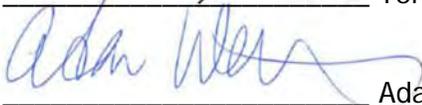




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Planning and Building Department
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ADVISORY REPORT
FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS

To: Houghton Community Council
 Kirkland Hearing Examiner

From:  Tony Leavitt, Senior Planner
 Adam Weinstein, AICP, Planning & Building Director

Date: May 13, 2019

File: ZON16-02063, Northwest University Master Plan

Hearing Date and Place: May 14, 2019; 7:00 PM
 City Hall Council Chamber
 123 Fifth Avenue, Kirkland

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I. INTRODUCTION

A. APPLICATION

1. Applicant: Eric Drivdahl of Gelotte Hommas Architects representing Northwest College Assembly of God, property owners
2. Site Location: Northwest University Campus located at 5520 108th Avenue NE (see Attachment 1). The applicant is not proposing any changes to the Planned Area (PLA) 1 Zoning District. Northwest University owns neighboring properties that are zoned for residential use and no changes to those properties are proposed.
3. Request: The applicant requests approval of a Process IIB zoning permit for an update to Northwest University's previous Master Plan. The master plan update would guide development on the campus for the next 20 years.

Refer to Attachment 2 for a complete description of the proposal, an estimated phasing plan, and site plan. The applicant is proposing the following elements as part of the new Master Plan:

- a. Complete revision to the proposed buildings, additions, and campus improvements totaling 364,910 GSF of net new construction. While the improvements are characterized as 'phases', the order in which improvements are actually undertaken may vary from the proposed order and dates presented in the master plan submittal.
 - (1) Phase 1: New 6-Court Indoor Tennis Center, including new parking garage below.
 - (2) Phase 2: New Gymnasium Pavilion replacing the existing Pavilion, including new parking garage below.
 - (3) Phase 3: New Welcome Center replacing the existing Pecota Center building, including new parking garage below.
 - (4) Phase 4: New 300 bed Residence Hall.
 - (5) Phase 5: Athletic Field Improvements including new AstroTurf and lighting with New Field House and bleachers at the athletic fields.
 - (6) Phase 6: Additions to the Chapel.
 - (7) Phase 7: New Fitness Center, including new parking garage below.
 - (8) Phase 8a: Ness Academic Center South Section, replace Fee Hall.
 - (9) Phase 8b: Ness Academic Center Central Section, replace Williams & Rice Hall.
 - (10) Phase 8c: Ness Academic Center North Section, replace Bronson Hall.
- b. New shared use of the athletic fields allowing for public access to this currently restricted campus amenity.
- c. Reduced setback and planting buffer requirements to 10' along shared property lines with the Puget Sound Adventist Academy located at the southwest corner of the University. All other setback and planting buffer requirements remain unchanged at 30'.
- d. Alteration of campus access onto NE 53rd by realigning 111th Way NE to the East to accommodate the proposed Tennis Center.
- e. Modifications to the following height limits above Average Building

Elevation (ABE):

- (1) Increased height limit to 60' above ABE for the Residence Hall, a 20' increase to the current height limit of 40' ABE for structures located greater than 100' from the PLA-1 boundary.
 - (2) Increased height limit to 50' above ABE for the tennis center building, a 10' increase to the current height limit of 40' ABE for structures located greater than 100' from the PLA-1 boundary.
 - (3) Increased height limit to 40' above ABE for Pavilion, a 10' increase to the current height limit of 30' ABE for structures located less than 100' from the PLA-1 boundary.
 - (4) All other areas of campus are proposed to remain as currently regulated at 30' above ABE within 100' of the PLA 1 boundary and 40' above ABE for all other areas.
- f. Revision to proposed traffic patterns and traffic plan.
- g. Provide a net gain of 178 parking stalls through development of parking garages under proposed new structures and surface parking lots.
- h. Clarification that the 1,200 Full Time Enrollees (FTE) encompasses only the maximum number of on-campus undergraduate resident students, allowing for total enrollment growth that excludes students and programs not located within the PLA-1 zone, online programs, off-campus church partnership programs, commuter students and evening and weekend programs.
- With this clarification, the overall enrollment on campus; including undergraduates, graduate, evening and weekend degree and commuter students, would be 2,000 FTE's by the end of the 20-year plan.
- i. Adoption of the updated Master Plan that includes a 20-year approval period.
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:
- a. Compliance with Zoning Permit Approval Criteria (see Section II.E)
 - b. Compliance with Applicable Development Regulations (see Section II.F).

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 3, Development Standards, is provided in this report to familiarize the applicant with some of the additional development regulations currently in effect. This attachment does not include all of the additional regulations. When a condition of approval conflicts with a development regulation in Attachment 3, the condition of approval shall be followed.

2. Staff recommends approval of the proposed changes to the special regulations. Attachment 13 outlines the changes that would need to be made to the applicable special regulations (see Conclusion II.E.1).
3. As part of the building permit submittal for the tennis center, the applicant shall submit a final use agreement that ensures that the facility will be used by the University a majority of the time. Additionally, the agreement shall ensure that the running and walking track will be free and open to all members of the Houghton community as well as students, faculty, staff and guests of Northwest University (see Conclusion II.E.2).
4. Prior to or as part of the building permit submittal for the tennis center, the applicant shall submit plans that show compliance with the KZC Sections 92.30(2), 92.30.(3), 92.30(4), 92.30(5). With regard to the minimum requirements of KZC 92.30(3), the minimum required modulation depth of 20' be reduced to 6' (see Conclusion II.E.2).
5. Prior to use of the athletic fields by outside groups or organizations, the applicant shall:
 - a. Submit a final use agreement that incorporates the polices outlined in the applicant's submittal (see Conclusion II.E.3). Additionally, the use agreement shall incorporate the following requirements:
 - (1) The use of air horns (and similar noise making devices) are not allowed.
 - (2) The use of speakers will be limited to the southern field and must be directed to the south.
 - (3) If there appears to be unauthorized usage of the fields, neighbors shall contact the NU Security office at 425.889.5500 to report the potential unauthorized use so it can be investigated promptly.
 - (4) Institute a quarterly maintenance inspection led by a member of the senior leadership team of NU (currently the CFO) with reporting requirements to remove and replace dead or dying plantings, mulch and otherwise care for the existing plantings in the buffer and insure existing plantings are properly irrigated and cared for.
 - b. Install new fencing to fully enclose the northern landscape buffer (with the only access being through locked maintenance gates) and install 30-foot netting along the northern edge of the fields to control errant (see Conclusion II.E.3).
6. As part of the building permit for the field lights, the applicant shall submit a lighting plan and photometric site plan for approval by the Planning Official (see Conclusion II.E.4).
7. Student enrollment shall be limited to 1,200 FTE's for on-campus undergraduate resident students and an overall enrollment on campus

(including undergraduates, graduate, evening and weekend degree and commuter students) of 2,000 FTE's (see Conclusion II.E.5).

8. As part of the building permit submittal for the Welcome Center (Phase 3), the applicant shall submit a critical area report and plan that complies with the requirements of KZC Section 90.75.3. The applicant shall fund a peer review of the critical area report by the City's consultant (see Conclusion II.E.6).
9. As part of the grading permit for the athletic field improvements (Phase 5), the applicant shall submit a stream buffer restoration plan that complies with the vegetative buffer standards contained in Kirkland Zoning Code section 90.130. The applicant shall fund a peer review of the vegetative buffer plan by the City's consultant (see Conclusion II.E.6).
10. Prior to issuance of the first building permit application, the applicant shall submit a final Transportation Management Plan for review, approval, and recording by the City. The TMP shall distribute free bus passes to all on campus employees and students (see Conclusion II.E.7).
11. As part of any development permit for the campus, the applicant shall submit a tree retention plan for review by Staff (see Conclusion II.E.8).
12. The Notice of Approval shall be valid until the December 31, 2039 to allow the construction of all phases currently being proposed (see Conclusion V.B)

II. FINDINGS OF FACT AND CONCLUSIONS

A. SITE DESCRIPTION

1. Site Development and Zoning:
 - a. Facts:
 - (1) Size: 54.42 Acres
 - (2) Land Use: The subject property contains the existing Northwest University campus. The site contains 31 buildings totaling 498,436 square feet and 1,168 parking stalls.
 - (3) Zoning: Planned Area 1, A Private College and Related Facilities are permitted subject to Master Plan approval.
 - (4) Terrain: The subject property slopes downward from Interstate 405 (to the east of campus) to 108th Avenue NE, approximately 130 feet in elevation.
 - (5) Vegetation: The subject property contains numerous significant trees. The City's Urban Forester identified a total of 178 significant trees on the site that could potentially be impacted by the proposed redevelopment (see Section II.F.8).
 - (6) Critical Areas: The campus contains a regulated stream. The stream is located in a culvert for much of the site, but a portion is open near the existing chapel building.
 - b. Conclusions:

- (1) Size, land use, and terrain are not constraining factors in the review of this application.
 - (2) Zoning is a relevant factor in the review of this application, due to the fact that Private College and Related Facilities are permitted uses subject to a Master Plan approval process (see Section II.E.1).
 - (3) Tree protection and retention on the subject property are factors in the review of the proposed development (see Section II.F.8).
 - (4) The regulated stream is a factor in the review of the application (see Section II.F.6).
2. Neighboring Development and Zoning:
- a. Facts:
 - b. The neighboring properties are zoned RS 8.5 and RS 7.2.
 - c. Many of the neighboring properties contain single-family residences. To the southwest of the campus is the Puget Sound Adventist Academy and to the south, across NE 53rd Street, is Emerson High School.
 - d. Conclusion: The neighboring development and zoning are factors in the review of the proposed Master Plan application.

B. HISTORY

1. Facts:
 - a. Northwest University (previously Northwest College) has occupied the subject property since 1958.
 - b. In 1979, the first Master Plan was developed and approved for the campus.
 - c. In 1985, the Master Plan was amended to allow for the development of the Seattle Seahawks training facility, which occupied the 12-acre parcel located east of the main campus.
 - d. In 1995 a new Master Plan was submitted to expand several buildings and to rezone a portion of land on the north side of campus from RS 8.5 to PLA 1 to build duplexes and expand several buildings on the campus. A Notice of Approval (approved by Resolution 4203) was issued on October 10, 1999, granting approval of the Master Plan, which included a master site plan, conditions of approval and development standards (see Attachment 4). The Master Plan approval was valid until the year 2010.
 - e. In 2001, the applicant applied for amendments to allow construction of a new academic building (that utilized previously approved building square footage) and other site improvements. The amendments were approved by the City in 2003 (see Attachment 5). As a condition of approval, the City Council required the daylighting of a portion of the onsite stream as part of Phases C and D of the Master Plan. These phases were never completed, and the stream was not daylighted.
 - f. In 2008, the City approved a Change of Use Zoning Permit to allow Northwest University to occupy the former Seattle Seahawks Facility for administrative and faculty offices, meeting rooms, and storage (see Attachment 6). The former practice fields were to be used exclusively by Northwest University athletic events and intramural activities.

2. Conclusion: The previously approved Master Plan, subsequent amendments, and change of use zoning permit are relevant factors in the review of this new Master Plan.

C. PUBLIC COMMENT

1. Facts: The initial public comment period ran from October 7, 2016 until November 6, 2016. The Planning & Building Department received a total of 108 emails and letters (see Attachment 7) during this comment period. 80 of the letters were in support of the application and 28 letter raised concerns about the application. Numerous issues were raised in the comments. The most frequently-raised issues, along with staff responses, are summarized below. Additionally, the applicant has responded to these comment letters with a response letter (see Attachment 8).

- a. Traffic Impacts

Neighbors are concerned about the traffic impacts associated with the proposed master plan projects, including impacts to 108th Avenue NE, NE 53rd Street and neighboring residential streets.

Staff Response: As part of the SEPA Traffic Review, Staff requested that the applicant's traffic engineer review the traffic related public comments and address them in the updated traffic report (see Attachment 9, Enclosure 3). Public Works Staff reviewed the traffic report and established SEPA mitigations to address traffic impacts resulting from the proposed development. Staff is also requiring that the applicant update the Transportation Management Program to provide transit passes to students and staff in order to reduce trip demand and further reduce traffic impacts.

- b. Tennis Center

Multiple letters expressed concerns about the proposed tennis center. Concerns included the proposed use, access to the building from NE 53rd Street, tree retention in adjoining buffer, height of the structure and massing of the proposed building.

Staff Responses: Staff addresses the tennis center concerns in Section II.F.2.

- c. Use of Campus Facilities by Outside Groups

Comment letters raised concerns about the use of campus facilities (including the athletic fields and campus buildings) by outside organizations. Issues raised included traffic impacts, noise impacts and security issues.

Staff response: Staff addresses the use of athletic fields in Section II.F.3. The applicant has submitted a "Field and Facilities Use Guidelines" document as part of their application (see Attachment 2, Page 119). These guidelines were based on a survey of use policies and rental agreements utilized by the City of Kirkland Parks, Lake Washington School District and NU's own agreements.

- d. Street Parking Around Campus

Neighbors are concerned about potential offsite parking impacts on neighboring streets.

Staff response: As part of the traffic report, existing on street parking

data was collected. Data collection for on-street parking within the neighborhood indicates that when school is in session limited campus-related parking is occurring within the neighborhood.

It was noted that on weekends campus-related on-street parking is occurring more frequently with services at the Chapel. As part of the SEPA Review, the City is requiring that the applicant submit a parking management plan for staff review and approval prior to final building permit for the first building greater than 5,000 square feet or with public use of the athletic fields. Implementation of this parking management plan would reduce off-site parking impacts.

D. STATE ENVIRONMENTAL POLICY ACT (SEPA) AND CONCURRENCY

1. Facts:

- a. A Mitigated Determination of Nonsignificance (MDNS) was issued on March 12, 2019. The Environmental Checklist, Determination, and additional environmental information are included as Attachments 9.
- b. The MDNS required the following measures to mitigate impacts:
 - (1) The University shall contribute \$15,000 to the City of Kirkland Neighborhood Traffic Control Program to be used to mitigate neighborhood traffic impacts in the Houghton Neighborhood in the vicinity of Northwest University.
 - (2) The University shall improve the intersection of 108th Avenue NE/NE 53rd Street to include a new traffic signal and associated intersection improvements (curb ramp, crosswalk, etc.) to the City of Kirkland's standards.
 - (3) In lieu of constructing half-street improvements along the 108th Avenue NE frontage to include a dedicated bus lane as described in the Phase II Transit Queue Jump improvement of the 108th corridor project (PT 0006), the City will require a width of up to 12-feet of right-of-way (ROW) dedication (approximately 880-feet) along the 108th Avenue NE University properties.
 - (4) The University shall sell a width of up to 12-feet of frontage at 6710 108th Avenue NE for the construction of the Phase I Transit Queue Jump improvement of the 108th corridor project (PT 0005).
 - (5) The University shall contribute a proportional share to the intersection improvement of Phase I Transit Queue Jump improvement of the 108th corridor project (PT 0005) not-to-exceed \$266,306 or 14 percent of the total project cost (whichever is lower).
 - (6) The University shall contribute a proportional share to the intersection improvement of Phase II Transit Queue Jump improvement of the 108th corridor project (PT 0006) not-to-exceed \$175,606 or 8 percent of the total project cost (whichever is lower).
 - (7) The University shall contribute a proportional share to the intersection improvement of the NE 68th Street Intersection Improvements/Access Management (TR 0117 004) not-to-exceed \$241,214 or 14 percent of the total project cost (whichever is lower).

- (8) The University shall submit a parking management plan for staff review and approval prior to final building permit for the first building greater than 5,000 square feet or with public use of the athletic fields.
 - (9) The University will create a parking management plan and monitor events that are anticipated to result in 90 percent of the campus parking supply being occupied.
 - c. A timely appeal of the SEPA Determination was filed on March 26, 2019 by Larry and Marie Toedtli, Todd Gauthier, Jean Krynicki, Crystal Wilson, Karen and Jim Todd, Eun Jung Choi and Jung In Lee, and Marie Working.
 - d. The Hearing Examiner will conduct a public hearing on the SEPA appeal concurrently on May 14, 2019. A separate memo, outlining the issues identified in the SEPA appeal and the SEPA appeal review procedures will be prepared and presented to the Hearing Examiner for the SEPA appeal hearing.
2. Conclusion: The City has satisfied all the procedural requirements for SEPA. The Hearing Examiner will rule on the SEPA appeal regarding the substantive requirements of SEPA.

E. APPROVAL CRITERIA

1. Master Plan
 - a. Facts:
 - (1) Zoning Code Section 45.20.060 does not require a public review process for a Private College and Related Facilities if the development is consistent with the Master Plan adopted in R-4203. Otherwise, a Private College and Related Facilities is required amend the Master Plan using Process IIB, Chapter 152 KZC.
 - (2) The previously approved Master Plan expired in 2010.
 - (3) Zoning Code section 152.70.3 states that a Process IIB application may be approved if:
 - (a) It is consistent with all applicable development regulations and, to the extent there is no applicable development regulation, the Comprehensive Plan; and
 - (b) It is consistent with the public health, safety, and welfare.
 - (4) Some of the potential impacts of the proposed project include traffic and parking impacts related to the proposed structures on the campus, impacts associated with the lighting and public use of the athletic fields, and impacts associated with the location of the new structures. Staff addresses these impacts in Section II.F of this report.
 - b. Conclusions:
 - (1) The proposal is not consistent with the previously approved (and expired) Master Plan. As a result, a new Master Plan permit is required.
 - (2) The proposal complies with the criteria in KZC Section 152.70.3. It is consistent with all applicable development regulations (see

Section II.F) and the Comprehensive Plan (see Section II.G). In addition, the proposal is consistent with the public health, safety, and welfare because the project, as conditioned, will allow the applicant to proceed with future development of the existing campus with new educational and recreational facilities while minimizing impacts on the surrounding neighborhood.

F. DEVELOPMENT REGULATIONS

1. Zoning Code Requirements

a. Facts:

- (1) Kirkland Zoning Code Section 45.60 contains the zoning regulations that apply to the Northwest University Campus (see Attachment 10).
- (2) KZC 45.60.1 states that the Master Plan, approved by Resolution 4203, includes a site plan that is incorporated as a part of this code as it pertains to the location, configuration and nature of improvements in the PLA 1 zone (see Attachment 11). KZC 45.60.2 states that, in addition to the site plan, the adopted Master Plan includes multiple special regulations that apply to development of the campus. These special regulations are included in 45.60.
- (3) The previous Master Plan expired in 2010. However, by incorporation in KZC Section 45.60 certain components of that Master Plan still apply and provide a starting point for the new Master Plan.
- (4) The following is a summary of the applicable special regulations:
 - (a) Future development permits shall be reviewed by the Planning Director to ensure consistency with the Master Plan.
 - (b) The applicant shall indicate all site improvements and landscaping for the areas to be affected by construction which are proposed to accompany the construction of each facility. The Planning Director shall have the authority to require implementation of these related elements of the Master Plan at such time new facilities, structures or additions are being constructed.
 - (c) At the time of application for development of the married student housing information relating to the degree of cutting and filling necessitated shall be provided. Plans for stabilization of nearby slopes shall be included in this information. This information shall indicate to what extent the drainage conditions on the eastern portion of the campus will be disturbed, and what measures will be taken to ensure that surrounding properties will not be adversely affected by alternate drainage patterns.
 - (d) A 30-foot-wide landscape buffer provided around the campus perimeter, except along 108th Ave. NE, 114th Ave. NE, I-405, and between on-campus duplex housing and adjacent single-family sites or I-405. The buffer shall

incorporate all existing significant trees and vegetation. Where fencing is proposed, it shall be wood, unless alternative fencing is requested in writing by the adjacent neighbor and agreed to by the applicant.

- (e) A 15-foot-wide landscape buffer provided between on-campus duplex housing and adjacent single-family sites. The buffer shall incorporate all existing significant trees and vegetation.
- (f) New construction of buildings and parking areas shall preserve existing significant trees to the maximum extent possible.
- (g) Storm drainage plans shall accompany any applications for development permits.
- (h) Development permits for additional parking areas shall include a lighting plan for review and approval by the Planning Director. The lighting shall be directed such that it does not negatively impact adjacent residential areas.
- (i) All main interior streets shall maintain a driving width of 24 feet plus curb and gutter improvements on both sides of the streets, for a total of 28 feet. Widths of, and improvements to secondary streets and service roads, shall be subject to the review and approval of the Planning Director.
- (j) The location, material and design of any walkway within the campus shall be at the discretion of the College and its representatives but will be reviewed by the Planning Director; provided, that the pedestrian/bicycle path in 114th Ave. NE shall be asphalt or concrete, eight feet wide.
- (k) The "NO PARKING" signs along 110th Avenue NE, east of the men's dormitory, shall remain indefinitely, to discourage future parking along this street.
- (l) Within 30 feet of all outer edges of the campus (except along 108th Ave. NE, 114th Ave. NE, and I-405), no institutional uses or new parking areas are permitted, including any future redevelopment of the maintenance buildings.
- (m) The housing unit, south of Gairloch, and west of 114th Ave. NE, shall be separated from abutting properties to the north and east by a dense vegetative buffer of not less than 30 feet.
- (n) Parking lots shall include landscaping islands as required by Chapter 105 KZC.
- (o) Where adjacent to existing single-family residences, existing campus roadways and parking areas shall be landscaped as much as possible in the space available to provide a visual screen of the roadways and parking areas from the nearby residences. The amount and type of landscaping shall be subject to the review and approval of the Planning Director. An effort shall be made to reduce

the amount of asphalt surfacing wherever possible.

- (p) Construction of the proposed clock tower shall be subject to the issuance of a Process IIB Permit, to be reviewed by the Houghton Community Council, the Kirkland Hearing Examiner and the Kirkland City Council.
- (q) The two westernmost campus access drives (adjacent to the Seventh Day Adventist Church and opposite 111th Ave. NE) shall be closed to general vehicle use. The driveway serving The Firs married student housing shall be relocated to lie within the 114th Ave. NE right-of-way.
- (r) The District Office shall have only one access point from 108th Avenue NE.
- (s) New buildings or building expansions must conform with design guidelines as adopted as part of the Master Plan.
- (t) The City is authorized to implement measures, identified in the approved Master Plan, to protect the surrounding neighborhood from parking impacts.
- (u) For other regulations applicable to this use, see the Master Plan approved under Resolution R-4203.
- (v) Structure height shall not exceed 30 feet above average building elevation if located within 100 feet of the campus perimeter, or 40 feet above average building elevation if located greater than 100 feet from the campus perimeter.
- (w) Deviations from the approved Master Plan may be administratively approved by the Planning Director:

Unless:

1. There is a change in the use and the Zoning Code establishes different or more rigorous standards for the new use than for the existing use.

2. The Planning Director determines that there will be substantial changes in the impacts on the neighborhood or the City as a result of the change; and

B. The proposed modification or deviation satisfies all of the following:

1) No vehicular ingress or egress from surrounding streets may be changed.

2) No roadways, parking lots or structures within 100 feet of the site perimeter may be shifted toward the perimeters. Any other shifting or improvements shall be consistent with the design concept of the College.

3) No buffers shown in the approved site plan may be reduced, unless specifically authorized by some other special regulation.

4) Reconfigurations of the footprint of the structures shown in the approved plan may be permitted; provided, that such changes are not

apparent off-site and do not increase building height.

5) Minor new structures not shown on the approved site plan may be permitted; provided, that they are at least 200 feet from the site perimeter, are not apparent from off-site and do not require the significant shifting of roadways, parking areas or other improvements.

C. The Planning Director shall notify the Houghton Community Council in writing, at least 40 days before issuance of a decision on a request for a modification of the Master Plan.

- (x) A Process IIB zoning permit review process is required for:
 - 1. Any change to the Master Plan that does not meet the above criteria;
 - 2. For leasing of any campus facilities to long-term tenants;
 - 3. For any increase in student population above 1,200; or
 - 4. 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. (Ord. 4476 § 2, 2015).
- (5) The applicant is proposing the following changes to the special regulations through this Process IIB application:
 - (a) A reduction of the landscape buffer at the shared boundaries with Puget Sound Adventist Academy from 30 feet to 10 feet.
 - (b) A reduced building setback (from 30 feet to 10 feet) from the property line adjacent to the Puget Sound Adventist Academy.
 - (c) A realignment of 111th Way NE to the east as it joins NE 53rd. The realignment is proposed to accommodate the tennis center facility. Realignment is proposed to occur with the construction of the new tennis facility and will require relocation of some underground utilities and new connections in the NE 53rd right of way.
 - (d) A building height of 60 feet above average building elevation for the proposed Residence Hall.
 - (e) A building height of 40 feet above average building elevation for the proposed Tennis Center.
 - (f) A building height of 40 feet above average building elevation for the proposed Gymnasium Pavilion building.
 - (g) Proposal to not develop previous master plan concepts of an interior loop road.
 - (h) Increase the allowed student population to 2,000 FTE's by the year 2037. The applicant has asked to clarify the FTE cap to mean the maximum on-campus resident

students allowing for total enrollment growth that excludes students and programs not located within the PLA 1 zone, online programs, off-campus church partnership programs, commuter students and evening and weekend programs.

- (6) The applicant has submitted a letter from Puget Sound Adventist Academy that agrees to a reduction of the landscape buffer and setback (see Attachment 12).
- (7) A new six story residence hall is proposed to provide an additional 300 beds on campus. The proposed building height is 60' above ABE, which represents a 20' increase to the current height limit of 40' above ABE for structures located greater than 100' from the PLA 1 boundary. The applicant states that the increased height is sought for the purpose of preserving open space on the campus and notes that the building is not anticipated to block any existing views, nor have an absolute height that is higher than the existing HSC Argue building. The building is located central to the campus with a minimum distance to the PLA 1 boundary of about 300' and a minimum distance to the nearest residential property of over 420'.
- (8) Staff addresses the Tennis Center in Section II.F.2.
- (9) A multi-use three-court basketball pavilion configurable to a center court arena is proposed to replace the existing single court basketball pavilion in the same location. The current master plan requires that structures within 100' of the PLA 1 boundary conform to a 30' above ABE height limit. Approximately 1/3 of the proposed facility extends into the 100' height buffer to the west. A 40' above ABE height limit is proposed for this entire structure. This is also in the location of the proposed buffer and setback reduction between the NU campus and the Puget Sound Adventist Academy shared boundary.
- (10) Staff addresses the increase in Student Population in Section II.F.5.
- (11) The applicant is also proposing construction of the following new buildings that will meet setback and height requirements:
 - (a) A Welcome Center to house a new campus cafeteria, teaching kitchen, banquet facilities to accommodate events up to 450 people, board room, University Presidents suite, admissions offices and a commercial kitchen to support the cafeteria and banquet uses as well as a parking garage on the lower level accommodating approximately 70 new parking stalls.
 - (b) An addition to the existing Chapel to provide additional storage for chapel functions and activities as well as new 'green room' facilities for visiting presenters and productions. Additions are proposed to the existing Chapel facility, both to the north and south and are single story.
 - (c) A Fitness Center is proposed for athletic training facilities for campus athletes, students, faculty and staff.

(d) The three-phase replacement of the Ness Academic Center.

b. Conclusions:

(1) Staff recommends approval of the proposed changes to the special regulations. Attachment 13 outlines the changes that would need to be made to the applicable special regulations.

2. Tennis Center Facility

a. Facts – Tennis Center Use:

(1) Northwest University, through a gift from Northwest High-Performance Tennis, proposes to develop and operate a new shared use six-court indoor tennis center. The structure is proposed to be located in the southwest corner of the PLA 1 zone, immediately east of the Puget Sound Adventist Academy and adjacent to NE 53rd Street.

(2) Vehicle access for the building is provided by existing drives on the Northwest University campus to the north of structure and from NE 53rd via the existing drive located at 110th Way NE. Parking is proposed to be provided under the structure in a new parking garage that will accommodate approximately 79 or more parking stalls.

(3) The application has submitted a draft Memorandum of Understanding (MOU) summary to address use of the Tennis Center (see Attachment 2, Page 121). The draft MOU anticipated shared use of the tennis center between Northwest University and Northwest High-Performance Tennis, a private organization. Based on hours of operation, the facility would be used by the University approximately 54% of the time and by the private operation approximately 46% of the time.

(4) The PLA 1 zone permits uses including "Private College and Related Facilities" and "Professional Football, Baseball, or Soccer Practice or Play Facility". Neither use is specifically defined in the Kirkland Zoning Code. These use listings have accommodated Northwest University and their related facilities, as well as previous use of the campus for the Seattle Seahawks training facility.

(5) In addition to the tennis facilities and training offered, the building is planned to include a new indoor walking and running track. The proposed running and walking track amenity will provide 330 yards/lap of warm, dry and safe indoor exercise space that is intended to be free and open to all members of the Houghton community as well as students, faculty, staff and guests of Northwest University.

(6) The proposed tennis center will have no spectator viewing area.

b. Conclusions:

(1) Staff concludes that the proposed tennis center is a "related facility" associated with the Private College use. Additionally, the use is similar to the "Professional Football, Baseball, or Soccer Practice and Play Facility" use that the campus hosted until 2008. As such, the facility may be requested through this Master Plan

process.

- (2) The lack of a spectator viewing area will limit traffic and parking impacts.
- (3) As part of the building permit submittal for the tennis center, the applicant should submit a final use agreement that ensures that the facility will be used by the University a majority of the time. Additionally, the agreement should ensure that the running and walking track will be free and open to all members of the Houghton community as well as students, faculty, staff and guests of Northwest University.

c. Facts – Tennis Center Design:

- (1) The proposed height of the structure is approximately 40 feet above average building elevation. Per the applicant, tennis facilities require minimum ceiling clearances for regulation play. Specifically, the minimum USTA clearance over the center net is 36'. In order to achieve the clearances necessary for the tennis center, the height of the building is required to be 40' ABE.
- (2) Due to the topography along NE 53rd Street, the height at the east end of the tennis center is approximately 22' above finished grade and the height at the west end of the tennis center is approximately 52' above finished grade.
- (3) The taller portion of the structure adjoins Emerson High School to the south while the lower portion adjoins the single-family homes to the south.
- (4) The applicant is proposing the following measures to help mitigate the visual impacts of the facility:
 - (a) Increase the landscape buffer along NE 53rd Street from 30 feet to 50 feet in width.
 - (b) Retain as many mature significant trees as possible within the first 30' of the buffer.
 - (c) Application of certain Design Review Regulations established in the Kirkland Zoning Code to address bulk and mass of the structure.
- (5) The Master Plan and the 2001 Master Plan Amendment included design guidelines to guide human scale, horizontal and vertical modulation to minimize the bulk of the buildings, and treatment of blank walls (see Attachment 14).
- (6) The applicant is proposing that the tennis center building permit be subject to Administrative Design Review Process, per KZC Section 142.25, and specifically limited to the South Façade. The Design review will be limited to the following code sections:
 - (a) KZC 92.30(2) Horizontal Definition in All Zones;
 - (b) KZC 92.30(3) - Techniques To Moderate Bulk and Mass in the RHBD and TLBD Zones;
 - (c) KZC 92.30(4) -Techniques To Achieve Architectural Scale in All Zones;
 - (d) KZC 92.30(5) - Techniques To Achieve Architectural Scale

in the RHBD and the TLBD Zones.

- (e) With regard to the minimum requirements of KZC 92.30.3 - Techniques To Moderate Bulk and Mass in the RHBD and TLBD Zones, the applicant requests the minimum required modulation depth of 20' be reduced to 6' in order to maintain the maximum buffer distance possible from the building to the PLA-1 boundary of 50', since additive modulation is necessary due to how reductive modulation would impede on the minimum tennis court size required.

- (7) Staff has included a copy of these design regulation code sections (see Attachment 15).

d. Conclusions – Tennis Center Design:

- (1) With the recommended conditions, the proposed building placement and design include appropriate landscape, design, and massing measures to mitigate the impacts of a large structure.
- (2) The height of structure should be limited to 40 feet above average building elevation.
- (3) The building should be set back 50 feet from the NE 53RD Street property line.
- (4) Prior to or as part of the building permit application, the applicant should submit plans that show compliance with the KZC Sections 92.30(2), 92.30.(3), 92.30(4), 92.30(5). With regard to the minimum requirements of KZC 92.30(3), the minimum required modulation depth of 20' be reduced to 6'.

3. Use of Athletic Fields

a. Facts:

- (1) As a result of the 2008 Change of Use Zoning Permit to allow Northwest University to occupy the former Seattle Seahawks Facility, the athletic fields are currently restricted to exclusive use by Northwest University for athletic events and intramural activities.
- (2) Northwest University proposes to incorporate shared use of the athletic fields into the proposed master plan in order to allow community use.
- (3) Northwest University is proposing the following internal use of the athletic fields:
 - (a) The athletic fields can be used for any organized Northwest University (NU) sports team activity, including, games, tournaments, practices, NU sport camps and recruiting efforts, including supervised practices of high school teams.
 - (b) The athletic fields can be used for any NU intramural use.
 - (c) The athletic fields can be used by guests who have engaged NU for conference services when the conference group is either staying at least one night on the NU campus or eating at least two meals in the NU Cafeteria.

- (d) Other use by NU that facilitates our recruiting, academic and student engagement efforts is permitted.
- (4) Northwest University is proposing the following shared use of the athletic fields:
- (a) NU may rent or lease the athletic fields to youth sports leagues, or other schools, including K-12 schools. NU may utilize City of Kirkland Parks and Recreation for assistance in scheduling the fields.
 - (b) NU will have scheduling priority over community use of the fields.
 - (c) Northwest University conducted a survey of use policies and rental agreements utilized by the City of Kirkland Parks, Lake Washington School District and NU's own agreements for outside groups and developed an outline to guide use agreements and rental policies for the fields and other NU facilities by outside groups (see Attachment 2, Page 119-120).
- (5) Northwest University is proposing the following usage hours:
- (a) Team games, practices, tournaments, etc., will begin after 8:00am and must end prior to 9:30pm.
 - (b) Individual coaching and use of the fields for fitness training of athletes can occur before 8:00am, as long as conversations and noise are kept to a minimum.
 - (c) Outside community use will be limited to no more than 8 hours per day.
- (6) Northwest University is proposing the following additional items:
- (a) Air horns will not be allowed per posted signage and contractual agreements.
 - (b) If speakers are used, they must face the Barton Building rather than face north.
 - (c) If there appears to be unauthorized usage of the fields, neighbors should contact the NU Security office at 425.889.5500 to report the potential unauthorized use so it can be investigated promptly.
 - (d) Institute a quarterly maintenance inspection led by a member of the senior leadership team of NU (currently the CFO) with reporting requirements to remove and replace dead or dying plantings, mulch and otherwise care for the existing plantings in the buffer and ensure existing plantings are properly irrigated and cared for.
 - (e) Install new fencing to fully enclose the northern buffer, with the only access being through locked maintenance gates.
 - (f) Installation of 30-foot netting along the north edge of the fields to control errant balls.
- b. Conclusions: Staff recommends approval of the use of the athletic facilities subject to the following conditions:

- (1) Prior to use of the athletic fields by outside groups or organizations, the applicant should:
 - (a) Submit a final use agreement that incorporates the polices outlined in the applicant's submittal.
 - (b) Install new fencing to fully enclose the northern landscape buffer (with the only access being through locked maintenance gates) and install 30-foot netting along the northern edge of the fields to control errant.
- (2) The use of air horns (and similar noise making devices) are not allowed.
- (3) The use of speakers will be limited to the southern field and must be directed to the south.
- (4) If there appears to be unauthorized usage of the fields, neighbors should contact the NU Security office at 425.889.5500 to report the potential unauthorized use so it can be investigated promptly.
- (5) Institute a quarterly maintenance inspection led by a member of the senior leadership team of NU (currently the CFO) with reporting requirements to remove and replace dead or dying plantings, mulch and otherwise care for the existing plantings in the buffer and insure existing plantings are properly irrigated and cared for.

