At the May 14th meeting, a speaker asked me to recuse myself from these hearings because he thought my presence created a conflict of interest and/or a violation of the appearance of fairness doctrine.

In local government, a conflict of interest violation can happen when an officeholder faces a vote on land use issues that affect their own holdings or property, or in some other way affect the officeholder financially.

The Appearance of Fairness Doctrine requires that government decision-makers conduct hearings and proceedings in a way that is fair and unbiased in both appearance and fact.

The two reasons given by the speaker were that I reside directly adjoining a walking entrance to campus and that I recused myself from an earlier Northwest University Master Plan hearing.

I want to thank the speaker for voicing his concerns, and I would like to address them here.

Proximity to Campus Gate
The speaker's first concern is that I reside directly adjoining a walking entrance to campus. He's right. I do! Of course, everyone on the Council lives close to NWU as it is located in the Houghton neighborhood.

Since 1985, I've lived in the log house at 58th and 109th Avenue Northeast. Some students call it "The Fairy House." The entrance the speaker mentioned is a pedestrian gate near the dorms and cafeteria. Students use the gate to walk to town and neighbors use it to access the campus.

I do not have any interest - certainly not a financial interest - that is affected by my proximity to the gate. Living next door to the gate has never affected me positively or adversely, nor given me any reason to have a conflict or special relationship with the University. Students walk by my house every day, and I've always enjoyed having them do so. In my experience, Northwest University students are friendly, polite, and well mannered.

More to the point, my property is on the extreme northwest corner of campus. All of the development proposed for this specific Master Plan is on the other side of campus, on the southeast and northeast borders. I don't expect the changes proposed by this Plan to affect my property.
Therefore, I do not believe my house’s proximity to the gate affects my ability to fairly assess the current Master Plan, and I do not see how I have a conflict of interest, because the proposed plan will not affect me.

**Previous Recusal**

The second issue the speaker raised was that I had recused myself in an earlier Master Plan meeting that occurred in 1998, over 20 years ago. He’s right! I did recuse myself. And it was the right thing to do at that time and under the particular circumstances of that case. Those same circumstances do not, however, exist at this time.

In 1994 the University, which was then called Northwest College, was preparing a new Master Plan under a different administration. Unlike the proposed changes in the current Master Plan, I felt that the changes proposed in 1994 would have adversely affected my property and my enjoyment of my home.

For instance, parts of the plan were proposals to rezone residential property surrounding my home into PLA 1, and to build duplex faculty housing across the street from me on 109th Avenue NE. They wanted the new duplex entrances to be enclosed within the campus and to face east, toward campus, instead of toward the street. The homes would, quite literally, turn their backs to the neighborhood. At that time, in 1994-97, I was not on the Houghton Community Council; I was a member of the Central Houghton Neighborhood Association.

Throughout 1995, the neighborhood association worked on the plan with the College’s Vice President for College Advancement, Dick Rose, architect Vern Delgatty, and a planning official from the City. In February 1995, thirty-four people, including College President Dennis Davis, attended a neighborhood meeting. At the meeting, and in subsequent letters, I communicated with Mr. Rose about our concerns regarding the plan. Copies of these letters are submitted into the record with this letter. I am happy to report that the College listened to the neighbors concerns: they did not rezone the properties, they redesigned the duplexes to look more like single family homes, and they reconfigured the duplex on 109th Ave NE to face the street.

The 1995 Master Plan did not come up for hearing until December 16, 1997. I was seated on Council in January 1998. Because of my activities in the process, I spoke as a community member at the hearing and my comments were entered into the record. Copies of these comments are again submitted into the record with this letter.

I recused myself from the hearing deliberations and from the July disapproval decision because of my previous involvement in the process, which I just described.

I don’t believe my previous recusal in 1998 is relevant to this public hearing. The current Master Plan proposal does not affect my property, and I have had no ex parte communication with the University or with any Houghton residents regarding this proposal.

Sincerely,

[Signature]

[Name]
OATH OF OFFICE

The City Clerk administered the Oath of Office to new Houghton Community Council members Betsy Pringle and Deborah Minus, and to Dan Turner and Hugh Givens, who were re-elected to the Houghton Community Council. (Other re-elected community council members will be sworn in separately.) Ms. Pringle and Ms. Minas will be seated at the dais at the January, 1998 meeting.

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 7:35 p.m. in the Council Chambers by the Chair, Dan Turner. Members present: Hugh Givens, Joan McBride, Phyllis Needy, Dan Turner. Members absent: Bill Goggins, Kathleen McMonigal and Elsie Weber. Lauri Anderson and Janice Soloff represented the Department of Planning and Community Development. Rob Jammerman represented the Public Works Department. Mayor Debby Eddy, City Clerk Janice Perry, and Planning Director Eric Shields were also present.

On behalf of the Houghton Community Council, Mr. Turner recognized Phyllis Needy, who has served on the Houghton Community Council for 29 years, for her contributions to the Council and to the City of Kirkland. The Council presented Ms. Needy with a City of Houghton monument marker.

Betsy Pringle, representing the Central Houghton Neighborhood Association (CHNA), acknowledged Ms. Needy for the years she has devoted to the community.

Mayor Debby Eddy, on behalf of the City Council, thanked Ms. Needy for her service to the community of Houghton and the City of Kirkland.

Representing Planning Staff, Lauri Anderson commended Ms. Needy for her service to the City and presented her with a basket of flowers as a token of the staff's appreciation.

READING AND/OR APPROVAL OF MINUTES

Motion by Ms. McBride, second by Mr. Givens, to dispense with the reading of the minutes of the November 24, 1997 meeting. Motion carried unanimously (4-0).

The following changes were noted to the minutes of the November 24, 1997 meeting:

- Page 4, paragraph 10, line 1: Insert "had" after "state".
- Page 5, paragraph 4: In lines 6 and 8, replace "size" with "height".

Motion by Mr. Givens, second by Ms. McBride, to approve the minutes of the November 24, 1997 meeting as amended. Motion carried unanimously (4-0).

ANNOUNCEMENT OF THE AGENDA

The Chairman reviewed the agenda.

REQUESTS FROM THE AUDIENCE

Gary Jones, 5550-108th Avenue NE, stated that he has a concern about the increased number of students entering and exiting the College since he lives across the street from the entrance, and has requested mitigation funds to alleviate the problem by putting in a separate driveway. He said his current driveway is steep, and it is difficult to see cars coming.
said that they have deliberately designed parking for the commuting community to be located at
two sites and that the rest of the parking on campus, near the residential community, serves
students living there. He stated that moving the main gate is an extraordinary response to
perceived traffic impacts. He referred to the recent analysis in which there was no evidence of
behavior by drivers that caused them to behave in a conflicting way. He said that it is the
school’s policy to never hold two events on campus at the same time, and that they will always
provide a traffic management plan whenever there is any inconvenience. He stated that he
realizes that the parking at the church is causing a burden and encouraged the enforcement of
parking regulations.

The Hearing Examiner asked Mr. Rose to explain the frequency of seminars. Mr. Rose stated
that seminars are held primarily on a Saturday afternoon - approximately two or three times in
thirty days.

