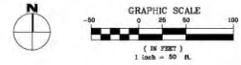


CONCEPTUAL GRADING PLAN
SCALE: 1"=50'



Northwest University
Master Plan Update

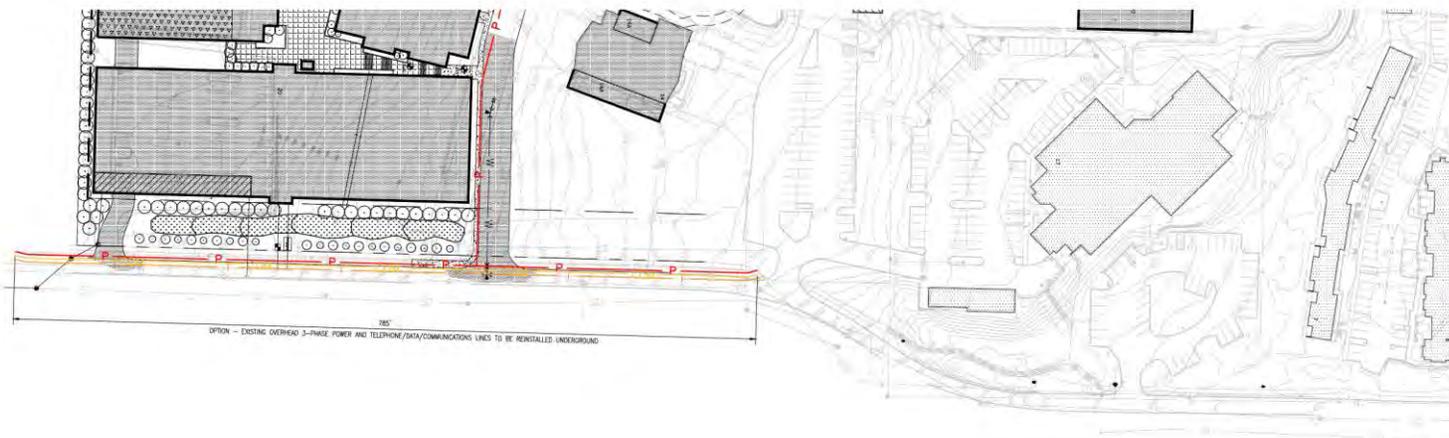


NO.	DATE	REVISION

DATE: 5/31/2016
JOB NUMBER: TEC 659-GNS
P/N: WNT
FILE:

CONCEPTUAL GRADING PLAN

C3



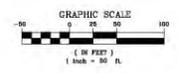
POTENTIAL FRONTAGE IMPROVEMENTS

SCALE: 1"=50'



LEGEND:

- P — POWER LINE (UNDERGROUND)
- T — TELEPHONE LINE (UNDERGROUND)
- COM — DATA/COMMUNICATIONS LINE (UNDERGROUND)



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Northwest
UNIVERSITY

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 EXPIRES 12/31/2020

Northwest University

Master Plan Update

NO.	DATE	REVISION

DATE: 5/31/2019

JOB NUMBER: TEC-659-QMA

PRJ: WNT

FILE:

FRONTAGE IMPROVEMENTS

C4

Appendix C : Why Tennis?

Why Tennis? Continually Building a Learning Community

Month after month throughout the school year, Northwest University hosts visiting, prospective students for an immersion experience on campus called “Northwest Fridays.” As President, I greet them and their parents and talk about the Mission Statement of Northwest University, which I personally wrote as part of an 18-month process of appreciative inquiry to discern the deepest values and aims of our historic and present people. “*We the people,*” I quote from memory . . .

. . . 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.

As I exegete the statement, line by line, precept by precept, I explain what it means to us to be a “*learning community.*” It means that everyone at Northwest is a teacher, and everyone is a learner. Our learned professors bring lifetimes of study and experience, but new freshman also bring knowledge to us. Every generation sees the world through its own eyes, and each one sees things the others don’t see. In the classrooms, the dorm lounges and rooms, the concert halls, the chapel services, the fitness center, and on athletic fields and courts and bleachers, we are all teachers, and we are all learners. I always point out that there are things athletes learn through sports that are not as easily learned in other university activities—things like teamwork, discipline, competitiveness, persistence, gradual improvement and mastery, playing our way back from injury. Even as athletes learn on the courts and fields, they teach the rest of us.

Sports have been a crucial part of the educational experience since Plato taught Aristotle in the academy. As the Duke of Wellington was once famously quoted as saying, “The Battle of Waterloo was won on the playing fields of Eaton.” In America, collegiate athletics became so important in the 20th Century that the popular reputations of universities may be determined more by their athletic teams than by their classrooms and labs. Like other universities, Northwest believes in the deep academic value of athletics. That is why we give monetary awards called “athletic scholarships” to star players. We recognize the scholarly value of their teaching role in our *learning community.*

The value of athletics for our scholars goes beyond the intercollegiate sports that get the most public attention. We want all of our students to be involved in physical training and conditioning, playing intramural sports, working out in the fitness center, running the streets and paths of beautiful Kirkland, and just unwinding with pick-up games among friends. When I came to Northwest nine years ago as a new president, I had always enjoyed playing golf and occasionally tennis, but I had never kept up a practice of routine physical training. Because I wanted something in common with our athletes, I started running. Within a few weeks, I injured myself and wound up in the training room with our “official” athletes. A bond between us began to form in shared hardship and recovery. I kept running, and have finished four full

marathons over the past six years, and many shorter races. The lessons I have learned in training for long distance running have enriched me and made me a better president, and a stronger person.

As a religiously inspired academic community, Northwest University places great emphasis on the concept of *spiritual vitality*—a key component of our Mission Statement. Anyone who has ever attended a high school pep rally knows that spirit is part of the game. There is a rush in the human spirit when a play is perfectly executed—not only in the athlete, but among the spectators. The perfect shot that wins the game, the beautiful goal that just eludes the defender, the elegant move that can only be described as “poetry in motion.” All of these factors build the human spirit and illustrate the spiritual dimension of athletics. Theologically, Northwest teaches according to Romans 12:1 that God has designed every human activity as a form of worship, and we see athletics precisely as that—an exercise of worship. While we equally value music and science and nursing practice and chapel services and all of our other activities as expressions of worship, none of these outrank athletics. As Harvard University cognitive psychologist Howard Gardner has demonstrated in *The Theory of Multiple Intelligences*, human beings have at least 8 different kinds of intelligence, and as Christians, we believe they exist for the glory of God.

Why Tennis?

As beautiful as running in Kirkland can be, and as perfect as it is for summertime beach volleyball, it does not provide an easy environment for year-round training due to our long wet winters. When Dan Willman of Northwest High Performance Tennis first approached me about building a tennis center eight years ago, I was immediately interested. We seriously considered the idea of building such a center on the former Seahawk fields, but ultimately decided that we needed them too much for soccer to give them up. When Dan Willman approached us again a few years later, we figured out that we could make space for the courts if we put parking lots under them. Subject to the approval of the City of Kirkland and the Houghton Community Council, we believe a new tennis facility will greatly enhance our *learning community*

I was immediately attracted to tennis because of my own sporadic participation in the sport, but also because a new indoor sports facility at Northwest would provide a dry, warm place in the winter that would provide an indoor running track, another informal basketball court, and a space for calisthenics and other sports training. While only a few Northwest students play tennis on the existing outdoor courts, it is amazing that anyone plays on them, since they are currently cracked and possibly unsafe, and they are wet for so many months each year. (We will resurface them this summer as part of our new commitment to tennis.) Building an indoor tennis facility would open up opportunity for students to adopt and develop an elegant sport that can be played throughout their lifespans. In addition, a large new indoor facility would create space for winter events, fairs, contests, concerts, and other creative uses. No other place on campus provides indoor space where our whole campus community can gather.

A corollary of our Mission is our Strategic Plan—the detailed plan for how we will go about fulfilling the Mission. In that plan, we have embedded a slogan: *“More Elite, but Less Exclusive.”* That slogan expresses our desire to limit the growth of our traditional undergraduate student body to 1,200 students—the same size as Whitman College, Washington’s most highly ranked liberal arts college. While we do not want a large undergraduate student body, as we continue to grow in academic reputation we want to become more selective about who we admit, crafting a highly talented, dazzlingly diverse, spiritually committed student body that we can empower as leaders for the future. At the same time, we plan to increase the number of ways in which students can pursue a Northwest University degree—through extension sites, church partnerships, online programs, and as-yet-undiscovered educational modes. As the Kirkland Campus grows more selective, more and more students who can afford our tuition prices will choose to come (enhancing our ability to help more needy students) and tennis will be an important point of attraction. All of the most prestigious colleges in Washington sponsor intercollegiate tennis—Whitman, Whitworth, Pacific Lutheran, Puget Sound, and their sister institutions in Oregon who play in the Northwest Conference of NCAA Division III. The less selective colleges do not offer tennis. Our strategic plan to make Northwest academically more excellent and financially more secure (the latter being no small consideration) suggests that we should add intercollegiate tennis to our sporting options.

Ethnic diversity is an important part of our vision for Northwest, and we are delighted that Northwest High Performance Tennis invests significant funds in scholarships for students from diverse racial and economic backgrounds to learn to play tennis. Some of those students will find Northwest a compelling option when they are ready for college, and we look forward to adding them to our beautiful, diverse student body—helped by collegiate athletic scholarships partially provided by the tennis center.

Expanding the Community

Northwest University has long committed its campus to serve as a park for Houghton residents, as our popular disc-golf course illustrates. Neighbors walk our campus with their pets throughout the year, especially in the warm, dry months. The Indoor Tennis Facility will provide additional ways for us to serve our neighbors, especially those who play tennis and must drive to other places to find dry courts. I have seldom seen a day in Kirkland—no matter how rainy—when there were no runners on the street, and we believe our indoor running track will attract many neighbors. We want to share our campus with Kirkland, expanding our learning community and enhancing the Town and Gown atmosphere that college towns are famous for. The neighborhood has needs with which we can uniquely engage, and that is central to our mission too.

With excitement about the future,

Joseph Castleberry
President

Appendix D : Why Open and Light the Athletic Fields?

The Future of the Barton Fields

About thirty years ago, the Seattle Seahawks lost their lease on the property that is now Carillon Point and began making plans to relocate outside of Kirkland. City Council Member Randy Barton, who also served as Northwest University's Director of Development, approached the Seahawks on behalf of the city to ask them to stay in town, offering them a free, 15-year lease on vacant property owned by Northwest University. It seemed good to the Houghton Community Council, the City of Kirkland, the Seahawks, and Northwest University to pursue that partnership, and for 22 years, the Seahawks practiced, carried out business, and, in many cases, lived in Kirkland. The arrangement offered benefits to the university, to Houghton and to the whole city.

When the Seahawks left Kirkland to build permanent facilities in Renton, Northwest University took over the fields, with their use restricted by code only to the university. While the university wanted to make them available for broader use, we were financially unable to begin the full master plan revision process that would have made it possible. Now that we are carrying out that process, we want to expand the use of the fields for the maximum benefit to the university and Kirkland community sports leagues.

There are three major reasons the university wishes to expand the use of the fields. First, expanding the use of the fields would provide a real benefit to athletes living in Houghton and Kirkland. Due to the severe shortage of athletic fields in Kirkland, the City has long desired access to our fields for community sports. Heavy usage by University athletic teams during the Fall and Summer semesters would not permit very much outside use of the fields while school is in session, but during the months from May to August, the fields lie virtually unused. We would like to accommodate the City of Kirkland's desire to use the fields during reasonable hours. Along with such an arrangement would come a rich bonus—the happy sounds of kids at play during summer months.

A second reason for expanding the use of the fields is that the natural grass fields are expensive to maintain, requiring extensive watering and maintenance, and the existing artificial turf field is aging fast and in need of replacement. The University would like to resurface the entire area with artificial turf, providing a drier and safer field that would require less maintenance. Without some income from renting the fields to the City Parks and Recreation Department, it will be difficult for us to achieve such a resurfacing. We do not anticipate to profit from such an arrangement beyond the help it would offer us to improve and maintain the fields for student athletes.

Finally, the improvement of and expansion of access to the Barton Fields directly enhances our fulfillment of the university's mission. Our mission calls us to be "a learning community dedicated to spiritual vitality, academic excellence, and empowered engagement with human need." Athletic competition constitutes a very important academic exercise, in which athletes are both learners and teachers. Everyone at Northwest benefits academically from the lessons learned in sports. Along this line, we wish to install lights in order to decrease

the amount of class time missed by athletes and to enable more students to attend games outside class hours. Furthermore, we believe athletics enhance spiritual vitality, offering transcendent experiences for athletes and spectators alike. We also appreciate the way expansion of our field use would allow us to meet the needs of athletes in our community.

In addition to resurfacing the fields, the university would like to install high-tech lighting that would allow us to use the fields after classes during winter months. Without lighting, students miss significant time in classes in order to play afternoon games. Our motivation here is purely academic.

We would expect that the zoning would limit all use of the lighting to early evening hours. Both university and outsiders would be subject to city codes on lighting and noise restriction. The construction of a small field house near our parking lot would provide restrooms and changing areas close to the field. Our neighbors have asked us to provide such facilities. Finally, we would like to provide bleacher seating to accommodate spectators for special occasions such as play-off games. Such occasions do not occur every year, but in the past, they have drawn up to 300 spectators for two or three days per year. The bleachers would also allow parents and friends to watch community sports games.

Were it not for the wisdom and cooperation of the city and community councils, the Barton Fields would never have existed. We believe it is right and good—and central to our mission and supported by city policies—to make the fields available for wider usage by residents of the city.

With excitement about the future,

Joseph Castleberry
President

Appendix E : Comment Response Letter

Full Text of Response Letter to City of Kirkland based on Public and City Staff Comments

Tony Leavitt, Senior Planner
City of Kirkland Planning and Building Department
123 5th Avenue
Kirkland, WA 98033-6189

RE: Northwest University Master Plan Comment Response Letter
ZON16-02063

Tony:

Thank you for coordinating the work of city staff and for the careful review conducted on behalf of the city to insure the successful process of adopting a new twenty year master plan for Northwest University. Northwest University has reviewed both city and public comments and proposes to alter the master plan in accordance with the written responses below and the associated updated drawings and documents attached.

City Staff Comments

- *Planning Staff consulted with the Public Works Surface Water Group and we are recommending that the stream be daylighted near the College entrance (located west of 109th Lane downstream from the storm water detention area) and restoration of the stream buffer near the chapel occur. The timing of this can be negotiated but we believe it should occur as part of the first couple of phases. Also the stream will need to be reclassified using the newly adopted standards to ensure compliance with regulations.*

Response: **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.
- *Staff is concerned about the overall length of the tennis center as viewed from NE 53rd Street. Even though the project is not subject to design review, utilization of the design techniques in KZC Section 92.30 would help to minimize the bulk and mass of the building. Additionally renderings showing the building with existing and proposed landscaping would be helpful.*

Response: Northwest University proposes the following revisions to the design of the proposed Tennis Center to address comments and concerns by City Staff and Public Comment and to minimize impacts:

- Remove Upper Parking garage from the plan.
 - This will also reduce the height increase request from 50' ABE to 40' ABE for the building.
 - This will reduce the proposed parking for the building by 82 stalls (leaving approx. 79 stalls in the lower garage).

- The traffic study indicates there is an excess of parking on the campus for the entire build-out of the master plan. See pages 41-44 of the Draft Transportation Impact Analysis for a full discussion of campus parking.
- 79 stalls will also provide sufficient parking for the maximum use of the tennis center.
- Add additional features to the South façade elevation facing NE 53rd to meet the Design Guidelines as well as agree to Administrative Design Review for the final approval of these features.
 - Add Balconies/modulation to the façade
 - Add Roofline variations to the façade (at the balconies/modulation)
 - Keep material changes (CMU base, metal siding, eave detail)
- Increase the buffer for the Tennis Center from the existing minimum of 30' to 50' reflecting a 67% increase to the standard buffer in the PLA-1 zone.
- Endeavor to retain as many trees in the first 30' of the Tennis Center buffer while still incorporating a rain garden.
- Please see updated plans and renderings of the proposed Tennis Center that reflect the above changes. Additional renderings as requested by the City showing proposed changes are included as well.

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

- The tennis center building permit be subject to Administrative Design Review per KZC 142.25 - Administrative Design Review (A.D.R.) Process and specifically limited to the South Façade.
- Design review will be limited to the following
 - KZC 92.30(2) Horizontal Definition in All Zones;
 - KZC 92.30(3) - Techniques To Moderate Bulk and Mass in the RHBD and TLBD Zones;
 - KZC 92.3(4) -Techniques To Achieve Architectural Scale in All Zones;
 - KZC 92.3(5) - Techniques To Achieve Architectural Scale in the RHBD and the TLBD Zones.

Conceptual massing diagrams have been added to the Tennis Center drawings and renderings indicating how these techniques may be applied to minimize the bulk and mass of the building. The proposed changes to the Tennis Center Design also are reflected in the updated renderings and drawings.

With regard to the minimum requirements of KZC 92.30.3 - Techniques To Moderate Bulk and Mass in the RHBD and TLBD Zones, Northwest university specifically 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.

Please see updated Tennis Center Renderings and Drawings.

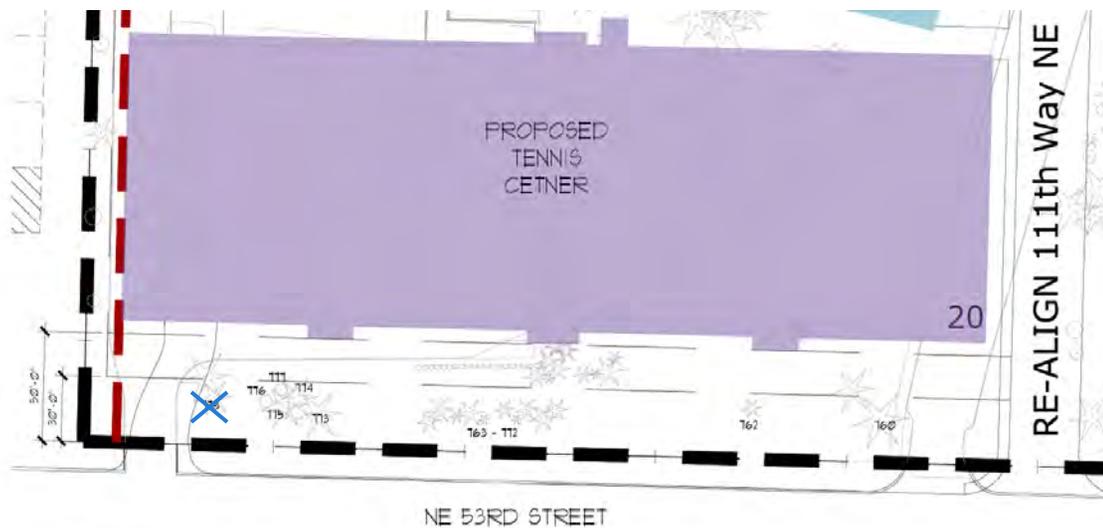
- *Staff is concerned about the proposed tennis center use specifically that the university does not currently have a tennis team. Are there any plans to add one?*

Response: **Northwest University will definitely consider adding intercollegiate tennis to its athletic offerings. Furthermore, NU is committed to work towards becoming a top tier university. As indicated in President Castleberry’s narrative ‘Why Tennis’, adding a tennis team is inclusive of this vision. While there are no immediate or definitive plans for an intercollegiate tennis team (there is no tennis facility at present), approval of the master plan with the tennis facility is the necessary first step towards initiating any plan to add tennis to the NU athletics offerings.**

- *Sheet L1.5 shows the removal of all the trees within the NE 53rd Street buffer adjacent to the proposed tennis center. However on page 29 of the project narrative, it says that some existing trees will remain. Please clarify. Also note that there is a minimum buffer planting standard in Section 45.60.2.d and that 45.60.2.f requires that “new construction of buildings and parking areas shall preserve existing significant trees to the maximum extent possible”.*

Response: **Within the first 30’ of the Tennis Center buffer, there are currently 18 significant trees shown on the tree plan. The current proposal to include a substantial rain garden with enhanced buffer planting and to berm the grade up to the tennis center building, along with the deep excavation necessary for the building will necessitate removal of all the existing significant trees as indicated on the original tree plans (L1.5 and L1.6). If the buffer area did not include the rain garden, it is likely that up to 17 of the 18 significant trees in the first 30’ of buffer could be protected and maintained – see supplemental Tennis Center Buffer Significant Trees Diagram below.**

Tennis Center Buffer Significant Trees Diagram



Northwest University recognizes there is a balance between the benefits of keeping existing mature trees and providing Best Management Practices for the storm water facilities by providing a substantial rain garden and an enhanced buffer with berms and additional grading. With this in mind, Northwest University proposes that the Tennis Center's enhanced buffer include a rain garden that is reduced in size and scope along with maintaining as many existing significant trees as possible. The full design for the rain garden and tree retention will best be finalized during the specific site planning and building permit review for the project. Please see updated potential enhanced buffer drawings and tree plans that include a concept where 13 of the 18 existing significant trees are retained within the first 30' of tennis center buffer, along with a redesigned rain garden. See revised drawings L1.2, L1.5 and L1.6.

- *Regarding trees, there is no site plan that shows the tree survey tag numbers reflected in the arborist report. The survey plans show the species and size but not the tag numbers. This is needed for a complete arborist review.*

Response: **Please see the updated tree plan drawing, L1.5 that includes tree survey tag numbers.**

- *To help with support of the reduction of the PSAA buffer to 10 feet, staff recommends a letter from PSAA agreeing to this and any conditions that may be associated with that support (i.e. maintenance of the fence).*

Response: **Northwest University is in talks with PSAA to obtain written agreements to the proposed buffer reductions between the PLA-1 boundary and the PSAA property. It is expected that an agreement will be reached in March, 2017 at the next scheduled PSAA board**

meeting and a copy of the agreement will be sent to City staff at that time to be included for consideration in the hearing and by the hearing examiner.

- *A few more details on the use of the fields would be helpful. Specifically will there be a limit on the number of games occurring at any one time (as mentioned in the traffic report that there could be a lot of games occurring at one time with younger soccer teams) and are there any plans for a field manager or event coordinator to help minimize impacts on neighboring properties. Also it would be helpful to provide a video or graphics that show examples of the proposed lighting. Also in regards to the turf fields, check with the surface water group on the impacts of the new regulations going into effect in 2017.*

Response: **Northwest University has 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 have developed an outline to guide use agreements and rental policies for the fields and other NU facilities by outside groups. Please see the attached NU Fields and Facilities Use Guidelines.**

Number of Games

Typical use of the fields will vary based on the age of the participants and time of the year. Typical use will consist of a mix of age groups and number of players that will result in something like six to ten games at a time, though maximum use could be more. For instance, it is conceivable that if U-6/7 soccer games occupied both fields simultaneously, there could be up to 16 games with 6 children for each game (3 on 3) occurring at one time. However, as the ages of the athletes increase, the size needed for playing area increase, reducing the potential maximum number of games occurring at any one time. It is not the intent of the shared field usage that the fields are utilized to the maximum extent possible for the maximum length of time possible. The intent in structuring the shared field use policy is to provide adequate flexibility for the varying needs of the community – all subject to the primary needs of Northwest University's use of the fields. The traffic study addresses the conceivable potential maximum use of the fields, while in practicality the use will in all likelihood be less. Northwest University requests that the current maximum number of games discussed in the traffic study not be reduced so that the use of the fields may have the most flexibility to meet the potential needs of the community.

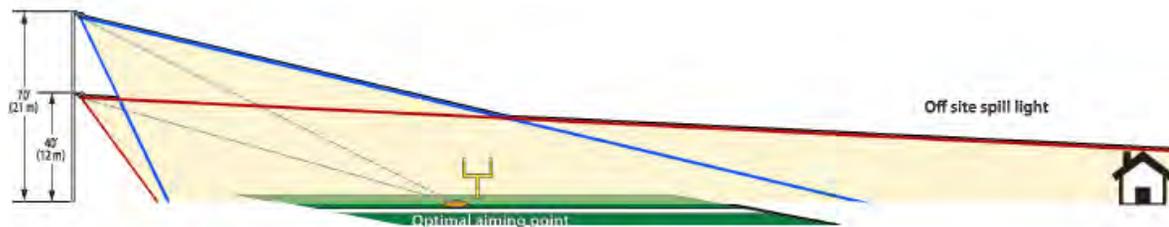
Northwest University proposes field use restrictions to minimize impacts to neighboring properties such as the limit of shared use to a maximum of eight hours per day in lieu of carte blanche maximum hours per day.

Northwest University intends to have a field manager if shared use of the fields as proposed is approved and adopted. It seems reasonable that the field manager's responsibilities will include coordinating use of the fields to minimize impacts to neighboring properties (for instance directing use of the South field for activities when both fields are not needed).

Field lighting

Additional diagrams for the field lighting have been produced to help explain why Northwest University is requesting the height of the lighting. The taller the light standards, the less glare and spill-over lighting to neighboring properties. The proposed height of the field lighting is intended to minimize impacts to neighboring properties, along with only lighting the Southern field. Please see updated drawing **A1.12 Lighting**, which includes the diagram below:

Pole height impacts aiming angles and the amount of spill light



Lighting Pole Height Diagram

A case study is provided by the proposed field lighting manufacturer, Musco Lighting, of a private university installing LED field lighting as is proposed for the NU fields (see link below). The current technology of LED field lighting reduces glare and spill over light and minimizes the impacts to immediate neighbors. Additionally, in response to previous comments NU heard from the community, the field lighting was reduced from both fields to only the southern field again to minimize impacts to neighboring properties.

Case Study

<http://www.musco.com/news/bernlohr.html>

Local Examples of Musco LED Field Lighting

<http://www.musco.com/news/edmonds.html>

<http://www.musco.com/news/sc.html>

<http://www.musco.com/news/petrovitsky.html>

- Are there plans to increase pedestrian connectivity on campus? Specifically from the married student housing to lower campus thru the athletic fields or near the Barton Building.

Response: **Yes. Included with the athletic field improvements, the existing gravel pedestrian path from the married student housing is proposed to be enhanced with new concrete sidewalk and stairs. Additionally, a new pedestrian stair is proposed connecting the Ness parking area to the athletic fields, which is proposed to be included with the athletic field improvements as well.**

Summary of Public Comments to Address

- *Size, scale and use of the tennis building*

Response: **The design for the tennis building is proposed to be revised as discussed in the comment response above to minimize impacts to neighboring properties along NE 53rd. In summary, these revisions include reducing the height of the proposed building by 10' to 40' ABE, increasing the minimum buffer from 30' to 50' representing a 67% increase over current minimums and endeavoring to retain as many of the existing mature trees in the first 30' of the tennis center as possible.**

Additionally, Northwest University has heard the concern regarding commercial use in the PLA-1 zone expressed through some of the public comment. 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. Likewise, a Play Facility such as a commercial tennis center is allowed through a IIB zoning permit (KZC 45.20.070), which is the process through which the new master plan will be adopted. KZC 05.140, defines Play Facilities to be "A commercial recreational facility, including swimming pools, tennis courts, play facilities and/or other similar uses." (Emphasis added). 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 is attached and included for reference. Please see Draft NU/NWHPT Use Agreement.

The revised tennis center design minimizes impacts to the neighboring properties and will provide a wonderful public amenity to the community.

- *Tree retention in the south buffer*

Response: **Please see the previous comment response above. In summary, through reducing the size of the proposed rain garden, it may be possible to retain 13 of the existing 18 mature trees in the first 30' of the tennis center buffer.**

- *Access to and from NE 53rd Street and potential impacts to neighboring residential uses*

Response: **A revised traffic study includes discussion and response to this comment in the revised executive summary. Please see the revised traffic study that was submitted concurrent to this response letter.**

- *Street parking around the exterior of the campus*

Response: **A revised traffic study includes discussion and response to this comment in the revised executive summary. Please see the revised traffic study that was submitted concurrent to this response letter.**

- *Renting of the campus facilities to outside groups. Some comments mention noise and security issues. Staff Comment: It might be beneficial to look at how local churches and schools handle renting of the facilities and provide details.*

Response: **Northwest University has 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 have developed an outline to guide use agreements and rental policies for the fields and other NU facilities by outside groups. Please see the attached NU Fields and Facilities Use Guidelines.**

- *Long term maintenance of the north buffer (near the fields)*

Response: **Northwest University is committed to doing better to maintain the north buffer near the fields. Specifically, Northwest University has undertaken a quarterly maintenance inspection of the north buffer area led by a member of the Senior Leadership Team. As a condition of the approval, Northwest University proposes that at each quarterly inspection, a summary report is provided to the**

immediate neighbors and the City of Kirkland to review and request additional maintenance. Additionally, perhaps a performance bond and the standard of care for the maintenance of the north buffer could be explored to further minimize impacts to the north neighbors.

- *Traffic Impacts Staff Comment: It appears that a lot of these issues are addressed in the Traffic Report but Transpo should review and address in a revised report. Thang is also requesting this.*

Response: Transpo Group has completed additional traffic studies and has provided a revised report which was submitted concurrent to this response letter.

Sincerely,

Eric L. Drivdahl, AIA
Principal

Appendix F : Outside Use of Facilities Policy Guidelines

Northwest University – Outside Use of NU Facilities Outline of Policies

- **Noise:** Outside organizations are not allowed to use air horns or megaphones on the fields. If speakers are used, this equipment shall only face south. When only one field is in use at a given time, NU will schedule the event on the south field away from neighboring homes. When outside organizations use other NU athletic facilities, the organization will provide its own event staff to monitor event participants to address noise issues.
- **Security:** NU campus security will monitor events on campus held by outside organizations. Outside organizations will also designate an event manager who will monitor the events while using the NU facilities. This person shall register with the Facilities Manager and provide contact information that would allow NU to contact them during use of NU facilities.
- **Facility Manager:** NU will designate a facility manager to oversee scheduling and to monitor and insure outside organizations are meeting facility usage expectations.
- **Field lighting:** Field lighting will only be in operation when fields are in use. Outside organizations will coordinate with Facility Manager to request specific times for lighting use. The proposed use of LED lighting will allow immediate on/off capabilities. Field lighting controls will be in a central location, only for operation by the NU Facility Manager and NU staff.
- **Parking:** Outside organizations and their participants will park only on the NU campus while using NU facilities. Outside organizations will utilize signage, advanced notification and/or an onsite traffic monitor to insure participant parking meets this condition.
- **Youth events under the age of 18:** Outside organizations are required to have adult supervision at all times for persons under the age of 18 while using NU facilities. This person shall register with the Facilities Manager and provide contact information that would allow NU to contact them during use of NU facilities.
- **Facility use:** Use of NU facilities will be limited to those facilities requested by the outside organization at the times approved by NU. Outside organizations will not use NU facilities other than what has been designated for their use unless previously requested and approved by NU.
- **Smoking & Alcohol:** Smoking and alcoholic beverages are prohibited on all NU property. Violators will be given a first warning and escorted off NU property immediately. If there is a second abuse of these restrictions, the violator and their team will no longer have the privilege of using NU facilities.
- **Event notification:** NU will publish a facilities use schedule on their website for all events occurring on the NU campus attended by outside organizations. This will serve as the main NU public notification tool.
- **Large Group Event notification:** During infrequent large group events organized by outside organizations using NU facilities, in addition to public notification on the NU website, NU will notify the adjacent neighbors through mass emails and/or temporary sign boards along

the perimeter of the NU campus posted 1 week in advance indicating the date and time of the event. Large Group Event notification will apply to events with 100 or more anticipated attendees.

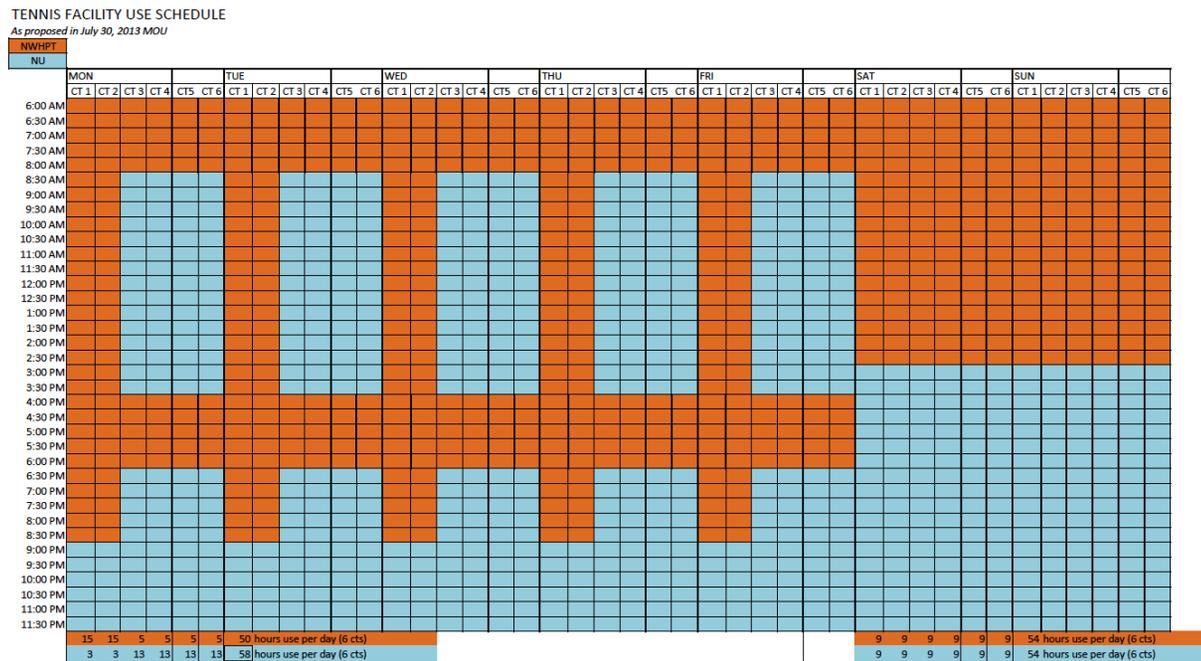
- **Large Group Event Traffic Management:** Outside Organizations are responsible for traffic management at their events while using NU facilities. Depending on the size of the event, NU may require the outside organization to provide traffic directors at the entrances to the campus and at parking areas. The outside organization will additionally utilize other messaging as described under “Parking” to insure event participants are only parking on the NU campus during the event.

Appendix G : Tennis Center Draft MOU Summary

Summary of Draft Memorandum of Understanding Between Northwest University and Northwest High Performance Tennis

Note: The final agreement has not been completed, but should not be significantly different that what is outlined.

- Hours – it is assumed that the tennis center will be open from 6am to midnight each day. Monday to Friday, NWHPT would have 50 hours of use and NU would have 58 hours of use per day. The math is 18 hours open, times 6 courts = 108 hours. NWHPT 50 hours, NU 58 hours. On Saturday and Sunday we would each have 54 hours of use. Below, please see a graph showing usage by day, hour and court:



- Term of the agreement is for 20 years, after 20 years it could be renewed annually, but NWHPT would pay a reasonable market based license fee for court usage.
- NU and NWHPT will share in the costs of operating and maintaining the building.
- NWHPT will be required to park in the immediate vicinity of the building and have to follow our parking rules and regulations.
- NWHPT would work with their constituents to raise the dollars needed to build the tennis center. The funds would be donated to the university and the university would build the facility and pay all bills related to it, from the donations made for the facility. NWHPT is paying for all construction costs.

Appendix H : Legal Description

Parcels

PARCELS CONTAINED IN THE PLA-1 ZONE

172505-9002
 172505-9006
 172505-9269
 172505-9154
 172505-9007
 172505-9145
 172505-9171
 172505-9203
 172505-9268
 935390-0335
 935390-0350
 935390-0355
 935390-0245
 935390-0385
 935390-0550
 741500-0030
 172505-9139

TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON; EXCEPT THE WEST 30 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER RECORDING NUMBER 2880336; AND EXCEPT THOSE PORTIONS THEREOF CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES RECORDED UNDER RECORDING NUMBER 4362685 AND 4380733.

(ALSO KNOWN AS LOT A OF CITY OF KIRKLAND LOT LINE ADJUSTMENT NUMBER LL-86-112, RECORDED UNDER RECORDING NUMBER 8703261127.)

PARCEL III (APN 172505-9006):

PARCEL A:

THE SOUTH 260 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON; EXCEPT THE WEST 30 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER RECORDING NUMBER 2880336

PARCEL B:

Legal Description

PARCEL II (APN 172505-9002):

THE NORTH 92.90 FEET OF THE SOUTH 179.90 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17,

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST ¼ OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 25 -NORTH, RANGE. 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

THENCE SOUTH ALONG THE CENTER OF THE COUNTY ROAD SOUTH 0°34'12" EAST 158.04 FEET; THENCE SOUTH 89°03'57" WEST 30 FEET TO THE WEST MARGIN OF SAID COUNTY ROAD; THENCE CONTINUING SOUTH 89°03'57" WEST 94.12 FEET, MORE OR LESS, TO A COUNTY ROAD RIGHT-OF-WAY; THENCE SOUTH 0°35'17" EAST ALONG THE EAST LINE OF SAID RIGHT-OF-WAY 130 FEET; THENCE NORTH 89°03'57" EAST 297.04 FEET AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 0°34'46" EAST 130 FEET; THENCE NORTHERLY 89°03'57" EAST 297.01 FEET TO THE WESTERLY MARGIN OF SAID COUNTY ROAD; THENCE NORTH 0°34'12" WEST ALONG THE SAID WESTERLY MARGIN 130 FEET, MORE OR LESS, TO A POINT WHICH LIES NORTH 89°03'57" EAST OF POINT OF BEGINNING; THENCE SOUTH 89°03'57" WEST 297.01 FEET, MORE OR LESS TO THE POINT OF BEGINNING; EXCEPT THAT PORTION THEREOF, IF ANY, LYING WITHIN THE SOUTH 260 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 17;

SITUATE IN THE CITY OF KIRKLAND, COUNTY OF KING, AND STATE OF WASHINGTON.

PARCEL C:

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON; EXCEPTING THERE FROM THAT PORTION LYING WITHIN 114TH AVE. N.E.

EXCEPTING FROM THE ABOVE PARCELS A, B AND C, THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 19, BLOCK 2, HARRY WHITE AND COMPANY'S 5TH ADDITION TO KIRKLAND, ACCORDING TO THE PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 5, RECORDS OF KING COUNTY, WASHINGTON;

THENCE SOUTH 89°15'26" EAST 250.01 FEET;
 THENCE NORTH 01°15'09" EAST 25.30 FEET;
 THENCE SOUTH 89°13'38" EAST 350.05 FEET;
 THENCE SOUTH 01°19'15" WEST 187.58 FEET;
 THENCE SOUTH 89°04'35" EAST 220.26 FEET;
 THENCE NORTH 01°18'54" EAST 100.00 FEET;
 THENCE SOUTH 89°04'35" EAST 131.01 FEET;
 THENCE NORTH 01°18'42" EAST 238.72 FEET;
 THENCE SOUTH 89°03'52" EAST 327.04 FEET;
 THENCE SOUTH 01°18'11" WEST 338.65 FEET;
 THENCE NORTH 89°04'35" WEST 30.00 FEET;
 THENCE SOUTH 01°18'11" WEST 287.54 FEET;
 THENCE SOUTH 89°02'39" EAST 50.03 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89°02'39" EAST 440.00 FEET;
 THENCE SOUTH 01°25'30" WEST 357.22 FEET;
 THENCE SOUTH 42°28'45" EAST 48.48 FEET;
 THENCE SOUTH 02°31'15" WEST 262.90 FEET;
 THENCE SOUTH 32°17'08" WEST 33.09 FEET;
 THENCE SOUTH 75°17'38" WEST 28.44 FEET;
 THENCE SOUTH 88°32'33" WEST 44.36 FEET;

THENCE SOUTH 01°25'30" WEST 343.50 FEET TO THE NORTHERLY MARGIN OF N.E. 53RD STREET; THENCE NORTH 88°55 '59" WEST ALONG SAID MARGIN 242.17 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT THE CENTER OF WHICH BEARS NORTH 01°04'01" EAST 256.48 FEET, HAVING A DELTA OF 34°45'05", AN ARC LENGTH OF 155.56 FEET; THENCE NORTH 54°11'44" WEST 31.79 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT THE CENTER OF WHICH BEARS SOUTH 35°48'33" WEST 316.48 FEET, HAVING A DELTA OF 16°57'14", AN ARC LENGTH OF 93.65 FEET; THENCE NORTH 35°44' 16" EAST 83.06 FEET; THENCE SOUTH 88°34'30" EAST 72.00 FEET; THENCE NORTH 01°25'30" EAST 862.79 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL IV (APN 172505-9269):

THE SOUTH 87.00 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE WEST 30 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING NUMBER 2880336;

EXCEPT THAT PORTION CONVEYED TO STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEED RECORDED UNDER RECORDING NUMBER 4362685;

(ALSO KNOWN AS LOT B, CITY OF KIRKLAND LOT LINE ADJUSTMENT NO. LL-86- 112, RECORDED UNDER RECORDING NUMBER 8703261127).

PARCEL V (APN 172505-9154):

THE NORTH 80.10 FEET OF THE SOUTH 260 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE WEST 30 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER RECORDING NUMBER 2880336;

AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEED RECORDED UNDER RECORDING NUMBER 4380733.

(ALSO KNOWN AS LOT A, CITY OF KIRKLAND LOT LINE ADJUSTMENT NUMBER LL- 86-52, RECORDED UNDER RECORDING NUMBER 8606051106).

PARCEL VI (APN 172505-9007):

THE SOUTH 409.26 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION CONVEYED TO KING COUNTY FOR ROADS UNDER RECORDING NUMBERS 424352 AND 2716850;

AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF KIRKLAND FOR ROAD BY DEED RECORDED UNDER RECORDING NUMBER 20030730003453

AND EXCEPT THAT PORTION CONVEYED FOR STATE HIGHWAY 2-A;

AND EXCEPT ANY PORTION THEREOF LYING EASTERLY OF STATE HIGHWAY 2-A.

PARCEL VII (APN 172505-9145)

THE NORTH 130 FEET OF THE SOUTH 390 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE SOUTH 70 FEET THEREOF;

AND EXCEPT THE WEST 30 FEET THEREOF AS CONVEYED TO KING COUNTY WASHINGTON BY DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 2880336;

AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEED RECORDED UNDER RECORDING NUMBER 4362319.

PARCEL VIII (APN 172505-9171):

COMMENCING AT THE NORTHWEST CORNER OF LOT 19, BLOCK 2, HARRY WHITE & CO.'S 5TH ADDITION TO KIRKLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 5, IN KING COUNTY, WASHINGTON;

THENCE NORTH 89°26'25" EAST, 250.002 FEET;

THENCE NORTH 25.33 FEET;

THENCE NORTH 89°26'33" EAST, 350.002 FEET;

THENCE SOUTH 187.634 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 89°38'55.5" EAST, 351.310 FEET;

THENCE NORTH 0°01'40" EAST, 338.72 FEET;

THENCE NORTH 89°37'18" EAST, 327.152 FEET;

THENCE SOUTH 0°02'11.7" WEST, 338.882 FEET;

THENCE SOUTH 89°38'55.5" WEST, 30.00 FEET;

THENCE SOUTH 0°02'11.7" WEST, 1,250.584 FEET TO A POINT ON THE NORTHERLY MARGIN OF NORTHEAST 53RD STREET, AS ESTABLISHED BY KING COUNTY, AND AT A POINT ON A CURVE, FROM WHICH POINT CENTER OF SAID CURVE BEARS SOUTH 31°41'30" WEST;

THENCE NORTHWESTERLY ALONG THE NORTHERLY MARGIN OF SAID NORTHEAST 53RD STREET, ON A CURVE TO THE LEFT OF UNIFORM RADIUS OF 316.48 FEET, AN ARC DISTANCE OF 173.856 FEET;

THENCE NORTH 89°47'00" WEST, ALONG SAID NORTHERLY MARGIN OF NORTHEAST 53RD STREET, 662.533 FEET;

THENCE NORTH 480.00 FEET;

THENCE SOUTH 89°40'34" EAST, 134.961 FEET;

THENCE NORTH 19°03'36.8" WEST, 62.65 FEET;

THENCE NORTH 9°33'00" EAST, 95.00 FEET;

THENCE SOUTH 80°27'00" EAST, 50.433 FEET;

THENCE NORTH 572.951 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION OF 112TH AVENUE NORTHEAST LYING WITHIN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, AS VACATED BY CITY OF KIRKLAND ORDINANCE NUMBER 2512, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH MARGIN OF NORTHEAST 53RD STREET AS ESTABLISHED ON JANUARY 25, 1932, AS KING COUNTY ROAD NUMBER 1515, AND THE WEST MARGIN OF 112TH AVENUE NORTHEAST, AS ESTABLISHED BY THE PLAT OF WOODS ADDITION TO KIRKLAND, ACCORDING TO THE

PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 24, IN KING COUNTY, WASHINGTON, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 01°18'11" EAST ALONG THE WESTERLY MARGIN OF 112TH AVENUE NORTHEAST, 1,250.81 FEET, MORE OR LESS, TO THE NORTHERLY MARGIN OF NORTHEAST 58TH STREET ESTABLISHED BY BELTLINE ADDITION TO KIRKLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 73, IN KING COUNTY, WASHINGTON; THENCE SOUTH 89°04'35" EAST 30.00 FEET TO THE CENTERLINE OF SAID 112TH AVENUE NORTHEAST; THENCE SOUTH 01°18'11" WEST ALONG SAID CENTERLINE 288.04 FEET, MORE OR LESS; THENCE SOUTH 89°02'38" EAST 30.00 FEET TO THE EASTERLY MARGIN OF SAID 112TH AVENUE NORTHEAST; THENCE ALONG SAID EASTERLY MARGIN SOUTH 01°18'11" WEST, 390.00 FEET; THENCE NORTH 88°59'19" WEST 30.00 FEET, MORE OR LESS, TO THE CENTER LINE OF 112TH AVENUE NORTHEAST; THENCE ALONG SAID CENTERLINE SOUTH 01°18'11" WEST 601.89 FEET TO THE NORTHERLY MARGIN OF SAID NORTHEAST 53RD STREET; THENCE WESTERLY ALONG SAID NORTHERLY MARGIN 30.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

EXCEPT THE PORTION OF SAID PREMISES LYING SOUTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A POINT 30 FEET EAST OF THE SOUTHWEST CORNER OF LOT 11, GAIRLOCH, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 99 OF PLATS, PAGES 95 AND 96, IN KING COUNTY, WASHINGTON; THENCE SOUTH 01°25'30" WEST 862.79 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE;
 THENCE NORTH 88°34'30" WEST 72.00 FEET;
 THENCE SOUTH 35°44'16" WEST 83.06 FEET, MORE OR LESS, TO THE NORTHERLY MARGIN OF NORTHEAST 53RD STREET AND THE TERMINUS OF SAID LINE;

EXCEPT THE EAST 10 FEET OF THAT PORTION OF VACATED 112TH AVENUE NORTHEAST LYING SOUTH OF THE SOUTH LINE OF LOT 11, GAIRLOCH, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 99 OF PLATS, PAGES 95 AND 96, IN KING COUNTY, WASHINGTON, AND NORTH OF THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON.

PARCEL IX (APN 172505-9203):

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 19, BLOCK 2, HARRY WHITE CO.'S 5TH ADDITION TO KIRKLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 5, IN KING COUNTY, WASHINGTON;

THENCE NORTH 89°26'25" EAST, 250.002 FEET;
 THENCE NORTH 25.33 FEET:
 THENCE NORTH 89°26'33" EAST 350.002 FEET:
 THENCE SOUTH 760.585 FEET:
 THENCE NORTH 80°27' WEST, 50.433 FEET:
 THENCE SOUTH 9°33' WEST, 95.000 FEET:
 THENCE SOUTH 19°03'36.8" EAST, 62.650 FEET:
 THENCE NORTH 89°40'34" WEST, 134.961 FEET:
 THENCE NORTH 89°47' WEST, 420.00 FEET:
 THENCE NORTH, 872.04 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 19, BLOCK 2; THENCE NORTH 89°26'25" EAST 160.00 FEET; THENCE SOUTH 290.53 FEET; THENCE NORTH 76°18'44" WEST 164.67 FEET; THENCE NORTH 250.00 FEET TO POINT OF BEGINNING.

PARCEL X:

PARCEL A (APN 172505-9268):

BEGINNING AT THE NORTHWEST CORNER OF LOT 19, BLOCK 2, HARRY WHITE AND CO.'S FIFTH ADDITION TO KIRKLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 5, IN KING COUNTY, WASHINGTON; THENCE NORTH 89°26'25" EAST 160 FEET; THENCE SOUTH 290.53 FEET; THENCE NORTH 76°18'44" WEST 164.67 FEET TO THE EAST LINE OF 108TH AVENUE NORTHEAST; THENCE NORTH 250 FEET TO THE POINT OF BEGINNING.