4. Athletic Field Improvements

a. Facts:

- (1) Northwest University is proposing the following improvements to the athletic fields:
 - (a) Removal of the three existing football fields (one synthetic turf and two grass fields).
 - (b) Installation of two synthetic turf soccer fields. The south field will also include a softball configuration in the SE corner of the field.
 - (c) Lighting is proposed to be installed on the south field only, with light poles up to 80' tall. Lights will be LED lights and focused inward toward the field.
 - (d) Construction of a new field house located south of the south field. The field house will contain men's and women's locker rooms, public restrooms, sports equipment storage, vending/café services and potential bleacher seating. The height of the structure will comply with the 40 feet above average building elevation if located greater than 100 feet from the campus perimeter requirement.
 - (e) Lighting will be programmed to turn off at 9:30pm.
- (2) The applicant is proposing to install the Musco Light-Structure Green LED System which consists of a 'spill and glare light control visor' and 'die-cast aluminum reflector housing' to help reduce light impacts to adjoining properties
- (3) The same system was permitted by the City at Big Finn Hill Park

in 2012. The photometric calculations prepared by Musco in their photometric study shows that light spill approaches near darkness approximately 208 feet from the field at the furthest distance (see Attachment 16).

- (4) The proposed field lights will be approximately 350 feet from the northern property line and 260 feet from the nearest off campus residence to the east.
 - b. Conclusions: Staff recommends approval of the proposed athletic field improvements subject to the following conditions:
 - (1) The southern soccer field is the only field permitted to have lighting.
 - (2) The light poles are limited to 80 feet above average building elevation.
 - (3) As part of the building permit for the field lights, the applicant should submit a lighting plan and photometric site plan for approval by the Planning Official.
5. Student Population Increase
 - a. Facts:
 - (1) The current master plan limits student enrollment to 1,200 students.
 - (2) The applicant has asked to clarify the 1,200 FTE cap to mean the maximum on-campus undergraduate resident students. This would allow for total enrollment growth that excludes students and programs not located within the PLA 1 zone, online programs, off-campus church partnership programs, commuter students and evening and weekend programs.
 - (3) The overall enrollment on campus (including undergraduates, graduate, evening and weekend degree and commuter students) would be 2,000 FTE's by the end of the 20-year plan.
 - (4) The proposed enrollment increase was considered as part of the SEPA Traffic Review and the City required mitigation measures to offset traffic impacts.
 - b. Conclusion: Student enrollment should be limited to 1,200 FTE's for on-campus undergraduate resident students and an overall enrollment on campus (including undergraduates, graduate, evening and weekend degree and commuter students) of 2,000 FTE's.
6. Stream Daylighting and Buffer Enhancement
 - a. Facts:
 - (1) As part of the Master Plan Amendment approval in 2003, the City Council required that the applicant open and restore a portion of the piped stream near the campus entrance on 108th Avenue NE and rehabilitate the existing open stream channel buffer near the Chapel. The projects that these improvements were tied to were never constructed and as a result the work was not completed.
 - (2) Pursuant to Kirkland Zoning Code section 90.75.4, the City may require a stream to be daylighted as part of a Process IIB permit pursuant to Chapter 152 KZC if the required daylighting is

proportionate to the scope and nature of the Process IIB permit.

- (3) In response to city staff and public comment, Northwest University proposes to incorporate the daylighting of the stream and buffer restoration as recommended by city staff in the locations indicated and during the following phases:
 - (a) Daylight the stream concurrently with the construction of the Welcome Center building. The construction of the Welcome Center as proposed in the master plan is the phase that will require relocating an existing piped portion of the stream uphill from the proposed daylighted stream.
 - (b) Restore the existing stream buffer near the chapel with the proposed improvements to the athletic fields (new Field Turf and lighting, specifically excluding the fieldhouse). The reason for this is the proposed new Field Turf will require significant updates to the storm water facilities serving the fields. While the new storm water facilities for the athletic fields will be designed to the current storm water code including water quality measures at the time of construction, additional mitigation through the buffer restoration for the increased impervious surfaces generated by the Field Turf is appropriate.

b. Conclusions

- (1) Staff recommends that the applicant be required to daylight the stream and restore the existing stream buffer near the Chapel building.
- (2) As part of the building permit submittal for the Welcome Center (Phase 3), the applicant should submit a critical area report and plan that complies with the requirements of KZC Section 90.75.3. The applicant should fund a peer review of the critical area report by the City's consultant.
- (3) As part of the grading permit for the athletic field improvements (Phase 5), the applicant should submit a stream buffer restoration plan that complies with the vegetative buffer standards contained in Kirkland Zoning Code section 90.130. The applicant should fund a peer review of the vegetative buffer plan by the City's consultant.

7. Transportation Management Plan

a. Facts

- (1) As part of the 1999 Master Plan, a Transportation Management Plan (TMP) was developed to provide for the transit and ride sharing needs for the Students and Employees (see Attachment 17).
- (2) The purpose of the TMP was to reduce the number of single occupant vehicle trips generated by the Northwest University Students and to assist in mitigating impacts of the Master Plan on the streets in the project vicinity.
- (3) The Public Works Department has started discussions with the applicant to update the TMP and include additional elements including subsidized bus passes for employees and students.

b. Conclusions

- (1) Prior to issuance of the first building permit application, the applicant should submit a final Transportation Management Plan for review, approval, and recording by the City. The TMP should distribute free bus passes to all on campus employees and students.

8. Natural Features - Significant Vegetation

a. Facts:

- (1) Regulations regarding the retention of trees can be found in Chapter 95 of the Kirkland Zoning Code. The applicant is required to retain all trees with a moderate to high retention value to the maximum extent possible.
- (2) The applicant has submitted a preliminary Tree Retention Plan prepared by a certified arborist. The City's Arborist reviewed this plan and has made specific recommendations concerning the trees located in the NE 53rd Street landscape buffer.
- (3) The applicant submitted a revised Tree Retention Plan (see Attachment 18) to save 13 of the 18 existing trees within the first 30 feet of the tennis center landscape buffer.
- (4) KZC Section 45.60.f states that the new construction of buildings and parking areas shall preserve existing significant trees to the maximum extent possible.

b. Conclusions:

- (1) The applicant has provided a preliminary Tree Retention Plan which has been reviewed by the City's Urban Forester. As part of any development permit for the campus, the applicant should submit a tree retention plan for review by Staff.

G. COMPREHENSIVE PLAN

1. Facts:

- a. The subject property is located within the Central Houghton neighborhood. The Central Houghton Neighborhood Land Use Map designates the property for Institutional land use (see Attachment 19).
- b. The planned area (Planned Area 1) designation permits the application of special development procedures and standards to minimize adverse impacts resulting from the natural growth and operation of the facility.
- c. Policy CH-8.1 states "provide opportunities for early community involvement in any expansion plans for, modifications to, or changes in uses within schools".
- d. The applicant outlines the public process that they followed in Attachment 2, Page 53. The process included a project website, open houses, stakeholder meetings and presentations at neighborhood meetings.
- e. Policy CH-9.1: Limit Planned Area 1 to the boundaries designated in Figure CH-1. The boundaries shown in Figure CH-1 are consistent with the 1999 Northwest University Master Plan as shown below.
- f. Policy CH-9.2: Require all development in PLA 1 to conform to an approved master plan. The master plan approved in 1999 is the guiding

document for Northwest University in PLA 1. Any variations from this master plan must be reviewed and approved by the City.

- g. Policy CH-9.3: Structures on campus should be located to minimize impacts on single-family residential areas adjacent to the University. It is important to consider the location of new buildings on campus in relationship to the surrounding single-family residential areas. New structures should be placed far enough away from single-family residential uses to minimize impacts.
- h. Policy CH-9.4: Traffic should be routed away from local residential streets to the extent possible. Traffic routing can have a great impact on the surrounding neighborhood. Primary access to the University should continue to be off 108th Avenue NE.
- i. Policy CH-9.5: University activities should be buffered on all sides to protect adjacent single-family residential development. The university should be buffered from surrounding areas to reduce visual and noise impacts and protect the privacy of those living within the surrounding single-family neighborhood. When locating institutional and commercial uses adjacent to residential areas, techniques should be used to minimize impacts on adjacent residential areas such as ensuring there is adequate parking on neighborhood streets for residents and businesses, minimizing noise in evening hours, and minimizing glare from commercial lighting.
- j. Policy CH-10.1: Mitigate negative impacts of commercial and institutional development on residential areas to protect neighborhood character. Regulating building height, building mass, building placement, vehicular access and traffic impacts and/or providing landscape buffers can be used to reduce negative impacts of commercial and institutional uses on surrounding residential uses. Mitigate adverse impacts through environmental review, development regulations and appropriate conditions imposed through development review.
- k. Policy CH-13.1: Pursue acquisition of property and partnerships with schools and other institutions in Central Houghton. The City should seek opportunities to acquire land to expand parks as properties adjacent to existing parks become available. It is also important to provide and maintain a diversity of park recreation types for the neighborhood. The City should pursue cooperative agreements for joint use of the facilities at schools and other institutions. In addition, street ends should be developed and expanded into park and open space areas for public enjoyment.

- 2. Conclusion: The proposal, as conditioned, is consistent with institutional use designation and policies within the Comprehensive Plan.

H. DEVELOPMENT STANDARDS

- 1. Fact: Additional comments and requirements placed on the project are found on the Development Standards, Attachment 3.
- 2. Conclusion: The applicant should follow the requirements set forth in Attachment 3.

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 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

A. Facts:

1. Under KZC Section 152.115, the applicant must begin construction or submit to the City a complete building permit application for the development activity, use of land or other actions approved under this chapter within five (5) years after the final approval of the City of Kirkland on the matter, or the decision becomes void; provided, however, that in the event judicial review is initiated per KZC 152.110, the running of the five (5) 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.
2. The applicant must substantially complete construction for the development activity, use of land, or other actions approved under this chapter and complete the applicable conditions listed on the notice of decision within nine (9) years after the final approval on the matter, or the decision becomes void.
3. For development activity, use of land, or other actions with phased construction, lapse of approval may be extended when approved under this chapter and made a condition of the notice of decision.
4. The applicant is requesting a 20-year approval period to complete the proposed projects.

- B. Conclusion: Staff recommends that the Notice of Approval should be valid until the December 31, 2039 to allow the construction of all phases currently being proposed.

VI. APPENDICES

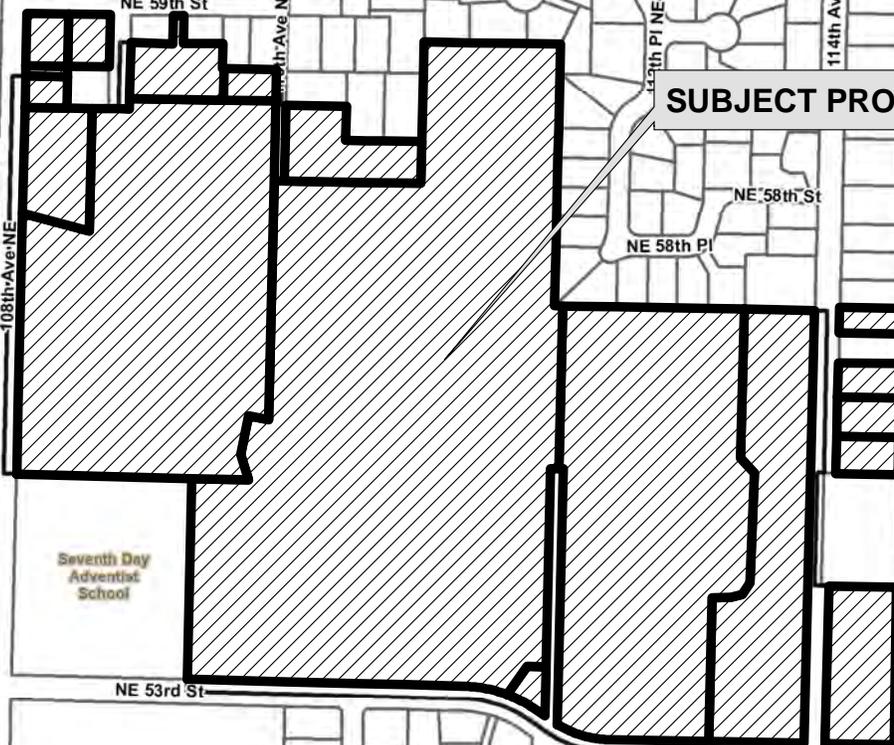
Attachments 1 through 19 are attached.

1. Vicinity Map
2. Master Plan Proposal
3. Development Standards
4. Resolution 4203
5. Resolution 4374
6. Resolution 4756
7. Public Comment Letters
8. Applicant's Comment Response Letter
9. SEPA Determination, Memo and Enclosures
10. KZC Section 45.60
11. Approved Master Plan Site
12. Landscape Buffer Modification Letter
13. Special Regulation Revisions
14. Northwest University Design Guidelines
15. Design Regulations
16. Big Finn Hill Photometric and Lighting Detail
17. Transportation Management Plan
18. Tree Plan
19. Land Use Map

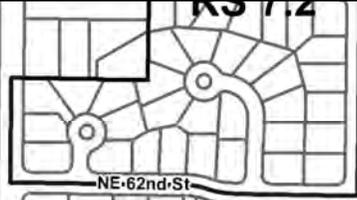
VII. PARTIES OF RECORD

Applicant
Planning and Building Department
Department of Public Works

NORTHWEST UNIVERSITY MASTER PLAN ZON16-02063



SUBJECT PROPERTY



RS 7.2

RS 12.5

RS 8.5

(EQ)

Seventh Day
Adventist
School

Emerson
High School

Elementary School



.5

.5

74





the UNIVERSITY *of* POSSIBILITY

NORTHWEST UNIVERISTY MASTER PLAN

Draft Institution Master Plan Prepared July, 2016
Revised February, 2017, in Response to Public and City Staff Comments *(All text revisions in Red)*
*In Support of the application for a Process IIB Zoning Permit
to Revise and Update the Northwest University Master Plan*



Gelotte Hommas
THE ART OF ARCHITECTURE

Acknowledgements

Special thanks to the following individuals and committees who have contributed to the development of the Northwest University Master Plan:

Northwest University Administration

Dr. Joseph Castleberry..... President
 Dr. James Heugel..... Provost
 John Jordan..... Chief Financial Officer
 Ken Cornell Sr. Vice President Advancement
 Justin Kawabori..... Executive Director Development and the NU Foundation

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 Joseph Castleberry Administration Representative
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Special thanks to John Jordan, CFO of Northwest University, who on top of all of his other obligations and responsibilities has led the Master Plan update efforts with grace, patience and wisdom.

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Introduction to Northwest University

About Northwest University

Northwest University is a regionally accredited, Christian institution awarding associate, bachelor's, master's, and doctoral degrees. Located in Kirkland, Washington, we have been preparing students to lead in their careers since 1934 and offer a variety of degree programs to meet the needs of an ever-changing society.

Our traditional undergraduate experience includes over 70 majors and programs—as well as off-campus internships—to equip students for success in their careers. With our adult evening program, working adults can earn their degree by attending class on campus just one night each week. And our online degree programs provide the flexibility of classes that can be accessed anytime, anywhere.

Our beautiful campus is a semi-wooded tract of 56 acres that overlooks Lake Washington and is just minutes from the world-class city of Seattle with all of its amenities. A view of the snow-clad Olympics graces the skyline to the west. At NU, opportunities for fun abound, from hiking and snowboarding to watching the 2014 Super Bowl Champions, the Seattle Seahawks.

But there is more to our location than recreation. We are also neighbors to some of the most successful companies of the 21st century, including Microsoft, Google, Boeing, and Amazon. These game-changing corporations are great places to intern or work once you graduate. It's no wonder why our home, Kirkland, was voted by Money Magazine as the fifth best place to live in the U.S.

Since our beginning, Northwest University has been a Christ-centered institution, and we have not wavered. Today, we continue to build a Christian community wholly dedicated to the spiritual vitality of each student—where our love, respect, and support for one another are evidence of God's presence.

History of Northwest University

Northwest University was founded by the Northwest Ministry Network of the Assemblies of God and opened to students on October 1, 1934. The District Presbytery appointed Dr. Henry H. Ness to be the first president. The University was housed in the facilities of Hollywood Temple, Seattle, Washington, for the first twenty-five years of its existence.

Dr. C.E. Butterfield succeeded Dr. Ness in 1949, and Dr. D.V. Hurst assumed the presidency in 1966 and served through 1990. He was succeeded by Dennis A. Davis, who served from 1990 - 1998, and by Dr. Don Argue, who served from 1998 - 2007. Dr. Joseph Castleberry is the sixth president of Northwest University.

Originally known as Northwest Bible Institute, its institutional name was changed to Northwest Bible Institute and Seminary in 1947, Northwest Bible College in 1949, Northwest Bible College and Junior College in 1956, Northwest College of the Assemblies of God in 1962, and to Northwest University in 2005. Each change represented a stage in its curricular development.

Academically the University progressed from a three- to a four-year curriculum in 1948, and in 1955, a Liberal Arts division was organized. Milestones of academic development and progress were marked by the achievement of professional accreditation by the American Association of Bible Colleges in 1953, and in 1973 by the granting of regional accreditation by the Northwest Commission on Colleges and Universities.

In May, 1992, Northwest University became the eighty-fifth college approved for membership in the Council for Christian Colleges and Universities, an association of Christ-centered colleges and universities of the liberal arts and sciences.

In 1958, the University secured a new thirty-five acre campus in Kirkland, in the greater metropolitan area of Seattle. Since then 21 more acres have been added to make the present fifty-six acre campus. Located at 108th Avenue N.E. and N.E. 53rd Street just ten miles from downtown Seattle, the campus is an ideal setting for study, recreation, and inspiration. The campus is also near to industry and close-at-hand employment opportunities.

Over the years, the University's graduates and former students have engaged in full-time Christian service in professional, business, or vocational occupations in fulfillment of their educational objectives at the University.

Mission Statement

We, the people of Northwest University, carry the call of God by continually building a learning community dedicated to spiritual vitality, academic excellence, and empowered engagement with human need.

Core Values

The Mission of Northwest University, a Christian university affiliated with the Assemblies of God, is derived from the following core values:

Spiritual Vitality (Heart)

- Moving together in personal relationship with Christ Jesus and knowledge of God's calling, we dedicate ourselves to Spirit-filled service.

- Practicing discipleship and worship with biblical faithfulness, we develop courage and character to meet the challenges of our world.
- Crafting a diverse, lifelong community, we recognize the intrinsic worth and dignity of each individual and facilitate friendships and networks that reach out to welcome others in love.

Academic Excellence (Head)

- Exploring all truth with scholarly excellence, we build a biblical worldview to prepare each other for service and leadership throughout the world.
- Developing moral, spiritual, intellectual, and aesthetic values through the arts and sciences, we integrate faith, learning, and life.
- Thinking critically, we aid one another in academic achievement and lifelong pursuit of knowledge, wisdom, and skills.

Empowered Engagement (Hand)

- Growing holistically, we clarify and obey individual God-given callings.
- Communicating and modeling the Gospel, we call people and communities to be reconciled to God and to each other.
- Demonstrating Spirit-inspired compassion and creativity, we meet the needs of individuals, build communities, and care for creation.

Existing Campus

Current University Statistics

Population

Total Enrollment: 1,944¹

Full Time Equivalent Enrollment on Kirkland Campuses: 1,301²

PLA-1 Zone Enrollment: 1,166

6710 Building Enrollment: 135

Men: 41.2%

Women: 58.8%

Total Employees: 651³

Administrators: 5

Faculty: 66⁴

Staff: 191⁵

Adjunct Faculty & Instructors: 389⁶

Figure 1 - Kirkland Enrollment, Spring 2016

	Kirkland Campus & 6710 Building						Totals
	Traditional		Adult Evening		Graduate Studies		
	Male	Female	Male	Female	Male	Female	
Freshman	45	100	7	14			166
Sophomore	75	117	14	5			211
Junior	74	143	21	22			260
Senior	86	214	33	21			354
Special	3			7			10
Graduate					108	192	300
Total	283	574	75	69	108	192	1301
	33.0%	67.0%	52.1%	47.9%	36.0%	64.0%	

¹ NU 2016 Spring Enrollment Report. Includes Full Time and Part Time on-campus population, commuter students, professional/evening students, online students and students enrolled in off-campus programs (outside of the PLA1 zone). **Note: the final TIA utilizes campus population statistics from 2015 and therefore have slightly different (increased) population counts.**

² NU 2016 Spring Enrollment Report. Includes 135 CSBS Students and Graduate Programs Housed in the 6710 building, outside of the PLA1 Zone lowering the FTE total enrollment in the PLA-1 Zone below the FTE Cap of 1,200 per the current Master Plan.

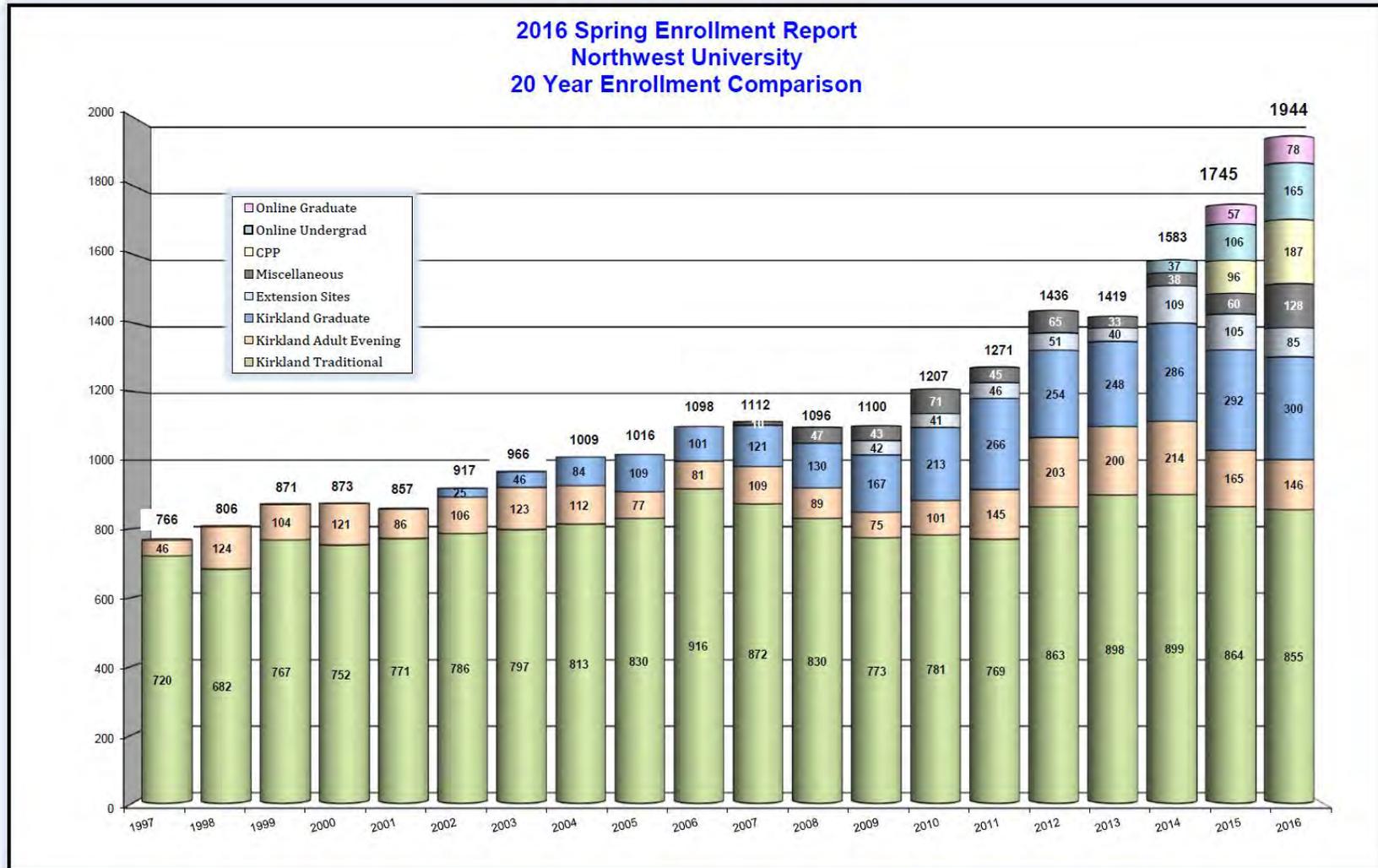
³ NU 2016 Spring Employee & Housing Census

⁴ Includes both Full-Time and Part-Time Faculty

⁵ Includes both Full-Time and Part-Time Staff

⁶ Not all of the Adjunct Faculty & Instructors work at the Kirkland Campus. Total includes Church Partnership Sites and Online Programs

Figure 2 - Historic Enrollment Chart



Property

The main campus of Northwest University is located at 5520 108th Ave. N.E., Kirkland, WA 98033 and encompasses several parcels that together make up the PLA-1 zone within the City of Kirkland (See *Figure 6- Existing Campus Map*). The PLA-1 zone is bordered to the North, West and South by RS 8.5 single family zoning and to the East by the I-405 corridor and additional RS 8.5 single family zoning (See *Figure 8 - Partial Zoning Map*). The land use patterns that surround the campus are largely single family residential, but also include the I-405 corridor to the east, and the Puget Sound Adventist Academy and Emerson High School to the South and West (See *Figure 9 - Partial Comprehensive Land Use Map*).

The property in the PLA-1 zone totals 54.42 Acres (2,370,649 SF)⁷ of land and includes some improved and unimproved public right-of-way. The property slopes towards the West with partial views of Lake Washington and the Olympic mountains. Approximately 14.5% of the campus is covered with second growth trees, portions of which have understory growth. There are steep slopes that occur on the eastern most portion of the campus between the F.I.R.S. housing units and the athletic fields with slopes between 40% and 60% with a maximum toe to top elevation of 16'. These slopes were largely artificially created during the construction of the Seahawks practice facility and appear, in fact, to include engineered stabilization of the slopes. Rockeries and benching of the slopes is evident in *Figure 5 - 1986 Aerial View of Newly Constructed Seahawks Facility*. A Class B stream called College Creek flows in underground conveyances through much of the campus, with a portion of the creek daylighting near the Chapel and again in the flow control improvements south of the residence halls (Guy/Crowder/Perks). See both *Figure 10 - Partial Sensitive Areas Map* and *Figure 11 - Partial Landslide Hazard Map*

All development on the campus is regulated through the PLA-1 zoning, which is established and updated through a Master Plan process and enacted through a Process IIB zoning permit. The current PLA-1 zoning and master plan is proposed to be revised and updated in 2016-2017. The current Master Plan expired in 2010 and Northwest University is required to adopt a new Master Plan prior to undertaking any substantial development on the campus.

Total Acres in PLA-1: 54.42 Acres

Total SF Area in PLA-1: 2,370,649 SF

Legal Description: See Appendix A

Total Buildings: 18 Building Types, 31 Total Buildings

Total Gross Floor Area of all Buildings: 498,436 SF

Total # of Parking Stalls: 1,168

⁷ Calculations based on NU Survey Drawing Completed by Plog Consulting August 21, 2015

Kirkland Campus History

The University was established in 1934 in Seattle, WA but acquired the original 35 acres of the existing Kirkland campus in 1958 through a Federal Government gift of 23 acres and the purchase of 12 acres for \$30,000.⁸ Prior to Northwest University gaining ownership of the original 35 acre campus property, it was used for barracks by the Federal Government to house nearly 9,000 ship builders engaged in the WWII war effort at the Carillon Point Ship Yard⁹ (See *Figure 3 - 1954 Aerial View with PLA-1 Superimposed*). The Federal Government left the property vacant for approximately ten years between the end of the war effort and the transition of the property to Northwest University. From the 1954 aerial imagery, the Federal Government barracks and facilities is clearly evident while much of the land surrounding the current PLA-1 zone was largely undeveloped with a scattering of farms and rural development. By 1958, all but one of the existing structures on the site had been removed down to the concrete slabs and foundations.¹⁰ The University utilized the only remaining building left over from the Federal Government initially by quickly renovating it beginning on October 5, 1958 with a ground-breaking ceremony.¹¹ Construction also began in 1958-1959 on four additional buildings. Campus development continued during the first half of in the 1960's when the C.C. Beatty Residence Hall, Cafeteria, Presidents Residence and Pavilion were constructed¹². The chapel, considered the heart of the campus, was completed in December, 1965¹³, which the foundation for can be seen in *Figure 4 - 1965 Aerial with PLA-1 Superimposed*. It is evident in the 1965 Aerial imagery that some of the surrounding single family development is beginning to be developed. Both the campus and the surrounding neighborhood continued to develop together during the 1970's and 1980's resulting for the most part in the current pattern and type of land-use evident today.

⁸ Williams, Mary Maxine. (1966). *A History of Northwest College of the Assemblies of God, 1934-1966* (Master of Arts Thesis). University of Washington, Seattle, WA.

⁹ "History" *Carillon Point*, Retrieved June 28, 2016, <http://www.carillon-point.com/about/history/>

¹⁰ Williams, Mary Maxine. (1966). *A History of Northwest College of the Assemblies of God, 1934-1966* (Master of Arts Thesis). University of Washington, Seattle, WA.

¹¹ Ibid.

¹² Ibid.

¹³ Ibid.

Figure 3 - 1954 Aerial View with PLA-1 Superimposed



Figure 4 - 1965 Aerial with PLA-1 Superimposed



Planned Area 1 (PLA-1) zoning was created in 1977 when the Kirkland Comprehensive Plan was adopted allowing for a private college and related facility. In 1979, the first Master Plan was developed and approved for the campus, then called Northwest College. In 1985, the master plan was amended to allow for the development of the Seattle Seahawks training facility which occupied the 12 acre parcel located east of the main campus, but separating the already developed FIRS apartments (*See Figure 5 - 1986 Aerial View of Newly Constructed Seahawks Facility*)

In 1995 a new Master Plan was submitted to expand several buildings and to rezone a portion of land on the North side of campus from RS 8.5 to PLA-1 to build duplexes and expand several buildings on the campus. After a lengthy four year process, a Notice of Approval was issued by the City of Kirkland on October 10, 1999 granting approval of the Master Plan which included a master site plan, conditions of approval and development standards. The approved 1999 plan was amended through a Process IIB permit in 2002 for specific changes necessary to construct the Argue HSC building. A second master plan amendment change of use permit was approved in April, 2009 when the Seahawks vacated the training facility and Northwest University occupied the building and grounds and took over full time use of the 10.26 acres previously used by the Seahawks organization and renamed it the Barton Building. The current master plan approval lapsed in 2010. In subsequent years, zoning violations occurred over use of the athletic fields, each resulting in Northwest University abandoning all use of the athletic fields by outside organizations.