Gary Jones, 5515-108th Avenue NE, Kirkland, said that he believes that the surrounding areas
traffic will increase on 108th Avenue NE, and moving the entrance to NE 55th Street with a
traffic signal or stop sign could be safer. He added that left-turns add an additional risk. He
recommended that all the possibilities be viewed with safety in mind.

Betsy Pringle, 5821-109th Avenue NE, Kirkland, asked for clarification on the size of the
campus property. She expressed concern for the possibility of an increase in FTE. She also
noted that there was a staff recommendation to widen 109th Avenue NE to 30 feet when the
duplex units are built, and said she felt this was unnecessary and would extract 400 feet from her
front yard. Ms. Pringle said she thinks the parking lot should start further from her property line
and that there should be a buffer.

The Hearing Examiner said he thought the increase in width on 109th Avenue NE was meant to
include only the College frontage.

Ms. Pringle requested clarification of Northwest College Master Plan, Pg. 31, 4a, and what
would trigger another hearing process.

Mr. Rose said he agreed with Ms. Pringle’s opinion that 109th Avenue NE should not be
widen. He said he was unable to speak to the concern of buffers required in the past as
Building I had been purchased by the College and they were not a part of that process. He said
that the campus area is fifty acres, with 10.6 additional acres being leased to the Seahawks.

Mr. Rose said the reconfiguration of the entrance was submitted to the City ten years ago and
was approved at that time. He also mentioned that there is a center lane on 108th Avenue NE,
providing drivers with a place to wait to integrate into the traffic. He pointed to the fact that
there are no traffic lights on 108th Avenue NE from NE 70th Street to Northup Way so traffic
flows through. He said the City has made a beautiful street there with dividers and left turn
lanes, therefore increasing the confidence of the driver. He expressed his belief that if a traffic
signal were to be installed at NE 53rd Street, it would cause traffic disruption enough to allow
people to exit their driveways more easily.
Nick Ceto, 11246 NE 58th Street, Kirkland, acknowledged the changes the College has made from the original plan. He said the City has not dealt well with this large project because of the demands on sewer, water and schools. He said his main concern was the possible extension of 114th Avenue NE, since he lives near there.

Mr. Ceto read a statement into the record. He said the community has generally accepted the limited increase in the size of the campus to accommodate the College's future needs, and the acceptance reflects the strong neighborhood desire to preclude 114th Avenue NE from being opened and connecting NE 53rd Street and NE 60th Street. He said a connection would create severe safety concerns in the residential neighborhoods east of 108th Avenue between as far away as NE 45th Street and NE 68th Street. He said the adjoining neighborhoods support efforts to develop a pedestrian right-of-way on the 114th Avenue NE corridor but are adamantly opposed to vehicular access through the area for safety reasons. He said the neighborhood thinks the staff recommendation makes it easy to develop vehicular access at some future date, and noted that the City's options are always open through condemnation procedures.

Larry Toedtli, 11201 NE 58th Place, Kirkland, supported the Hearing Examiner leaving the hearing open since many of the materials have not been available for the community to review. He supported deletion of the east-west trail along the north side of the Seahawks training facility for reasons he cited in his letter of January, 1996. He said it is counterproductive to put through 114th Avenue NE given the impacts to the residential area. He said as a minimum, if the City wants to maintain the deferral of putting the road through as opposed to the elimination, the City should define under which conditions the deferral would be reconsidered so the community understands what conditions may trigger a need for that consideration. He also supported the trail on the 114th Avenue NE corridor to be maintained for public access.

Betsy Pringle, 5821-109th Avenue NE, Kirkland, said she was speaking for herself and as a representative of Central Houghton Neighborhood Association. She said CHNA has been working on this issue for nearly eight years with the College, and thanked the College Administration for their cooperation in working with the neighborhood. One of her concerns was the staff recommendation for wooden fencing around the College. She said she would prefer no fences since her property is surrounded on all sides by the College, but if there is a fence she would prefer it not to be wood. Ms. Pringle read a statement from CHNA that they did not object to Lots 9 and 12 being brought into the College's master plan and PLA 1, but after the two are incorporated, they would like to see a northern boundary placed on the campus. She said as a condition of the application, CHNA would like to see a requirement for an historic marker on the College property along 108th Avenue NE recognizing the historic use of the site - shipyards housing during the war. CHNA would also like to see a three-way stop at NE 53rd Street, should traffic warrant it. They were concerned about a stop light there because drivers often speed up to make it through a traffic light and that could create a dangerous situation.

The Hearing Examiner entered Ms. Pringle's presentation into the record as Exhibit E.
After the properties numbered 9 & 12 on the Property Location Map are zoned into the PLA 1 area, restrict any further expansion of PLA 1 north of its current boundary.

The Comprehensive Plan makes it very clear that the Central Houghton neighborhood is, and should remain, primarily a single-family residential neighborhood.

There are two properties, numbered 9 and 12 on the Property Location Map, which the college is asking to rezone into the Planned Area. Because of their location and history, neighbors do not object to properties 9 and 12 being zoned into the PLA 1 zone. These properties are to remain residential and will serve as a "residential buffer zone" between the college and the single-family neighborhood.

With the inclusion of those two properties into the PLA 1 zone, we would like to see language incorporated into the Comprehensive Plan and zoning text which restricts any further expansion of the PLA 1 zone to the north. A letter from the college to CHNA dated December 29, 1994, stated "...should future expansion occur, it would be in the south west corner, Seventh Day Adventist property, not into the residential areas. In fact, the college has sold a major piece of its northerly property for a residential sub-division. There are no plans to acquire further residential land to the north for college expansion."

The Comprehensive Plan already establishes boundaries on the west and south. Concern over expansion of the northern perimeters has been a source of frustration and instability within the neighborhood for many years. Since the college has finally agreed that they desire no further expansion to the north, we believe this is an opportune time to set the northern boundary at its current location, thus relieving a major source of contention between the neighborhood and the college.

One of the goals of the current Comprehensive Plan process has been to bring uniformity and congruence to the zoning map. Northwest College already has boundaries on the west and the south that prevent "institutional creep" into the single-family neighborhoods that border it. Setting permanent boundaries on PLA 1 would codify once and for all where PLA 1 growth is to be focused.

That the city consider placing a "cap" on student population

Northwest College says it is planning for a maximum of 1200 students. It is interesting to note that when the Planning Commission and the City adopted the 1988 Master Plan, they thought they were adopting a plan which, with a few minor modifications, would accommodate 1200 students. Over and over again, the 1988 plan gave assurances that the facilities were adequate.

Examples: (All quotes are from the 1988 Northwest College Master Plan)

Labs
"Existing facilities or a new combination lab could probably accommodate any projected enrollment up to 1200 students."