PARCEL B (APN 935390-0335 & 935390-0350):

LOTS 20, 21, 22 AND 23, BLOCK 2, HARRY WHITE AND CO.'S FIFTH ADDITION TO KIRKLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 5, IN KING COUNTY, WASHINGTON.

PARCEL C (APN 935390-0355 & 935390-0245):

LOTS 1 THROUGH 5, INCLUSIVE, AND LOTS 24 THROUGH 28 INCLUSIVE, BLOCK 2, HARRY WHITE & COMPANY'S FIFTH ADDITION TO KIRKLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 5, IN KING COUNTY, WASHINGTON.

PARCEL XI (APN 935390-0385):

PARCEL A OF LOT LINE ALTERATION NO. LL-01-07, RECORDED MARCH 29, 2001, RECORDERS NO. 20010329001958, IN THE CITY OF KIRKLAND, KING COUNTY, WASHINGTON.

PARCEL XII (APN 935390-05810):

LOT 26, EXCEPT THE SOUTH 8 FEET, THEREOF, AND ALL OF LOTS 27 AND 28, BLOCK 3, HARRY WHITE & COMPANY'S FIFTH ADDITION TO KIRKLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 5, IN KING COUNTY, WASHINGTON.

PARCEL XIII (APN 935390-0550):

LOTS 6, 7 AND 8, BLOCK 4, HARRY WHITE AND CO.'S FIFTH ADDITION TO KIRKLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 5, IN KING COUNTY, WASHINGTON; TOGETHER WITH THAT PORTION OF VACATED 109TH PLACE NORTHEAST AS WOULD ATTACH BY OPERATION OF LAW.

PARCEL XIV (APN 741500-0030):

PARCEL A OF CITY OF KIRKLAND, LOT LINE ALTERATION, NO. LL-00-84, RECORDING NO. 20010213001432, IN THE CITY OF KIRKLAND, KING COUNTY, WASHINGTON.

PARCEL XVI (APN 172505-9139):

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 19, BLOCK 2,
 HARRY WHITE AND COMPANY'S 5TH ADDITION TO KIRKLAND,
 ACCORDING TO THE PLAT RECORDED IN VOLUME 7 OF PLATS,
 PAGE 5, RECORDS OF KING COUNTY, WASHINGTON;
 THENCE SOUTH 89°15'26" EAST 250.01 FEET;
 THENCE NORTH 01°15'09" EAST 25.30 FEET;
 THENCE SOUTH 89°13'38" EAST 350.05 FEET;
 THENCE SOUTH 01°19'15" WEST 187.58 FEET;
 THENCE SOUTH 89°04'35" EAST 220.26 FEET;
 THENCE NORTH 01°18'54" EAST 100.00 FEET;
 THENCE SOUTH 89° 04'35" EAST 131.01 FEET;

THENCE NORTH 01°18'42" EAST 238.72 FEET;
 THENCE SOUTH 89°03'52" EAST 327.04 FEET;
 THENCE SOUTH 01°18'11" WEST 338.65 FEET;
 THENCE NORTH 89°04'35" WEST 30.00 FEET;
 THENCE SOUTH 01°1 8' 11" WEST 287.54 FEET;
 THENCE SOUTH 89°02'39" EAST 50.03 FEET TO THE TRUE POINT
 OF BEGINNING;
 THENCE CONTINUING SOUTH 89°02'39" EAST 440.00 FEET;
 THENCE SOUTH 01°25'30" WEST 357.22 FEET;
 THENCE SOUTH 42°28'45" EAST 48.48 FEET;
 THENCE SOUTH 02°3 1'15" WEST 262.90 FEET;
 THENCE SOUTH 32°17'08" WEST 33.09 FEET;
 THENCE SOUTH 75°17'38" WEST 28.44 FEET;
 THENCE SOUTH 88°32'33" WEST 44.36 FEET;
 THENCE SOUTH 01°25'30" WEST 343.50 FEET TO THE NORTHERLY
 MARGIN OF N.E. 53RD STREET;
 THENCE NORTH 88°55 '59" WEST ALONG SAID MARGIN 242.17
 FEET TO A POINT OF CURVATURE;
 THENCE ALONG A CURVE TO THE RIGHT THE CENTER OF WHICH
 BEARS NORTH 01°04'01" EAST 256.48 FEET, HAVING A DELTA OF
 34°45'05", AN ARC LENGTH OF 155.56 FEET;

THENCE NORTH 54°11'44" WEST 31.79 FEET TO A POINT OF
 CURVATURE;
 THENCE ALONG A CURVE TO THE LEFT THE CENTER OF WHICH
 BEARS SOUTH 35°48'33" WEST 316.48 FEET, HAVING A DELTA OF
 16°57'14", AN ARC LENGTH OF 93.65 FEET;
 THENCE NORTH 35°44' 16" EAST 83.06 FEET;
 THENCE SOUTH 88°34'30" EAST 72.00 FEET;
 THENCE NORTH 01°25'30" EAST 862.79 FEET TO THE TRUE POINT
 OF BEGINNING.



CITY OF KIRKLAND
Planning and Building Department
123 5th Avenue, Kirkland, WA 98033
425.587.3600 ~ www.kirklandwa.gov

DEVELOPMENT STANDARDS LIST

File: ZON16-02063

ZONING CODE STANDARDS

95.51.2.a Required Landscaping. All required landscaping shall be maintained throughout the life of the development. The applicant shall submit an agreement to the city to be recorded with King County which will perpetually maintain required landscaping. Prior to issuance of a certificate of occupancy, the proponent shall provide a final as-built landscape plan and an agreement to maintain and replace all landscaping that is required by the City.

95.44 Parking Area Landscape Islands. Landscape islands must be included in parking areas as provided in this section.

95.45 Parking Area Landscape Buffers. Applicant shall buffer all parking areas and driveways from the right-of-way and from adjacent property with a 5-foot wide strip as provided in this section. If located in a design district a low hedge or masonry or concrete wall may be approved as an alternative through design review.

95.50 Tree Installation Standards. All supplemental trees to be planted shall conform to the Kirkland Plant List. All installation standards shall conform to Kirkland Zoning Code Section 95.45.

95.52 Prohibited Vegetation. Plants listed as prohibited in the Kirkland Plant List shall not be planted in the City.

100.25 Sign Permits. Separate sign permit(s) are required. In JBD and CBD cabinet signs are prohibited.

105.18 Pedestrian Walkways. All uses, except single family dwelling units and duplex structures, must provide pedestrian walkways designed to minimize walking distances from the building entrance to the right of way and adjacent transit facilities, pedestrian connections to adjacent properties, between primary entrances of all uses on the subject property, through parking lots and parking garages to building entrances. Easements may be required. In design districts through block pathways or other pedestrian improvements may be required. See also Plates 34 in Chapter 180.

105.32 Bicycle Parking. All uses, except single family dwelling units and duplex structures with 6 or more vehicle parking spaces must provide covered bicycle parking within 50 feet of an entrance to the building at a ratio of one bicycle space for each twelve motor vehicle parking spaces. Check with Planner to determine the number of bike racks required and location.

105.18 Entrance Walkways. All uses, except single family dwellings and duplex structures, must provide pedestrian walkways between the principal entrances to all businesses, uses, and/or buildings on the subject property.

105.18 Overhead Weather Protection. All uses, except single family dwellings, multifamily, and industrial uses, must provide overhead weather protection along any portion of the building, which is adjacent to a pedestrian walkway.

105.18.2 Walkway Standards. Pedestrian walkways must be at least 5' wide; must be distinguishable from traffic lanes by pavement texture or elevation; must have adequate lighting for security and safety. Lights must be non-glare and mounted no more than 20' above the ground.

105.19 Public Pedestrian Walkways. The height of solid (blocking visibility) fences along

pedestrian pathways that are not directly adjacent a public or private street right-of-way shall be limited to 42 inches unless otherwise approved by the Planning or Public Works Directors. All new building structures shall be setback a minimum of five feet from any pedestrian access right-of-way, tract, or easement that is not directly adjacent a public or private street right-of-way. If in a design district, see section and Plate 34 for through block pathways standards.

105.65 Compact Parking Stalls. Up to 50% of the number of parking spaces may be designated for compact cars.

105.60.2 Parking Area Driveways. Driveways which are not driving aisles within a parking area shall be a minimum width of 20 feet.

105.60.3 Wheelstops. Parking areas must be constructed so that car wheels are kept at least 2' from pedestrian and landscape areas.

105.60.4 Parking Lot Walkways. All parking lots which contain more than 25 stalls must include pedestrian walkways through the parking lot to the main building entrance or a central location. Lots with more than 25,000 sq. ft. of paved area must provide pedestrian routes for every 3 aisles to the main entrance.

105.77 Parking Area Curbing. All parking areas and driveways, for uses other than detached dwelling units must be surrounded by a 6" high vertical concrete curb.

115.25 Work Hours. It is a violation of this Code to engage in any development activity or to operate any heavy equipment before 7:00 am. or after 8:00 pm Monday through Friday, or before 9:00 am or after 6:00 pm Saturday. No development activity or use of heavy equipment may occur on Sundays or on the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas Day. The applicant will be required to comply with these regulations and any violation of this section will result in enforcement action, unless written permission is obtained from the Planning official.

115.45 Garbage and Recycling Placement and Screening. For uses other than detached dwelling units, duplexes, moorage facilities, parks, and construction sites, all garbage receptacles and dumpsters must be setback from property lines, located outside landscape buffers, and screened from view from the street, adjacent properties and pedestrian walkways or parks by a solid sight-obscuring enclosure.

115.47 Service Bay Locations. All uses, except single family dwellings and multifamily structures, must locate service bays away from pedestrian areas. If not feasible must screen from view.

115.75.2 Fill Material. All materials used as fill must be non-dissolving and non-decomposing. Fill material must not contain organic or inorganic material that would be detrimental to the water quality, or existing habitat, or create any other significant adverse impacts to the environment.

115.90 Calculating Lot Coverage. The total area of all structures and pavement and any other impervious surface on the subject property is limited to a maximum percentage of total lot area. See the Use Zone charts for maximum lot coverage percentages allowed. Section 115.90 lists exceptions to total lot coverage calculations See Section 115.90 for a more detailed explanation of these exceptions.

115.95 Noise Standards. The City of Kirkland adopts by reference the Maximum Environmental Noise Levels established pursuant to the Noise Control Act of 1974, RCW 70.107. See Chapter 173-60 WAC. Any noise, which injures, endangers the comfort, repose, health or safety of persons, or in any way renders persons insecure in life, or in the use of property is a violation of this Code.

115.115 Required Setback Yards. This section establishes what structures, improvements and activities may be within required setback yards as established for each use in each zone.

115.120 Rooftop Appurtenance Screening. New or replacement appurtenances on existing buildings shall be surrounded by a solid screening enclosure equal in height to the appurtenance. New construction shall screen rooftop appurtenances by incorporating them in to the roof form.

Prior to issuance of a grading or building permit:

95.30(4) Tree Protection Techniques. A description and location of tree protection measures during construction for trees to be retained must be shown on demolition and grading plans.

95.34 Tree Protection. Prior to development activity or initiating tree removal on the site, vegetated areas and individual trees to be preserved shall be protected from potentially damaging activities. Protection measures for trees to be retained shall include (1) placing no construction material or equipment within the protected area of any tree to be retained; (2) providing a visible temporary protective chain link fence at least 6 feet in height around the protected area of retained trees or groups of trees until the Planning Official authorizes their removal; (3) installing visible signs spaced no further apart than 15 feet along the protective fence stating "Tree Protection Area, Entrance Prohibited" with the City code enforcement phone number; (4) prohibiting excavation or compaction of earth or other damaging activities within the barriers unless approved by the Planning Official and supervised by a qualified professional; and (5) ensuring that approved landscaping in a protected zone shall be done with light machinery or by hand.

Prior to occupancy:

95.51.2.a Required Landscaping. All required landscaping shall be maintained throughout the life of the development. The applicant shall submit an agreement to the city to be recorded with King County which will perpetually maintain required landscaping. Prior to issuance of a certificate of occupancy, the proponent shall provide a final as-built landscape plan and an agreement to maintain and replace all landscaping that is required by the City

110.60.6 Mailboxes. Mailboxes shall be installed in the development in a location approved by the Postal Service and the Planning Official. The applicant shall, to the maximum extent possible, group mailboxes for units or uses in the development.

DEVELOPMENT STANDARDS

ZON16-02063



FIRE DEPARTMENT

FIRE DEPARTMENT COMMENTS

Contact: Grace Steuart at 425-587-3660; or gsteuart@kirklandwa.gov

The Fire Department Conditions are general in nature at this point and will be refined as the project moves forward.

ACCESS

The minimum unobstructed paved width of fire department access roads serving the new buildings shall be not less than 20' to within 150 feet of the furthest corner of the building. All fire department access roads in excess of 150 feet shall be provided with an approved turnaround.

HYDRANTS AND FIRE FLOW

Hydrant locations and fire flow requirements will be based on the size of new buildings and type of construction.

SPRINKLERS AND FIRE ALARM

Any new building over 5,000 square feet, or any existing non-sprinklered building which is or will be over 5,000 square feet after an addition is made, will be required to be fire sprinklered. (Some buildings will also require fire sprinklers due to the occupancy classification.)

Any building which is large enough to require a fire sprinkler system also requires a fire alarm system.

FIRE EXTINGUISHERS

Portable fire extinguishers are required per Section 906 of the IFC. Extinguishers shall be mounted or in cabinets so that the top of the extinguisher is no more than 5 feet above the finished floor.

Travel distance to a fire extinguisher shall not exceed 75 feet as measured along the route of travel.

BUILDING RADIO COVERAGE

All new buildings shall have approved radio coverage for emergency responders within the building installed in accordance with Section 510 of the IFC and with applicable provisions of NFPA 72, National Fire Alarm Signaling Code.

Exceptions:

Buildings and area of buildings that have minimum radio coverage signal strength levels of the King County Regional 800 MHz Radio System within the building in accordance with Section 510.4.1

Buildings constructed primarily of wood frame that do not have storage or parking areas that extend more than one level below grade.

Buildings thirty-five (35) feet high (As defined by International Building Code Section 502) or less that do not have below grade storage or parking areas that extend more than one level below grade.

If a building is thirty-five (35) feet high or less, but includes subterranean storage or parking, then the requirement for radio coverage shall apply only to the subterranean areas.

This is not a requirement for a radio system per se, only that the building must have adequate radio coverage.

PUBLIC WORKS DEPARTMENT

Permit #: ZON16-02063

Project Name: Northwest University Master Plan

Project Address: 5520 108th Ave. NE

Date: November 23, 2016,

PUBLIC WORKS CONDITIONS

General Conditions:

1. All public improvements associated with this project including street and utility improvements, must meet the City of Kirkland Public Works Pre-Approved Plans and Policies Manual. A Public Works Pre-Approved Plans and Policies manual can be purchased from the Public Works Department, or it may be retrieved from the Public Works Department's page at the City of Kirkland's web site.
2. This project will be subject to Public Works Permit and Connection Fees. It is the applicant's responsibility to contact the Public Works Department by phone or in person to determine the fees. The applicant should anticipate the following fees:
 - o Water, Sewer, and Surface Water Connection Fees (paid with the issuance of a Building Permit)
 - o Side Sewer Inspection Fee (paid with the issuance of a Building Permit)
 - o Water Meter Fee (paid with the issuance of a Building Permit)
 - o Right-of-way Fee
 - o Review and Inspection Fee (for utilities and street improvements).
 - o Building Permits associated with this proposed project will be subject to the traffic, park, and school impact fees per Chapter 27 of the Kirkland Municipal Code. The impact fees shall be paid prior to issuance of the Building Permit(s). Any existing buildings within this project which are demolished will receive a Traffic Impact Fee credit, Park Impact Fee Credit and School Impact Fee Credit. This credit will be applied to the first Building Permits that are applied for within the project. The credit amount for each demolished building will be equal to the most currently adopted Fee schedule.
3. The applicant has applied and received a Concurrency Test Notice – Case No. TRAN16-00967.
4. After Concurrency has passed a certificate will be issued that will read as follows: CERTIFICATE OF CONCURRENCY: This project has been reviewed and approved for water, sewer, and traffic concurrency. Any water and sewer mitigating conditions are listed within the conditions below. Any traffic mitigating conditions will be found in an attached memorandum from the Public Works Traffic Engineering Analyst to the Planning Department Project Planner. Upon issuance of this permit, this project shall have a valid Certificate of Concurrency and concurrency vesting until the permit expires. This condition shall constitute issuance of a Certificate of Concurrency pursuant to chapter 25.12 of the Kirkland Municipal Code.
5. All civil engineering plans which are submitted in conjunction with a building, grading, or right-of-way permit must conform to the Public Works Policy G-7, Engineering Plan Requirements. This policy is contained in the Public Works Pre-Approved Plans and Policies manual.

6. All street improvements and underground utility improvements (storm, sewer, and water) must be designed by a Washington State Licensed Engineer; all drawings shall bear the engineers stamp.
7. All plans submitted in conjunction with a building, grading or right-of-way permit must have elevations which are based on the King County datum only (NAVD 88).
8. A completeness check meeting is required prior to submittal of any Building Permit applications.
9. Prior to issuance of any commercial or multifamily Building Permit, the applicant shall provide a plan for garbage storage and pickup. The plan shall conform to Policy G-9 in the Public Works Pre-approved Plans and be approved by Waste Management and the City.
10. The required tree plan shall include any significant tree in the public right-of-way along the property frontage.

Sanitary Sewer Conditions:

1. The applicant shall extend the existing public sewer system to provide sanitary sewer service for each building within the site.
2. Any businesses serving food or drink are required to have grease interceptor on the waste line prior to discharge to the City sewer system. The interceptor shall be sized per the Uniform Plumbing Code (minimum).

Water System Conditions:

1. The City's consultant, RH2 Engineering, completed a fire flow analysis on October 28th, 2017. The analysis recommended water main upgrades within the campus which will be completed as buildings are permitted. The master utility plan reflects the recommended water main upgrades.
2. The water service size is determined when the Building Permit is submitted and is sized per the Uniform Plumbing Code.

Surface Water Conditions:

1. A master plan does not vest this project for stormwater requirements. Provide temporary and permanent storm water control per the most currently adopted City storm manual (currently the 2009 King County Surface Water Design Manual) at the time of permit submittal.
2. It doesn't appear that any work within an existing ditch will be required, however the developer has been given notice that the Army Corps of Engineers (COE) has asserted jurisdiction over upland ditches draining to streams. Either an existing Nationwide COE permit or an Individual COE permit may be necessary for work within ditches, depending on the project activities.

Applicants should obtain the applicable COE permit; information about COE permits can be found at: U.S. Army Corps of Engineers, Seattle District Regulatory Branch
<http://www.usace.army.mil/Missions/CivilWorks/RegulatoryProgramandPermits.aspx>

Specific questions can be directed to: Seattle District, Corps of Engineers, Regulatory Branch, CENWS-OD-RG, Post Office Box 3755, Seattle, WA 98124-3755, Phone: (206) 764-3495

3. For any in-stream work, a Hydraulic Project Approval (HPA) from WA State Department of Fish and Wildlife (WDFW) will be required. Contact WDFW at 425-313-5681 or Christa.Heller@dfw.wa.gov for determination, obtain an HPA if required, and submit a copy to COK. If an HPA is not required, the applicant may be required to provide written documentation from WDFW as verification. More information on HPAs can be found at the following website: <http://wdfw.wa.gov/licensing/hpa/>

4. Provide an erosion control report and plan with Building or Land Surface Modification Permit application. The plan shall be in accordance with the most currently adopted City storm water manual.
5. Construction drainage control shall be maintained by the developer and will be subject to periodic inspections. During the period from May 1 and September 30, all denuded soils must be covered within 7 days; between October 1 and April 30, all denuded soils must be covered within 12 hours. Additional erosion control measures may be required based on site and weather conditions. Exposed soils shall be stabilized at the end of the workday prior to a weekend, holiday, or predicted rain event.
6. Provide collection and conveyance of right-of-way storm drainage

Street and Pedestrian Improvement Conditions:

1. The subject property abuts 108th Ave. NE (an Arterial type street), NE 53rd Street (a Neighborhood Access Street), and 114th Ave. NE, (an unopened/improved for bikes and pedestrians only). Zoning Code sections 110.10 and 110.25 require the applicant to make half-street improvements in rights-of-way abutting the subject property. The campus has existing street improvements along all existing frontages although some are not constructed to current standards. In this case, the proposed building that fronts on existing street is the new sports pavilion and the street improvements requirements will generally be limited to the frontage of this building and parking lot. Section 110.30-110.50 establishes that this street must be improved with the following:

NE 53rd Street

- A. Remove and replace any cracked curb and gutter or sidewalk.
- B. Plant street trees (appropriate species for planting under overhead utility lines) in the existing planter 30 ft. on-center.

108th Ave. NE and 114th Ave. NE

The existing improvements within these rights-of-way were completed in conjunction with previous campus improvements. No further improvements are required with this Master Plan.

2. When three or more utility trench crossings occur within 150 lineal ft. of street length or where utility trenches parallel the street centerline, the street shall be overlaid with new asphalt or the existing asphalt shall be removed and replaced per the City of Kirkland Street Asphalt Overlay Policy R-7.
 - Existing streets with 4-inches or more of existing asphalt shall receive a 2-inch (minimum thickness) asphalt overlay. Grinding of the existing asphalt to blend in the overlay will be required along all match lines.
 - Existing streets with 3-inches or less of existing asphalt shall have the existing asphalt removed and replaced with an asphalt thickness equal or greater than the existing asphalt provided however that no asphalt shall be less than 2-inches thick and the subgrade shall be compacted to 95% density.
3. All street and driveway intersections shall not have any visual obstructions within the sight distance triangle. See Public Works Pre-approved Policy R.13 for the sight distance criteria and specifications.
4. It shall be the responsibility of the applicant to relocate any above-ground or below-ground utilities which conflict with the project associated street or utility improvements.
5. Underground all new and existing on-site utility lines and overhead transmission lines.
6. Zoning Code Section 110.60.9 establishes the requirement that existing utility and transmission (power, telephone, etc.) lines on-site and in rights-of-way adjacent to the site must be underground. The Public Works Director may determine if undergrounding transmission lines in the adjacent right-of-way is not feasible and defer the undergrounding by signing an agreement to participate in an undergrounding project, if one is ever proposed. In this case, the Public Works Director has determined that undergrounding of existing overhead utility lines along the portion of NE 53rd St where the new sports pavilion is proposed is not feasible at this time and the undergrounding of off-site/frontage transmission lines should be deferred with a Local Improvement District (LID) No Protest Agreement.

Local Improvement District (LID) Waiver Agreement. Chapter 110.60.7.b of the Kirkland Zoning Code requires all overhead utility lines along the frontage of the subject property to be converted to underground unless the Public Works Director determines that it is infeasible to do so as a condition of the Building Permit. If it is determined to be infeasible, then the property owner shall consent to the formation of a Local Improvement District, hereafter formed by the City or other property owners. During review of this project it was determined that it was infeasible to convert the overhead utility lines to underground along the frontage of the new sports pavilion on NE 53rd Street. Therefore, in consideration of deferring the requirement to underground the overhead utility lines as a condition of the Building Permit for the new sports pavilion, the property owner hereby consent to the formation of a Local Improvement District hereafter formed by the City or other property owners

7. New street lights may be required along the pavilion frontage on NE 53rd Street per Puget Power design and Public Works approval. Contact the INTO Light Division at PSE for a lighting analysis. If lighting is necessary, design must be submitted prior to issuance of a grading or building permit. New street lighting must be LED.

Links

- [City of Kirkland Pre-Approved Plans and Policies](#)
- [Public Works Development Fees](#)
- [Stormwater FAQs](#)
- [Application Forms \(Electronic, Paper\)](#)
- [KZC105 – Private Drive, Private and Pedestrian Walkway Requirements](#)
- [KZC110 - Public Right-of-way Improvement Requirements](#)

RESOLUTION NO. R- 4203

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND, APPROVING THE ISSUANCE OF A PROCESS III PERMIT AS APPLIED FOR IN DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT FILE NO. III-IV-95-30 BY NORTHWEST COLLEGE AND SETTING FORTH CONDITIONS TO WHICH SUCH PROCESS III PERMIT SHALL BE SUBJECT.

WHEREAS, the Department of Planning and Community Development has received an application for a Process III permit filed by Northwest College; and

WHEREAS, pursuant to the State Environmental Policy Act, RCW 43.21C and the Administrative Guideline and local ordinance adopted to implement it, an environmental checklist has been submitted to the City of Kirkland, reviewed by the responsible official of the City of Kirkland, and a negative determination reached on November 26, 1997 and Addendum issued on May 22, 1998; and

WHEREAS, the environmental checklist and determination have been available and accompanied the application through the entire review process; and

WHEREAS, the application has been submitted to the Hearing Examiner who held a public hearing thereon at his regular meeting of December 16, 1997 and February 12, 1998; and

WHEREAS, the Hearing Examiner, after his public hearing and consideration of the recommendations of the Department of Planning and Community Development, did adopt certain Findings, Conclusions and Recommendations, and did recommend approval of the Process III permit (master plan revisions) subject to the specific conditions set forth in the recommendation; and

WHEREAS, the City Council, in regular meeting on May 19, 1998, did consider the environmental documents received from the responsible official, together with the recommendation of the Hearing Examiner; and

WHEREAS, at the May 19, 1998 meeting, the City Council adopted Resolution Nos. 4127 approving the Process III Permit (master plan revision), 4128 (Intention to adopt comprehensive plan amendment), and 4129 (Intention to a adopt rezone) and Ordinance No. 3629 (PLA 1 text amendments); and

WHEREAS, on July 16, 1998, the Houghton Community Council adopted Resolution No. 98-2, which disapproved and rendered void City Resolutions Nos. 4127, 4128, and 4129 and City Ordinance No. 3629; and

WHEREAS, in December 1998, the City Council adopted the Comprehensive Plan amendments referenced in Resolution No. 4128; and

WHEREAS, the City Council, in regular meeting on August 10, 1999, did consider the environmental documents received from the responsible official, together with the recommendation of the Hearing Examiner and the recommendation of City staff, to add conditions to the conditions set forth in the Hearing Examiner's recommendation; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Kirkland as follows:

Section 1. The Findings, Conclusions, and Recommendations of the Hearing Examiner as signed by him and filed in the Department of Planning and Community Development File No. III-IV-95-30 are adopted by the Kirkland City Council as though fully set forth herein, except that:

1. Conclusion 5 shall be replaced by the following:

Locations for the traffic signal on 108th Avenue NE and the main entrance to the campus should be selected just prior to the installation of the traffic signal so that traffic and circulation impacts can be fully evaluated.

2. Subparagraph (1) of Recommendation 8.a. (Right-of-Way Improvements, 114th Avenue NE) is amended to read as follows:

Prior to the issuance of any construction permit for any new structure on Parcel 7, the applicant shall dedicate 20' of property for public right-of-way (on the east side of the existing right-of-way) along the full frontage of that parcel, and shall submit to the Public Works Department for recording with the King County Department of Records and Elections a concomitant agreement for the improvement of 114th Avenue NE abutting Parcel 7: 28 feet of paving, storm drainage, curb and gutter, a 4.5 foot planter strip with street trees and sidewalks on both sides of the street (see Exhibit A, Attachment 8). These street improvements shall not be constructed at this time and shall only be installed in the future upon direction from the Kirkland City Council, following a public hearing on the matter. If future Master Plan amendments are proposed by the College, improvements to 114th Avenue NE may be considered. If the College sells property along the 114th Avenue NE right-of-way, development of the property sold will require reanalysis of the need for street improvements.

3. A new Recommendation 8.e. is added to read as follows:

Traffic signal on 108th Avenue NE

Prior to the installation of the traffic signal on 108th Avenue NE, the City Council shall review the proposed location of the signal, and may direct that the signal be located either at the intersection of NE 53rd Street and 108th Avenue NE or at the intersection of the main campus entrance and 108th Avenue NE. Further, the City Council may direct that the main campus entrance remain in its present location or be relocated to align with NE 55th Street at the time the traffic signal is installed on 108th Avenue NE.

4. A new paragraph is added to Recommendation 9 to read as follows:

A parking and traffic management plan shall be submitted describing how parking and circulation will be handled to avoid impacts to the surrounding neighborhood in either situation:

- (1) When Northwest College anticipates an event where all 1,178 parking stalls are anticipated to be filled; or
- (2) When any tenant of Northwest College, including the Seahawks, holds an event where the anticipated number of guests will exceed 100; or
- (3) When simultaneous events in the pavilion, gym, and chapel are anticipated to generate traffic from off-campus guests.

5. The second paragraph of Recommendation 11.b.(5) is amended to read as follows:

A Process III zoning permit review process is required (1) for 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.

6. A new paragraph is added to Recommendation 11 to read as follows:

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

Section 2. The Process III permit shall be issued to the applicant subject to the conditions set forth in the recommendations hereinabove adopted by the City Council.

Section 3. Nothing in this resolution shall be construed as excusing the applicant from compliance with any federal, state, or local statutes, ordinance, or regulations applicable to this project, other than expressly set forth herein.

Section 4. Failure on the part of the holder of the permit to initially meet or maintain strict compliance with the standards and conditions to which the Process III permit is subject shall be grounds for revocation in accordance with Ordinance 2740, as amended, of the Kirkland Zoning Ordinance.

Section 5. Notwithstanding any recommendations heretofore given by the Houghton Community Council, the subject matter of this resolution and the Permit herein granted are, pursuant to Ordinance 2001, subject to the disapproval jurisdiction of the Houghton Community Council or the failure of the Community Council to disapprove this resolution within 60 days of the date of the passage of this resolution.

Section 6. A complete copy of this resolution, including Findings, Conclusions and Recommendations adopted by reference, shall be certified by the City Clerk, who shall then forward the certified copy to the King County Department of Assessments..

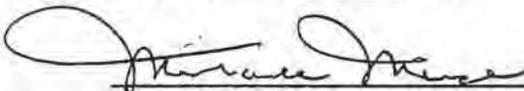
Section 7. A certified copy of this resolution, together with the Findings, Conclusions, and Recommendations herein adopted shall be attached to and become a part of the development permit or evidence thereof, delivered to the permittee.

Section 8. Certified or conformed copies of this resolution shall be delivered to the following:

- (a) Department of Planning and Community Development of the City of Kirkland
- (b) Fire and Building Department for the City of Kirkland
- (c) Public Works Department of the City of Kirkland
- (d) City Clerk for the City of Kirkland

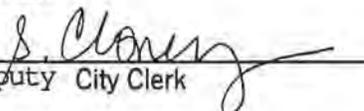
PASSED by majority vote of the Kirkland City Council in regular, open meeting on the 10th day of August, 1999.

SIGNED IN AUTHENTICATION thereof on the 10th day of August, 1999.



Mayor

Attest:



Deputy City Clerk

CITY OF KIRKLAND

123 FIFTH AVENUE KIRKLAND, WASHINGTON 98033-6189 (425) 828-1257

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

NOTICE OF APPROVAL

FILE NO. III-IV-95-30PROJECT NAME: NORTHWEST COLLEGE MASTER PLANPROJECT ADDRESS: 5520 108TH Avenue NEAPPLICANT OR AGENT: Don Argue for Northwest College

KIRKLAND CITY COUNCIL APPROVAL DATE: August 10, 1999

EFFECTIVE DATE OF APPROVAL (FINAL LAND USE DECISION DATE) October 10, 1999

LAPSE OF APPROVAL: The Notice of Approval is valid until the year 2010, or until such time that the applicant submits an application for revised Master Plan approval, whichever is sooner.

This NOTICE OF APPROVAL is granted subject to the attached conditions and development standards. Failure to meet or maintain strict compliance shall be grounds for revocation in accordance with the Kirkland Zoning Ordinance No. 2740 as amended.

The applicant must also comply with any federal, state or local statutes, ordinances or regulations applicable to this project. This Notice of Approval does not authorize grading or building without issuance of the necessary permits from the Kirkland Building Department.

CITY OF KIRKLAND
PLANNING AND COMMUNITY DEVELOPMENT

By: Janice Soloff
Janice Soloff, AICP
Title: Associate Planner

Attachments:

Conditions of Approval
SEPA Mitigating Measures
Development Standards

	00070
ATTACHMENT	4
Staff Report IB-01-88	

CONDITIONS OF APPROVAL – NORTHWEST COLLEGE MASTER PLAN – FILE III-IV-95-30

1. This application is subject to the applicable requirements contained in the Kirkland Municipal Code, Zoning Code, Building and Fire Code. It is the responsibility of the applicant to ensure compliance with the various provisions contained in these ordinances. Exhibit A, Attachment 4, Development Standards, is provided to familiarize the applicant with some of the additional development regulations. That attachment does not include all of the additional regulations. When a condition of approval conflicts with a development regulation in Exhibit A, Attachment 4, the condition of approval shall be followed (see Exhibit A, Conclusion II.I.2).
2. Prior to the issuance of any construction permits (Building or Land Surface Modification) for any development on Parcels 9 and 12 pursuant to the approved Master Plan, the following shall occur:
 - a. The Comprehensive Plan land use map shall be changed from Low Density Residential to Institutional Use for Parcels 9 and 12. The unnumbered parcel north of Parcel 8 and Parcels 10, 11, 13, 15, and 16 shall remain designated for Low Density Residential use (see Exhibit A, Conclusion II.E.2.b).
 - b. The Zoning Map shall be changed from RS 8.5 to PLA 1 for Parcels 9 and 12. Parcels 8, 10, 11, 13, 15, and 16 shall remain in the RS 8.5 zone (see Exhibit A, Conclusion II.H.3.b(4)).
 - c. Section 60.10 of the Zoning Code shall be amended to: Codify the following building height restrictions: Maximum Height of Structure: Within 100' of the campus perimeter, 30' above Average Building Elevation; Within campus interior (greater than 100' from campus perimeter), 40' above Average Building Elevation (see Exhibit A, Conclusion II.F.b(1)).
3. Prior to the issuance of any construction permits (Building or Land Surface Modification) for any development pursuant to the approved Master Plan on property other than Parcels 9 and 12, the following shall occur:
 - a. The Master Plan site plan shall be revised to include:
 - (i) A 30'-wide residential buffer along the outer edges of the entire subject property, except for the west side along 108th Avenue NE and along both sides of 114th Avenue NE. Within all the 30- residential buffer zones on the perimeter of the Campus, no institutional uses or new parking areas shall be permitted. At such time as the maintenance buildings are redeveloped, they shall be located outside the 30' residential buffer (see Exhibit A, Conclusion II.G.2.b).
 - (ii) A 30' landscape buffer within the 30' residential buffer required by Condition 2.c(i), except along the northern property line in the rear yard of the proposed duplexes. The 30' landscape buffer shall also be included along the north and south property lines of Parcel 7, unless the proposed multi-family buildings adjacent to the north and south property lines of that parcel are redesigned to duplex configuration. If such redesign occurs, the landscape

CONDITIONS OF APPROVAL – NORTHWEST COLLEGE MASTER PLAN – FILE III-IV-95-30

buffer for those buildings would instead be subject to the requirements of Condition 5, below (see Exhibit A, Conclusion II.G.2.b(3)).

The plan shall incorporate all existing significant trees and vegetation, and new landscaping using the installation standards outlined in Section 95.25.1.a. of the Zoning Code (see Exhibit A, Conclusion II.G.2.b).

- (iii) Deletion of the two new parking areas shown near the Triplex (Building #5) (see Exhibit A, Conclusion II.F.3.b(3)).
 - (iv) A plan showing how the campus will implement a garbage recycling and yard waste recycling plan in cooperation with a solid waste company (see Exhibit A, Conclusion II.G.6.b). All garbage dumpsters shall be screened in accordance to Zoning Code Section 115.
 - (v) The Master Plan boundaries shall be coincident with the amended PLA 1 zone boundaries (see Exhibit A, Conclusion II.E.2.b).
- b. Any and all fences or gates installed by the College across public streets or rights-of-way which restrict public movement shall be permanently removed (see Exhibit A, Conclusion II.G.5.b(2)).
 - c. The applicant shall record a perpetual maintenance agreement to ensure that the perimeter landscape buffer is well maintained (see Exhibit A, Attachment 5 and Conclusion II.G.2.b(7)).
4. As part of the building permit for each new building or building expansion, the applicant shall:
- a. For construction near the Class B stream only, indicate how the plans meet the requirements of Chapter 90 (see Exhibit A, Conclusion II.G.7.b).
 - b. Submit plans for construction phase and permanent stormwater control, per Chapter 107 of the Zoning Code, for review and approval of the Public Works Department (see Exhibit A, Conclusion II.G.8.b).
 - c. Demonstrate that the landscaping requirements of Chapter 95 will be met regarding supplemental landscaping and retaining significant trees and landscaping to screen blank walls (see Exhibit A, Conclusion II.G.3.b).
 - d. Ensure that the parking lot design and landscaping (interior and perimeter) requirements of Zoning Code Section 105 are met. Parking lot design shall include designated, safe pedestrian connections from within parking lots to pedestrian pathways, including from the proposed duplex facing 109th Ave NE to the campus pedestrian system (see Exhibit A, Conclusion II.G.4.b).
 - e. Show that all new parking lots and building additions will be designed to retain existing significant trees (evergreen trees eight inches in diameter or greater and deciduous trees 12 inches in diameter or greater) to the maximum extent possible (see Exhibit A, Conclusion II.G.3.b).

CONDITIONS OF APPROVAL – NORTHWEST COLLEGE MASTER PLAN – FILE III-IV-95-30

- f. Demonstrate that the proposed building or building expansion meets the Design Guidelines listed in Exhibit A, Attachment 6 (see Exhibit A, Conclusion II.F.1.b(2)).
5. Prior to issuance of a building permit for each duplex (Buildings # 6 and the north and south buildings on Parcel 7, if they are modified to duplex configuration), the applicant shall submit plans for a 15 foot wide landscape buffer planted to the standards in Zoning Code Section 95.25.2 in order to provide a vegetative buffer between the campus and single-family homes to the north (see Exhibit A, Conclusion II.G.2.b(4)).
6. Prior to occupancy or final inspection of the first building permit:
- a. The applicant shall sign and submit to the Department of Planning and community Development for recording with the King County Records and Elections Division an agreement, as set forth in Exhibit A, Attachment 7, to continually maintain the landscaping within the adjacent rights-of-way of 108th Ave NE, 109th Ave NE, 110th Ave NE, 114th Ave NE, and NE 53rd St (see Exhibit A, Conclusion II.G.5.b(3)).
- b. The applicant shall submit a signed and notarized concomitant agreement, as set forth in Exhibit A, Attachment 8, to underground all existing utility lines bordering the subject property within the rights-of-way, to be approved by the Department of Planning and Community Development and recorded with the King County Records and Elections Division (see Exhibit, A, Conclusion II.G.5.b(4)).
- c. The two westernmost College driveway entrances along NE 53rd Street shall be closed (See Hearing Examiner Conclusion 6).
7. Interior Road Circulation:
- a. All new interior roads shall be installed per the existing Special Regulations contained in PLA 1 Use Zone Chart. With each building permit expansion, plans shall show the roadways to be deleted and the new ones to be installed.
- b. The interior road in front of the maintenance building shall be paved.
8. Right of Way Improvements (see Exhibit A, Conclusions II.F.2.b and II.G.5.b and Hearing Examiner Conclusions 4, 5 & 6).
- a. 114th Avenue NE
- (1) Prior to the issuance of any construction permit for any new structure on Parcel 7, the applicant shall dedicate 20' of property for public right-of-way (on the east side of the existing right-of-way) along the full frontage of that parcel, and shall submit to the Public Works Department for recording with the King County Department of Records and Elections a concomitant agreement for the improvement of 114th Avenue NE abutting Parcel 7: 28 feet

CONDITIONS OF APPROVAL – NORTHWEST COLLEGE MASTER PLAN – FILE III-IV-95-30

of paving, storm drainage, curb and gutter, a 4.5 foot planter strip with street trees and sidewalks on both sides of the street (see Exhibit A, Attachment 8). These street improvements shall not be constructed at this time and shall only be installed in the future upon direction from the Kirkland City Council following a public hearing on the matter. If future Master Plan amendments are proposed by the College, improvements to 114th Ave NE may be reconsidered. If the College sells property along the 114th Ave NE right-of-way, development of the property sold will require reanalysis of the need for street improvements.

- (2) The applicant shall install a concrete or asphalt pedestrian and bicycle path at least 8 feet wide within the existing 114th Avenue right-of-way. This pathway shall extend from NE 53rd St northward to the existing paved 114th Ave NE. The design and location of the path shall be subject to review and approval of the Public Works and Planning Departments. The path shall be installed prior to occupancy of the first Building #8.
- (3) Relocation of the existing Firs driveway to the 114th Ave NE right-of-way, and closure of the existing driveway to the Firs, shall occur prior to occupancy of the first Building #8.

b. 109th Avenue NE - Prior to occupancy of the duplex abutting 109th Ave NE, the applicant shall install, curbs, storm sewer and sidewalks. A pedestrian connection shall be provided between the duplex and Northwest College campus (see Exhibit A, Conclusion II.G.5.b(1)).

c. 110th Avenue NE - The chain link fence recently installed across 110th Avenue NE shall be removed or relocated so that it does not restrict public movement within the public right-of-way, and shall be designed to allow for daylight pedestrian access to campus. It shall not be used for vehicular access to the College except for emergency access (see Exhibit A, Conclusion II.G.5.b(2)).

*7/20
for applicant
after school
handwritten notes
for all items
to be submitted
to the city
re: the
written below*

d. Intersection of NE 53rd Street and 108th NE

- (1) The right turn arrow shall be replaced at the intersection within the westbound right turn lane.
- (2) The left turn arrow shall be replaced at the intersection within the westbound left turn lane.
- (3) A stop bar shall be installed on the east leg of the intersection.
- (4) The westbound left turn lane shall be extended by 100 feet.

e. Traffic signal on 108th Avenue NE. Prior to the installation of the traffic signal on 108th Avenue NE, the City Council shall review the proposed location of the signal, and may direct that the signal be located either at the intersection of NE 53rd Street and 108th Avenue NE or at the intersection of the main campus entrance and 108th Avenue NE. Further, the City Council may direct that the main campus entrance remain in its present location or be relocated to align with NE 55th Street at the time the traffic signal is installed on 108th Avenue NE.

*Consistent
to permit
preparation
submission
Done
12/21/06
JLB*

CONDITIONS OF APPROVAL – NORTHWEST COLLEGE MASTER PLAN – FILE III-IV-95-30

9. The City Staff shall be authorized to impose, require, and enforce, at any time but with reasonable notice to Northwest College, additional measures to protect the surrounding neighborhood from parking impacts. Such measures may include, but are not necessarily limited to, requiring the College to: Install temporary "No Parking" signs along surrounding streets during event periods; Provide valet parking service; Rent or otherwise secure off-site parking space; Provide shuttle service; Reduce or eliminate problematic events; or similar measures (see Exhibit A, Conclusion II.F.3.b(2)).

A parking and traffic management plan shall be submitted describing how parking and circulation will be handled to avoid impacts to the surrounding neighborhood in either situation:

- (1) When Northwest College anticipates an event where all 1,178 parking stalls are anticipated to be filled; or
- (2) When any tenant of Northwest College, including the Seahawks, holds an event where the anticipated number of guests will exceed 100; or
- (3) When simultaneous events in the pavilion, gym, and chapel are anticipated to generate traffic from off-campus guests.

10. Where fencing is proposed adjacent to single-family parcels, that fencing shall be constructed of wood, unless an alternative fence material is screened with shrubbery from its single-family side or unless alternative fencing is requested in writing by the adjacent neighbor and agreed to by the applicant (see Exhibit A, Conclusion II.G.2.b(6)).

11. Modifications to and/or deviations from the approved Master Plan may be administratively approved by the Planning Director –

a. 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; or
- (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.

CONDITIONS OF APPROVAL – NORTHWEST COLLEGE MASTER PLAN – FILE III-IV-95-30

- (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.
 - (6) The Planning Director shall notify the Houghton Community Council in writing of a proposed decision on a request for modifications of the Master Plan at least 40 days before issuance of the decision.
 - (7) A Process III zoning permit review process is required (1) for 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.
12. Within seven (7) calendar days, the applicant shall remove all public notice signs, pursuant to Section 155.30 (see Exhibit A, Conclusion II.G.9.b).
 13. This Notice of Approval shall be valid until the year 2010 unless Northwest College submits a revised master plan application:

College NOA/bk

RESOLUTION NO. R-4374

A RESOLUTION OF THE CITY OF KIRKLAND APPROVING THE ISSUANCE OF A PROCESS IIB ZONING PERMIT AS APPLIED FOR IN DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT FILE NO. IIB-01-88 BY NORTHWEST COLLEGE BEING WITHIN A PLA 1 ZONE, AND SETTING FORTH CONDITIONS TO WHICH SUCH PROCESS IIB PERMIT SHALL BE SUBJECT.

WHEREAS, the Department of Planning and Community Development has received an application for a Process IIB zoning permit to amend the Northwest College Master Plan located within PLA 1 zone; and

WHEREAS, pursuant to the City of Kirkland's Concurrency Management System, KMC Title 25, a concurrency application has been submitted to the City of Kirkland, reviewed by the responsible Public Works official, the concurrency test has been passed, and a concurrency test notice issued; and

WHEREAS, pursuant to the State Environmental Policy Act, RCW 43.21C, and the Administrative Guideline and local ordinance adopted to implement it, an environmental checklist has been submitted to the City of Kirkland, reviewed by the responsible official of the City of Kirkland, and a negative determination reached and an Addendum issued October 25, 2002; and

WHEREAS, said environmental information and determination have been available and accompanied the application through the entire review process; and

WHEREAS, the application has been submitted to the Hearing Examiner and Houghton Community Council who held a combined public hearing thereon on November 18, 2002; and

WHEREAS, the Hearing Examiner after his public hearing and consideration of the recommendations of the Department of Planning and Community Development and Houghton Community Council did adopt certain Findings, Conclusions, and Recommendations and did recommend approval of the Process IIB permit subject to the specific conditions set forth in said recommendation; and

WHEREAS, the City Council, in regular meeting, did consider the environmental documents received from the responsible official, together with the recommendation of the Hearing Examiner.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Kirkland as follows:

Section 1. The findings, conclusion, and recommendation of the Hearing Examiner as signed by him and filed in the Department of Planning and Community Development File No. IIB-01-88 are adopted by the Kirkland City Council as though fully set forth herein. The City Council selects option 3. (c) of the stream opening, rehabilitation and restoring recommendation contained in such findings, conclusions and recommendations of pages 3 and 4, and pages 10 and 11 of Exhibit A, Staff Report. Restoration of the existing stream near the chapel shall occur during Phase C. Opening of the portion of the culverted stream segment near 108th Ave. NE shall occur in Phase D.

Section 2. The Process IIB permit shall be issued to the applicant subject to the conditions set forth in the recommendations hereinabove adopted by the City Council.

Section 3. Nothing in this resolution shall be construed as excusing the applicant from compliance with any federal, state, or local statutes, ordinance, or regulations applicable to this project, other than expressly set forth herein.

Section 4. Failure on the part of the holder of the permit to initially meet or maintain strict compliance with the standards and conditions to which the Process IIB permit is subject shall be grounds for revocation in accordance with Ordinance 3719, as amended, the Kirkland Zoning Ordinance.

Section 5. Notwithstanding any recommendation heretofore given by the Houghton Community Council, the subject matter of this resolution and the permit herein granted are, pursuant to Ordinance 2001, subject to the disapproval jurisdiction of the Houghton Community Council or the failure of said Community Council to disapprove this resolution within sixty days of the date of the passage of this resolution.

Section 6. A complete copy of this resolution, including Findings, Conclusions and Recommendations adopted by reference, shall be certified by the City Clerk who shall then forward the certified copy to the King County Department of Assessments.

Section 7. A certified copy of this resolution, together with the findings, conclusions, and recommendations herein adopted shall be attached to and become a part of the Process IIB permit or evidence thereof delivered to the permittee.

Section 7. Certified or conformed copies of this resolution shall be delivered to the following:

- (a) Department of Planning and Community Development of the City of Kirkland
- (b) Fire and Building Departments of the City of Kirkland
- (c) Public Works Department of the City of Kirkland
- (d) The City Clerk for the City of Kirkland.

PASSED by majority vote in open meeting of the Kirkland City Council on the 7th day of January, 2003.

SIGNED IN AUTHENTICATION thereof on the 7th day of January, 2003.

Mayor

Attest:

Hester Anderson
Deputy City Clerk



CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 425.828.1257
www.ci.kirkland.wa.us

IIB Zoning Permit

NOTICE OF APPROVAL

FILE NO. IIB-01-88

PROJECT NAME: Northwest College Master Plan Amendment

PROJECT ADDRESS: 5520 108th Avenue NE

APPLICANT OR AGENT: Steve Sankey for Northwest College

CITY OF KIRKLAND APPROVAL DATE: January 27, 2003

LAPSE OF APPROVAL DATE: January 27, 2007

This NOTICE OF APPROVAL is granted subject to the attached conditions and development standards. Failure to meet or maintain strict compliance shall be grounds for revocation in accordance with the Kirkland Zoning Ordinance No. 3719 as amended.