Figure 5 - 1986 Aerial View of Newly Constructed Seahawks Facility



Figure 6- Existing Campus Map

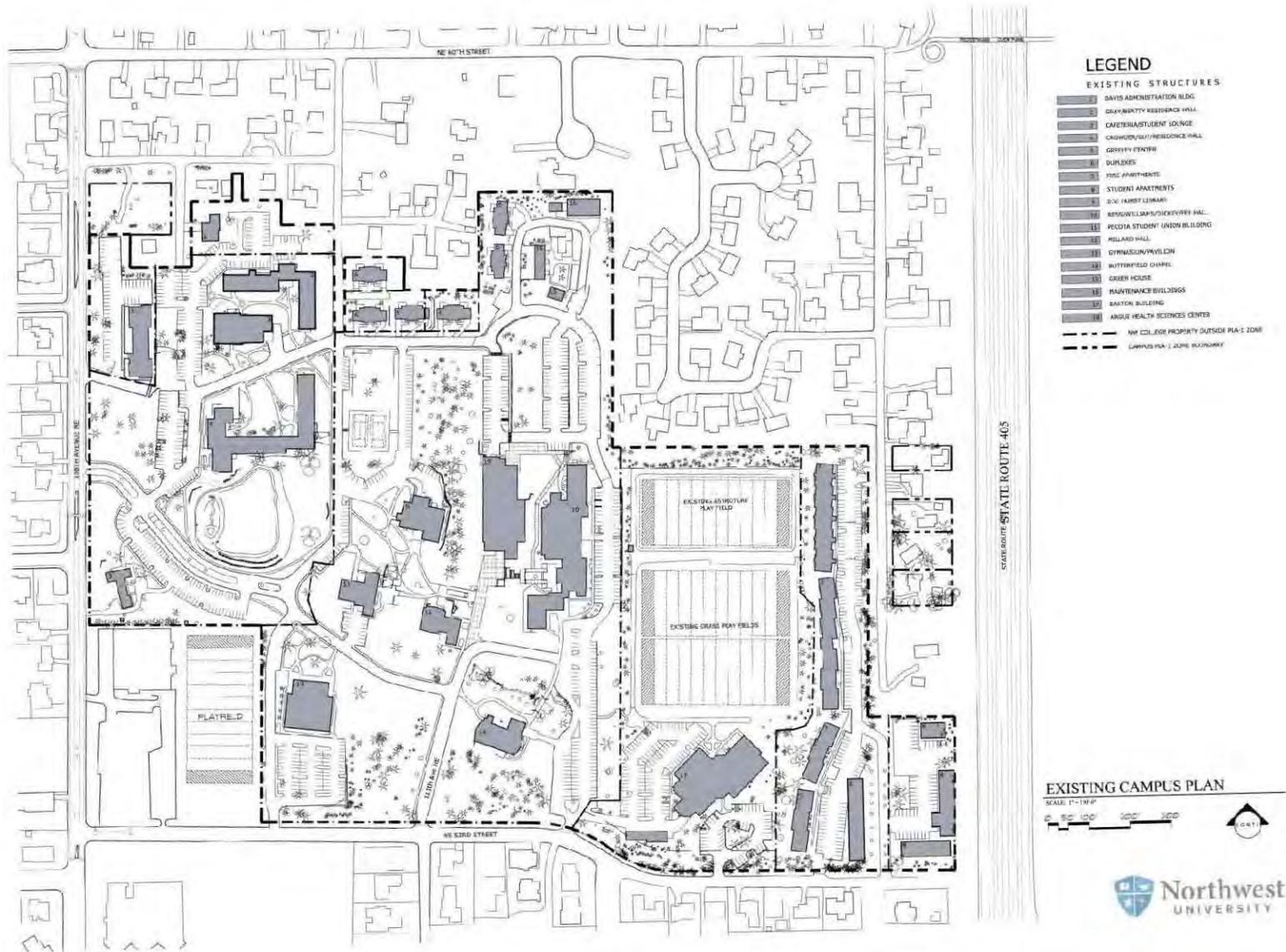


Figure 7 - 2013 Aerial with PLA-1 Superimposed



Figure 8 - Partial Zoning Map

- | | | | |
|---|-------------------------------------|-------------------|-----------------------------------|
|  | Commercial | BC, BCX, BC1, BC2 | Community Business |
|  | Industrial | BN, BNA | Neighborhood Business |
|  | Light Manufacturing Park | CBD | Central Business District |
|  | Transit Oriented Development | FC | Freeway Commercial |
|  | Office | JBD | Juanita Business District |
|  | High Density Residential | LIT | Light Industrial Technology |
|  | Medium Density Residential | MISC | Market Street Corridor |
|  | Low Density Residential | NRH | North Rose Hill Business District |
|  | Institutions | P | Park/Public Use |
|  | Park/Open Space | PLA | Planned Area |
|  | Holmes Point Overlay | PO | Professional Office |
|  | Approved Planned Unit Development | PR, PRA | Professional Office Residential |
|  | Completed Planned Unit Development | RH | Rose Hill Business District |
|  | (HL) Historic Landmark | RM, RMA | Multi-Family Residential |
|  | (EQ) Equestrian | RS, RSX, RSA | Single Family Residential |
|  | (AE) Adult Entertainment | TL | Totem Lake |
|  | Subject to Resolution/Ordinance No. | WD | Waterfront District |
|  | Houghton Annexation Area | YBD | Yarrow Bay Business District |
|  | Design Districts | | |

- | | |
|------------------------|---|
| Suffix | (1) Development proposal must be consistent with appropriate neighborhood plan policies, specifically applicable to this property, contained in the Comprehensive Plan and processed through Process IIA. |
| | (2) Development proposal must be consistent with appropriate neighborhood plan policies, specifically applicable to this property, contained in the Comprehensive Plan. |
| Development Agreements | (a) Subject to a development agreement per Ordinance No. 3970 passed November 16, 2004. |
| | (b) Subject to a development agreement per Ordinance No. 4034 passed January 17, 2006. |

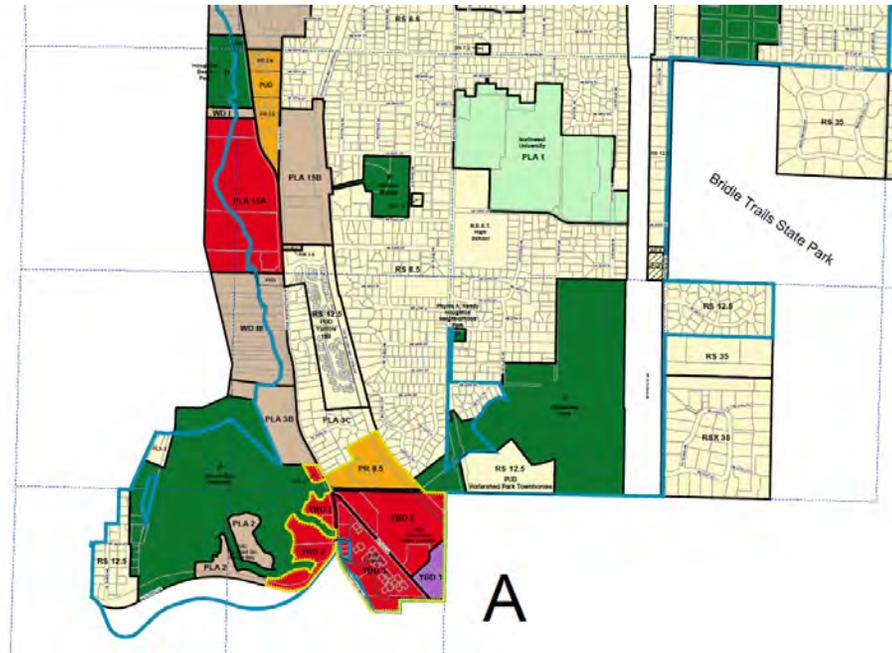


Figure 9 - Partial Comprehensive Land Use Map

CITY OF KIRKLAND COMPREHENSIVE LAND USE MAP

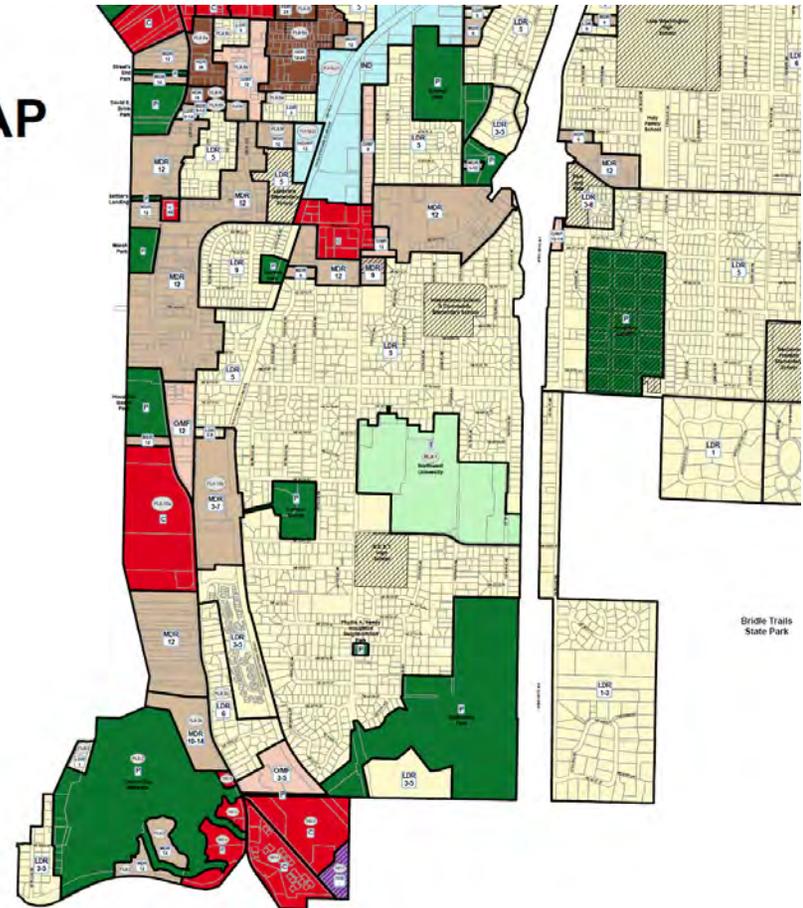
Department of Planning and Community Development

ORDINANCE NO. 4392
ADOPTED by the Kirkland City Council
December 11, 2012

LAND USE CODES

C - COMMERCIAL
IND - INDUSTRIAL
G-US - GREENBELT/URBAN SEPARATOR
LMP - LIGHT MANUFACTURING PARK
TOD - TRANSIT ORIENTED DEVELOPMENT
O - OFFICE
O/MF - OFFICE/MULTI-FAMILY
HDR - HIGH DENSITY RESIDENTIAL
MDR - MEDIUM DENSITY RESIDENTIAL
LDR - LOW DENSITY RESIDENTIAL
I - INSTITUTIONS
P - PARK/OPEN SPACE
EP - BUSINESS PARK
RH - ROSE HILL BUSINESS DISTRICT
NRH - N. ROSE HILL BUSINESS DISTRICT
JBD - JUANITA BUSINESS DISTRICT
YBD - YARROW BAY BUSINESS DISTRICT

COMMERCIAL
INDUSTRIAL
GREENBELT/URBAN SEPARATOR
LIGHT MANUFACTURING PARK
TRANSIT ORIENTED DEVELOPMENT
OFFICE
OFFICE/MULTI-FAMILY
HIGH DENSITY RESIDENTIAL
MEDIUM DENSITY RESIDENTIAL
LOW DENSITY RESIDENTIAL
INSTITUTIONS
PARK/OPEN SPACE
LAND USE BOUNDARIES
SUBAREA BOUNDARY
TOTEM CENTER
PUBLIC FACILITIES
PARCEL BOUNDARIES
PLANNED AREA NUMBER
LAND USE CODE
DENSITY (UNITS/ACRE)
NOTE: WHERE NOT SHOWN, NO DENSITY SPECIFIED
*INDICATES CLUSTERED LOW DENSITY



Bridle Trails State Park

Map produced January 15, 2013.
Produced by the City of Kirkland. © 2013, the City of Kirkland, all rights reserved.
No warranty of any sort, including but not limited to accuracy, fitness or merchantability, accompany this product.

Figure 10 - Partial Sensitive Areas Map

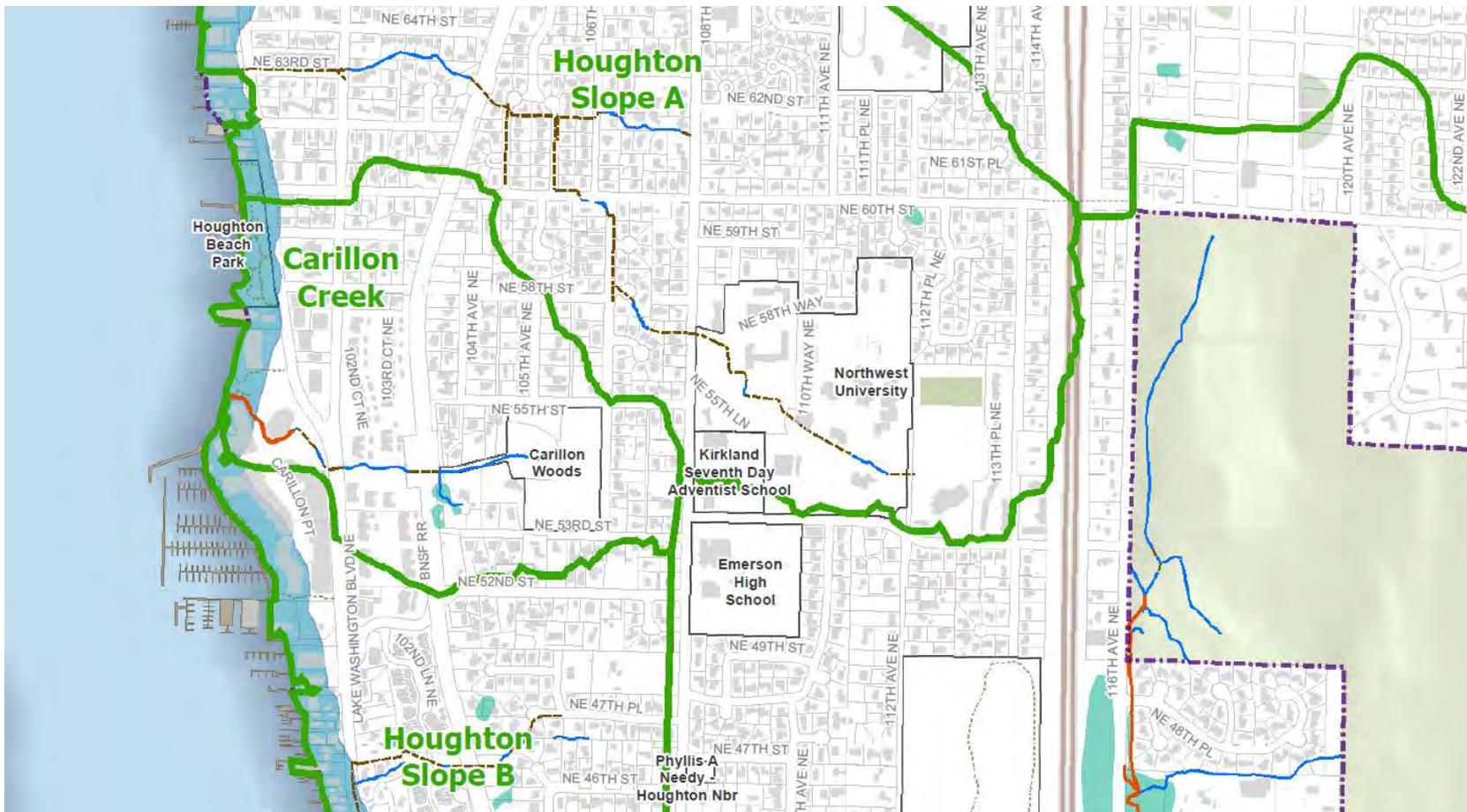
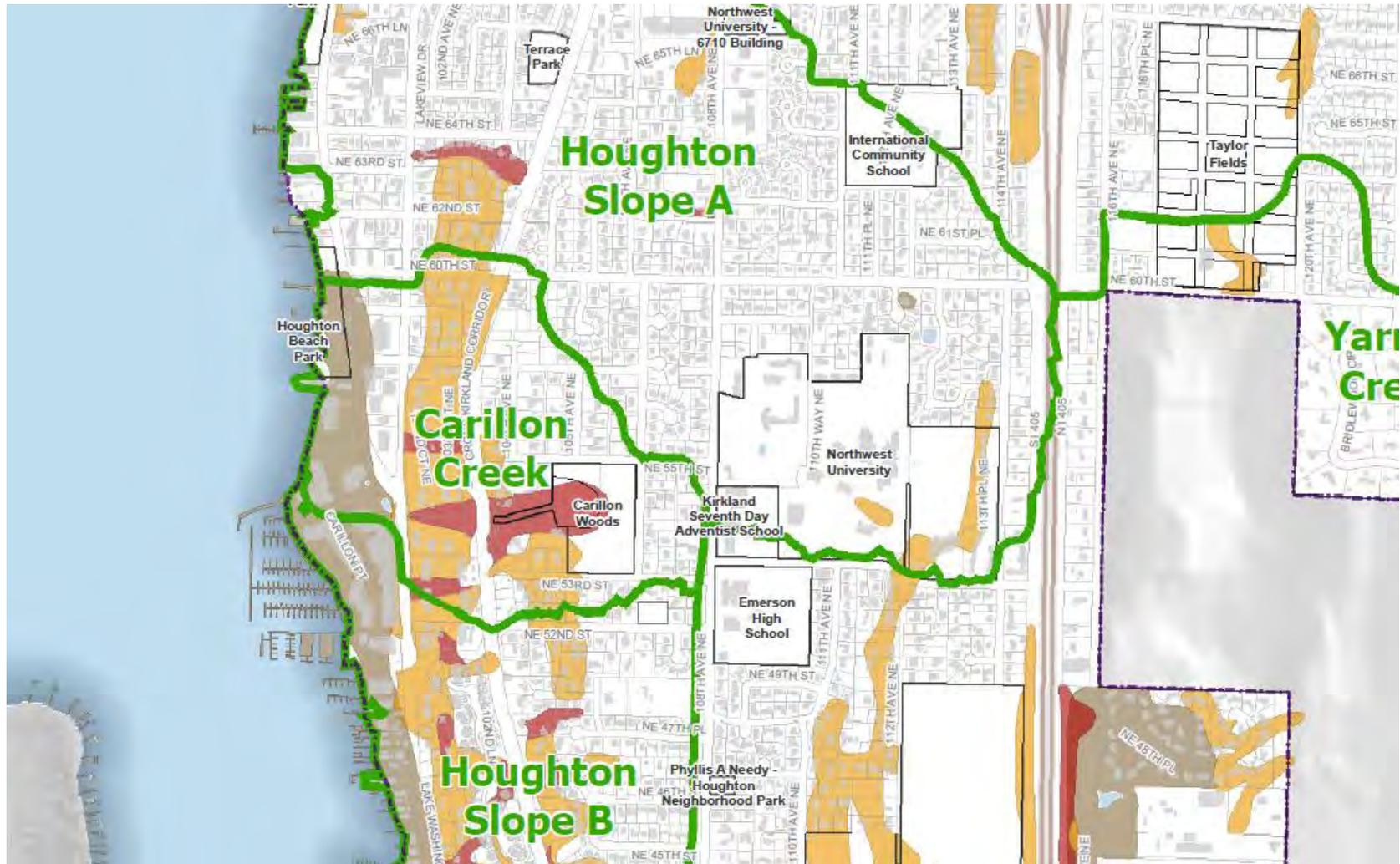


Figure 11 - Partial Landslide Hazard Map



Existing Building Inventory

The existing building stock on the campus is a mix of structures ranging in age from over 50 years old to the most recent HSC building completed in 2007. See *Error! Reference source not found.* for existing GSF.

		Kirkland Campus Master Plan Update										
		Existing Building Inventory										
		1/7/2016										
Building Number	Building	Gross Square Feet	Units	Parking Stalls	IBC Use	Constr. Type						
		Existing	Proposed Additional	Total	Existing	Additional	Total	Existing	Additional	Total		
1	Davis	16,800		16,800			0	45		45	B	
2	Gray/Beatty	44,400		44,400	105		105				R-2	
3	Caf (DiningHall)	11,500		11,500			0	188		188	A-2	
4	Crowder, Guy, Perks	68,400		68,400	159		159				R-2	
5	Greely Center	2,930		2,930			0	74		74	B	
6	Family Residence (Duplexes)	28077		28077	14		14	28		28	R-3	
7	FIRS Apartments	87,869		87,869	78		78	135		135	R-2	
8	Student Apartments	24,960		24,960	32		32	55		55	R-2	
9	Library	28,200		28,200			0	66		66	A-3	
10	Ness Academic	33,400		33,400			0	59		59	B	

	Center											
11	Pecota Center	7,400		7,400			0	32		32	B	
12	Millard Hall	15,000		15,000			0	26		26	B	
13	Pavilion	23,460		23,460			0	77		77	A-4	
14	Chapel/Classrooms Music	14,334		14,334			0	88		88	A-3	
15	Green House	927		927			0	0		0	U	
16	Maintenance / Shop Bldgs	10,639		10,639			0	15		15	B	

Master Plan: Proposed Update Overview

Overview

Northwest University proposes to pursue a comprehensive Master Plan update with the goal of providing a clear vision of the future for the campus, including proposed buildings and campus improvements. Initial work on the master plan update began in the fall of 2014 with the initial plan being developed in 2015. Once the initial master plan proposal was put together, Northwest University engaged in robust public outreach program to both communicate to the constituents and community the vision as well as to listen for comments and suggestions to improve the master plan update proposal. A summary of the outreach efforts can be found in *Appendix A : Public Outreach and Response Summary* and a full outreach and public comment report has been prepared and will be submitted for inclusion in the public record of the master plan update. Application for a Process IIB Zoning Permit was made on August 17, 2016 with the goal of adopting a new master plan for the PLA 1 zone in 2017. A summary of the main goals of the Master Plan update are as follows:

1. Complete Revision to the proposed buildings, additions and campus improvements, totaling 364,910 GSF of net new construction. The improvements proposed are summarized below. **While the improvements are characterized as ‘phases’, the order in which improvements are actually undertaken may vary from the proposed order and dates presented in the master plan submittal.**
 - a. Phase 1 - New 6-Court Indoor Tennis Center, including new parking garages below.
 - b. Phase 2 - New Gymnasium Pavilion replacing the existing Pavilion, including new parking garage below.
 - c. Phase 3 - New Welcome Center replacing the existing Pecota Center building, including new parking garage below.
 - d. Phase 4 - New 300 bed Residence Hall.
 - e. Phase 5 – Athletic Field Improvements including new AstroTurf and lighting with New Field House and bleachers at the athletic fields.
 - f. Phase 6 - Additions to the Chapel.
 - g. Phase 7 - New Fitness Center, including new parking garage below.
 - h. Phase 8a –Ness Academic Center, replace Fee Hall.
 - i. Phase 8b – Ness Academic Center, replace Williams & Rice Hall.
 - j. Phase 8c – Ness Academic Center, replace Bronson Hall.
2. New shared use of the athletic fields allowing for public access to this currently restricted campus amenity. Shared use of the athletic fields is proposed to be regulated by a field use policy as detailed in the *Shared Use of Athletic Fields on page 40*.
3. Reduced setback and planting buffer requirements to 10’ along shared property lines with the Puget Sound Adventist Academy.
 - a. All other setback and planting buffer requirements shall remain unchanged at 30’.
4. Alteration of campus access onto NE 53rd by realigning 111th Way NE to the East to accommodate the proposed Tennis Center.
5. Modifications to height limits above Average Building Elevation (ABE). ABE equals the weighted average elevation of the topography prior to any development activity under the footprint of a building.

- a. Increased height limit to 60' above ABE for the Residence Hall, a 20' increase to the current height limit of 40' ABE for structures located greater than 100' from the PLA-1 boundary.
 - b. Increased height limit to 50' above ABE for the tennis center building, a 10' increase to the current height limit of 40' ABE for structures located greater than 100' from the PLA-1 boundary.
 - c. Allow 40' above ABE for Pavilion, a 10' increase to the current height limit of 30' ABE for structures located less than 100' from the PLA-1 boundary.
 - d. All other areas of campus are proposed to remain as currently regulated at 30' above ABE within 100' of the PLA 1 boundary and 40' above ABE for all other areas.
6. Revision to proposed traffic patterns and traffic plan. See the Traffic Impact Analysis.
 7. Provide a net gain of 178 parking stalls through development of parking garages under proposed new structures and surface parking lots.
 8. Clarify FTE cap of 1,200 to mean 1,200 maximum on-campus resident students allowing for total enrollment growth that excludes students and programs not located within the PLA-1 zone, online programs, off-campus church partnership programs, commuter students and evening and weekend programs.
 9. Adoption of the updated Master Plan that includes a 20 year approval period.

See *Figure 12- Proposed Master Plan* for proposed Master Plan improvements. See *Table 1 - Master Plan Proposed Building Inventory* for proposed new buildings and net changes to total campus GSF.

Figure 12- Proposed Master Plan (Updated)

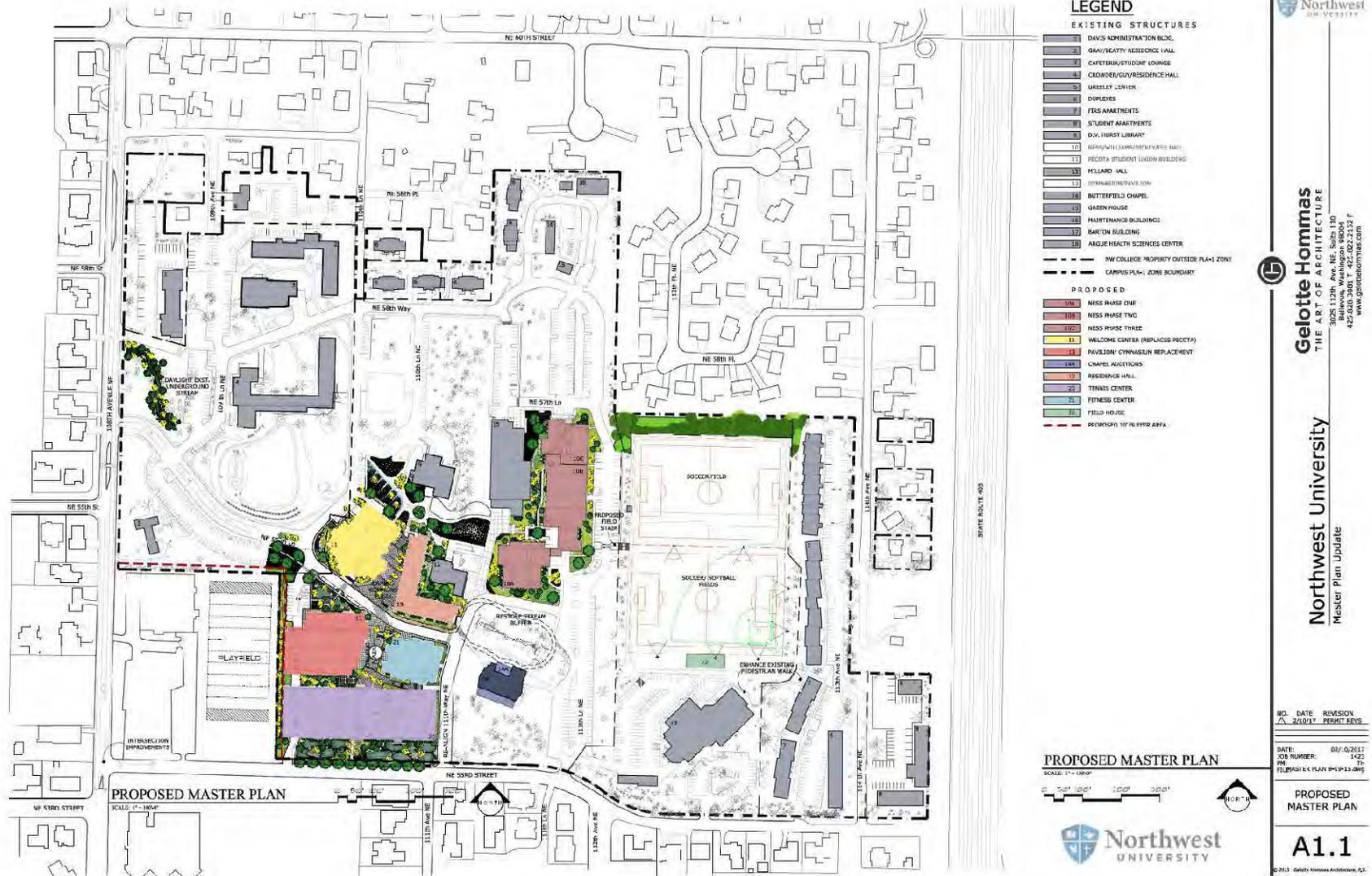
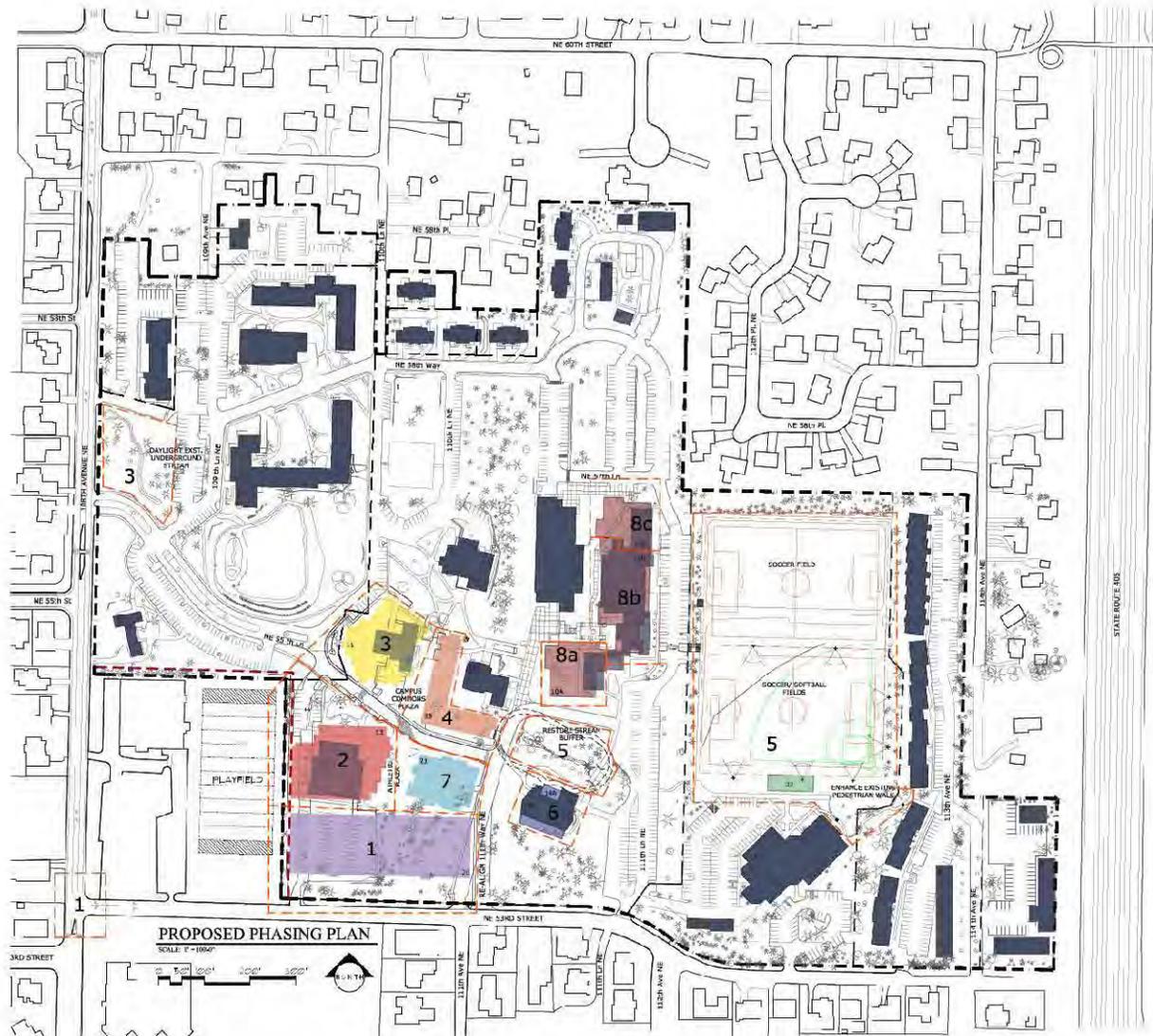


Table 1 - Master Plan Proposed Building Inventory (Updated)

Bldg. #	Building	Gross Square Feet				Units			Parking Stalls			IBC Use	Constr. Type	Approx. or Estimated Year Built
		Existing	Add'l	Proposed Under Bldg. Parking	Total	Existing	Add'l	Total	Existing	Add'l	Total			
1	Davis	16,800	0		16,800			0	45		45	B	VB	1970's
2	Gray/Beatty	44,400	0		44,400	105		105	188		188	R-2	VA	1970's
3	Caf (DiningHall)	11,500	0		11,500			0				A-2	VB	1970's
4	Crowder, Guy, Perks	68,400	0		68,400	159		159				R-2	VA	1962, 1978
5	Greely Center	2,930	0		2,930			0	74		74	B	VB	1960's
6	Family Residence Duplexes	28,077	0		28,077	14		14	28		28	R-3	VB	2000
7	FIRS Apartments	87,869	0		87,869	78		78	135		135	R-2	VA	1970's
8	Student Apartments	24,960	0		24,960	32		32	55		55	R-2	VB	2000
9	Library	28,200	0		28,200			0	66		66	A-3	VA	1977
10	Ness Academic Center	33,400	-33,400		0			0	59		59	B	removed	1970's
11	Pecota Center	7,400	-7,400		0			0	32	-32	0	B	removed	1980's
12	Millard Hall	15,000	0		15,000			0	26		26	B	VA	1970's
13	Pavilion	23,460	-23,460		0			0	90	-90	0	A-4	removed	1970's
14	Chapel/Classrooms Music	14,334	3,000		17,334			0	88		88	A-3	VB	2019 to 2020
15	Green House	927	0		927			0	0		0	U	VB	2002
16	Maintenance / Shop Bldgs	10,639	0		10,639			0	15		15	B	VB	1980's
17	Barton Admin.	34,704	0		34,704			0	138		138	B	IIB	1978

													Sprinklers	
18	Argue HSC	45,436	0		45,436			0	127		127	B	IIB Sprinklers	2007
10	Ness Replacement	0	70,910	0	70,910			0	0	0	0	A-3	VA Sprinklers	2031 to 2037
11	Welcome Center	0	43,320	18,600	61,920			0	0	70	70	A-2	IV Sprinklers	2021 to 2024
13	Pavilion/Gymnasium	0	37,950	19,970	57,920			0	0	95	95	A-4	IIA Sprinklers	2019 to 2022
19	Residence Hall	0	85,060	0	85,060		172	172	0	0	0	R-2	IIB	2021 to 2024
20	Tennis Center	0	63,660	28,144	91,804				0	79	79	B	IIIA Sprinklers	2017 to 2020
21	Fitness Center	0	21,390	10,870	32,260			0	0	56	56	B	VA	2029 to 2032
22	Field House	0	3,500	0	3,500			0	0	0	0	B	VB	2022 to 2024
	Totals	498,436	264,530	77,584	840,550	388	172	560	1,166	178	1,344			

Figure 13 - Proposed Phasing (Updated)



LEGEND

- EXISTING STRUCTURES**
- 1 DAVIS ADMINISTRATION BLDG.
 - 2 GRAY/BEATTY RESIDENCE HALL
 - 3 CAFETERIA/STUDENT LOUNGE
 - 4 CROWDER/GRAY/RESIDENCE HALL
 - 5 GRUBBY CENTER
 - 6 DUKES
 - 7 PHS APARTMENTS
 - 8 STUDENT APARTMENTS
 - 9 D.V. HURRY LIBRARY
 - 10 RESE/NEI, DANKS/OSKEY/REE/HALL
 - 11 RECOPI'S STUDENT UNION BUILDING
 - 12 NILLAND HALL
 - 13 GYMNASIA/HAVILSON
 - 14 BUTLER/HALL GYMNASIUM
 - 15 GREEN HOUSE
 - 16 MAINTENANCE BUILDINGS
 - 17 BARTON BUILDING
 - 18 ARGUE HEALTH SCIENCES CENTER
 - 19 IAW COLLEGE PROPERTY OUTSIDE PLAZA-1 ZONE
 - 20 CAMPUS PLAZA-1 ZONE BUFFER

PROPOSED

- 1a MISS PHASE ONE
- 1b MISS PHASE TWO
- 1c MISS PHASE THREE
- 2a WELCOME CENTER (REPLACES PK07A)
- 2b FACULTY GYMNASIUM REPLACEMENT
- 3a CHAPEL ADDITIONS
- 3b RESIDENCE HALL
- 4a TENNIS CENTER
- 4b FITNESS CENTER
- 5a PEVIN HUB
- 6a PROPOSED 10' BUFFER AREA

PROPOSED

PHASE	DATE
1	2017-2020
2	2019-2022
3	2019-2020
4	2021-2024
5	2021-2024
6	2022-2024
7	2026-2037
8a	2031-2034
8b	2032-2036
8c	2035-2037

NOTE: WHILE THE IMPROVEMENTS ARE CHARACTERIZED AS 'PHASES', THE ORDER IN WHICH IMPROVEMENTS ARE ACTUALLY UNDERTAKEN MAY VARY FROM THE PROPOSED ORDER AND DATES PRESENTED IN THE MASTER PLAN SUBMITTAL.