Library
"We must conclude that the present library is adequate to meet expansion up to 1200 students." Note: since time of quote, library already expanded from 15,750 sq ft to 28,200 sq ft. College is currently asking for an addition 20,790 sq ft for a total of 48,900 sq ft.
January 13, 1996

Dear Commissioners,

On Sunday, December 10, 1995, a sub-committee of CHNA met to review, discuss, and make recommendations on the 1995 Northwest College Master Plan, file # III-95-30. Please note that as of December 10, we did not have access to the Master Plan amendments which were submitted by Northwest College on December 11, nor did we have access to the Planning Staff Recommendations, which were not finalized by that date. A representative of our organization will address these documents once we have had time to look at them.

The steering committee of the Central Houghton Neighborhood Association would like to thank Dick Rose and Vern Delgatty of Northwest College for making themselves available to us throughout this process. We would especially like to thank City Planner Janice Soloff for displaying exceptional professionalism and generosity throughout the process. By patiently sharing her time and expertise, she demonstrated an uncommon commitment to the public's right to be involved in important zoning decisions.

Central Houghton Neighborhood Association Recommendations to 1995 Northwest College Master Plan.

That all provisions in the current PLA 1 zoning regulations and in the existing "Central Houghton Neighborhood Plan" section of the Kirkland Comprehensive Plan regarding Northwest College be retained.

The current PLA 1 regulations have served the City, the neighborhood, and the College well. We agree that the zoning regulations set forth in the current Zone PLA 1, Sections 60.10.a - 60.10.c are appropriate, comprehensive, and necessary. We would like to see the language, the letter, and the spirit of the current PLA 1 zoning retained.

The existing neighborhood plan sets appropriate goals and clarifies community character. We agree that the provisions within the section entitled "Planned Area 1: Northwest College" pages CH-7 through CH-9 of the Kirkland Comprehensive Plan are appropriate, necessary, and consistent with the overall neighborhood plan for Central Houghton. We would like to see all these provisions retained, with the possible inclusion of wording restricting PLA 1 expansion on the north (see below).
After the properties numbered 9 & 12 on the Property Location Map are zoned into the PLA 1 area, restrict any further expansion of PLA 1 north of its current boundary.

The Comprehensive Plan makes it very clear that the Central Houghton neighborhood is, and should remain, primarily a single-family residential neighborhood.

The neighborhood does not object to properties 9 & 12 being rezoned. There are two properties, numbered 9 and 12 on the Property Location Map, which the College is asking to rezone into the Planned Area. Because of their location and history, neighbors do not object to properties 9 and 12 being zoned into the PLA 1 zone. These properties are to remain residential and will serve as a "residential buffer zone" between the College and the single-family neighborhood.

Allow no further College expansion to the north. With the inclusion of those two properties into the PLA 1 zone, we would like to see language incorporated into the Comprehensive Plan and zoning text which restricts any further expansion of the PLA 1 zone to the north.

The College does not want to expand north. A letter from the College to CHNA dated December 29, 1994, stated "...should future expansion occur, it would be in the south west corner, Seventh Day Adventist property, not into the residential areas. In fact, the College has sold a major piece of its northerly property for a residential sub-division. There are no plans to acquire further residential land to the north for College expansion."

The battle over boundaries has plagued the neighborhood for years. The Comprehensive Plan already establishes boundaries on the west and south. Concern over expansion of the northern perimeters has been a source of frustration and instability within the neighborhood for many years. Since the College has finally agreed that they desire no further expansion to the north, we believe this is an opportune time to set the northern boundary at its current location, thus relieving a major source of contention between the neighborhood and the College.

Boundaries prevent "institutional creep." One of the goals of the current Comprehensive Plan process has been to bring uniformity and congruence to the zoning map. Northwest College already has boundaries on the west and the south that prevent "institutional creep" into the single-family neighborhoods that border it. Setting permanent boundaries on PLA 1 would codify once and for all where PLA 1 growth is to be focused.

The College has room to expand within its current boundaries. The College leases 10 acres of land to a professional sports organization which is not related to the educational or residential objectives of the College. That land, therefore, could be available for College use in the future.
The College’s stated goal is 1200. Northwest College says its new Master Plan is designed for a student population of 1200. It is interesting to note that when the Planning Commission and the City adopted the 1988 Master Plan, they thought they were adopting a plan which would, with a few minor modifications, accommodate 1200 students. Over and over again, the 1988 plan gave assurances that the facilities were adequate:

**Examples:** (All quotes are from the 1988 Northwest College Master Plan)

- **Labs**
  “Existing facilities or a new combination lab could probably accommodate any projected enrollment up to 1200 students.”

- **Library**
  “We must conclude that the present library is adequate to meet expansion up to 1200 students.” *Note: since time of quote, library already expanded from 15,150 sq ft to 28,200 sq ft. College is currently asking for an additional 20,790 sq ft for a total of 48,990 sq ft.*

- **Administration**
  “In is unlikely that an increase in enrollment would create a proportional increase in space requirement.” *Note: since time of quote, administration facilities have grown from 10,713 sq ft to 16,800 sq ft. College is currently asking for an additional 6,000 sq ft.*

- **Domestic Married Housing**
  “There is sufficient property at the east of the campus to develop the units required for a full-time equivalency (FTE) of 1200.”

- **Food Service**
  “Thus it would seem that the present facility could accommodate a FTE student body of 1200. Addition would need to be added to the faculty dining areas and other ancillary segments of the facility.” *Note: new Master Plan is asking for an increase from 17,500 sq ft to 41,500 sq ft.*

- **Parking**
  “Parking should be 70% of FTE.” *Note: 70% of 1200 = 840 parking spaces. Today, Northwest College has 870 parking spaces and they are asking for an additional 319. Since the 1988 Master Plan states that “parking spaces should be 70% of full-time equivalent”, we can calculate that parking for over 1600 is being planned.*

**What is going on here?** For what ultimate population is the College planning?

**There are no limits to the College’s growth.** The Central Houghton Neighborhood Association is concerned that the College is building the infrastructure for a student population in excess of 1200 students. We believe that a student population in excess of 1200 would be seriously detrimental to the character and quality of our neighborhood. Although the College says it wants to stay "small", there is nothing to limit its growth.

**From Bible College to Liberal Arts College.** In 1958, Kirkland welcomed the tiny Bible College to a 35 acre site which had been a World War II housing project. Since then, 25 more acres have been added to make the present 60-acre campus. No longer a tiny "Bible College", it is now a fully accredited 4-year liberal arts College which is adding graduate and night courses.
As they grow, their tax exempt status places a greater burden on the rest of Kirkland. Because of its religious nature, the College does not pay taxes on properties within the PLA 1 zone. As the College population grows, so does the stress on infrastructure provided by the taxpayers of Kirkland - streets, sewers, storm drains, fire, police, schools, etc. At some point, College growth will become too heavy a burden for the rest of us to shoulder.

Enrollment figures don't tell the whole story. With the College's stated goal of increasing its population of married students and students with families, the traffic and capital facilities impacts are greater than the number of enrolled students would suggest. This additional density is not factored into the traffic analysis or in other studies which attempt to determine future impacts on the infrastructure and the quality of life in Central Houghton.

The College has stated its own lid is 1200. Taking into consideration that Dick Rose, Vice President for College Advancement, has told the City and CHNA that he does not want the College population to grow past 1200, we would like to request that an enrollment cap of 1200 FTE student population be imposed upon Northwest College, with a possible review in 10 years.