The applicant must also comply with any federal, state or local statutes, ordinances or regulations applicable to this project. This Notice of Approval does not authorize grading or building without issuance of the necessary permits from the Kirkland Building Department.

CITY OF KIRKLAND
PLANNING AND COMMUNITY DEVELOPMENT

By: 
Janice Soloff
Title: Senior Planner

Attachments:

Conditions of Approval
Development Standards

CONDITIONS OF APPROVAL

**Project: Northwest College
Master Plan Amendment**

File No: IIB-01-88

Date Complete**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 10, Development Standards, is provided in this report to familiarize the applicant with some of the additional development regulations. This attachment does not include all of the additional regulations. When a condition of approval conflicts with a development regulation in Attachment 10, the condition of approval shall be followed (see Conclusion II.I.).

Comments: _____

2. The Department of Planning and Community Development shall be administratively authorized to approve modifications to the approved site plan, unless (see Conclusions III):
- There is a change in use and the Zoning Code establishes different or more rigorous standards for the new use than for the existing use; or
 - 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
 - See also PLA 1 Use Zone Chart KZC Section 60.12.010. Special Regulation 3 which specifies under what circumstances deviations from the Northwest College Master Plan may be administratively approved by the Planning Director.

Comments: _____

3. Under the authority in KZC Section 90.115 and as adopted by R-4374, the City Council decided that the applicant shall (See Section 11F3):
- Open and restore a portion of the piped Class B stream near the College entrance on 108th Avenue NE as part of Phase D and.
 - Rehabilitate the existing open water stream channel near the Chapel by re-contouring and planting of riparian vegetation as part of Phase C.
- The applicant shall comply with required sensitive area buffers and setbacks as specified in Section 90.90. Prior to construction, the applicant shall submit a restoration plan for approval by the City prepared by a qualified professional and containing the information specified in Section 90.105 and monitoring plan specified in Section 90.120. Following completion of the stream restoration and rehabilitation, a native growth protective or open space easement for sensitive area buffers shall be provided to the City pursuant to Section 90.150.

Comments: _____

Date Complete **Conditions**

-
4. As part of the application for development Phase C (Pavilion and Chapel) the applicant shall submit:
- a. Documentation to the City showing compliance with the Transportation Management Plan as recorded with King County Records and Elections (see Conclusion II.F.2.a.iii).
 - b. Building permit plans showing compliance with Design Guidelines described in Attachment 3, all zoning regulations in PLA 1 including building height, parking and roof top screening (see Conclusion II.F.2.A. and d.).
 - c. Plans showing that retention of existing mature trees are incorporated into the development plans to the extent feasible..

Comments: _____

-
5. As part of the application for development Phase C (Pavilion and Chapel) the applicant shall submit:
- a. Revised plans showing the perimeter road relocated on the campus side of the 30' required landscape buffer. If relocation is not feasible because of the location of the existing Pavilion building, a reduced landscape buffer of 10' shall be planted with an equivalent screening material (See Conclusion II.F.2.c).
 - b. A part of the update of a traffic impact analysis study as required in condition of approval #9, SEPA Mitigation Measures of III-IV-95-30 (See Attachment 5), include a parking utilization/demand study for future build out of the campus (see Conclusion II.F.2.b). Depending on the results, additional stalls may be required or development cut back in the future

Comments: _____

-
6. Rooftop appurtenances on the Academic Center may exceed the approved height limitation by a maximum of four feet if the area of all appurtenances and screening does not exceed 10 percent of the total area of the building footprint. These structures must be located in such a way as to minimize view blockage, and be screened according to Zoning Code Section 115.120.

Comments: _____

-
7. The supply of parking should not fall below what is present currently while the Academic Center is under construction, or 800 stalls.

Comments: _____

RESOLUTION R-4756

A RESOLUTION OF THE CITY OF KIRKLAND APPROVING THE ISSUANCE OF A PROCESS IIB PERMIT AS APPLIED FOR IN DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT FILE NO. ZON08-00020 BY STEVE SANKEY OF NORTHWEST UNIVERSITY BEING WITHIN A PLANNED AREA 1 ZONE, AND SETTING FORTH CONDITIONS TO WHICH SUCH PROCESS IIB PERMIT SHALL BE SUBJECT.

WHEREAS, the Department of Planning and Community Development has received an application for a Process IIB permit, filed by Steve Sankey of Northwest University, representing the owner of the property described in said application and located within Planned Area (PLA) 1 zone; and

WHEREAS, pursuant to the City of Kirkland's Concurrency Management System, Kirkland Municipal Code Title 25, a concurrency application has been submitted to the City of Kirkland, reviewed by the responsible Public Works official, the concurrency test passed, and a concurrency test notice issued; and

WHEREAS, pursuant to the State Environmental Policy Act, RCW 43.21C, and the Administrative Guidelines and local ordinance adopted to implement it, an environmental checklist has been submitted to the City of Kirkland, reviewed by the responsible official of the City of Kirkland, and a negative determination reached; and

WHEREAS, said environmental checklist and determination have been available and accompanied the application through the entire review process; and

WHEREAS, the application has been submitted to the Hearing Examiner who held a hearing thereon at her special meeting of February 23, 2009; and

WHEREAS, after the public hearing and consideration of the recommendations of the Department of Planning and Community Development, the Hearing Examiner adopted Findings, Conclusions, and Recommendation and recommended approval of the Process IIB permit subject to the specific conditions set forth in said recommendation; and

WHEREAS, the City Council, in regular meeting, considered the environmental documents received from the responsible official, together with the recommendation of the Hearing Examiner;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Kirkland as follows:

R-4756

Section 1. The findings, conclusions, and recommendation of the Hearing Examiner as signed by the Hearing Examiner and filed in the Department of Planning and Community Development File No. ZON08-00020 are adopted by the Kirkland City Council as though fully set forth herein.

Section 2. The Process IIB permit shall be issued to the applicant subject to the conditions set forth in the recommendations hereinabove adopted by the City Council.

Section 3. Nothing in this resolution shall be construed as excusing the applicant from compliance with any federal, state, or local statutes, ordinance, or regulations applicable to this project, other than expressly set forth herein.

Section 4. Failure on the part of the holder of the permit to initially meet or maintain strict compliance with the standards and conditions to which the Process IIB permit is subject shall be grounds for revocation in accordance with Ordinance 3719, as amended, the Kirkland Zoning Ordinance.

Section 5. Notwithstanding any recommendation heretofore given by the Houghton Community Council, the subject matter of this resolution and the permit herein granted are, pursuant to Ordinance 2001, subject to the disapproval jurisdiction of the Houghton Community Council or the failure of said Community Council to disapprove this resolution within sixty days of the date of the passage of this resolution.

Section 6. A complete copy of this resolution, including Findings, Conclusions and Recommendation adopted by reference, shall be certified by the City Clerk who shall then forward the certified copy to the King County Department of Assessments.

Section 7. A copy of this resolution, together with the findings, conclusions, and recommendation herein adopted shall be attached to and become a part of the Process IIB permit or evidence thereof delivered to the permittee.

PASSED by majority vote in open meeting of the Kirkland City Council on the 7th day of April, 2009.

SIGNED IN AUTHENTICATION thereof this 7th day of April, 2009.



Mayor

Attest:



City Clerk

**CITY OF KIRKLAND HEARING EXAMINER
FINDINGS, CONCLUSIONS AND RECOMMENDATIONS**

I. INTRODUCTION

APPLICANT: Steve Sankey of Northwest University

FILE NO: ZON08-00020

APPLICATION:

1. Applicant: Steve Sankey of Northwest University
2. Site Location: 11220 NE 53rd Street (see Attachment 1 to Department Report)
3. Request: Change of Use Zoning Permit, per KZC Section 60.12.010, to allow Northwest University to occupy the former Seattle Seahawks Facility for administrative and faculty offices, meeting rooms, and storage (see Attachment 2 and 3). No additions to the existing facility are being proposed. The former practice fields will be used exclusively by Northwest University athletic practices and intramural activities
4. Review Process: Process IIB, Houghton Community Council and Hearing Examiner conduct a public hearing and make recommendations; City Council makes final decision. The Houghton Community Council has disapproval jurisdiction over the land use proposal.
5. Summary of Key Issues and Conclusions:
 - Compliance with Zoning Permit Approval Criteria (see Section II.F)
 - Compliance with Applicable Development Regulations (see Section II.G)

SUMMARY OF RECOMMENDATIONS:

Department of Planning and Community Development: Approve with conditions

Houghton Community Council: Approve with conditions

Hearing Examiner: Approve with conditions

PUBLIC HEARING:

The Hearing Examiner and the Houghton Community Council held a joint public hearing on this application at 6:30 p.m. on February 23, 2009, in City Hall Council Chamber, 123 Fifth Avenue, Kirkland, WA. The

Hearing Examiner Recommendation**ZON08-00020****Page 2 of 10**

Examiner visited the site on February 23, 2009. The record was held open to receive the Community Council's written recommendation on the application, which was submitted on February 24, 2009. A verbatim recording of the hearing is available in the City Clerk's office. The minutes of the hearing and exhibits will be available for public inspection in the Department of Planning and Community Development.

The following persons spoke at the public hearing:

From the City: Tony Leavitt, Associate Planner

From the Applicant: Dan Neary, Northwest University

No one from the general public offered comments at the hearing.

II. FINDINGS OF FACT AND CONCLUSIONS

For purposes of this recommendation, all section numbers refer to the Kirkland Zoning Code (KZC or Code) unless otherwise indicated. After considering the evidence in the record and the recommendation of the Houghton Community Council, and inspecting the site, the Examiner enters the following Findings of Fact and Conclusions. All references to Attachments below refer to Attachments to the Department Advisory Report.

SITE DESCRIPTION

1. Site Development and Zoning:

a. Facts:

(1) Size: 10.26 acres

(2) Land Use:

(a) Current Land Use: Former Seahawks Practice Facility which was classified as a "Professional Football, Baseball, or Soccer Practice or Play Facility". The site currently contains a 45,786 square foot building, 2,300 square foot garage structure, 2 grass practice fields, 1 Astroturf practice field with pneumatic seasonal cover ("the bubble"), and 139 parking stalls.

(b) Proposed Land Use: Private College and Related Facilities. Special Regulation 3.d.4 states that a Process IIB zoning permit review process is required for a change in all or any part of the Seahawks facility to a use

Hearing Examiner Recommendation**ZON08-00020****Page 3 of 10**

other than a professional football team office and practice facility

- (3) Zoning: Planned Area (PLA) 1
- (4) Terrain: A majority of the site is relatively flat. The southeast corner of the site is slopes upwards to the upper parking lot and the upper entrance to the building.
- (5) Vegetation: The site is well landscaped with significant landscape buffers on the north and south property lines.

b. Conclusions:

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

2. Neighboring Development and Zoning:

- a. Facts: The neighboring properties are zoned as follows and contain the following uses:

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

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

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

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

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

HISTORY

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

PUBLIC COMMENT

The initial public comment period ran from November 26, 2008 to December 26, 2008. The Planning Department received no comments during this initial comment period. No written or oral public comments were submitted to the Hearing Examiner prior to or during the public hearing.

STATE ENVIRONMENTAL POLICY ACT (SEPA)

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

Hearing Examiner Recommendation**ZON08-00020****Page 5 of 10****CONCURRENCY**

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

APPROVAL CRITERIA

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

DEVELOPMENT REGULATIONS

1. REQUIRED PARKING SPACES
 - a. Facts:
 - (1) The applicant is proposing no changes to the existing parking areas on the subject property.
 - (2) The onsite parking was included in the campus wide parking stall maximum established as part of the 1999 Master Plan approval.
 - (3) The site contains a total of 139 parking stalls. 97 stalls are in the lower lot accessed from the Butterfield Chapel parking area immediately to the

Hearing Examiner Recommendation**ZON08-00020****Page 6 of 10**

South of the subject property and 42 stalls are in the upper lot accessed directly off of NE 53rd street

- (4) As part of the 2002 Northwest College Master Plan Amendment, a campus wide parking ratio of 1.78 stalls per 1,000 gross square feet was approved.
- (5) The parking ratio for the proposed use of the former Seahawks Facility by the applicant will be 3.08 stalls per 1,000 gross square feet.

b. Conclusions:

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

2. REQUIRED LANDSCAPE BUFFERS

a. Facts:

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

b. Conclusions:

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

Hearing Examiner Recommendation**ZON08-00020****Page 7 of 10**

3. USE OF THE "BUBBLE"

a. Facts:

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

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

4. TRAFFIC IMPACTSa. Facts:

- (1) Public Works Department Staff determined that the proposed use will have less PM peak hours traffic than the former Seahawks use (see Attachment 6, Enclosure 5).
- (2) As part of the Northwest College (University) Master Plan Approval, the following SEPA Mitigation Measure was incorporated:

A traffic signal along 108th Avenue NE (at one of three predetermined locations) shall be installed

when both of the following occur:

- Any one of the traffic signal warrants 1, 2, 9, or 11 at the intersection of 108th Avenue NE and NE 53rd Street is met.
- The College generates 315 new trips per day through the intersection of NE 53rd Street and 108th Avenue NE. These numbers shall be total cumulative additional trips above the 1995 level of 1,946 trips on NE 53rd Street.

(3) Public Works Department Staff reviewed the Signal Warrant Analysis prepared by William Popp Associates and concluded that the project does not meet the traffic signal installation requirements (see Attachment 6, Enclosure 7).

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

COMPREHENSIVE PLAN

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

DEVELOPMENT STANDARDS

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

III. RECOMMENDATIONS

Based on the Findings of Fact and Conclusions, the Hearing Examiner recommends that the City Council **APPROVE** of this application, subject to the following conditions (referenced attachments are found in the Department Advisory Report):

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

Hearing Examiner Recommendation**ZON08-00020****Page 9 of 10**

ordinances. Attachment 4, Development Standards, is provided in this report to familiarize the applicant with some of the additional development regulations. This attachment does not include all of the additional regulations. When a condition of approval conflicts with a development regulation in Attachment 4, the condition of approval shall be followed.

2. Prior to occupancy of the building, the applicant shall submit an agreement to maintain and replace all landscaping that is required by the City (see "Required Landscape Buffers" above).
3. The use of the pneumatic cover, "the bubble", by Northwest University for athletic practices and intramural activities shall be allowed from October 15 through January 31st. Any request for use of the bubble outside of this time period shall be administratively reviewed by the Planning Director and include letters of support from neighboring property owners. A copy of the approval should be sent to the Houghton Community Council (see "Use of the 'Bubble'" above).

Entered this 25th day of February, 2009.

Anne Watanabe
Hearing Examiner

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.

CHALLENGES AND JUDICIAL REVIEW

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

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

Hearing Examiner Recommendation**ZON08-00020****Page 10 of 10**

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.

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.

LAPSE OF APPROVAL

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

EXHIBITS

The following exhibits are entered into the record for this application:

Exhibit A: Department Advisory Report with Attachments

Exhibit B: Houghton Community Council Recommendation, 2/24/09

PARTIES OF RECORD

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

Agent: Eric Drivdahl, Gelotte Hommas, 3025 112th Avenue NE, Suite 110,
Bellevue, WA 98004

Dan Neary, Northwest University, 5520 108th Avenue NE, Kirkland, WA 98033
Department of Planning and Community Development
Department of Public Works
Department of Building and Fire Services

Deeply disturbed by Northwest University's development plan

On March 30, I attended the NU (Northwest University) open house and I must say I came away deeply disturbed at what they are proposing to build.

Most disturbing for me is the proposed tennis complex they want to construct. They want to build a behemoth 50-foot high, 120-foot deep by 320-foot long with a front set back of 30 feet.

It would appear that they want to cut down all the mature trees, which are presently in the 30-foot setback area, which is not really appropriate for the "Tree City."

They say that they will do some berming and replant some screening material but nothing they do is going to diminish the impact of this huge structure on 53rd Street. It will change the entire feel of our neighborhood.

They claim that their expansion is all for the goal of making the university a better place for education; however it would seem that education is taking a backseat to building profit centers via a tennis complex and a lighted soccer field, both of which they are already laying plans with outside interests to lease out these two facilities for profit. I might add that these two sport venues are their first priorities, not student housing or classrooms.

They are asking for a 50-foot high tennis building clearly breaking our own code for building height which is totally unnecessary. The United States Tennis Association only requires a height of 36 feet above the center court net which is three feet in height, making a required total ceiling height of 39 feet, which gives them an additional one foot for a roof, which would bring the over all height above ground to 40 feet, not 50 feet.

Also, they are asking for six courts, which is clearly aimed at outside tennis competitions; four courts would be more than adequate for student use.

I asked President (Joseph) Castleberry of NU if they would consider also setting the building down 5 feet below grade to bring the overall height to 35 feet as well as preserving the mature trees which would help immensely to screen the building. I also asked if the facade of the building would be of a quality that would be compatible with our neighborhood. I did not really get a response to my questions nor an answer to a personal letter I sent to him on another occasion.

Will it have the same type of materials that will be used on the buildings they will be building in the interior of the campus which are brick and have somewhat pleasing features or an industrial looking metal building with a few token embellishments?

I can understand the school wanting to increase student housing and other interior buildings to satisfy their needs, but an additional 800 students and 500 cars will impact the neighborhood and probably not in a good way.

I know that the leasing out of the soccer field has already disrupted the neighbors bordering the field with noise and litter. The university now has plans for a lighted soccer field which will be lit until 9 or 10 at night.

They don't need to compound the impact on our neighborhood with profit centers used by outside interests.

Some years ago, as a city councilman in another city, we were asked to approve just this sort of a project in a residential neighborhood and out of respect to the homeowners and the negative impact on their way of life we turned down the request.

If you too are concerned about this project I would encourage you to attend the next NU open house meeting on May 9 at 6 p.m. The University, the Houghton and Kirkland Councils and planners will appreciate your thoughts and comments.

Dennis Schor, Kirkland

Hi Dane,

Please give this your consideration.

Thanks

Denny

Northwest University expansion plans are too much

After attending two more meetings last week regarding North West University's plans for expansion, I am sorry to say that I am still deeply troubled by what they are proposing.

Please go to their proposed site at the campus and see for yourself what their tennis complex will look like from the street. It will stretch from the school fence line on the west, all the way up to 111th Street to the east.

It is almost as long as the east wall of our Kirkland Costco and almost double in height. Would you want that on your residential street? It will be only 30-35 feet from the sidewalk, and all of the trees now standing will be cut down. They have pretty sketches at these meetings, but don't be fooled by them.

The sketches make the 30-foot setback from the

sidewalk look like 100 feet and they make 53rd Street look like a small lane, and their water feature looks like a small river. I saw this ploy many times as a Building and Zoning Commissioner.

I can only hope, as should we all, that the City of Kirkland will hold the University to the same standards that they made the Central Park Tennis Complex comply with.

I went over to visit Central Park in Bridle Trail the other day and had a nice visit with the club Manager.

She gave me a tour and explained that the City of Kirkland made them build down six feet below grade in increments of three feet to comply with building heights. And, yes, they had a sloping hill to deal with too just like NU.

On the South side of the complex where the Center is across from a residential area, they made them berm six feet up the side of the building on top of the six feet below grade required. There are mature trees planted the entire length of

the building which greatly reduces the visual impact as well.

Furthermore the building is made of concrete painted a somewhat subdued earth tone color. Northwest is proposing a metal building with some token embellishments attached to the facade. The NW tennis building is 50 feet high but the staff kept telling me that the view line is only 30 feet. That's like saying the elephant's knees are only five-feet high, ignore the other 12 feet.

The university states that "the tennis complex has to be 50-foot high because they also want underground parking and it would cost too much to dig deeper." Well how about if you can't respect the neighborhood and can't afford to do it the right way don't do it until you can afford to do it the right way.

They also claim that to be able to play NCAA Div. 111 tournaments they

must have six courts. Not true. I've looked up many Colleges, some very well known ones, and they have only four courts and compete in NCAA DIV. 111 tournaments.

But wait, they also want running tracks and all sorts of whistles and bells, but just maybe they can't have it all. Their claim is the tennis will make their students better people. Well if that is their goal, four courts would be more than adequate for their students. And by the way, it would be remarkable if more than 5 percent of their student body played in intercollegiate competition.

You do the math. Five percent of 10,000 students is 500 students. In talking with colleges with four courts they agree that four courts have been adequate for on campus use and almost all of the colleges I researched had a much larger student body than NU. In fact in one of their handouts regarding the tennis center they refer to four prestigious colleges who sponsor intercollegiate tennis and guess what, two have four courts and one has three courts. Imagine that. Yes, there are colleges with six courts but their student body dwarfs that at Northwest University.

Let's be real here, NU is no different than Potlatch Village or Park Place/Urban developers. They come in wanting it all and sometimes it just doesn't work out. If you agree that this is not acceptable for Houghton please make your voice heard.

I hope and pray that the city of Kirkland will hold NU to the same standards that they made Central Park Tennis complex

comply with and not have a double standard.

Dennis Schor, Kirkland

D. Schor
4719 112th AVE. NE
KIRKLAND
425-681-0413

Wane Asher

RECEIVED
OCT 10 2016
CITY OF KIRKLAND
CITY MANAGER'S OFFICE

Tony Leavitt

From: Peter Davis <peterda@outlook.com>
Sent: Thursday, October 13, 2016 5:31 PM
To: Tony Leavitt
Subject: Neighbor feedback on NW University Master Plan

Hello,

As a Kirkland resident and neighbor of NW University I would like to offer my feedback on the Master Plan being proposed.

- Most importantly, please ensure that the primary access to all NW University development continues to be from 108th Ave NE. NW University already has two roads from 108th Ave NE that can be expanded for whatever access is required.

Please do not make NE 53rd a significant entrance. With 6 schools (preschool – university) on the corner of NE 53rd and 108th Ave NE, the metro bus stop, and car traffic caused by parents dropping kids at the various schools, the intersection often fails during morning and afternoon commutes.

Building more driveways onto 53rd increases traffic. It also will force cars down 111th Avenue, 110th Ave, NE 47th and 48th streets during rush hour as cars try to avoid the intersection on 108th. There are lots of small children and pedestrians in this neighborhood. We had significant traffic speeding problems on our streets south of the campus when the Seahawks used Northwest College as their home. Since they moved traffic has reduced and been much better. We don't want that problem to return.

- Please stripe crosswalks at all entrances to the campus to give drivers visual cues to slow down for pedestrians.
- Please keep the height limit at 40 feet. The mass and height of the proposed 60 ft. tennis center building is inappropriate for our residential neighborhood. Consider running the building on a north-south axis toward the interior of the campus instead of east-west so the height limit can be consistent and less visible to the homes surrounding campus.
- Please daylight the stream that runs through campus. It's environmentally preferable and would be a beautiful asset to the campus and the Houghton community.

Thanks for your consideration,

Peter Davis
10922 NE 48th Street

Tony Leavitt

From: Reba Mart <reba.mart@northwestu.edu>
Sent: Thursday, October 20, 2016 4:02 PM
To: Tony Leavitt
Cc: masterplan@northwestu.edu
Subject: Northwest University Master Plan Update, Permit Number: ZON16-02063

Good afternoon Mr. Leavitt,

I wanted to write to lend my support for the Northwest University plan to update the campus. I've worked here at Northwest for 3 years as their Controller. I am excited about the plans to expand new opportunities for the students through new facilities, such as indoor tennis courts and enough locker rooms for players of both teams (men and women) to utilize. What an amazing opportunity to offer new programs for students to major and be competitive with other college graduates for new job openings. What an awesome partnership to be forged with the University and the community to provide safe places for younger kids to come and learn a sport within a reasonable distance of where they live.

I hope that you agree and will approve the plan submitted. If you have any questions or need anything clarified, please feel free to reach out to me.

Have a great day.

Reba Mart, CPA, CGMA

Controller | Accounting Department
office 425-889-5216

reba.mart@northwestu.edu | northwestu.edu

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Tony Leavitt

From: Carl Christensen <carl.christensen@northwestu.edu>
Sent: Thursday, October 20, 2016 4:21 PM
To: Tony Leavitt
Cc: masterplan@northwestu.edu; John Jordan; Joseph Castleberry
Subject: Re: Northwest University Master Plan Update, Permit number: ZON16-02063

Tony Leavitt, Project Planner

City of Kirkland

124 5th Ave, Kirkland WA 98033

RE: Northwest University Master Plan Update, Permit number: ZON16-02063

Thank you for the opportunity to provide comments relating to the review of the Northwest University Master Plan Update.

I have served as the Dean of Northwest University's School of Nursing for over 16 years. The Houghton Community and the City of Kirkland provide a safe, refreshing, and beautiful setting in which our nursing students learn. A large portion of our nursing students have come here from homes within a 5- or 10-mile radius of the campus. Many of our nursing students have had clinical experiences at Kirkland's EvergreenHealth Medical Center. Numerous graduates have taken jobs at Evergreen to help serve the community. In addition, quite a few of our nursing students have been employed at local businesses or have worked as nannies in nearby homes.

The Northwest University Master Plan Update will further enhance the college experience for these nursing students who are preparing to meet health care needs in the local community and beyond. Thank you for considering ways in which campus improvements may be allowed to better serve this student population.

Carl Christensen, PhD, RN

DEAN | Buntain School of Nursing

office 425-889-7837 | fax 425-889-5748

carl.christensen@northwestu.edu | northwestu.edu



Tony Leavitt

From: KiKi Hadden <KiKi.Hadden@northwestu.edu>
Sent: Thursday, October 20, 2016 5:02 PM
To: Tony Leavitt
Cc: masterplan@northwestu.edu
Subject: RE: Northwest University Master Plan Update, Permit number: ZON16-02063

Good afternoon, Mr. Leavitt,

Thank you for the opportunity to provide input regarding the pending approval of the Northwest University Master Plan Update (Permit Number: ZON16-02063). I am a resident of the Houghton community and reside at 5517 113th PL NE APT 57, Kirkland WA 98033. I have lived and shopped in Kirkland for the last ten years, and it has become my home. I am the Executive Assistant to the CFO here at Northwest University. I have worked at the University for close to two years and have been continually impressed with the outstanding character of the staff, faculty, and students. Our students not only desire to learn but they have vision, determination and active plans to change the world for the better, literally! They care about serious matters, like social injustice, and finding a way to eliminate it. These students NEED updated facilities, but they also DESERVE updated facilities like the indoor tennis courts, a new gym with additional underground parking and enough locker room space, new residence halls and additional classroom space. Finding a college campus that attracts the type of student that we do is incredible and rare. I fully support Northwest University's efforts to plan for the future, and I urge the City to approve the plan too.

With gratitude,

KiKi Hadden

Executive Assistant to John Jordan, CFO | Administrative Services
office 425-889-5215

kiki.hadden@northwestu.edu | northwestu.edu

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Tony Leavitt

From: Abigail Stovall <abigail.stovall@northwestu.edu>
Sent: Thursday, October 20, 2016 5:32 PM
To: Tony Leavitt
Cc: masterplan@northwestu.edu
Subject: RE: Northwest University Master Plan Update, Permit number: ZON16-02063

Hello Mr. Leavitt,

Thank you very much for the opportunity to provide input into the review process for Northwest University's Master Plan. My name is Abby Stovall and I serve as the Housing Coordinator at Northwest University. The Master Plan would aid our students specifically related to Housing by providing even better facilities and living options on campus. We have found that our students love the opportunity to be in the Houghton community; we encourage them greatly to live on campus, and therefore stay in Houghton, and spend their time and resources in downtown Kirkland and our various local businesses. Students rave about the pristine Kirkland parks to enjoy. Having better living and learning facilities will reward our students for choosing to come live and learn in the vibrant Kirkland community.

My husband and I have chosen to live in Kirkland at 12425 110th Lane NE in Totem Lake, and we have no plans of moving outside of Kirkland. We value the Kirkland community and love being a part of the culture here. I participate regularly in activities at the North Kirkland Community Center, and both my husband and I have been employed by local businesses, where we have come to know and love Kirkland's residents. My parents have also lived in Houghton for the past year and a half. We strongly value the high standards of the Houghton community, and we believe that Northwest's Master Plan will help improve this already great community.

I support Northwest University's efforts to plan for the future and urge the City to approve the plan.

Thank you again for your time,

Abby Stovall

Housing Coordinator | Student Development
office 425-889-5334
abigail.stovall@northwestu.edu | northwestu.edu
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Tony Leavitt

From: Gene Smith <gmsmith1959@yahoo.com>
Sent: Friday, October 21, 2016 2:00 PM
To: Tony Leavitt
Cc: masterplan@northwestu.edu
Subject: In support of NU internal master plan

Thank you so much for the opportunity to make comments concerning the Northwest University internal master plan. I have been visiting the campus for almost ten years as a board member. I feel I am always blessed to be on campus and to see the wonderful facility improvements the university has made over the years. The campus is still attempting to make improvements that will not only be a blessing to the school but to the entire community. My observation of the leadership at the university is that they would like a facility that not only blesses themselves but would be considered an asset and blessing to the entire community they consider themselves to be a part of. I am asking you to please consider and adopt their plan. Thank you again.

Sincerely,

Dr. Eugene Smith
(Pastor, Platte Valley Assembly of God, Saratoga, WY)

Tony Leavitt

From: Clint Bryan <clint.bryan@northwestu.edu>
Sent: Friday, October 21, 2016 8:06 AM
To: Tony Leavitt
Cc: masterplan@northwestu.edu
Subject: Northwest University Master Plan Update, Permit number: ZON16-02063

Importance: High

Dear Mr. Leavitt,

I wish to thank the City of Kirkland and you, sir, for welcoming input from all sides regarding Northwest University's proposed Master Plan to improve the campus, enabling us to serve our exceptional student body even more efficiently with excellent facilities that match the world-class education that we are trying to instill in our students.

As a full-time, tenure-track faculty member who lives on campus in one of the university's duplexes (5831 111th Way NE), I love the location of Northwest University. My wife (a Special Education elementary teacher in the Northshore School District) and I walk on the Cross Kirkland Corridor and the streets of Houghton every night after work. We marvel at the beautiful homes of our neighbors—properties where people whom we wave to and exchange pleasantries with take obvious pride in their appearance. We anticipate the day when the various buildings on the Northwest University campus can share the same aesthetic and beautiful functionality.

Now in my second academic year, I thoroughly enjoy serving as an English professor here. I moved my family here from the Nashville, Tennessee, area in 2015, turning down a similar position in South Carolina because the chance to live in the fifth-best town in America (*Money Magazine*) was a tremendous draw. Northwest is a stellar school with faculty who are committed to preparing students for careers in the 21st century. I look forward to the day when our now-aging facilities may enhance this mission.

As someone who teaches freshman English and directs the writing center (frequented by the many international students who enroll here from China, South Korea, and various Latin American and African countries), I know that many families' first impression of the fine City of Kirkland is made when they move their children (or themselves) into our dorms or tour our classroom buildings. For the past two years, I helped haul belongings to the various residence hall rooms on "move-in day," so that I could meet students and their parents and chat with them about their experience, having been the parent of a college student myself for four years. I cannot wait until all the N.U. facilities put forward the best possible impression of the school, our mission, and the beautiful city in which we are blessed to be located.

Please mark our **wholehearted** support (Clint & Sally Bryan, Houghton residents) in favor of your approving Northwest University's Master Plan (permit #ZON16-02063). Thank you for your time and consideration.

Sincerely,

Clint D. Bryan, Ph.D.

Assistant professor | English
 office 425-889-7798 | toll-free 844-724-2028
 clint.bryan@northwestu.edu | northwestu.edu
US News & World Report Best Value



Tony Leavitt

From: Jeremiah Webster <jeremiah.webster@northwestu.edu>
Sent: Friday, October 21, 2016 9:40 AM
To: Tony Leavitt
Cc: masterplan@northwestu.edu
Subject: Northwest University Master Plan Update, Permit number: ZON16-02063

Dear Mr. Leavitt,

I am writing to express my enthusiastic support for Northwest University's Master Plan Update (ZON16-02063). I urge you to approve this proposal. I make this request not only as a faculty member here at NU, but as a resident of the Houghton community (11026 NE 58th Way). In addition to the vocational skills needed in a rapidly changing economy, Northwest fosters a spirit of integrity in its graduates. I have taught English at Northwest for the past five years. I love my job. I love working with these students, and have come to regard Northwest as a vital institution here on the Eastside. Local businesses readily hire our graduates and frequently commend them for their strong work ethic, moral integrity, and enthusiasm to serve others. Northwest is also an ideal university in the sense that it strives to respect our neighbors in word and deed. NU proactively *dissuades* students from inhabiting a "party culture" mentality. My residence is literally on the campus grounds, and I am amazed by how quiet the campus is on evenings and weekends. This is a tribute to our students, who pursue their education with rigor and respect for the Houghton / Kirkland community.

The Master Plan provides Northwest with some vital updates as we continue to grow as an institution. Thank you for considering this request.

With gratitude,

Dr. Jeremiah Webster
Associate Professor / English
Northwest University

Tony Leavitt

From: Joseph McQueen <joseph.mcqueen@northwestu.edu>
Sent: Friday, October 21, 2016 4:30 PM
To: Tony Leavitt
Cc: masterplan@northwestu.edu
Subject: Northwest University Master Plan Update, Permit number: ZON16-02063

Dear Mr. Leavitt,

Thank you for your willingness to consider Northwest University's recently proposed Master Plan. I write to you in support of the Plan and urge the city to approve it.

I am an Assistant Professor of English at NU and would welcome how the Master Plan would draw even more gifted students into our already strong academic community. In addition to teaching at NU, I am a resident of Houghton. My wife, my two-year-old daughter, and I live at 11022 58th Way NE. We love Houghton's many parks and outdoor facilities, and we use the Cross Corridor Trail regularly. The Master Plan, I believe, would only add to Houghton's beauty and would help NU contribute even more to the neighborhood's appeal.

I did my graduate work at Ohio State University in Columbus and was often stuck by how much pride the surrounding community took in the university. Of course, Northwest University and Ohio State are very different institutions. Yet, I believe that the Master Plan has the potential to increase the pride that Kirkland could take in NU. From its visually appealing architecture to its potential to raise NU's academic stature, the Master Plan promises to make NU an even greater credit to the Houghton community.

Thank you again for considering the Master Plan.

Sincerely,

Joseph McQueen

Assistant Professor | Department of English
office 425-889-2414

joseph.mcqueen@northwestu.edu | northwestu.edu

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Tony Leavitt

From: Anjel and Dave Chamberland <anjelanddave@hotmail.com>
Sent: Friday, October 21, 2016 6:12 PM
To: Tony Leavitt
Subject: PERMIT NUMBER ZON16-02063.

Dear Tony Leavitt,

I am writing to you with concerns regarding the proposed expansion plans for Northwest University. We live in the neighborhood south of NWU and are very concerned with the effects that the commercial expansion of the plan (tennis facility and soccer fields) will have on our neighborhood and surrounding community.

We feel very strongly that the impact of the added traffic will cause many safety issues for all the families who have chosen to reside in this area because it is a safe and quiet place to live. Adding commercial businesses will turn our quiet streets into congested ones, with no alternate outlets and will bring an influx of people which will add many safety concerns (crime, vandalism, noise issues).

Traffic on 108th is already very congested at peak hours of the daythere is no way it will be able to handle even more cars , which is what the commercial businesses will bring. Not only will it effect the quality of life within our neighborhood, but our property values as well.

We are in agreement that NWU is in need of some improvements, but my understanding is NWU is proposing to add the commercial businesses to aid in the cost of their campus improvements. If this is correct, than ultimately we as the neighboring community are the ones that will be adversely effected while NWU reaps the benefits.

Sincerely,
Anjel Amend Chamberland
4900 111th Ave N.E
Kirkland, WA 98033
(425) 822-1557

Tony Leavitt

From: Hjordis M Foy <hfoy@u.washington.edu>
Sent: Saturday, October 22, 2016 4:05 PM
To: Tony Leavitt
Cc: Molly Working
Subject: ZON16-02063 NW college plan

I believe the college was given the property as a LANDGRANT, a way of government giving land for educational purposes. I do not know the legal ramifications of using it for commercial purposes, such as gyms and tennis complex. Gyms are usually placed in business districts, not housing neighborhoods.

Hjordis Foy
11016 NE 47th pl
Kirkland, WA-98033
Email: hfoy@uw.edu

Tony Leavitt

From: Hayley Hanford <hayley.hanford@northwestu.edu>
Sent: Monday, October 24, 2016 4:26 PM
To: Tony Leavitt
Cc: masterplan@northwestu.edu
Subject: RE: Northwest University Master Plan Update, Permit number: ZON16-02063

Dear Mr. Leavitt,

Thank you for the opportunity to provide input on the city's decision regarding Northwest University's Master Plan Update. I fully support Northwest University's efforts to plan for the future and urge the City to approve the plan.

As an individual who has been a part of the Kirkland and Northwest University community for the past 5 years, I desire to see both Kirkland and Northwest University flourish. As a staff member at Northwest University, I love that the Master Plan would allow for new facilities, expanded opportunities for students, and aid in our enrollment.

When I attended Northwest University as a student, I instantly fell in love with Kirkland. I would love for more college students to get to spend four (or more) years of their life learning, serving, and growing in the beautiful Kirkland, Washington. Approving the Master Plan Update would allow more college students a chance to call Kirkland home.

Thank you,

Hayley Hanford

Campus Visit Coordinator | Admissions
office 425-889-5286 | toll-free 800-669-3781
visit@northwestu.edu | northwestu.edu

US News & World Report Best Value



Tony Leavitt

From: M. Brian Mills <mbrianmills@gmail.com>
Sent: Wednesday, October 26, 2016 2:25 PM
To: Tony Leavitt
Cc: masterplan@northwestu.edu
Subject: Northwest University Master Plan Update, Permit number: ZON16-02063

Hello Tony,

I live in Kirkland about a mile from Big Finn Hill park where there are multiple sports fields. These fields are often busy with different teams and different sports, but the one field that is busier than the others is the newer turf field. My niece's soccer team practices there and both of my children (one son and one daughter) have recently started practicing and playing lacrosse on the field.

With my children's interest in lacrosse I have learned that there are few fields equipped to support lacrosse due to size, line painting, facilities, etc. I am very excited to hear that there is a possibility for an additional sports field in the area that could support more lacrosse.

Please let it be known that I, my wife Sara, and our two children (Libby and Liam) would love to see another sports field in the area.

Thank you,

Brian

M. Brian Mills
425-224-5373
9147 NE 142nd Way,
Kirkland, WA 98034

Tony Leavitt

From: Osborne, Todd A <todd.a.osborne@boeing.com>
Sent: Wednesday, October 26, 2016 12:26 PM
To: Tony Leavitt
Cc: masterplan@northwestu.edu
Subject: Support for Northwest Universities new fields

Sending a quick note that as a resident of Kirkland, I am very supportive of expanding the use of the sports fields at Northwest University. Providing opportunities for youth sports is a vital (and growing) part of keeping a vibrant community. Therefore, I support Northwest University's efforts to plan for the future and urge the City to approve the plan.

Sincerely,

Todd Osborne

7919 NE 130th Street

Kirkland, WA 98034

Senior Manager, Business Operations
BCA Airplane Product Development
425-577-2390

Fear of failure is far more destructive than failure itself.

Tony Leavitt

From: Robert O'Neil <rjponeil@gmail.com>
Sent: Wednesday, October 26, 2016 1:24 PM
To: Tony Leavitt
Cc: masterplan@northwestu.edu
Subject: RE: Northwest University Master Plan Update, Permit number: ZON16-02063

Tony Leavitt, Project Planner

Thank you for giving me the opportunity to comment on the NWU master plan. I am a parent of 3 teens who desperately need sufficient field space in order to keep active. If we are forced to drive longer distances to have sports events, it clogs the roads, damages the environment, and contributes to global warming. Also, keeping sports events local encourages purchase from local business and supports Kirkland. Thank you for your attention and understanding.

Sincerely,
Bob O'Neil
(425) 835-2269

October 26, 2016

Tony Leavitt, Project Planner
123 5th Avenue
Kirkland, WA

Tony,

My wife Janet and I attended NW College and I graduated in 1954 from the "old" church building used as the college. The State of Washington was asking the College to be torn down to make way for the Widening of I-5. At that time my father, C.E. Butterfield, was president of the college. With much searching over many months, he knelt down on one of the concrete slabs, which had been the old Shipyard builders site in the Houghton community,, and began to seek the grace of God for his favor and Grant this beautiful campus to be a " Beacon on a Hill" in your community From that point on the city of Kirkland and Houghton has played an important part in the success and the Of the Northwest University.

I am pleased to know, that you as Project Manager, with others are considering the next step in approving. I am presently on the NWU Planning Committee for a number of years and also on the Alumni board and More recently, a member of the Trustee Board. I am only referring to these to show the interest in our Esteemed school...

The fact that NWU sits on a hill in your city, it shines bright, not only in the local community, as teachers, Ministers, nurses and business majors, etc.. The students shine a light in a struggling society all around the World. And yes from Kirkland and Houghton. CONGRADULATIONS!

You have been a great part in making this happen..

Thank you and keep up your work in considering the campus approval.

Sincerely,


John Butterfield and Janet Butterfield



October 26, 2016

Tony Leavitt
Project Planner
City of Kirkland
123 5th Avenue
Kirkland, WA 98033

RE: Northwest University Master Plan Update, Permit Number: ZON16-02063

Mr. Leavitt,

I'm writing to express my profound support for Northwest University's desire to expand its athletic facility and then make those facilities available to local Kirkland youth sports clubs.

Kirkland Lacrosse was the original organization that brought lacrosse to our town and was solely responsible for developing the lighted turf field called Kirkland Lacrosse Center at Big Finn Field. That field serves over 250 lacrosse families in Kirkland and hundreds more involved with Lake Washington Youth Soccer Association during the fall.

Our facility is simply not enough. We are overcrowded and still have many of our teams trying to use muddy unsafe fields. Finding public money to build more fields is nearly impossible. How often does a municipality have an opportunity to bring a much-needed public resource to its citizens without raising taxes or cutting other services? I urge those involved to consider the needs of our kids by supporting Northwest University's plans for opening this field.

Thank you for taking our input into consideration and please don't hesitate to call or email if you have follow on questions.

Sincerely,

Steve Lytle
President

425-533-3589
swlytle@gmail.com

8251 NE Juanita Drive, Kirkland WA 98034

Tony Leavitt

From: Christina Olson <Christina.Olson@microsoft.com>
Sent: Wednesday, October 26, 2016 2:59 PM
To: Tony Leavitt
Cc: masterplan@northwestu.edu
Subject: Northwest University Master Plan Update, Permit number: ZON16-02063

To those considering a master plan for Northwest University Sports Fields:

Thanks you for the opportunity to provide input on this plan. I'm a parent of two lacrosse and soccer players (one girl and one boy) and we live in Kirkland. I'm firmly in favor of opening up the Northwest fields to broader community use, as we currently have to drive our kids out to Marymoor and beyond for lacrosse practices due to field shortages. Given the traffic situation, getting to and from Redmond during the evening rush-hour really impacts my kids time to squeeze in their sports practices/games, dinner, homework and family time. I would really appreciate having more available sports fields for lacrosse and soccer in the Kirkland area to help with our situation.

Thank you—
Christina Olson

Tony Leavitt

From: Ted Krammer <ted@krammer.co>
Sent: Wednesday, October 26, 2016 6:13 PM
To: Tony Leavitt
Cc: masterplan@northwestu.edu
Subject: Northwest University Master Plan Update, Permit number: ZON16-02063

October 26, 2016

Dear Tony Leavitt,

I'm writing to support and request that the Master Plan Update be approved and that I support Northwest University's efforts to plan for the future and urge the City to approve the plan.

My three boys ages 12, 13 and 14 live in Kirkland and currently attend Kirkland Middle School and Lake Washington High School. We've participated in many athletic programs over the years and I have coached many of the kids in the area for over six years. This is an extremely important issue as kids continue to compete for quality facilities in the area and we clearly need to adopt the master plan update.

Thank you for your consideration during this important planning process.

Sincerely,

Ted Krammer
206-295-7800

Tony Leavitt

From: Jonakin, Kelli <Kelli.Jonakin@sciex.com>
Sent: Wednesday, October 26, 2016 11:08 AM
To: Tony Leavitt
Cc: masterplan@northwestu.edu
Subject: Northwest University Master Plan Update, Permit number: ZON16-02063

Dear Kirkland Project Planner,

I am writing today in support of Northwest University's efforts to plan for the future, and to enhance the overall Kirkland community, and I urge the city to approve this plan. My family and I are Kirkland residents living in the West of Market neighborhood on 9th Street West, and we have two young children who could directly benefit from having additional fields available for use.

Having community accessible fields available in Kirkland is very important to local families with young children, such as ours, as it offers a location nearby for our children to play and to have access to organized recreational sports. Keeping active as children is critical to battling the epidemic of childhood obesity, and having nearby accessible fields for sports and recreation is an important step in keeping kids involved in activities. Currently many families are forced to drive long distances to take their kids to practice fields, and this time constraint can be a barrier for some to stay involved. The Northwest University Master Plan Update will help to alleviate this time and location constraint for many local families, and can help to keep children involved in recreational teams by providing a close-by field location for practices.

Thank you for the opportunity to provide input, I hope the city of Kirkland will see the same benefit in the Northwest University plan and will approve it.

Kind Regards,
 Kelli Jonakin and James Jonakin

[Kelli Jonakin, Ph.D.](#)
 Global Marketing Manager, Pharma/CRO
kelli.jonakin@sciex.com
 T 650 631 2128 | M 425 533 4842



This message may contain confidential and/or privileged information. If you are not the addressee or authorized to receive this for the addressee, you must not use, copy, disclose or take any action based on this message or any information herein. If you have received this message in error, please advise the sender immediately by reply e-mail and delete this message. Thank you for your cooperation.

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I N N O V A T I O N

October 26, 2016

Tony Leavitt, Project Planner
City of Kirkland
124 5th Avenue
Kirkland WA 98033
tleavitt@kirklandwa.gov

RE: Northwest University Master Plan Update, Permit number: ZON16-02063

Dear Mr. Tony Leavitt,

Thank you for the opportunity to give my personal feedback on Northwest University's Master Plan, Permit number: ZON16-02063.

I was resident of Houghton for several years at 10415 NE 58th Street and currently live just a few minutes from the beautiful Houghton neighborhood. I'm excited about this plan. I'm especially thrilled with the fact that the Houghton neighborhood and community overall will get to share and enjoy the fabulous facilities that Northwest University is proposing.

I respectfully ask that you approve this plan. I'm a member of the Northwest University Board of Directors and see firsthand, the commitment of Northwest University to benefit the Houghton neighborhood. Northwest University has a tremendous sense of pride in being part of this special community and is eager to contribute.

Clarity on enrollment caps would greatly assist the University in making important decisions for the future, decisions that will consequently benefit the local community.

The University needs to upgrade and update their facilities, just like the Houghton community continues to do year after year. The 20 year plan is imperative for long term strategic planning and speaks to their long term commitment to the Houghton community.

I sincerely appreciate the chance to give my opinion. Thank you for the opportunity to offer supporting facts that drive me to urge you to accept Northwest University's Master Plan. I care about this neighborhood and wholeheartedly believe that this Master Plan must be approved.

Respectfully yours,



Kirsten Miller
President

S I N C E 1 9 7 3

Tony Leavitt

From: Patrick Leewens <pat@leewens.com>
Sent: Thursday, October 27, 2016 8:32 AM
To: Tony Leavitt
Cc: materplan@northwestu.edu
Subject: NorthWest University Master Plan Update ZON16-02063

Tony,

I live (5816 127th Ave NE) and work (630 Seventh Ave) in Kirkland. My three kids go to school in Kirkland and play club sports in Kirkland and have since they were able to. It has been a very positive experience for all of the kids and for our family. However, there has always been a shortage of fields of all types, but especially ones with good turf and parking. Our local kids need more fields available.

I support Northwest University's efforts to plan for the future and urge the City to approve the plan.

Thank you for considering my input,

Patrick Leewens

LEEWENS CORPORATION (425) 827-7667 ext 105 P.O. Box 2549 630 Seventh Ave Kirkland,
WA 98083 pat@leewens.com

Tony Leavitt

From: Stephen Ruane <s.ruane4@gmail.com>
Sent: Thursday, October 27, 2016 10:59 AM
To: Tony Leavitt; masterplan@northwestu.edu
Subject: RE: Northwest University Master Plan Update, Permit number: ZON16-02063

Tony Leavitt:

I'd like to thank you for taking you time to read this My name is Stephen Ruane and I live in the Houghton area at 6004 111th Ave NE, Kirkland WA 98033. I'm writing you to express my support in Northwest University's efforts to plan for the future and urge the City to approve the plan.