DESCRIPTION

- 1 Tennis Center & Parking, Landscape & buffer, Frontage improvements NE 53rd St., traffic control @ 108th & 53rd intersection per traffic study
- 2 Replace Existing Gymnasium w/ New Gymnasium, Parking, Landscape, Plaza
- 3 Replace Existing Building w/ New Welcome Center, Parking, Landscape, Daylight existing stream near 108th Ave entry
- 4 Residence Hall, Plaza, Landscape
- 5 Replace existing fields w/ 2 new Astro 11ft soccer fields, perimeter landscape, field lighting, field house, restoration of stream buffer adjacent to Chapel, enhance existing walk from PHS student housing past Barton building.
- 6 Additions to existing Chapel
- 7 Fitness Center & Parking, Landscape
- 8a Replace Existing w/ New Theater Building, Landscape
- 8b Replace Existing w/ New Academic Building, Landscape
- 8c Replace Existing w/ New Academic Building, Landscape



Northwest University
 3025 112th Ave. NE, Ste 1000
 Shoreline, WA 98148
 425.838.3161 | 425.822.2151 F
 www.gillettehomas.com

Gelotte Hommas

Northwest University

A1.2

PROPOSED PHASING PLAN

NO DATE REVISION
 2/19/17 PROTD/BEK
 DA: EJ: 02/19/2017
 JOW N-PSBEK: 1/23
 JMW TH
 AFK@proposed Phasing Plan.dwg

PROPOSED PHASING PLAN

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Proposed Buildings, Additions and Campus Improvements

Proposed buildings, additions and campus improvements are presented in a conceptual manner. The renderings, plans and building descriptions are provided as general descriptions of what is proposed. The final designs for each project included in the master plan may vary from the conceptual designs presented including the exterior finishes, building footprint, and architectural character of each project. Deviations from the proposed conceptual designs for the master plan are allowed to be administratively approved and subject to the criteria of KZC 45.60.3. During future building permit reviews for any proposed project under the master plan, the City of Kirkland will review the final design for conformance to the master plan and determine if any deviations proposed comply with the criteria of KZC 45.60.3. Deviations outside of criteria in KZC 45.60.3 will require a new master plan process and IIB zoning permit process prior to building permit issuance.

Phase One : Tennis Center

Overview

Northwest University **through a gift from** Northwest High Performance Tennis proposes to develop and operate a new shared use six-court indoor tennis center. The structure is proposed to be located in the Southwest corner of the PLA-1 zone, immediately East of the Puget Sound Adventist Academy and adjacent to NE 53rd Street. The bulk and mass of the structure is proposed to be modulated **through applying City of Kirkland Design Review Guidelines and engaging the building into the slope of the site as much as feasible to minimize impacts to neighboring properties**. There will be two volumes containing three courts each with a central spine connecting the two volumes that houses the supporting spaces for the facility. The supporting spaces include reception, offices, locker rooms, storage, and café, mechanical and viewing areas. Pedestrian access to the tennis center will be from the new Athletic Plaza to the North **as well as a proposed pedestrian connection to the sidewalk on the North side of 53rd**. Vehicle access for the building is provided by existing drives on the NU campus to the North of structure and from NE 53rd via the existing drive located at 110th Way NE. Parking is proposed to be provided under the structure in a new parking garage that will accommodate approximately **79** or more parking stalls.

The building design considers the potential to include solar panels on the south facing roof slopes. The 3:12 roof slope design can accommodate solar panels with good solar orientation and access on the south sloping roofs that can provide several benefits which include reduced demand on the utility power grid, sustainable benefits and reduced operating costs.

Conceptual drawings of the proposed Tennis Center are included with the Master Plan drawing set in *Appendix B : Master Plan Drawings*. Please also see *Appendix C : Why Tennis*.

Location on Campus

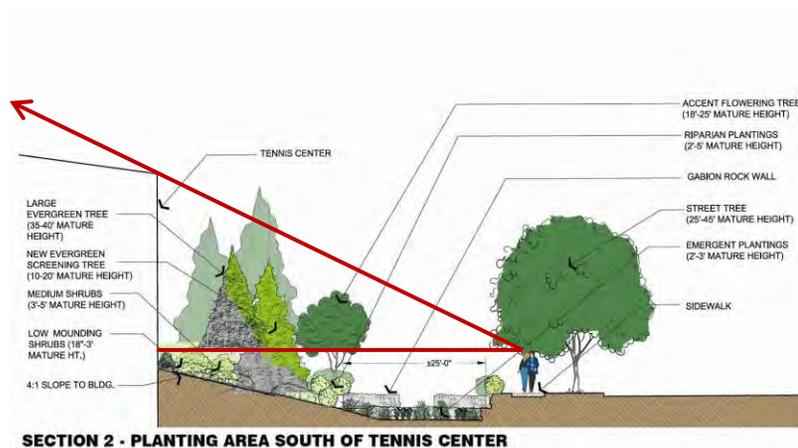
The tennis center is located in such a way as to preserve the most open space as possible on the campus. Early consideration was given to other locations that would result in greater loss of open space. In fact, the proposed location allows almost half of the proposed footprint of the tennis center to be over the existing Pavilion surface parking lot resulting in less loss of open space. Likewise, the proposed location

clusters similar athletic functions of the University with the Pavilion and proposed Fitness Center. Additionally, the location of the tennis center minimizes frontage to residential areas, since well over half of the frontage of the proposed tennis center is to BEST High School property across the NE 53rd street right-of-way. The proposed location also provides a de-facto additional 60' of separation across NE 53rd to the nearest residential property for a total of over 110' of separation (50' minimum buffer + 60' R.O.W.) further minimizing any adverse impact of the facility. **In response to public comment, the minimum proposed buffer for the tennis center is proposed to increase from the standard 30' minimum to 50' minimum providing a 67% increase of the buffer size to minimize impacts to neighboring properties.**

Building Height

Tennis facilities require minimum ceiling clearances for regulation play. Specifically, the minimum USTA clearance over the center net is 36'. In order to achieve the clearances necessary for the tennis center, the height of the building is required to be 40' ABE. The reason for the proposed building height is twofold. First, the Kirkland Zoning measures building height is from Average Building Elevation, which is defined

Figure 14 - Tennis Center View Diagram



in KZC 5.05.045 as “The weighted average elevation of the topography, prior to any development activity... under the footprint of a building as measured by delineating the smallest rectangle which can enclose the building footprint and then averaging the elevations taken at the midpoint of each side of the rectangle...”. The topography at the proposed tennis center slopes up from approximately 322' elevation at the West to 352' at the east, a gain of 30' in elevation. The calculated ABE for the proposed facility is 334.75', or approximately the existing grade at the middle of the building. Measuring from ABE, the courts will require a height limit of 40' using this methodology. Secondly, the tennis center is proposed to have a parking garage under the facility **and the building is engaged into the slope of the site as much as feasible** (ranging from a minimum of 0' on the west up to 22' on the east).

While the facility requires the proposed height, the design of the proposed tennis center is intended to minimize the perceived height of the structure. The roof is structured with a 3:12 roof slope, so it is only the peak of the roof that approaches the proposed 40' height limit while allowing the minimum 36' interior ceiling clearance. The proposed tennis center **is engaged into the slope of the site** to minimize the overall perceived height of the structure. The tennis center has a proposed roof peak that is approximately 6" under the 40' height limit **proposed for the building. Current height limits on campus are 30' ABE within 100' of the PLA-1 boundary and 40' ABE everywhere else. Due to the proximity of the building to the PLA-1 boundary, a proposed 40' height for the building would be an exception to the current standards. However, the increased buffer width to 50', application of Design Review Guidelines, the enhanced buffer plantings and**

retention of many of the existing significant trees within the first 30' of the buffer will minimize the impacts to neighboring properties. Additionally, a view diagram has been produced demonstrating how, from the street, the perceived height will be to the eaves and not the peak of the roof, see *Figure 14 - Tennis Center View Diagram*. The heights of the eaves fronting NE 53rd vary from approximately 36' at the west to 6' at the east. An artist's impression of the facility has been produced showing the street view of the tennis center, including the proposed planting buffer and screening; see *Figure 17 - Tennis Center Proposed Street View*. Additionally, in response to public and city staff comment, the buffer design for the tennis center has been revised to retain as many mature significant trees as possible within the first 30' of the buffer. See *Figure 16 - Proposed Tennis Center Street View Photomontage*.

Associated Improvements and Project Information

Additional improvements proposed with the Tennis Center include undergrounding existing overhead utilities along the North side of NE 53rd Street. The undergrounding utility work is proposed to begin at the existing utility pole located at the NE corner of NE 53rd and 108th Ave and continue east to the existing utility pole located just west of the existing campus drive located at 111th Lane NE near the Chapel. Storm water improvements are also proposed to include a rain garden in the buffer area between the PLA-1 boundary to the south at the NE 53rd Right-of-Way and the building. Also, an increased buffer distance for the structure of 50' is proposed, which represents a 67% increase over the minimum 30' buffer typical on the campus and in previous Master Plans. Along with the rain garden improvements, the buffer is proposed to be densely planted to provide dense vegetative screening within 5-10 years. See *Figure 15 - Tennis Center Existing Street View* for the existing street view of the Tennis Center site. See *Figure 17 - Tennis Center Proposed Street View* for the proposed street view of the Tennis Center with the proposed buffer and frontage improvements along with *Figure 16 - Proposed Tennis Center Street View Photomontage*.

New storm water vaults are proposed for storm water flow control purposes, since the tennis center storm water will connect to existing facilities in the NE 53rd right of way.

Six courts is in keeping with expected minimums for a College Campus Facility. From the 2015 USTA/ITA Small College Regional Championship Tournament Directors Handbook: Number of Courts (emphasis added): Ideally, for outdoor play (with a larger than 64/32 draw) a minimum of 12 courts should be available for use. **For indoor play there should be a minimum of six indoor courts** for a 64/singles 32 doubles draw (emphasis added).

Regarding the development of the tennis facility in partnership with NWHPT, **Commercial** 'Play Facilities' are allowed through a IIB zoning permit (KZC 45.20.070), which is the process through which the new master plan will be adopted. In KZC 05.140, The City of Kirkland defines Play Facilities to be "**Commercial** Recreation Area and Use" specifically they are "A **commercial** recreational facility, including swimming pools, tennis courts, play facilities and/or other similar uses" **emphasis added**. This is an allowed use if adopted through the Master Plan process.

Additionally, Northwest University has heard the concern regarding commercial use in the PLA-1 zone expressed through some of the public comment. Northwest University notes there is a strong precedent for commercial use of property within the PLA-1 zone. Specifically, when the Seattle Seahawks occupied and operated a commercial professional football team on campus property. This use was approved and operated successfully for over two decades from 1986 to 2008. Both in precedent and in definition, a commercial tennis center may be approved through the master plan process.

On a similar note, much of the concern of the Tennis Center has been around the idea that the Tennis Center is intended to be a new source of critical funding for the university. This is simply not the case. While the business plan for the tennis center is that it will cover its own operational costs, it is not intended nor planned to be a new critical funding source for the rest of the institution. Northwest High Performance Tennis is gifting this building and use of the building to Northwest University in a similar manner that the Seattle Seahawks gifted the Barton Building and existing field improvements to the University and operated under a shared use agreement while the Seahawks operated out of the Barton facility.

Further, Northwest University intends the Tennis Center to be a community asset. The facility will be open to all, including immediate neighbors and members of the Houghton neighborhood. Currently, Northwest High Performance Tennis users consist of around 25-30 percent Kirkland residents when assessing all programs, leagues and facility use. When it comes to the programs offered through NWHPT Kirkland residents make up around 40-45 percent of the users. This is intended to be a community facility and amenity. In addition to the tennis facilities and training offered, the building is planned to include a new indoor walking and running track. The proposed running and walking track amenity will provide 330 yards/lap of warm, dry and safe indoor exercise space that is intended to be free and open to all members of the Houghton community as well as students, faculty, staff and guests of Northwest University. A summary of the draft use agreement between Northwest University and NWHPT may be found in *Appendix G : Tennis Center Draft MOU Summary*.

Figure 15 - Tennis Center Existing Street View (Updated)

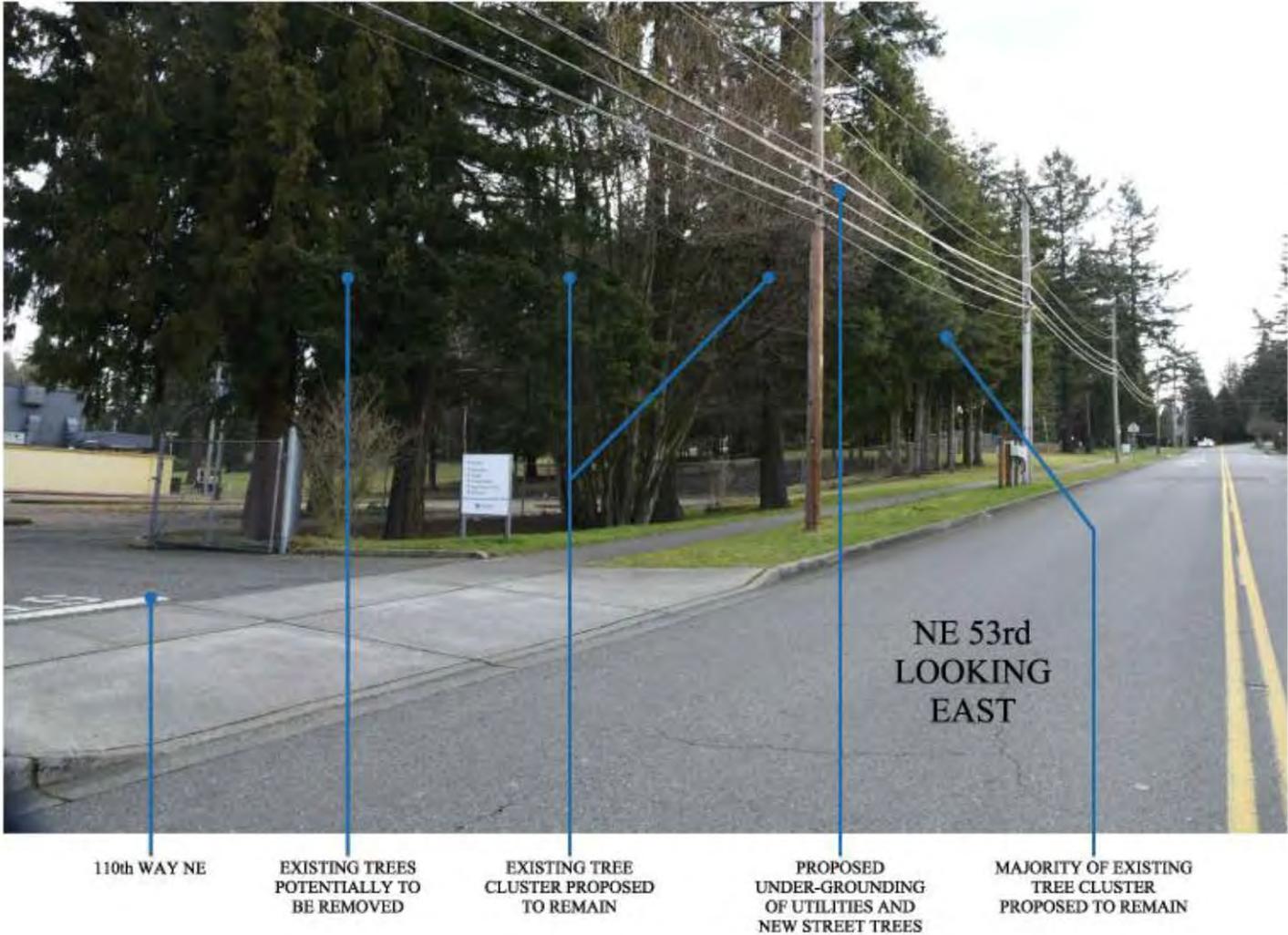
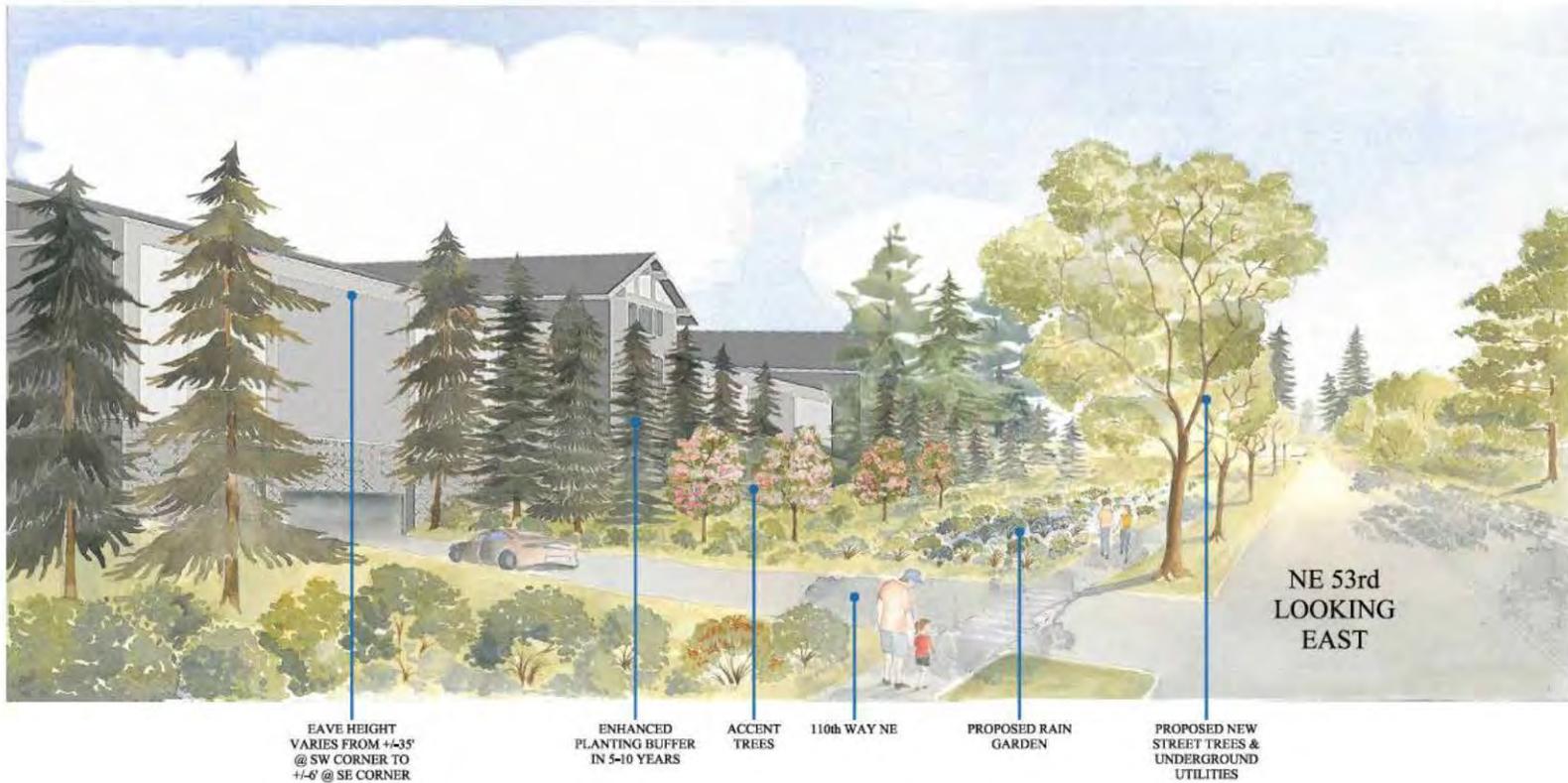


Figure 16 - Proposed Tennis Center Street View Photomontage



Figure 17 - Tennis Center Proposed Street View (Updated)



Phase Two : New Gymnasium Pavilion

Overview

A new multi-use three-court basketball pavilion configurable to a center court arena is proposed to replace the existing single court basketball pavilion in the same location. Northwest University has a long tradition of both men's and women's basketball programs and women's volleyball. Plans for the new gymnasium will build on the history of success NU basketball and volleyball programs have enjoyed. The existing pavilion is over 40 years old and does not adequately serve the needs of the university and its athletic programs.

The new Pavilion is proposed to include flexible configuration to provide either a three-court practice configuration or a central single-court arena style configuration with seating for approximately 900 when proposed retractable seating is extended. The existing pavilion does not have adequate seating for spectators and is not suitable to host games where a larger viewing audience is expected. In addition to the new basketball courts, new men's and women's locker rooms are proposed, along with sports training and therapy facilities and new athletic offices to consolidate the NU coaching staff for all athletic programs.

A new parking garage is proposed under the pavilion that will provide parking for approximately 95 parking stalls and will provide access to additional parking proposed under the athletic plaza and fitness center. The athletic plaza will be constructed either with the Pavilion or with the Fitness Center.

The building design considers the potential to include a green roof. The flat roof design can accommodate a green roof assembly and may provide several benefits which include mitigation of storm water runoff through filtering and holding capacity of the green roof, aesthetic benefits for the proposed residence hall overlooking the building and potential energy savings in the building with improved thermal performance of the roof assembly.

NU also proposes to include limited shared use of the pavilion, with all NU athletic programs preempting all shared use.

Location on Campus

The pavilion is proposed to be located in the current location of the existing gymnasium pavilion.

Building Height

The building is planned to conform to a 40' ABE height limit. The current master plan requires that structures within 100' of the PLA-1 boundary conform to a 30' ABE height limit. Approximately 1/3 of the proposed facility extends into the 100' height buffer to the west. A 40' ABE height limit is proposed for this entire structure. This is also in the location of the proposed buffer reduction between the NU campus and the Puget Sound Adventist Academy shared boundary. See *Reduced Puget Sound Adventist Academy Buffer*, page 42.

Associated Improvements and Project Information

A new surface parking lot is proposed to replace the existing surface parking to the North of the proposed pavilion on 110th Way NE. This parking lot is proposed for visitor parking and will include a new pedestrian oriented connection to the Welcome Center. A proposed rain garden to the North of the building will also provide storm water management and water quality improvement to run-off.

Phase Three : New Welcome Center

Overview

A new welcome center is proposed to house a new campus cafeteria, teaching kitchen, banquet facilities to accommodate events up to 450 people, board room, University Presidents suite, admissions offices and a commercial kitchen to support the cafeteria and banquet uses as well as a parking garage on the lower level accommodating approximately 70 new parking stalls.

The existing cafeteria and Pecota Student Union buildings are both over 40 years old and in need of replacement to serve the needs of the University. The existing functions in the Café and Pecota Student Union Building will be combined in the new building. The existing dining hall reaches capacity with the current campus population, even with strategies to stagger dining times. With the proposed addition of the new Residence Hall, it is anticipated the existing café will not accommodate the need. Additionally, the University hosts several banquet functions per year which currently need to be hosted off campus since there are not adequate banquet facilities on campus. Banquet functions and activities typically are in the evening and will occur during off-peak hours. Including the University Presidents offices in the building will locate the office of the President in the campus core, making it more accessible to the University community.

Location on Campus

The building is proposed to be designed as the anchor building for the campus core located in a prominent location at the end of the main entrance to the campus from 108th Ave.

Building Height

The design of the Welcome Center is proposed to conform to the existing 40' ABE height limit for structures greater than 100' away from the PLA-1 boundary.

Associated Improvements and Project Information

The building design considers the potential to include a green roof. The flat roof design can accommodate a green roof assembly and may provide several benefits which include mitigation of storm water runoff through filtering and holding capacity of the green roof, aesthetic benefits for the proposed residence hall overlooking the building and potential energy savings in the building with improved thermal performance of the roof assembly.

The building will connect to a new Campus Commons Plaza to the east providing a much needed campus amenity for informal outdoor gathering space. The plaza is oriented to the south providing solar access and a strong connection to the athletic plaza and buildings. The plaza will connect to new pedestrian paths to the North that will be integrated into the existing network of pedestrian pathways on the campus. A rain garden is proposed to the North of the building to provide additional storm water treatment and handling further reducing demand on the storm water system on and around the campus. **Lastly, in response to public and city staff comments, a portion of college creek is proposed to be day-lighted north of the main campus entrance off of 108th Ave and South of the Davis building. Please see revised Master Plan drawing A1.1 and the revised discussion of College Creek on page 47.**

Phase Four : New Residence Hall

Overview

A new six story residence hall is proposed to provide an additional 300 beds on campus, student lounges, and laundry facilities along with offices and support spaces for student life and campus ministries. Currently, the existing residence halls provide 514 beds and on-campus apartments provide an additional 140 beds for a total current capacity on campus of 654 beds. With the new residence hall, the total capacity on campus will be approximately 954 beds. The new residence hall is proposed to both accommodate projected residential student population growth as well as provide housing for students potentially displaced by renovations to the existing residence halls. Many of the existing residence halls are in poor condition and in need of renovation. Renovation of these existing facilities is impeded by the need to not displace the current residential student population.

The new residence hall is proposed to also include student life and campus ministries offices. Consolidating these offices on the lower floor of the residence hall will centralize these resources and personnel to the campus core and provide improved services to the students on campus.

Location on Campus

The residence hall is proposed to be located immediately east of the welcome center and providing the east boundary to the new campus commons plaza. Adjacency to the proposed welcome center dining hall, as well as the existing academic core of the campus in the HSC Argue building and Ness Complex were considered in locating the residence hall. Additionally, adjacency to the athletic facilities clustered around the new pavilion provide the new residence hall with a location with centralized access to the whole of campus activities.

Building Height

The proposed building height is 60' ABE, which represents a 20' increase to the current height limit of 40' ABE for structures located greater than 100' from the PLA-1 boundary. The increased height is sought for the purpose of preserving open space on the campus. With the proposed height increase, the building is not anticipated to block any existing views, nor have an absolute height that is higher than the existing HSC Argue building. See *Figure 18 - View Study* on page 44. Additionally, the building is located central to the campus with a minimum distance to the PLA-1 boundary of about 300' and a minimum distance to the nearest residential property of over 420'.

Associated Improvements and Project Information

The residence hall will connect to the campus commons plaza to the west that is proposed to be constructed as part of the Welcome Center phase. Additional landscaping, sidewalk and site improvements are proposed to be included with the new Residence Hall phase.

Phase Five : Athletic Field Improvements

Overview

The existing athletic fields are proposed to be improved with new turf surfacing for both the north and south fields and to be reconfigured with two soccer pitches, one on the north field and one on the south field. The reconfiguration will change the current configuration from football fields originally installed for the Seattle Seahawks training facility and will reduce the total number of fields from three (one turf football field and two grass football fields) to two soccer pitches. The south field will also include a softball configuration in the SE corner of the field. Lighting is proposed to be installed on the south field only, with light pole up to 80' tall (lighting will be subject to the shared use policy, see *Shared Use of Athletic Fields*, page 40). **The proposed height of the lighting poles minimizes impacts to neighboring properties by better directing light on the fields and reducing both off-site glare and spill over light. Please see updated playfield lighting drawing A1.12.** Additionally, a new field house with men's and women's locker rooms, public restrooms, sports equipment storage, vending/café services and potential bleacher seating is proposed to be located south of the fields between the fields and the lower Barton parking lot.

Location on Campus

The proposed field improvements are proposed to occur in the same location as the current athletic fields.

Building Height

The new field house is proposed to conform to the existing building height limits of 30' ABE height within the 100' height buffer from the PLA-1 boundary and 40' ABE height outside of the 100' height buffer.

Associated Improvements and Project Information

A new access stair from the Ness complex parking lot is proposed to access the fields to improve access for drop-off and pick up for both shared use activities on the fields as well as Northwest University athletics activities. New storm water vaults are proposed to control storm water flows off of the fields. **Additionally, the existing dirt path from the FIRS apartments to the north side of the Barton Building is proposed to be improved with concrete walk and stairs with railings.**

Phase Six : Chapel Additions

Overview

Additions to the Chapel are proposed to provide additional storage for chapel functions and activities as well as new 'green room' facilities for visiting presenters and productions.

Location on Campus

Additions are proposed to the existing Chapel facility, both to the north and south.

Building Height

No change to the existing building height is proposed. The proposed additions are conceived as single story.

Associated Improvements and Project Information

None proposed.

Phase Seven : New Fitness Center

Overview

A new fitness center is proposed for athletic training facilities for both campus athletes and students. Additionally, the building is proposed to house various campus recreation facilities such as weight rooms, activity rooms, cardio equipment and athletic program classrooms. Locker rooms and supporting facilities are proposed to be included as well. The Fitness Center is proposed to **only** serve **the Northwest University students, faculty, staff and athletes**. A new parking garage below the facility is proposed to accommodate approximately 56 new parking stalls and will connect to the parking under the athletic plaza and pavilion.

Location on Campus

The fitness center is proposed to complete the athletic building cluster that includes the new tennis center and pavilion. Located to the east of the new athletic plaza and pavilion, it will be accessed from the main campus drive through the parking garage below the pavilion as well as from the athletic plaza.

Building Height

The new fitness center is proposed to conform to the existing building height limits of 30' ABE height within the 100' height buffer from the PLA-1 boundary and 40' ABE height outside of the 100' height buffer.

Associated Improvements and Project Information

The fitness center will include sidewalk, landscape and other miscellaneous site improvements and will connect to the new athletic plaza.

Phase Eight : Three Phase Replacement of the Ness Academic Center

Overview

The Ness complex currently consists of four structures that have been built separately over the years but currently are jointed into one continuous building called the Ness Academic Center. The facility is the main facility on campus for academics and houses numerous academic facilities including classrooms, faculty and staff offices, labs and other academic support spaces. The existing co-joined four buildings include Fee Hall, Williams Hall, Rice Hall and Bronson Hall. The building is currently at capacity and lacks current technologies in building systems and integration, inhibiting the continued development of academic programs and excellence and is proposed to be replaced in a three-phase replacement.

Phase 8a : Fee Hall Replacement

Replacement of the existing south wing of the facility, known as Fee Hall, is proposed to be the first and most ambitious step in the three phase replacement of the facility. The proposed Fee Hall replacement will house faculty offices, class rooms and a new 400 seat theater. The structure will be two stories with a basement. The basement will open onto the existing HSC Argue south plaza and will access both the theater and classrooms. The entry level from the east will access additional classrooms, the theater lobby and the theater itself. The second story will house new faculty and staff offices and support spaces.

Phase 8b : Williams and Rice Hall Replacement

Replacing the existing Williams Hall and Rice Hall with largely be an in-kind replacement of existing facilities of classrooms and support spaces. The replacement structure is proposed to be one story. Williams and Rice Halls occupy what can generally be described as the middle section of the Ness Academic Center, sandwiched between Fee Hall to the south and Bronson Hall to the north.

Phase 8c : Bronson Hall Replacement

Replacement of Bronson Hall at the north end of the Ness Academic Center will be the last phase of the project and is proposed to house in-kind replacement of facilities such as classrooms, faculty and staff offices and support spaces. The addition is proposed to be one story with a basement opening onto the existing north plaza of the HSC Argue building.

Location on Campus

The structures will replace the existing buildings roughly in the same footprint of the current Ness Academic Center. The Fee Hall replacement is proposed to have an expanded footprint to the south and west. The Bronson Hall replacement footprint is proposed to expand to the west.

Building Height

The new phased replacement of the Ness Academic Center is proposed to conform to the existing building height limits of 30' ABE height within the 100' height buffer from the PLA-1 boundary and 40' ABE height outside of the 100' height buffer. The existing Ness Academic

Center is all one story above grade and the proposed replacement structures are all proposed to be one story above grade as well, with exception of Fee Hall Replacement at the south end of the complex, which is proposed to be two stories.

Associated Improvements and Project Information

The Ness Academic Center phased replacement will include sidewalk, landscape and other miscellaneous site improvements and will connect to the existing north and south plazas of the HSC Argue building.

Shared Use of Athletic Fields

Under the current master plan conditions, Northwest University use of the athletic fields is restricted to use by Northwest University students, athletes and faculty and staff. Such use permits NU hosting athletic events for league and intramural play, while prohibiting any use of the fields by outside groups or organizations. Northwest University recognizes both the need for additional outdoor recreation space in the community as well as the opportunity to share the athletic fields during times when use by Northwest University is not needed. Recognizing both the current restrictions and the opportunity to work with the community to craft a shared use policy, Northwest University proposes to incorporate shared use of the athletic fields into the proposed master plan.

During the development of the master plan update, Northwest University has pursued multiple avenues to both understand the level of interest and the concerns regarding a shared use policy. These efforts are best summarized in the Outreach Summary Report, but can be summarized here:

- Multiple targeted meetings with the immediate neighbors to the north of the athletic fields.
- Specific discussion of this topic at all open house meetings.
- Meetings with Kirkland Parks, Sports Leagues, Eastside Prep School, Puget Sound Adventist Academy and other interested parties in shared use.
- Including draft field use policies in the open house meetings, neighbor meetings and NU maintained master plan website.

The initial field use policy proposed was to open the fields generally during the hours of 8 AM to 9:30 PM with unrestricted access for outside/shared use and lighting both the north and south fields. Initial mitigation proposed for the north neighbors included enhanced buffer planting, construction of a 6'-8' high solid 'sound wall', installation of new 30' high sports netting and fully fencing the buffer. Mitigation for the community traffic impacts was also assessed. However, in the course of the meetings and carefully considered review of the feedback from concerned interests, Northwest University has modified the proposed field use policy from what was initially considered. The current field use policy and conditions proposed by Northwest University for shared use and improvements to the fields is detailed below:

Northwest University Draft Field Usage Policy

Northwest University Use of Athletic Fields

- The athletic fields can be used for any organized Northwest University (NU) sports team activity, including, games, tournaments, practices, NU sport camps and recruiting efforts, including supervised practices of high school teams.
- The athletic fields can be used for any NU intramural use.
- The athletic fields can be used by guests who have engaged NU for conference services when the conference group is either staying at least one night on the NU campus or eating at least two meals in the NU Cafeteria.

- Other use by NU that facilitates our recruiting, academic and student engagement efforts is permitted.

Outside Community Use of Athletic Fields

- NU may rent or lease the athletic fields to youth sports leagues, or other schools, including K-12 schools. NU may utilize Kirkland Parks and Recreation for assistance in scheduling the fields.
- NU will have scheduling priority over community use of the fields.

Hours

- Team games, practices, tournaments, etc., will begin after 8:00am and must end prior to 9:30pm.
- Individual coaching and use of the fields for fitness training of athletes can occur before 8:00am, as long as conversations and noise are kept to a minimum.
- Outside community use will be limited to no more than 8 hours per day.

Lighting

- NU may light the southern field only. Lights will be for evening use only and will be programmed to turn off at 9:30pm. Lights will be LED lights and focused inward toward the field.
- Lights may be used for any purposes as approved in the field use policy.

Other

- Air horns will not be allowed per posted signage and contractual agreements.
- If speakers are used, they must face the Barton Building rather than face north.
- If there appears to be unauthorized usage of the fields, neighbors should contact the NU Security office at 425.889.5500 to report the potential unauthorized use so it can be investigated promptly.

North Buffer

- Institute an **quarterly maintenance inspection led by a member of the senior leadership team of NU (currently the CFO)** with reporting requirements to remove and replace dead or dying plantings, mulch and otherwise care for the existing plantings in the buffer and insure existing plantings are properly irrigated and cared for.
- Install new fencing to fully enclose the buffer, with the only access being through locked maintenance gates.
- Installation of 30' netting to control errant balls.