That the designs for the proposed duplexes be varied, resemble single-family homes as much as possible, and that neighborhood review of the designs be allowed.

College is asking to build duplexes in a single-family neighborhood. For years, the College has been buying homes near the perimeter of campus and offering them as low-cost housing for faculty and staff. These homes have enjoyed a minimum of upkeep. In this Master Plan, the College is asking to remove the single-family houses and replace them with duplexes.

Neighbors care about the single-family character of the neighborhood. CHNA supports the concept of a "residential buffer" between the single-family neighborhood and the campus. We have asked the architect, Vern Delgatty, if neighbors could help in the design of the duplexes and he has graciously agreed.

Scale, design, orientation and materials are important to the neighbors. We wish to insure that these duplexes do not visually detract from the single-family nature of our neighborhood. We desire that the homes face the street and that their facades and roof lines resemble single-family homes. We would like to see styles and materials which are compatible with other homes in the neighborhood.

That College-owned properties on 114th retain their single-family RS 8.5 zoning.

Polka dot zoning would destabilize homes on 114th. Rezoning these non-contiguous properties would have a serious destabilizing affect on the homes and families caught in the middle between the PLA 1 zoned areas at either end of the block. In addition, it would necessitate decisions regarding traffic routing, campus entrances, and public street vacation which would impact many more neighbors. Instead, the College should look at vacant land areas within the current PLA 1 zone for future housing needs.

Perhaps some of the space allocated for parking an additional 319 automobiles on campus could be reallocated for housing.
The following are suggestions from CHNA to the College:

That the College consider opening a "student store" in the student union which would stock many supplies needed on a daily basis by its population, and that the College consider providing day care facilities on campus for the children of married students, faculty and staff.

The campus could become more "self-sufficient." According to a memo drafted by Iris Cabera and David Godfrey, "Northwest College expansion will generate 1946 new daily trips," (emphasis mine). One way the College could mitigate some of its traffic impacts would be to provide basic services for groceries and day care on campus. Currently, many students drive and walk to the corner markets (Houghton Market and 7-11) for daily necessities. A small but intelligently stocked campus store would be a great convenience and benefit to its students and staff, while relieving some of the daily congestion on our streets.

An on-campus day care would benefit all parties. Likewise, it would make a great deal of sense for the College to provide day care facilities for its married families. A day care facility could also provide practical "hands on" teaching experience for the College's students who are seeking degrees in Elementary and Early Childhood Education.

That the College consider purchasing a large number of bicycles for student use on campus. The bicycles could be painted a specific color which would designate their status as "campus bikes."

Borrow a great idea! Some European cities provide free bicycles to be used within the city limits. These bicycles are painted atrocious colors - so no one would want to steal them! A person rides the bicycle to his destination and simply leaves it there for the next person. This helps cut down on short car trips.

The steering committee of the Central Houghton Neighborhood Association and its Land Use Sub-committee would like to thank you for your thoughtful consideration of our ideas and recommendations. We have been encouraged by the spirit of cooperation we have experienced throughout this long process. We hope you will contact us if you have any questions or concerns about the preceding recommendations.

Yours very truly,

Betsy Pringle
Chair, CHNA Land Use Sub-committee

cc: Houghton Community Council
    Kirkland City Council
February 24, 1995

Betsy Henry Pringle
5821 109th Ave. N.E.
Kirkland, Washington
98033

Dear Betsy Pringle & Members of CHNA:

Re: Northwest College

Further to your letter of February 20, 1995 to Mr. Dick Rose and subsequent telephone conversation with him, we are enclosing a revised site plan. With the revisions we have attempted to address the questions raised as follows:

1) President's Residence:

There are several issues raised concerning the proposed residence at the corner of 108th Ave. N.E. and N.E. 59th. As previously stated, the College does not intend to include this parcel in the rezoning to PLA-1. In order to clarify this, the property line to the south of this parcel has been carried through and will be clearly indicated as being excluded from the PLA-1 zoning. The present site plan has been prepared to respond to the Planning Departments request that all properties presently owned by the College be shown. This is separate from the issue of which of these properties will be rezoned.

Further, the proposed extension of the College's decorative fence along 108th Ave. N.E. will terminate at the indicated south boundary of this parcel.

With regard to the question of orientation for this house, the intention is that it will front onto N.E. 59th with its garage entry coming off of 109th Ave. N.E.. For clarification, the vehicular access has been added to the new plan.

2) Staff Housing:

As requested, the staff duplex adjacent to 109th Ave. N.E. has been reoriented so that it faces the residential street. The other duplexes adjacent to 110th Ave. N.E. are positioned so they maintain the line of existing residences along 110th Ave. N.E. and are facing in the same direction.

For clarification, on the previously issued site plan dated Dec. 5/94, under item 7 in the legend there was a mistake made by our office where these were indicated as being "triplex" housing units. This was a mistake made within our office and does not represent the College's intent. As presented by Mr. Delgatty and stated by the College, the intention is that these units would be for two residences and would be compatible in size and scope with the adjacent residential zoning.
We have reviewed your suggestion that these staff duplexes are allowed under the present residential zoning as residences with accessory dwellings with the Planner, Janice Soloff. At present this zoning is not in place and accessory dwelling units are not allowed in the present residential zone.


The College’s intention has always been to maintain the agreement to have access off of 110th Ave. N.E. limited to emergency vehicles. This limited access has been maintained in the Master Plan.

At present there is no vehicular access from 109th Ave. N.E. to the campus, and the Master Plan maintains this closure.

In the plan circulated to you of Dec. 5/94, the College indicated its desire to close off 114th Ave. N.E. at its southern end. We have since had a response from the City of Kirkland which requires that the present 30’ easement across the southerly portion of 114th Ave. N.E. be completed and kept open. On the revised site plan attached, we have modified the layout of item 9), Married Student Housing South to comply with this requirement.

4] Residential Buffer Zone:

As discussed with Dick, we have added to the revised site plan a 50’ wide Residential Buffer Zone along the northerly property line abutting adjacent residences. The intention would be that no development would take place within the zone which is not in character with adjacent residential properties. In addition, development within this Residential Buffer Zone would take place in consultation with the adjacent members of the community.

In addition to the establishment of this Residential Buffer Zone, the College is willing to make the commitment that as the zone is developed, in order to maintain the continuity of the residential character with adjacent properties, the College would undertake to remove the existing chain link fencing between its new residential facilities and neighboring properties contiguous with this zone.

Further to your letter of February 21, 1995 to Mr. Rose, the following clarifications should help in correcting unfortunate misunderstandings arising from the plan circulated to you.

1] Triplex/Duplex Housing:

As outlined above, the notation for structures #7 as triplex housing was a mistake made in our office and was never intended by the College. This has been corrected on the revised plan.
2) Site Plan Dating:

The Site Plan was originally prepared in September of 1994 and went through several stages of development in the subsequent months. Each of the revisions to the plan are dated in the revision column immediately above the project title. As you will see, the drawing was issued on September 14, 1994 for the meeting in your home. As a response to that meeting changes were made and the drawing was reissued on November 22, for the review of the College with further changes and revisions made and the drawing reissued again on December 5, 1994. It is this drawing that was presented in all subsequent meetings and which you now have received a copy of.