As a community, I think it is imperative to have athletic fields for our youth to be able to use at their leisure. It not only directly correlates to health but also encourages our kids to get out of the house, join teams, and learn how to interact and work with their peers. I also see the rise in many youth sports but also the rise in costs that are pushed back to the parents and programs. The more available fields the better it is for these youth programs and non-profits to prosper and not be handcuffed by high priced/high demand fields.

On a personal note, I am the Head Coach of the Juanita High School Boys Lacrosse Team and will tell you first hand that one of the biggest issues in the fastest growing sport in the US is field availability. Specifically in the greater Kirkland area there are 4 high schools with teams and each of those high schools have youth programs that have around 20 kids per grade. The addition of these fields will alleviate having some programs sharing fields with others or simply not getting enough practice times on turf fields. I only see these fields as helping to grow both the sport I grew up playing as well as the many other sports that the youth in Kirkland love to play.

Thanks so much,
Stephen Ruane
704-609-2766

Tony Leavitt

From: Ryan Records <rrecordshome@gmail.com>
Sent: Thursday, October 27, 2016 7:36 AM
To: Tony Leavitt
Cc: masterplan@northwestu.edu
Subject: RE: Northwest University Master Plan Update, Permit number: ZON16-02063

Tony Leavitt, Project Planner,
Thanks for the opportunity to provide some input.

I'm a Kirkland resident and live at 1206 5th pl. I have 2 sons very active in sports and I am also a 6 year coach of the Junior Kang football program. I would love to see us have the ability to use more turf fields in Kirkland. We had Junior Kangs football practice last night and we found ourselves having to run plays in certain directions so we could stay away from holes in the field and sprinkler heads. Needless to say, we would love to practice on turf.

I support Northwest University's efforts to plan for the future and urge the City to approve the plan.
Thanks, Ryan Records

Tony Leavitt

From: David Cantu <davidc@redapt.com>
Sent: Thursday, October 27, 2016 8:24 AM
To: Tony Leavitt
Cc: masterplan@northwestu.edu
Subject: Northwest University Master Plan Update, Permit number: ZON16-02063

Thank you for the opportunity to provide input on the Northwest University Master Plan. As a downtown Kirkland resident, father of two young athletes and board member of the Lake Washington Lacrosse Club, I am 100% in support of rezoning the Northwest University Campus.

I believe that Northwest University and their growth would be very positive for Kirkland and the Houghton neighborhood. They attract an outstanding student body, who contribute to our community in many ways. Additionally, the rezoning would provide more GREATLY needed fields for the children of our community. The city of Kirkland lacks the sports facilities of almost every city I visit and this would be a great step in the right direction at NO cost to the city of Kirkland or LWSD.

Thank you!

--

David Cantu | Co-founder and COO
Redapt, Inc.

Tony Leavitt

From: Cherie Cantu <weecantu@gmail.com>
Sent: Thursday, October 27, 2016 5:40 PM
To: Tony Leavitt
Cc: masterplan@northwestu.edu
Subject: RE: Northwest University Master Plan Update, Permit number: ZON16-02063

Tony Leavitt, Project Planner

Thank you for your time and consideration. I appreciate the opportunity to provide you with input on the Northwest University rezoning project.

I am a current resident of Kirkland of over 15 years. I moved to Kirkland because of the family friendly community, school district and small neighborhood feel.

Sports is a huge part of this community. My son and family have had the opportunity to be involved in baseball, soccer, basketball, football and lacrosse.

While other sports have access to local facilities- lacrosse is the exception.

This community is begging for local fields to have access to. We often travel 30+ minutes to fields for lacrosse. Sometimes over an hour!! These busy kids deserve to have something closer. These children making healthy life decisions and the families that support them often DAILY- would really appreciate having access to resources in our own back yard!!!

Kirkland is extremely and wonderfully community and family focused. What better way to help support our own community - then to help our own kids, family and extended family the opportunity to have access to local fields and facilities?

Again, I thank you for your time and hope to see the fields available for this growing lacrosse community. It would be an amazing asset for these kids and show that Kirkland really cares about our kids and cares about making local facilities available for our community.

Please feel free to contact me for any additional questions/comments/concerns.

Regards,

Cherie Cantu

Tony Leavitt

From: Don Ross <donr@northwestministry.com>
Sent: Thursday, October 27, 2016 6:49 AM
To: Tony Leavitt
Cc: Joseph Castleberry; John Jordan
Subject: Northwest University Master Plan Update, Permit number: ZON16-02063

To: Tony Leavitt, Project Planner
 From: Dr. Donald E. Ross, NW Ministry Network
 Re: Northwest University Master Plan Update, Permit number: ZON16-02063

Thank you for the opportunity to provide input on this project. I am writing to urge approval for Northwest University's planning for the future. Northwest University has been a good neighbor to the Houghton community for over half a century, with thousands of students serving in businesses for decades. This master plan will allow Northwest University to continue to invest in the lives of young people and the City of Kirkland well into the future. I am one of a select group who represents three generations of students at Northwest University, and my father, wife and I, and our children have all worked in this community, as well as graduated from Northwest University.

I now represent a leadership group of over 400 leaders in the Seattle/Kirkland area, with over 1,400 leaders statewide, and we each value the treasured relationship we have with the City of Kirkland and Northwest University. This master plan will allow Northwest University to continue to serve the needs of this city and regions quite literally around the world. The City of Kirkland can feel like a contributing partner to some of the neediest areas of the world, as graduates of Northwest University work to feed the hungry, educate the poor and bring medical assistance around the world. To have a university with this level of significance based in Kirkland, only adds to the value of the City of Kirkland's influence.

There are quite literally thousands of us waiting for a positive outcome on this decision, as we have always experienced in the past when working with the City of Kirkland. Thank you for your authentic and sincere consideration of this masterplan proposal.

Sincerely,
Dr. Donald E. Ross



Dr. Donald E. Ross
Network Leader

donr@northwestministry.com

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Snoquali

425.888.
425.888.

Bringing the Hope of Jesus to our Communit

Tony Leavitt

From: Carmen Carbone <carmen@carbonedesign.net>
Sent: Thursday, October 27, 2016 11:02 AM
To: Tony Leavitt
Cc: Michael Andonian
Subject: Northwest University Master Plan (fields and gym)

Hi Tony.

My name is Carmen Andonian, I have lived in the heart of Houghton for eighteen years, my address 6035 108th Ave NE. I am writing to voice my strong support for the initiative to open the Northwest University fields and gym for community use. I have three young teenagers that I drive to the far reaches of the Eastside for sports practices on a daily basis. It would be such an asset to have this amazing facility available to our community. The benefits are numerous. It would give Houghton kids and adults a place to meet and get exercise as opposed to being home behind a screen, or driving long distance. It would alleviate some of the traffic congestion by having fields in our community for team practices and a gym in which people could run, walk or bike. It would likely help our house values and make it a more desirable place for people to buy a home, it would build community and it would just be great PR for or Kirkland.

This proposal is an amazing gift from Northwest University. If it was put to a vote, I am absolutely sure the community vote of support would far, far outweigh the few that are not in favor. I hope and pray that the City of Kirkland will thoughtfully weigh the many benefits against the handful of people that will be disappointed, and move forward with making these under-utilized facilities a wonderful asset for the Kirkland community.

Thank you so much.

Carmen Andonian

carmen@carbonedesign.net
425.766.7671

Tony Leavitt

From: Jackie McKenna <jacquelinesmckenna@hotmail.com>
Sent: Friday, October 28, 2016 9:34 AM
To: Tony Leavitt
Cc: masterplan@northwestu.edu
Subject: NW University Master plan

Tony,

As a parents of two kids in this community that play sports as well as utilize all the local fields in the area I would like to offer my support of NU master plan to open up the fields to the community. Traffic has become such an issue in our area and the possibility that local families can use local fields makes so much sense. My children both currently practice in Redmond. Having to drive to those locations during rush hour traffic adds to the already congested free ways and wastes so much time and fuel. As the "taxi driver" of the family - it would truly change my life if my kids were able to use a local field. We love the idea of having a local tennis center as well.

I strongly support this project going forward!

Thank you,

Jackie McKenna

Tony Leavitt

From: Dave R. Kessler <Dave@dbros.com>
Sent: Friday, October 28, 2016 2:59 PM
To: Tony Leavitt
Cc: masterplan@northwestu.edu
Subject: Northwest University Master Plan Update, Permit number: ZON16-02063

Dear Tony,

Thank you for the opportunity to comment on the NU Master Plan update. I am in support of their master plan because they have been a great neighbor and asset to the Kirkland community. As a father of two kids who grew up playing lacrosse and soccer, I have spent the past 10 years coaching and currently sit on the board of both Lake Washington Lacrosse and Lake Washington Youth Soccer. I volunteer for these associations as I believe they serve a vital function to the youth in our community. As we all know, childhood obesity is growing and youth sports helps to offset the time they spend on screens. Having driven my kids to distant practices during rush hour traffic and as a board member managing fields for both associations, Kirkland has a serious shortage of useable, close in, well maintained fields for our youth to play on. Turf fields are a rarity and are very costly to produce. Our City maintained grass fields get shut down in the winter due to rain forcing us to cancel practices. In lacrosse we have our local Kirkland middle schoolers and elementary schoolers practicing until 8:30 at night in many cases it is because that is the only time we can get them on fields during the winter and spring months. This is not good for our youth players.

NU has made a huge concession to allow the community to use their fields as part of their mater plan. The new tennis center would be an excellent addition to the Kirkland community as well. The youth of our community desperately need access to the fields they currently have that go largely unused due to the current zoning.

My family supports the NU Masterplan Update. Thank you for the opportunity to comment on this exceptional proposal.

Thanks,

Dave Kessler
702 2nd Street South
Kirkland, WA 98033
425-466-7119

Tony Leavitt

From: Sue Lee <suelee2001@gmail.com>
Sent: Friday, October 28, 2016 10:03 AM
To: Tony Leavitt
Cc: masterplan@northwestu.edu
Subject: Lacrosse fields

Hello,

I live in the Kirkland area at 900 20th Pl W. I was recently informed that there is a potential opportunity for Lacrosse teams to leverage the fields at Northwest University.

My son (11 yrs old) is just starting to gain a love for the sport of Lacrosse and I can see the huge advantage to having more local fields to play on as he gets more involved in the sport.

I support Northwest University's efforts to plan for the future and urge the City to approve the plan.

Thank you for the opportunity to provide input,
Susan Lee



October 28, 2016

Tony Leavitt, Project Planner
City of Kirkland
123 5th Ave, Kirkland WA 98033

RE: Northwest University Master Plan Update, Permit number: ZON16-02063

Dear Mr. Leavitt,

I am writing this communication on behalf of the Juanita Lacrosse organization in support of Northwest University's Master Plan Update. Juanita Lacrosse is a non-profit 501(c)(3) youth sports organization serving the greater Kirkland area. Players range from Kindergarten through 12th grade and at present, our organization serves over 100 families and approximately 120 players. Lacrosse is the fastest growing team sport in the country (1), and Washington State represents one of the fastest growing lacrosse regions with an increase of over 46% participation in the last three years (2). As I am sure you are aware, field space for youth sporting activities in Kirkland is at a premium and the rapid growth of our sport has made it challenging to find safe places for our kids to play. While increased field availability for participation in youth sports activities in Kirkland is one of the primary reasons I support the Northwest University Master Plan Update, it is not the only one. For the last 12 years, I have lived in Kirkland and have worked as a hospital physician at EvergreenHealth Medical Center where I primarily treat adults requiring hospitalization for acute illness. All too often, the disease processes that my patients are challenged with are related to chronic illness that can be directly linked to physical inactivity that started in childhood. Physical inactivity at an early age is associated with a multitude of illnesses in adulthood including cardiovascular disease, diabetes, and cancer prompting the World Health Organization to issue a warning that a sedentary lifestyle could very well be among the 10 leading causes of death and disability in the world (3). By approving the Northwest University Master Plan Update we have an opportunity to increase the available space for the youth of Kirkland to participate in sporting activities and at the same time impact the future health and well-being of our community. For this reason, I strongly urge you to approve the Northwest University Master Plan. Thank you for the opportunity to express my support.

Sincerely,

Ettore Palazzo, MD
President
Juanita Lacrosse

References:

1. http://www.phitamerica.org/News_Archive/America_s_Fast_Growing_Sports.htm
2. US Lacrosse, Washington Chapter, 2016 Seatown Classic Consensus Statement
3. <http://www.who.int/mediacentre/news/releases/release23/en/>

October 28, 2016

City of Kirkland
Tony Leavitt, Project Planner
123 5th Avenue
Kirkland, WA 98033

Re: Case # ZON16-02063
Northwest Univ. Master Plan
South Neighborhood Response

Dear Mr. Leavitt:

I currently own a home at 4926 111th Avenue NE, Kirkland which I purchased in July, 2005. I bought it because I loved it and the quiet street it was on. I invested quite a bit to make it my home. Now, I am deeply concerned that if the current NWU proposals for expansion are approved as is (commercial activities: 60' high tennis center, fitness center and soccer field) that the surrounding neighborhood will be negatively impacted.

Some of my concerns are:

- Increased traffic on streets near these venues, including my street (111th Avenue NE) trying to access 108th Avenue NE during peak traffic hours or during games.
- Parking cars on our streets during events. I frequently entertain and count on street parking for my guests.
- Will the commercial gains of NWU negatively impact the value of my home? I am very concerned about this.
- I hope the increased noise levels will not impact my sleep and/or peace and quiet in my back yard.

Sincerely,



Ms. Noel Schuurman
4926 111th Avenue NE
Kirkland, WA 98033
425 889-9046
noelofthelake@comcast.net

Tony Leavitt

From: Suzy Evans Cipriani <suzycip@hotmail.com>
Sent: Friday, October 28, 2016 11:19 AM
To: Tony Leavitt
Cc: masterplan@northwestu.edu; Guy Cipriani; Suzy Evans Cipriani
Subject: Northwest University Master Plan Support

Hello,

I am writing to you regarding the Northwest University Master Plan Update, Permit number: ZON16-02063. I live in Central Houghton at 10722 NE 65th Lane in Kirkland. Thank you for the opportunity to let a local neighbor and lacrosse mom provide input regarding the Northwest University's effort to plan for the future and approve the plan mentioned above that will provide more playing fields for children interested not only in lacrosse but other outdoor sports that would benefit from a field that they could play on year round. It is so important to keep our children active and with all the rain we receive in this part of the country, it would be terrific to have another field (besides the only astro turf located in Central Houghton) at Lakeview Elementary. It is hard to find playing time with the lack of open fields. I have a 4 year old already playing lacrosse and a 12 year old both enjoy the sport but it requires a lot of practice (year round) to actually become "confident" enough players. We don't have the financial opportunities that some families have to send them to indoor "camps" around Seattle that can cost over \$250 for a 6 week period.

I hope you pass the plan. Thank you again for allowing me to voice my opinion. Kirkland is a great city, but we need more space for children/young adults to play outdoor sports. You are well aware of the population boom in this great city!

Thanks again,
 Suzy Cipriani
 360-927-0121

- hank you for the opportunity to provide input...'
- Begin or end with a statement of support and request that the Master Plan Update be approved: *'I support Northwest University's efforts to plan for the future and urge the City to approve the plan.'*
- Stay positive: write about what you support, not what you don't like.
- If you have one, tell a personal story about why having more fields in Kirkland is important to you and your family / organization. Just a couple of lines that are personalized can really make a letter more compelling.
- Be sure to add the cc line for emails (masterplan@northwestu.edu) and forward a copy of letters (same email) so we can keep track of comments submitted.

Northwest University (in Houghton area) is working to rezone several aspects of its campus. Part of that would develop a larger sports complex and allow them to rent that facility to local youth sports like lacrosse. If you recall, a few months ago I asked you to send email in support. Again, this would benefit our club by freeing up more turf fields for our program in our back yard. Its also just a darn good way to make more existing fields available to more local kids.

They are now at the next milestone and its again time to send emails of support so they can continue their efforts. I know we are all very busy, but I hope you will take a few minutes and send an email to the city of Kirkland following the guidelines below. This is TIME SENSITIVE so please make time as soon as you can.

Send emails from families / players to:

Tony Leavitt, Project Planner
tlevitt@kirklandwa.gov

RE: Northwest University Master Plan Update, Permit number: ZON16-02063
cc: masterplan@northwestu.edu

Tony Leavitt

From: Dana V. Adams <danavadams@windermere.com>
Sent: Friday, October 28, 2016 10:07 PM
To: Tony Leavitt
Cc: northwestu@edu.com
Subject: Northwest College Master Plan Update Supprot

Hello,

Please consider this email on behalf of my family, including four boys. We are in full support of the master plan update for Northwest University. I've been a resident of Kirkland since 1979 and the college has always been a bedrock of kindness and stability in our community.

With three boys who enjoy lacrosse, and two who travel nationally to play, we know the need for additional sports fields in our city. We live near downtown Kirkland but have been commuting for years up to the top of Finn Hill, adding to traffic to utilize the lacrosse fields. This means we unnecessarily contribute to the already congested roads. This increases time on the road by a good 45-55 minutes up to six days a week getting to and from practices and games. That's just two boys who play on two different teams and they practice at different times.

If this update is passed, we will reduce time in the car by about 45 minutes a day by commuting from east of Market down 6th St straight to the college. There are so many youth sports, which are critical to keeping our youth engaged and healthy...both mentally and physically.

I appreciate your consideration of my letter and our support of new sports fields at Northwest U.

Warmly,

Dana V. Adams

Dana V. Adams | Managing Broker
Luxury, Land & New Construction Specialist

Windermere Real Estate/Central, Inc.

737 Market Street
Kirkland, WA 98033
425-466-3262
www.danavadams.com



Tony Leavitt

From: Heidi Hostetter <h_hostetter@hotmail.com>
Sent: Sunday, October 30, 2016 6:34 PM
To: Tony Leavitt
Subject: ZON16-02063

My family and I live across the street from Northwest University and we will be directly impacted by changes to their Master Plan.

Chapel

One of the things NU proposes is an addition to the chapel. I am very much opposed to this expansion.

There have been problems with the noise level of music coming from the chapel ever since they changed the format of their worship service. I have six years worth of email to the Campus Minister of NU asking them to turn the music down when chapel is in session because I hear the thumping of their bass, and the pounding of their drums through my windows. When chapel is in session, the windows in my home are always closed and I can tell you the days of the week and the time of day that chapel is held because I hear all of it. I hear the rehearsal before chapel, I hear the service, and I hear the loud conversations in the parking lot as the people congregate after service.

I should have to email anyone to tell them to turn down their music, but that's what it's come to. I know there is a noise ordinance in the City of Kirkland, and I know that NU doesn't always follow it but there doesn't seem to be much recourse for me.

Renting out the chapel

In addition to regular church services, NU rents out their chapel for events and the noise level is never regulated.

Also, on many occasions, they:

- i) **World Vision** – every summer, NU leases an area of campus to them. At 7:00am, every day for an entire week, the councilors line NE 53rd to “welcome” the campers. They yell, they blow whistles and air horns. Every year, I've asked them not to be so loud, every year they refuse.
- ii) **Parties** – NU has had a series of events in the chapel, that are not worship services. The noise level on those events is unregulated and loud.

- (a) NU has had a **carnival** in the parking lot with a live band, rides, and loudspeakers.
- (b) NU has had bbq grills set up for **parties** in the lawn in front of the chapel. The parties included cheering, chanting, and loudspeakers
- (c) NU has had **talent shows**, outside **festivals**, **presentations**, and **conferences**, all in the chapel. The noise level is unregulated and the party atmosphere is not respectful to the neighborhood.

It is my belief that the chapel has already outgrown the neighborhood and that the noise and chaos will only get worse if they are allowed to expand.

I think that Northwest University, overall, has outgrown the neighborhood. I understand that they want to expand but I don't think you should let them. For one thing, the speed limit on NE53rd is 25 miles per hour because it's a neighborhood and there are schools, and a daycare, at the bottom of the hill. Too many times, I've seen students from the dorms at the top of the hill speeding down the hill.

I have more to say, but if I add much more to this email, you may think I'm ranting and dismiss me as crazy. So I'll save the rest for the public meeting. Thank you very much for allowing public comment, and for considering mine.

Sincerely,

Heidi Hostetter

5223 111th Lane NE,

Kirkland WA 98033

H_Hostetter@hotmail.com

Tony Leavitt

From: 814nelson@comcast.net
Sent: Tuesday, November 01, 2016 10:12 AM
To: Tony Leavitt; Tony Leavitt
Subject: Northwest University Master Plan

Mr. Leavitt,

Thank you for allowing the Kirkland community an opportunity to comment on the Northwest University Master Plan. As a 19 year resident of Kirkland (May, 1997), I am a supporter of Northwest University. I have raised three children in this community and all of them have been educated in Kirkland. All three attended Peter Kirk Elementary, Kirkland Junior High School (now middle school), and all three graduated from Lake Washington High School. Two of my kids have attended Northwest University. My wife and I have both worked in Kirkland for the past 19 years. Additionally, we do the vast majority of our shopping and entertaining in Kirkland. As you might imagine, we love Kirkland and support the city. Included in our support for the the city of Kirkland is our support for Northwest University. Therefore, we are very supportive of the Northwest University Master Plan. We want to see both the city and the University grow together and enjoy a mutually rewarding partnership. Again, thank you for allowing the community to comment on the Northwest University Master Plan. We as a family support it whole heartedly.

Matt & Sheryl Nelson
10520 118th PL. NE.
Kirkland, WA. 98033

Tony Leavitt

From: Teresa Gillespie <teresa.gillespie@northwestu.edu>
Sent: Tuesday, November 01, 2016 11:13 AM
To: Tony Leavitt
Cc: masterplan@northwestu.edu
Subject: Northwest University Master Plan Update, Permit number: ZON16-02063

Hello Mr. Leavitt,

I am a long-time Kirkland resident and an employee of Northwest University. I am writing to you in support of the University's Master Plan. The upgraded facilities will be good for Kirkland and for the University.

I moved to Kirkland in 1989 with my husband and still live in the same house: 6708 118th PI NE, in the Bridle Woods neighborhood. My house is a mile away from my office at the University and on most days I walk, using the pedestrian overpass at 60th street. I also enjoy walking in the neighborhoods around the University and often see local residents walk through the University campus. The University has maintained a park-like atmosphere with wonderful landscaping. I understand that the Master Plan will continue to maintain the park-like feel of the campus and will continue to be open to local residents to enjoy.

I have worked full-time at the University for 10 years, first as a faculty member and now as Dean of the College of Business. I oversee multiple programs in business, including our traditional daytime students, our evening programs (Adult Evening and MBA) as well as online programs. The Master Plan will greatly benefit the University as new facilities will ensure continued strong enrollment in all these programs. Prospective traditional, Adult evening and MBA students typically visit our campus in person before deciding to attend here. The only way that Northwest University can continue to attract these students is to maintain modern and attractive facilities.

The continued viability of the University is good for Kirkland. University students and employees support local businesses. Many Kirkland employers hire our students as interns and full-time employees. As Kirkland continues to upgrade its shopping centers at Totem Lake and Park Place, the University should not be left behind.

Thank you for considering my comments.

Teresa Gillespie, J.D.

Dean | College of Business

425-889-5290

teresa.gillespie@northwestu.edu | northwestu.edu

US News & World Report Best Value



Tony Leavitt

From: Steven Bain <steven.bain@northwestu.edu>
Sent: Tuesday, November 01, 2016 1:48 PM
To: Tony Leavitt
Cc: Gary McIntosh; masterplan@northwestu.edu; John Jordan
Subject: NU Master Plan

November 1, 2016

Tony Leavitt, Project Planner
City of Kirkland
124 5th Ave.
Kirkland, WA 98033

Re: Northwest University Master Plan Update, Permit #: ZON16-02063

Dear Mr. Leavitt:

This is Steve Bain, the Head Volleyball Coach at Northwest University writing to express my strong support for the Northwest University Master Plan (NUMP) that is currently under review by the City of Kirkland. Since first coming to Northwest five years ago I have observed steady progress in the University's strategic vision, which has now culminated in the preparation of the NUMP. In this context, the NUMP represents a comprehensive long-range plan that will update and modernize the existing campus, positioning Northwest University to become a leader among academic institutions of similar size. Moreover, the NUMP clearly seeks to maximize the potential for positive engagement with the surrounding community, providing opportunities for athletic, academic, recreational, and cultural interactions. As such, NU will become a singularly unique urban asset on the eastern shore of Lake Washington, not unlike its counterpart to the west, Seattle Pacific University.

As a Head Coach at Northwest, I also have a vested interest in the proposed replacement of the current gymnasium, which was a fine building when it was erected over three decades ago but has now clearly outlived its functional life. For example, the size of the current facility does not accommodate simultaneous practice sessions for the basketball nor volleyball programs. Consequently, when seasons overlap, teams must take turns either beginning practice at 6:30 am or finishing practice at 10 pm in order to accommodate court availability. Not surprisingly, these "after hours" practice schedules add to the in-season academic stress on our student athletes who are all striving to excel in the classroom as well as on the court. Further, the recent addition of an Exercise Science curriculum will compound scheduling pressure on a facility that is already operating at capacity. Therefore, replacement of the gymnasium and construction of the Exercise Science building would alleviate these constraints, and are essential components of Northwest University's long-range plan for sustainable growth and academic impact. Finally, erecting a new gymnasium will allow our program (and others) to significantly expand our community engagement, which (in the case of volleyball) currently includes summer camps and programs for elementary, junior high and high school students from Kirkland and surrounding communities.

Before closing, I would also like to share that in addition to my role as NU Volleyball Coach, I am an Associate Professor in the Department of Orthopaedics and Sports Medicine at the University of Washington. It is in this role that I have witnessed first hand the profound and overwhelmingly positive impact the University of Washington has on its surrounding communities. This impact takes many economic and cultural forms but at the center of this impact is the mutual respect and collaboration between the University and its neighbors as they work together to create a vibrant and robust future that is mutually beneficial. This is exactly the same collaborative spirit that I envision between Northwest University and the City of Kirkland and for these reasons and more I wholeheartedly endorse and support the NUMP.

With sincerest thanks for this opportunity to share my support as I urge the City to approve the Northwest University Master Plan.

Gratefully,

Steven Bain, Ph.D.
Head Volleyball Coach
Northwest University
206-390-9259
steven.bain@northwestu.edu

Tony Leavitt

From: Arlyn Nelson <Arlyn@NelsonFM.com>
Sent: Tuesday, November 01, 2016 2:17 PM
To: Tony Leavitt
Subject: Northwest University Master Plan Update, Permit number: ZON16-02063

Importance: High

Dear Mr. Leavitt,

As a 10 year resident at 6736 Lake Washington Blvd. NE, #8, Kirkland, WA, I appreciate the opportunity to be able to reach out to you today. I have attended numerous City Planning Meetings over the last number of years regarding zoning issues of the 'Potala Village' project which is located just two doors north of us. (You probably know our neighborhood group as the 'red shirts'). We strongly believe that our neighborhood was treated with respect and the outcome benefited the neighborhood, as well moderating the heavy traffic on Lake Washington Boulevard and Kirkland in general. Thank you so much for your active participation and guiding hand in that lengthy process!

Why do I support Northwest University's Master Plan Update?

My association with Northwest University goes back to 1964 as a student. I also serve as the secretary of the Northwest University Foundation and chairman of their Investment Committee for nearly 16 years. Therefore, from that long history, the University has proven to me that it has done things 'right'. With your help I fully trust that the proposed plan will have a positive outcome to our city. The goal is to not only to improve the campus but enrich the surrounding community. As you probably know, Time Magazine recently rated Northwest University as one of the top 20 University's in the United States for its scholastic achievements and low tuition. It's now a key moment for all of Kirkland to continue the support of its very own, nationally ranked institution by approving the proposed Master Plan Update!

Respectfully submitted,



Arlyn P. Nelson, CFP®



NELSON FINANCIAL MANAGEMENT, LLC

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800.210.5413 Toll Free
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Tony Leavitt

From: Powers, Boyd <Boyd.Powers@oregonag.org>
Sent: Tuesday, November 01, 2016 4:21 PM
To: Tony Leavitt
Cc: masterplan@northwestu.edu
Subject: Northwest University Master Plan Update, Permit number: ZON16-02063

Dear Mr. Leavitt:

As a long-time board member I am concerned about the present condition of the physical campus as well as the need for the construction of new facilities that are necessary in order for Northwest University to remain strong and vibrant, reflecting the quality that Kirkland and the surrounding community are known for.

In addition to serving as a member of the university board, my first and oldest grandchild is a second-year student enrolled in the nursing program at Northwest University. With five more grandchildren who are potential students in the coming years, I am hopeful that the university will continue to grow and flourish, offering new fields of study that will be relevant for them when they are ready to enter the university. This Master Plan will provide the ability that is necessary for planning for future generations of students.

As both a board member and the grandfather of one of the students, I support Northwest University's efforts to plan for the future and urge the City to approve the plan.

Thank you for your consideration of my request.

Sincerely,

Boyd S. Powers, D.Min.

Lead Pastor - Administration & Missions
OREGON MINISTRY NETWORK
9250 Charity Ave NE
Salem, OR 97305
503.393.4411

*"Developing Effective Leaders...
Building Healthy Churches & Ministries"*

Tony Leavitt

From: Dave Cole <davec@northwestministry.com>
Sent: Tuesday, November 01, 2016 9:37 PM
To: Tony Leavitt
Cc: masterplan@northwestu.edu
Subject: Master Plan for Northwest University, Permit number: ZON16-02063

Dear Tony,

Thank you for the opportunity to give input concerning the master plan for Northwest University. As an Alumnus of Northwest University and member of the Board of Directors, I am excited to hear about the master plan update that has been submitted to the Houghton building planners. Many of the buildings look the same as when I attended the University in the late 70's. The University has worked hard to keep these structures updated, but for Northwest University to remain a vibrant place of training into the future, we must update the facilities. This 20 year planning foot print gives the University the ability to make strategic decisions at the proper time.

Northwest University has invested in our family throughout the years. Not only am I an Alumnus of Northwest University but my parents, my wife, all three of my siblings, both daughters(one who is a nurse and works in Issaquah) and all nine nieces and nephews attended as well. In twelve years I would love to see my first grandchild of five attend Northwest University.

Northwest University also desires to open their sports fields to bless the community of Houghton. As a board member, I want to make sure we do everything possible to give back to the young people and their families living in Kirkland. I will always be grateful for how this University and the city of Kirkland helped to shape our family. Thank you once again for allowing me to write in support of the masterplan and I urge the City to approve the plan.

Sincerely,

Dave E. Cole

**Associate Network Leader/
Assistant Superintendent**

Northwest Ministry Network
35131 Douglas Street. Ste. 200
Snoqualmie, WA 98065
425-888-4800

Tony Leavitt

From: Molly Working <mollyworking@gmail.com>
Sent: Tuesday, November 01, 2016 9:34 AM
To: Tony Leavitt
Subject: Northwest University Proposed Master Plan Update

RE: CASE NO. ZON16-02063

Mr. Leavitt,

My name is Molly Working and I reside at 5215 111th Ave NE, in the Houghton neighborhood of Kirkland, just south of Northwest University. I am writing today regarding concerns with proposed buildings and program changes in the University's Master Plan Update.

Several of the new buildings- the proposed indoor tennis center and fitness center- are commercial operations that would generate funds for the University and open the campus to non-student use. This is a quite a change from their existing Master Plan, which designates the Northwest Campus for Northwest University student use only. In addition, the proposed opening of the existing soccer fields on the east side of the campus to commercial use by other organizations during the hours of 8 am-9:30 pm every day (including new lighting) will bring dollars to the University through non-student use. These commercial operations, while helping fund Northwest University's proposed growth, will bring added burdens of traffic, noise, unwanted lighting from the soccer fields into adjoining neighbors' homes, the visual appearance of the 60 foot tall Tennis Center so close to our homes, as well as new security concerns from the added influx of people into this small neighborhood area. The "commercialization" of Northwest University to help fund their scholarly mission should not be at the expense of the surrounding neighborhood and property owners.

Northwest University's plans to update a number of existing buildings- their student gym, the Student Center, and dorm replacement all have a place in the University's mission for the students' comfort and enjoyment of their college experience. However, these additions/ replacements must remain within the current zoning rules for the University, specifically regarding height. We are a residential community, where building codes are strictly enforced for new/remodeled homes. We expect the same requirements that are aimed at keeping a reasonable profile for our community to apply to Northwest University, as well.

Northwest's proposed Master Plan update includes a student population increase from the current 900 FTE's to 1200 FTE's, with the new number not including any part time students, which the University would like to allow as an unlimited number. Once again, this will contribute to the burden of the neighborhood, as part time students are commuters, bringing traffic and parking challenges to the surrounding neighborhood. These would be in addition, of course, to the added 300 full time students living and using the campus area.

In the 1990's, the Lake Washington School District Administration was denied their proposed expansion of the Admin Building and parking area on what is now known as the "Emerson Campus". That denial was based on "commercial use of this property not in keeping with the neighborhood". Particularly the issues of traffic and height of the proposed new building were cited in the denial. In the several decades since that denial, the Houghton neighborhood with 108th as our main travel corridor, has grown in population and commercial use, resulting in almost unbearable traffic implications. Ask anyone who lives here and you will hear the difficulty of getting in or out of the streets near 108th during morning or evening commute hours. The proposed Northwest University Master Plan update, with its commercial operations and student growth, will add another dimension to this already bad traffic issue. Streets such as 111th Ave NE, where I live, are already used as "cut

through" for local traffic coming from BEST High School and Northstar Junior High parents trying to get back out onto 108th but using our street so they can avoid the problematic 108th and NE 53rd intersection. With the location of five schools surrounding this intersection, the added traffic use by Northwest University students, the proposed commercial operations that would all be accessed from NE 53rd St, and the increased "cut through" traffic to access homes east of 108th will bring dangerous traffic levels to our area, where the number of small children living in the neighborhood is higher than we can remember in our 30+ years of residence here. The danger here is quite obvious to those living in our neighborhood.

In summary, we are very concerned that the Northwest University Proposed Master Plan Update has serious negative implications for the surrounding community, and hope that the Review Process and hearings in the months ahead will allow full consideration and weight to our neighborhood concerns.

Sincerely,

Molly Working

--

Sent from Gmail Mobile

Tony Leavitt

From: Michael Pearce <pearce@focusedonrevenue.com>
Sent: Tuesday, November 01, 2016 4:44 PM
To: Tony Leavitt
Subject: Northwest University

Tony-

First, thank you for allowing us to communicate via email, I hope this vehicle works for you. As a member of the community, a local Rotarian, a supporter of higher education, and an advocate for Northwest University, I am writing to express my support for their Master Plan. I have reviewed the plan and personally find it appealing. I also celebrate what this fine institution brings to our community, the availability of the physical resources, the spirit and vibrancy these young people bring to us, the economic impact of a thriving University in our midst, and every bit as important, the quality of the students they attract and develop. I have worked with several interns from the university, and without exception they come with high standards, exceptional skills and a great work ethic, a true positive reflection of our community.

As you know I'm sure, many of the buildings are well beyond their useful life, and to be sure, campus life has changed since they were originally constructed. My hope and prayer is that our city government will recognize the value of this University and the Master plan they have presented, it's good for all of us!

Thank you!

Michael Pearce

Focused On Revenue

Pearce@FocusedOnRevenue.com

Ofc: 425-830-4156

Hm: 425-453-9688

1420 NW Gilman Blvd #2568

Issaquah WA 98027 USA

www.FocusedOnRevenue.com

Linked  

Tony Leavitt

From: Steve Boyce <steve.boyce@northwestu.edu>
Sent: Tuesday, November 01, 2016 1:10 PM
To: Tony Leavitt
Cc: masterplan@northwestu.edu
Subject: RE: Northwest University Master Plan Update, Permit number:ZON16-02063
Attachments: DSC_0108.JPG

Tony Leavitt, Project Planner,

Thank you for the opportunity to provide input concerning the proposed Master Plan update for Northwest University. I've lived on the Eastside for 38 years, first in Kirkland and now in Bellevue. My two sons have graduated from NU in the last 7 years. I have worked here at NU for over 12 years and thoroughly enjoy the challenge of helping to provide a great education to not only our younger students but also to our hundreds of adult students who benefit from our Adult Evening Program right here on the Houghton campus.

I support Northwest University's efforts to plan for the future and urge the City to approve the plan. Newer and expanded facilities would benefit all students, faculty and staff. NU has been a mainstay in the Houghton neighborhood for many decades supporting the Seattle Seahawks on our campus for many years. We also provided an easy platform for a President Obama visit in 2012 allowing him to use our multiple sports fields for his secure comings and goings.

Thanks!

Steve Boyce

Northwest University
CAPS Transcript Analyst
Registrar's Office
425-889-5229
425-889-5743 FAX

www.northwestu.edu

steve.boyce@northwestu.edu

Tony Leavitt

From: Talia Hastie <taliahastie@me.com>
Sent: Tuesday, November 01, 2016 2:53 PM
To: Tony Leavitt
Subject: Northwest University Master Plan Update, Permit # ZON16-02063

Dear Mr. Leavitt,

As a 3 year resident here in downtown Kirkland, Talia & I appreciate the opportunity to be able to reach out to you today. Thank you in advance for taking the time to hear our requests in regards to NU Master Plan.

Why do we support Northwest University's Master Plan Update?

- My wife attended NU for several years before we met. She received an amazing education which allows her to give back to the community. She works with local non-profits to help raise funds for development.
- Our two sons have benefited from NU, one has graduated and is living and working in Kirkland and the other is in his Junior year...loving every minute of it.
- We are well aware that NU is a nationally ranked University. But in order for us to stay on the cutting edge of academics we need to make these updates.

Would you please consider granting us this opportunity? We are excited to get involved and to make a difference in leading the next chapter for NU and for the city of Kirkland.

Warm Regards,

Ron & Talia Hastie
431 Kirkland Ave #102
Kirkland WA 980033

360-791-9790
www.rjdevelopment.com

Tony Leavitt

From: Brian Staples <email@brianandemily.com>
Sent: Tuesday, November 01, 2016 10:23 AM
To: Tony Leavitt
Subject: Regarding Permit ZON16-02063

Hello project planner Tony Leavitt – in regards to the update to the Northwest University Master Plan, permit number ZON16-02063.

Background – we have lived in relative close proximity to the Northwest University for over 20 years. While we have walked, jogged, biked and occasionally sleighed through the university grounds many times over those years, we have never made use of any other university facilities. In the past, we enjoyed the unique appeal of having the Seahawks training facility located on the grounds but haven't really minded when they moved that facility to Renton. Northwest University has proven to be a reasonable neighbor over the years.

However, the update to the University's master plan has us concerned. In particular the concerns are centered on two areas: 1) the massing of a tennis center along NE 53rd Street and 2) the university's desire to strike partnerships with private organizations and the resulting traffic issues that will cause to nearby residential roads.

1) In regards to massing of buildings along the outer edges of the university ground – I can understand that the university doesn't want a massive tennis center in the center of campus. But by pushing it out to the edge along NE 53rd Street, they will force their neighbors to forever pass-by unbroken/unmodulated building frontage which resembles warehouse space. For a point of comparison, the current home to Eastside Performance Tennis is in the warehouse/light industrial in the Parmac neighborhood.

2) The creation of commercial endeavors like partnerships with Lake Washington Youth Soccer Association and the Eastside Performance Tennis Center where none exist now, seems to be a huge change for the neighborhood. Both businesses may be beneficial to the university but would cause undue burdens for the surrounding neighbors. Just as I would be very concerned with the creation of any type of commercial land use like a retail store or movie theater on the university's grounds, I am concerned with the university's stated intentions in regards to use of the tennis center and soccer fields (ever been to 40 Acres or Marymoor and a youth soccer morning?).

Finally, I would like to question the wisdom of the use of the Transpo Group for the HENC/6th Street Corridor study. We were told at a recent Central Houghton Neighborhood Center meeting that this group is doing both studies. While it would seem that the group has a public arm (handling the 6th Street corridor study) and a private arm (handling the Northwest University study), I find it difficult to believe that the public study won't reinforce the private study's conclusions.

Thanks – Brian Staples
4207 106th Place NE
Kirkland

Tony Leavitt

From: Ron Jacobson <ron.jacobson@northwestu.edu>
Sent: Tuesday, November 01, 2016 5:12 PM
To: Tony Leavitt
Cc: masterplan@northwestu.edu
Subject: Northwest University Master Plan Update, Permit number: ZON16-02063

Tony,

I am sending this brief email in support of Northwest University's efforts to plan for the future, encouraging the city to approve the plan. I serve specifically at NU as the dean of the College of Education. We train K-12 teachers. I am sure that you have heard in the news recently that Washington state (and, in fact, our nation at large) is facing a daunting teacher shortage. In fact, a recent survey of Washington state schools indicates that over 70% of principals in the state have had to cover classes because they have unfilled openings. Northwest University is perfectly situated on the eastside, providing teachers for our local districts (including the Lake Washington School District). The plans laid out in the new NU Master Plan will enhance our efforts to serve our community, our schools, and thus our local K-12 students and their families.

Thanks for considering our proposal. We look forward to serving in this community for years to come!

Sincerely,

Ron Jacobson

Ron Jacobson, Ph.D.

Dean | College of Education

training holistic, adaptive, and learner-focused teachers

office 425-889-5304

ron.jacobson@northwestu.edu | northwestu.edu

US News & World Report Best Value



Tony Leavitt

From: Gary McIntosh <gary.mcintosh@northwestu.edu>
Sent: Tuesday, November 01, 2016 10:32 AM
To: Tony Leavitt
Subject: Northwest University Master Plan Update, Permit number: ZON16-02063

Thank you for allowing me the opportunity to support the Northwest University Master Plan Update, Permit number: ZON16-02063

My name is Gary McIntosh II, and I have worked at Northwest University for fourteen years. I love the Northwest University community and it provides amazing opportunity for students to develop and follow their dreams of a college education.

The master plan brings so many needed upgrades to our current facilities that will make my job here at Northwest much, much, better. I am the head men's soccer coach and athletic director and the new facilities in the master plan will create such an amazing environment for the coaching staff and the student athlete. I believe it will allow the athletes a better opportunity to develop into the athletes they hope to become.

Northwest University is where my oldest daughter who now is a junior attends and she absolutely loves it. Northwest and Kirkland is the community that she loves and wants to continue to live in when she graduates. I have three more children at home and they all have dreams of attending Northwest University. I idea of them having new facilities while they attend makes them even more excited about coming to Northwest University.

Currently I live in Lynnwood but my wife I would love to live in Kirkland near Northwest as we love the community that both Kirkland and Northwest provides.

Again thank you for the opportunity to voice my support of the Northwest University Master Plan Update, Permit number: ZON16-02063

Sincerely,

Gary McIntosh II

Gary McIntosh II, MS

Athletic Director, Head Men's Soccer Coach | Athletic Department
office 425-889-7790 | mobile 425-681-8531 | fax 425-889-5323
gary.mcintosh@northwestu.edu | northwestu.edu; nueagles.com

US News & World Report Best Value





Tony Leavitt

From: Phil Rasmussen <phil.rasmussen@northwestu.edu>
Sent: Tuesday, November 01, 2016 10:51 PM
To: Tony Leavitt
Cc: Joseph Castleberry; John Jordan
Subject: Northwest University Master Plan Update, Permit number: ZON16-02063

Dear Mr. Leavitt,

I trust this email find you well. Thank you so much for the work you do to develop our city and make it such a desirable place to live. My name is Philip Rasmussen, I live in Kirkland at 8220 125th PL NE, behind Safeway on Rosehill. My wife and my two children moved to Kirkland in 2001 when we were invited to work at Northwest University. Currently, I serve as a Vice President, but for the past fifteen years, I have served as the Campus Pastor along with my wife, who is also a professor in the music department.

You may not be aware, but our students at Northwest University strategically give themselves on a regular basis to help the members of the Kirkland community. In my time as Campus Pastor, we have had service teams rake leaves for members of the Houghton community who were unable to clean up their yards. We have had students pull ivy and work as clean up crews for various parks, including the cemetery located on NE 80th Street. Currently, we have a group of students who pull their financial resources to help families in need. This group is organized to do 'random acts of kindness.' They simply stand at a grocery store checkout and step forward to pay for groceries of a person who appears to need help. For five years we conducted 'Operation Christmas,' where we assembled Christmas gifts from items gathered from the members of the Houghton community and sent them to soldiers in Iraq. Our students received special recognition and a certificate for this activity from the City of Kirkland. Just this week our students opened their dorm rooms for a Halloween alternative to the families in the Houghton community to Trick or Treat in a safe environment.

The community of Northwest University is a giving, loving, and caring community. Not only do we care for the member of the University but we care for the extended community and members of the city of Kirkland.

We are hoping to expand our community, to make it a better place. We want to develop our community because we believe we make the city of Kirkland a better place. The expansion of our campus will help us invest our students into this community making it a desirable home for years to come. I support the development of Northwest University. Would you please support this effort as well and approve the Master Plan update?

Thank you so much for your consideration and the opportunity to provide input.

Sincerely,

Phil Rasmussen, M.A.

Vice President for Ministry and Relations

425.889.5308 (office)

206.909.9488 (mobile)

Phil.Rasmussen@Northwestu.edu | northwestu.edu

Instagram @prasmussen



Tony Leavitt

From: Nancy Redfield <nancy.redfield@northwestu.edu>
Sent: Tuesday, November 01, 2016 10:56 AM
To: Tony Leavitt
Cc: masterplan@northwestu.edu
Subject: Northwest University Master Plan Update, Permit number: ZON16-02063

Dear Tony Leavitt, Project Manager,

I am writing to support Northwest University's master plan for future growth and development and want to encourage the city of Kirkland to approve the plan. I have worked at Northwest University for a number of years and know first-hand how beautiful and well planned out the city of Kirkland is. Though I don't live here, each day that I drive in to work I have always noticed and appreciated how aesthetically appealing the homes and buildings are in Kirkland. As a payroll administrator here at NU I am excited to be a part of new buildings and improvements here on campus, for the sake of students, faculty, staff, visitors and neighbors. Many of the buildings here on campus are quite old and dated. Tasteful new additions will be welcomed by all and bring a forward-looking sense of place to our already-beautiful, traditional campus. In today's age college campus dorms, fitness facilities and classroom buildings are a significant consideration for students as they survey all of the options available to them. While we know our faculty and staff are among the best, we need to be able to draw students based on our infrastructure and physical appearance as well. I trust our administration to have carefully and thoughtfully planned and considered from every angle the plans they have put forth for future growth and development. As such, I join in support of the Northwest University master plan currently before you. Thank you for your consideration.

Nancy Redfield

Payroll Administrator | Accounting

5520 108th Avenue NE, Kirkland, WA 98033
Direct (425) 889.4206
nancy.redfield@northwestu.edu
US News & World Report Best Value



Tony Leavitt

From: Thomas Strickland <tom.strickland@northwestu.edu>
Sent: Tuesday, November 01, 2016 11:05 AM
To: Tony Leavitt
Cc: masterplan@northwestu.edu; John Jordan
Subject: RE: Northwest University Master Plan Update, Permit number: ZON16-02063

Importance: High

Mr. Leavitt

Thank you for the opportunity to add my support for Northwest Universities Master Plan Update and urge the City to approve the plan.

As Northwest University's Information Technology Systems Manager it is my pleasure to serve our staff and student population here in Kirkland.

It is my responsibility to manage and maintain our network and computer infrastructure and in doing so I truly believe that an update to our master plan would allow our university to expand on our technology needs with new modern infrastructure that would come with new facilities and allow our students both on campus and off campus a much more robust and powerful technology offering.

I currently live in Bothell but have worked in this area for the last 20 years, In March of 2015 I left Microsoft to take my current position with the University my decision was based on meeting with the University's leadership and realizing this was not going to be just a job but I was joining a family and in doing so I could make a difference in my community and in the lives of the students and staff at Northwest, in my 25 plus year career this is the first time I have felt that connection and that I could make a difference to the people and organization I serve and interact with. I also truly believe that this University has such a positive presence and effect on its community and especially the City of Kirkland, I urge the City to approve the University's Master Plan Update.

Thank you again for the opportunity to have a voice in this decision and the opportunity to serve the Kirkland Community.

Tom Strickland | IT Systems Manager
INFORMATION TECHNOLOGY | NORTHWEST UNIVERSITY
5520 108TH AVE NE KIRKLAND WA, 98033
425.889.7817 x7817

Supporting the NU community with excellence in technology and extraordinary service.