Changes to the buffer improvements are from input and recommendations of the immediate neighbors to the north. Specifically to not include the 6'-8' high solid 'sound wall', change the proposed buffer planting enhancements to careful maintenance of the existing buffer plantings and fully fence the buffer and north end of the fields as shown on the field drawings to minimize unauthorized access to the buffer

area. See the field drawings in *Appendix B : Master Plan Drawings*. Additionally, a new athletic field access stair is proposed from the parking area east of the Ness Academic Center.

In addition to the field usage policy outlined above and in response to public and city staff comments, NU surveyed facility use policies employed by the City of Kirkland Parks, Lake Washington School District and NU's own short term rental policies. Based on review of these documents, Northwest University proposed to adopt the policy guidelines found in *Appendix F : Outside Use of Facilities Policy Guidelines* for outside use of the athletic fields.

Reduced Puget Sound Adventist Academy Buffer

Northwest University proposed a reduced planting and screening buffer at the shared boundaries with Puget Sound Adventist Academy. Existing conditions reveal minimal to no planting buffer in these areas on both the Northwest University and PSAA side of the boundary. Mown grass and sparse plantings make up the majority of the buffer area. Additionally, Northwest University suggests the similar educational use of the PSAA and NU properties do not require the typical 30' buffer found elsewhere in the Kirkland Zoning Code for disparate uses such as single family and college campuses.

Northwest University proposes to reduce the required buffer and planting area along the shared boundaries with the Puget Sound Adventist Academy to 10'. Plantings along the shared east PSAA boundary are proposed with both the tennis center and pavilion structures and can be seen in the landscape plans.

Northwest University met with the leadership team of PSAA and discussed the proposed buffer reduction. The primary concern was the continued continuity of the fence structure between NU and the PSAA property. NU does not propose to remove or lessen the security fencing between the properties and proposes to continue to work with PSAA to maintain the fencing and appropriate physical barriers between the PSAA property and Northwest University.

In response to city staff comments, Northwest University and PSAA will execute a letter of understanding regarding the reduced buffer that also outlines any conditions associated with the buffer reduction agreement such as shared maintenance costs and restrictions on types of use in the immediate area North of the existing PSAA classroom building to minimize potential conflicts and impact on existing uses on the PSAA property. At the time of writing, the letter of understanding is still being negotiated and is expected to be finalized in March, 2017.

Realignment of 111th Way NE

Northwest University proposed to realign 111th Way NE to the east as it joins NE 53rd. The realignment is proposed to accommodate the tennis center facility. Realignment is proposed to occur with the construction of the new tennis facility and will require relocation of some underground utilities and new connections in the NE 53rd right of way.

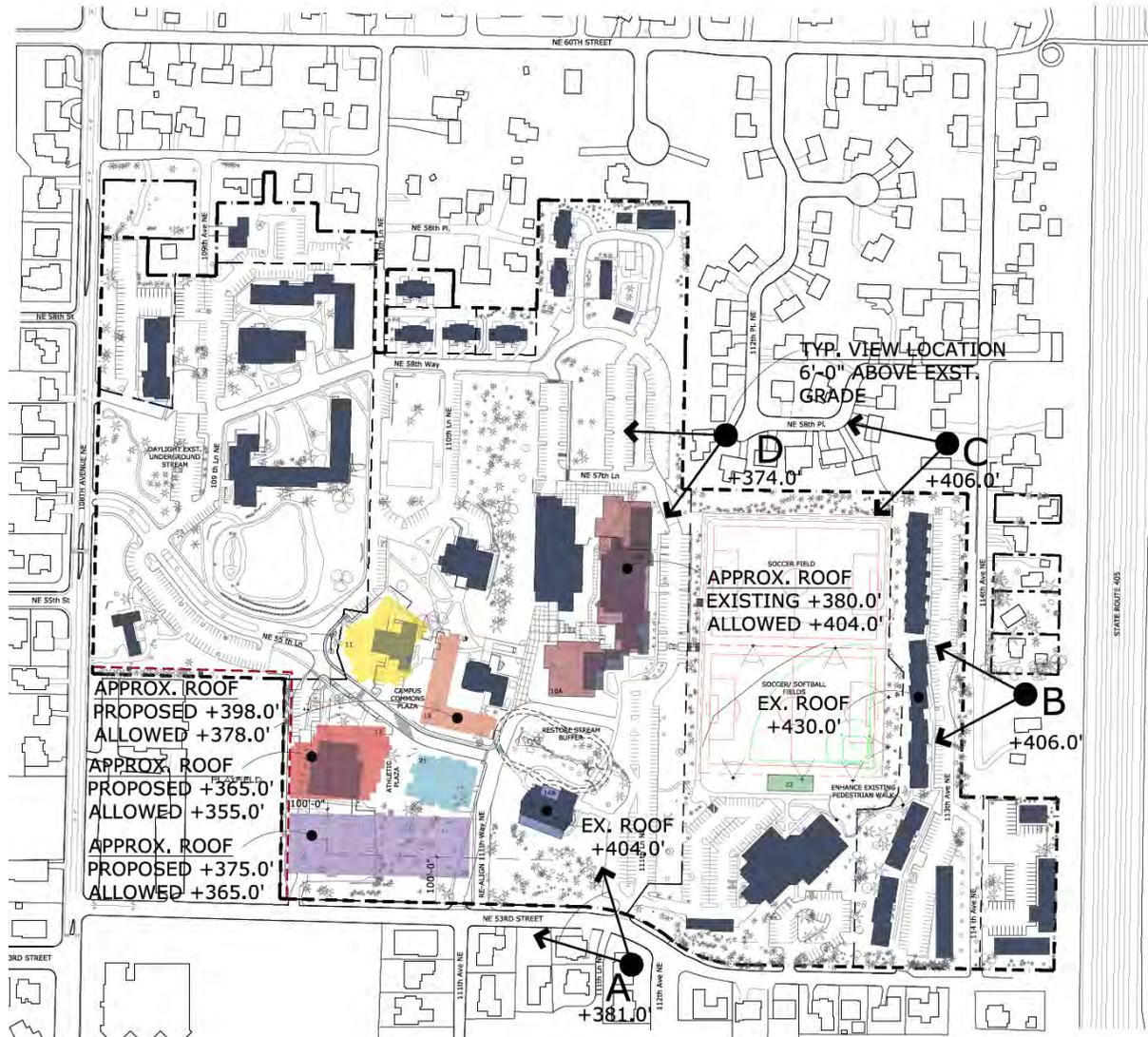
Height Limit Modifications

Residence Hall

The proposed building height is 60' ABE, which represents a 20' increase to the current height limit of 40' ABE for structures located greater than 100' from the PLA-1 boundary. The increased height is sought for the purpose of preserving open space on the campus. With the proposed height increase, the building is not anticipated to block any existing views, nor have an absolute height that is higher than the existing HSC Argue building, see *Figure 18 - View Study*. Additionally, the building is located central to the campus with a minimum distance to the PLA-1 boundary of about 300' and a minimum distance to the nearest residential property of over 420'.

In previously adopted Master Plans, maximum height of some individual structures were permitted to be 60' above finished grade, specifically the Seahawks training 'bubble' structure providing precedent for a 60' ABE building height.

Figure 18 - View Study (Updated)



- LEGEND**
- EXISTING STRUCTURES**
- DAVIS ADMINISTRATION BLDG.
 - GRAY/BEATTY ASSISTANCE HALL
 - CAFETERIA/STUDENT LOUNGE
 - CROWDER/GUY/RESIDENCE HALL
 - GREELEY CENTER
 - DUPLICES
 - FIRS APARTMENTS
 - STUDENT APARTMENTS
 - D.V. HURST LIBRARY
 - NESS/WILLIAMS/DICKOY/FEE HALL
 - PECOTA STUDENT UNION BUILDING
 - MILLARD HALL
 - GYMNASIUM/PAVILION
 - BUTTERFIELD CHAPEL
 - GREEN HOUSE
 - MAINTENANCE BUILDINGS
 - SARITON BUILDING
 - ARGUE HEALTH SCIENCES CENTER
- NW COLLEGE PROPERTY OUTSIDE PL-1 ZONE
 - - - - - CAMPUS PL-1 ZONE BOUNDARY
- PROPOSED**
- NESS PHASE ONE
 - NESS PHASE TWO
 - NESS PHASE THREE
 - WELCOME CENTER (REPLACES PECOTA)
 - PAVILION/ GYMNASIUM REPLACEMENT
 - CHAPEL ADDITIONS
 - RESIDENCE HALL
 - TENNIS CENTER
 - FITNESS CENTER
 - FIELD HOUSE
 - PROPOSED 10' BUFFER AREA

VIEW IMPACT ANALYSIS
 SCALE: 1"=100'
 0' 10' 20' 30' 40'



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Northwest University
 Master Plan Update

NO.	DATE	REVISION
1	2/10/17	PERMIT REVIS

DATE: 02/10/2017
 JOB NUMBER: 1423
 PLOT: 18
 FILE: View Impact Analysis.dwg

VIEW IMPACT ANALYSIS
A1.11
 © 2015 Gelotte Hommas Architecture, P.C.

Tennis Center

Tennis facilities require minimum ceiling clearances for regulation play. Specifically, the minimum USTA clearance over the center net is 36'. In order to achieve the clearances necessary for the tennis center, the height of the building is required to be 40' ABE. The reason for the proposed building height is twofold. First, the Kirkland Zoning measures building height is from Average Building Elevation, which is defined in KZC 5.05.045 as "The weighted average elevation of the topography, prior to any development activity... under the footprint of a building as measured by delineating the smallest rectangle which can enclose the building footprint and then averaging the elevations taken at the midpoint of each side of the rectangle...". The topography at the proposed tennis center slopes up from approximately 322' elevation at the West to 352' at the east, a gain of 30' in elevation. The calculated ABE for the proposed facility is 334.75', or approximately the existing grade at the middle of the building. Measuring from ABE, the courts will require a height limit of 40' using this methodology. Secondly, the tennis center is proposed to have a parking garage under the facility and the building is engaged into the slope of the site as much as feasible (ranging from a minimum of 0' on the west up to 22' on the east).

While the facility requires the proposed height, the design of the proposed tennis center is intended to minimize the perceived height of the structure. The roof is structured with a 3:12 roof slope, so it is only the peak of the roof that approaches the proposed 40' height limit while allowing the minimum 36' interior ceiling clearance. The proposed tennis center is engaged into the slope of the site to minimize the overall perceived height of the structure. The tennis center has a proposed roof peak that is approximately 6" under the 40' height limit proposed for the building. Current height limits on campus are 30' ABE within 100' of the PLA-1 boundary and 40' ABE everywhere else. Due to the proximity of the building to the PLA-1 boundary, a proposed 40' height for the building would be an exception to the current standards. However, the increased buffer width to 50', application of Design Review Guidelines, the enhanced buffer plantings and retention of many of the existing significant trees within the first 30' of the buffer will minimize the impacts to neighboring properties. Additionally, a view diagram has been produced demonstrating how, from the street, the perceived height will be to the eaves and not the peak of the roof, see *Figure 14 - Tennis Center View Diagram*. The heights of the eaves fronting NE 53rd vary from approximately 36' at the west to 6' at the east. An artist's impression of the facility has been produced showing the street view of the tennis center, including the proposed planting buffer and screening; see *Figure 17 - Tennis Center Proposed Street View*. Additionally, in response to public and city staff comment, the buffer design for the tennis center has been revised to retain as many mature significant trees as possible within the first 30' of the buffer. See *Figure 16 - Proposed Tennis Center Street View Photomontage*.

Pavilion

The building is planned to conform to a 40' ABE height limit. The current master plan requires that structures within 100' of the PLA-1 boundary conform to a 30' ABE height limit. Approximately 1/3 of the proposed facility extends into the 100' height buffer to the west. A 40' ABE height limit is proposed for this entire structure. This is also in the location of the proposed buffer reduction between the NU campus and the Puget Sound Adventist Academy shared boundary. See *Reduced Puget Sound Adventist Academy Buffer*, page 42.

Other Areas

For all other structures, Northwest University proposes to maintain the current master plan height restrictions which are height limits of 30' ABE maximum height within the 100' height buffer from the PLA-1 boundary and 40' ABE maximum height outside of the 100' height buffer.

Traffic

Northwest University proposes to revise the traffic plan as fully outlined in the **Final** Traffic Impact Analysis report dated February 22, 2017, prepared by Transpo Group the traffic engineer for the master plan update. The proposed traffic plan intends for traffic to largely be managed on existing infrastructure, both internal and external to the campus, so that additional roads are not needed that would take away from otherwise existing open space on the campus and makes best use of existing facilities and improvements. The primary vehicle access to the campus will remain as the main campus entrance off of 108th Avenue NE. Many of the proposed new facilities have parking and access designed for access from the main campus drive.

Northwest University proposes to not develop previous master plan concepts of an interior loop road. Utilizing existing roads and infrastructure for traffic needs provides several benefits. First, utilizing the existing campus access drives from NE 53rd recognizes and legitimizes the existing patterns of traffic and use. NE 53rd is categorized by the City of Kirkland as a collector street and currently serves the needs of both the University and the neighborhood. Traffic mitigation options are discussed in detail in the **Final** TIA, which may include installation of a new traffic light at the intersection of NE 53rd and 108th. Second, keeping traffic to the main campus drive and on the existing 53rd right-of-way provides a more pedestrian oriented and safer campus and preserves open space. Third, utilizing the existing improvements is better for the environment and a wise use of limited resources. Installing an additional interior circulation road would be redundant as the existing road network is adequate to serve the needs of the neighborhood and the university.

Parking

The master plan provides for a net gain of 178 parking stalls on the campus. A complete discussion of campus parking can be found in the **Final** Traffic Impact Analysis by Transpo Group.

Clarify FTE Enrollment Cap

Northwest University proposes to clarify FTE cap of 1,200 to mean 1,200 maximum on-campus resident students allowing for total enrollment growth that excludes students and programs not located within the PLA-1 zone, online programs, off-campus church partnership programs, commuter students and evening and weekend programs.

Master Plan Approval

Northwest University is seeking an approval period of twenty years for the master plan update.

College Creek

A Class B stream originates on the campus from what appears to be spring fed sources just north and east of the chapel and then flows in roughly a west, northwesterly direction through a series of open channels and pipes across the campus. A Class B stream is defined in KZC 90.30.5 as a perennial stream (during years of normal precipitation) which is not used by salmonids (non-fish bearing). Additional existing storm water collection and conveyances connect both to the existing piped and open channel portions of the stream on the campus.

From the source, the stream flows approximately 430' in an existing open channel to a culvert and then flows through a series of pipes and storm water conveyances for approximately another 750' until it daylights into a small open water channel for approximately 80' at the bottom of a regional detention facility on the campus. From the regional detention facility, the stream is again piped for approximately an additional 500' until it exits the PLA-1 property and crosses under 108th Ave NE right-of-way in a piped conveyance.

Once the stream leaves the PLA-1 property, it continues through a series of piped conveyances and open channels until reaching Lake Washington to the northwest of the campus, approximately 8/10ths of a mile downstream. According to the City of Kirkland Sensitive Areas Map (see Figure 10 - Partial Sensitive Areas Map, on page 16), the downstream portion of College Creek is approximately 30% day-lighted in open channel conveyances and 70% piped conveyances. The path of the stream crosses about 20 single family residential properties and several City of Kirkland rights-of-way.

In previous master plans, portions of the existing College Creek were required to have improvements based on certain development triggers. The existing open channel portion of the creek near the Chapel was required to have buffer enhancements with improved native plantings. Also, a portion of the piped conveyance near the entrance to the University off of 108th Ave NE was required to be day-lighted. Both of these improvements were tied to specific development triggers included in the previous master plan.

Consideration of the stream was made during the current master plan development. While no improvements **were originally** proposed in the master plan, the master plan was developed with an overarching goal of minimizing impacts to the current ecological and environmental resources on the campus. Specifically, clustering of the buildings is proposed to protect and maintain existing open spaces on the campus, some of which includes mature forested areas, particularly the forested areas west of the HSC building and the mature stand of trees to the south of the chapel. Using the no net-loss of ecological function metric, the plan proposes to keep the existing piped portion of college creek in a piped conveyance between the existing open channel portions of the stream on the campus **between the chapel and the regional**

detention facility. This strategy provides opportunity for the buildings to be clustered as proposed so that the open space areas and mature tree stands previously referred to may be preserved.

In response to city staff and public comment, Northwest University proposes to incorporate the daylighting of the stream and buffer restoration as recommended by city staff in the locations indicated and during the phases proposed below. Additionally, the stream will be reclassified in accordance with the currently adopted standards with whichever of the following activities occurs first. Initial review of the current standards assumes the stream is a Class B stream, perennial non-fish bearing.

Please see updated plans depicting the location and general character that daylighting the stream in this location may look like.

Daylight Stream with the Welcome Center- phase 3

Northwest University proposes to daylight the stream concurrently with the construction of the Welcome Center building. The construction of the Welcome Center as proposed in the master plan is the phase that will require relocating an existing piped portion of the stream uphill from the proposed daylighted stream. NU proposes to combine the work to daylight the stream and relocate the piped portion of the stream during phase 3, which will minimize construction impacts to the stream.

As a condition of approval for the master plan, Northwest University recommends:

- Daylighting of the stream be designed per the standards and requirements in KZC 90.105 Stream Relocation or Modification in a manner similar as if it was a Class C stream and review and approval may be considered by the Planning Official.
- Installation of a split rail fence or equivalent barrier per KZC 90.95 Stream Buffer or Barrier around the portion of the day-lighted stream.

Restore buffer with Field Improvements - phase 5

Northwest University proposes to restore the existing stream buffer near the chapel be concurrently with the proposed improvements to the athletic fields (new Field Turf and lighting, specifically excluding the fieldhouse). The reason for this is the proposed new Field Turf will require significant updates to the storm water facilities serving the fields. While the new storm water facilities for the athletic fields will be designed to the current storm water code including water quality measures at the time of construction, additional mitigation through the buffer restoration for the increased impervious surfaces generated by the Field Turf is appropriate.

As a condition of approval for the master plan, Northwest University recommends:

- Buffer restoration plan to be submitted and approved by the Planning Official
- The planting plan to be evaluated per KZC 95.50 Installation Standards for Required Plantings
- A monitoring plan per the requirements of KZC 90.55(4) Compensatory Mitigation
- Installation of a split rail fence or equivalent barrier per KZC 90.95 Stream Buffer or Barrier around the restored buffer.

Comprehensive Plan Analysis

The City of Kirkland Comprehensive Plan outlines goals and standards for the Northwest University master plan update. Several public comments from the initial NU Open House referenced the City of Kirkland Comprehensive Plan and specifically, the Houghton Neighborhood Plan. Questions were raised regarding how the proposed NU Master Plan Update incorporates the goals outlined in the Comprehensive Plan documents. Below is a summary of the relevant Comprehensive Plan Goals along with how NU is responding to each specific goal with the proposed Master Plan update.

The vision statement is a verbal description of the character and qualities of the Central Houghton Neighborhood at a future time when the goals and policy direction expressed in this neighborhood plan are realized.

“Several schools and the Northwest University campus add to the Central Houghton community by providing neighborhood residents with a connection to the schools’ students, parents, and facilities, as well as with residents of other Kirkland neighborhoods and the larger community. These campuses are valued and supported, not only for their role in providing educational opportunities and fostering community relationships, but for the additional open space they provide and share with the neighborhood.”

NU Comment: NU honors and respects this valued and supported position in the community and is endeavoring with this Master Plan updated to continue to be a good neighbor and a resource to the community. Sharing the open space on campus with the neighbors is a long respected tradition and privilege. In fact, the intent of clustering the proposed buildings is rooted in preserving as much open space on campus as possible while still providing the improvements necessary to the success and future of the University.

Policy CH-8.1: Provide opportunities for early community involvement in any expansion plans for, modifications to, or changes in uses within schools and places of worship.

“Early community involvement is important in addressing issues that may affect the surrounding area and the neighborhood as a whole. Issues such as parking and public safety should be taken into account when considering additional ancillary uses, expansion of facilities, or the addition of new facilities. Required buffering should be designed to minimize impacts to and be compatible with neighboring uses.”

NU Comment: Northwest University is committed to a robust and thorough dialog with all of the constituents of the Master Plan update. A summary of these efforts to date include the following:

- **Targeted meetings have been held with key stakeholders including Kirkland Children’s School and Seventh Day Adventist Academy leaders joint meeting, LWSD Emerson Campus leaders, Lake Washington Youth Soccer Association (LWYSA) leaders, Lake Washington Lacrosse and Juanita Lacrosse association leaders, Boys and Girls Club of Kirkland program**

director, Eastside Preparatory Academy leaders, and a presentation at the Central Houghton Neighborhood Association monthly meeting.

- Multiple meetings with the neighbors who live on the north boundary of the University
- A website for the Master Plan has been established providing easy access to all NU materials: <https://www.northwestu.edu/master-plan/>
- NU hosted Open Houses on March 30 and May 9
- 7,500 direct mail postcard invitations were sent to households in the Houghton Community Council boundary for the March 30 and May 9 NU Hosted Open Houses.
- 60 yard signs were posted to announce each Open House
- 2 press releases were sent to Kirkland area media announcing the Open Houses with stories being published for each.
- An email address, masterplan@northwestu.edu, was established and promoted on all public materials for on-going receipt of comments.

Please see *Appendix A : Public Outreach and Response Summary* as well as the separate report titled “Public Outreach and Response Report” that details all of the community involvement and outreach conducted prior to submitting the master plan update to the City of Kirkland.

NORTHWEST UNIVERSITY (PLANNED AREA 1)

“The planned area designation permits the application of special development procedures and standards to minimize adverse impacts resulting from the natural growth and operation of the facility.”

NU Comment: The Master Plan update is necessary for the natural growth and operation of the University. NU shares the goal of minimizing the adverse impacts to the community and neighbors while understanding that adverse impacts may occur, efforts are proposed to minimize them.

Policy CH-9.3: Structures on campus should be located to minimize impacts on single-family residential areas adjacent to the University.

It is important to consider the location of new buildings on campus in relationship to the surrounding single-family residential areas. New structures should be placed far enough away from single-family residential uses to minimize impacts.

NU Comment: The proposed Master Plan structures are all located 80’ or more from the PLA 1 boundary that immediately borders Residential properties, well in excess of the minimum 30’ buffer currently adopted. All of the proposed structures are located more than 90’ away from the nearest Southern residential property line and the entire frontage of the proposed structures on the South is on a public right of way and not residential properties. The proposed Tennis Center, Pavilion and Fitness Center structures are clustered in the Southwest corner of the campus, adjacent to other institutional uses and non-residential uses to minimize the impact on immediate residential neighbors. Additionally, the frontage of the proposed Tennis Center along NE 53rd Street is proposed to incorporate a rain garden and additional plantings to buffer and soften the campus

edge, minimizing the impact to residential properties. The other proposed structures such as the Welcome Center, Residence Hall and Field House are all located interior to the campus and minimize impact to residential uses as much as feasible.

Policy CH-9.4: Traffic should be routed away from local residential streets to the extent possible.

Traffic routing can have a great impact on the surrounding neighborhood. Primary access to the University should continue to be off of 108th Avenue NE.

NU Comment: The primary access remains off of 108th Ave. Both the Comprehensive Plan and all of the Cities street documentation designate NE 53rd Street as a Collector Street and not as a Neighborhood Access Street. Existing access points to NE 53rd are proposed to remain and 111th Way NE is proposed to be realigned.

Policy CH-9.5: University activities should be buffered on all sides to protect adjacent single-family residential development.

The university should be buffered from surrounding areas to reduce visual and noise impacts and protect the privacy of those living within the surrounding single-family neighborhood.

NU Comment: Buffering has been and continues to be included in the Master Plan for all single family and residential properties. A reduced buffer is proposed between the Puget Sound Adventist Academy property.

TRANSITIONAL AREAS

When locating institutional and commercial uses adjacent to residential areas, techniques should be used to minimize impacts on adjacent residential areas such as ensuring there is adequate parking on neighborhood streets for residents and businesses, minimizing noise in evening hours, and minimizing glare from commercial lighting.

NU Comment: Northwest University respects the residential context of the campus. 30' buffers are proposed to continue at all residential areas. Additional on-campus parking is proposed to accommodate the increased parking demand (a detailed parking analysis is provided in the DRAFT Traffic Impact Analysis prepared by Transpo Group, NU's traffic engineering consultant), buffers are proposed to be maintained in areas of increased noise at the play fields and the proposed field lighting (for the southern field only) is state of the art LED lighting with high cut-off ratios that will minimize glare on adjacent properties. Additionally, field lighting is proposed to be turned off by 9:30 PM. For additional information, see the discussion *Shared Use of Athletic Fields* on page 40.

OPEN SPACE AND PARKS

B.E.S.T. High School is on a 10-acre site and is part of the Lake Washington School District (LWSD). The City has constructed and maintains a multipurpose playfield at B.E.S.T. High School through an interlocal agreement with LWSD. The playfield is available for both organized and informal sports activities such as baseball/softball, soccer, and football. A small gymnasium at the school is also available on a limited basis for community recreation programming, with scheduling and use dictated by LWSD.

NU Comment: Northwest University is in discussions with the City of Kirkland for similar use agreements for the play fields and the proposed athletic facilities as part of the master plan update.

Policy CH-13.1: Pursue acquisition of property and partnerships with schools and other institutions in Central Houghton.

The City should seek opportunities to acquire land to expand parks as properties adjacent to existing parks become available. It is also important to provide and maintain a diversity of park recreation types for the neighborhood. The City should pursue cooperative agreements for joint use of the facilities at schools and other institutions. In addition, street ends should be developed and expanded into park and open space areas for public enjoyment.

NU Comment: In the current Master Plan update, Northwest University proposes to add shared use of the play fields so that a cooperative agreement for joint use of the facilities may be possible. Under the current Master Plan, these types of agreements and joint use are prohibited. Granting approval to the non-exclusive NU use of the fields will achieve this policy goal.

Policy CH-14.1: Undergrounding of overhead utilities should be actively encouraged.

In order to contribute to a more attractive and safe living environment, to improve views and enhance a sense of community identity, the undergrounding of utilities should be actively encouraged.

NU Comment: In association with the construction of the Tennis Facility, Northwest University proposes to include undergrounding the existing overhead power lines and utilities along NE 53rd street from the existing power pole just west of the Chapel parking entrance to the power pole located just west of the NU/SDA property boundary, approximately 785' in length.

Appendix A : Public Outreach and Response Summary

As part of the Master Plan Update process, Northwest University has engaged in a comprehensive public outreach and education effort to ensure that neighbors and other interested parties are aware of all elements of the proposal and have had the chance to provide input and comments. As a result, NU has made adjustments to the proposed Master Plan Update and believes it to be a better proposal than the preliminary plan first presented to the City at the pre-submittal meeting in January 2016. The following is a summary of the public outreach activities, major themes heard, and adjustments made to the plan based on public comment.

PUBLIC OUTREACH

Communication and Public Education Tools Employed:

122 Email address: Created and promoted electronic comment email address: masterplan@northwestu.edu to encourage public comment; received a total of 122 emails

>1,330 Dedicated Webpage: To ensure transparency and easy access by the public, developed a Master Plan webpage at <https://www.northwestu.edu/master-plan/> to host all documents and presentations. Over 1,330 unique page views through June 13

116 eNewsletter: Created and sent an electronic newsletter following each open house to growing list of stakeholders (including all who signed up at the open houses), currently at 116. Content included links to documents including elements of the plan, timeline and invitation to comment

2 Press releases: Sent two press releases to local media announcing open houses, resulting in stories both times

>7,500 Direct Mail and Electronic Postcard Invitations: Sent 7,400 direct mailed (first class) hard copy postcard invitations to all (3,700) residences in the Houghton Community Council boundary announcing each of the two open houses (March, May). And sent over 100 electronic versions of the invitation to groups, asking they be forwarded to members and constituents

60 Yard Signs: Posted 60 yard signs along 108th Ave NE, NE 53rd Street and other adjacent streets in days before open houses to announce the events

2 White papers: NU President Dr. Castleberry wrote two essays, *Why Tennis?* and *Why Open and Light the Fields?* to provide a more comprehensive narrative on how these elements meet NU's mission

Channels of Communications:

Open House Invitations and eNewsletters forwarded through and/or content forwarded via the Central Houghton Neighborhood Association; Eastside Preparatory School; LWYSA; Kirkland and Juanita Lacrosse organizations; Kirkland Reporter

Open Houses and Community Stakeholder Meetings:

March 30 Open House

May 9 Open House
 Kirkland Children’s School and Seventh Day Adventist Academy leaders joint meeting
 LWSD Emerson Campus leaders
 Lake Washington Youth Soccer Association (LWYSA) leaders
 Lake Washington Lacrosse and Juanita Lacrosse association leaders
 Boys and Girls Club of Kirkland program director
 Eastside Preparatory Academy, leaders meeting
 Central Houghton Neighborhood Association monthly meeting, invited to present
 Neighbors who live on the north boundary of the University

Input Received

203 A total of 203 comments and letters were received and responses sent in the period from January 1 through June 25, 2016. See Comment/Response Record, and file of all comments received

Major themes of public comments

1. Support for the proposed Master Plan Update and University’s outreach efforts
2. Questions about opening up fields to the community
3. Interest in maintaining campus character
4. Questions about building mass, height and clustering
5. Interest in environmental sustainability
6. Questions about how proposed Master Plan elements support NU’s mission
7. Questions about noise, light, buffer maintenance and security
8. Questions about increased traffic, parking and safety related concerns

Adjustments to the Master Plan Proposal based on community input

1. Eliminate proposed additional access drive onto NE 53rd Street
2. Reconfigure tennis center parking
3. Explore undergrounding utilities along NE 53rd Street
4. Explore 30’ netting of sports fields
5. Enhance fence and security at athletic field buffer
6. Enhance buffer at tennis center
7. Explore a number of sustainability initiatives
8. Adjustments to the proposed shared field use policy

Additional Information

In the full Public Outreach and Response Report, the following information is also available:

Appendix A: Samples of Communication Tools, Public Outreach and Education

Appendix B: NU Master Plan: Consolidated Comments and Response Report

Appendix C: All Comments Received Including Letters and Emails

Comment Summary and Adjustments from Public and City Staff Comments on Master Plan Received through December, 2016

Public Comment Summary

- 108 comments sent to city
 - 80 supportive, 24 concerns, 4 combination support/concern
- 80 supportive comments
 - 40 from Board members, employees and students
 - 30 in support of opening sports fields
 - 10 in support of tennis center
- 24 comments with concerns & 4 comments with combined support/concern comments (most people listed more than one concern, thus the total # of concerns listed below is larger than the # of commenters))
 - 26 related to traffic
 - 11 related to tennis center
 - 10 related to commercial usage
 - 10 related to field usage
 - 9 related to noise
 - 8 related to parking
 - 7 related to building heights
 - 5 related to field lighting
 - 5 related to security and safety
 - 4 related to property valuation
 - 3 related to student cap
 - 3 related to non-compliance with current master plan
 - 24 other concerns with 2 or fewer responses, ranging from the chapel expansion, to fitness center, communication, appearance, daylighting stream and many more

City staff preliminary comments

- Daylighting portion of stream & buffer improvements to current portion of stream by chapel
- Size, bulk and usage of the tennis center

- Number of mature trees that will have to be removed due to construction, particularly around the tennis center
- Request Letter from PSAA regarding reduced setbacks
- Opening athletic fields
- Pedestrian connectivity on campus
- Additional traffic concerns

Responses to comments

- Daylighting stream and buffer improvements to stream by chapel
 - Daylight stream from current detention pond by Crowder residence hall to 108th when the Welcome Center is built
 - Buffer improvements by chapel when the athletic fields are converted to field turf
- Tennis center
 - Remove the parking on east end of building so the height can be reduced to 40' ABE from the initial proposal of 50' ABE
 - Add additional design features to south side of the building
 - Move the buffer from 30' to 50' while still incorporating the rain garden to retain as many mature trees as possible
 - Will NU add tennis as a sport in the future – this will be explored
- PSAA buffer
 - Ask for a letter agreeing to the buffer reduction with any conditions included
- Use of the fields/field lighting
 - Analyzed other field use agreements and policies
 - Devised a field use policy for NU
 - Lighting just south field, taller light standards to further reduce glare and spill over lighting (in addition to LED lights)
- Pedestrian connectivity on campus, particularly from apartments to rest of campus
 - Improve the current path to concrete sidewalk
 - Add stairs from fields to east end of Ness
- Traffic
 - A revised report, including an executive summary has been completed
 - Additional work done on new intersections and street parking around campus
- Maintenance of the north buffer by the athletic fields
 - Regular (quarterly) inspections being done by CFO

Appendix B : Master Plan Drawings

Master Plan Drawings List

Updated plans indicated in red.

General

A0.1 – Cover Sheet

Survey (Not Included in this Document)

S1 – Cover Sheet & Key Map

S2 – Legal Description & Notes

S3 through S20 – Survey Drawings

Architectural

A1.0 – Existing Campus Map

A1.1 – Proposed Master Plan

A1.2 – Proposed Phasing Plan

A1.3 – Proposed Plaza Level

A1.4 – Proposed Parking Level

A1.5 – Play Fields

A1.6 – Existing Aerial

A1.7 – Proposed Aerial

A1.8 – Entry Rendering

A1.9 – Campus Commons Plaza
Rendering

A1.10 – Athletic Plaza Rendering

A1.11 – View Impact Analysis

A1.12 – Athletic Field Lighting

A2.1 – Welcome Center Plans

A2.2 – Welcome Center Exterior
Elevations

A2.3 – Welcome Center Exterior
Character Renderings

A3.1 – Residence Hall Plans

A3.2 – Residence Hall South Elevation &
Rendering

A3.3 – Residence Hall West Elevation &
Rendering

A4.1 – Pavilion Plans

A4.2 – Pavilion East Exterior Elevation &
Rendering

A4.3 – Pavilion North Exterior Elevation
& Rendering

A5.1 – Tennis Center Parking & Plaza
Level Plans

A5.2 – Tennis Center Running Track Level
Plan & Longitudinal Building
Section

A5.3 – Tennis Center Exterior Elevation
Renderings & Building Section

A5.4 – Tennis Center Exterior Elevation
Renderings

A5.5 – Tennis Center Frontage
Improvement Renderings

A6.1 – Ness Plans

Landscape

L1.1 – Overall Landscape Plan

L1.2 – Plaza Landscape

L1.3 – Day-lighted Stream & Ness Hall
Landscape

L1.4 – Field Landscape

L1.5 – Tree Removal Plan

L1.6 – Tree Removal Inventory

Plant List – Trees

Plant List – Shrubs & Ground Cover

Plant List – Native Rain Garden

Plant List – Ornamental Rain Garden

Civil

C1.1 – Stormwater Management Plan

C1.2 – Stream Daylighting Plan

C2 – Master Water, Sewer and Power
Plan

C3 – Conceptual Grading Plan

C4 – Frontage Improvements

NOTE: All drawings included in *Appendix B : Master Plan Drawings* are reduced and not to scale. For scale drawings, please reference the full drawing set.