3) Future Residence Hall:

The notation which you refer to on the plan adjacent to the existing residences (buildings #3 and #5) refers to an upper storey bridge which connects the two dormitory buildings. As this does not appear on the site plan, we felt it was important to label this link for clarity. However, as this can be misleading, we have deleted this reference from the drawings and clarified that the square indicate on the site plan is for recreation development.

4) Parking Spaces/Paving/Landscaping:

Your observation that there appears to be an increase in parking spaces on site is accurate and results from the projections of the traffic/parking study. However, it is very important to note that there are significant areas of roadway which have been closed with the resultant increase in landscaped area. The areas of roadway which have been closed are indicated with dotted lines on the site plan. From an observation of the plan you will see that a large segment of road with parking areas which is presently an extension of 110th Ave. N.E. has been closed and landscaped. In addition a network of roads which extends from the entry round-a-bout immediately west of Building #12 and runs north of Building #14 and # 15 and to the west of Building 11 are all presently paved areas which are reverting to landscaping.

Part of the work which we are presently undertaking in preparation for making our application to the City of Kirkland, involves an analysis of the net change in paved area once the new parking areas are balanced off by the above referenced paving which is being converted into landscaping.
Page 4
February 24, 1995

We trust with the attached plan and the above clarifications that the questions raised in your correspondence with the College has been clarified, and that the additional information you have requested has been provided.

Yours sincerely,

H.S. Chase, Architect, M.A.I.B.C., Partner
per Vern H. Delgaty Architect Inc.

cc: Richard Rose, Vice President, Northwest College P.O. Box 579, Kirkland WA 98083-0579
    Janice Soloff, Associate Planner, City of Kirkland 123 Fifth Ave., Kirkland WA 98033-6189
    P.D. File: 108th Ave. NW College

BC/wo
Mr. Dick Rose  
Vice President for College Advancement  
Northwest College  
5520 108th Ave NE  
Kirkland, WA 98033

February 21, 1995

Dear Dick,

I am in receipt of the Master Site Plan that I requested from you. Thank you very much.

You can imagine my surprise when I opened the site plan to find TRIPLEX HOUSING in all the locations where you told my neighbors and myself you had plans for DUPLEX HOUSING. What is especially curious is the date on this site plan is September 1, 1994. The meeting at my home where you suggested duplex housing was on September 14th, 1994. The public meeting where you told the neighborhood about your plans for duplex housing was February 9, 1995.

Additionally, at the September 14th meeting, you stated that no more dormitories would be built. On this site plan there is a large space that says "FUTURE RESIDENCE HALL."

I was also quite surprised to see so many more parking spaces, and the loss of so many large trees. This does not look like the same plan you presented at the February 9th meeting.

Is this site plan dated September 1 correct?  
Is it the same plan you presented at the February 9th meeting?  
Will you be asking to build triplices?  
Is there a residence hall in the future?  
Why has the parking increased so dramatically? Since the extra married housing is on campus, it doesn't seem that those students should get "double spaces" - spaces in the housing and spaces on campus.

I'm sure there is a reasonable explanation for these discrepancies. I would appreciate your responding as quickly as possible to these concerns, as I will be presenting this to the CHNA membership and I want to be accurate and truthful about the College's plans.

Sincerely,

[Signature]

cc. Kirkland Planning Department  
Central Houghton Neighborhood Association
Mr. Dick Rose  
Vice President for College Advancement  
Northwest College  
5520 108th Ave NE  
Kirkland, WA 98083-0579  

Betsy Henry Pringle  
5821 109th Ave NE  
Kirkland, WA 98033

February 20, 1995

Dear Dick,

I would like to thank you, again, for hosting the community meeting Thursday evening. The people in the neighborhood that I spoke to were quite pleased to have the opportunity to meet with you and hear your plans.

The purpose of this letter is two-fold. First, I would like to respond to Vern's December 29 letter in which he shared his interpretation of our September 14 meeting at my house. Second, I would like to respond to the February 9 meeting as you requested.

**Response to letter written by Vern Delgatty on December 29**

* Correct spelling of last name "Wiljelski" is Niedzielski.

* The purpose of the September 14 meeting was not "to discover what design changes the neighborhood would approve or wish to see." We invited you and the architect (we thought we would be meeting with Lee Kirk) to share with us your proposals for the Master Plan Review. Our intent was to present your plans to our general membership at a later date. From the beginning, we made it clear that this was an informal, information gathering meeting. We did not know we would be asked to give design input and we were not prepared to do so.

* It was agreed that there should be a residential buffer placed on College lands immediately north of the campus.

* It was agreed that the residential buffer should maintain a single-family design character. There was no agreement regarding placement of garages, fences, central entries, or number of stories. The College maintained that the homes needed to be affordable. Vern agreed to allow community input on the design.

* At no time did CHNA agree that duplexes were acceptable to the neighborhood. We listened to Vern's presentation and agreed to discuss it among ourselves later. Several times during the meeting CHNA members suggested that single-family units with accessory dwellings (mother-in-law apartments) would be preferred over duplexes.

* CHNA steering committee members liked the idea that a single-family dwelling would be built on the corner of 108th Avenue and NE 59th because it would require no re-zoning of the property. Every CHNA member present at the meeting understood Dick Rose to say that the College had no reason to seek a re-zone of that property and they did not intend to re-zone it. CHNA continues to oppose any re-zone of this property.
• Zoning variance versus PLA-1 zoning guidelines were reviewed. It was NOT decided that the college should include expansion areas into the PLA-1 Master Plan Review Process. No agreements were made at this meeting concerning this measure.

• Landscaping, buffering and fences are important elements of the design aspect and the College agreed to be sensitive to neighborhood concerns about these elements.

• Mr. Rose stated that all future College expansion would occur at the south west corner of the PLA 1 zone (the 7th Day Adventist site) and not into the residential areas. Mr. Rose also stated that the College would not acquire further residential land to the north for college expansion.

• Traffic patterns and the possibility of a traffic light at 53rd and 108th Avenue were discussed.

• CHNA supports efforts by the College to create a "people friendly" and community oriented campus.

**Input as requested at February 9 meeting**

The following comments are not intended to be the full and complete content of my responses to the College's plans. Rather, they are a good faith effort to provide the College with input to consider as they develop their application proposal for Master Plan Review. I would have been more specific, but I never received the materials I requested from you on February 13th.

• Provide a permanent restrictive covenant in PLA-1 which would protect neighbors north of the current PLA-1 zone from any further PLA-1 expansion.

• If the College does acquire additional residential properties in the neighborhood, provide that these properties will be maintained in a manner that upholds the single-family character and strong feeling of property ownership in the neighborhood. Do not allow properties to become run-down, unpainted, unlandscaped eyesores that reduce the quality of life for those who make this neighborhood their home.