Tony Leavitt

From: Leia Roy <leia.roy13@northwestu.edu>
Sent: Tuesday, November 01, 2016 3:24 PM
To: Tony Leavitt
Cc: Steven Bain; Hannah Hanson; Mattie Keltner; Dakota Adams; Lara Linden; Morgan Pilon; Brooke Riddle; Amanda Waterman; Mattie Johnson; Alysanne Van Dyke; Sarah Warner; Sydney Schlect; Keann White; Kylie Szczepanski; Michal Bilger
Subject: NU Master Plan Update

Dear Mr. Leavitt:

As Student-Athletes at Northwest University (NU) we are writing to share our enthusiasm and support for the Northwest University Master Plan (NUMP) that is currently under review by the City of Kirkland. Our support is based on our strong belief that an updated and modernized campus would not only serve NU students and faculty for decades to come, but it would also provide a singular opportunity to strengthen and energize community relations in countless ways, including athletics, recreation, education and performing arts. Further, while our volleyball team would certainly benefit from the replacement of a facility that was outdated decades ago, we are first and foremost students (11 of 12 eligible volleyball team members were recently honored as Academic All Conference recipients) and want to emphasize that the success and impact of NU's rich academic tradition on future students will be greatly enhanced by implementation of the NUMP.

In summary, we are very grateful for this opportunity to share our enthusiastic support for the NUMP and are confident that this plan will significantly expand and enhance the collaborative relationship that already exists between the City of Kirkland and Northwest University.

Sincerely Yours and Go Eagles!

Northwest University Volleyball Team

Seniors: Dakota Adams, Hannah Hanson, Mattie Keltner, Lara Linden, Leia Roy

Juniors: Mattie Jo Johnson, Morgan Pilon, Brooke Riddle, Alysanne Van Dyke, Amanda Waterman

Sophomores: Sydney Schlect, Sarah Warner

Freshmen: Michal Bilger, Kylie Szczepanski, Keann White

November 1, 2016

City of Kirkland Planning Department
Tony Leavitt
123 5th Avenue
Kirkland, WA 98033

Subject: Comments regarding Permit Number ZON16-02063

Dear Mr. Leavitt,

I am writing to relay my concerns regarding the proposed development at Northwest University, Permit number ZON16-02063.

I have been a resident of Kirkland since 1990 and have lived at our home at 10939 NE 49th Street since 2000. Our home is located on 111th Avenue NE (at the corner of NE 49th Street), one block south of Northwest University.

The main concerns I have regarding the proposed development are the likelihood of increased traffic in my neighborhood, the visual impact of the tennis center and the plan for commercial operations.

1) Increased Traffic

- The proposed tennis center and fitness center with the parking entrance/exit on NE 53rd Street and the increased usage of the athletic field by outside organizations will likely increase traffic on NE 53rd Street and add to the congestion that already exists at the intersection with 108th Ave NE. This intersection is already routinely congested due to traffic from the Seventh Day Adventist School, Emerson Campus schools, the day care center on the west side of 108th Ave NE, the two Northwest University access drives on NE 53rd Street and is also complicated by the busses which stop at the bus stop in front of the Seventh Day Adventist School. I am concerned that that additional traffic due to the proposed tennis center, fitness center, future increased enrollment at Northwest University (more part-time students meaning more commuting students with cars) and increased usage of the athletic fields by outside organizations will all add to the congestion at the intersection of NE 53rd Street and 108th Ave NE and that drivers will opt to avoid the congestion by driving thru our neighborhood to get to 108th.
- Our street does not have sidewalks so an increase in the number of cars driving thru our neighborhood would be a safety concern to pedestrians, particularly senior citizens and children walking or riding their bicycles.
- I am also concerned about the potential for parking on our street during tournaments at the tennis facility

2) Visual Impact of the tennis facility

- The 50 foot height and approximately 350 ft length of the proposed tennis facility with a set back of 30 feet from NE 53rd Street is not in keeping with the surrounding neighborhood and appears to be in violation of Master Plan Resolution R-4203 which states that for Private College and related facilities:
 - 60.12.010 Special Regulation 2.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.
- The loss of the beauty provided by the existing grove of mature trees on the south side of Northwest University campus and its replacement with a 50-foot high by 350-foot long building will have significant negative impact on the environmental/visual quality of the area to the south of the campus. The size of the tennis building and its close proximity to NE 53rd Street appears to be overbearing, out of scale and out of character with the surrounding area and residential neighborhood. I find the renderings provided by Northwest University in the application showing the proposed street view from NE 53rd Street to be deceiving in that the set back looks much wider than what it will be.

3) Commercial operations

- The size of the tennis facility being proposed is primarily for outside commercial use and appears to be in violation of the PLA1 Institutional Zoning for this land and is not in keeping with the character of the surrounding neighborhood.

Thank you for providing the opportunity for neighbors to share their thoughts on the proposed development at Northwest University. The plans Northwest University have proposed appear to support making this area one of the most densely developed sections in Houghton with the tallest/biggest buildings and are very concerning to those of us who call this area "home".

Your consideration of my concerns during the decision making process for this application would be greatly appreciated.

Kind Regards,
Deidre Weber
10939 NE 49th Street
Kirkland, WA
gndweber@msn.com

Tony Leavitt

From: jwmillie@comcast.net
Sent: Wednesday, November 02, 2016 2:25 PM
To: Tony Leavitt
Cc: masterplan@northwestu.edu
Subject: Northwest University Master Plan Update, Permit number: ZON16-02063

I am writing as a parent of two children (9 and 11) who attend Lakeview Elementary and live next to Everest Park.

I am writing to support Northwest University's effort to rezone several aspects of its campus. In particular I support the development of a larger sports complex that would allow them to rent that facility to local youth sports. Both of our children participate in soccer through the Crossfire program as well as several sports offered through I-9 sports and the City of Kirkland. Though I know that my children will not make a career out of the sports they participate in, the leadership skills, camaraderie, and team building skills they develop as participants in these sports will be lifelong skills that have applicability elsewhere.

It rains in Kirkland. Having more venues that provide for meaningful participation in the sport are invaluable. As wonderful as a place like 60 acres is just down the street, it is only usable for maybe five to six months.

I appreciate your time and efforts in making the right decision for this community.

Jonathan Milstein

206-491-2452

31 - 10th Place South

Kirkland, WA 98033

Tony Leavitt

From: John Van Dyke <john.vandyke@northwestu.edu>
Sent: Wednesday, November 02, 2016 12:25 PM
To: Tony Leavitt
Cc: masterplan@northwestu.edu
Subject: New Pavilion for Northwest University

Tony,

Sounds like you might be getting inundated with emails from Northwest University. I will keep this brief. Our gym is too small. It is unsafe and not fit to be used for a large high school, much less an intercollegiate athletic department. We have had broken toes, collarbones, dislocated fingers, concussions and various other injuries from crashing into the baseline walls. When we have games the officials continually tell me how unsafe of an environment it is, as well as how difficult it is to ref a game in our gym because they can't get deep enough to see what is happening through the key. Therefore calls are missed which is frustrating for both us and the visiting team. In short, our men's basketball program has had quite a bit of success for having the smallest gym in the conference. (Four trips to our National Tournament and a Final 4 and Elite 8 finish.) However we are the butt of several jokes within our conference and overall community because of our gym. It is embarrassing. My goal is to win a National Championship with great student-athletes who fit the mission of Northwest University. Being allowed to build a gym will go a long way to reach this goal.

Sincerely,

John

John Van Dyke
Men's Basketball
Northwest University
425 889-5275

Tony Leavitt

From: Randi Johnson <randi@copiagrp.com>
Sent: Wednesday, November 02, 2016 9:59 AM
To: Tony Leavitt
Cc: masterplan@northwestu.edu
Subject: Northwest University Master Plan Update, Permit number: ZON16-02063

Dear Tony,

Thank-you for the opportunity to provide input for the Northwest University fields.

I live in the downtown Kirkland community at 417 2nd Avenue South, Kirkland WA. My husband and I have two children who are active in the sports community. Our son, age 9, plays for the Junior Kang football team and our daughter, age 5, is just starting out in soccer.

We support the Northwest University's efforts to plan for the future and urge the City to approve the plan. Last year, our son's football team was practicing on an old baseball field with many holes and divots. The lack of quality fields makes it difficult for our teams to be competitive. Youth sports are a positive for our community and should be supported. The Northwest University's high quality fields are an asset and should be made available to all ages.

Sincerely,

Randi Johnson



Randi Johnson
Principal/Recruiter

o: 503.297.2000
m: 503.367.7791
e: randi@copiagrp.com
w: www.copiagrp.com

Tony Leavitt

From: Lenae Nofziger <lenae.nofziger@northwestu.edu>
Sent: Wednesday, November 02, 2016 8:21 AM
To: Tony Leavitt
Cc: masterplan@northwestu.edu
Subject: Northwest University Master Plan Update, Permit number: ZON16-02063

Dear Mr. Leavitt:

I'm writing in support of the Northwest University Master Plan Update, which I hope the City will approve. My family has lived very close to the Northwest University campus in the Houghton neighborhood of Kirkland since 2002. We currently live at 5812 110th Ave NE. My husband and I have raised our son, now a 9th grader at Lake Washington High School, here and consider it home. We have been very pleased with the kinds of neighbors Northwest University has been to us. The campus is often a neighborhood gathering place. My son and his friends have enjoyed riding bikes on the nearly empty campus streets in the summer, we often walked our dog on campus, and we have passed many a happy snow day sledding in the green on campus with our neighbors.

As an English professor at Northwest, I am quite excited about the possibilities the updated Master Plan will provide, including improved athletic and theater facilities that will benefit both our students and the wider community.

Thank you for the opportunity to provide comments.

All the best,
Lenae Nofziger

Lenae Nofziger

Associate Professor | Department of English
Assistant Dean | College of Arts & Sciences
Office 425-889-5730
lenae.nofziger@northwestu.edu | northwestu.edu
US News & World Report Best Value

Tony Leavitt

From: Anne Corley <Anne@corleycompany.com>
Sent: Wednesday, November 02, 2016 10:13 PM
To: Tony Leavitt
Cc: masterplan@northwestu.edu; Vickie Baldwin
Subject: Re: Northwest University Master Plan Update, Permit number: ZON16-02063

Dear Mr. Leavitt,

I live in Kirkland in the Bridle Trails neighborhood, and my son is a senior at Eastside Preparatory School in Kirkland. I support Northwest University's efforts to plan for the future and urge the City to approve the University's Master Plan.

I am particularly supportive of NU's intention to make its playing fields available to nearby schools. As Kirkland becomes increasingly dense, it makes sense for multiple institutions to share facilities rather than each trying to build its own.

My son played soccer for EPS and had to be bused to locations in Bellevue and elsewhere for practices and home games. I am pleased to think that future generations of EPS students may be able to play soccer and other games in their own neighborhood in Kirkland. Please approve Northwest University's master plan.

Sincerely,

Anne Corley

Tony Leavitt

From: Eric Johnson <Eric.Johnson@nintex.com>
Sent: Wednesday, November 02, 2016 3:52 PM
To: Tony Leavitt
Cc: masterplan@northwestu.edu
Subject: Northwest University Master Plan Update, Permit number: ZON16-02063

Dear Tony,

Thank-you for the opportunity to provide input for the Northwest University fields.

I live in the downtown Kirkland community at 417 2nd Avenue South, Kirkland WA. My wife and I have two children who are active in the sports community. Our son, age 9, plays for the Junior Kang football program and our daughter, age 5, is just starting out in soccer.

We support the Northwest University's efforts to plan for the future and urge the City to approve the plan. Last year, our son's football team was practicing on an old baseball field with many holes and divots. The lack of quality fields makes it difficult for our teams to be competitive. Youth sports are a positive for our community and should be supported. The Northwest University's high quality fields are an asset and should be made available to all ages.

Sincerely,

Eric Johnson

Eric Johnson
CFO

[LinkedIn profile](#)

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P +1 (425) 324 2464

10800 NE 8th Street, Suite 400
Bellevue, WA 98004
nintex.com



Tony Leavitt

From: Brandon Riel <brandon.riel@northwestu.edu>
Sent: Wednesday, November 02, 2016 2:32 PM
To: Tony Leavitt
Cc: masterplan@northwestu.edu
Subject: Northwest University Master Plan Update, Permit number: ZON16-02063

To Whom it May Concern,

My name is Brandon Riel; I am a resident of Kirkland and live at 11222 68th Street.

Thank you so much for this opportunity to provide input to the Master Plan set up by Northwest University taking place over the next years.

I support Northwest University's efforts to plan for the future and urge the City to approve the plan. My time at Northwest University as an Admissions Counselor this past year as an employee has been a great asset to my personal and spiritual growth. I have found this community to be morally, spiritually, and academically sound. I am thankful for Northwest's efforts to produce graduates of character and intelligence. I believe that they have been successful in these efforts and are taking an incredible step through this Master Plan to continue down a path of integrity and excellence.

As an Admissions Counselor, I have been supported well by Northwest University and have been provided opportunities to invest in my interests. As a theatre major; I have been given opportunities to serve in the Drama minor on campus. The program has been wonderful to be a part of, however, given the state of our facilities and the fact that there is a new student theatre in the Master Plan to be built; I see good things for the artistic community on campus as well as the community of Kirkland. I think it would be incredible to have the facilities to, possibly, support a Theatre major and one that excels in the city of Kirkland. I believe this would serve to, only, continue Northwest's tradition of producing graduates of excellence and possibility.

Thank you so much for your consideration! I appreciate your time and all that you do for our community!

Blessings,

Brandon Riel

Northwest University | Admissions Counselor
(425) 889-5240 | Office
(425) 590-7460 | Work Cell
brandon.riel@northwestu.edu

See Why NU is Ranked 6th for Best Value for Colleges in the West!



Southern Idaho District of the Assemblies of God

Doyle A. Fulkes
Superintendent

Monty Sears
Asst. Superintendent

Ed Kreiner
Secretary

711 Lone Star Road
Nampa, Idaho 83651

208•466-8101
Fax: 208•466-9044

November 2, 2016

Tony Leavitt, Project Planner
City of Kirkland
124 5th Ave.
Kirkland, Washington 98033

Re: Northwest University Master Plan Update, Permit number: ZON16-02063

Dear Mr. Leavitt,

Thank you for the opportunity to provide input on the Northwest University Master Plan Update and its potential impact on the Houghton neighborhood. I am the Superintendent of the Southern Idaho District of the Assemblies of God and have served as a member of the Northwest University Board of Directors for 25 years.

I support Northwest University's efforts to plan for the future and believe this new Master Plan will have a positive impact not just on the City of Kirkland but also the Houghton neighborhood. Northwest University has called Kirkland home for over 50 years and is dedicated to preserving not only our long standing relationship with the City of Kirkland but especially our footprint within the Houghton neighborhood. The Master Plan demonstrates our intention to maintain the overall character of the existing university campus and minimize any negative influence as we make improvements and plan for the future.

Opening the athletic fields would contribute to the City of Kirkland's quality of life and provide community partnership opportunities far beyond campus life for Northwest University students. I encourage you to include this opportunity in your review of the Northwest University Master Plan Update.

Thank you for your time and consideration.

Sincerely,



Doyle Fulkes, Superintendent
Southern Idaho District
Assemblies of God

cc: Dr. Joseph Castleberry, President, Northwest University
John Jordan, CFO, Northwest University



5813 112th Place NE
Kirkland, WA 98033
206.714.1516
crystalw@msn.com

Tony Leavitt
City of Kirkland Planning and Building Department
123 5th Avenue
Kirkland, WA 98033
tleavitt@kirklandwa.gov

Regarding permit number ZON16-02063

As a long-term resident of Kirkland and neighbor of Northwest University (NU) since 1997, I am writing to share my concerns about the proposed revision to their Northwest University Master Plan.

NU has a long history of Master Plan violations and both broken commitments and lack of respect for the neighbors as evidenced by many years of examples my neighbors and I have experienced from dealing with building noise, violations to terms of use of fields, and lack of maintenance to buffer landscaping. This history makes their proposal of great concern to me and should engage our community on a thorough review of their plans and rejection of their proposed Master Plan until substantial changes are made.

I bought my house based on expectations of sharing my neighborhood with a small college, as outlined in the Comprehensive Plan. Many residents and neighbors likely did so as well. While I support reasonable growth and expansion of NU as a member of our community, this needs to happen within a very clear Master Plan proposal that sets expectations and agreements with the community. What has been submitted is too far reaching. It also dramatically changes the scope of NUs presence in our community by expanding its operations into the commercial realm and significantly increases traffic associated with the campus.

The proposed Master Plan changes the complexion of our neighborhood in dramatic ways and will result in a serious degradation of quality of life to the Kirkland community and subsequent impact to residential property values due to many factors including

- Campus population
- Field Use
- Security
- Construction impacts
- Traffic and parking
- Campus expansion and increased noise
- Commercial use of campus facilities

Campus Population

The City should require meaningful student count statistics in order to measure and control the impact of their student body size on the community. The calculation of number of students should not be based only on "on-campus resident students" as proposed in the Master Plan as this does not adequately address community impact such as impact of traffic and parking.

For example, in addition to on-campus residential student limitations, the University should be held to overall community impact measures such as maximum total students, including students who live off campus and commute in. The concern is that capping on-campus residents (to 1,200 as proposed) does not enable the community to factor in the impact to the community of a vastly expanded commuter student body nor of evening and weekend programs. The community will be impacted by **overall** student body size, not just the number of students living on campus.

Field Use

While I agree with the need for the City to have park space for kids and adults, I intentionally bought my house **not** near a city park with the noise and traffic it would entail. I have serious concerns about impact of noise, lighting, and traffic to the areas surrounding NU and would ask that the City deny a Master Plan proposal that allows use of the fields for non-University groups.

Proposed increases to field usage as covered in the Field Usage Policy (pages 37-39) are a blank check for 8+ hour a day usage by anyone/everyone. The usage terms proposed are too expansive and not specific enough. Example, Field Usage Policy has lights programmed to be on until 930pm instead of being turned off when not in use. It's as if they're planning on the fields being used until 930pm a majority of the time.

Extended field use as outlined will be detrimental to quality of life including traffic, noise, security, and excessive nighttime lighting with subsequent impact to property values. Currently neighbors can enjoy both indoor and outdoor aspects of our homes with limited impact outside of usage by student athletics. With increased field usage, there will be extensive negative impact to our ability to enjoy our outdoor spaces and even be able to keep our doors and windows open. In fact, noise from student activities is already impactful to neighboring homes even when windows and doors are closed!

The current restricted outside use which disallows non-student activities should continue given the negative impact to the community of noise and lighting.

Security

NU has not addressed their commitment to nor need for enhanced security on and around their campus given their proposed expansion of housing and increased presence of non-university people on fields and in facilities (and subsequently in our community). This relates to both physical security as well as just enforcing rules on campus around noise.

The proposed changes to their Master Plan needs to include their plans to secure their campus as we seek to maintain a secure environment for both their students and our neighbors.

In the past, NU has shown little regard for the impact to neighbors, as demonstrated as recently as 9/10/2016 and 10/1/2016 when neighbors had to contact NU leadership to complain about excessive noise coming from the fields. The solution shouldn't have to be for neighbors to call NU's security personnel as recently suggested by NU leadership and specifically called out in the Field Use policy. NU should have a commitment to a security team that is aware of policies and proactively patrolling and enforcing rules. This would demonstrate NU's ongoing respect for their neighbors and presence in the community.

As neighbors we have no reason to believe that NU will do any better job monitoring noise with any expanded usage. In fact, we have **many** years of NU's disregard for impact to neighbors or compliance to the Master Plan. The first negative impact will be to our living experience with increased noise. The second

will be to our property values: Why buy here when you can go blocks away and avoid the noise and the hassle?

Construction impacts

With any large construction project, there will be noise, traffic, and seismic impacts to our neighborhood. NU's needs to have an ongoing process of communication with the community on what is happening when. As well, there need to be restrictions on time of day for construction and building activities. The Master Plan materials provides no discussion of construction impacts nor NUs commitment to community updates and ongoing communications.

We also need a process by which we can mediate with NU on impacts to property and property damage. When the parking lot was built behind our properties, there was property damage based on vibrations emanating from land compacting activities.

Traffic and parking

Increased traffic and parking will also seriously impact property values. It is already very difficult to turn on to 108th Ave NE from NE 60th yet this intersection isn't even evaluated in the traffic study. Increased traffic around NU will only make this worse. Additionally, the streets are already difficult to navigate due to on street parking from people outside of the neighborhood.

The Master Plan is not specific enough in some key areas like (pg 31) where "NU also proposes to include limited shared use of the pavilion..." There need to be review and approval processes for what these shared uses would be (impacts to traffic, noise) and not just a blank check for NU to do whatever, whenever it likes.

Again, the impact to property values is of major concern given this loose Master Plan language which could allow for any number of events on campus.

Campus expansion and increased noise

Given any campus expansion, noise studies need to be done, before and after and a commitment made to an acceptable range of noise level. The neighbors are *still* impacted by the building noise from the health sciences building that has been discussed many times but has never been fixed.

Commercial use of campus facilities

The Master Plan includes expansion of campus activities to include *commercial* uses of NU campus including tennis courts, fields, pavillon, and fitness center.

While one could argue that the proximity of a workout facility to our homes would be a benefit to homeowners, in fact it turns our neighborhood in to a commercial zone. This is a detriment to our residential area and will negatively impact residential home values due to increased traffic, activity, and noise. Again, it is already extremely difficult to turn on to 108th throughout the day. Having more traffic around the University due to commercial and community usage, will only make this worse.

As well, NU's plan indicates making facilities could be available for the neighbors. The lack of solid commitment or plan gives this the appearance of a red herring and likely to never truly happen. In fact, based on my 19 years as a neighbor, the University has no demonstrated history of their facilities being available for the neighbors. In fact, from my experience they've worked to close the property off to neighbors. Example as demonstrated by the landscaping behind houses that have been allowed to over grow and block back gates from pedestrian access to the University.

Even if the community were to allow commercial usage per this Master Plan proposal, it is unbelievable that the University would truly open up the campus to extended outside utilization. I can't imagine the outrage of student's parents that the insular physical college environment will be at risk. Given the increased awareness of sexual and other assaults, I can't imagine sending my niece or nephew to a college where there was such open public access and utilization of facilities.

Community Engagement

I applaud that NU has improved their outreach efforts to their neighbors as part of the Master Plan revision process as evidenced by hosted open houses and soliciting neighbor input. I appreciate that they listened to our concerns about field lighting and removed lighting in the field closest to houses. As well, they considered our input around concerns for student and community security and removed the wall on the north end of the fields.

As their engagement with the neighborhood has been so sporadic in the past, I'd like to see NU institutionalize this outreach and engage with the community on a more consistent basis which would demonstrate their interest in being good neighbors. For years, it seems they only engage when they want something. An idea might be the utilization of a neighborhood Facebook page and/or newsletter where they could share news with the community of activities on campus that will impact traffic (athletic events, graduation, students moving in, students moving out). Maybe this concept could be incorporated in to the conditions for approving a more reasonable Master Plan proposal.

Thank you for your time to review input from neighbors such as myself. I love living in Kirkland. I have an incredible group of neighbors who are respectful, communicative, and supportive. Our experiences with NU have been the opposite. For years. The update to their expired Master Plan is too far reaching and not specific enough to enable the City to hold them to specifics, to understand their intentions or plans and manage the impacts to our community.

I look forward to discussing these issues more in person through the Master Plan proposal review process.

Sincerely,

Crystal

Crystal Wilson

Tony Leavitt

From: Cindy Kruse <cindycastor@hotmail.com>
Sent: Wednesday, November 02, 2016 10:43 AM
To: Tony Leavitt
Cc: masterplan@northwestu.edu
Subject: Northwest University Master Plan Update, Permit number: ZON16-02063

Dear Tony Leavitt, Project Planner,

Thank you for the opportunity to provide input on this important matter. I am a parent in the Houghton Kirkland neighborhood on 47th place just off 108th and request that the Master Plan Update be approved. I support Northwest University's efforts to plan for the future and urge the city to approve the plan. We have two kids in various recreational sports and we hope that this fantastic resource right in our backyard will be opened up for the entire community to use and enjoy!

Thanks you,
Cindy Kruse

Tony Leavitt

From: George Meng <georgemeng@comcast.net>
Sent: Thursday, November 03, 2016 12:24 PM
To: Tony Leavitt
Cc: masterplan@northwestu.edu
Subject: RE: Northwest University Master Plan Update, Permit number: ZON16-02063

Dear Mr. Leavitt,

We are writing to express our great interest in Northwest University's possibly opening up its athletic fields to be used by outside organizations. Our son attends Eastside Preparatory School and played Ultimate Frisbee from 6 to 9th grade. As residents of Kirkland and members of the Eastside Prep community, it would be a wonderful resource to have access to these fields especially given the proximity to Eastside Prep's campus. Additionally, we wanted to mention the idea of lighting the fields would be most welcome! During the winter months, it gets dark so early. Field lighting would not only allow later play but also make it much safer. We support Northwest University's efforts to plan for the future and urge the City to approve the plan.

Many thanks for considering this as a possibility.

Sincerely,

George & Lois Meng
425 8th Ave W
Kirkland, WA 98033

Tony Leavitt

From: rachelle.kortus@comcast.net
Sent: Thursday, November 03, 2016 4:37 PM
To: Tony Leavitt
Cc: masterplan@northwestu.edu; Kortus, Taft
Subject: Northwest University Master Plan Update, Permit number: ZON16-02063

Dear Mr. Leavitt,

We live in the Houghton neighborhood at 6020 106th Ave. NE and are in support of Northwest University's efforts to improve its campus and make certain facilities available to the community. We have two young children who are very involved in sports and activities, and attend Lakeview Elementary. To gain an updated sports complex with turf fields available for them to use would be invaluable. Currently, we drive to Bellevue and Redmond seven (7) days per week for practices and games! An opportunity to bring those activities closer to home, even if only for certain times of the year, would certainly enhance our community.

Thank you for the opportunity to provide input regarding this project. Please consider urging the City of Kirkland to approve Northwest University's Master Plan.

Sincerely,
Rachelle & Taft Kortus

Tony Leavitt

From: Ryan OConnor <ocons23@gmail.com>
Sent: Thursday, November 03, 2016 7:51 PM
To: Tony Leavitt
Cc: masterplan@northwestu.edu
Subject: RE: Northwest University Master Plan Update, Permit number: ZON16-02063

Mr. Tony Leavitt,

Thank you for the opportunity to provide input on the proposed master plan update at NW University. I am a Kirkland resident (109 2nd St. S.) and want to convey my full support for Northwest University's efforts to plan for the future while simultaneously opening up more opportunities for our community's children. In addition to being a resident of Kirkland, I also teach at Lake Washington HS and coach the lacrosse team there. I am keenly aware that field space is far too limited and our children suffer as a result; this can manifest itself in many ways, including HS freshman being asked to practice from 8-10pm at night Mon-Fri. because it is the only time available to them. This impacts their physical and academic progress, something that I know many would love to see changed. By approving this master plan update, the City will make meaningful strides in helping ensure our children have access to all the benefits that youth sports provide while removing barriers to academic success and physical development.

Thank you for your consideration and continued service to our community.

Ryan O'Connor

Tony Leavitt

From: rozsobel@comcast.net
Sent: Thursday, November 03, 2016 3:15 PM
To: Tony Leavitt
Cc: masterplan@northwestu.edu
Subject: Northwest University Master Plan Update, Permit number: ZON16-02063

Dear Mr. Leavitt,

I am a member of the Houghton community, and reside at 11228 NE 68th St. in Kirkland.

I support Northwest University's efforts to plan for the future and urge the City to approve the plan. Having more fields available to students in our area, like my son who attends Eastside Preparatory School, will enable them to have much needed exercise important to their health, will help promote cooperation, sportsmanship, and many other important lessons in personal values.

I thank you in advance for your consideration.

Sincerely,

Roz Sobel

Sent from [Mail](#) for Windows 10

Tony Leavitt

From: Kathy Kearny <kathykearny@comcast.net>
Sent: Thursday, November 03, 2016 7:39 AM
To: Tony Leavitt
Cc: masterplan@northwestu.edu
Subject: Northwest University Master Plan Update, Permit number: ZON16-02063

Dear Mr. Leavitt,

Our names are Kathy and Ryan Kearny. We live in Kirkland at 8363 NE Juanita Drive and our two girls attend Eastside Preparatory School. They play soccer, ultimate Frisbee and basketball on their school teams. I am very supportive of Northwest University opening up their sports fields to community use because it will provide much needed field access to children within our community. Currently our teams travel long distances to find fields, often outside of our local community. In addition, I think lighting the fields would greatly increase their usability, especially for fall sports when it begins to get dark so early in the afternoon. I support Northwest University's efforts to plan for the future and urge the City to approve the plan. Thank you for the opportunity to provide input on Northwest University's Master Plan.

Best Regards,
Kathy and Ryan Kearny

Tony Leavitt

From: Dusty & Kathy Harvey <dkharvey@frontier.com>
Sent: Thursday, November 03, 2016 10:50 PM
To: Ling Tan; Tony Leavitt
Subject: CASE NO. ZON16-02063

CORRECTED VERSION OF EMAIL SEND 11/2

-

Tony Leavitt

Project planner

City of Kirkland

Mr. Leavitt,

We are long-time residents of the residential area south of Northwest University and are writing to object to portions of the school's Master Update proposal.

Northwest University is trying to use its zoning as an educational institution to build at least three commercial operations in a single-family residential zone -- the tennis center, the fitness center and the lighted athletic fields that it plans to rent. This seems to be a subterfuge designed to end the non-commercial status of Houghton south of the Houghton/Everest Neighborhood Center.

We personally will be affected most by the planned tennis center, a warehouse-like structure that the university plan would plop down a couple dozen feet from Northeast 53rd Street. This building, which would be operated as a joint venture with Northwest High Performance Tennis Center, is a monstrosity -- 60 feet high and 300 feet wide -- that would completely change the complexion of our neighborhood. And it's being planned as a profit-making venture, allegedly to help pay for other campus improvements. If Northwest University needs to raise money for new buildings, it should do what other schools do: launch a major fund-raising campaign among its alumni and the churches with which it is aligned and raise student fees.

One result of all Northwest University's commercial activities will be to increase traffic along all the streets south of the school, including 110th-111th Avenue Northeast and Northeast 47th and 48th Streets, residential streets that we use regularly and that already see too much "shortcut" traffic from Northeast 53rd Street.

The City of Kirkland and the Houghton Community Council must block these commercial proposals and require Northwest University to make education its sole business.

Thanks for taking our comments under consideration,

Duston Harvey

Kathleen Harvey

11021 NE 47th St.

Kirkland 98033-7706

425-827-7145

dkharvey@frontier.com



November 3, 2016

Tony Leavitt, Project Planner
City of Kirkland
123 5th Ave, Kirkland WA 98033

RE: Northwest University Master Plan Update, Permit number: ZON16-02063

Dear Mr. Leavitt,

I am writing on behalf of Northwest University's Student Government (NUSG) to express our support and excitement about plans for Northwest University's future here in Kirkland as envisioned in the Master Plan Update. NUSG represents approximately 900 undergraduate students on the Kirkland campus. Approximately 680 of these students live on campus. Our mission statement is that NUSG strives to represent, engage and empower the student body to create a collaborative environment where students can prosper spiritually, academically and socially.

As students, we are on campus much of the time and know these facilities and beautiful grounds well. This is where we are learning and growing and preparing to go out into the world to serve. This is where we are creating life-long friendships, stretching our bodies and minds and forging our futures. Here are just some of the reasons we think it is important that this Master Plan Update be approved:

We, the students of Northwest University pride ourselves in the close and beautiful community we have here amongst one another. The academic programs are expanding and improving every year as our student body does. There is a dire need to update the buildings and facilities such as the Welcome Center, a larger chapel and additional residence halls that would allow us to expand the strength of our beautiful community. The Master Plan would meet the need for updated buildings which would provide more space and be equipped with newer technology. This would greatly enhance the programs we have for us as students.

As a part of this community and our craving to learn from academic programs, we the students of Northwest University love to invite others into the community here. We welcome sharing our facilities and grounds with the Houghton and Kirkland communities by letting community organizations use the sports fields. With this desire to share community and facilities with the public comes the need for improved circulation of traffic and adequate parking throughout. The master plan would eliminate congestion and lack of parking options for students and visitors.

We encourage the City to approve the Master Plan Update. Kirkland and the Houghton Community are our home away from home, and we take great pride in Northwest University. Making sure this campus is taken care of for future students is very important to all of us.

Thank you for the opportunity to provide comments.

Sincerely,

A handwritten signature in cursive script that reads "Samantha Price".

Samantha Price, President, Northwest University Student Government



Northwest University
5520 108th Ave. NE
Kirkland, WA 98033

November 3, 2016
Tony Leavitt, Project Planner
City of Kirkland
123 5th Ave, Kirkland WA 98033

RE: Northwest University Master Plan Update, Permit number: ZON16-02063

Dear Mr. Leavitt,

Northwest University submitted its Master Plan Update application in August. The application is comprehensive, detailed, and complete. We are very proud of the package submitted on behalf of President Castleberry and Northwest University and are excited about the University's future as outlined in the elements of the plan. In every way, the application reflects our thinking, our planning, and our commitment to the future.

This opportunity to comment provides us with the ability to go beyond the details to share our passion for the 20-year vision represented by the Master Plan Update.

Northwest University opened its doors here in Kirkland in 1958 in faith, and in faith and great anticipation we look to the future. We have grown from a small Bible Institute to a regionally accredited Christian institution awarding associate, bachelors', masters', and doctoral degrees. We expect to be a truly world-class institution in the not too distant future. The elements of the 20-year Master Plan Update are foundational to that vision, and each reflects our core values and principles. Faithfulness, hospitality, the call to leadership, and good stewardship of our resources have guided the development of the Plan that has been submitted.

Why such an ambitious undertaking? First and foremost, we embark on this Master Plan Update for current and future students. New and renewed facilities allow us to strengthen existing academic programs and expand other academic programs to fit our strategic plan, including the addition of new Ph.D. and new professional doctorate programs. Clarification on enrollment numbers removes uncertainty and allows us to better plan for how we deliver programming to students here in Kirkland and beyond. We expect that the majority of our future growth will come from enrollment off campus through extension sites, online courses and other means of delivery. This allows us to cap campus enrollment at 1,200 residential students, a number we believe creates the optimal environment for students and our surrounding community. A new resident hall, new welcome center/cafeteria, new underground parking, and transportation mitigation all support this enrollment number.

There are two additional elements of the Plan we are particularly excited about. First, the addition of the new Tennis Center, replacement of the gymnasium facility, and renovation of the athletic fields is a bold reflection of our commitment to and belief in the importance of the health of the body as well as the mind and spirit. The Tennis Center with six courts and an indoor running track offers students, and the community, a tremendous new opportunity for learning, training, and exercise in this life-long sport. The facility allows us to expand our intercollegiate athletic programs to include tennis. Our existing Pavilion gymnasium is simply outdated and must be replaced. Moreover, the renovation and partial lighting of the athletic fields will provide a safer environment for athletic endeavors, and allow

student athletes to attend late afternoon classes on game days during winter months when scheduling before dark too often means classes have been missed.

Second, our intention to open our athletic fields (after turf improvements) to the community is a strong reflection of our interest in being a good neighbor and good steward of our extraordinary assets. The current Master Plan prohibits us from opening the fields for non-University uses, forcing us to decline the many requests we get from youth sports organizations and others to do so. The need for such fields by youth sports organizations and others in Houghton and Kirkland is only growing. Our desire is to share the fields in ways that make sense for the University and the community, and under conditions and agreements that are appropriate. We look forward to welcoming the community onto our campus in ways that are simply not possible under the current master plan.

Thank you for the opportunity to provide additional comment. We know that the upcoming decision-making process is deliberate and thoughtful. We appreciate all who assisted us in the preparation of the application documents and particularly wish to thank the staff of the City of Kirkland Planning and Building Department. We look forward to the months ahead and ultimately the City's decision.

In gratitude,

A handwritten signature in blue ink that reads "Barbara A. Petty". The signature is written in a cursive style.

Barbara Petty
Chair, NU Board of Directors

Our chief concern regarding the Northwest University Master Plan is storm-water runoff that will result from new construction; replacing grass with Astroturf; and expanding the chapel closer to Northwest College Creek. We live downstream and the creek runs unpiped through our back yard and the yards of at four of our neighbors.

About 12 years ago, the city made the college put in a retention pond due to severe erosion that was undercutting our deck and threatening our next-door neighbor's house. Dirt taken from the pond was used to shore up the creek banks in our yards, and it has helped a lot.

In the proposed master plan, the drainage report says the pond is big enough to handle runoff from some of the new construction. Perhaps this is true; we don't know, but we want to be sure. The report also says the college will use rain gardens, green roofs and a pervious material for paving. Our experience with pervious paving is that weeds can grow up through the pavement; that's what happened downstream from us when the city put in a sidewalk adjacent to the creek at the intersection of 106th Ave NE and NE 60th street.

The master plan also calls for expanding the chapel to the north and south. It appears to us that expanding the chapel to the north would infringe on the 60-foot buffer (50-foot setback + 10-foot buffer) required along any portion of the creek that is not piped. The rules have become increasingly strict over the years, and we would hate to see the college granted a waiver when folks downstream are held to such a high standard.

In closing, we want to emphasize that we're not just concerned about the creek on our property but any excess runoff that would be generated by construction, particularly when the city claims to be concerned about protecting Lake Washington.

Patricia Moir
Bruce Burke
10610 NE 57th St
Kirkland 98033

Tony Leavitt

From: Michael Stevens <mike@truenorthnw.com>
Sent: Thursday, November 03, 2016 10:09 PM
To: Tony Leavitt
Subject: ZON16-02063

Name: Mike Stevens
 Email: mike@truenorthnw.com
 Address: 5223 111th Ave NE, Kirkland, WA 98033

Tony-

I wanted to reach out about my concerns for the proposed changes at Northwest University in Kirkland, WA. I live south of campus on 111th Ave NE about 4 houses from 53rd and the south side entrance. Although I have a number of questions and concerns about how the ambiance of the facilities and additional lighting around campus would feel to the neighborhood, my biggest, most important concern to me would be increased traffic and parking down our street of 111th.

Currently I notice that more and more drivers when heading out of the college or out of the neighborhoods and condos south east of campus turn and head down our street at a blazing speeds because of the amount of time it can take to turn from 53rd onto 108th. It happens going the opposite direction to get to campus or living quarters.

As a father of two young elementary and pre-school aged children, we find ourselves on the street riding bikes, playing catch, and walking the dog most days. My concern is for the safety of our children. With increased parking on our street and increased traffic by distracted drivers who don't live in and respect the street or neighborhood, my fear is not the inconvenience but the harm that could happen.

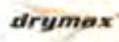
Thank you for taking my thoughts into consideration. I value the education system and hope that Northwest University thrives, but please help to keep the neighborhood safe. Increasing traffic through the south side entrance will affect our street.

Have a terrific Friday and enjoy your weekend.



Mike Stevens

C. 206.683.5753
 F. 206.299.9191
 mike@truenorthnw.com



Tony Leavitt

From: Hall Family <akhallfamily@gmail.com>
Sent: Thursday, November 03, 2016 10:50 PM
To: Tony Leavitt
Cc: masterplan@northwestu.edu
Subject: Northwest University Master Plan Update, Permit number: ZON16-02063

To: Tony Leavitt, Project Planner

Thank you for the opportunity to provide input regarding the Northwest University Master Plan Update. We support Northwest University's efforts to plan for the future and urge the City of Kirkland to approve the master plan.

We, Andrew and Kelli Hall, are Kirkland homeowners, purchasing our home six years ago in the Evergreen Hill neighborhood at 12024 NE 145th Street, Kirkland, WA 98034. Our investment in Kirkland is deep. Kelli is a small business owner of a private counseling practice with an office in the Lakeview neighborhood. We have two young children attending school in Kirkland. Our immediate and extended family has long supported Kirkland business and area development for over 30 years.

Personally and professionally, we are impacted by the Master Plan update. As Kirkland residents, we care that Kirkland's organizations and businesses remain at the forefront of their respective markets. When local businesses are able to adapt, the larger community benefits from a high quality of life. Professionally, Andrew is employed full-time by Northwest University. Our family's livelihood is dependent on Northwest University's ability to offer the types of facilities and programs that are sought in our area. Like any business or organization, in order provide quality services to the community, a university must remain responsive to industry changes. Kirkland is fortunate to have a university with an 82-year history within our community.

I, Andrew, have been employed at Northwest University for nearly seven years. In my particular role as Director of Admissions, I am astutely aware that Northwest University must adapt to changing factors in order to meet enrollment goals and generate the revenue necessary to meet basic operating needs, providing for the livelihoods of many people. The Master Plan facilitates Northwest University in providing the experiences and programs that today's students seek. The rising cost of higher education is frequently in the news. If supported by their respective communities, responsible institutions of higher education will initiate innovative ideas to offset rising costs. The Northwest University Master Plan seeks exactly this.

Northwest University is an excellent community of scholars, educators, professionals and thoughtful students who care to make a positive impact within Kirkland and the local region. Northwest University students are highly engaged in our city. Nearly every time our family is in the downtown area, we come across Northwest

University students enjoying great Kirkland restaurants, coffee shops, and stores. Northwest University is a community partner with more than 70% of students fulfilling local internships at least once during their enrollment. These same bright individuals are often hired in businesses that benefit all Kirkland residents. Many students provide daily childcare for families throughout Houghton, Rose Hill, and adjacent neighborhoods. It is difficult to measure the economic lift provided by Northwest University, yet these positive contributions are in no way small.

To provide updated and new facilities, innovative opportunities for students, and expanded educational access, we urge the City of Kirkland to approve the Northwest University Master Plan. The Master Plan facilitates Northwest University in adapting to market challenges while contributing meaningfully to the local community. As Kirkland citizens, homeowners, professionals and a business owner, we are grateful for the opportunity to provide input on the Northwest University's Master Plan.

Sincerely,

Andrew and Kelli Hall

Tony Leavitt

From: Sebastian J Gunningham <sebastian_gunningham@yahoo.com>
Sent: Thursday, November 03, 2016 5:29 PM
To: Tony Leavitt
Cc: masterplan@northwestu.edu
Subject: Northwest University Master Plan Update, Permit number: ZON16-02063

Dear Sir,

I wanted to send you a brief note in support of the Northwest University's efforts to plan for the future and urge the City to approve the plan. Tennis is a life sport, played all over the world, where the physical and developmental benefits of learning and playing the game early are of great value to all kids. The area has long suffered from lack of low cost and accessible indoor courts. Meanwhile, the area is continuing to grow, and tennis as a sport available to all families will also continue to grow. It would be great to build this set of indoor courts in Kirkland. Thank you,

Lisa and Sebastian Gunningham

Tony Leavitt

From: Phillip Lu <Phillip.Lu@microsoft.com>
Sent: Thursday, November 03, 2016 10:07 AM
To: Tony Leavitt
Cc: masterplan@northwestu.edu
Subject: Northwest University Master Plan Update, Permit number: ZON16-02063

Dear Mr. Leavitt,

I am Kirkland resident (12600 104th Ave NE, Kirkland). I am writing you to support Northwest University's plan of building new tennis facilities.

My daughter and I are both enthusiastic tennis players. Especially, my daughter (12) is a competitive junior player who has been training with the Northwest High Performance program based at Eastside Tennis Center (ETC) in Kirkland. We found that ETC's capacity is insufficient for the junior and adult training programs and local residents' recreational tennis needs. Northwest University's efforts to plan for the future would greatly help the Kirkland communities.

Thank you very much for the opportunity to provide input! I urge the city to approve the Master Plan Update.

Sincerely,

Phillip Lu

Tony Leavitt

From: Dan Schimelpfenig <DASCH@msn.com>
Sent: Thursday, November 03, 2016 4:50 PM
To: Tony Leavitt
Cc: masterplan@northwestu.edu
Subject: RE: Northwest University Master Plan Update, Permit number ZON16-02063

Dear Mr. Leavitt,

My name is Dan Schimelpfenig and I am writing to you in support of the Northwest University master plan update.

My wife and I continue to live in Houghton at 5915 111th Pl NE, Kirkland, WA., since late 1993, where I worked at Northwest University as the CFO from 1991 until I retired in 2012. I currently serve as the vice chair of the Northwest University Foundation and as a trustee on the Northwest University Board of Trustees. My wife also worked at the university during those same years, as well as attending Northwest College in 1962 to 1964.

During my time at the university, we went through significant growth and modernization that was well supported by your department. Also during those years, the university has gained national notoriety in many areas, including sports, debate, and a reputation for excellence. The university has also increased its general support to the community through volunteering time and effort in various student projects. All this to say is that we have the best students in the country and supporting them in improving their environment will create a positive outcome for the city, as well as the university. It now is very important to continue this support of Kirkland's university as we move on into the future by approving the proposed Master Plan update.

Respectfully Submitted
Dan Schimelpfenig
425 827 4001

Tony Leavitt

From: Carlos Moravek <cemoravek@gmail.com>
Sent: Thursday, November 03, 2016 10:54 PM
To: Tony Leavitt
Cc: masterplan@northwestu.edu; Carlos Moravek
Subject: Northwest University Master Plan

Dear Mr. Tony Leavitt,

Thank you for the opportunity to comment on the Northwest University Master Plan including the 6 indoor tennis courts.

I strongly believe that the Master Plan including the 6 indoor tennis courts for Northwest University and the City of Kirkland will provide significant value to the University, its students and faculty, as well as, the community.

In the Pacific Northwest, rain makes it difficult to enjoy certain sports, including tennis, and compete with schools in sunnier climates. Having indoors tennis courts will surely place Northwest University in a unique position and allow Northwest University to be competitive and be shown as visionary.

In a similar manner, the community of Kirkland will benefit significantly from the Master Plan including the 6 indoor tennis courts. Considering that there is a lack of indoor tennis courts in the community of Kirkland, the 6 indoor tennis courts at Northwest University would provide opportunity to play tennis throughout the entire year. Children, adults, and the elderly may gain significant health and social benefits throughout their lifetimes.

On a more personal level, my children and I play tennis and train in the City of Kirkland as much as possible. But, it has been very difficult to play tennis to any significant extent considering the shortage of indoor tennis courts in the City of Kirkland. Approval and completion of the Northwest University's Master Plan would provide increased access to indoor tennis courts and lessen the shortage of indoor tennis courts in the City of Kirkland.

In short, I whole heartedly give my support to Northwest University's Master Plan including the 6 indoor tennis courts. I am hopeful the City of Kirkland will give every consideration for Northwest University's Master Plan and approve it.

Thank you for your understanding and consideration.

Cheers,

Carlos E. Moravek, M.D.

Email: cemoravek@gmail.com

Wil & Patty Dutt
11207 NE 58th Pl
Kirkland, Wa 98033
425-822-9722
'wildutt@aol.com

Tony Leavitt
City of Kirkland Planning & Building Dept
123 5th Avenue
Kirkland, Wa 98033

Re: Northwest University Master Plan, Permit # ZON16-02063

As long-time residents abutting the NW University athletic fields, we appreciate having a small Christian college/university as neighbors almost 40 years. We so appreciate the past zoning of this school for what have been for their students a beautiful protected environment as well as being good neighbors to we neighbors. Many of us have raised our families here in this very secure and quiet setting.

The recent **Northwest University Master Plan Update** proposes a **zoning change** to drastically affect the adjacent neighbors, to say nothing of the increasing traffic congestion on 108th, new security and environmental issues with the students and neighbors, property devaluation issues, etc due to the University developing it's campus into a city park, with extensive outside non-university athletic activity.

Let me just comment on a few of these and other issues:

Security - Outside athletic groups and spectators potentially could bring drugs, alcohol, sexual assault, etc exposure to the student body - if I were parents of NW students, I would be very concerned! I can't imagine past limited security personnel at NW controlling this! The security issue is also a big concern with the adjacent neighbors!

Environmental - the lighting and noise issues to the adjacent neighbors especially for the hours available to outside groups (8AM-9:30PM) is definitely troubling and will decrease our property values. Our

- 2 -

daughter and family live on the north side of Columbia City near the Rainier Park and Community Center - the field/park noise carries to their home some 2-blocks away to the point they cannot sleep until the park shuts down. I can't imagine what the noise and lights beyond our 30 foot buffer will be like!

Comparisons to other Christian/private universities - I recently talked to a vice president of Whitworth University in Spokane about the NWU Master Plan to bring in outside athletic groups and spectators - they do not do this at Whitworth due to a number of issues, including those we've stated above. Whitworth has a healthy intercollegiate athletic program and does not choose to rent facilities to outside groups. He was only aware of a couple of other small universities who tried making their athletic facilities available to outside groups - Pacific University in Oregon who unsuccessfully shared their football and baseball fields with outside groups, and Lewis & Clark in Oregon who rented basketball facilities to the Portland Trail Blazers, but PTB tried to take control of the facility schedule and I believe the agreement was cancelled.

Financial Issues - It's obvious NW University is in need of financial resources, and thus intending for the change of the master plan to bring in outside money through renting their athletic fields, and building a profession tennis facility and gymnasium to bolster their financial picture. Their students, we the neighbors, and community will bear the brunt of all this thru the security problems, environmental degradation, and loss of home values.

Other financial issues include the tax status of the University if money is made on these athletic ventures - subject to the IRS investigation? Also, reduced home values will result in less tax revenue for the city and state.