Architectural Drawings

NW UNIVERSITY MASTERPLAN

5520 108th Ave NE
Kirkland, WA 98033

PROJECT SUMMARY

THIS PROJECT IS A MASTER PLAN FOR THE UNIVERSITY OF NORTHWESTERN WASHINGTON. THE MASTER PLAN WILL BE COMPLETED IN PHASES. THE MASTER PLAN WILL BE COMPLETED IN PHASES. THE MASTER PLAN WILL BE COMPLETED IN PHASES.

PARKING & STREET INFORMATION

MAN NEIGHBORHOODS: 24 UNITS + 2000 STUDENTS
 HIGHWAY: 170 (4) NE LOCATED ON SUBJECT PROPERTY
 ACCESS: 2000 STUDENTS
 PARKING: 2000 STUDENTS
 TOTAL PROPOSED: 2000 STUDENTS

LOT COVERAGE - NET CHANGE

EXISTING IMPROVED: 17000 SQ FT
 BEST BUILDING FOOTPRINTS: 71000 SQ FT
 TOTAL BEST BUILDING FOOTPRINTS: 88000 SQ FT
 TOTAL PROPOSED: 100000 SQ FT

BUILDING FOOTPRINT 1 - NET CHANGE

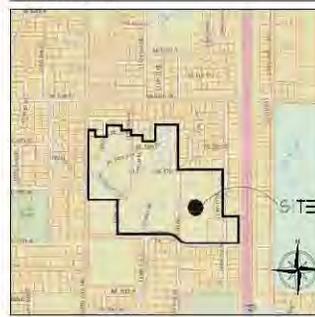
BEST BUILDING FOOTPRINTS: 71000 SQ FT
 TOTAL NET CHANGE: 4000 SQ FT

BUILDING INVENTORY

Bldg #	Building	Gross Square Feet				Units				Parking/Staff				ISC #	Grade Type
		Existing	Add'l	Proposed Under Bldg	Total	Existing	Add'l	Total	Existing	Add'l	Total	Existing	Add'l		
1	Davis	15,800	0	15,800	45	0	45	0	15	0	15	0	0	0	0
2	Brady/Baxter	44,400	0	44,400	144	0	144	0	0	0	0	0	0	0	
3	101 Thompson Hall	33,500	0	33,500	0	0	0	0	0	0	0	0	0	0	
4	Evenden, Gas, Piche	68,400	0	68,400	319	0	319	0	0	0	0	0	0	0	
5	Greely Center	3,300	0	2,800	0	0	0	0	0	0	0	0	0	0	
6	Family Residence Duplexes	28,077	0	28,077	11	0	11	14	28	28	28	0	0	0	
7	108 Apartments	47,600	0	47,600	71	0	71	79	132	132	132	0	0	0	
8	Student Apartments	24,560	0	24,560	32	0	32	32	15	15	15	0	0	0	
9	Library	28,200	0	28,200	0	0	0	0	0	0	0	0	0	0	
10	Natu. Academic Center	23,100	0	23,100	0	0	0	0	0	0	0	0	0	0	
11	Physics Center	7,600	0	7,600	0	0	0	0	0	0	0	0	0	0	
12	Maths Hall	15,000	0	15,000	0	0	0	0	0	0	0	0	0	0	
13	Payson	23,400	0	23,400	0	0	0	0	0	0	0	0	0	0	
14	Chemical/Chemical/Mech.	24,200	0	24,200	0	0	0	0	0	0	0	0	0	0	
15	Green House	127	0	127	0	0	0	0	0	0	0	0	0	0	
16	Maintenance / Shop Bldgs	10,639	0	10,639	0	0	0	0	0	0	0	0	0	0	
17	Bus Stop Admin.	38,704	0	38,704	0	0	0	0	0	0	0	0	0	0	
18	Alumni HSC	45,400	0	45,400	0	0	0	0	0	0	0	0	0	0	
19	Natu. Resources	0	70,000	0	70,000	0	0	0	0	0	0	0	0	0	
20	Wellness Center	0	43,300	18,000	61,300	0	0	0	0	0	0	0	0	0	
21	Pathway Gymnasium	0	37,000	18,000	55,000	0	0	0	0	0	0	0	0	0	
22	Recreation Hall	0	80,000	0	80,000	0	0	0	0	0	0	0	0	0	
23	Therapy Center	0	50,000	10,000	60,000	0	0	0	0	0	0	0	0	0	
24	108H resident	0	1,000	1,000	0	0	0	0	0	0	0	0	0	0	
	Totals	491,400	244,300	73,600	809,300	308	272	580	1,500	170	1,344	0	0	0	



VICINITY PLAN



PROJECT ADDRESS

5520 108th Ave NE
Kirkland, WA 98033

LEGAL DESCRIPTION

THE SURETY TRACT LEGAL DESCRIPTION IS AS FOLLOWS:
 PROJECT SITE: 20 ACRES

KING COUNTY TAX IDENTIFICATION NUMBERS

PACEL: 1-4-21-108-000	PACEL: 1-4-21-108-001	PACEL: 1-4-21-108-002
PACEL: 1-4-21-108-003	PACEL: 1-4-21-108-004	PACEL: 1-4-21-108-005
PACEL: 1-4-21-108-006	PACEL: 1-4-21-108-007	PACEL: 1-4-21-108-008
PACEL: 1-4-21-108-009	PACEL: 1-4-21-108-010	PACEL: 1-4-21-108-011
PACEL: 1-4-21-108-012	PACEL: 1-4-21-108-013	PACEL: 1-4-21-108-014
PACEL: 1-4-21-108-015	PACEL: 1-4-21-108-016	PACEL: 1-4-21-108-017
PACEL: 1-4-21-108-018	PACEL: 1-4-21-108-019	PACEL: 1-4-21-108-020

CODE INFORMATION

PROJECT JURISDICTION: CITY OF KIRKLAND
 ZONING: PL-1 (PLANNED AREA-MEDIUM-DENSITY)
 PERMITTED: 10
 BUILDING HEIGHTS: 30' MAXIMUM BUILDING HEIGHT PERMITTED BY ZONING ORDINANCE. ALL BUILDINGS SHALL BE LIMITED TO 30' MAXIMUM BUILDING HEIGHT PERMITTED BY ZONING ORDINANCE.

PROJECT DIRECTORY

ARCHITECT: GELOTTE HOMMAS ARCHITECTURE
 2000 108th Ave NE, Suite 100
 Kirkland, WA 98033
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 Fax: (425) 822-2122
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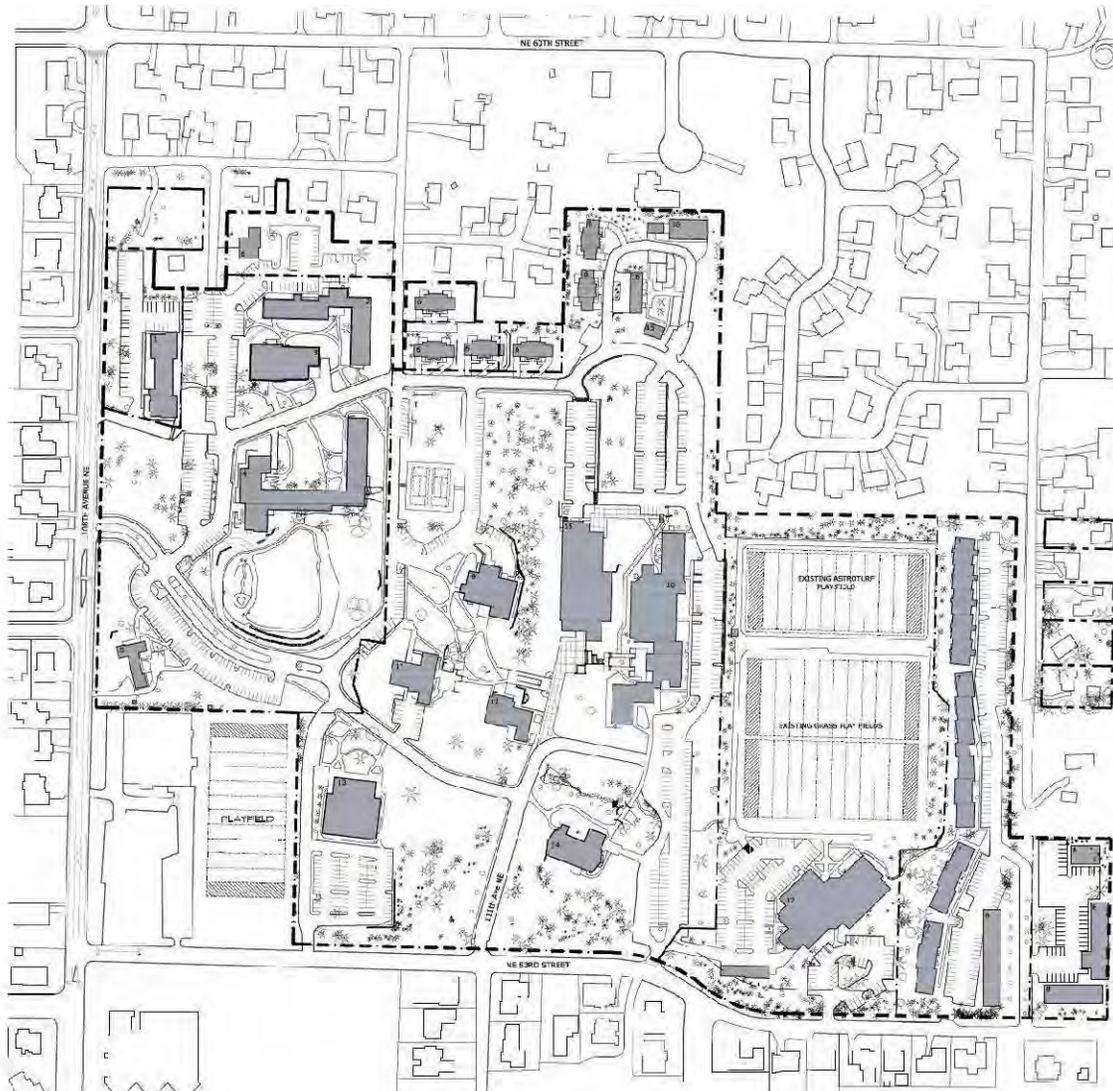
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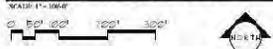
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 Northwest University
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 1 10/17 2017 PERMIT BIDS
 DATE: 02/10/2017
 JOB NUMBER: 1423
 PLOT: TH
 FILE: AD-1-Cover Sheet
 COVER SHEET
 A0.1
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LEGEND

- EXISTING STRUCTURES**
- 1 DAVIS ADMINISTRATION BLDG
 - 2 GRAY/BEATTY RESIDENCE HALL
 - 3 CAFETERIA/STUDENT LOUNGE
 - 4 "BROW" BR/CLY/RESIDENCE HALL
 - 5 JIMBLEY CENTER
 - 6 DUPLERES
 - 7 DOD APARTMENTS
 - 8 STUDENT APARTMENTS
 - 9 S.V. HURST LIBRARY
 - 10 NESS/WILLIAMS/DICKEY/ETC HALL
 - 11 JEFFOTA STUDENT UNION BUILDING
 - 12 HILLIARD HALL
 - 13 DYNAMIS/IN/P/W/LOD
 - 14 BUTTENFIELD C-VALE
 - 15 GREEN HOUSE
 - 16 MAINTENANCE BUILDING
 - 17 BARTON BUILDING
 - 18 ARBOL HEALTH SERVICES CENTER
- VW COLLEGE PROPERTY (OUTSIDE PLAN) ZONE
 - - - CAMPUS PLANS (ZONE BOUNDARY)

EXISTING CAMPUS PLAN




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EXISTING CAMPUS MAP

A1.0

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PROPOSED MASTER PLAN

SCALE: 1" = 100'-0"

- LEGEND**
- EXISTING STRUCTURES**
- 1 DAVIS ADMINISTRATION BLDG.
 - 2 OVA/ZEPHYR RESIDENCE HALL
 - 3 CRAFTSMAN/STUDENT LOUNGE
 - 4 CROWDER/OLYMPIA RESIDENCE HALL
 - 5 GRESLEY LOUNGE
 - 6 DUPLEXES
 - 7 FRES APARTMENTS
 - 8 STUDENT APARTMENTS
 - 9 D.V. HUNY LIBRARY
 - 10 NEES/WILLIAMS/SIOCKEY-NEE HALL
 - 11 PECKYR STUDENT UNION BUILDINGS
 - 12 HILLMAN HALL
 - 13 CONNORS/OWEN/PULLISH
 - 14 BUTLERFIELD CHAPEL
 - 15 GREEN HOUSE
 - 16 MAINTENANCE BUILDING
 - 17 BARTON BUILDING
 - 18 ABOVE HEALTH SCIENCES CENTER
- NW COLLEGE PROPERTY OUTSIDE PL-1 ZONE
 - - - CAMPUS PL-1 ZONE BOUNDARY
- PROPOSED**
- 101 NEES PHASE ONE
 - 102 NEES PHASE TWO
 - 103 NEES PHASE THREE
 - 104 WELCOME CENTER (REPLACES PECKYR)
 - 105 PARLOR/IMPRESSO/REPLACEMENT
 - 106 CHAPEL ADJACENT
 - 107 RESIDENCE HALL
 - 108 TENNIS CENTER
 - 109 FITNESS CENTER
 - 110 FIELD HOUSE
 - 111 PROPOSED 10' BUFFER AREA

PROPOSED MASTER PLAN

SCALE: 1" = 100'-0"



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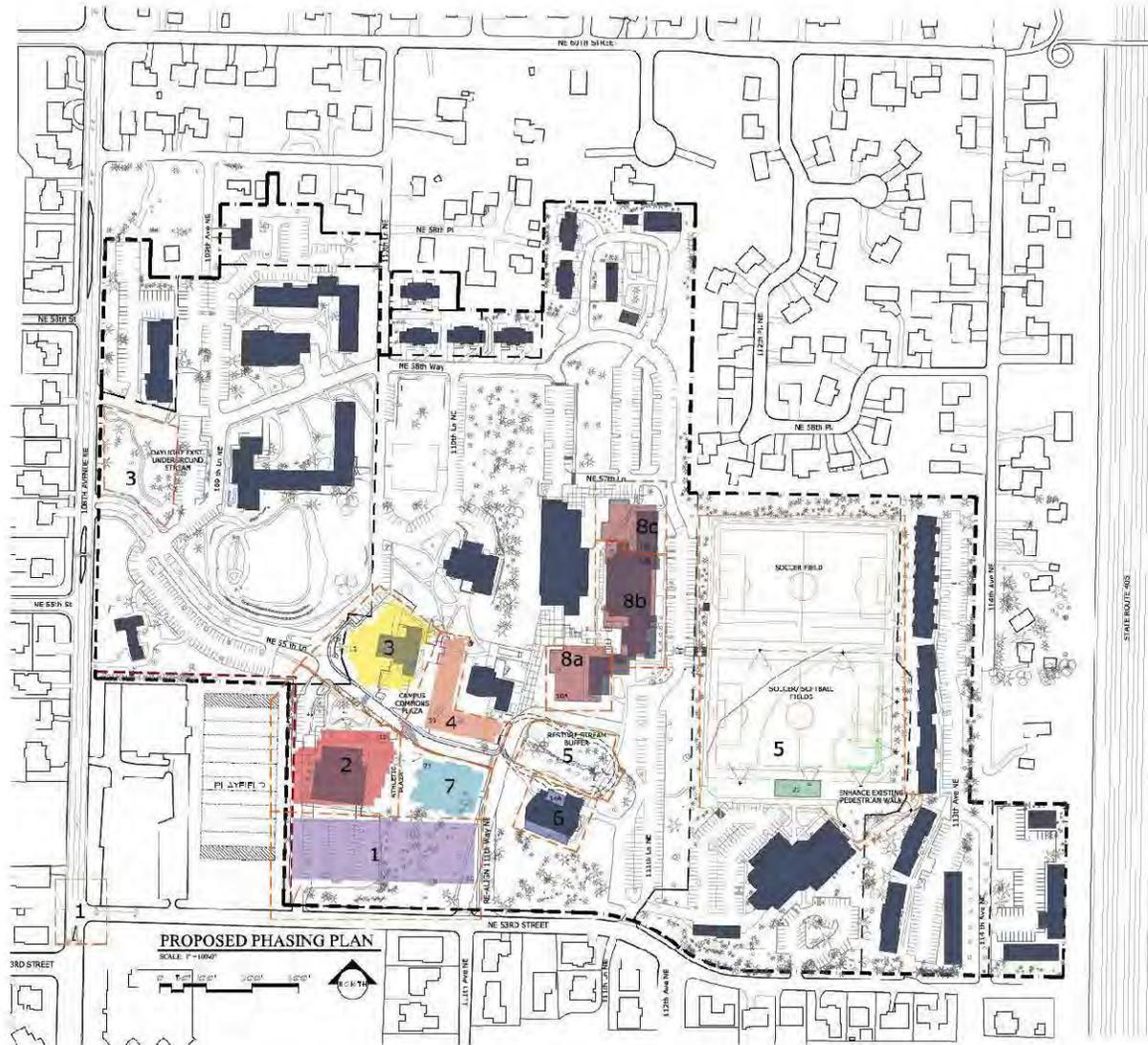
NO.	DATE	REV./COM.
1	3/10/17	PREP/ BRUC

DATE: 03/10/2017
 P/N NUMBER: 1473
 DN: TM
 FILE MASTER PLAN 3-9-15.dwg

PROPOSED MASTER PLAN

A1.1

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LEGEND

- EXISTING STRUCTURES**
- 1 DAVIS ADMINISTRATION BLDG.
 - 2 CRAV/BEATTY ASSISTANCE HALL
 - 3 CAFETERIA/STUDENT LOUNGE
 - 4 CROWDER/GVA/RESIDENCE HALL
 - 5 CREVELY CENTER
 - 6 FURS PARKS
 - 7 FIRS APARTMENTS
 - 8 INHUBIT APARTMENTS
 - 9 E.V. HUBBY LIBRARY
 - 10 YESS/WILLIAMS/BOCKEY/FREE HALL
 - 11 PEOPLES STUDENT UNION BUILDING
 - 12 MILLARD HALL
 - 13 CYNARCTA/NAUTICAL PLAN
 - 14 BUTTERFIELD CHAPEL
 - 15 GREEN HOUSE
 - 16 PERFORMANCE BUILDING
 - 17 BARTON BUILDING
 - 18 ANGIE HEALTH SCIENCES CENTER
- HWY/CORPORATE PROPERTY OUTSIDE P.L.A. ZONE
 - - - - - CAMPUS P.L.A. ZONE BOUNDARY
- PROPOSED**
- 1a NESS PHASE ONE
 - 1b NESS PHASE TWO
 - 1c NESS PHASE THREE
 - 11 WELCOME CENTER (REPLACES PROCTA)
 - 12 PUBLIC SECTOR CHANGELIN WITH APARTMENT
 - 13 CHAPEL REBUILDING
 - 14 RESIDENCE HALL
 - 15 TENNIS CENTER
 - 16 FITNESS CENTER
 - 17 FIELD HOUSE
 - 18 PROPOSED 10' BUFFER AREA

PROPOSED

PHASE	DATE	NOTE:
1	2017-2020	WHILE THE IMPROVEMENTS ARE CHARACTERIZED AS "PHASES", THE ORDER IN WHICH IMPROVEMENTS ARE ACTUALLY UNDERTAKEN MAY VARY FROM THE PROPOSED ORDER AND DATES PRESENTED IN THE MASTER PLAN SUBMITTAL.
2	2019-2022	
3	2019-2023	
4	2021-2024	
5	2021-2024	
6	2022-2024	
7	2029-2032	
8a	2031-2034	
8b	2033-2035	
8c	2035-2037	

DESCRIPTION

- 1 Tennis Center & Parking, Landscape & buffer, Frontage improvements NE 53rd St., Traffic control @ 108th & 53rd intersection per traffic study
- 2 Replace Existing Gymnasium w/ New Gymnasium, Parking, Landscape, Plaza
- 3 Replace Existing Building w/ New Welcome Center, Parking, landscape, Daylight existing stream near 108th Ave entry
- 4 Residence Hall, Plaza, Landscape
- 5 Replace Existing Fields w/ 2 New Astro Turf soccer fields, perimeter Landscape, field lighting, field house, restoration of stream buffer adjacent to Chapel, enhance existing walk from Firs student housing pass Barton building.
- 6 Additions to existing Chapel
- 7 Fitness Center & Parking, Landscape
- 8a Replace Existing w/ New Theater Building, Landscape
- 8b Replace Existing w/ New Academic Building, Landscape
- 8c Replace Existing w/ New Academic Building, Landscape



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NO.	DATE	REVISION
1	02/10/2017	PROJ. SETUP

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PROPOSED PHASING PLAN

A1.2

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1	7/17/17	PERMIT SETS

PROPOSED PLAZA LEVEL

A1.3

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LEGEND

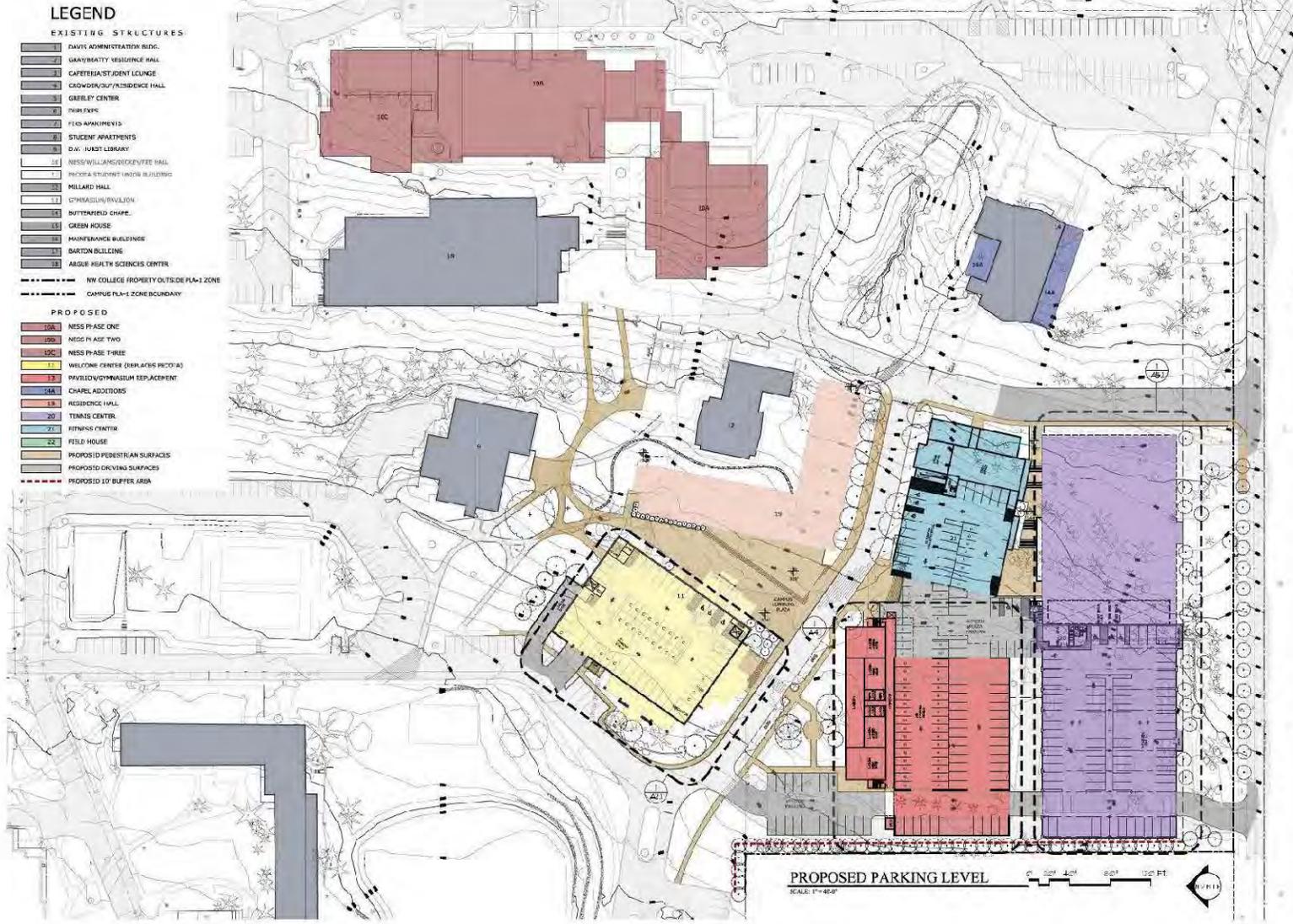
EXISTING STRUCTURES

- 1 DAVIS ADMINISTRATION BLDG.
- 2 UNIVERSITY RESIDENCE HALL
- 3 CAFETERIA/STUDENT LOUNGE
- 4 CHOW/ON/307/RESIDENCE HALL
- 5 GABLEY CENTER
- 6 DARTMOUTH
- 7 FIELD APARTMENTS
- 8 STUDENT APARTMENTS
- 9 D.K. HURST LIBRARY
- 10 NESS/WILLIAMS/DOCKEY/PEE HALL
- 11 PROTA STUDENT UNION BUILDING
- 12 MILARD HALL
- 13 GYMNASIUM/PAVILION
- 14 BUTTRFIELD CHAPEL
- 15 GREEN HOUSE
- 16 MAINTENANCE BUILDING
- 17 MARTON BUILDING
- 18 ARGUE HEALTH SCIENCES CENTER
- NW COLLEGE PROPERTY OUTSIDE PLAZA-1 ZONE
- CAMPUS PLAZA-1 ZONE BOUNDARY

PROPOSED

- 19A NESS PHASE ONE
- 19B NESS PHASE TWO
- 19C NESS PHASE THREE
- 20 WILSONS CENTER (REPLACES PROTA)
- 21 PAVILION/GYMNASIUM REPLACEMENT
- 22 CHAPEL ADDITIONS
- 23 RESIDENCE HALL
- 24 TENNIS CENTER
- 25 FITNESS CENTER
- 26 FIELD HOUSE
- PROPOSED PEDESTRIAN SURFACES
- PROPOSED DRIVING SURFACES
- PROPOSED 10' BUFFER AREA





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1	1/10/17	PERMIT REVISIONS

DATE: 02/16/2017
JOB NUMBER: 1422
DWG: 17
FILE: 17-161-1000.dwg

PROPOSED PARKING LEVEL
A1.4
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Master Plan Update

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2	02/10/2017	REVISED PER SITE PLAN

PLAY FIELDS

A1.5

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Existing Aerial



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DATE: 02/10/2017
 JOB NUMBER: 1423
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 FILE: A1-Renderings

EXISTING
 AERIAL

A1.6

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Proposed Aerial



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 PLOT: A1-Rendings
 FILE:

PROPOSED
 AERIAL

A1.7

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Entry Rendering



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ENTRY

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Campus Commons Plaza Rendering



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CAMPUS
COMMON PLAZA

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1	2/10/17	PERMIT REVS

DATE: 02/10/2017
JOB NUMBER: 1423
DWG: 111
FILE: A1-Rendings

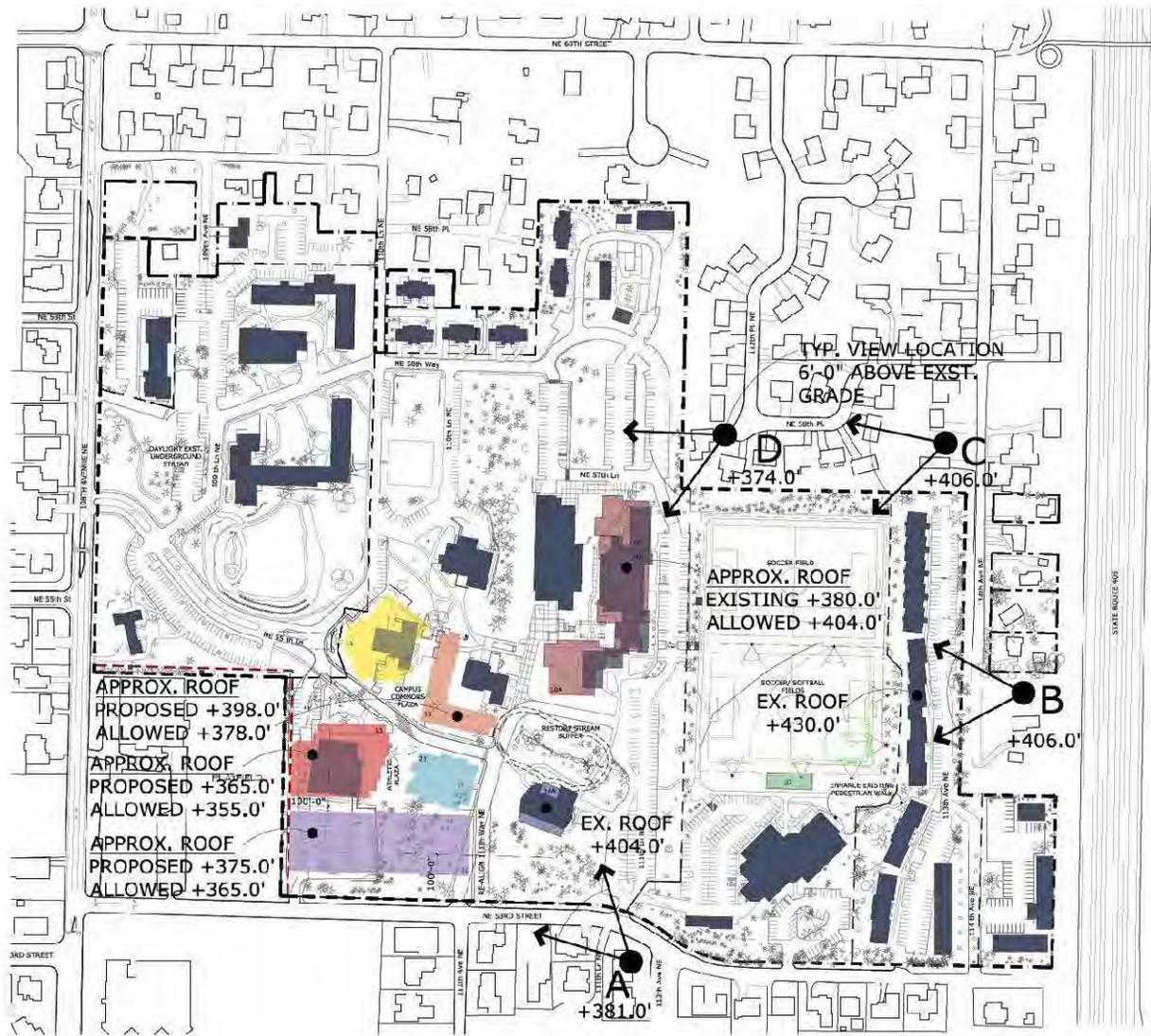
ATHLETIC PLAZA

A1.10

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Athletic Plaza Rendering



LEGEND

- EXISTING STRUCTURES**
- DAVIS ADMINISTRATION BLDG.
 - GRAVITY ASSISTANCE HALL
 - CAPITOL/STUDENT LOUNGE
 - PHYSICS/COMPUTER CENTER
 - UNIVERSITY CENTER
 - QUIETZES
 - FIELD APARTMENTS
 - STUDENT APARTMENTS
 - D.N. HOSLEY LIBRARY
 - NESS/STEPHENSON SOCIETY/REB HALL
 - WYOMING ELEMENTARY SCHOOL BUILDING
 - MILLARD HALL
 - GYMNASIUM/PAVILION
 - BUTTERFIELD GYMNASIUM
 - GREEN HOUSE
 - MAINTENANCE BUILDINGS
 - DAVISON BUILDING
 - ARC IN HEALTH SCIENCES CENTER
- PROPOSED**
- NESS PHASE ONE
 - NESS PHASE TWO
 - NESS PHASE THREE
 - WYLLIE CENTER REPLACES PRESTON
 - PAVILION GYMNASIUM REPLACEMENT
 - CHAPEL AUDITORIUM
 - RESIDENCE HALL
 - TENNIS CENTER
 - FITNESS CENTER
 - FIELD HOUSE
 - PROPOSED 10' BUFFER AREA
- OTHER**
- NW COLLEGE PROPERTY OUTSIDE PL-1 ZONE
 - CAMPUS PL-1 ZONE BOUNDARY

VIEW IMPACT ANALYSIS




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<http://www.viewimpactanalysis.org>

VIEW IMPACT ANALYSIS
A1.11

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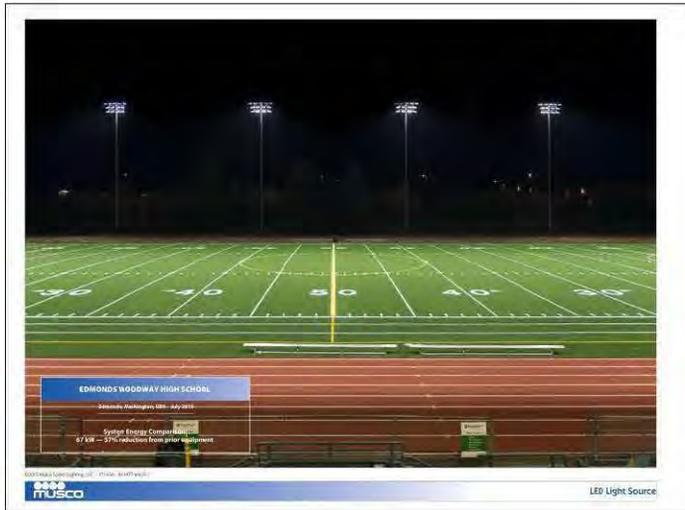
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1	02/10/17	PERMIT MEETS

DATE: 02/10/2017
 JOB NUMBER: 1423
 PM: TH
 FILE: A1-Rendings & Images

PLAY FIELD LIGHTING

A1.12

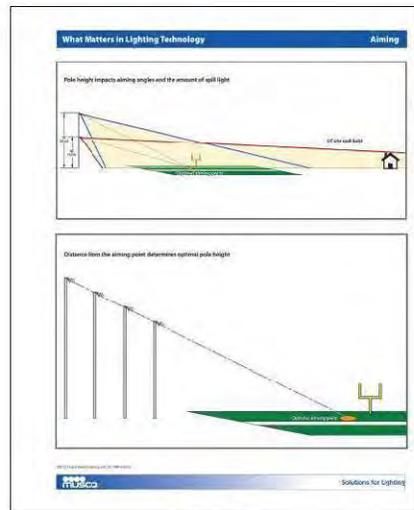
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Edmonds- Woodway High School



