm runoff.
- Prior to the construction of facility, property owners downstream were experiencing damaging erosion during heavy rainfall events that put their property and safety at risk. The detention facility now controls the flows during heavy rainfall so that they no longer cause erosion or put those properties at risk.
Conclusion

Our design philosophy is to be a good neighbor.

We are aware of the potential impacts of projects on neighboring communities and seek design solutions that do more than just minimize impacts and protect the public health and safety.

We look for solutions that also enhance the livability and desirability of the neighborhood.
Landscape Architect

Mark S. Garff ASLA, PLA
Principal
Mark S. Garff, ASLA, PLA

- Managing Principal of SCJ Studio Landscape Architecture - the Ballard office of SCJ Alliance – a multidisciplinary firm with 7 locations throughout WA
- 20+ years of landscape architecture experience including site planning, detailed planting design, interpretive planning and graphics, critical area restoration
- Past and current projects include planning and landscape for St. Martin’s University, mixed-use large scale developments, corridor planning & visualization, park master planning, detailed residential garden design
- Licensed landscape architect in WA and AZ; ASLA Full Member
- Mark specializes in creating places, not just spaces
Campus Landscape Architecture

- Developed landscape character complimentary to the existing residential uses and campus life
- Addressed specific issues: screening and buffering, stormwater, planting
- Tree removal/replacement plan
- Proposed palette of resilient, climate appropriate and beautiful plants for the University’s future
- Community benefits: updated landscape planting, thoughtful circulation and layout, pedestrian friendly plazas, open space
Changes as a result of public input

- Added nets along athletic fields, security fencing and eliminated wall
- Mitigated field lighting glare by eliminating fixtures on the north field
- Increased screening planting diversity at Tennis Center
- Added grading/berming along Tennis Center reducing visual mass
- Stream restoration near 108th Ave NE supporting sustainability and habitat
- Summary: Code compliant, enhances health, safety and welfare
Athletic Field Lighting

Christopher Fote PE, Project Manager
Christopher Fote, PE

- BS, Electrical Engineering, Northeastern University, Boston, Massachusetts
- Professional Engineer, Washington #31353, 1994
- Current member and past chair of Illuminating Engineering Society (IES) Sports Lighting Committee. Current member of IES Dark Adapted Glare Committee
- 28 years of experience specializing in the planning, SEPA\EIS review, design and construction of athletic field lighting systems
- Engineer of record on over 500 athletic field lighting projects with multiple universities, school districts and cities throughout the Puget Sound and Pacific Northwest
- Design intent to provide quality lighting systems for safe play and reduce negative impacts of lighting into community.
- Northwest University hired me to provide expert review of the proposed athletic field lighting plan
Proposed Athletic Field Lighting Plan - Mitigation

- Elimination of lighting at north field
- Lighting levels selected to meet minimum levels for competitive and recreational safe play
- Pole heights selected to reduce spill light and glare
- Use of high efficiency LED optics
- Floodlights incorporate extensive internal and external shielding
- Design complies with Kirkland Zoning Code
- Design effectively mitigates light/glare impacts on adjacent properties
Spill Light Reduction

- Best available shielding technology available in industry
- Sharp cutoff of light minimizing off site impacts
- No measurable spill light into adjacent residential properties

Horizontal Light Spill at 0.0 Foot Candles
Transportation Planning

Michael Swenson, PE, PTOE, Principal
Transpo Group

- Transportation planning and engineering experts

Project Team:
- Michael Swenson, PE, PTOE: Principal-in-Charge
  22 years experience
- Stefanie Herzstein, PE, PTOE: Project Manager
  17 years experience

Project Role:
- Prepared transportation impact analysis evaluating impacts of proposed project
- Identified mitigation measures based on parking and transportation impacts
Study Scope
Transportation Analysis Approach

**KEY ASSUMPTIONS**

- Auto mode split assumes the same as current conditions
- Youth Soccer (16 teams – 128 children and 32 coaches)
- No carpooling for public field use

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Multi-Agency Coordination
Parking Analysis

- Existing Utilization (→) Projected Future Master Plan Parking Demand
- Campus Demands and Shared Parking
  - Student
  - Faculty/Staff
  - Visitors
  - Public Use
  - Tennis Center
- Peak parking demand accommodated on-site
Neighborhood Traffic Review

- NE 53rd Street speed study
- Cut-through analysis: AM and PM peak period license plate surveys
  - Up to 8 vehicles observed for north route
  - 1 vehicle observed for south route
- NU would agree to a condition of monitoring through updated studies at each development phase
- Localized school access operations
Required Transportation Improvements

Physical Improvements
- Signalize 108th Ave NE/NE 53rd St

Monetary Contributions
- Contribute to neighborhood traffic calming
- Monetary contribution to 108th corridor project (NE 60th Street $ NE 68th Street intersections)
- 68th/108th intersection improvements

Land Dedications
- Right-of-way dedication along campus frontage
- Agreement to sell right-of-way along 6710 108th property

Parking/event management plan
Updated TMP to be approved prior to building permit issuance for the first project to be developed under the new master plan.