• If the College insists on tearing down homes and building new ones, instead of duplexes build attractive single-family homes with accessory dwelling units. This is within current zoning guide lines and maintains the character of the neighborhood to a greater degree.

• If properties are zoned into PLA-1, place a permanent restrictive covenant that these properties will never be used for anything other than residential housing at a density no greater than 2 dwelling units per lot. In other words, make it clear that there will never be 4-plexes, 8-plexes, dormitories, classrooms, parking lots, maintenance facilities, prayer towers, or other non-residential usages.

• The newly constructed residences should face the residential street and not face toward the campus. Provide back entrances and drive-ways that are accessible through campus so residents may access their homes from campus. Design the driveways so that residents can access either the front or back entrance of their home. In other words, if residents want to use their vehicle, they would use either their front or back door, but the driveway would only lead onto campus.

• Allow no vehicular access to campus (except for emergency vehicles) from 109th, 110, or 114th.
• Construct at least one home (ideally, 5822 109th Ave NE) to be handicapped accessible and provide for wheelchair access to the administration building so it will be easier for those in wheelchairs to "walk" to work or school.

• If the new homes are not re-zoned into PLA-1, allow for a variance for the one handicapped accessible home to have vehicular campus access.

• Do not erect fences around the homes. In particular, do not erect chain-link fencing any where else along the perimeter of campus.

• If you cannot remove the existing chain-link fence, then buffer it visually with both low and high vegetation that is pleasant to look at.

• Do not re-zone the property at 108th Ave NE and NE 59 into PLA-1. Build one or two houses, but keep it zoned residential.

• Do not erect the "campus fence" along 108th street in front of the residential property at 108th Ave NE and NE 59th.

• Maintain all current PLA-1 Special Regulations in Sections 60.10a, 60.10b, 60.10c.

• Taller buildings in the center of campus might be considered if they do not interfere with existing view corridors of home owners in the neighborhood and as long as they can be shown to not cause drainage/run-off or other environmental problems.

• Drainage, protection of wetlands, protection of existing tall trees, preservation of open space, and reduction of impermeable surfaces are issues that affect the homes surrounding the College. These issues must be addressed thoroughly and openly during the application and hearing process.

• Address, in specific terms, the use of the gymnasium for inter-collegiate events in the future. Address, in specific terms, the use of the gymnasium by non-NW College students.

• I would like to see access to the parking lot adjacent to the administration building (on 108th Ave NE) closed after 10pm and/or accessible only through the main campus entrance. There is much activity there late at night that is not befitting a Bible College or a family neighborhood.

• Address the problem of students driving the 1-2 blocks from The Firs to campus. Your own estimates are 74 trips per day on a residential street. Perhaps you could reduce the amount of available parking spaces, or build walking/bike paths from The Firs to campus.

• Address the problems of students who speed on our neighborhood streets, dispose of trash on our lawns, have dual-mufflers to enhance the noise from their automobiles, etc. How does the College teach its students to respect its surroundings?

I'm sure this does not cover everything! I think the gist of my comments would boil down to: please protect and preserve our neighborhood. I deeply appreciate your efforts to reach out to the community. As you saw at the meeting, many neighbors have had bad experiences in the past, and it can take years to regain trust and rebuild relationships. I hope that is what we are beginning to do now.

Sincerely,

[Signature]

[Neighborhood Association]

[Neighborhood Planning Department]
HOUGHTON COMMUNITY MEETING
Northwest College
February 9, 1995

Present:

Ron Agostino
Shelley Agostino
David Bangs
Darlene Barker
Donna Blue
Jim Brennan
Dennis Davis (President of Northwest College)
Eunice Davis
Jim Davis
Vern Delgatty (Delgatty Architects, Inc.)
Trudy Evans
Gary Jones
Sherrie Jones
Yvonne Kollmorgen
Norm Kriloff
Fran Kriloff
Aimee Kruger (Northwest College student employee)
Larry Leach
Larry Malcolm
Henry Mest
Joan Mest
Elroy Mitchell
Bill Mitzel
Pat Mitzel
Helge Nason
John O'Neill
Mary O'Neill
Betsy Pringle
Max Rainey
Dick Rose (Northwest College Vice President for College Advancement)
Mike Salmon
Janice Soloff (Kirkland Planning Department)
Robert Wyke
John (that's all the information he would give out)

After general welcomes and introductions, Vern began showing the old and proposed Masterplans. Upon his mentioning rezoning the northern property into PLA-1, Betsy Pringle spoke up, saying that Dick told her four times that the school would not rezone
those properties. If they were zoned PLA-1, the school could eventually build towering dorms surrounding her home.

Vern mentioned the small dorm addition off of Perks/Guy as the only new dorms the school is building. Trudy Evans pointed out that the new married student housing is essentially more dorms.

There were some questions at this point about the married student housing density compared to that of the surrounding area. Vern and Dick did not know definitely.

There was also some concern about northern access to the new married student housing from 114th. Janice Soloff said 114th will be maintained as a public right-of-way. Trudy was quite concerned that the school not be allowed to cut off access to this area to people who want to walk through campus.

The subject of 108th Avenue came up. Everyone seemed to agree that the islands are dangerous. Dick mentioned that the school is trying to get the city to remove some of them. Trudy said that every crazy driver on that road turns into Northwest College.

Several people suggested that outgoing campus traffic be allowed to turn right only to help curb traffic problems from the large volume already on the road.

Trudy asked the school to make its children (those living in the Field) walk on 53rd Street's sidewalk, instead of the beauty bark because the road is so narrow. She was worried they would get hit by cars. She tied this into the planning issue by saying we plan to bring more children into the neighborhood.

In discussing the planned duplexes on the north side of the school, Betsy showed concern about seeing only the backs of houses face the street since the school plans no northern access. Dick explained that in preliminary sketches, the houses will face the street and will not even look like duplexes, but like split-levels.

Larry Leach asked how many additional staff/faculty members the school planned to add with its added enrollment. Dick guessed probably 5 to 10 more.

Mike Salmon asked how many vehicles are on campus now. Dick figured that the 870 spots on campus are currently 80% full. The college plans to add about 300 new cars over the next 10 years.

Trudy complained that on Sundays, Antioch church uses 112th to park on instead of the chapel parking lot. She said the neighborhood doesn't want that. Also, the Seahawks have buses parked right in front of her house at 3:00 a.m. She felt the college should open the gate up by that entrance. The school has never put a fence up before.
Gary and Sherrie Jones mentioned that they cannot get out of their driveway at 5:00 p.m. They live directly across the street from the college's main entrance. They have to back out of their driveway onto the street.

Norm Krisloff (?) came up with the idea of bringing all campus-oriented traffic, including the Seahawks, through campus from the main entrance instead of through all the side entrances too.

Trudy asked if the trees will stay in the new plan. Dick and Vern answered that they will as much as is possible. But the college also plans to maintain open vista areas.

Max Rainey asked if we can restrict the 74 cars which go out of the Firs and back into the campus two blocks away each day.

Larry Leach asked if the school has given thought to off-campus parking with trails leading to the campus. Dick said the school has not; it does not plan on gaining unconnected sites for such purposes.