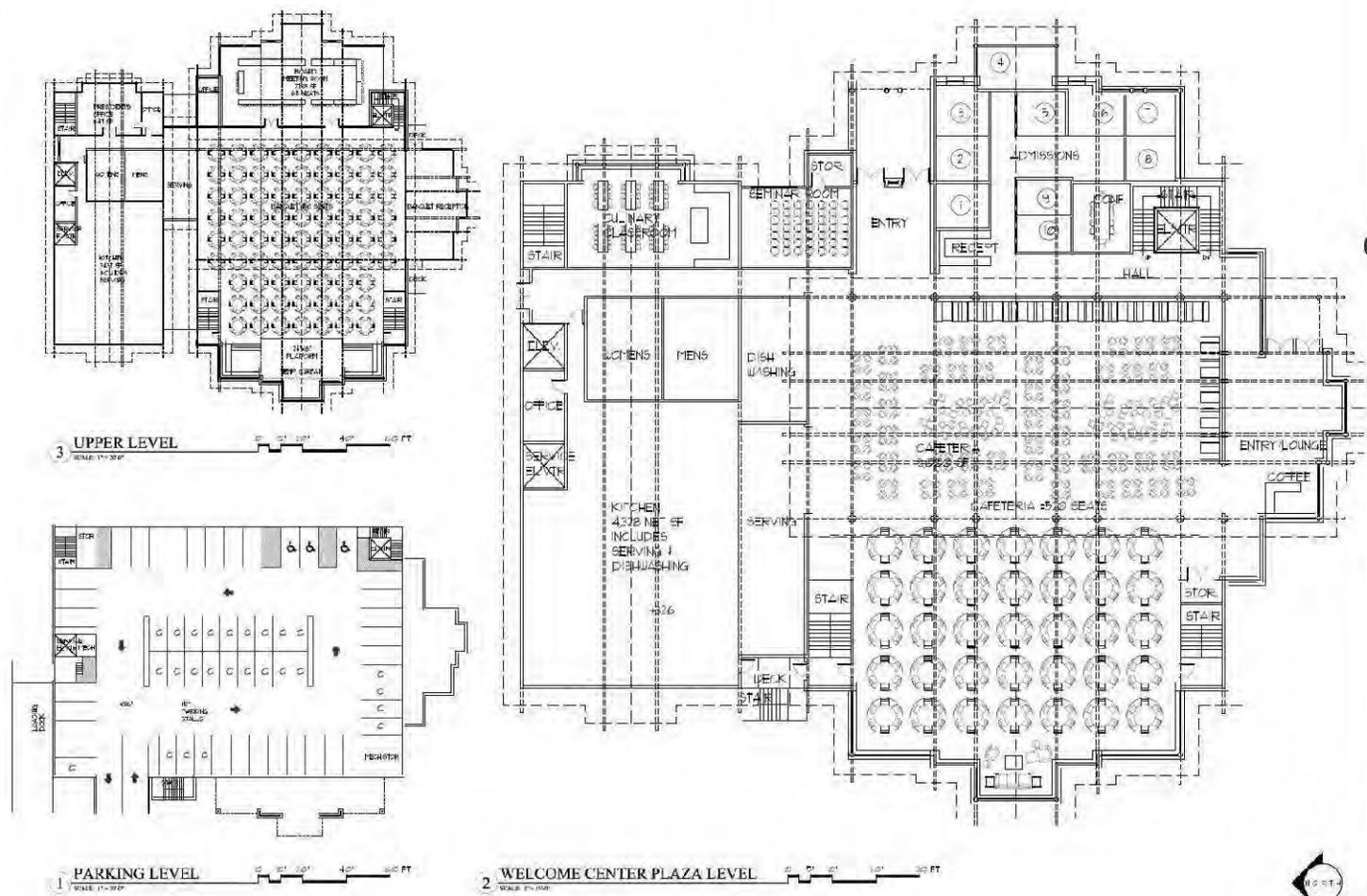
Athletic Fields



Pole height



Field Lighting Evolution



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DATE: 02/16/2017
JOB NUMBER: 1422
PRJ: WELCOME CENTER
FILE: Welcome Center

WELCOME CENTER
PARKING

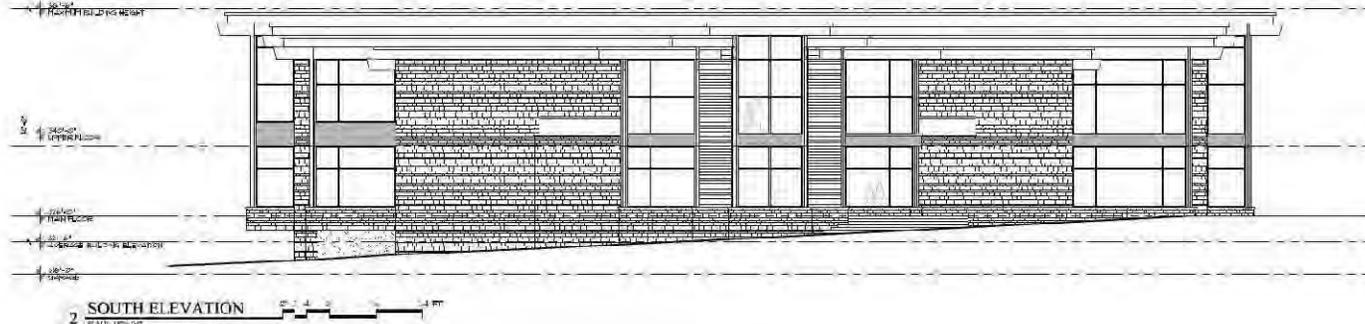
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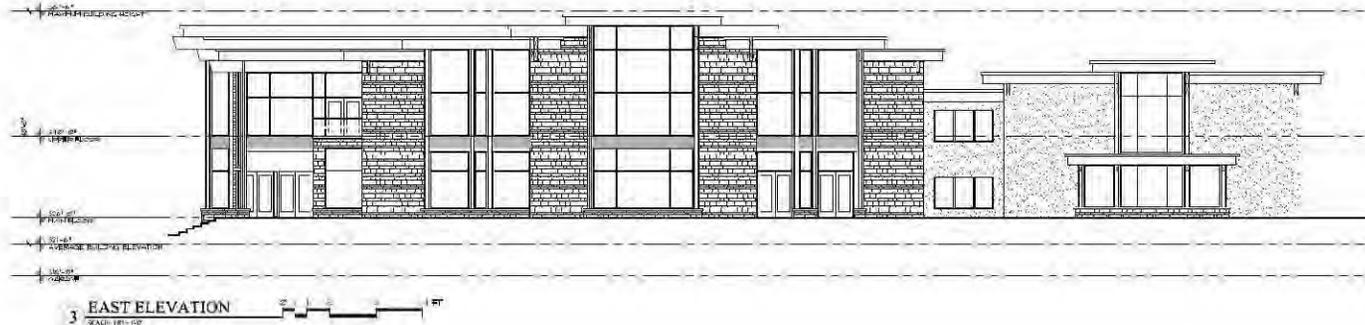




WEST ELEVATION
SCALE: 1/8"=1'-0"



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



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



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1	12/10/11	ISSUE FOR PERMIT

DATE: 02/10/2011
JOB NUMBER: 14-01
BY: JH
FILE: WELCOME CENTER

WELCOME CENTER ELEVATIONS
A2.2

DATE: 02/10/2011 10:48:00 AM



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



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



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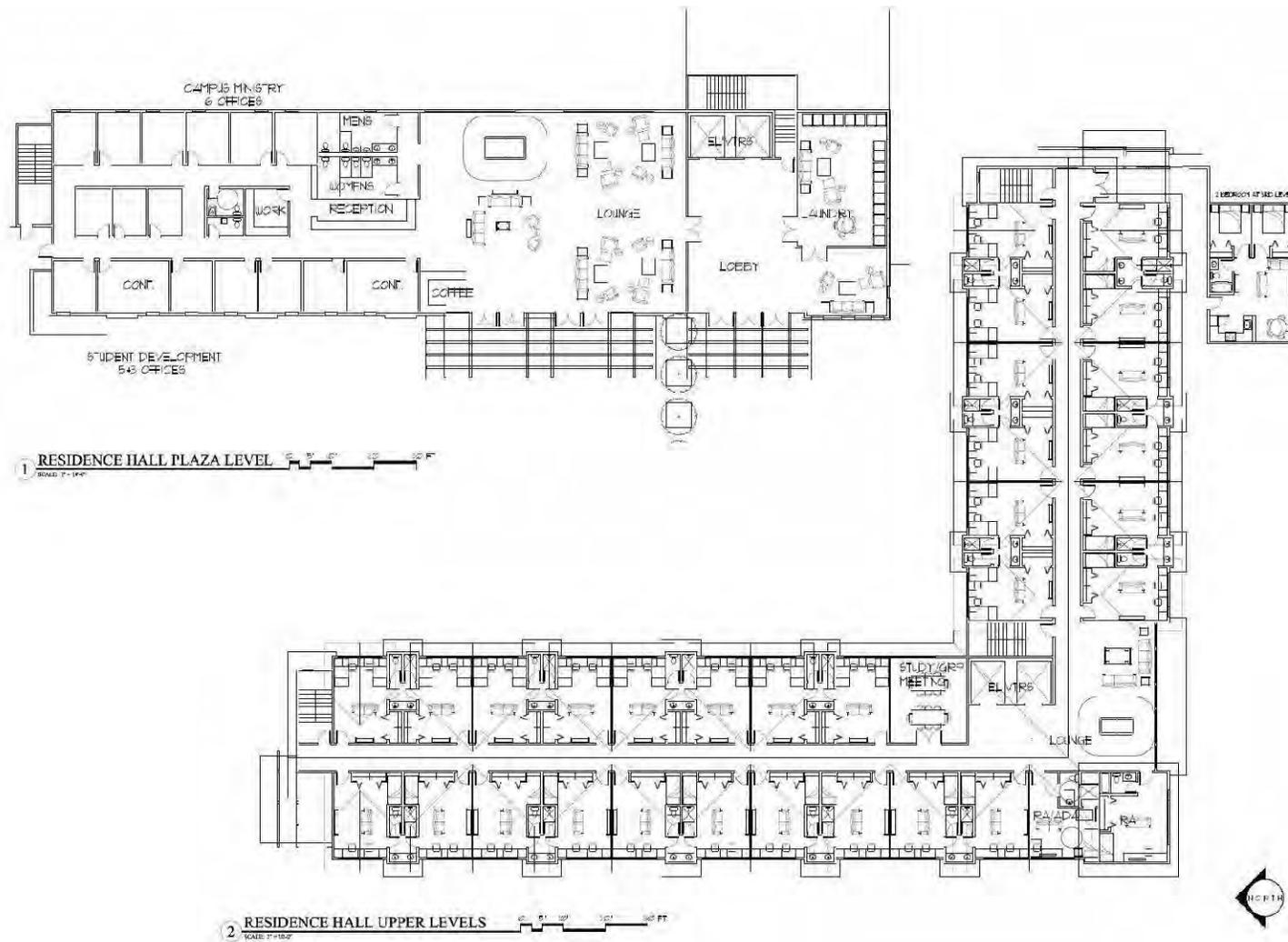
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NO.	DATE	REVISION
1	2/20/17	ISSUE FOR RFP
2	8/21/2017	1-423
3	10/1/17	14
4	10/1/17	14

WELCOME CENTER
ELEVATIONS

A2.3

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NO.	DATE	REVISION
1	12/15/2011	ISSUE FOR RFP
2	02/15/2012	REVISED PER COMMENTS

DATE: 02/15/2012
 SCD NUMBER: 1423
 PR: TR
 FILE: D:\m\1309

RESIDENCE HALL
 FLOOR PLANS

A3.1
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1 RENDERING
SCALE: 1/8"=1'-0"



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



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1	02/15/2017	ISSUED FOR RFP

DATE: 02/15/2017
 ICD NUMBER: 1403
 PKG: 78
 FILE: 000010000000
RESIDENCE HALL SOUTH ELEVATION

A3.2
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1 RENDERING
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



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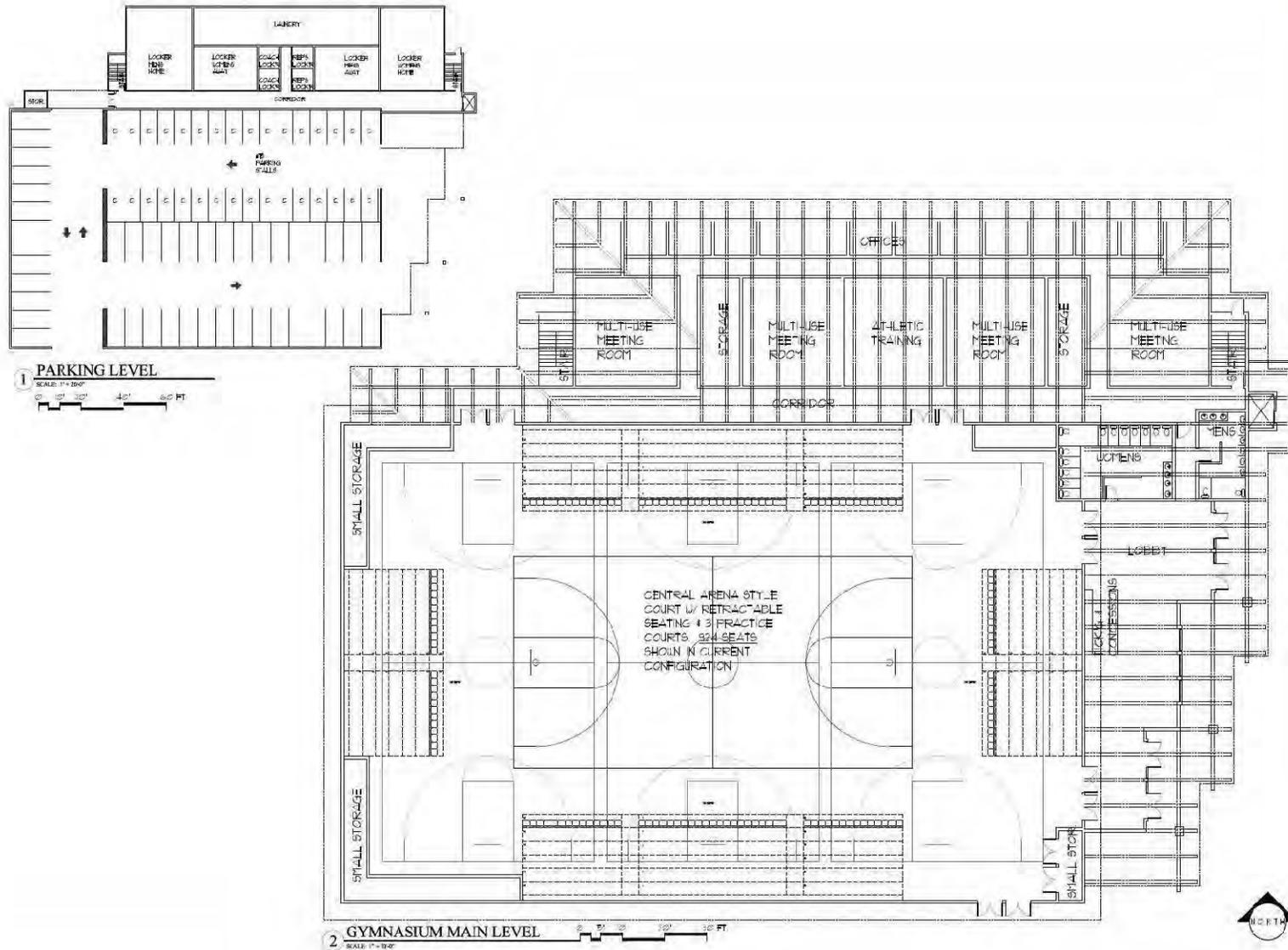
NO.	DATE	REVISION
01	02/20/17	PERIODIC REVIEW

DATE: 02/19/2017
JOB NUMBER: 1403
PRJ: URM 16165855
FILE: URM 16165855

RESIDENCE HALL
WEST
ELEVATION

A3.3

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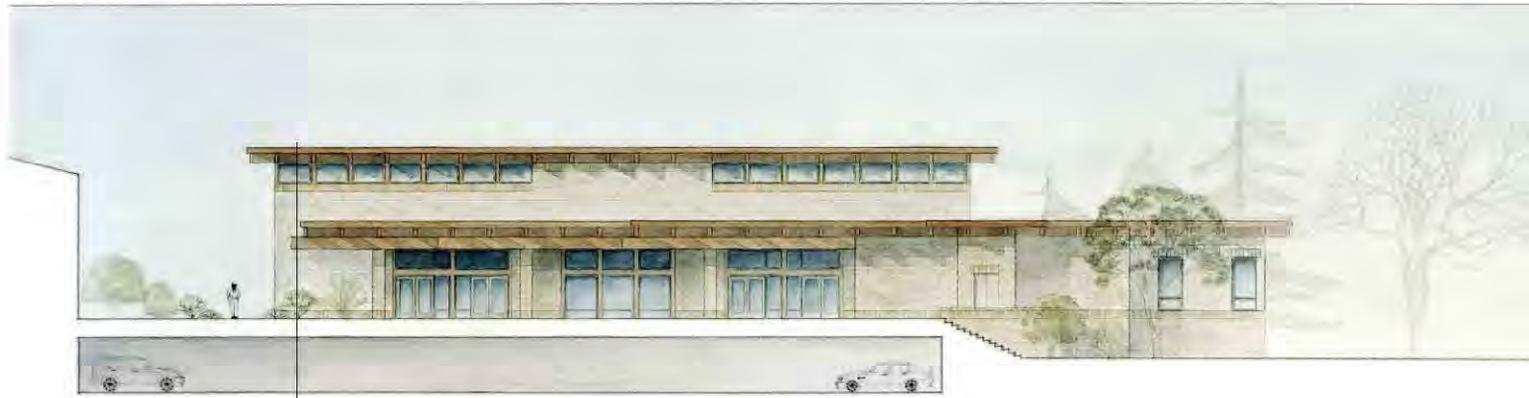
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NO. DATE REVISION
A 2/19/2017 REVISIONS

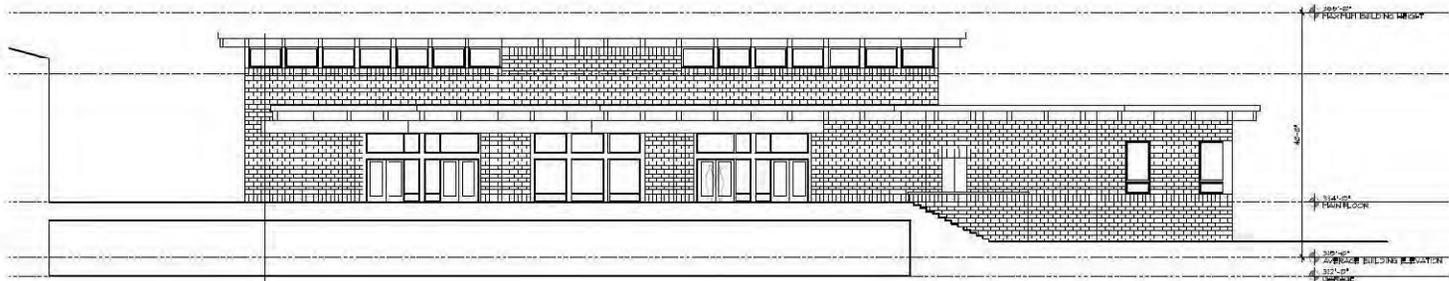
DATE: 02/19/2017
JOB NUMBER: 1423
PK: TR
FILE: Gymnasium Drawings

GYMNASIUM MAIN FLOOR & PARKING

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



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



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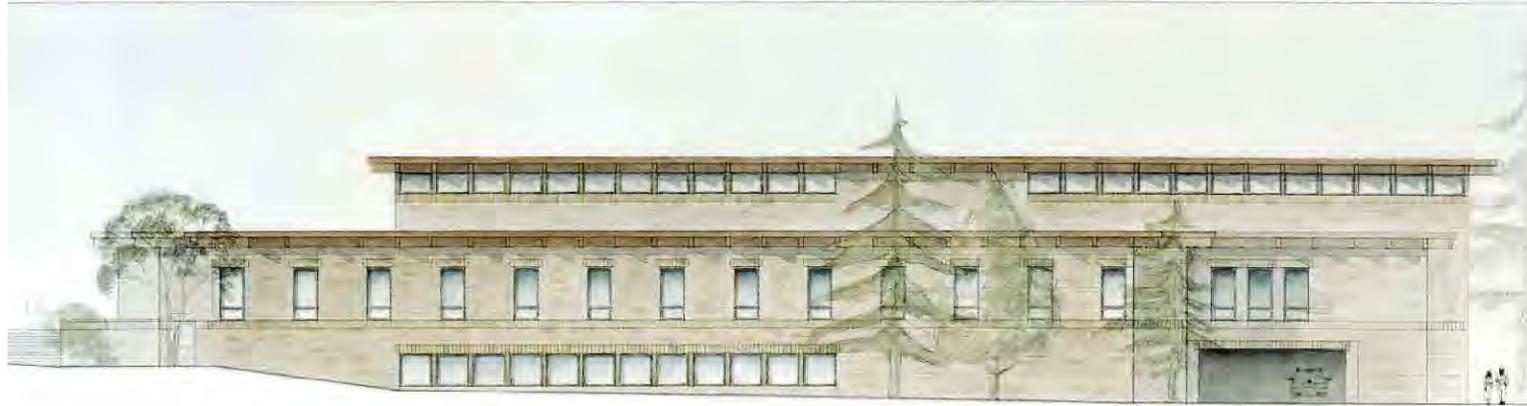
NO.	DATE	REVISION
1	2/10/17	PERMIT REV

LAYER: 14/11/2017
JOB NUMBER: 1423
PROJECT: 1423 - Gymnasium
DRAWN BY: 1423 - Elevations

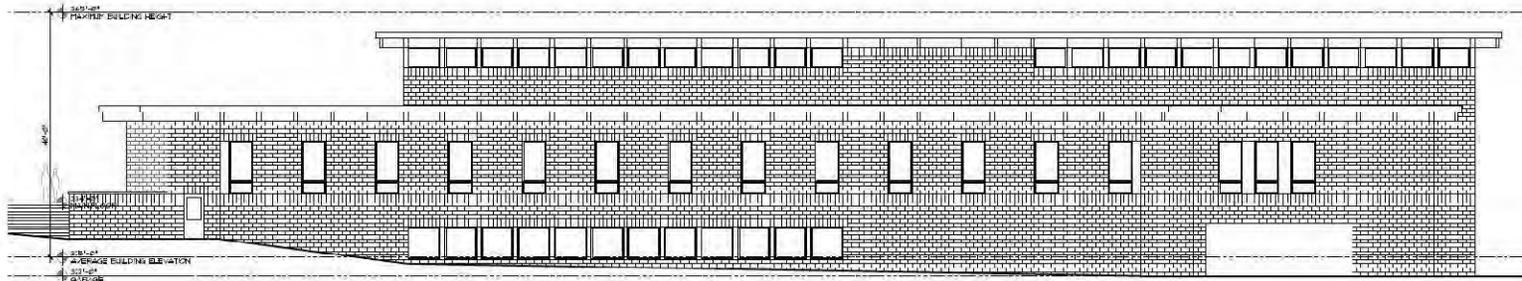
GYMNASIUM
EAST ELEVATION

A4.2

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



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

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DATE: 8/1/2017
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 PLOT: 18
 PROJECT: Northwest University

**GYMNASIUM
 NORTH
 ELEVATION**

A4.3

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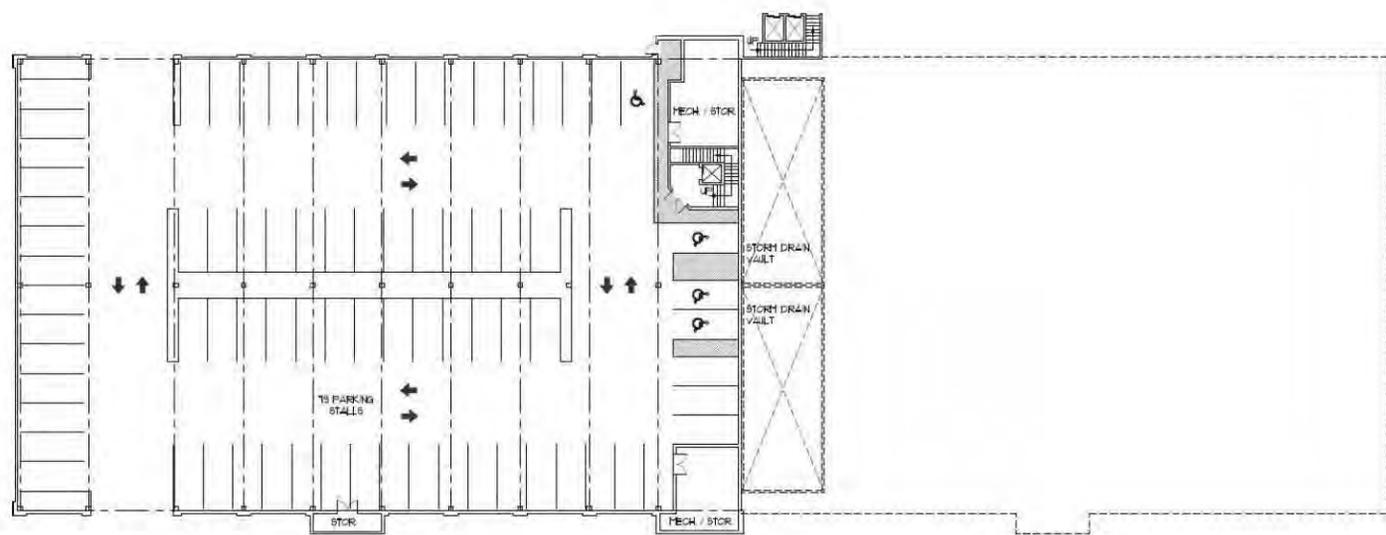
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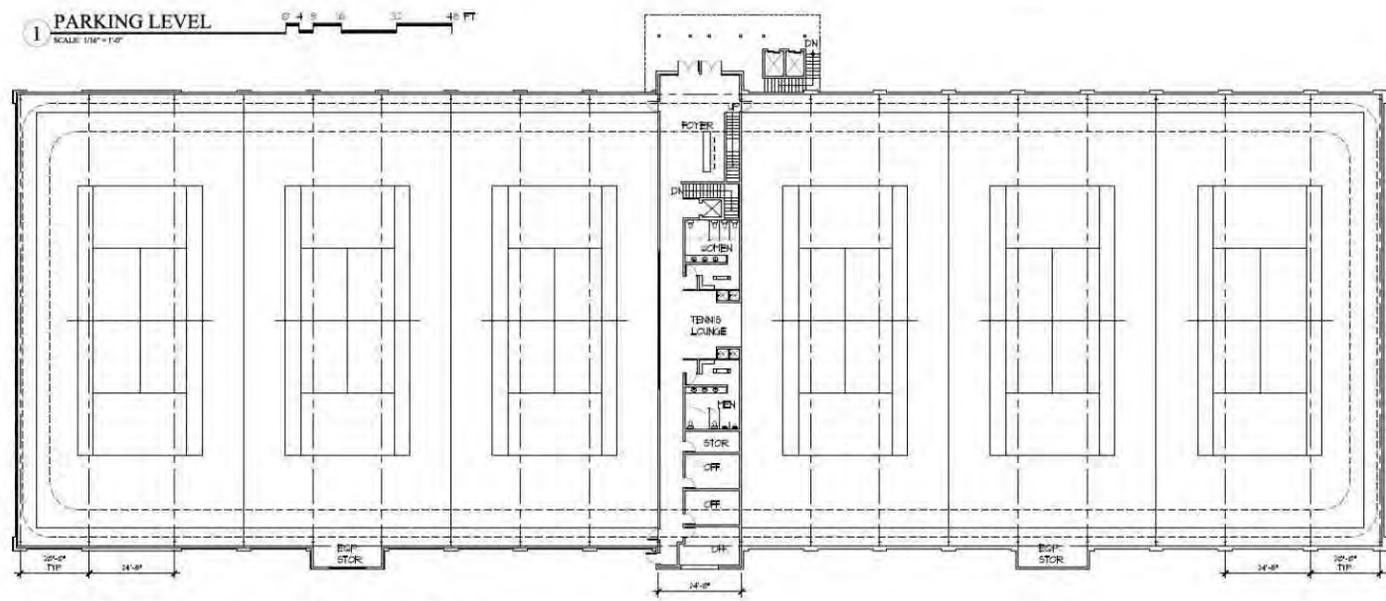
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JOB NUMBER:	1423
BY:	TH
FILE:	Tennis Center

**TENNIS CENTER
 PRKG & PLAZA
 PLANS**

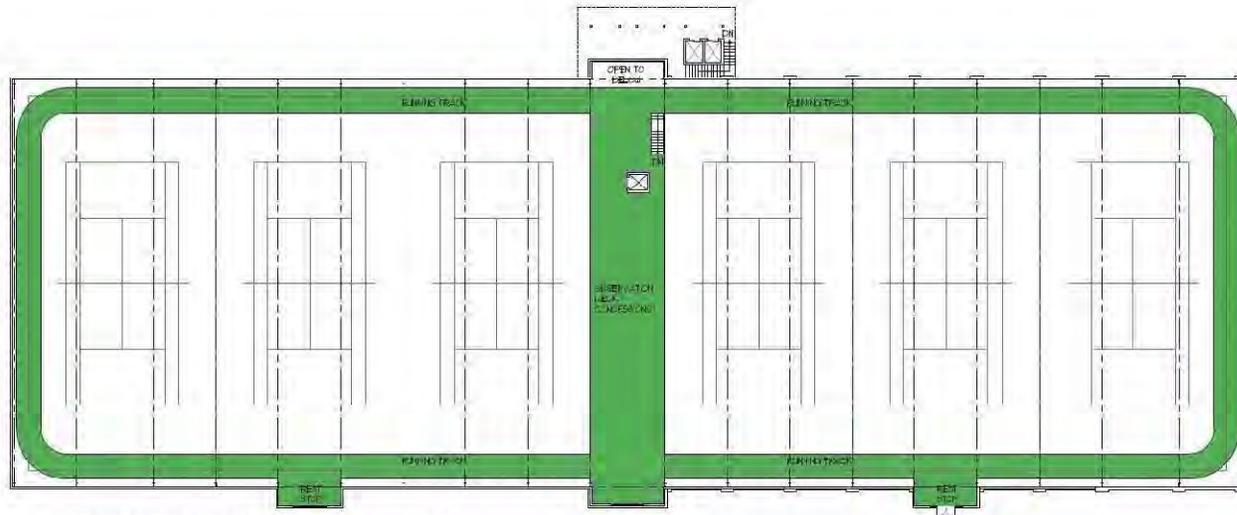
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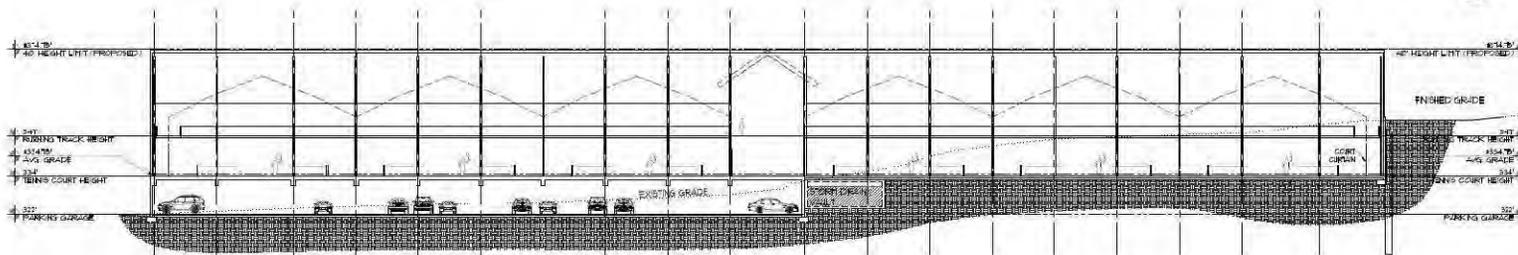
1 PARKING LEVEL
 SCALE: 1/8" = 1'-0"



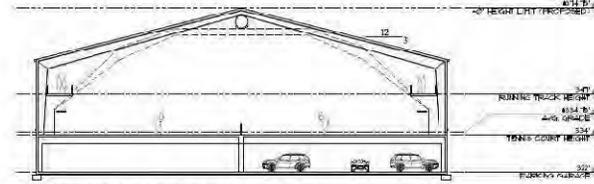
2 PLAZA LEVEL
 SCALE: 1/8" = 1'-0"



2 TRACK LEVEL PLAN
SCALE: 1/8" = 1'-0"



LOGITUDINAL BUILDING SECTION
SCALE: 1/8" = 1'-0"



BUILDING SECTION
SCALE: 1/8" = 1'-0"



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JOB NUMBER: 1423
PK: TW
FILE: Ten in Center

TENNIS CENTER
TRACK PLAN

A5.2

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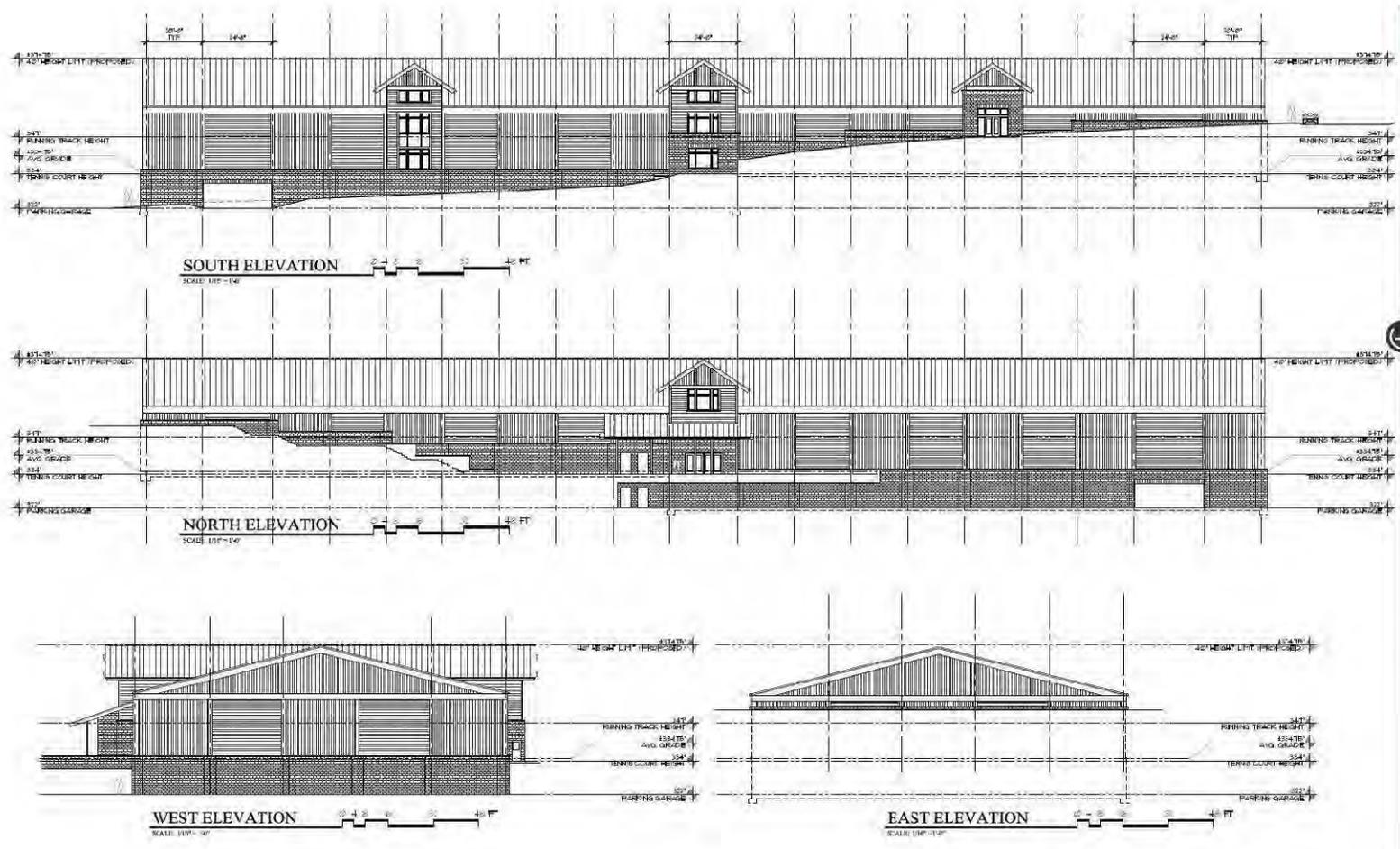
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NO.	DATE	REVISION
1	02/19/2017	1433