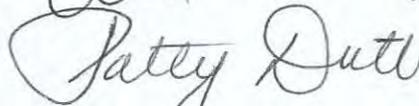
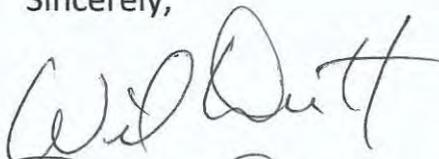
- 3 -

We would very much like to see Northwest University both replace and grow their physical facilities, but for their own and intercollegiate useage.

As stated by others, 'this NW University property is located in a residential-zoned area. There is no reason that Northwest should be granted the variance they are requesting'. We absolutely oppose changing the zoning to allow shared use of the fields for public access

Please, for the sake of the community and the students who want the freedom to use their schools' athletic facilities, and for the safety and security of the current-zoned campus, plus preventing more traffic to an already overloaded 108th, as well as being considerate to the neighbors by keeping the campus zoned only for University activities, do not approve this Master Plan in its current form. The former Resolution R-4756 of Feb 9, 2009, approved by the City, should be maintained - 'The former practice fields (ex-Seahawks) will be used exclusively by Northwest University athletic practices and intramural activities.'

Sincerely,



Wil & Patty Dutt

Tony Leavitt

From: Judy Fetzer <judy.fetzer@northwestu.edu>
Sent: Thursday, November 03, 2016 3:20 PM
To: Tony Leavitt
Cc: masterplan@northwestu.edu
Subject: Northwest University Master Plan Update, Permit # ZON16-02063

Dear Mr. Leavitt,

As an employee at Northwest University, I am excited by the plans the University has brought to the City in its Master Plan! I fully support Northwest University's efforts to plan for the institution's future growth and urge the City to approve the plan.

I've been at NU for four years and find it to be an amazing place to work! The commitment of employees to our mission, the welcoming community we have created here, not only with other staff members but with students, make many of us feel like we don't just have jobs but have meaningful work – supporting students who are pursuing an education and becoming scholars.

Planning for new and upgraded facilities will improve the student experience: new facilities and more room will really help us be attractive to new students, it will let us be able to provide the classes in majors that are being sought after, help us build a reputation that will keep families coming back to NU . For employees, more meetings spaces and having more departments housed in one building will improve my experience. And for those who rent parts of our facility, we'll be able to offer them more options and bring more people onto our campus and into Kirkland to explore its great businesses, restaurants, and scenery.

NU partners with the city and citizens of Kirkland in unique ways. I've heard from many families in the area that they really appreciate finding nannies who are NU students; they've said our students are reliable and excellent providers of childcare. I know we also work to place interns in businesses in town which is helpful for both the business and a great experience for the students.

The added tennis courts, gym, and turf fields will also help us partner with the community – providing them needed services and drawing people in to the city. So many positive things will come from this planned growth.

Thank you for this opportunity to provide comments on the Master Plan submitted by Northwest University.

-Judy

Judy Fetzer

Executive Assistant | Office of the Provost
office 425-889-5237 | fax 425-889-5200
judy.fetzer@northwestu.edu | northwestu.edu
US News & World Report Best Value



Tony Leavitt

From: Jim Heugel <jim.heugel@northwestu.edu>
Sent: Thursday, November 03, 2016 8:34 AM
To: Tony Leavitt
Cc: masterplan@northwestu.edu
Subject: Northwest University Master Plan Update, Permit number: ZON16-02063

Tony Leavitt, Project Planner
City of Kirkland

Dear Mr. Leavitt,

I'm writing to express my support of Northwest University's masterplan. I ask for your assistance to ensure its approval by the city.

As provost at Northwest, I oversee all aspects of academics, curriculum, faculty support, and student life. I am keenly aware of the ways our faculty and students will benefit from changes proposed in the new masterplan, both academically and in the overall quality of the student experience. Additionally, bringing clarity to the enrollment numbers for on-campus students will enable me to more effectively plan and support all our educational programs. I'm also excited about the possibility of Northwest positively connecting with greater numbers of Kirkland residents by allowing greater access to our athletic fields.

Northwest University and the City of Kirkland have been an important part of my entire adult life. I moved to Kirkland in 1974 to attend NU as a student, and returned again in 1999 to serve as a professor of History. In my current role, I've enjoyed my interaction with city officials, both elected and appointed, and I've been pleased that we could provide access to our campus for police department training activities.

Thank you so much for the work you do for the City of Kirkland and the community of Northwest University.

Sincerely,

Jim Heugel

James Heugel, PhD

Provost

office 425-889-4098 | mobile 206-972-4010 | fax 425-889-5200

jim.heugel@northwestu.edu | northwestu.edu

US News & World Report Best Value



Tony Leavitt

From: Karen Thompson <karen@kirklandschool.com>
Sent: Friday, November 04, 2016 10:33 AM
To: Tony Leavitt
Subject: Northwest University Master Plan Comments from Kirkland Children's School

Dear Tony,

I am hoping to pass on some commentary regarding the plans for Northwest University's proposed expansion.

We are a private school across from NU on 108th Ave Ne. We have a school capacity of 177 students. In the evenings from 5:15-6:15pm there is very heavy traffic headed north on 108th. We do have some concerns that the expansion may increase evening traffic as NU offers evening programs. Already, this traffic is troublesome for our families needing to access the school for evening pick up.

The other area we share concern for at is the intersection of 108th Ave Ne and 53rd St. This intersection is very busy and turning from Ne 53rd in either direction onto 108th is often difficult due to high traffic. We wondered if the city might look into adding a traffic signal in this location. A traffic signal may also increase safety for pedestrians crossing 108th Ave Ne (*currently there is a flashing light and designated crosswalk, but often cars do not stop even with visual cues*).

Other than the traffic concerns, we are in favor and support for their plan.

I am happy to further this discuss these matters should it benefit the plan considerations.

Sincerely,

Karen Thompson

School Director

Kirkland Children's School

Phone: (425) 822-5664

Fax: (425) 822-7818

Email: Karen@kirklandschool.com



This email has been checked for viruses by Avast antivirus software.

www.avast.com

Tony Leavitt
 Kirkland Planning Department
 Houghton City Council
 Kirkland City Council....
 Kirkland Police Department

PERMIT# ZON16-02063

1/6

Issues of major concern found in the Northwest College Master Plan revision request

For 39 years I have owned a home and lived on the North side of the college property.

1) The green belt described in our deed is gone and despite promises to maintain the remaining strip of land there is no follow through on a consistent schedule. Once a year, twice a year is not called maintaining property. The occasions when there is some clean up it is the result of neighbor complaints. The Master Plan as written puts the the burden on

the neighbors to call instead of the College taking responsibility. If I allowed my property to look that way I would find the police or other city department at my door with an ultimatum.

2) Architectural renditions in the past have shown a trail or path through our back yards which is now being used and is a security risk. Two homes have already had break ins. The gate at the west end is either not locked, not checked, and has an opening any skinny person can slip through. This needs to be closed off and locked except for maintenance. Since the college administration has never taken responsibility for follow through and tells the neighbors they need to contact security if there is a problem. This is not acceptable or responsible behavior. They can never be trusted.

3) 80 foot light standards anywhere on that property at any hours of the day or night will be a major issue for all homes north or south and if any residents are light sensitive it will be a health hazard.

4) The city of Kirkland and the school district have many fields available for rent where teams can play, practice, and have events as listed below. The noise and behavior over the years have made it impossible to sit on the back deck, have dinner on the deck or any other meal, and have a conversation. The Seahawks when using this property were very considerate and quickly responded to concerns and constantly checked with neighbors. The respect shown, consideration and attention to details was exemplary by the Seahawks and has continued to be lacking by the college. The meetings and open houses are useless when the past issues are ignored for months and years. The same behavior will happen with the new proposals.

- 5) As projected the increase in field use will have a profound impact of traffic, parking and noise level in all neighborhoods. NE 60th at 108th NE operates now as a Park and Ride area and making turns off of 108th NE hazardous. The street is a one way most hours of the day.
- 6) This requested Master Plan is incompatible with the Zoning which has a 40foot height limit. If an exception is made for 80foot lights this sets a precedent for Houghton which could mushroom into a plague of height requests and legal issue which brings up
- 7). The property owners in this area with such changes to our environment will allow us to have property tax reductions which should please the state, county and city.
- 8) This college needs to move to a larger property and start an expansion there like the Seahawks chose the option of moving out of a residential area.
- 9) The fines currently set for violations to the current plan are miniscule. The college has never cared about the Rules or the fines nor have they followed through with anything they say they will do. There is no reason to think that after 39 years they are going to change. The fines should be increased exponentially for each offense currently to several thousand dollars minimum. It needs to exceed what any group would pay to rent the space which is NOT allowed NOW.
- 10) All the Master Plan is proposing are ways to raise money. period. None of the added buildings will be of benefit to the students from an academic point of view. until the final phase. This is an educational institution with unethical and dishonest role models with whom we have tried to work for 39 years.
- 11) In this residentially zoned area they now want to set up commercial business in the proposed tennis facility, fields, and undoubtedly other facilities. These people cannot be trusted to do what they say ever.
- 12) Setting a cap on the commuter students also needs to be included. THE traffic analysis shows PM peak hour volume on 108th NE would increase 70% adding significantly to the congestion. It is already sometimes not possible to enter 108th NE. How can the college be allowed to more than double its current traffic with these conditions as they are now. This residential street is already an interstate bypass.
- 13) Follow the trail of money which is the entire focus for this Permit Change.

I hope all persons involved with taking a critical look at this Master Plan change, drive around the neighborhood, come into some homes and yards as you consider the LOGICAL CONSEQUENCES and decide that this is the WRONG place for these facilities and changes and DENY the request.

|



Jean Krynicki
11215 NE 58th PL
Kirkland WA 98033-7518
425-827-3972
ribbons@river silks.com

ATTACHMENT BELOW WITH LISTING OF KIRKLAND FIELDS



City Of Kirkland Parks with Fields				
<i>(NOTE: All City fields close annually approximately September 30th or October 15th for maintenance.)</i>				
	Common Seasonal Uses/Limitations	Existing Amenities	Approx. Seasons	Field Type/Area <i>(Lights only at Lee Johnson)</i>
132nd Square Park – 13159 132nd Ave NE, Kirkland				
Field 1	Up to U10 Baseball & Select Softball	60' Base Path 40 & 46' Rubber	March 1 – July 31	Dirt Infield/Grass Outfield
	Micro Soccer Practice in outfield		August 1 – Oct 15	Grass Outfield
Field 2	Up to U10 Baseball & Select Softball	60' Base Path 40' & 46' Rubber	March 1 – Oct 15	Dirt Infield/Grass Outfield
	Micro Soccer Practice in outfield		August 1 – Oct 15	Grass Outfield
Field 3	Soccer through Adult	Portable Goals	March 1 – Oct 15	Grass
Crestwoods Park – 1818 6th Street, Kirkland				
Field 1	Softball through Adult	65 & 60' Base Path 50' & 43' Rubber	March 1 – July 31	Dirt Infield/Grass Outfield No Fence
	Youth Soccer In Outfield		August 1 – Oct 15	Grass Outfield
Field 2	Softball through Adult	65 & 60' Base Path 50' & 43' Rubber	March 1 – July 31	Dirt Infield/Grass Outfield No Fence
	Youth Soccer In Outfield		August 1 – Oct 15	Grass Outfield
Field 3	Multi-Use Soccer/Lacrosse through Adult	Portable Goals	March 1 – Oct 15	Grass
Field 4	Up to U10 Baseball & Select Softball	60' Base Path 46' Rubber	March 1 – July 31	Dirt Infield/Grass Outfield 200' Fence
	Youth Soccer In Outfield		August 1 – Oct 15	Grass Outfield
Everest Park – 500 8th Street South, Kirkland				
Field A	Up to U12 Baseball & Collegiate Softball Games & Tournaments	60' Base Path, 43' Rubber, 46' Temp	Mar 1 – Sept 30/Oct 15	Dirt Infield/Grass Outfield 200' Fence
Field B	Up to U12 Baseball & Collegiate Softball Games & Tournaments	60' Base Path 46' Rubber	Mar 1 – Sept 30/Oct 15	Dirt Infield/Grass Outfield 200' Fence
Field C	Up to Collegiate Softball Games & Tournaments	60' Base Path 40' & 43' Rubber	Mar 1 – Sept 30/Oct 15	Dirt Infield/Grass Outfield 200' Fence
Field D	Up to U12 Baseball & Collegiate Softball Games & Tournaments	60' Base Path 43' Rubber, 46' Temp	Mar 1 – Sept 30/Oct 15	Dirt Infield/Grass Outfield 200' Fence
Highlands Park – A Neighborhood Park - 11210 NE 102nd Street, Kirkland				
One Field	Practice use up to U10 Baseball & Youth Softball	Backstop	March 1 – July 31	Dirt Infield/Grass Outfield
	Practice youth soccer in Outfield		August 1 – Oct 15	Grass Outfield
Juanita Beach Park – 9703 NE Juanita Drive, Kirkland				
Field 1	Up to U10 Baseball & Youth Softball	60' Base Path 46' Rubber	March 1 – July 31	Dirt Infield/Grass Outfield Fence
	Pee Wee/Micro Soccer in outfield		August 1 – Oct 15	Grass Outfield
Field 2	Up to U10 Baseball & Youth Softball	60' Base Path 46' Rubber	March 1 – July 31	Dirt Infield/Grass Outfield Fence
	Pee Wee/Micro Soccer in outfield		August 1 – Oct 15	Grass Outfield
Open Space	Practice, Multi-Use Youth Sports		March 1 – Oct 15	Grass
Lee Johnson Field at Peter Kirk Park – 202 3rd Street, Kirkland				
One Field	U13+ Baseball Games & Tournaments	80' & 90' Bases 54' & 60'6" Rubber	Mar 15 – July 31	Dirt Infield/Grass Outfield Fence
	Adult Softball	65' Bases, 50' Rubber	Aug 1-Sept 30/Oct 15	Lights
Spinney Homestead Park – A Neighborhood Park – 11710 NE 100th Street, Kirkland				
One Field	Practice use up to U10 Baseball & Youth Softball		March 1 – July 31	Dirt Infield/Grass Outfield
	Practice youth soccer in Outfield		August 1 – Oct 15	Grass Outfield
Terrace Park – A Neighborhood Park – 10333 NE 67th Street, Kirkland				
One Field	Practice, Multi-Use Youth Sports		March 1 – Oct 15	Grass, No Fence

Continues On Next Page

Lake Washington School District Kirkland Area Schools with Fields				
All coordinated by the City. Fields with "*" are also maintained by City. All others are maintained by District.				
All fields close to use approximately October 15 th or October 31 st annually.				
	Common Seasonal Uses/Limitations	Existing Amenities	Approximate Seasons	Field Type/Area (Lights only at Lee Johnson)
High Schools				
International/Community School – 11133 NE 65th Street, Kirkland				
One Field	T-Ball/Soccer Practice	Open Space	March 1 – Oct 15	Open Grass Field
Emerson* - 10903 NE 53rd Street, Kirkland				
One Field*	T-Ball/Soccer Practice	Backstop	March 1 – Oct 15	Grass Field
Juanita – 10601 NE 132nd Street, Kirkland				
Field 1	High School Level Softball	60' Bases 43' Rubber	March 1 – Oct 15	Dirt Infield, Grass Outfield 200' Fence
Field 2	High School Level Baseball	80' & 90' Bases 54' & 60'6" Rubber	March 1 – Oct 15	Dirt Infield, Grass Outfield Fence
Field 3	Practices/Little League/Multi-Use	Backstop	March 1 – Oct 15	Dirt
<i>Stadium not available through Joint Use Agreement. Contact High School directly.</i>				
Lake Washington – 12033 NE 80th Street, Kirkland				
Field 1	High School Level Baseball	80' & 90' Bases 54' & 60'6" Rubber	March 1 – Oct 15	Dirt Infield, Grass Outfield Fence
Field 2	High School Level Softball	60' Bases, 43' Rubber	March 1 – Oct 15	Dirt Infield, Grass Outfield Fence
<i>Stadium not available through Joint Use Agreement. Contact High School directly.</i>				
Middle Schools (continues on next page)				
Finn Hill – 8040 NE 132nd Street, Kirkland				
Field 1	Baseball	Backstop	March 1 – Oct 15	Dirt Infield, Grass Outfield
Field 2	Baseball/Softball	Backstop	March 1 – Oct 15	
Football Fld	Football/Soccer		March 1 – Oct 15	Grass
Track	Track		March 1 – Oct 15	Cinder
Kamiakin – 14111 132nd Ave NE, Kirkland				
Field 1	Baseball	80' & 90' Bases 54' & 60'6" Rubber	March 1 – Oct 15	Dirt Infield, Grass Outfield
Field 2	Baseball/Softball	60' Bases, 43' Rubber	March 1 – Oct 15	Dirt Infield, Grass Outfield
Open Space	Open Space		March 1 – Oct 15	Grass
Football Fld	Football/Soccer		March 1 – Oct 15	Grass
Track	Track		March 1 – Oct 15	Cinder
Kirkland* - 430 18th Ave NE, Kirkland				
Field 1*	Baseball	60', 80' & 90' Bases 54' & 60'6" Rubber	March 1 – Oct 15	Dirt Infield, Grass Outfield
Field 2*	Baseball/Softball	60' Bases 43' & 46' Rubber	March 1 – Oct 15	Dirt Infield, Grass Outfield
Football Fld	Football/Soccer		March 1 – Oct 15	Grass
Track	Track		March 1 – Oct 15	Cinder
Elementary Schools				
AG Bell – 11212 NE 112th Street, Kirkland				
Field 1	Tball/Soccer Practice		March 1 – Oct 31	Dirt Field
Field 2	Tball/Pee Wee Soccer	Goals and Backstop	March 1 – Oct 15	Grass Field
Ben Franklin* - 12434 NE 60th Street, Kirkland				
Field 1*	Up to U10 Little League/Soccer Practice	Backstop	March 1 – Oct 15	Grass Field
Field 2*	Up to U10 Little League/Soccer Practice		March 1 – Oct 15	Grass Field
Continues On Next Page				

Lake Washington School District Kirkland Area Schools with Fields All coordinated by the City. Fields with "*" are also maintained by City. All others are maintained by District. All fields close to use approximately October 15 th or October 31 st annually.				
	Common Seasonal Uses/Limitations	Existing Amenities	Approximate Seasons	Field Type/Area <i>(Lights only at Lee Johnson)</i>
Carl Sandburg – 12801 84th Ave NE, Kirkland				
Field 1	Up to U10 Little League/Soccer Practice	Goals and Backstop	March 1 – Oct 31	Dirt Field
Field 2	T-Ball/Pee-Wee Soccer		March 1 – Oct 15	Grass Open Space
Helen Keller – 13820 108th Ave NE, Kirkland				
Field 1	Up to U10 Little League/Soccer Practice	Backstop	March 1 – Oct 31	Dirt Field
Field 2	Soccer Practice	Goals	March 1 – Oct 31	Dirt Field
John Muir – 14012 132nd Ave NE, Kirkland				
One Field	Up to U8 Little League/Soccer Practice	Backstop	March 1 – Oct 31	Dirt Field
Juanita* - 9635 NE 132nd Street, Kirkland				
Field 1 (Rear)*	T-Ball/Pee-Wee Soccer	Backstop	March 1 – Oct 15	Grass Field
Field 2 (Front)	T-Ball/Pee-Wee Soccer	Backstop	March 1 – Oct 15	Grass Field
Lakeview* - 10400 NE 68th Street, Kirkland				
One Field	Up to U10 Little League/Soccer Practice	Goals and Backstop	March 1 – Oct 31	Dirt Field
Mark Twain* - 9525 130th Ave NE, Kirkland				
Field 1*	T-Ball/Micro Soccer	Backstop	March 1 – Oct 15	Grass Field
Field 2*	Soccer Practice	Goals	March 1 – Oct 31	Dirt Field
Peter Kirk – 1312 6th Street, Kirkland				
Field 1	Up to U10 Little League/Soccer	Backstop	March 1 – Oct 31	Dirt Field
Field 2	Soccer	Goals	March 1 – Oct 31	Dirt Field
Rose Hill* - 8110 128th Ave NE, Kirkland				
Field 1	T-Ball/Soccer Practice	Backstop	March 1 – Oct 15	Grass
Field 2*	T-Ball/Soccer Practice	Open Space	March 1 – Oct 15	Grass
Robert Frost – 11801 NE 140th Street, Kirkland				
One Field	T-Ball/Micro Soccer	Goals and Backstop	March 1 – Oct 15	Grass
Thoreau – 8224 NE 138th Street, Kirkland				
Field 1	Up to U10 Little League/Soccer Practice	Backstop	March 1 – Oct 31	Dirt
Field 2	Soccer Practice	Goals	March 1 – Oct 31	Dirt

Tony Leavitt

From: Karl Wiersholm <wiersholm@frontier.com>
Sent: Friday, November 04, 2016 10:44 AM
To: Tony Leavitt
Cc: masterplan@northwestu.edu
Subject: Northwest University Master Plan Update, Permit number: ZON16-02063

Dear Mr. Leavitt,

Thank you for this opportunity to provide input related to the possible development of an indoor tennis facility at the Northwest University.

My name is Maybelle Wiersholm. My family and I live in 7624 116th Avenue NE, Kirkland WA. We have lived in this community for the past 20 years.

Tennis has been a huge influence in our family. It has provided tremendous positive impact and incredible opportunities for our children. Henrik (19) is a rising third year at the McIntire School of Commerce at University of Virginia and is a member of the two-time NCAA Men's Tennis Championship team (2015 & 2016). Katja (12) is a rising 7th grader (a straight A's student) and is currently ranked #2 in the nation for her age group after having won back to back National Titles (on clay and hard court) this summer. Both our children have been coached by Dan Willman. He and the team that he's put together have been an integral part of their successes.

I think we all agree that we all want what is best for our children and our community. This is why we are so excited about the possibility of added tennis facilities within our community. Such a facility will further enable the members of our community to lead an active and healthy lifestyle. We believe the added access to tennis courts within the community is a huge opportunity for more children to pick up a racket and learn life skills on and off the court such as discipline, hard work, perseverance, problem solve and resiliency.

This is why we respectfully ask that the City of Kirkland to approve the Northwest University's plan to build an indoor tennis facility.

Your consideration in this matter is greatly appreciated.

Maybelle C. Wiersholm

Tony Leavitt

From: chris russell <coachcruss@gmail.com>
Sent: Friday, November 04, 2016 5:27 PM
To: Tony Leavitt
Cc: masterplan@northwestu.edu; Daniel Willman
Subject: Re: Northwest University Indoor Tennis Center

- To Whom It may Concern,
 My name is Chris Russell, and I reside at 13048 Holmes Point Drive NE, Kirkland and a long time college tennis coach, I am very excited to hear about the proposed indoor tennis center at Northwest University. I am delighted to learn about their efforts and their plan for the future. I urge the City of Kirkland to approved this, as indoor tennis courts on the eastside are very difficult to access. This project would be tremendous addition to the community, and Daniel Willman is the best at what he does with developing tennis community. My daughter has been involved in tennis programming of Mr. Willman, and I have had the opportunity to coach along side him. Our experiences were both excellent.
 Thanks for your consideration.
 Sincerely,

Chris Russell
 Associate Head Men's Tennis Coach
 University of Washington

On Thu, Nov 3, 2016 at 6:14 PM, Daniel Willman <danwillman37@yahoo.com> wrote:

Sent from my iPhone

Begin forwarded message:

From: Daniel Willman <danwillman37@yahoo.com>
Date: November 1, 2016 at 12:54:04 PM PDT
To: "brianwilsonstennis@gmail.com" <brianwilsonstennis@gmail.com>, Mark Hanson <tennismenace@hotmail.com>, Adam Clauson <adamclausontennis@yahoo.com>, Jon Pendano <jpendano@pendanofitness.com>
Subject: Northwest University Indoor Tennis Center

Hi everyone,

As many of you know we have been working on court expansion for sometime now. I've been working with Northwest University for nearly 8 years now and recently built 2 outdoor courts there. Its finally at a place where Kirkland City and the City of Houghton may pass this project (one of them being a 6 court

indoor facility on campus)early next year(Jan or Feb). The promotions company working with the University asked all tennis fans in the community to send an email of support to:

Tony Leavitt, Project Planner

tlevitt@kirklandwa.gov

Subject Line: Northwest University Master Plan Update, Permit number: ZON16-02063

cc: masterplan@northwestu.edu

This has to be sent in by this Fri. If you live in Kirkland or Houghton this is key to mention this and about lack of indoor facilities in the area.

Some guidelines below. If you and the kids can take a couple minutes and email it will really make a big difference.

Thank you!

Here are basic recommendations we suggest to all letter/email writers:

- If you are writing as an individual, a short email is a good way to communicate.
- For those who live in Houghton (most important) or Kirkland (also important) identify yourself as a resident and give your address, i.e.: *“I live in the Houghton community at XXXX, XXth Street, Kirkland WA”*.
- Begin and/or end with a ‘thank you’: ‘Thank you for the opportunity to provide input...’ or some version of this or other (genuine) thanks. Keep the tone of all comments positive – say what you like, not what you don’t.
- Begin or end with a statement of support and request that the Master Plan Update be approved: *‘I support Northwest University’s efforts to plan for the future and urge the City to approve the plan.’*

- Add a personal story about why it's important to you and/or your organization that the Master Plan be approved.
- Be sure to add the cc line for both emails and letters so we can keep track of comments submitted.

Thanks again!
Dan

Tony Leavitt

From: Jennifer Wilson <outlook_2B06938856A5682B@outlook.com> on behalf of Jennifer Wilson <marcandjennifer@comcast.net>
Sent: Friday, November 04, 2016 4:33 PM
To: Tony Leavitt
Cc: masterplan@northwestu.edu
Subject: Northwest University Master Plan Update, Permit number: ZON16-02063

Dear Mr. Leavitt,

I am a resident of the Houghton community, I live very near Northwest University at 5012 112th Ave NE. We have two boys who are actively involved in sports and I would be very supportive of the university opening up their fields/tennis courts/basketball facility to the public. However, the impact of traffic in general and specifically to the intersection of NE 53rd St and 108th Ave NE is very concerning. I have doubts that a stop light at the intersection is going to help the potential backup that will be created along NE 53rd St. I don't know what a traffic light will do for the already heavy traffic along 108th Ave NE during peak hours. Northwest University's response to the community's concerns and questions about this issue did not do anything to alleviate my feelings. Sending concerned citizens to the 47 page Traffic Impact Analysis to find answers shows a lack of transparency. With that in mind, I do not support the Northwest University Master Plan without a clear, simple explanation of the impact it will have on traffic to the community.
Jennifer Wilson

Sent from [Mail](#) for Windows 10

Tony Leavitt

From: Jung-In Lee <junginlee82@gmail.com>
Sent: Friday, November 04, 2016 3:36 PM
To: Tony Leavitt
Subject: In response to permit number ZON16-02063

11231 NE 58th Pl
Kirkland, WA 98033
847-440-6226
junginlee82@gmail.com

Tony Leavitt
City of Kirkland Planning and Building Department
123 5th Avenue
Kirkland, WA 98033
tlevitt@kirklandwa.gov

Regarding permit number ZON16-02063

We are writing in response to share our thoughts and concerns about the proposed revision to Northwest University's (NU) Master Plan. While we are partly in support of expansion and improvement of facilities for the benefit of the NU students, the proposed master plan is not specific and does not outline how these plans will be executed and managed as it affects the immediate neighbors and the greater Houghton community. We believe the updated master plan poses a huge imposition on the lives of the immediate neighbors. These plans adversely affect noise pollution, traffic congestion and security of the neighborhood. And with history of NU's prior records of no-compliance, we cannot endorse the current plans.

Our family recently moved into a house adjacent to the northeast borders of the NU campus. Although we have not lived here long, we have already experienced the repeated low frequency intrusions from music blasted

during Saturday morning soccer practices. The current master plan proposes installation of bleachers and opening the fields to public use from 8 am to 9:30pm in the evening. This plan would be a huge disturbance to our daily lives. We have a young child and plan to have more. The noise would inhibit my family to be able to play outside in our own yard and enjoy family time in the comfort of our own home. Moreover, the proposed 80 ft. lights being turned on until 9:30pm would disturb our child's sleep schedule. Are not lights bound to height restrictions as well? 80ft lights seem to be really tall for a residential area such as our neighborhood.

Another concern we have with NU's master plan is the adverse effect on traffic congestion on 108th Ave NE. We have not lived here long, but we are well aware of the traffic congestion on this particular street. We have already experienced numerous cases of road rage from drivers who have difficulty making turns to travel North or South. We even ruled out sending our child to Kirkland Children's School (located at 108th and NE 53rd street, less than a mile away) because of the traffic congestion in the mornings. The current proposal lacks preventive measures to mitigate traffic problems in an already congested area.

Our biggest concern is security. There is no mention of how NU will enforce security of potential noise disturbances and the potential risk from open access into campus. Public access to fields, fitness and tennis centers would attract many people outside the immediate neighborhoods and increase the risk of crime occurring on and off campus. NU has said "we don't care" on multiple occasions of violations of current code and we simply cannot trust that our security will be protected. We believe these plans must be set in place with input from the community so that the NU will be able to ensure safety.

Ultimately these potential disturbances and inconveniences to the immediate residents and community negatively impact the value of residential homes in the area. We feel that the current update to NU's master plan lacks details; thus, granting approval without specifics in place to monitor and manage the impact on the community would be detrimental to the quality of life. We love our neighborhood and hope to stay in our house for a very long time. We feel NU and the Houghton community with cooperation from the city of Kirkland can work together to resolve these differences and reach a solution.

Thank you.

Sincerely,

Jung In Lee and Eun Jung Choi

Tony Leavitt

From: dglhobson@comcast.net
Sent: Friday, November 04, 2016 1:00 PM
To: Tony Leavitt
Cc: masterplan@northwestu.edu
Subject: Northwest University Master Plan Update: Permit number ZON16-02063

Dear Tony Leavitt,

I am writing in support of approval for the Northwest University Master Plan Update (Permit number: ZONE 16-02063). I have been a resident of Kirkland for over forty years and currently reside at 11216 NE 61st Place in the Houghton area. My father-in-law D.V. Hurst served on the City Council and as the Mayor of Kirkland. I have also been a faculty member at Northwest University for 43 years until my retirement from my position as Dean of Arts and Sciences in May, 2016.

My family and I have enjoyed the quality of life that Kirkland provides with excellent schools, beautiful parks, and the general quality of life that Kirkland affords. I also believe strongly in Northwest University.

The current master plan proposal will enable Northwest University to more effectively serve the students by offering excellent facilities to support the academic programs and to enhance the quality of their educational experience. It is my belief that these improvements will have a significant impact on the students' lives without having any negative impact on the surrounding community.

Over the years, I have observed that Northwest has worked cooperatively with the surrounding community to diminish any negative impacts. One of the ways that Northwest is furthering this is through the significant attention to development of online education and extension site development rather than seeking to have significant growth beyond currently agreed upon population for on-campus students. I believe that this Master Plan demonstrates that continuing commitment to the Kirkland community and the quality of life it affords the citizens.

Respectfully,
Darrell L. Hobson, DMin

Sent from [Mail](#) for Windows 10

November 4, 2016

Mr. Tony Leavitt
Senior Planner
City of Kirkland
123 Fifth Avenue
Kirkland, WA 98033

Sent via US MAIL and email tlevitt@kirklandwa.gov

RE: Northwest University Master Plan - Permit Number Zon16-02063

Dear Tony:

As a home owner adjacent and to north of the Northwest University ("NU") property, I am writing this letter to express my concerns with the recent Northwest University's submittal for approval of a 20-year Master Plan. The submittal requests several modifications that change the height limitations for buildings, the allowable uses on the Property that are not for Northwest University's sole use. All of these things will have an adverse effect and impact on the residents of the Central Houghton neighborhood and adjacent neighborhoods by increasing the traffic congestion, noise caused from renting out the fields and the property value for home owners in the area.

Northwest University is a private organization that is trying to modify the current zoning and development requirements in the middle of a residential area to include allowing "for profit" private commercial businesses to operate in a residential area, which I do not believe to be what was contemplated when the City approved NU's prior Master Plans. All in all this is not good for the residential area of the Central Houghton neighborhood in which their property is located.

I find it interesting that only home owners located within 300' of the property were sent formal Notice Applications notices when the affected area is far greater than 300'; all of Houghton will be impacted. It is my understanding that when commercial tenants or owners of commercial properties want to obtain a change of use or a conditional use permit they need to send notification letters to more than just property owners that are within 300' of the subject property. Perhaps I am incorrect or NU is too early in the process. I would like to know if I am correct and what the actual notification process is.

Also, the locations of the signs notifying the public are located in less than high profile locations. One is located at the end of the dead end street, 114th Avenue NE, which is only viewable by three (3) property owners who travel by the sign to get to their residence or by individuals like myself that have specifically gone looking for the signs. When the Seahawks modified their use of the fields and use of the practice "bubble", a sign was placed on 112th Place NE for the effected neighbors abutting the fields to be put on notice. I would like to know how the locations of the signs were chosen, and by whom, as the noise from the use of the fields and traffic congestion will effect more than the residence within the 300' referenced above.

Traffic Impact

As proposed, traffic congestion along 108th Avenue NE will increase dramatically as a result of the requested addition of a new 6-Court Indoor Tennis Center, a new Gymnasium Pavilion with seating for approximately 900, the addition of two soccer pitches with a new field house with men's and women's locker rooms, public restrooms, bleacher seating and the right for outside entities to use and/or operate the Tennis Center, Gymnasium Pavilion and fields and allow NU to operate them "for a profit". This will create additional traffic during times the facilities and fields are not being used by NU but outside groups. The addition of parking garages and additional housing will also increase the traffic on 108th Avenue NE and NE 53rd Street, as well as affect other Houghton area residents using the 108th Avenue/6th Street corridor to travel north and south of NU.

Athletic Fields

If we are to believe the statements made by Joseph Castleberry in his letter referenced as Appendix D of the Master Plan, "Our mission calls us to be 'a learning community dedicated to spiritual vitality, academic excellence, and empowered engagement with human need, Athletic competition constitutes a very important academic exercise...'" and "everyone at Northwest benefits from the lessons learned in sports.", why is NU asking for the right to install lights at 80' and allow them to be turned on every evening (weekday, weekend, holiday) until 9:30pm each and every day of the year, whether or not NU's teams are playing? The answer is simple; it is the intention of NU to turn the fields in to a profit center for NU with no regard of traffic impact, the noise that is caused by the use of the fields or the disruption the lights will have on neighbors.

My neighbors and I experienced the noise first-hand in 2010 and 2011 when NU illegally rented the fields to non-NU teams. The noise caused by cheering, air horns and whistles during these times made my backyard unusable. I could not sit in my back yard to enjoy my patio or yard due to this noise. In fact, you could hear the noise inside my house with the windows and doors closed and the TV on. I purchased my home in a residential area knowing I was not purchasing next to play fields that would be used by outside parties, only by NU for their exclusive use or a professional football team. The conditions related to the Seahawks use of the fields were much, much more limiting than NU's proposal.

If the fields were purely to be in-line with NU's "mission", then the lights would not need to be used for more than a few hours, a few times a week for games and practices of NU's athletic teams.

On February 9, 2009 the City approved under Resolution R-4756, which clear stated "The former practice fields will be used exclusively by Northwest University athletic practices and intramural activities". NU repeatedly did not complying with R-4756 as they rented, and/or allowed, the practice facilities to be used by non NU groups and teams on a regular and on-going basis, and continued to so even after they were fined by the City. In fact, NU continued to use the fields after they were told they were in violation and fined which caused this matter to be heard by a hearing examiner on August 18, 2011.

The hearing examiner found that NU was in violation and needed to pay a fine totaling \$1,050.00. I have attached the decision as Exhibit A for your easy reference. The file number is ENF11-088.

Thus, if violations occur, NU should be willing to agree to severe fines for each violation. The fines should be enough that NU would be hard pressed to rent out the fields during reasonable times and days. Perhaps the first fine should be \$1,000.00 for the first violation, the second fine \$2,000.00 for the second violation, and double each time thereafter for additional violations. These fines for violations are meant to be heavy enough that NU will not even consider violating the Master Plan by agreeing to very stiff fines under the current Master Plan request.

Also, I have attached as Exhibit B to this letter, a “City of Kirkland Athletic Field Inventory (Summarized)”, which lists multiple fields that are specifically available for soccer and softball. International/Community School has a field that could be used for soccer practices (it might not be large enough for games but certainly for practices) but I have never seen the fields used by anyone outside school hours. In addition, the Lake Washington High School has a field(s) that is set up to be used by outside parties for baseball and softball, but not Soccer. These two specific fields are paid for by us as tax payers and the availability of these fields should be considered by these public institutions as fields available for Soccer use.

Tennis Facility

If a need for a Tennis Facility as great as Joseph Castelberry states in letter referenced as Appendix C of the Master Plan, then the facility should adhere to the current height limitations and restrictions, not the 52’ they are asking for in the Master Plan. If NU needs the additional height to comply with the “minimum USTA clearance over the net of 36’ “, they could always consider having the structure begin deeper in the ground to stay with the height restrictions. However, I suspect that NU does not want to consider this due to the increased cost of construction and or build a parking structure to accommodate parking for the building. In addition, NWHPT, which NU is in partnership to build the facility, would like a fully compliant facility.

Also, if NU moves forward with the Tennis Facility NU should not be allowed to rent the facility or be operated by for profit commercial entities third parties to create a profit center for the operator or NU. The property is an educational campus in a residential area that will affect the neighborhood by the increase in traffic if non-NU students and staff are allowed to use the facility. NU’s property is not a commercially zoned property, it is designated for Institutional land use. Fines similar to the ones stated under the Athletic Fields stated above should be put in place.

Gymnasium Pavilion

My only concern with the proposed “New Gymnasium Pavilion” is that NU intends to share the use of the pavilion with non-NU athletic programs. If allowed to “share” (rent or otherwise generate revenues for NU) the pavilion with outside parties, this will only add to the traffic congestion on 108th Avenue NE and affect other residence using the 108th Avenue/6th Street corridor to travel north and south of NU.

Seating for 900 seems large for a university of this size, and will cause additional traffic congestion and potential parking impacts during times when 900 observers attend games and functions. However, I would be okay, and deal with, the added traffic congestion if the facility was for the sole and exclusive use of NU students and faculty only. A parking management plan should be required to assure that the campus activities (sole use) do not spillover into the neighborhoods

New Fitness Center

NU has proposed to “serve the community through a partnership with an operations partner to provide Houghton with access to a fitness training facility.” As stated many times before, this will only create additional traffic congestion on 108th Avenue NE and affect other residence using the 108th Avenue/6th Street corridor to travel north and south of NU if outside parties are allowed to use the fitness center. Additionally, this would allow the operator and NU to use the property as a “profit center” for both parties. Again, the property is not commercially zoned and should not

New Residence Hall

NU is requesting a proposed height increase of the building from the allowed 40' to 60', which is 33% increase. The height increase should not be allowed as the property is located in a residential area. In fact, height restrictions are in place to preserve the look of an area and found in commercially zoned areas as well. I do not believe the City would approve a variance for me, or anyone for that matter, to build a single family residence that would be 60' in height. The zoning for a single family home in the area of this property is currently 30'. Would the City grant me, or anyone else, a variance to increase the height of a single family residence by 33% to 40'? I don't think so.

Thus, as the property is located in residential area, I see no reason what NU should be granted the variance they are requesting

Should you have any questions, please do not hesitate to contact me at your earliest convenience.

Sincerely,



Todd Gauthier
11221 NE 58th Place
Kirkland, WA 98033
(425) 450-1118
Todd.gauthier@outlook.com

**CITY OF KIRKLAND
HEARING EXAMINER FINDINGS,
CONCLUSIONS, AND DECISION AND ORDER**

In the Matter of the Notice of Civil
Violation Issued To

File Number:
ENF11-088

NORTHWEST UNIVERSITY

By the City of Kirkland, Department of
Planning and Community Development

Introduction

The City issued a Notice of Civil Violation to Northwest University for violation of a Change of Use Permit issued to the University under file number ZON08-00020.

The matter was heard by the undersigned Hearing Examiner on August 18, 2011, in City Council Chambers, City Hall, 123 Fifth Avenue, Kirkland, Washington. Northwest University was represented by Charles A. Klinge, attorney-at-law; and the Department of Planning and Community Development (Department) was represented by Judd Tuberg, Code Enforcement Officer, and Oskar Rey, Assistant City Attorney. Exhibit A, the Department's Final Witness and Exhibit List and attached exhibits was entered into the record with the following changes: attached Exhibits 5 and 12A were stricken; a certified transcript of the hearing held on the Change of Use Permit in file ZON08-00020 on February 23, 2009 was substituted for the uncertified transcript included in attached Exhibit 4; and a signed copy of the Hearing Examiner's decision in ZON08-00020 was substituted for the unsigned copy included in attached Exhibit 2. Exhibit B, the Notice of Civil Violation issued on July 6, 2011, and Exhibit C, the Department's report, were also entered into the record.

Having considered the evidence in the record and visited the site, the Hearing Examiner enters the following findings of fact, conclusions, and decision and order on the Notice of Civil Violation.

Findings of Fact

1. The subject property is addressed as 11220 NE 53rd Street in Kirkland. It is the site of the former Seahawks practice facility and includes two grass practice fields and one AstroTurf practice field with a pneumatic seasonal cover ("the bubble"), in addition to several structures.

HEARING EXAMINER DECISION AND ORDER**ENF11-088****Page 2 of 7**

2. The Seahawks terminated their lease of the site, and in 2009, Northwest University applied for a Change of Use Zoning Permit pursuant to Kirkland Zoning Code (KZC) Section 60.12.010 to use the site. The Hearing Examiner recommended approval of the application subject to three conditions, Exhibit 2, and the Examiner's findings, conclusion and recommendation were adopted by the City Council. Exhibit 1. The permit granted the University's request to, *inter alia*, use the former practice fields "for the exclusive use of Northwest University athletic practices and intramural activities" Exhibit 2 at 11¹ (Change of Use Application, "*Practice Field Utilization*"). In Finding of Fact 1.c under "History," the Examiner's recommendation of approval incorporates the University's statement of its request by reference. Exhibit 2 at 14.²
3. A 30-foot wide landscape buffer separates the practice fields from an adjacent single-family residential area to the north.
4. Northwest University, a Christian university, considers sports both a crucial part of education and a way of worship. Consequently, athletics are an important part of the University's mission.
5. During the years when the Seahawks were utilizing the fields, Northwest University was frequently allowed to use them on weekends for its athletic practices and intramural activities.
6. It is a common practice for small college athletic programs to invite middle- and high-school-age athletic teams to their college campuses to work out with college coaches. The colleges, including Northwest University, consider this a form of recruiting for both the college and the college's athletic program. Northwest University's athletic program has engaged in this practice for years, using its own facilities for some sports, but using Lake Washington School District facilities for soccer.
7. The University has also operated youth sports camps for years, but has not had the facilities to offer a youth soccer camp.
8. Pursuant to its Master Plan, the University maintains an open campus, meaning that pedestrians from the neighborhood are allowed to travel through University grounds. The University also allows occasional, informal use of the fields by those living in the neighborhood.
9. Beginning in early 2010, neighbors of Northwest University began documenting incidents involving use of the Northwest University fields for purposes other than Northwest University athletic practices and intramural activities. *See* Exhibits 6 and 11a.

¹ The page numbers cited for exhibits are the sequential page numbers for the entire Exhibit A that are found in the lower right hand corner of each page.

² A separate finding of fact notes that use of the pneumatic cover would also be "exclusively for Northwest University athletic practices and intramural activities." Exhibit 2 at 17.

These uses included rental of the fields to Kirkland Youth Lacrosse for extended practices and games as well as youth soccer sports camps and clinics. *Id.*

10. During April and May of 2010, Department staff investigated neighbors' complaints about these uses and issued two Notices of Violation and Orders to Correct to Northwest University. The University agreed that under the Change of Use Zoning Permit, it could not rent the fields to outside organizations. It paid the penalty associated with the violation cited in one Notice and has not rented the fields since that time. The Notice of Violation issued for the sports camps was not appealed, but the University did not institute the required corrective action either. Instead it held youth soccer camps on the fields on several additional dates in August of 2010 and failed to pay the fines levied for the violations despite receiving a demand letter for them.

11. During April, May and June of 2011, Department staff received numerous complaints about frequent, sometimes extended soccer practices and games that were not Northwest University athletic practices or intramural activities. Exhibit 8. Working with neighbors, the Department was able to document specific dates and times of these field uses. Specifically, the fields were being used for practice and games by the Cedar Park High School Soccer Team, the Under 17 girls soccer team and the Crossfire girls soccer team. *See* Exhibit 10a. After contacting the University, Exhibit 10b, the Department determined that these field uses violated the Change of Use Zoning Permit.

12. On June 17, 2011, the Department issued a Notice of Civil Violation to Northwest University for violation of the Change of Use Zoning Permit. Following a request for clarification, the Department issued a new Notice of Civil Violation on July 6, 2011. Exhibit 8 at 193 and Exhibit B. The July 6, 2011 Notice lists violations of the Change of Use Zoning Permit, KZC 60.12.010 (Special Regulation 3.d.4), and the Northwest University Master Plan, on seven specific dates in June of 2011 by allowing use of the former Seahawk fields "by teams and persons not enrolled at or otherwise affiliated with" the University. The Notice states that the Department requested voluntary compliance of the University on May 20, 2010, and that the required corrective action is to discontinue use of the practice fields for uses other than the exclusive use by Northwest University practices and intramural activities unless the University first obtains the zoning approval required by KZC 60.12.010 to do so. *Id.* The Notice states that it is for a first violation subject to a \$100 per day penalty. *Id.*

13. Following issuance of the Notice of Civil Violation, the University held numerous sports camps. These camps required payment of the fee to attend and had been advertised to the public in April. *See* Exhibit 9 at 197, 195-96. Code Enforcement Officer Judd Tuberg, testified that violations occurred on a nine specific dates between July 6, 2011 and August 12, 2011.

14. At hearing, the Department asked that the Examiner impose a daily monetary penalty for the nine violation dates between July 6, and August 12, 2011, and for any additional violations that may occur in the future. *See* Exhibit C.

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15. KZC 60.12.010, Special Regulation 3.d.4, requires an application for a Process IIB zoning permit for a change in any part of the former Seahawks facility to a use other than a professional football team office and practice facility.

16. Under the Kirkland Municipal Code (KMC), a "violation" is "an act or omission contrary to a city development regulation". KMC 1.12.020.M. A "regulation" includes the "terms and conditions of any permit or approval issued by the city" KMC 1.12.020.K.8.

17. A "Civil violation" is defined as "a violation for which a monetary penalty may be imposed as specified in this chapter. Each day or portion of a day during which a violation occurs or exists is a separate violation." KMC 1.12.020.D.

18. A "Repeat violation" is a "violation of the same regulation in any location by the same person for which voluntary compliance previously has been sought within two years or a notice of civil violation has been issued within two years." KMC 1.12.020.L.

Conclusions

1. The Hearing Examiner has jurisdiction over this appeal pursuant to KMC 1.12.050.
2. KMC 1.12.050.C states that the Department has the burden of proving "by a preponderance of the evidence that a violation has occurred and that the required corrective action, if applicable, is reasonable." The Examiner is required to accord substantial weight to the Department's determination concerning the need for corrective action. *Id.*
3. Northwest University does not dispute the activities cited by the Department as violations of the Change of Use Zoning Permit. Rather, it questions whether those activities violated the Permit.
4. Although the University argues that the decision granting the Change of Use Zoning Permit failed to include a condition requiring that the University use the former Seahawk fields for the exclusive use of its athletic practices and intramural activities, such a condition was not necessary. The decision followed the normal procedure of granting the permit for which the University had applied, and imposing as conditions any necessary restrictions not already included in the proposal described in the application. Development proposals are often very lengthy. The University cites no authority for the proposition that the City must incorporate the entire proposal into the decision granting the application.
5. The University contends that even if the use of the fields is limited to that described in its application, i.e., exclusively for Northwest University athletic practices and intramural activities, the use of the fields on all seven dates cited in the Notice of Civil Violation was for recruiting activities by the University's athletic program for men's and women's soccer. However, the University's interpretation of its application for the Change of Use

Zoning Permit effectively adds language that was not included in the application. The application was not for practice fields to be used for the exclusive use of "athletic practices sponsored by the Northwest University athletic program or athletic department," or "athletic practices conducted at the invitation of Northwest University". If the University, and by extension the City, had intended such extensive use of the fields, they could have used language that would allow it. Instead, the University used the words, "exclusively for Northwest University athletic practices". These are not words of art. The Examiner concludes that the common understanding of this phrase would be sports practices by those affiliated with the University.