Larry then asked if it is a closed issue as far as north access goes. Vern said it's what the community wants.

Someone asked what the parking and egress plans are for the President's new house and what kind of home it will be. There are no plans at this time. The man who asked the questions does not want a house with an 8-car garage.

Someone asked if the college will continue to acquire more properties. Dick said that the college has no plans to do so. But when it is asked by neighbors to consider their property, it sometimes buys that property. Dick said the school will buy no more property north of 59th, west of 108th, or south of 53rd. Also, it will never buy anything north of what is currently the Seahawks campus.

Sherrie Jones said the sign placed for outgoing campus traffic to yield to her and her husband as they exit their driveway is not working. Something needs to be done. Dick said that the school has made proposals to city engineering. The school has suggested that they remove islands and put a light at 53rd.

Trudy wanted traffic on 53rd slowed.

She also asked if Antioch will continue to rent here. She felt that there should be a stipulation that the people attending that church park on campus.

Someone asked what the quality will be of the duplex construction, maintaining, landscape, etc. Dick said that the school plans to develop according to consultation with the Houghton community. Betsy was concerned that the houses the school now owns along 59th are not well maintained right now. Vern assured her that with new housing,
those properties. If they were zoned PLA-1, the school could eventually build towering dorms surrounding her home.

Vern mentioned the small dorm addition off of Perks/Guy as the only new dorms the school is building. Trudy Evans pointed out that the new married student housing is essentially more dorms.

There were some questions at this point about the married student housing density compared to that of the surrounding area. Vern and Dick did not know definitely.

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Trudy complained that on Sundays, Antioch church uses 112th to park on instead of the chapel parking lot. She said the neighborhood doesn't want that. Also, the Seahawks have buses parked right in front of her house at 3:00 a.m. She felt the college should open the gate up by that entrance. The school has never put a fence up before.
maintenance will be better. Betsy wondered how appreciation of her home would be affected if she was boxed in by a PLA-1 zone. She mentioned again her worries that the school could add dorms or offices surrounding her in 10 years. Dick mentioned that the school could not because those things are not in its masterplan. Mike Salmon pointed out that masterplans are easy to change.

There was worry that when the Seahawks vacate, the school enrollment will go up to 1,500 people, and we might use a football field for dorms. Trudy said here that the Seahawks tried to take down all the trees until her lawyer threatened them. Then they left up the bare minimum possible and let the plants along the south side of their property die on purpose. Another man tried to tell Trudy about the possibility of the trees blowing down.

Betsy didn't want rezoning. She wanted the north existing houses maintained instead of being torn down.

Some people who live near the Firs were not very happy that when the school built the most recent apartments, it promised to leave a 50 foot buffer zone, which never happened.

Mike Salmon wanted the school to make firm commitments in writing that the campus will not expand. Vern and Dick said that was a reasonable suggestion. The people seemed mostly worried about incremental increases. Dick pointed out that this neighborhood contains 1,000 residences with 3,200 cars, and Northwest College is only a part of that.

Dick told Betsy in front of the group that he had told her the school would not rezone any property into PLA-1 unless the city recommended it.

Several people asked if they would see commitments. They also asked if the school can promise that after the Seahawks are gone, we won't take in any more commercial groups. To both of these questions, Dick told the people to give the school their wishes in writing.

Trudy asked what the school's landlord responsibility is to the Seahawks. She said there was no good neighbor policy when the Seahawks came. Her attorney threatened to take away their permits. The college was good neighbor until 10 or 15 years ago. Vern told Trudy to put that in writing. She said it wouldn't change anything.

Trudy went on to say that the school has a sign saying "Don't you dare set foot on our property." She said that is because her son was accused of breaking in, and anyone who knows him knows he'd never do a thing like that. The Firs put notes on all of the apartments accusing him of stealing.

At this point, the meeting ended as people got up and left while Trudy was talked.
December 13, 1994

Betsy Pringle
5821 - 109th Ave. N.E.
Kirkland, WA
98033

Re: Minutes of Houghton Community Steering Committee Meeting,
Wednesday September 14, 1994

Present: Dan Turner, President
Betsy Pringle
Rich Jones
Nancy Wiljelski
Marie Maddox
Steve Paine
Jim Brennon
John & Mary O’Neill
Dick Rose, Northwest College Vice–president for college advancement
Vern Delgatty, Delgatty Architects Inc.

After opening remarks and discussion, Dick Rose presented the college’s desire to work closely with the community in determining a suitable Master Plan. He mentioned that present enrolment is 839 persons and they are planning an approximate 25% increase or 1100 students. Approximate numbers of on–site resident persons was discussed at 670 persons of which there are 475 dorm units, 78 apartments, and 47 staff.

Architect, Vern Delgatty, showed the previous Master Plan concept with acquired lands and explained that the purpose of this meeting was to discover what design changes the neighbourhood would approve or wish to see. Rather than presenting a new Master Plan concept, the architect team felt that it would be important to have the community give direct planning input prior to any drawings being prepared. To this end, sketch paper was laid over the existing site plan and, with the comments of those present, a buffer cluster housing scheme was drawn. This scheme addressed several neighbourhood concerns as follows:

1] A type of residential unit buffer should be placed on College lands immediately north of the campus buildings.

2] Design of cluster duplex units was to be reviewed with the Committee and designed to relate to single family houses in the area. Design character was to be northwest regionalism with garages and central entry which disguises entries into separate units.

3] Residential housing next to the neighbourhood was to be affordable and maintain single family design character (Dan suggested that the architect work together with Community representatives on the design of these houses – this was agreeable).

4] President’s house use for residency and occasional faculty meetings at 108th Avenue N.E. and N. E. 59th (north west corner property) was discussed and approved by Committee.
5) Zoning variance versus PLA-1 zoning guidelines were reviewed. It was decided that
the college should include expansion areas in the PLA-1 Master Plan Review
Process.

6) Architect suggested that a 100 foot review area be established along northerly
property line abutting single family residences to monitor any subsequent change
from Master Plan.

7) Landscape and fence issues around college perimeter were discussed. College is to
be sensitive regarding product quality in these areas.

8) The Community wishes to maintain access from neighbourhood roads into college
property for recreation purposes. Dick Rose said that this would be maintained
and that, in the future, a health club and aerobics centre will be established in
association with the Pavilion.

9) Environmental concerns will be addressed in the planning process the community
desires a gated entry road at 110th and to close off parking access from
residential areas. Dick will have maintenance personal resolve this issue to
maintain a locked gate.

The architect, while sketching a new plan layout, suggested that environmental issues and points
raised above would be addressed in the new Master Plan approvals. The college is maintaining
that the student body and faculty are community oriented people. This is not a commuter
college and the college wishes to minimize any commuter situation while maintaining majority
residency on campus. The project is to be a "people friendly" centre open to community
participation and involvement.

Dick Rose suggested that, should future expansion occur, it would be at the south west corner,
Seventh Day Adventist property, not into the residential areas. In fact, the college has sold a
major piece of its northerly property for a residential sub-division. There are no plans to acquire
further residential land to the north for college expansion. There is a desire to purchase two
properties to the east between 114th Avenue N.E. and Highway 405. This would complete the
married student housing sector within confines of the northerly border.