JOB NUMBER: 1433
PH: TH
FILE: Tennis Center

A5.3

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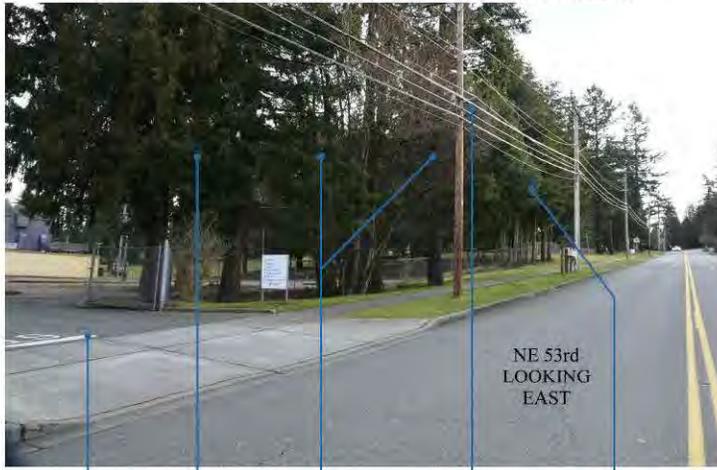
DATE: 02/13/2017
 DRAW NUMBER: 1423
 PKG: TH
 FILE: Tennis Center

TENNIS CENTER
ELEVATION
RENDERINGS

A5.4

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EXISTING TENNIS CENTER STREET VIEW



110th WAY NE
 EXISTING TREES POTENTIALLY TO BE REMOVED
 EXISTING TREE CLUSTER PROPOSED TO REMAIN
 PROPOSED UNDER-GROUNDING OF UTILITIES AND NEW STREET TREES
 MAJORITY OF EXISTING TREE CLUSTEE PROPOSED TO REMAIN

PHOTOMONTAGE - PROPOSED TENNIS CENTER



110th WAY NE
 EAVE HEIGHT VARIES FROM +4'35" @ SW CORNER TO +4' @ SE CORNER
 PROPOSED ADDED ELEMENTS TO MEET DESIGN REVIEW GUIDELINES
 EXISTING TREE CLUSTER PROPOSED TO REMAIN
 EXISTING TREE CLUSTER PROPOSED TO REMAIN
 PROPOSED NEW STREET TREES

PROPOSED TENNIS CENTER STREET VIEW RENDERING WITH MATURE LANDSCAPING



EAVE HEIGHT VARIES FROM +4'35" @ SW CORNER TO +4' @ SE CORNER
 ENHANCED PLANTING BUFFER IN 5-10 YEARS
 ACCENT TREES
 110th WAY NE
 PROPOSED RAIN GARDEN
 PROPOSED NEW STREET TREES & UNDERGROUND UTILITIES

NE 53rd
 LOOKING
 EAST



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NO.	DATE	REVISION
1	2/10/17	PERMIT REVS

DATE: 02/10/2017
 JOB NUMBER: 1423
 PW: TH
 FILE: Tennis Center

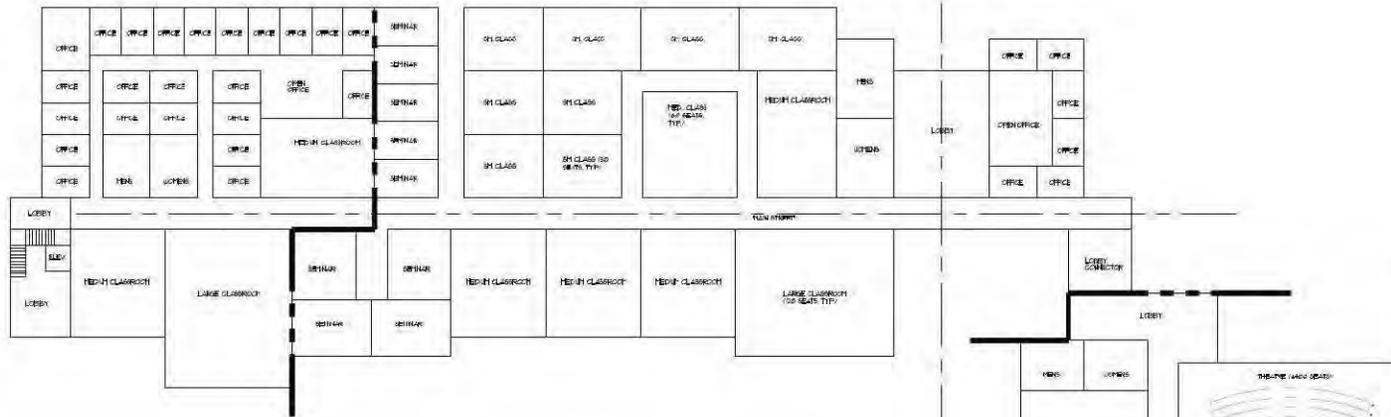
TENNIS CENTER
 FRONTAGE
 RENDERINGS

A5.5

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PHASE 3-BRONSON

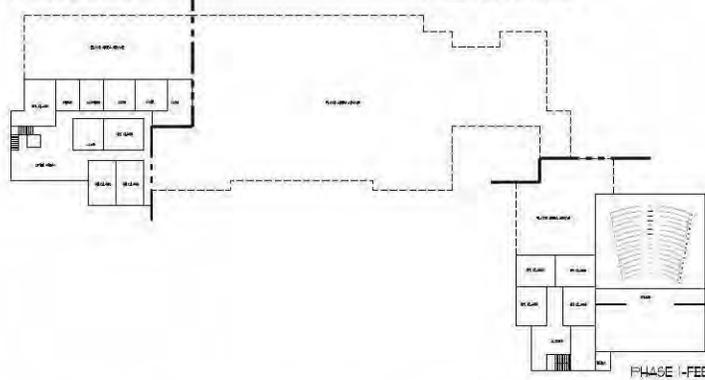
PHASE 2-WILLIAMS/RICE



2 NESS ACADEMIC CENTER - MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

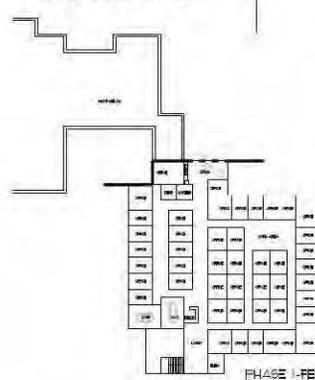
PHASE 3-BRONSON

PHASE 2-WILLIAMS/RICE



1 NESS ACADEMIC CENTER - LOWER FLOOR PLAN
SCALE: 1/8" = 1'-0"

PHASE 2-WILLIAMS/RICE



3 NESS ACADEMIC CENTER - UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"



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DATE: 02/10/2017
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PK: 71
FILE: XPP1_008

NESS FLOOR PLANS

A6.1

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Landscape Drawings





Project
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THE LANDSCAPE ARCHITECTS

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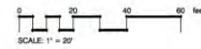


NO.	DATE	REVISION

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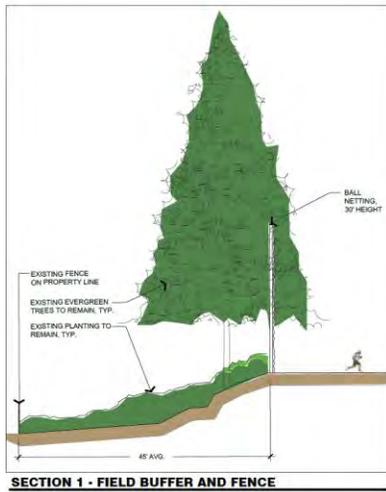
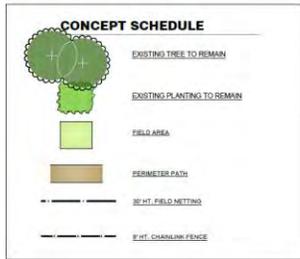
NESS HALL LANDSCAPE

L1.3



LANDSCAPE IMPROVEMENT AREAS

	LARGE EVERGREEN		LOW SHRUBS
	EVERGREEN ACCENT TREES		LOW NATIVE PLANT MIX
	LARGE CANOPY TREE		LAWN AREA
	FLOWERING/ ACCENT TREES		EMERGENT PLANTS
	MEDIUM SHRUBS		RIPARIAN MIX
	LARGE EVERGREEN SCREENING SHRUBS		MEADOW MIX
			FLOWERING GC/ PERENNIALS



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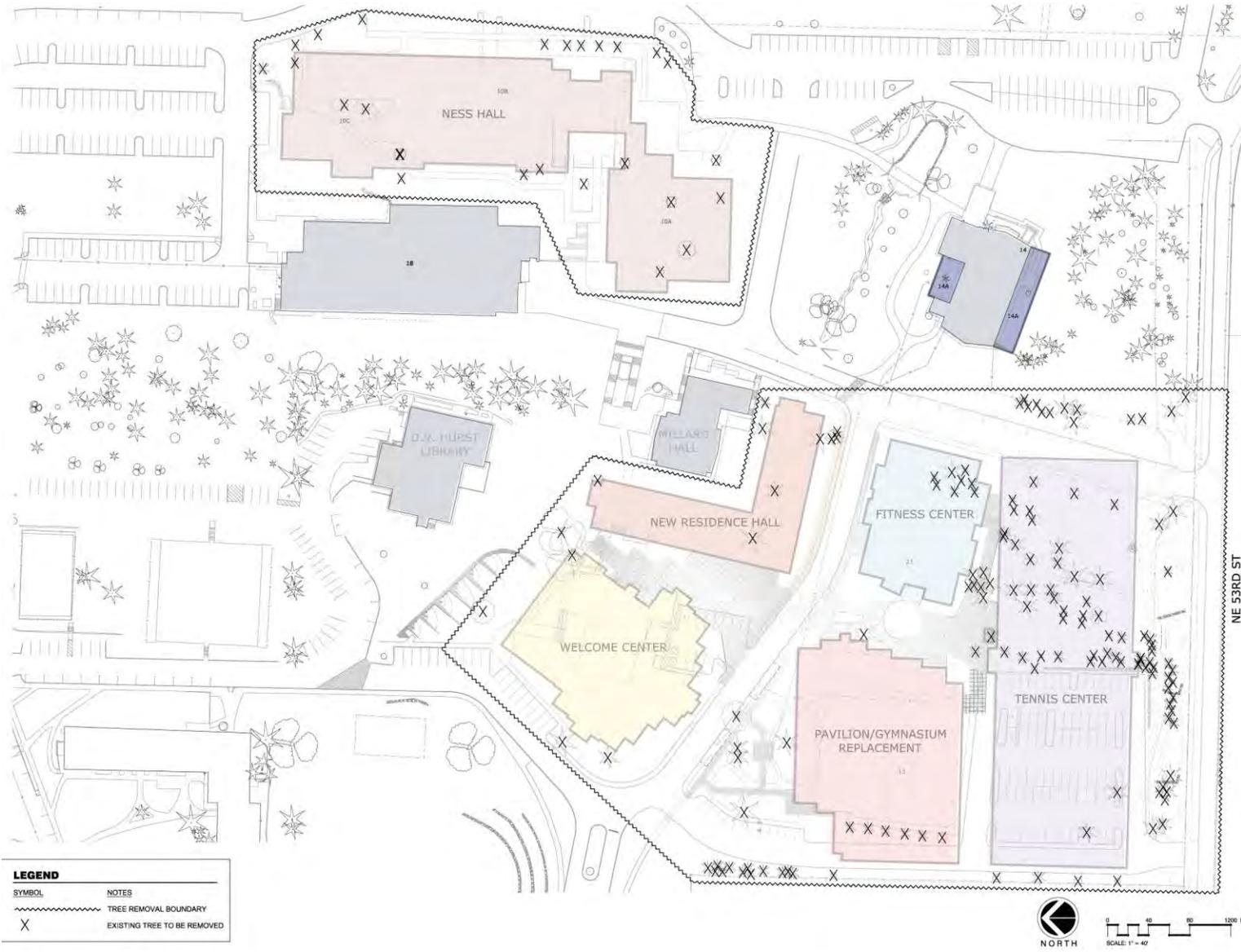
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REV.	DATE	REVISION

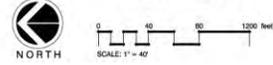
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JOB NUMBER: 3280
PK: X
FILE:

FIELD LANDSCAPE

L1.4



LEGEND	
SYMBOL	NOTES
	TREE REMOVAL BOUNDARY
	EXISTING TREE TO BE REMOVED



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NO.	DATE	REVISION

DATE: 05/13/2016
 JOB NUMBER: 2288
 P#: X
 FILE: X

TREE REMOVAL PLAN

L1.5

Northwest University Campus Masterplan				
Tree Inventory (Removals only)				
Proposed Building or Paved Area	Species	Size DBH IN	Tree Credits	Tree Survey # Non-Viable
Ness Phase One				
	Vine Maple	9.7	1	612
	Big Leaf Maple	40.6	16	613
	Ho/Hop	6.8	1	614
	Berch	6.8	1	625
Total			19	4
Ness Phase Two				
	Sweetgum	12.3	2	603
	Sweetgum	15.3	3	602
	Sweetgum	13.2	2	603
	Sweetgum	10.7	1	604
	Sweetgum	12.8	2	605
	Sweetgum	10.7	1	606
	Sweetgum	10.7	1	607
	Flowering Cherry	12	1	616
	Colorado Blue Spruce	8.3	1	617
	Australian Black Pine	14.3	3	618
	Western Red Cedar	23.1	7	622
	Sweetgum	15	3	623
	Sweetgum	11.9	1	624
	Sweetgum	11.6	1	625
	Sweetgum	11.8	1	626
	Flowering Cherry	6.6	0	627
Total			30	15
Ness Phase Three				
	Thundercloud Plum	12	1	639
	Northern Catalpa	28.6	10	630
	Paperbark Birch	16.4	0	628
Total			11	3
Welcome Center				
	Bigleaf Maple	50.3	21	639
	Flowering Cherry	9.2	1	640
	Douglas Fir	38.8	15	641
	Fop/Fo	29.2	10	642
	Western Red Cedar	18.7	5	648
	Ro/Or	17.6	4	649
	Douglas Fir	17.1	4	650
	Western Red Cedar	10.3	1	651
	Douglas Fir	18.7	5	652
	Western Red Cedar	15.2	3	653
	Douglas Fir	18.9	5	654
	Ro/Or	15.3	3	655
	Douglas Fir	18.2	5	656
	Douglas Fir	14.4	3	657
	Douglas Fir	16.7	4	658
	Ro/Or	15.9	3	659
	Ro/Or	15.6	3	660
Total			95	17
New Dormitory				
	Western Red Cedar	15.4	3	638
	Blue Ataskan Cedar	36.8	14	629
	Douglas Fir	47.9	0	630
	Douglas Fir Multi Trunk	44.6	18	631
	Douglas Fir	39.6	15	632
	Douglas Fir	62.9	25	633
	Douglas Fir	26	8	634
	Deodar Cedar	33.7	12	635
	Korean Cherry	25.9	8	636
	Bigleaf Maple	45.5	18	637
	Maple Multi Stem	42.7	17	638
Total			134	11

Northwest University Campus Masterplan				
Tree Inventory (Removals only)				
Proposed Building or Paved Area	Species	Size DBH IN	Tree Credits	Tree Survey # Non-Viable
Tennis & Fitness Centers				
	Ro/Or	22	6	669
	Douglas Fir	23.4	7	670
	Ro/Or	24	7	671
	Ro/Or	12	2	672
	Douglas Fir	27.9	9	673
	Douglas Fir	30.1	11	674
	Western Red Cedar	34.3	13	675
	Douglas Fir	57.6	21	676
	Douglas Fir	18.9	5	677
	Douglas Fir	23.5	7	678
	Douglas Fir	17	4	679
	Douglas Fir	15.4	3	680
	Paperbark Birch	10.3	1	681
	Western Red Cedar	7.6	1	682
	Douglas Fir	17.2	4	683
	Douglas Fir	11.6	1	684
	Western Red Cedar	8.7	1	685
	Douglas Fir	7	1	686
	Douglas Fir	17.3	4	687
	Douglas Fir	19.8	5	688
	Douglas Fir	10.8	1	689
	Douglas Fir	10.8	1	690
	Douglas Fir	11.1	1	691
	Douglas Fir	11.4	1	692
	Douglas Fir	12	2	693
	Douglas Fir	7.8	1	694
	Douglas Fir	13.3	2	695
	Douglas Fir	12.1	2	696
	Douglas Fir	7.6	1	697
	Douglas Fir	20.2	6	698
	Douglas Fir	9.7	1	699
	Douglas Fir	13.8	2	700
	Douglas Fir	8.3	1	701
	Bigleaf Maple	10.1	0	702
	Western Red Cedar	38.1	15	703
	Douglas Fir	40.2	17	704
	Western Red Cedar	14	3	705
	Douglas Fir	7.2	1	706
	Douglas Fir	8.3	1	707
	Douglas Fir	11.6	1	708
	Douglas Fir	8.4	1	709
	Western Red Cedar	24.6	8	710
	Western Red Cedar	24.4	0	711
	Western Red Cedar	8	1	712
	Western Red Cedar	30.7	11	713
	Western Red Cedar	22.9	7	714
	Western Red Cedar	18.2	12	715
	Western Red Cedar	36.8	14	716
	Western Red Cedar	33	12	717
	Western Red Cedar	22.4	7	718
	Douglas Fir Multi Trunk	11.9	0	719
	Pacific Dogwood	22.9	7	720
	Douglas Fir	33.9	12	721
	Douglas Fir	29	7	722
	Douglas Fir	29.6	8	723
	Douglas Fir	22.3	7	724
	Douglas Fir	28.2	10	725
	Bigleaf Maple	26	8	726
	Western Red Cedar	7	0	727
	Douglas Fir	38.6	15	728
	Douglas Fir	22	6	729
	Douglas Fir	10.7	1	730
	Douglas Fir	8.4	1	731
	Western Red Cedar	7.4	1	732
	Douglas Fir	11.4	1	733
	Douglas Fir	12.2	2	734
	Douglas Fir	13	2	735
	Douglas Fir	16.3	4	736
	Douglas Fir	7.8	1	737
	Western Red Cedar	10.4	1	738
	Western Red Cedar	31.1	11	739
	Douglas Fir	10.1	1	740
	Douglas Fir	9.7	1	741
	Bigleaf Maple	29.2	10	742
	Bigleaf Maple	28.4	10	743
	Bigleaf Maple	20.1	5	744
	Douglas Fir Multi Trunk	29.5	10	745
	Douglas Fir	27.4	9	746
	Douglas Fir	18.6	5	747
	Western Red Cedar	10.2	1	748
	Paperbark Birch	9.8	0	749
	Western Red Cedar	8.3	1	750
	Douglas Fir	10	1	751
	Pacific Madrone	14.1	0	752
	Douglas Fir	15.3	13	753
	Douglas Fir	27.4	9	754
	Douglas Fir	42.4	16	755
	Pacific Madrone	18.0	0	756
	Pacific Madrone	11	0	757
	Ro/Or	11.5	1	758
Total			445	30

Northwest University Campus Masterplan				
Tree Inventory (Removals only)				
Proposed Building or Paved Area	Species	Size DBH IN	Tree Credits	Tree Survey # Non-Viable
Landscape Berm				
	Douglas Fir	30.9	0	759
	Douglas Fir	49	17	760
	Picea	10.5	1	761
	White Fir	10.9	1	762
	Douglas Fir	13.1	2	763
	Douglas Fir	16.2	4	764
	Douglas Fir	13.1	3	765
	Western Red Cedar	9.3	1	766
	Western Red Cedar	13	2	767
	Western Red Cedar	8	1	768
	Douglas Fir	18.6	5	769
	Douglas Fir	10.1	1	770
	Douglas Fir	17.9	4	771
	Douglas Fir	12.3	2	772
	Douglas Fir	38.4	15	773
	Douglas Fir	28.4	10	774
	Douglas Fir	27.4	9	775
	Pacific Dogwood	32.2	12	776
	Pacific Dogwood	32.6	12	777
	Douglas Fir	25.7	10	778
Total			112	20
Pavilion/Gymnasium Replacement				
	Bigleaf Maple	71.4	21	643
	Douglas Fir	41.8	16	644
	Douglas Fir	35.2	13	645
	Douglas Fir	29.6	10	646
	Douglas Fir	47.6	19	647
	Western Red Cedar	15.2	3	661
	Western Red Cedar	13	2	662
	Western Red Cedar	15	3	663
	Western Red Cedar	15.6	3	664
	Western Red Cedar	13.7	2	665
	Western Red Cedar	14.1	3	666
	Pacific Madrone	25.3	8	667
	Ro/Or	10.5	1	668
Total			104	13
		Tree Credits to be removed:	950	174
		Total trees to be removed:	112	20
		Non-Viable or unsafe trees to be removed:	11	18
Grand Total			950	174

NOTE:

- SEE SHEET L.1.5 FOR AREAS OF TREE REMOVAL.
- SEE ARBORIST REPORT FOR FURTHER INFORMATION ON INDIVIDUAL TREE LOCATION & CONDITION.



Project GROUNDWORK
 1148 NW Leary Way
 Seattle, WA 98107
 206.708.1862
 projectgroundwork.com

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TREE REMOVAL INVENTORY

L1.6

PLANT LIST - TREES



LARGE EVERGREEN



Calocedrus decurrens
Incease Cedar



Pseudotsuga menziesii
Douglas Fir



Thuja plicata
Western Redcedar

EVERGREEN ACCENT



Chamaecyparis nootkatensis pendula
Weeping Alaskan Cedar



Chamaecyparis obtusa
Hinoki False Cypress

DECIDUOUS LARGE CANOPY



Acer platanoides 'Parkway'
Parkway Norway Maple



Acer rubrum 'October Glory'
October Glory Maple



Cercidiphyllum japonicum
Katsura



Fraxinus americana 'Autumn Purple'
Autumn Purple Ash



Fraxinus pennsylvanica 'Marshall's Seedless'
Seedless Ash



Liriodendron tulipifera
Tulip Tree

DECIDUOUS ACCENT



Acer circinatum
Vine Maple



Acer griseum
Paperbark Maple



Acer palmatum 'Oshio-Beni'
Oshio-Beni Japanese Maple



Amelanchier 'Cole's Select'
Serviceberry



Cercis canadensis
Redbud

PLANT LIST - SHRUBS & GROUNDCOVER



NATIVE



Actostaphylos uva-ursi
Kinikinnick



Cornus sericea keiskei
Kelsey Dogwood



Fragaria chiloensis
Sand Strawberry



Garrya elliptica
Silktassel



Gaultheria shallon
Salal



Holodiscus discolor
Oceanspray



Mahonia aquifolium
Oregon Grape



Mahonia nervosa
Low Oregon Grape



Mahonia repens
Creeping Oregon Grape



Myrica californica
Palife Wax Myrtle



Polystichum muntonii
Sword Fern



Ribes sanguineum
Red Flowering Currant



Rosa nutkana
Nootka Rose



Symphoricarpos albus
Snowberry



Symphoricarpos x chenaultii 'Yancock'
Yancock Coralberry



Vaccinium ovatum
Evergreen Huckleberry

ORNAMENTAL



Berberis 'Crimson Pygmy'
Crimson Pygmy Barberry



Crataegus 'Point Reyes'
Point Reyes Crataegus



Fothergilla gardenii
Dwarf Fothergilla



Hydrangea quercifolia 'Pie Wee'
Dwarf Oakleaf Hydrangea



Physocarpus 'Diablo'
Diablo Ninebark



Pittosporum tobira 'Wheeler's Dwarf'
Dwarf Pittosporum



Spiraea japonica 'Goldmound'
Goldmound Spirea



Viburnum opulus
American Cranberry Bush

PLANT LIST - NATIVE RAINGARDEN



NATIVE - RAINGARDEN



Acer circinatum
Vine Maple



Amelanchier alnifolia
Serviceberry



Carex obovata
Slough Sedge



Cornus sericea
Red Osier Dogwood



Cornus sericea behenifolia
Kelsey Dogwood



Deschampsia cespitosa
Tufted Hairgrass



Fragaria chiloensis
Sand Strawberry



Iris tenax
Oregon Iris



Juncus effusus
Soft Rush



Juncus ensifolius
Dagger rush



Mahonia nervosa
Low Oregon Grape



Mahonia repens
Creeping Oregon Grape



Polystichum munifolium
Sword Fern



Rosa gymnocarpa
Dwarf Wood Rose



Scirpus microcarpus
Small Fruited Bulrush



Symphoricarpos albus
Snowberry

PLANT LIST - ORNAMENTAL RAINGARDEN



ORNAMENTAL - RAINGARDEN



Amelanchier x grandifolia 'Autumn Brilliance'
Autumn Brilliance Serviceberry



Callicarpa americana
Beautyberry



Carex comans 'Frothy Curly'
New Zealand Hair Sedge



Carex testacea
New Zealand Sedge



Carex testacea 'Prairie Fire'
Prairie Fire Sedge



Cornus sanguinea 'Midwinter Fire'
Blood-Twig Dogwood



Cobussetea dammeri 'Coral Beauty'
Bearberry Cotoneaster



Epimedium x perralichium
Epimedium



Geranium x cantabrigiense 'Blokovo'
Blokovo Cranesbill



Itea virginica
Sweetspire



Muhlenbergia capillaris 'Regal Mist'
Muhly



Physocarpus 'Diablo'
Diablo Ninebark



Ribes sanguineum 'White Icicle'
White Flowering Currant



Spiraea japonica 'Goldmound'
Goldmound Spirea

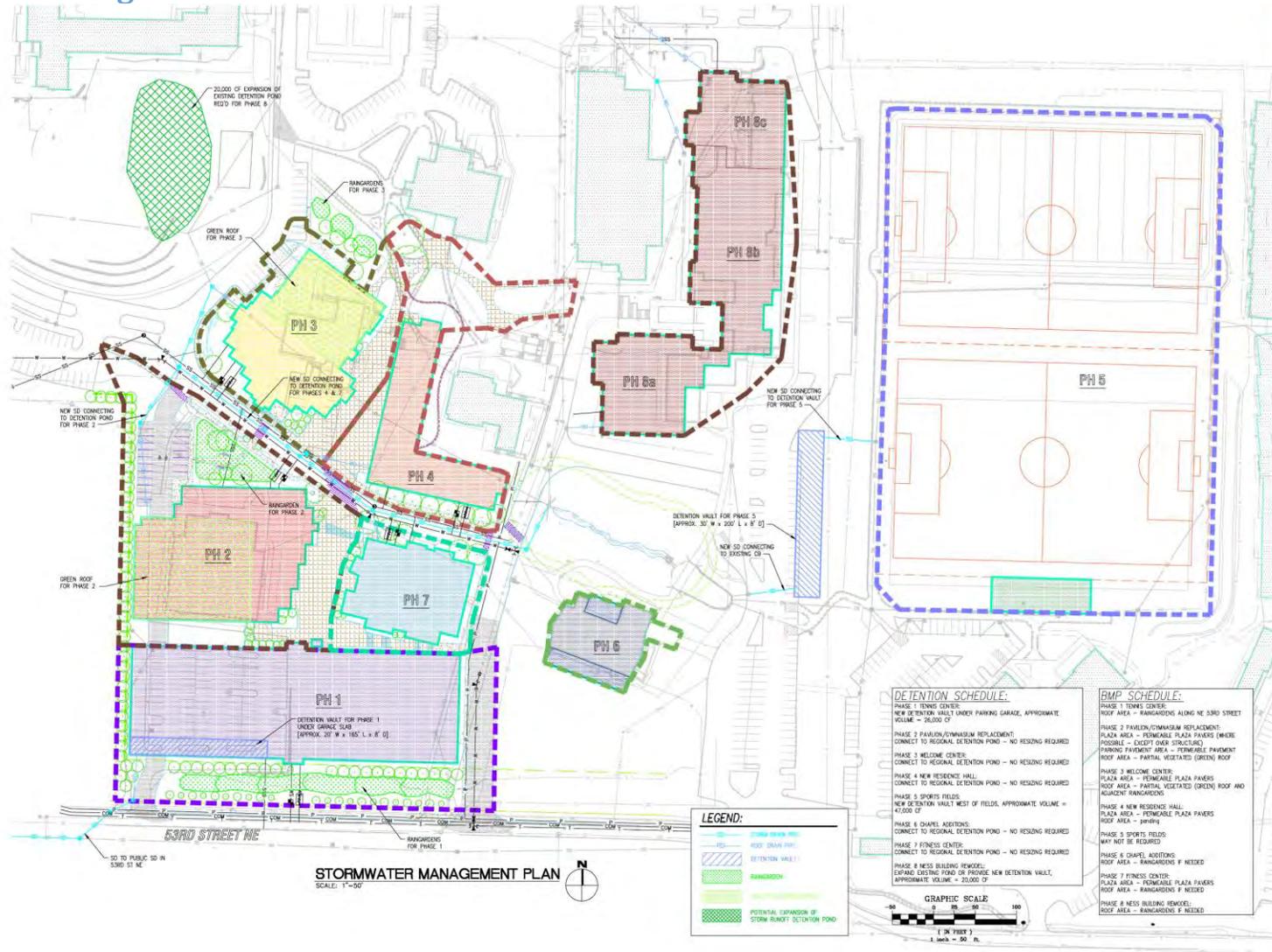


Rudbeckia fulgida 'Goldstrum'
Goldstrum Black Eyed Susan



Viburnum opulus
American Cranberry Bush

Civil Drawings



Northwest University
Master Plan Update

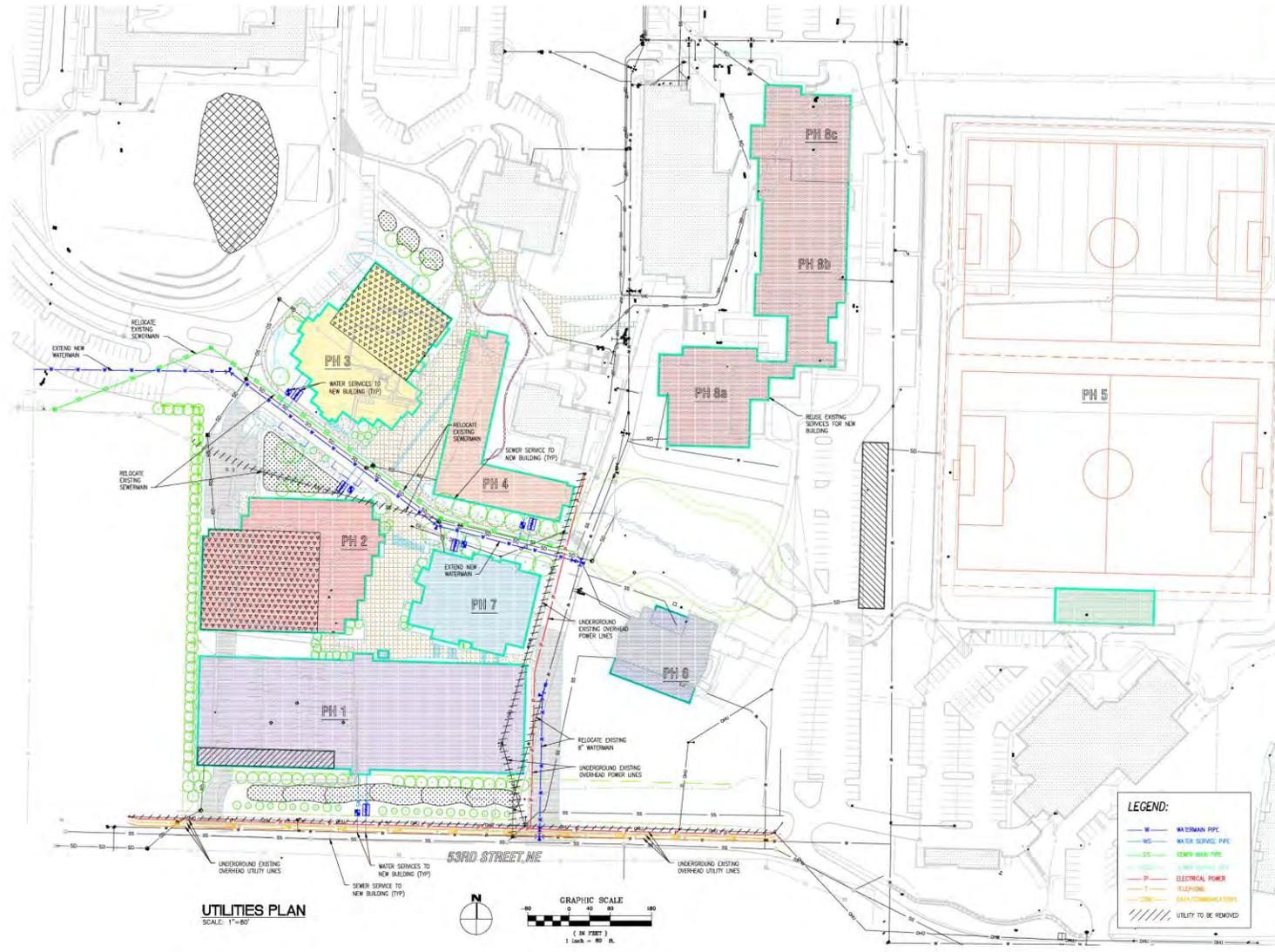


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STORMWATER MANAGEMENT PLAN

C1



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Northwest UNIVERSITY

Taylor Engineering Consultants
TEC
Professional Engineers
No. 100, 101, 102, 103
Madison, WI 53702

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P/N: WNT

MASTER WATER, SEWER AND POWER PLAN

C2