6. To be "affiliated" means to be "closely associated with another typically in a dependent or subordinate position". Merriam-Webster Online Dictionary. Those affiliated with a university would normally fall into four general categories: students, faculty, administration, and other employees.

7. The evidence in the record shows that none of the groups using the fields on the seven dates specified in the Notice of Civil Violation were affiliated with Northwest University. The fact that the coach for one of the youth soccer organizations was also a coach at Northwest University does not change this conclusion because the youth organization was not itself affiliated with the University.

8. The University may pursue its mission and engage in the recruiting activities it employed prior to 2009. However, it may not expand the use of the former Seahawks fields beyond that allowed in the existing Change of Use Zoning Permit without first obtaining a new Process IIB permit. The Department's request for corrective action is reasonable.

9. KMC 1.12.040.E provides that the monetary penalty for a first violation is \$100 per day, and that the Examiner may double the monetary penalty if the violation is a repeat violation.

10. In determining the amount of the penalty, the Examiner is to consider whether the person "responded to staff attempts to contact the person and cooperated with efforts to correct the violation," "failed to appear at the hearing," "showed due diligence and/or substantial progress in correcting the violation," as well as "whether the violation was a repeat violation," "whether a genuine code interpretation issue exists," and "any other relevant factors". KMC 1.12.050.D.4.

11. One of the Notices of Violation issued to Northwest University in 2010 was expressly for renting the fields to the Kirkland Youth Lacrosse organization. However, the other Notice of Violation was for use of the fields for sports camps and other outdoor sports-related activities "sponsored or conducted" by independent contractors or outside promoters. Therefore, the Notice of Civil Violation issued on July 6, 2011 for similar activities was a repeat violation.

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12. Northwest University did not cooperate with efforts to correct the violations cited in the July 6, 2011 Notice of Civil Violation but, instead, conducted activities similar to those cited in the Notice for approximately 2 months after the Notice was issued. On the other hand, the University raised at least an arguable issue concerning the appropriate interpretation of the field use language in its application for the Change of Use Zoning Permit. Therefore, rather than doubling the \$100 per day penalty for the repeat violation, the Examiner will increase it by one-half, to \$150 per day.

13. The Examiner finds no authority in the Code for imposing penalties for uses of the field on dates not specified in the July 6, 2011 Notice of Civil Violation. In the usual land use violation case, the monetary penalty called for in KMC 1.12.040.E is imposed for each day the condition constituting the violation continues. However, in this case, the violation is an intermittent, rather than a continuing one, occurring only on the dates the fields are actually used in violation of the Change of Use Zoning Permit. Therefore, the actual dates of violation must be specified in the Notice.

14. Imposing penalties for field uses on dates subsequent to the date of the Notice would also affect the University's right to notice and the opportunity to be fully heard on the violations. At hearing, the University did not contest the fact that it had used the fields for youth soccer camps and other similar activities during the months of July and August. However, the July 6, 2011 Notice of Civil Violation did not provide notice to the University that it needed to be prepared on the specified hearing date to actively defend actions that occurred after the date of the Notice in order to avoid penalties being imposed for those dates .

Decision and Order

The Notice of Civil Violation issued to Northwest University¹ on July 6, 2011 is affirmed.

In accordance with KZC 1.12.050.D.2, it is ordered that:

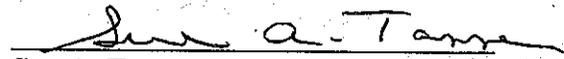
1. Effective August 29, 2011, Northwest University shall allow use of the three former Seahawks fields on its campus only for the exclusive use of Northwest University athletic practices and intramural activities, as defined in the above conclusions. This does not affect the occasional, informal use of the fields by those in the neighborhood that is currently allowed by the University.
2. Northwest University shall also incur a penalty of \$150 per day for the violation dates, June 1, 6, 8, 13, 14, 26, and 30, 2011, for a total of \$1050.00. The penalty shall be paid to the City of Kirkland on or before September 2 2011, after which date, the City may institute appropriate action to collect the penalty if it has not been paid.

HEARING EXAMINER DECISION AND ORDER

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Entered this 24th day of August, 2011.



Sue A. Tanner
Hearing Examiner

Concerning Further Review

KMC 1.12.050.F provides that "An appeal of the decision the hearing examiner must be filed with superior court within 21 calendar days from the date the hearing examiner's decision was mailed to the person to whom the notice of civil violation was directed, or is thereafter barred."

City of Kirkland Athletic Field Inventory (Summarized)

Parks and Schools (Lake Washington School District, Kirkland Area)

With Athletic Fields/Areas - Coordinated for Use Through the City of Kirkland

Summarized List With Park/School Names, Addresses And Intended Purpose of Field(s)

City of Kirkland Parks With Fields	Address	Intended Purpose of Field(s)
132 nd Square Park	13159 132nd Ave NE	Little League Baseball/Softball and Soccer
Crestwoods Park	1818 6th ST	Adult Softball, Little League Baseball and Soccer
Everest Park	500 8th ST South	Little League Baseball and Softball Games & Tournaments
Juanita Beach Park	9703 NE Juanita Dr	Little League Baseball/Softball
Lee Johnson Field at Peter Kirk Park	202 3rd ST	80' and 90' Baseball Games & Tournaments
LWSD Schools With Fields With Maintenance Provided by the City	Address	Intended Purpose of Field(s)
Emerson High	10903 NE 53rd ST	Open Space
Kirkland Middle Baseball & Softball Fields	430 18th Ave NE	80' and 90' Baseball and Softball
Ben Franklin El Both Fields	12434 NE 60th ST	Little League Baseball/Softball and Soccer
Juanita El Rear Field	9635 NE 132nd ST	Little League Baseball/Softball and Soccer
Lakeview El	10400 NE 68 th ST	Little League Baseball/Softball and Soccer
Mark Twain El	9525 130th Ave NE	Little League Baseball/Softball and Soccer
Rose Hill El Field One	8110 128th Ave NE	Little League Baseball/Softball and Soccer
LWSD Schools With Fields With Maintenance Provided by the District	Address	Intended Purpose of Field(s)
Juanita High Fields 1, 2 and 3	10601 NE 132nd ST	Baseball, Softball and Soccer (field 3)
Lake WA High Fields 1 and 2	12033 NE 80th ST	Baseball and Softball
Finn Hill Middle	8040 NE 132nd ST	Baseball, Softball, Football, Soccer, Track
International/Community School	11133 NE 65th ST	Open Space
Kamiakin Middle	14111 132nd Ave NE	Baseball, Softball, Football, Soccer, Track
Kirkland Middle Football Field	430 18th Ave NE	Football, Soccer and Track
AG Bell El	11212 NE 112th ST	Little League Baseball/Softball and Soccer
Carl Sandburg El	12801 84th Ave NE	Little League Baseball/Softball and Soccer
Helen Keller El	13820 108th Ave NE	Little League Baseball/Softball and Soccer
John Muir El	14012 132nd Ave NE	Little League Baseball/Softball and Soccer
Juanita El Front Field	9635 NE 132nd ST	Little League Baseball/Softball and Soccer
Peter Kirk El	1312 6th ST	Little League Baseball/Softball and Soccer
Robert Frost El	11801 NE 140th ST	Little League Baseball/Softball and Soccer
Rose Hill El Field 2	8110 128th Ave NE	Little League Baseball/Softball and Soccer
Thoreau El	8224 NE 138th ST	Little League Baseball/Softball and Soccer

The following neighborhood parks may also be available, although the primary purpose of neighborhood parks is for immediate neighborhood use. Non-neighborhood use may be considered, though parking does not exist on-site, so the type of use considered is limited, and limited to practice only.

City Of Kirkland Neighborhood Parks	Address	Intended Purpose
Highlands Park	11210 NE 102 nd Street	Neighborhood Park
Spinney Homestead Park	11710 NE 100 th Street	Neighborhood Park
Terrace Park	10333 NE 67 th Street	Neighborhood Park

City Of Kirkland Parks with Fields

(NOTE: All City fields close annually approximately September 30th or October 15th for maintenance.)

	Common Seasonal Uses/Limitations	Existing Amenities	Approx. Seasons	Field Type/Area <i>(Lights only at Lee Johnson)</i>
132nd Square Park – 13159 132nd Ave NE, Kirkland				
Field 1	Up to U10 Baseball & Select Softball	60' Base Path 40' & 46' Rubber	March 1 – July 31	Dirt Infield/Grass Outfield
	Micro Soccer Practice in outfield		August 1 – Oct 15	Grass Outfield
Field 2	Up to U10 Baseball & Select Softball	60' Base Path 40' & 46' Rubber	March 1 – Oct 15	Dirt Infield/Grass Outfield
	Micro Soccer Practice in outfield		August 1 – Oct 15	Grass Outfield
Field 3	Soccer through Adult	Portable Goals	March 1 – Oct 15	Grass
Crestwoods Park – 1818 6th Street, Kirkland				
Field 1	Softball through Adult	65 & 60' Base Path 50' & 43' Rubber	March 1 – July 31	Dirt Infield/Grass Outfield No Fence
	Youth Soccer In Outfield		August 1 – Oct 15	Grass Outfield
Field 2	Softball through Adult	65 & 60' Base Path 50' & 43' Rubber	March 1 – July 31	Dirt Infield/Grass Outfield No Fence
	Youth Soccer In Outfield		August 1 – Oct 15	Grass Outfield
Field 3	Multi-Use Soccer/Lacrosse through Adult	Portable Goals	March 1 – Oct 15	Grass
Field 4	Up to U10 Baseball & Select Softball	60' Base Path 46' Rubber	March 1 – July 31	Dirt Infield/Grass Outfield 200' Fence
	Youth Soccer In Outfield		August 1 – Oct 15	Grass Outfield
Everest Park – 500 8th Street South, Kirkland				
Field A	Up to U12 Baseball & Collegiate Softball Games & Tournaments	60' Base Path, 43' Rubber, 46' Temp	Mar 1 – Sept 30/Oct 15	Dirt Infield/Grass Outfield 200' Fence
Field B	Up to U12 Baseball & Collegiate Softball Games & Tournaments	60' Base Path 46' Rubber	Mar 1 – Sept 30/Oct 15	Dirt Infield/Grass Outfield 200' Fence
Field C	Up to Collegiate Softball Games & Tournaments	60' Base Path 40' & 43' Rubber	Mar 1 – Sept 30/Oct 15	Dirt Infield/Grass Outfield 200' Fence
Field D	Up to U12 Baseball & Collegiate Softball Games & Tournaments	60' Base Path 43' Rubber, 46' Temp	Mar 1 – Sept 30/Oct 15	Dirt Infield/Grass Outfield 200' Fence
Highlands Park – A Neighborhood Park - 11210 NE 102nd Street, Kirkland				
One Field	Practice use up to U10 Baseball & Youth Softball	Backstop	March 1 – July 31	Dirt Infield/Grass Outfield
	Practice youth soccer in Outfield		August 1 – Oct 15	Grass Outfield
Juanita Beach Park – 9703 NE Juanita Drive, Kirkland				
Field 1	Up to U10 Baseball & Youth Softball	60' Base Path 46' Rubber	March 1 – July 31	Dirt Infield/Grass Outfield Fence
	Pee Wee/Micro Soccer in outfield		August 1 – Oct 15	Grass Outfield
Field 2	Up to U10 Baseball & Youth Softball	60' Base Path 46' Rubber	March 1 – July 31	Dirt Infield/Grass Outfield Fence
	Pee Wee/Micro Soccer in outfield		August 1 – Oct 15	Grass Outfield
Open Space	Practice, Multi-Use Youth Sports		March 1 – Oct 15	Grass
Lee Johnson Field at Peter Kirk Park – 202 3rd Street, Kirkland				
One Field	U13+ Baseball Games & Tournaments	80' & 90' Bases 54' & 60'6" Rubber	Mar 15 – July 31	Dirt Infield/Grass Outfield Fence
	Adult Softball	65' Bases, 50' Rubber	Aug 1-Sept 30/Oct 15	Lights
Spinney Homestead Park – A Neighborhood Park – 11710 NE 100th Street, Kirkland				
One Field	Practice use up to U10 Baseball & Youth Softball		March 1 – July 31	Dirt Infield/Grass Outfield
	Practice youth soccer in Outfield		August 1 – Oct 15	Grass Outfield
Terrace Park – A Neighborhood Park – 10333 NE 67th Street, Kirkland				
One Field	Practice, Multi-Use Youth Sports		March 1 – Oct 15	Grass, No Fence

Continues On Next Page

Lake Washington School District Kirkland Area Schools with Fields

ATTACHMENT 7

All coordinated by the City. Fields with "*" are also maintained by City. All others are maintained by District.
All fields close to use approximately October 15th or October 31st annually.

	Common Seasonal Uses/Limitations	Existing Amenities	Approximate Seasons	Field Type/Area <i>(Lights only at Lee Johnson)</i>
High Schools				
International/Community School – 11133 NE 65th Street, Kirkland				
One Field	T-Ball/Soccer Practice	Open Space	March 1 – Oct 15	Open Grass Field
Emerson* - 10903 NE 53rd Street, Kirkland				
One Field*	T-Ball/Soccer Practice	Backstop	March 1 – Oct 15	Grass Field
Juanita – 10601 NE 132nd Street, Kirkland				
Field 1	High School Level Softball	60' Bases 43' Rubber	March 1 – Oct 15	Dirt Infield, Grass Outfield 200' Fence
Field 2	High School Level Baseball	80' & 90' Bases 54' & 60'6" Rubber	March 1 – Oct 15	Dirt Infield, Grass Outfield Fence
Field 3	Practices/Little League/Multi-Use	Backstop	March 1 – Oct 15	Dirt
<i>Stadium not available through Joint Use Agreement. Contact High School directly.</i>				
Lake Washington – 12033 NE 80th Street, Kirkland				
Field 1	High School Level Baseball	80' & 90' Bases 54' & 60'6" Rubber	March 1 – Oct 15	Dirt Infield, Grass Outfield Fence
Field 2	High School Level Softball	60' Bases, 43' Rubber	March 1 – Oct 15	Dirt Infield, Grass Outfield Fence
<i>Stadium not available through Joint Use Agreement. Contact High School directly.</i>				
Middle Schools (continues on next page)				
Finn Hill – 8040 NE 132nd Street, Kirkland				
Field 1	Baseball	Backstop	March 1 – Oct 15	Dirt Infield, Grass Outfield
Field 2	Baseball/Softball	Backstop	March 1 – Oct 15	
Football Fld	Football/Soccer		March 1 – Oct 15	Grass
Track	Track		March 1 – Oct 15	Cinder
Kamiakin – 14111 132nd Ave NE, Kirkland				
Field 1	Baseball	80' & 90' Bases 54' & 60'6" Rubber	March 1 – Oct 15	Dirt Infield, Grass Outfield
Field 2	Baseball/Softball	60' Bases, 43' Rubber	March 1 – Oct 15	Dirt Infield, Grass Outfield
Open Space	Open Space		March 1 – Oct 15	Grass
Football Fld	Football/Soccer		March 1 – Oct 15	Grass
Track	Track		March 1 – Oct 15	Cinder
Kirkland* - 430 18th Ave NE, Kirkland				
Field 1*	Baseball	60', 80' & 90' Bases 54' & 60'6" Rubber	March 1 – Oct 15	Dirt Infield, Grass Outfield
Field 2*	Baseball/Softball	60' Bases 43' & 46' Rubber	March 1 – Oct 15	Dirt Infield, Grass Outfield
Football Fld	Football/Soccer		March 1 – Oct 15	Grass
Track	Track		March 1 – Oct 15	Cinder
Elementary Schools				
AG Bell – 11212 NE 112th Street, Kirkland				
Field 1	Tball/Soccer Practice		March 1 – Oct 31	Dirt Field
Field 2	Tball/Pee Wee Soccer	Goals and Backstop	March 1 – Oct 15	Grass Field
Ben Franklin* - 12434 NE 60th Street, Kirkland				
Field 1*	Up to U10 Little League/Soccer Practice	Backstop	March 1 – Oct 15	Grass Field
Field 2*	Up to U10 Little League/Soccer Practice		March 1 – Oct 15	Grass Field

Continues On Next Page

Lake Washington School District Kirkland Area Schools with Fields

ATTACHMENT 7

All coordinated by the City. Fields with "*" are also maintained by City. All others are maintained by District.
All fields close to use approximately October 15th or October 31st annually.

	Common Seasonal Uses/Limitations	Existing Amenities	Approximate Seasons	Field Type/Area <i>(Lights only at Lee Johnson)</i>
Carl Sandburg – 12801 84th Ave NE, Kirkland				
Field 1	Up to U10 Little League/Soccer Practice	Goals and Backstop	March 1 – Oct 31	Dirt Field
Field 2	T-Ball/Pee-Wee Soccer		March 1 – Oct 15	Grass Open Space
Helen Keller – 13820 108th Ave NE, Kirkland				
Field 1	Up to U10 Little League/Soccer Practice	Backstop	March 1 – Oct 31	Dirt Field
Field 2	Soccer Practice	Goals	March 1 – Oct 31	Dirt Field
John Muir – 14012 132nd Ave NE, Kirkland				
One Field	Up to U8 Little League/Soccer Practice	Backstop	March 1 – Oct 31	Dirt Field
Juanita* - 9635 NE 132nd Street, Kirkland				
Field 1 (Rear)*	T-Ball/Pee-Wee Soccer	Backstop	March 1 – Oct 15	Grass Field
Field 2 (Front)	T-Ball/Pee-Wee Soccer	Backstop	March 1 – Oct 15	Grass Field
Lakeview* - 10400 NE 68th Street, Kirkland				
One Field	Up to U10 Little League/Soccer Practice	Goals and Backstop	March 1 – Oct 31	Dirt Field
Mark Twain* - 9525 130th Ave NE, Kirkland				
Field 1*	T-Ball/Micro Soccer	Backstop	March 1 – Oct 15	Grass Field
Field 2*	Soccer Practice	Goals	March 1 – Oct 31	Dirt Field
Peter Kirk – 1312 6th Street, Kirkland				
Field 1	Up to U10 Little League/Soccer	Backstop	March 1 – Oct 31	Dirt Field
Field 2	Soccer	Goals	March 1 – Oct 31	Dirt Field
Rose Hill* - 8110 128th Ave NE, Kirkland				
Field 1	T-Ball/Soccer Practice	Backstop	March 1 – Oct 15	Grass
Field 2*	T-Ball/Soccer Practice	Open Space	March 1 – Oct 15	Grass
Robert Frost – 11801 NE 140th Street, Kirkland				
One Field	T-Ball/Micro Soccer	Goals and Backstop	March 1 – Oct 15	Grass
Thoreau – 8224 NE 138th Street, Kirkland				
Field 1	Up to U10 Little League/Soccer Practice	Backstop	March 1 – Oct 31	Dirt
Field 2	Soccer Practice	Goals	March 1 – Oct 31	Dirt

Tammy Harrigill
Northwest University
5520 108th Ave NE
Kirkland, WA 98033

November 4, 2016

Tony Leavitt, Project Planner
City of Kirkland
124 5TH Ave
Kirkland, WA 98033
RE: Northwest University Master Plan Update, Permit number: ZON16-02063

Dear Tony Leavitt, Project Planner:

Thank you for the opportunity to provide input for the Northwest University Master Plan.

I have been an employee at Northwest University for 4 years, as well as a parent of 1 student currently a senior in the Nursing program here and 1 student who graduated in May 2016 from NWU. I am excited about the legacy of Northwest and the continued progress toward upgrading current buildings, adding additional parking with parking garages to lessen the impact on our neighbors, and athletic field improvements. The parking garages will greatly reduce the need for cars needing to park in the neighborhoods for events.

It will be a privilege to share our facilities with the community, i.e. the Tennis Center and Athletic Fields.

The Master Plan will have a huge positive impact on the University Campus and its student body and staff, as well as sharing these resources with the community in Kirkland. We want to be good stewards of everything that has been entrusted to us.

I support Northwest University's efforts to plan for the future and urge the city to approve the plan.

Thank you for your time and kind consideration.

Sincerely,

Tammy Harrigill
Senior Accounting Clerk-AP
Northwest University
425-889-5219

Tony Leavitt

From: H. Todd Kilburn <todd@kilburnarchitects.com>
Sent: Friday, November 04, 2016 11:59 AM
To: Tony Leavitt
Subject: Northwest University Master Plan

Hi Tony,

Hope all is well, you bring back memories of the long nights with the DRB! I want to lend my support to the proposed tennis complex at Northwest University. I am a long-time resident of Houghton (essentially my entire life) and very familiar with the Northwest University campus (I still remember it as Northwest College). I am generally supportive of their plans with the caveat that there are provisions for community use of their fields and athletic facilities. Thanks for allowing the public comments.

Regards,

Todd

H. Todd Kilburn AIA, NCARB



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Support Service Center
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Redmond WA. 98052
Office: (425) 936-1100

November 4, 2016

Mr. Tony Leavitt, Project Planner
City of Kirkland
124 - 5th Avenue, Kirkland WA 98033

RE: Northwest University Master Plan Update
Permit number: ZON16-02063

Mr. Leavitt,

The Lake Washington School District has had the opportunity to review the Northwest University Master Plan (Plan) and also participate in an open house featuring the Plan held at the Northwest University.

The open house allowed us to have a dialogue with the University and consultant personnel to better understand the Plan and its potential impact on nearby district schools. It is a thoughtful plan that not only enhances the university campus but also one that will result in the school adding greater value to the community. Please know that the District supports Northwest University's proposed Plan.

Northwest University is located directly north of the Lake Washington School District's Emerson Campus that contains Emerson High School, Emerson K-12, and Northstar Middle School. The entrance and exit to the Emerson Campus is from and to NE 53rd Street. Entrances/exits for Northwest University are also on NE 53rd St. Therefore, the District has an interest in ensuring that the new Plan does not cause traffic to back up on NE 53rd Street, which would result in traffic from the University blocking cars exiting from the Emerson campus. Specifically, that without appropriate mitigation at the intersection at 108th Ave NE & NE 53rd, traffic on 108th Ave NE will make it difficult to turn onto NE 53rd from 108th Ave NE southbound and turn both north & south onto 108th Ave NE from NE 53rd.

In addition, the District is interested in exploring partnership opportunities with Northwest University regarding the joint use of Northwest University athletic fields.

Respectfully,

A handwritten signature in black ink that reads "Forrest W. Miller". The signature is written in a cursive style.

Forrest W. Miller, CFM, REFP, EFM

CC: Dr. Joseph Castleberry, President, Northwest University
John Jordan, Chief Financial Officer, Administrative Services, Northwest University



Tony Leavitt, Project Planner
City of Kirkland
123 5th Ave, Kirkland WA 98033

RE: Northwest University Master Plan Update, Permit number: ZON16-02063

Dear Mr. Leavitt,

As you know, Northwest High Performance Tennis (NWHPT) is partnering with Northwest University on one element of its Master Plan Update. Details of the partnership and new tennis center building are fully provided in application, so I will use this opportunity instead to tell you more about why we are so excited about this opportunity for both our members and the greater Kirkland community.

For the past 10 years, I've had the opportunity to coach tennis here in Kirkland. I've been so impressed by the community and their commitment to the sport, at every level. I consider myself very lucky to be able to see each day the positive impact this sport has on lives.

From the determined 8 year-olds who started lessons with me a decade ago and are now playing professionally and at top universities around the country, to the mid-week ladies groups who have developed life-long friendships and improved their fitness along the way, to the 92 year old with a bad knee that never lets that interfere with his weekly lessons, the benefits of tennis are many.

So, it is for good reason that tennis participation numbers are up in the Northwest. In fact, USTA stats show a growth rate of 71% in the past 5 years alone. Unfortunately, with demand at an all-time high, the number of indoor courts are down and waitlists are up. This means that for many, and particularly for kids, the ability to play tennis is limited to those who can afford an expensive private club. Or, don't mind playing at 5:00 am.

With the development of the tennis center at Northwest, I'm thrilled that more people will have the opportunity to discover the love of the game. We are a family sport, and while we're attracting players at the highest level, we're just as interested in introducing new players, old and young, to this wonderful sport. We're pleased that the plan that we've developed in partnership with Northwest ensures both. Also, there is the

possibility that at some point in the future the University will be able to add an inter-collegiate tennis program to their current sports offerings. This possibility would not exist if the tennis center building is not built.

We urge the City to approve the entire Master Plan, and the tennis center. Kirkland is already well known in the tennis community, and the new tennis center will only enhance Kirkland's role in the professional and instructional sports of tennis. Our many members who live and work in Kirkland, Houghton, the Eastside region and beyond thank you!

Sincerely,

Daniel Willman
Founder and Director, Northwest High Performance Tennis

November 4, 2016

Mr. Tony Leavitt
Senior Planner
City of Kirkland
123 Fifth Avenue
Kirkland, WA 98033

Sent via US MAIL and email tleavitt@kirklandwa.gov

RE: Northwest University Master Plan - Permit Number Zon16-02063

Hello Tony,

We are residents of Houghton and are concerned about the NWU Master Plan update request to add additional facilities and public access to the NWU athletic areas.

We have lived in Houghton for 24 years and believe Houghton and Kirkland have managed their growth to date very wisely. The city residents have retained an exceptionally high quality of life in these neighborhoods as a result of good decisions from the city government. The city has increased population density in the downtown Kirkland, increased its public lake access, added parks and recreation areas such as Carillon Woods and the Kirkland Corridor, and improved commuting options with the Corridor, South Kirkland P&R and Kirkland Transit Center. This high quality of life has brought in high value corporate development (Google) as well high value residential development which has further enhanced our neighborhoods.

This NWU MP request is a significant change in facilities and increase in the number of students and effectively requests to commercialize a residential area of Houghton. I am concerned about the traffic, zoning, noise and appearance impacts which I believe will decrease the quality of life in the Houghton neighborhoods.

Traffic

The current traffic congestion along 108th and 68th are the most serious issue currently threatening the quality of life in Houghton. Currently, 108th and 68th are often backed up which increases the commuting time of residents, makes turning onto 108th and 68th dangerous, and also causes drivers to use neighborhood roads as cut throughs to escape the gridlock. When these streets are congested, there is a steady stream of cut through traffic onto 59th and 60th to avoid the light and access 68th St. These cut through drivers speed, decrease safety, and add to noise and air pollution. I have spoken to numerous area residents describing where I live and respond they are familiar with my neighborhood because it is their "shortcut". The cut through traffic is a severe issue for our neighborhood.

Our neighborhood also has bus commuters parking on side streets which often results in the streets being a one lane thoroughfare from cars parked on both sides of the street. These reduced lanes, paired with the congestion from the cut through drivers, make the neighborhood streets more dangerous. I commute by bicycle every day and 60th street east of 108th is a very dangerous biking area due to the street parking, cut through drivers, and lack of bike lane. Ten years ago when my children were in elementary and middle school, I would allow them to walk and ride bikes to school and around the neighborhood on their own as I felt it was a safe area. Traffic today has increased to the point where this is not a safe neighborhood for kids to ride their bikes.

The NWU Master Plan, with its increase in students and public access request of facilities, adds significant traffic congestion to 108th and 68th which will also increase the neighborhood cut through traffic. The Master Plan calls to increase parking by 350 stalls to support the additional 300 student residence hall, tennis and fitness center, and fields. The public access to the athletic facilities will also increase traffic along 108th, pulling traffic into the neighborhood from outside areas. The plan also revises the student cap definition to only on-site students. No detail is provided on the number of off-site students the Master Plan will allow. This information must be included to manage the traffic impact. The University also has no plan to incentivize commuter options in a way to mitigate the area traffic. The only benefit I see of this increased traffic is to NWU profits, at a severe cost to our neighborhood.

Noise

Public use of the fields will create loud weekend and evening noise during times in which families like to be outside enjoying the quiet of their backyard areas. During the previous period in which NWU violated their Master Plan by providing public use of the fields, the crowd and referee noise could be heard from my backyard which made being outside unpleasant. Residents have backyards in order to use them for our own relaxation and recreation. Allowing public use of these fields takes away the ability of my family to comfortably use our own backyard which is simply unjust.

Zoning

The Houghton neighborhood is a residential area. Its residents specifically purchased homes in a residential area to avoid the traffic, security issues, air pollution, and noise associated with commercial areas. It is extremely unjust to allow the NWU to commercialize this residential neighborhood by creating public, commercial facilities on their property. Commercialization must be actively managed by Kirkland and kept to the current areas of downtown and to the 68th street intersection. The NWU facilities must remain for the use of the students only to maintain the zoning agreements which this neighborhood was based upon.

Appearance

The NWU Master Plan calls for 80' lights on the south field to be installed. These lights will be easily seen from the neighborhoods, creating light pollution and visual blight. The home owners specifically purchased homes in a residential neighborhood, not near a public access park.

The NWU Master Plan also calls to increase the building height of the new facilities. This building height must also be maintained to be congruent with a residential area.

In closing, I request the City of Kirkland to continue to wisely manage the growth of this neighborhood and insure the Houghton residential area is maintained. I do not believe the Northwest University Master Plan request supports the Kirkland character of high value growth paired with high quality of life and will only add additional traffic, noise, and commercialization to our beautiful neighborhood for the profit NWU. Houghton is in a very unique position, with the Corridor connecting 520 bike lanes with the Burke Gilman Trail, with its public access to lakeside parks, and with its urban forests of the watershed park and Carillon Woods to become a model of what urbanization can be. Too many cities nearby have become gridlocked, commercialized, and have lost their character. Please do not approve the public access to the University athletic facilities, or the request for lights and height increase.

Sincerely,

Cyndi and Ron Smith

11204 NE 58th Pl

Kirkland, WA 98033

Tony Leavitt

From: Lynette Sorenson <lynette.sorenson@northwestu.edu>
Sent: Friday, November 04, 2016 1:19 PM
To: Tony Leavitt
Cc: masterplan@northwestu.edu
Subject: Northwest University Master Plan Update, Permit number: ZON16-02063

Tony Leavitt, Project Planner:

Thank you for this opportunity to provide input regarding Northwest University's Master Plan Update. I have been an employee at Northwest University since 1993. I spent sixteen years as the User Services Librarian and the last seven years as the Instructional Technologist in the Information Technology department.

I have seen a lot of changes at Northwest University during my years here and want to thank the City of Kirkland for approving changes in the past. The addition of the Argue Health Sciences building a number of years ago provides great classrooms and excellent labs for our Nursing and Science faculty and students. The classrooms are also used for classes outside the Nursing and Science department, and if asked, I think that most of our faculty and students would say that they prefer to teach or attend classes in our newest building.

As NU strives to provide effective and engaging teaching and learning opportunities we need to have updated and attractive facilities, including classrooms, offices, student residences, and places for sports and exercise. The Master Plan Update will enable us to become an even more attractive location for Washington residents, as well as out of state and foreign students, to fulfill their education dreams.

I support Northwest University's effort to plan for the future and urge the City to approve the plan.

Lynette Sorenson

Education Technologist | Information Technology Department

Office Rice 25 425-889-7832 | Mobile 425-445-1955

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US News & World Report Best Value



November 4, 2016

Tony Leavitt
Senior Planner
City of Kirkland
123 5th Avenue
Kirkland, WA 98033

Subject: Northwest University Master Plan, Permit Number ZON16-02063

Tony Leavitt:

Thank you for the opportunity to provide comments on the Process IIB zoning permit application related to the update of the Northwest University Master Plan. Our home is one of several that directly abuts the Northwest University (NU) athletic fields. We have lived here since 1992.

This time horizon includes when the Seahawks' were tenants of the University and used the fields and current Barton building for their practices, training camps, and related activities. While the Seahawks' were not perfect neighbors, they were very responsive to concerns and reached out proactively to the neighbors. Upon the Seahawks' move to Renton in 2008, the University proposed changes to its Master Plan which were approved in February 2009 by the City of Kirkland. Since then, NU has had numerous violations of its Master Plan and has not been open and honest in its relationship with the residents in the area. We have tried working with NU on various issues, but we feel the concerns of the neighbors have always been an afterthought.

The City zoning code (PLA 1 zone) provides for development on the NU campus through an approved Master Plan. The Master Plan essentially sets the parameters for land uses, zoning, infrastructure, and other conditions to assure consistency with City plans and policies, as well as requiring compliance with the approved Master Plan. The Master Plan becomes the **contract** between the applicant and the City, and thereby with the City's residents, businesses, and visitors. It is not a standalone document; it must fit within and support the City's Comprehensive Plan goals and policies and associated development regulations.

The University's proposed Master Plan application requests many changes, as outlined in their Narrative. Page 20 of the Master Plan Narrative lays out the main goals of the update and potential phasing for the improvements. While the Narrative notes that the order of the phases may change, it is interesting that the first phase listed is a commercial use for the tennis center. The second goal calls for shared use of the athletic fields, through rental or leasing the fields to outside groups. The eighth (of nine) goal is clarifying how the limit on students is defined under the Master Plan. What are the University's real priorities?

We fully understand the elements of the Master Plan that call for replacing aging buildings and providing amenities for the direct (and sole) use by the University's students, faculty and staff. However, meeting these objectives of NU should not be done at the expense of impacts to the

community.

We do not understand, nor support, the proposed Master Plan elements that are included to generate income for the University through commercial uses like the tennis center or renting/leasing of the athletic fields. The proposed Master Plan will result in increased noise and visual impacts to residential neighbors and the broader community. It also will significantly increase traffic volumes and traffic congestion. As discussed below, the largest of these adverse impacts on the Houghton community are directly attributable to the elements associated with proposed commercial use of the facilities and fields by non-University groups.

As you are aware of, NU has a long history of violating its Master Plan. The City's code violation process relies on the community to enforce the NU Master Plan contract with the City and its citizens. The Master Plan violations and code compliance proceedings require significant time and resources from the community, City staff, the Hearing Examiner, and the University. *We are certain that the time and resources by all of us could have and should have been used toward more positive endeavors.* The penalties incurred by NU for violating its prior conditions of approval do not come close to covering staff costs. Furthermore, the University has shown that the fines did not deter future violations of the adopted Master Plan.

Staff recommendations on the Master Plan application must take into account NU's past history related to violations of its prior Master Plans. The burden of ensuring compliance with this next Master Plan will fall on the neighbors due to lack of self-enforcement or pro-active monitoring/enforcement by the City under the existing zoning code. The field use policy in the proposal specifically notes that the neighbors need to be the watch dog for potential violations, not the University (or City). This is unacceptable.

It appears to us that the Master Plan is more focused on generating revenues or otherwise getting outside commercial uses to fully or partially construct facilities for the University. The impacts of these non-University uses on noise, light, traffic and parking are not in keeping with the City's Comprehensive Plan goals and policies and development regulations, which must be satisfied under the decisional criteria for a Type IIB application.

The following summarizes our key issues and recommendations for the current Master Plan application. These are then followed by a discussion of relevant codes that the Master Plan must be consistent with. A review of the long history of the University's non-compliance with its Master Plan is then presented. These two sections provide the framework for many of our concerns with the Master Plan proposal and associated recommendations. It is organized as follows:

- Relevant City Codes and Policies
- History of Master Plan Violations and Penalties
- 20-Year Master Plan Approval
- Changing the Enrollment Cap
- Use of the Athletic Fields
- Lighting the Athletic Fields
- Commercial Uses Within PLA 1 Zone

- Height Limits
- Building Noise
- Traffic and Parking Analyses.

While the traffic and parking discussion is presented last, it is one of the most important elements of the discussion. It is presented last because it is more detailed than most of the other sections and it builds from the other discussions, especially those related to the use of the athletic fields and commercial uses within the PLA 1 zoning area.

Summary

The following summarizes our most significant concerns and recommendations that we request City staff, the Hearing Examiner, City Council, and Houghton Community Council consider in reviewing Northwest University's Master Plan application (ZON16-02063). These issues are related to the proposed Master Plan's lack of consistency with the Comprehensive Plan goals and policies, as well as the significant impacts of the development on the adjacent neighborhood and Houghton community. Background related to these concerns and recommendations is presented within the more detailed discussion on each topic. The detailed discussion includes additional concerns and recommendations for staff and the Hearing Examiner (and elected officials) to consider beyond those in the summary; therefore, they should be reviewed as well.

- **Compliance with Comprehensive Plan Goals and Policies** –*The Narrative's analysis of the Comprehensive Plan goals and policies starting on page 45 is incomplete and does not fully discuss impacts of the Master Plan on the City of Kirkland, Houghton community, and the residential areas in the vicinity of NU. We request that City staff and others involved in the review and ultimate decisions on the Master Plan evaluate the Master Plan against all relevant goals and policies of the Comprehensive Plan, including those included in the Central Houghton Neighborhood Plan, as well as citywide policies related to commercial land uses, transportation, and others. We would like to see a matrix summarizing all relevant goals and policies including an assessment of how the Master Plan is or is not consistent with the policies.*
- **History of Master Plan Violations and Non-compliance** –*The University has a long history of Master Plan violations related to the use of the athletic fields and maintenance of its landscape buffers. Due to these past violations and potential for additional violations (based on its history), the NU Master Plan should continue to restrict use of the fields to use by NU teams, intramural activities, or other related NU activities; renting or leasing or otherwise allowing non-University use of the fields should be prohibited. In short, the University cannot be trusted with complying with its own Master Plan and should not be allowed to expand outside use of the athletic fields or allow commercial uses or other non-University use of the campus within the PLA 1 zone.*

In addition, we recommend that stronger, more specific, conditions be included in the

Master Plan to assure that the landscape buffers are adequately maintained on a frequent and regular basis.

- **Penalties for Violations are Not Meaningful** – *If the University is sincere in its intent to comply with the regulations, they could also propose significant penalties for non-compliance and incorporate them into the Master Plan. The University has a documented history of code violations and has shown a prior willingness to pay the limited City fines for non-compliance and continue to violate the Master Plan conditions. The City’s fines for not complying with the adopted codes and regulations are insignificant to a large institution, such as NU, compared to their impact on a single-family property owner. The revised Master Plan should establish and implement more significant penalties for non-compliance, including stopping all future development, if the Master Plan is found to be out of compliance. A revised penalty structure could be tied to specific types of violations and the impacts on the Houghton community and adjacent single-family residential areas; one size does not need to apply to all circumstances.*
- **Review of Non-University Use of Campus Facilities** – *Use of any and all NU campus facilities by **any outside** group should require a formal, documented, review and approval by the City. The current zoning code (KZC 45.60.3.d.2) only requires a Type IIB permit review by the City of other uses for leasing campus facilities to long-term tenants. These terms are not defined and primarily rely on NU to inform the City of such a lease, which would be counter to their interest. Alternatively, the only way these types of uses would be reviewed by the City would be neighbors (or others) filing code violations. The existing conditions related to a long-term lease can readily be circumvented through some other type of “agreement”, such as used in allowing NU’s outdoor tennis courts by Northwest High Performance Tennis (NWHPT). It is easy to see how this type of “agreement” could be readily expanded to many other types of “agreements” to allow uses that have not been agreed upon as part of the approved Master Plan. Again, the City is not even aware of these uses and the neighbors need to be the watch dog to assure compliance with the Master Plan. City review and approval of any use of NU facilities (even very short-term uses) by outside groups should include requirements of public notification of these uses. This will help ensure that NU is sincere and above board in meeting the Master Plan requirements, SEPA impacts, and consistency with City goals and policies.*
- **20-Year Approval of the Master Plan** – *Based on the University’s prior disregard for the citizens of Kirkland through its several violations of its Master Plan, the City should not approve the requested 20-year life of this Master Plan. KZC 152.115 limits approval of building permits under the Master Plan to 5 years following approval and requires construction to be substantially complete within 7 years. These timelines are reasonable in order for the City and community to review progress and ascertain compliance with the approval conditions, consistent with CHNP policies.*
- **Changing the Cap on Enrollment** – *The Master Plan includes a request to define the cap on its student enrollment to be 1,200 on-site resident students. The proposal excludes commuter and evening students, which most likely generates off-site traffic at a higher rate*

than on-site students. The proposed enrollment cap should cover on-site resident students and also include commuter/evening/other students (either combined or as separate caps). The City should work with NU and the community to define an enrollment cap that can be readily monitored and documented on an annual basis.

In addition, the City should consider a maximum allowable traffic volume generated to/from the NU campus during peak commuter traffic periods. Traffic volumes are one of the largest impacts of growth in the number of students (whether full-time, part-time, on-site, or commuter). Traffic counts are relatively easy to monitor on an annual basis.

- **Use of Athletic Fields** – *The Master Plan states that the impacts of opening of the fields for up to 8 hours per day to outside users is mitigated through the existing buffers. The buffers do not, and will not, reduce the noise and visual impacts of the use of the fields. Use by University teams and students has resulted in issues and impacts to the neighbors. The City should continue to fully restrict the fields for use by the University athletics, intramurals, and other related NU student use (as included in the existing Master Plan). As part of this Master Plan, these NU uses could be redefined to spell out recruiting or other, infrequent incidental use directly associated with the University’s athletic programs. Mechanisms should be established within the Master Plan for monitoring and documenting the field use so the neighbors do not need to be the watch dogs monitoring the fields and potentially needing to file code violations. Opening up the athletic fields to outside groups is simply a way to gain revenue to improve the fields or help fund other NU projects at the expense of noise and traffic impacts which would be detrimental to the neighborhood and greater community.*
- **Lighting the Athletic Fields** – *Lighting the south athletic field, as proposed, will result in increased visual and noise impacts. The proposed 80-foot high lights will be the highest facilities on campus, reaching above the apartments east of the athletic fields. The Central Houghton Neighborhood Plan (CHNP) policies call for minimizing these types of impacts on the adjacent single-family neighborhood. Lighting of the field should **not** be allowed because it is inconsistent with CHNP policies, especially those related to minimizing noise impacts during evening/night time periods.*
- **Commercial Uses Within the PLA 1 Zone** – *All commercial or other outside uses of the campus facilities and fields should not be allowed within the PLA 1 zone. The PLA 1 zoning designated the campus for Institutional use, not as commercial or park land uses. If the University should pursue use of **ANY** of its facilities by non-University groups (such as conferences, camps, outside churches, or other similar groups), a formal review/approval process by the City should be established by the Master Plan to assure that the uses and potential impacts fall within the allowed thresholds and to determine if additional mitigations are required. These uses should be documented and available for the community to review.*
- **Height Variances** – *The proposed changes to the PLA 1 zone height limits are not consistent with the goals and policies of the CHNP related to minimizing the impacts of commercial and institutional land uses on residential areas. As noted in the Master Plan, the tennis center (for University use only) could be constructed without the change in the height limits. It*

appears that the height change is only requested to support the commercial use of the center by NWHPT. The proposed height changes for the residence hall and gymnasium need additional analyses. Drawings showing building elevations and renderings are needed to better understand the potential impacts of these height changes on the residential areas both west and south of campus (i.e. NE 53rd Street and 108th Avenue NE), not just within the campus as shown in the application.

- **Building Noise** – *We recommend stronger conditions be established to require all HVAC and other mechanical systems be implemented with best practices to fully screen mechanical building noises from impacting residential areas not within the campus. This will help assure that these issues be incorporated into the designs as part of the building permit process. This concern is a direct result of the HVAC system noise from the Health Sciences Center.*
- **Traffic and Parking** – *The traffic study should be updated to address identified technical issues/omissions and other items described in the more detailed discussion. In addition, we request that the traffic study be updated to include a specific scenario that evaluates the traffic impacts based only on the increase in student population. The data for this alternative are already available. The analyses will allow City staff, the Hearing Examiner, City Council, Houghton Community Council, and the community to understand the specific impacts of the various Master Plan components related to changing the definition of the number of students versus those associated with use of the fields, tennis center, and other campus facilities by non-University groups.*

The traffic study should clarify the specific transportation mitigation requirements of the University's Master Plan, including the signal at NE 53rd Street/108th Avenue NE, traffic calming on NE 53rd Street, and impacts on the 108th Avenue NE/6th Street corridor both north and south of campus. The Master Plan should NOT be approved until the City concludes its planning for and approval of the Houghton/Everest Center and 6th Street Corridor because they are so interrelated. Approval of a new Master Plan should also require NU to mitigate its traffic impacts through helping fund and constructing improvements and programs that result from the current 6th Street Corridor Study.

As discussed above, a condition establishing the maximum allowable traffic generation to/from campus should be established. This would help assure that the traffic impacts of the Master Plan are agreed to and also will allow NU to grow based on its success in reducing traffic through its Transportation Management Program.

Supporting Analyses and Discussion

The following goes into more detail to assist staff, the Hearing Examiner, City Council, Houghton Community Council, and the public in reviewing the proposed Master Plan. It provides references to City Plans and Codes, past Master Plan violations by Northwest University, and the various elements of the Master Plan and associated supporting documents.

Relevant City Codes and Policies

KZC 152.70.3 establishes the decisional criteria for the Hearing Examiner in making a recommendation to the City Council on the application. The criteria require consistency with applicable development regulations and with the Comprehensive Plan.

The Narrative (pages 45-48) includes a limited discussion of how the proposed Master Plan achieves the City of Kirkland Comprehensive Plan policies. The Narrative discussion is quite incomplete because it addresses only a few, selected policies from the Central Houghton Neighborhood Plan (CHNP). Even the discussion on the policies that were reviewed is incomplete and/or misleading. As discussed under many of the other analyses presented in this letter, NU's Master Plan does not minimize the impacts to the community, specifically related to noise, visual impacts, and traffic.

As noted on page 10 of the Narrative, the PLA 1 zoning for the site was established to allow for a private college and related facility. In 1985, the Master Plan was amended to allow the Seattle Seahawks to locate within the PLA 1 zone. That approval allowed a single, defined use of the campus and included many conditions which limited the type of activities and facilities that could be built and operated. The proposed tennis center, rental (or other outside use) of the athletic fields, and potential use of the gymnasium or fitness center are not in keeping with the intent of the institutional land use designation. These are primarily commercial ventures and should not be located in the midst of a single-family residential area.

Page 45 of the Narrative refers to the vision statement of the CHNP. The Master Plan says that the University endeavors to be a good neighbor though providing open space for the community. That may be true, but as discussed below under the code violations, they have yet to have a history of being a good neighbor to those of us that live immediately next to the campus.

The Narrative states the University complies with policy CH-8.1 through working with the neighbors and other groups as part of this Master Plan update. It fails, however, to mention the failure to comply with this policy through its long history of violations, documented below. Appendix A of the Narrative, which summarizes the public outreach process for the Master Plan, also fails to mention that it took the University six years to start the update process for its expired Master Plan.

The Narrative discussion under Transitional Areas does not address CHNP goal 10 or policy CH-10.1. The Narrative simply states that they share the goal of minimizing the adverse impacts to the community. The Comprehensive Plan discussion of this goal and policy requires regulating building heights, mass, and other factors to minimize and mitigate the negative impacts of commercial and institutional development on residential areas. The Master Plan and associated analyses fall well short of meeting these goals and policies and will result in significant noise, visual, and traffic impacts.

The Narrative states that the Master Plan complies with policy CH-9.3 because the buildings are located at least 80-feet from the PLA 1 boundary that *immediately* borders residential properties. That is a way of masking the intent of the policy by taking into account the width of NE 53rd Street and also ignores that the tennis center and other proposed changes to the building heights are

along NE 53rd Street. This is simply not being open and honest in its discussion of the CHNP goals and policies.

The Narrative discussion related to policy CH-9.4 is completely inconsistent with the results/analyses shown in the traffic study. The traffic study specifically notes that traffic growth associated with the tennis center and renting of the fields was assigned to NE 53rd Street which directly serves and is really a part of the residential area south of campus. The traffic study also notes that traffic from the main campus entrance (NE 55th Street/108th Avenue NE) would likely divert to NE 53rd Street after it is signalized. Traffic diversion through the adjacent residential neighborhood is also cited as a likely outcome of the increased NU traffic and forecast congestion on 108th Avenue NE. These are hardly consistent with policy CH-9.4 and therefore, the outside use of the fields and tennis center should not be approved.

Policy CH-9.5 calls for buffering University activities on all sides to protect the adjacent single-family residential areas. Specifically, the policy requires that visual and noise impacts be reduced and the privacy of those of us living in the single-family neighborhoods. The Narrative says this goal is met through the inclusion of the required buffers. As we have noted to NU throughout the preliminary Master Plan process (and many other prior discussions), the buffers do not (and cannot) mitigate the noise and visual impacts of use of the fields and proposed lighting. In addition, the proposed building heights on the south side also will result in visual impacts to the residential areas south of campus and the Houghton community.

The Master Plan Narrative does not include discussion of other CHNP policies. In particular, the City needs to assess consistency of the Master Plan with the land use and transportation goals and policies. The CHNP policies call for strengthening the Houghton/Everest neighborhood center. The Houghton/Everest neighborhood center is the designated commercial/mixed use area serving the community; none of the CHNP or other City policies suggest that commercial uses be allowed within the PLA 1 zone.

The analyses of Comprehensive Plan policies does not address transportation goals and policies (CH-11). As discussed later, the proposed Master Plan results in significant impacts on traffic flow along 108th Avenue NE. The traffic impact analysis also does not address compliance with these policies.