Primary vehicular access is still off of 108th avenue north east with secondary access off of
53rd street. A traffic light at 53rd and 108th avenue north east may be desirable in the future.

The rezoning process was discussed. A special presentation will be given to the Houghton
Community Council after Master Plan has been prepared and application made to the City of
Kirkland. All adjoining residents will be notified as per requirements of Planning Department.
Mr. Dick Rose will appreciate receiving any comments from community members as the process
for approval continues.

Everyone at the meeting seemed to be quite pleased with the outcome of the discussions and
efforts being made through architectural plans to resolve community concerns.

Report submitted by:
Vern Delgatty, Architect, A.I.A., M.A.I.B.C.

cc. Planning Department
Dick Rose
Northwest College Master Plan to be Opened
Possible PLA I Expansion to erect Duplexes/8-Plexes in Neighborhood

Northwest College is planning to open its Master Plan for review very soon. They are reopening the Plan because they wish to make changes both on campus and in the neighborhood directly north and east of the campus. The off-campus plans are for the creation of additional units of affordable housing for married students and for college faculty and staff. In a meeting hosted by the CHNA screening committee, representatives of the College described their desire to house staff and faculty members close to campus in affordable housing. At this time, the College has not made a formal application to the City, although the Master Plan Review has been placed on the City’s Work Calendar for October through January.

Duplexes on Perimeter
Of particular interest to the neighborhood is the College’s plan to demolish nearly all the single-family dwellings they currently own in the neighborhood and erect duplexes in their place. The approximately 6 houses in question are located on 109th and 110th Avenues between 57th and 59th streets. To accomplish this the college must either:
1) rezone those lots from Single-Family residential to Multi-Family residential (“spot zoning”), or
2) rezone those lots into the Planned Area (PLA I) which is their campus (expansion into neighborhood).

According to City Planner Jamie Soloff, the City would probably not be interested in pursuing “spot zoning” in Houghton because of its strong single-family character. That means that when the college makes its request, the city will most likely move to expand the college’s boundaries to include the homes in question.

8-Plexes along 114th
Additionally, the College will be asking to expand the eastern boundary of the Planned Area to I-405, thus taking in all the homes south of 57th (approximately). This would enable them to take down the houses on 114th Avenue NE and build 8-plexes to house married students and their families. The College says they already own all but 2 of the properties on 114th Avenue. They hope to acquire the last two properties when they become available for sale. Their goal is eventually to house about 350 people on campus. Current campus residency is 670.

Neighborhood Concerns
These plans make it imperative for those of us who live north and east of the College to consider carefully the long-term implications the College’s actions may have on the neighborhood. Here are some points to think about:

Property Values
• If the Planned Area is enlarged, how might that affect the values of our homes?
• Will the marketability of our homes be better served by having a larger Planned Area, with its regulations regarding buffers and other design restrictions, or by having single-family rental units?

Neighborhood character and livability
• Most of the college’s rental properties have been ill-maintained and do not add to the desirability of the neighborhood. Whereas it might be nice to see something new in their places, what assurance do we have that they will build good-quality, attractive housing units and keep them well-maintained? Currently, cosmetic maintenance is the responsibility of the renter.
• When you think about the character of the neighborhood, what characteristics do you value?
• Should the college provide some amenities to the neighborhood? They have mentioned a small neighborhood park on 114th. How about sidewalks? Bike lanes? Attractive street lighting? Tennis courts or basketball hoop?
• If the college is allowed to rezone the lots into the Planned Area, can restrictions be placed on the properties stating that they can be used ONLY for residential dwellings? Forever?
• Can we be sure these low-income units will only be rented to College faculty and staff?
• What design guidelines should be placed on the units? If the lots are rezoned into PLA I, neighbors will have the opportunity to help define the criteria by which they are allowed.
• What sort of buffering should be placed around the Planned Area properties? Consider vegetative buffers, landscaping, parking, lighting, etc.
• Many neighbors dislike the appearance of the chain-link fencing that currently defines the campus. Would you want fencing around these properties? If so, what sort?
Northwest College Master Plan, continued

A few alternatives
- Northwest College campus is beautifully maintained, and many have found the College to be a good neighbor. Nevertheless, they already cover 55 acres of land. Might there be other areas on campus, including the land leased to the Seahawks, that could be used for faculty and staff housing needs?
- Considering the costs involved in demolishing and building new structures, perhaps the College would find it more economical to subsidize their faculty and staff to live in existing housing.
- Instead of rezoning for duplexes, perhaps the college would consider leaving the units as single-family dwellings with "mother-in-law" units. They could either build new single family homes or remodel the existing ones. This would keep the neighborhood Single Family and also keep the Planned Area from creeping even farther into the neighborhood.

"A Master Plan Review" means the WHOLE Master Plan is open for negotiation
Neighbors along 53rd and throughout Houghton should also be aware that when the Master Plan is opened for review, EVERYTHING in it is on the table for negotiation, including the stipulations regarding campus expansion to the south and west, building heights, traffic entrances and egresses, buffers, etc. The current Master Plan has worked well for the neighborhood- let's make sure we keep the elements we like, while correcting errors of the past.

A Golden opportunity awaits!
I think we have a golden opportunity that has not existed before:
1) We have a committed and vital neighborhood association (by the way, have you paid your dues? See back page!),
2) Some new faces in the College administration (Dick Rose, for one) are friendly and open to neighborhood input,
3) Kirkland Planning Director Eric Shields appears to have a good head and a good heart, and
4) Some new, and not so new, faces on Kirkland City Council truly care about neighborhood interests and want to preserve Kirkland's character.

Let's not wait until the zoning change signs are posted. Instead of having a singfest at the public hearings, let's try to work with the City and the College beforehand to create a neighborhood/campus plan that works for all of us. Let us know how you feel, what your concerns are, what you want.
Drop me a note (use the coupon on the back page): Betsy Pringle, 5821 108th Ave NE, Kirkland, 98033. If you are interested in having a meeting over this issue, call Dan Turner (822-9899) or Betsy Pringle (827-6661) and leave a message.

Late breaking news flashes:
Golden Arches on 108th?
As if the corner of 66th and 108th weren't dangerous enough, we have heard a rumor (verified by the City) that both MacDonald's and Taco Bell have expressed an interest in the corner property currently occupied by the Olympic View Station. Under current zoning, a fast food restaurant would be an allowed use on that site. It is still early in the game, but CHNA would like to work with Lakeview Elementary School, the City, the developer, and anyone else interested in addressing traffic safety issues at the intersection.

Presidential Palace on 59th?
The Assembly of God District Council offices on 108th and the adjoining lot at 59th and 108th (where there used to be a house) have been purchased by Northwest College. The College says it plans to move its administrative offices into the District Council office building - thus freeing up its current administrative building for needed classroom space.
But the really BIG news for those of us near the property is that the College is considering building a house for the College president on the vacant lot. Oh please, do! No rezoning required!

Central/Houghton Neighborhood Assoc. Newsletter...