The proposed Master Plan needs to be thoroughly vetted against other Comprehensive Plan policies, especially those related to transitions between different land uses, locations of commercial land uses, and transportation.

We previously requested NU provide a matrix of relevant goals and policies and identify how the proposed Master Plan meets (or does not meet) them. Such a matrix will provide a simple summary for the community, Hearing Examiner, and elected officials to understand if the Master Plan is consistent with and supports the policy basis of the adopted Comprehensive Plan. Hopefully staff will prepare such a summary.

History of Violations and Non-compliance/Enforcement

The University's Master Plan was last revised in 2009 following the Seattle Seahawks move from the campus to Renton. The 2009 revision primarily focused on changing the zoning permit to allow NU to occupy the former Seattle Seahawks Facility for administrative and faculty offices, meeting rooms, and storage. In addition, the 2009 Master Plan defined the allowed use of the prior Seahawks practice fields.

As the University, City staff, elected officials, and many neighbors know, the University has violated the Master Plan and has been cited by the City's Code Enforcement Officer several times since the 2009 Master Plan was adopted. In addition, the University has not been consistent in maintaining the buffer between the athletic fields and the Gairloch residential areas; maintaining the buffer is a requirement of the adopted Master Plan. This background, which demonstrates a history of NU not adhering to their Master Plan, supports our request that the University should not be allowed to open the fields to outside users or allow other commercial uses within the PLA 1 zone. We also request stronger and more specific requirements for maintaining the required landscape buffers.

The City's current process requires the neighbors to police the University and file code violations. Once cited and being determined to be in violation of the Master Plan, the City's current penalties are so minimal that the University can continue to violate the Master Plan to raise revenues from outside sources; this is just wrong.

Field Use Code Violations

NU updated its Master Plan for use of the athletic fields in 2009 following the departure of the Seattle Seahawks football team. The **University** proposed and the City approved that the fields be used "*for the exclusive use of Northwest University athletic practices and intramural activities*". At the February 23, 2009 hearing on the Master Plan changes, Dan Neary (then Executive Vice President of NU) testified that the University had no intention of renting out the sports fields and that a long term master plan process would be needed prior to any changes of the use of the fields beyond the University's athletics and intramural uses. Resolution R-4756 was adopted by the Kirkland City Council on April 7, 2009. The following summarizes what has occurred since then. In all cases, the neighbors have had to be the "bad guys" by reporting the incidents and filing code violations; the City has not proactively monitored compliance with the Master Plan.

- Less than one year after the Master Plan was adopted, the University violated the field use policy of their Master Plan. Starting in February 2010, the University rented the fields for use by outside lacrosse and soccer games. The neighbors exchanged emails with and met with the University.
- Following continued use of the fields by outside groups, the neighbors (including Marie Toedtli, Todd Gauthier, and Jean Krynicki) met with City staff (including Tony Leavitt and Eric Shields).

- Following those discussions, the neighbors filed code violations as required by the City. Following additional meetings and reviews, the City issued a civil infraction to the University on June 17, 2010. The fine was \$100 per day per City code.
- Throughout these discussions, we noted to NU that it should update their Master Plan if they wanted to pursue any other uses of the fields. The 2016 Master Plan application is the first time they have pursued this approach – six years after being cited for the violations.
- Without going into all of the details, the University still did not comply with its adopted Master Plan. The violations continued into 2011 and are fully documented as part of the Hearing Examiner File EFN11-088, including detailed dates and communications of use of the fields by non-University related groups.
- Hearing Examiner Sue Tanner issued a Decision and Order on August 24, 2011 restricting the use of the fields to “Northwest University athletic practices and intramural activities” per the 2009 Master Plan. The Examiner’s Order also increased the penalties for non-compliance to \$150 per day for the violations documented in June 2011. Attachment 1 includes the Hearing Examiner’s decision. **We request that the entire file for EFN11-088 be incorporated into the official file for this application.**
- In January 2013, University President Joe Castleberry emailed us asking if we would be willing to consider use of the fields for additional soccer camps during the summer of 2013. He noted that the City’s Planning Department told him that they had no objections to other uses of the fields, if the neighbors agreed. In our response of February 4, 2013 we noted that we were not in charge of approving or allowing such a use, and that the Master Plan would govern. This correspondence is included in Attachment 2. The University was once again looking for alternatives to complying with the public process required under their Master Plan. Just because the Toedtli’s (or any other people) say it is OK, does not make it OK – other people also would be impacted and the code establishes the process for these changes.
- Following the Hearing Examiner’s August 2011 Decision and Order and additional discussion with the neighbors that a Master Plan change would be needed for any potential outside use of the fields, the University still rented the fields for soccer camp run by the Seattle Sounders Academy in July 2014. (See Attachment 3 for a summary of that violation). **We also would like the City’s files related to that code violation be included as part of the official file for the NU Master Plan application.**
- As we understand, the University paid a nominal fine, per City code.

Lack of Buffer Maintenance Pursuant to Master Plan

The University's prior approved Master Plan also requires the applicant to record a perpetual maintenance agreement to ensure the perimeter landscape buffer is well maintained. This agreement covers the landscape buffer between the athletic fields and the residences to the north, as well as other buffers that abut the single-family residential areas.

NU has failed to meet the intent of the agreement through lack of weeding, cleaning up trash, and removing dead trees. Many of these are documented in the 2011 Hearing File EFN11-088, as part of the field use violations. Even following that lengthy process and coordination, the University has only sporadically maintained the buffer north of the fields. These actions usually required an email or phone call from us to get any attention. The following provides some specific examples of NU's lack of providing the required maintenance of the landscape buffer north of the athletic fields.

- The lack of compliance with weeding the buffer dates back to at least February 2009, following the University's taking over the fields from the Seahawks. (See Attachment 4 - February 24, 2009 email requesting weeding of the buffer).
- Attachment 5 is our March 16, 2010 email to President Castleberry related to the weeds in the buffer from spring 2009 to spring 2010. It also discusses the use of the athletic fields by outside groups.
- Attachment 6 shows the weeds in the buffer in March 2010. We had notified NU of the weeds on March 16, 2010 (see Attachment 5).
- On April 23, 2010 the buffer was weeded, also shown on Attachment 6.
- Since then, we have needed to request the University that the buffer be weeded over and over; very seldom has the buffer been weeded without a request from us. An example of that correspondence is included in Attachment 2.
- In the fall of 2011, the University planted approximately 100 arborvitae and 35 cedar trees in the buffer behind the Toedtli's and Dutts' residences. The University also installed an irrigation system at that time. We only recall the irrigation system being used in 2012.
- We do know that the majority of these new trees died. Attachment 7 shows several photos taken of the buffer from our back yard on June 19, 2013. As you can readily tell, many of the arborvitae and cedar trees were dead at that time. Also note the weeds in the buffer (which then end up growing in our gardens and yard).

- Attachment 8 shows the same condition of dead trees and significant weeds on September 7, 2013. The whole summer went by with little to no action by the University, so we spent our backyard and deck time looking at dead trees and weeds, even though NU has a specific requirement to maintain the buffer. Would you want to look at a scene like that? Do these photos show compliance with the perpetual landscape maintenance agreement?
- Around spring 2015, the University hired someone to take out many of these dead trees. This is **two** years after they were definitely dead, as shown in Attachments 7 and 8.
- Attachment 9 shows pictures of the buffer weeds on March 31, 2016. This was the day after the March 30, 2016 Open House held by the University on its Master Plan update. We would have thought that they would have taken care of the buffer in advance of the Open House meeting, but once again we had to email them to request that the buffer be weeded.
- In late summer 2016, following the preparation of the Arborist Report submitted as part of the Master Plan application, the University took out a few more of these dead/dying trees. Even following the removal of those trees, some of the remaining trees are still dying (see Attachment 10). This is after the Arborist Report identified trees that should be removed. Why are these trees still dying in the buffer? It's likely due to a lack of a consistent and effective maintenance program by NU.

We have had to consistently remind and request the University to weed and clean up trash from the buffer over the past 9 years. The University commits to do the required work, does it for a bit, and then forgets about the north buffer. This should not be allowed – it directly impacts property values, is a visual impact, and simply is not pleasant to look at.

The Master Plan application should be reviewed in the context of this background and stronger conditions and penalties need to be incorporated to assure that the buffers are adequately maintained.

Lack of Significant Penalties for Non-compliance and Burden on Residents

The Master Plan is a zoning contract for the PLA 1 area of Houghton. The penalties imposed under the City's current code simply are not enough to deter violations of the field use policy and buffer maintenance requirements. In fact, the fines do not even cover the cost of time for City staff and the Hearing Examiner, let alone the cost in time and resources of the neighbors and the University.

As part of the University's public meetings and comments on the Master Plan prior to application, we suggested to the University's team to consider adding in policies/procedures to its Master Plan that help ensure that not complying with the updated Master Plan would actually be meaningful. These conditions could include stopping construction of current and future Master Plan developments, payment of more substantial fines, or other strategies. The University decided not to include such language. This and their past history makes us very concerned that the University may not be fully committed to complying with its Master Plan, as eventually approved by the City.

The proposed Master Plan continues to put the burden of non-compliance on use of the fields on the neighbors. Page 38 of the Master Plan Narrative states “if there appears to be unauthorized usage of the fields, neighbors should contact NU Security office at 425.889.5500 to report the potential unauthorized use so it can be investigated promptly.” Why does the responsibility for compliance with Master Plan fall on the backs of the residential neighbors? **The University should be responsible for ASSURING compliance of all aspects of its Master Plan.**

Furthermore, through our working on the prior code compliance issues related to the field use, we have been told that the City also does not provide pro-active enforcement of the Master Plan. This is further confirmed in the June 17, 2016 Kirkland Reporter article related to the Seaplane operations on Lake Washington notes (Attachment 11). The article notes that the City requires a formal complaint on an activity unless the City believes there is a serious problem. Again, this continues to put the burden of NU’s compliance with its Master Plan on the neighborhood and not with the applicant or City. Therefore, the revised Master Plan should not allow the University to have any outside use of the fields or other facilities; the burden of maintaining compliance would be above and beyond what the neighbors should be required to have responsibility for. The only way to make such a process work is to make the penalties for violations significant and meaningful in the context of NU’s proposed multi-million dollar Master Plan.

20-Year Approval for the Master Plan

The University is asking for a 20-year approval of the Master Plan. KZC 152.115 requires an applicant to begin construction or submit complete building permit applications within five years related to the NU Master Plan (based on an approval on or after January 1, 2015). All construction must be substantially complete within seven years. The Master Plan application provides no basis for extending the time periods established by the Code.

Based on the University’s prior violations, a 20-year approval is too long. The public must be allowed to formally provide comments on the Master Plan at the 5-year intervals, consistent with policy CH-8.1.

Changing the Enrollment Cap

The Master Plan includes a request to redefine the cap on its student enrollment. Page 41 of the Narrative simply states what they want, but does not provide any context of why they need it, the benefit to the community, or other rationale for the change.

The NU proposal would allow a maximum of 1,200 on-campus residents. The enrollment data included on page 4 of the Narrative does not differentiate between commuter and on-site students. The traffic study also does not clearly define the existing mix of students. You need to go to page 11 of the SEPA checklist to get any indication of the mix of students and that still is not clear. This needs to be clarified before the City can actually assess and appropriately establish maximum enrollment levels.

The proposed NU enrollment cap excludes commuter students which would likely generate higher volumes of off-site traffic compared to on-site students. In addition to on-site resident students, the enrollment cap should also include total (not FTE) commuter and evening students (either combined or as a second cap). The City should work with NU and the community to define the enrollment levels so they can be readily monitored and reported on to assure NU complies with its Master Plan conditions and associated SEPA review.

In addition to capping enrollment, the Master Plan should place a cap on traffic generated to/from campus during peak commuter time periods, as discussed under the traffic and parking section of our letter.

Proposed Use of the Northwest University Athletic Fields

The NU fields are not City parks nor public schools. Prior to the formal Master Plan application, we met with the University's administration and/or consultant team on several occasions. We requested that their proposed uses of the fields be more specific so the potential impacts of noise and traffic could be better understood. The University choose to not include much more detail as part of their Master Plan application.

The Master Plan Narrative (pages 37 and 38) states that the University may rent or lease the fields to youth sports leagues, other schools, and to any guests that have "engaged NU for conference services" – when they spend the night or have two meals at the NU cafeteria. Outside community use will be limited to no more than 8 hours per day. This is a loosely worded proposal which basically would allow NU to do whatever they want; the neighbors and community be damned. As submitted, the Master Plan's proposed field use policy is pretty much a **blank check** and should not be approved.

The prior NU Master Plan allowed use of the fields by the Seattle Seahawks professional football team. Use of the fields by the Seahawks had specific limitations established in code. Use of the fields and associated building by the Seahawks is much different than opening up the fields for the broad, basically unlimited, uses proposed in the Master Plan. Differences between use of the fields by the Seahawks and the proposed field use policies in the Master Plan are numerous. The following highlights several key differences.

- The Seahawks could not have public exhibitions or games (KZC 60.12.020).
- Use of the "bubble" for practices was only permitted between October 15 and January 31.
- The Seahawks were a single entity which had specific seasons, provided a single point of contact, and also used the fields for relatively short practices – similar to NU's teams. This compares to the proposal to rent the fields for up to 8-hours per day to outside users plus additional field use time for NU teams.

- The Seahawks were adults which controlled the level of potential issues compared to renting the fields for youth sports (as we experienced with the 2010 and subsequent code violations).
- The Seahawks were fully responsible for security, maintenance of the buffer, and all communications related to the fields and facilities. The Seahawks were very responsive to issues and worked with the adjacent residential areas in a positive manner. They did not try to get away with something like using the fields for camps or other outside uses, like the University has done since they took over the fields.

In its review of consistency and support of the City's Comprehensive Plan, the Master Plan Narrative says that the opening of the fields to outside use supports policy CH-13.1 related to partnerships with schools and other institutions to expand parks and open space areas. As discussed above, the Narrative either minimized or did not even provide discussion on other relevant policies which require minimizing noise, visual, and traffic impacts of the University. Their proposed "partnership" is simply a way to obtain funding through leasing, renting, or getting someone else to improve the fields.

On page 47, the Master Plan Narrative states that the existing 30-foot buffers between the campus and residential areas will continue to be included. The statement is in response to CHNP policy CH-9.5, which calls for reducing visual and noise impacts and to protect the privacy of those living in the surround residential community. The buffers do not, and cannot, buffer the adjacent residents from noise associated with field use. Expanded use of the fields by outside groups (whether leased, rented, or free) will adversely impact the adjacent single-family residential areas.

Under Transitional Areas, the CHNP policies call for minimizing noise in evening hours – the use of the fields by outside parties hardly can be said to meet that criteria, with or without lights.

The University does not control the excessive noise (daytime or evenings) from use by its own teams and students. We have had to contact University administration several times a year to ask that the loud music with excessive bass be turned down. On September 10, 2016 we sent an email to University administration at 11:10 am noting that excessively loud music was being played on the field turf field adjacent to residential areas by the intramural flag football teams. That music had started at 9:30 am. We did not complain for over 90 minutes, hoping that it would stop. After reporting the loud music, the music was turned off a little after 12 pm, almost one hour later. The University stated that it has instructed its intramural teams to not play loud music.

Even a few weeks ago, the NU soccer team was warming up for its game on the south (grass) field away from the immediate residences. Again, we had to ask that the music (especially the excessive bass) be turned down – that went on for 45 minutes on a Saturday. It is hard to simply relax under those conditions, especially when you then have to be the bad guys. The University should be able to control its own teams, but obviously does not choose to. Stronger requirements to control noise from NU's use of the fields should be incorporated as specific conditions of the proposed Master Plan.

Given these examples, how does the University propose to control the potential long list of outside users of the fields? Security, noise, trash, and other issues related to people not choosing to use a bathroom or Porta-Potty are not even discussed in the Master Plan. We can only assume that the neighbors will again need to be the “bad-guys”, since the University’s proposed field use policy calls for ***the neighbors to be responsible for reporting potential activities that are not consistent with the Master Plan*** (as discussed above under enforcement/penalties).

This proposal is not well thought out and is not consistent with CHNP policies that call for minimizing the noise and visual impacts of the campus on the adjacent single-family residential areas. The buffers do not mitigate these impacts. Opening up the fields to others is simply a way to gain revenue to improve the fields and other projects at the expense of the neighborhood and greater community that would be impacted by noise. The traffic impacts of the outside use of the fields is presented below in our review of the Traffic Impact Analysis.

Lighting the Athletic Fields

The University has told the neighborhood residents that lighting of the fields is important so their student athletes do not need to miss as much time in the classroom. This is repeated on page 99 of the Master Plan Narrative, which **states that their motivation for lighting the fields is purely academic**. However, the proposed field use policy states that the lights would be available for any purposes allowed in the field use policy. NU has not shown a need for use by outside users or any policies that would support such use of lighted fields on campus.

The University originally was proposing 70-foot high light fixtures at their open houses in the spring 2016. In meetings with the neighborhood prior to the formal application, the project drawings showed the height of the lights along the north boundary of the fields. However, *the drawings were misleading – they showed the lights at a 30-foot height, not the 70-foot height identified in other parts of the preliminary Master Plan documents*.

The Master Plan application has increased the proposed height to 80-feet. While the LED lighting technology may minimize direct spillover off the fields, it will not stop the creation of an 80-foot high wall of light. The Seahawks “bubble” was 60-feet high and when it was illuminated it was visible from SR 520 and from parts of Seattle, as well as from the adjacent residential neighborhoods. Lighting of the “bubble” also did not have much direct “spillover” since it was enclosed, but the lighting was certainly visible. Furthermore, the Seahawks rarely used the “bubble” in the evening or night-time.

The Master Plan application documents do not disclose the height of the lights in relationship to the rest of campus or the surrounding neighborhoods. The application also does not provide elevation drawings showing the proposed 80-foot high lights. The Master Plan topography surveys show that the athletic fields are at approximately 380 feet in elevation. Therefore, the lights would extend to a height of 460 feet in elevation. They would extend well above the existing Barton building, as well as above NE 53rd Street just south of the Barton building which has an elevation of approximately 412 feet. The ground level on the west side of the Firs Apartments portion of the east campus is shown as being approximately 402-406 feet in elevation above the south field. The survey also

reports the elevation of the roofs of the apartment buildings east of the athletic fields as being between 428 and 431 feet. The roof height for the apartment building east of the Barton building is listed at almost 434 feet in elevation. Therefore, the proposed lights would extend 25 to more than 30 feet above the roof of the apartments.

The lights also would tower over the chapel and all other existing buildings (and any future buildings on campus which are limited to the currently allowed building heights) west of the fields. The lights, at approximate elevation of 460 feet, would be 110 feet above the elevation of the intersection of NE 53rd Street/111th Avenue NE, which is a primary access to the residential areas south of campus. The lights would not be blocked from the street which would result in a definite visual impact to the adjacent residential areas. The lights also would likely be visible from 108th Avenue NE, extending 60 feet higher than the height of the new residence hall (including the 20-foot height increase in height limits is granted, or 80 feet above the current allowable height limits).

The proposed lights will result in a visual and evening/night-time noise impacts on the surrounding residential community and should not be permitted. The CHNP policies specifically call out a need to minimize visual and noise impacts from the adjacent residential areas. The discussion in the CHNP on Transitional Areas specifically calls out minimizing noise in evening hours. Lighting of the fields is not consistent with these policies and should NOT be allowed.

Commercial or Other Non-University Uses Within the PLA 1 Zone

The PLA 1 zoning was initially created in 1977 established and was intended to allow a private college and facilities. Except for the Seahawks use between 1985 and 2008, the PLA 1 zone has maintained the use of campus for NU and only for NU. The current proposal is significantly different and has more impacts on the community than the Seahawks and should not be permitted. The Master Plan proposes several uses of the campus facilities and fields by outside uses. While not specifically calling them out as commercial uses, they sure are presented that way. If it looks like a skunk and smells like a skunk, well you know the rest.

The proposed tennis center, renting/leasing of the fields, and possible outside use of the fitness center and gymnasium are not consistent with minimizing noise, visual, and traffic impacts on the adjacent community.

Tennis Center

Page 97 of the Master Plan Narrative, specifically calls out that the tennis center is intended to help make the University more financially secure. The tennis center is proposed to be developed and operated in partnership with Northwest High Performance Tennis (NWHPT). From its web site, NWHPT appears to be a commercial business. At prior meetings with the neighbors, the University's administration noted that NWHPT provides a regional training center for the US Tennis Association (USTA). This hardly sounds like a facility that would regularly be available to the community (and no cost information for the community to use it is provided). The recent resurfacing and signing of the

outdoor tennis courts on campus appears to suggest that NWHPT would have primary use of the facility, with the University second in line.

Based on the Eastside Tennis Center (ETC) in Totem Lake that was used to compile data for the traffic analyses, adult and youth tennis classes appear to be run most of the day. The traffic analyses provides estimates of off-site traffic to/from the tennis center, so commercial use appears to be the basis for the facility.

The Master Plan does not explain how this facility would be “shared” with the community. Will it be free? How many hours would it be available for community use? What does the community get out of the University’s stated intent to give back to the community? Page 97 of the Narrative simply states that the indoor tennis facility will help keep people from having to drive to find a dry court to play on. Because it is not stated anywhere in the application, we assume that in order to use the tennis facility to use these dry courts, one would either have to join NWHPT or otherwise pay for the privilege.

As proposed, the tennis center appears to be primarily a commercial use within the PLA 1 zone, which will result in visual and traffic impacts and it should be restricted to only use by NU students, staff, and faculty.

Fitness Center

The fitness center is also described as being potentially operated by an outside party. At prior meetings with the neighborhood, the project architect said to think of 24-hour Fitness. President Castleberry, said – no, no – better than a Pro Club. We fully support the University to enhance facilities for its students. We have no specific issues if the fitness center is restricted to only use by NU. The Master Plan Traffic Impact Analysis does not provide any estimates for off-site traffic associated with the fitness center, consistent for use only by its students, staff, and faculty.

As currently written in the Narrative, we cannot tell if this facility also could potentially be rented out in the future; therefore, we recommend that the Master Plan strictly prohibit renting, leasing, or otherwise allowing any outside use of the fitness center. In addition, more significant fines and penalties should be established for violating that restriction.

Athletic Field Use

This is described in detail above and in the traffic impacts below. Again, it appears that outside use of the fields is a commercial operation used to generate revenue to either build, operate, or otherwise help fund University facilities and programs. Outside use of the athletic fields should not be allowed due to noise, visual, and traffic impacts.

Commercial Land Use Capacity

The City’s 2015 Comprehensive Plan states that there is plenty of commercially zoned lands within the City to more than meet the City’s growth targets. The land use map (Figure LU-2) and associated

discussion in the Comprehensive Plan do not call out an assumption of, or need for, commercial development within the NU PLA 1 zone to meet the Comprehensive Plan employment targets or commercial land use acreage.

Under the discussion of commercial centers, the Comprehensive Plan notes that a neighborhood center serves the needs for goods and services of the local community as well as the subregional market. The CHNP and Figure LU-2 designates the Houghton/Everest Center as the Neighborhood Center for the Houghton community. The City is currently conducting a study to define changes to the Houghton/Everest Neighborhood Center. Commercial land uses in the Houghton community should be kept in the Houghton/Everest Neighborhood Center per the Comprehensive Plan; commercial development and land uses should not be allowed in the PLA 1 zone.

NU should direct any of its proposed commercial land uses to its office building just north of the Houghton Fire Station or other commercially zoned areas.

Other Non-university Uses of Campus

The current Master Plan only requires administrative approval of outside uses within the PLA 1 zone if a lease with a long-term tenant is entered into. These terms are not well defined and can readily be circumvented through “agreements” instead of leases such as the NU use “agreement” with NWHPT to use the outdoor tennis courts as part of their partnership to pursue the construction of the indoor tennis center as part of the Master Plan. City staff were not even aware of that use until we asked about it.

Use of NU facilities by non-University groups may not be consistent with the approved Master Plans. As an example, is the use of the chapel by Elevation Church consistent with the Master Plan? These outside users may not have a long-term lease, so they apparently did not need to be reviewed by the City. In any case they add traffic to the street system, have the potential for parking impacts, and also may result in other issues that have not been disclosed. All of these outside uses of the campus facilities should be required to be disclosed and reviewed by the City to assure compliance with the Master Plan and its SEPA determination. In addition, the community should be informed of these uses in advance so any concerns can be discussed and adequately addressed before they are permitted to proceed.

Commercial zoning is not needed within the PLA 1 zone. It is not needed to meet the overall City goals and policies for commercial land uses and is not consistent with land use plans/designations for the CHNP. The Master Plan conditions related to review of non-University uses of the campus facilities and fields should be updated to require City review and approval even for users without a long-term lease. The existing language makes it pretty easy for NU to circumvent disclosure and full compliance with its Master Plan approval and SEPA determination.

Building Height Limits

Height limits are included in the Master Plan zoning, in part, to help minimize the impacts on the adjacent single-family residential areas, as noted in policies CH-9.3 and CH-10.1. In particular, the

narrative under policy CH-10.1 notes that regulating building height, mass, and building location can be used to reduce negative impacts of commercial and institutional uses on the residential areas of Houghton. Based on prior Master Plan processes, the existing height regulations were systematically established and agreed to. The University has not provided any compelling rationale for changing the prior agreed to heights. They only state that they want to preserve open space on the campus, even though it will impact the rest of the community.

Changes to the height limits are proposed for the tennis center, residence hall, gymnasium, and the lighting of the south athletic field. The Master Plan Narrative (page 40) notes that the maximum height of some structures were previously permitted to be 60 feet above finished grade. They specifically call out the Seahawks “bubble” structure. As discussed above, the Seahawks “bubble” was only allowed to be in place for a maximum of 3 ½ months of the year (October 15 through January 31 – or one week after their season concluded). *Is the University proposing similar conditions for the new buildings proposed in the Master Plan? Will they limit the additional height to 3 ½ months of the year?* This is comparing apples and oranges and is simply a way to try and justify greater impacts of the campus on the adjacent residential areas. The proposed changes to the height limits are inconsistent with the CHNP policies.

Tennis Center

The tennis center is located adjacent to NE 53rd Street, immediately adjacent to the south boundary of the PLA 1 zone. The narrative discusses lots of ways to interpret or otherwise try to show that the height change really isn’t an impact. However, the elevation drawings and visual renderings included in the Architectural Plans submitted as part of the Master Plan depict a solid wall mass along NE 53rd Street, with limited windows. The building height exceeds the allowable and previously agreed to height limit which was established to minimize visual impacts on the adjacent residential areas.

The landscaping concepts that are shown in the Master Plan are intended to dampen the impacts of solid wall nearly 50 feet high. The proposed landscaping will require many years to grow to the height shown, leaving a mostly barren wall, resulting in a visual impact to the community and especially to the residents south of campus. As previously discussed, the University has a lengthy history of not maintaining the landscaping they install. This could likely require the residents (and maybe the City) to file code violations to address lack of maintenance, resulting in more wasted resources.

The need for the increased height is to meet USTA clearances over the center of the tennis nets. The narrative (page 27) notes that the facility could be designed and constructed to eliminate the need for the height variance. As previously discussed, the tennis center appears to primarily a private commercial use which should not be allowed. The change in the height limit certainly should not be allowed to support such a commercial endeavor within the PLA 1 zone. This proposal is not consistent with the CHNP polices and discussion on Transitional Areas.

Residence Hall

Changes to the height limits for the new residence hall also are proposed – to allow a 20-foot increase over the existing allowed height. At least the residence hall appears to be related to the institutional use as a private college and not for outside users (although the University will probably want to rent it out for camps, conferences, and other outside uses when school is not in session – which also should require City review and approval). The proposed location of the residence hall would result in less direct impacts on the adjacent residential areas compared to the tennis center.

The Master Plan Narrative (page 40) compares the proposed height of the residence hall to the absolute height of the Argue Health Sciences Center (HSC). That is a poor comparison since they are visible from different areas. The residence hall would have its greatest visibility from 108th Avenue NE and from the south. The renderings and elevations included in the Architectural Plans submitted as part of the Master Plan do not show the massing or height of the proposed dorm from the adjacent streets and residential areas. The policies discussed above relate to the impacts on the adjacent areas, not just the look and feel on campus (which are the only drawings that are included).

Additional elevations and renderings should be required to allow the City and public to better understand how the increase height for the residential hall meets the CHNP goals and policies related to minimizing impacts on the adjacent residential community.

Gymnasium Pavilion

The proposed replacement of the existing gymnasium also requires a change in the existing height limits, from 30 feet to 40 feet ABE for a portion of the building. Similar to the discussions for the residence hall, the proposal does not show the massing or height impacts of the proposed building on the adjacent residential areas. Additional elevations and renderings should be required to illustrate how the proposal complies with the Comprehensive Plan policies. In addition, the building requires changes to the currently required buffer with the Puget Sound Adventist Academy which is simply a further encroachment into the community.

Field Lights

The noise and visual impacts of the proposed field lighting are discussed above. The lights would be the highest part of campus, and should not be permitted based on the visual and noise impacts.

Building Noise

While typically beyond the scope of a Master Plan, minimizing noise from the heating, ventilation, air conditioning (HVAC) or other mechanical systems should be addressed as part of this Master Plan Update. The Health Sciences Center (HSC) was approved and constructed as part of a prior Master Plan. While the University requested and received a variance to the height limits for the building's HVAC system, it was never disclosed that the system would have a continuous whining sound. The HVAC system for the HSC runs pretty constantly, and is especially noticeable during the

warmer months of the year. The building noise is an annoyance to the neighbors to the northeast. After the noise was brought to the attention of the University, they acknowledged the issue, indicated that they tried to fix it, and were not successful. Now we have to live with it. We do not want this to be an issue with any future buildings or renovations of existing buildings.

Similar types of impacts could result with any of the new or renovated buildings. In particular, the replacement of the Ness building is much closer to the residential areas north of campus than the HSC and therefore, would result in the potential for even more significant impacts from building noise. Even though we requested some elevation drawings to understand the height of the renovated building, NU's team has not provided them. They simply note that they are within allowable height limits, so it doesn't matter. Given the significant changes the Master Plan is requesting, we believe that these drawings could have and should have been provided.

Other buildings, such as the residential dorm, tennis center, fitness center, and welcome center also will likely have potential building noise impacts on the residents south of campus due to the proximity of those buildings to those the single-family areas.

The University has not addressed these noise issues in the Master Plan, even though they were raised in comments on the preliminary Master Plan concepts. We believe that stronger conditions related to screening of building noise should be established as part of the Master Plan zoning. This will help assure that these types of issues are reviewed and appropriately designed into the facilities as part of the future building permit process.

Transportation and Parking Analyses

The DRAFT Traffic Impact Analysis (TIA), while very lengthy, does not fully disclose the potential transportation related impacts of the proposed Master Plan. Furthermore, the identified mitigations are not adequate to offset the project impacts to the transportation system. Our review is based on Larry's professional qualifications as a registered professional engineer and his over 35 year career as a transportation engineer in both public and private practice.

The *Northwest University Master Plan Review Process* handout provided at the March 30, 2016 public meeting states that the SEPA threshold determination will primarily focus on the traffic impacts of the proposed Master Plan. The transportation section of the SEPA Checklist for the Master Plan application directly points to the TIA for the evaluation of traffic impacts and mitigation. The issues and omissions described below must be addressed prior to the City issuing its SEPA threshold determination.

As noted on the TIA, it is a DRAFT. The TIA should be updated to address the following issues. Unless these issues are addressed, the City will not be able to fully understand the potential for significant adverse traffic impacts of the Master Plan nor be able to determine if adequate mitigation of those impacts has been identified to show compliance with City policies and development regulations.

The following discussion identifies questions and comments related to the analyses that are provided, the analyses that are missing (which should be required), and the lack of appropriate mitigations needed to offset the significant adverse impacts of the proposed Master Plan. The discussion is organized around the following topics:

- Trip Generation
- Traffic Volume and Operations Impacts
- Cut-through Traffic
- Parking
- Mitigation Measures.

Trip Generation

The TIA analyzes potential trip generation related to the proposed increase in the number of students, the tennis center, and renting/leasing or otherwise allowing outside use of the athletic fields. As shown on Table 16 of the TIA, the Master Plan would generate 460 trips during the PM peak hour. This is almost 20 percent higher than the existing 385 PM peak hour traffic volumes at all of the campus driveways (from Figure 4 of the TIA). Implementation of the Master Plan as proposed would more than double existing PM peak hour traffic to/from the campus, resulting in 845 campus trips (Figure 15). This is a very significant impact. The proposed use of the athletic fields, tennis center, and potential outside use of the fitness center or gymnasium is not consistent with minimizing the impact of the PLA 1 zone on adjacent residential areas and throughout the Houghton community.

Growth in Students. The existing number of students on campus reported in the TIA does not match those presented in the Master Plan Narrative. Page 4 of the Narrative reports there are 1,166 full-time equivalent (FTE) students in the PLA 1 zone. Page 26 of the Draft TIA states that there are approximately 1,200 students on the main campus and anticipates a growth of 370 students by 2022 (also shown on Table 16). Table 13 of the TIA estimates trip generation of the students based on 1,560 students in 2022, which would result in a current level of 1,190 FTE students (1,560 minus 370). Appendix E (Trip Generation) of the TIA lists the current number of students at 1,230. While all of these numbers all fit within “approximately” 1,200 students, the number of students is directly used in developing student based trip generation rates in Appendix E. These differences may not greatly change the analyses but they should be clarified and updated to be internally consistent in the TIA and all Master Plan documents so the City and community can properly evaluate the traffic impacts of the proposal.

Page 27 of the TIA states that trip rates for the campus were based on the traffic counts and number of students as shown in Appendix E. The first page of Appendix E shows the total AM and PM peak hour volumes at the seven campus driveways to be 280 and 493, respectively. These volumes then appear to be divided by 1,230 students, resulting in the AM and PM peak hour trip rates per student. The resulting trip rates reported in Appendix E show 0.23 trips per student during the AM peak hour and 0.40 trips per student during the PM peak hour. The PM peak hour trip rates calculated in Appendix E (0.40) do not match the PM peak hour trip rates shown in Table 12 (0.32). The 0.32 rate was used in the rest of the traffic analyses. The AM peak hour rate of 0.23 calculated

in Appendix E matches the trip rates shown in Table 12. The PM peak hour trip rate of 0.32 trips per additional student used for estimating traffic growth due to the increased number of students underestimates PM peak hour trips generated by additional students by 20 percent. Based on the trip rate of 0.40 (as shown in Appendix E) results in a total of 148 PM peak hour student trips by 2022, and 308 trips under the 2037 forecasts. These compare to the 118 trips in 2022 and 246 trips in 2037 shown in Tables 13 and 16, which were used in evaluating impacts associated with the increase in students within the PLA 1 Master Plan area.

Factors are then applied to estimate the daily trip rate per student resulting in 4.22 daily trips per student based on the AM peak hour results and 4.45 daily trips per student based on the PM peak hour results. The lower rate of 4.22 trips per student is used in the subsequent traffic analyses (see Table 12 of the TIA). Page 27 of the TIA states that the daily rate based on the AM counts are higher; however, as shown in Appendix E, the daily rate of 4.45 daily trips based on the PM peak hour calculations is higher than the 4.22 rate based on the AM peak hour. This should be corrected, or clarified, in the update of the TIA.

The potential traffic impacts of increasing the number of students on campus focus on the AM and PM peak hours. The TIA states that automated vehicle counters were placed at the two highest volume campus driveways. These traffic count data are not provided in the appendices to the TIA. We request that the 24-hour traffic count data be provided and be more thoroughly analyzed in an update of the TIA. These additional analyses will allow the City and public to determine if there is a potential for significant campus traffic impacts occurring during other hours of the day. In particular, the impacts of campus traffic during the mid-to-late afternoon time period when the various schools in the vicinity of NE 53rd Street/108th Avenue NE are dismissed. If the traffic volumes impacts during other time periods are shown to be relatively significant, then the updated TIA should include an evaluation of the project traffic impacts at the intersection of NE 53rd Street/108th Avenue NE and any other locations, as appropriate.

Tennis Center. AM and PM peak hour trip generation for the proposed tennis center were derived from traffic observations at the Eastside Tennis Center (ETC) located in the Totem Lake area of Kirkland. (ETC is a commercial facility which further shows the commercial intent of the proposed tennis center included in the proposed Master Plan.) The TIA states that the corresponding count data are included in Appendix E; however, those data are not included.

The TIA does not confirm if all 12 courts within the ETC were being used at the time the count data were collected. The TIA simply divides the number of trips by two to reflect the six courts proposed in the Master Plan. If the number of courts actually in use at ETC at the time of the traffic counts was less than 12, then the resulting trip rate per court would be higher than used in the TIA. This should be confirmed and updated in the analyses. Although relatively small in number, outside commercial use of the tennis center would generate non-University traffic resulting in associated impacts on the community. The commercial nature of the tennis center is not in keeping with the intent of the PLA 1 zoning and the increase in traffic associated with these uses should not be permitted.

Athletic Field Use. Use of the athletic fields on the campus is estimated to generate 192 trips during the weekday PM peak hour. This level of trip generation exceeds the PM peak hour trip generation associated with the increase in students in 2022 (118 based on Table 16). The 192 PM peak hour trips generated by the outside of the athletic fields is almost 80 percent of the traffic increase associated with the increase of 770 students by 2037.

The estimated increase in traffic generated by the outside use of the fields is very significant and should not be allowed because it is not consistent with the intent of the PLA 1 zoning for institutional uses and because of its significant impacts on traffic volumes and congestion.

The combined PM peak hour trip generation of the fields and tennis center can be compared to the proposed increase in students as follows:

- Weekday PM peak hour trips generated by use of the fields and the tennis center exceeds the increase in trips associated with student growth through 2022.
- The new PM peak hour trips generated by the tennis center and field uses represent nearly 50 percent of the total estimated increase of 460 PM peak hour trips generated at buildout of the Master Plan.

Weekend Traffic Impacts and Tournaments Not Disclosed. The analysis does not address the level of traffic generation and increased traffic associated with the tennis center or field use on weekend days. These proposed uses are accessed via NE 53rd Street, a prime access to the residential areas to the south of campus. The TIA should be updated to include estimates of the potential levels of traffic increases and associated operations and safety impacts on weekends.

Sports tournaments also generate different levels of traffic compared to average conditions. The Master Plan proposes allowing outside use of the fields for up to eight hours a day, in addition to use by its teams and students. The potential traffic impacts related to the use of the fields and tennis center for outside tournaments on weekdays or weekends should be disclosed and analyzed.

Allowing increased traffic volumes associated with the proposed use of the fields and tennis center on NE 53rd Street is not consistent with the Comprehensive Plan policies which require minimizing impacts of NU on the adjacent residential community, and therefore should be prohibited.

Fitness Center and Gymnasium. The TIA does not provide any estimates of traffic impacts associated with the fitness center or new gymnasium. Page 31 of the Narrative notes that NU proposes to include some limited shared use of the gymnasium pavilion. In addition, the Narrative (page 35) states that it may pursue a partnership with an operations partner to provide use of the fitness center by the community. Because there has been no traffic analyses done to identify and evaluate outside use of these proposed facilities, the Master Plan should specifically limit their use to University students, staff, and faculty.

Traffic Volume and Operations Impacts

The TIA provides analyses of traffic volumes and operations of existing (2016) conditions, future conditions (2022 and 2037) without the Master Plan, and future conditions (2022 and 2037) with the proposed project. As discussed above, we believe that the TIA needs to be updated to correct any errors in the project trip generation and to update the analyses of project traffic impacts (and associated mitigations). In addition, the TIA should be updated to include an assessment of potential traffic impacts on weekends associated with the use of the fields and tennis center non-University groups. Traffic from these uses specifically route traffic to NE 53rd Street which serves the adjacent residential areas.

The following highlights findings from our review of the TIA on future traffic volumes and operations. Our focus is on the weekday PM peak hour conditions, although similar findings also can be applied to the AM peak hour. The following data and analyses rely on the information in the TIA and ***do not account for the higher potential PM peak hour traffic generated for the increase in students based on the 0.40 trip rate shown in Appendix E.***

- The TIA only provides analyses of a limited number of intersections along 108th Avenue NE; therefore, it does not fully disclose the potential traffic impacts of the proposal.
- The City's 2015 Transportation Master Plan (page 15 of the Transportation Master Plan), shows existing LOS E conditions currently exist along 108th Avenue NE between the south City limits and Central Way. The map on page 51 of the Transportation Master Plan also reports substantial delays for transit service on 108th Avenue NE north of the campus. These are not discussed in the TIA but should be.
- The TIA forecasts 2022 PM peak hour volumes on 108th Avenue NE (north of the Davis Driveway) to increase by over 20 percent without the proposed Master Plan and almost 40 percent with the Master Plan.
- By 2037 without the Master Plan, PM peak hour volumes on 108th Avenue NE (north of the Davis Driveway) are forecast to be 47 percent higher than the 2016 volumes. The forecast 2037 PM peak hour volumes with the Master Plan would be over 70 percent greater than existing traffic volumes.
- The increase in traffic on 108th Avenue NE by 2022 and 2037 will result in LOS F conditions with significant increases in congestion and delays during peak hours without and with the Master Plan.

- The Master Plan will increase PM peak hour traffic on 108th Avenue NE north of the Davis Driveway by 233 vehicles per hour (vph) based on the 2022 levels of development (Figure 10 of TIA). An increase of 321 vph would occur based on the 2037 increase in campus traffic (Figure 11). These represent increases of 17 and 24 percent over the 2016 PM peak hour volumes, respectively. These are significant traffic impacts on an already poorly operating corridor.
- South of NE 53rd Street, the Master Plan would increase PM peak hour traffic on 108th Avenue NE by nearly 140 vph (based on the 2037 full build-out scenario). This represents an increase of 10 percent over the 2016 traffic volumes.
- As discussed under trip generation, the combined PM peak hour traffic from the use of the sports fields and tennis center represent increases of 214 trips during the PM peak hour. Of these 214 PM peak hour trips generated by non-University related users, 149 trips would impact 108th Avenue NE north of campus. These two non-University uses would increase existing PM peak hour traffic volumes just north of the Davis Driveway by 11 percent. This is nearly one-half of the project traffic impacts identified in the TIA.
- Renting/leasing of the athletic fields and the tennis center would account for an increase of 64 vph south of NE 53rd Street. This represents an increase of 4 to 5 percent over existing PM peak hour traffic volumes on 108th Avenue NE south of campus.
- Significant congestion and LOS F conditions are forecast reported for the PM peak hour at 2 of the 10 off-site study intersections by 2022 without the Master Plan development; the addition of Master Plan traffic results in two additional intersections decreasing to LOS F conditions. These additional LOS F intersections include NE 68th Street/108th Avenue NE and NE 70th Street/I-405 Southbound ramps. These are two of the most important intersections for traffic entering and exiting the Houghton community and other parts of Kirkland.
- Under the 2037 forecasts, 7 of the 10 study intersections are forecast to operate at LOS F during the PM peak hour without the Master Plan. Table 18 of the TIA shows one additional intersection (116th Avenue NE/NE 70th Street) declining to LOS F with the project. (This appears to be an error in the TIA document as 75 seconds of delay per vehicle would be LOS E, not LOS F. This error is confirmed in the worksheets in the Appendix D of the TIA.)
- Traffic associated with the Master Plan results in average delays per vehicle at the NE 70th Street/I-405 southbound ramp intersection increasing from 142 seconds to greater than 180 seconds per vehicle (the LOS worksheets in the appendix show 197 seconds of delay per vehicle). This is a very significant impact, especially considering that nearly half of the project traffic is related to the sports fields and tennis center.
- The TIA shows existing LOS F conditions at the intersection of NE 53rd Street/108th Avenue NE. The Master Plan increases traffic volumes on NE 53rd Street east of 108th Avenue NE by 326 vph. This compares to the existing PM peak hour volume of 210

vph on NE 53rd Street east of 108th Avenue NE. Under the 2037 forecasts with project, PM peak hour traffic on this section of NE 53rd Street would be 561 vph, or 2.7 times higher than existing PM peak hour traffic volumes. The majority of the traffic increase on NE 53rd Street is related to the use of the fields and tennis center. The projected increase in traffic on NE 53rd Street will directly impact the residential areas south of campus, which is not consistent with policies CH-9.4 and CH-10.1.

The TIA also should be updated to address the following corrections and additional traffic volume and operations analyses.

- The numbering of intersections on the LOS tables do not match those used on Figures 3, 12 and 13 and in the LOS Worksheets. This makes it more difficult to understand the cause and effect of the Master Plan on traffic operations. These should be corrected.
- The TIA should be updated to include an alternative showing the project traffic impacts without the projected traffic generated from the renting of the athletic fields or outside use of the and tennis center. This will allow staff, the public, the Hearing Examiner, City Council, and the Houghton Community Council to see and compare the relative impacts of the non-University uses on traffic volumes, congestion, and mitigations. This additional analysis scenario also would support the CHNP policies to direct traffic away from the residential areas and would also reduce the traffic impacts of the campus Master Plan on the community.
- The TIA should include analyses of additional intersections along 108th Avenue NE, including NE 60th, NE 48th, and NE 45th Streets. These side streets serve a significant number of residences and traffic access to/from 108th Avenue NE is a major concern. These streets and intersections also can be adversely affected by cut-through traffic. The level of traffic generated by the proposed Master Plan will directly impact these intersections.
- NE 60th Street/108th Avenue NE is a four-legged intersection, which does not allow the use of the center, two-way left turn lane (TWLTL) for making left turns onto 108th Avenue NE. All of the locations on 108th Avenue NE that were analyzed in the TIA are T-intersections and the LOS analyses applies a two-stage gap acceptance methodology to evaluate the traffic operations. That type of analysis cannot be applied to the NE 60th Street/108th Avenue NE intersection. The TIA shows that the intersection at NE 53rd Street currently operates at LOS F during the AM and PM peak hours. Based on our experience, traffic accessing 108th Avenue NE from NE 60th Street (eastbound and westbound) also operates with significant delays (likely LOS F). The increase in project traffic (in addition to background traffic growth) will further increase delays and possible safety issues as drivers try to find/make adequate gaps in the oncoming traffic flow to turn onto 108th Avenue NE at NE 60th Street.
- The TIA correctly states that future signalization of the intersection of NE 53rd Street/108th Avenue NE would likely divert additional traffic from campus due to the poor forecast traffic operations at the main campus driveway at NE 55th Street. However, the TIA does not

quantify the level of diversion and associated impacts at this intersection. In addition, the TIA does not discuss how the increase in project (and diverted) traffic may result in westbound traffic queues on NE 53rd Street blocking the driveways or other roadways east of 108th Avenue NE.

- The TIA (and Master Plan concepts) should evaluate moving the main campus entrance to align with NE 55th Street and possible signalization of the realigned intersection. This is consistent with R-4203 approving the 1999 NU Master Plan. This option should also be coordinated with the City's ongoing 6th Street Corridor Study.
- The TIA update should address the University's existing Transportation Management Program (TMP) and report on the University's compliance with its conditions and success in its implementation. The TMP has specific elements to help meet its goals for reducing drive-alone vehicles. What has been done, what has been successful, what has not worked? These are questions that should be addressed to help provide an effective TMP for the revised Master Plan. The City's latest TMP report completed by NU (June 10, 2016) provides no discussion on how well the TMP is reducing traffic to/from campus. It also notes that no one has applied for carpool permits and, on average, zero of the carpool/vanpool parking spaces are used. In order to be truly effective, a more thorough review and update of the TMP is needed in the TIA and Master Plan.

Cut-through Traffic

Traffic volumes on 108th Avenue NE are forecast to increase significantly by 2022 and even more significantly by 2037. This will result in much worse traffic flow and extensive levels of traffic congestion along the corridor. This level of increased traffic and congestion would likely lead to additional traffic shifting to side streets to bypass the stop-and-go conditions. The TIA only evaluated the level of existing campus traffic that may cut-through the local streets north and south of the campus. On page 41 the TIA states that "there could be some increase in neighborhood cut-through traffic including vehicles associated with the campus." However, the TIA does not provide a technical evaluation of the level of potential cut-through traffic resulting under 2022 and 2037 forecast conditions. These types of analyses can, and should, be prepared for review by the City and community as part of the review and mitigation of the Master Plan.

As shown on Table 16 of the TIA, the Master Plan greatly increases the proportion of inbound traffic to the campus during the PM peak hour. This is directly related to the renting/leasing of the athletic fields, which have 160 inbound and 32 outbound trips during the PM peak hour. The increased traffic generated by higher numbers of students and the tennis center also increase inbound traffic during the PM peak hour. The TIA estimates 30 percent of the traffic generated by the Master Plan will be to/from the south. Figure 11 of the TIA shows an increase of 89 vph northbound on 108th Avenue NE south of campus. Many of these trips would be oriented to the entrances to the fields and tennis center, both accessed off of NE 53rd Street at, or east of, 111th Avenue NE. With the forecast congestion on northbound 108th Avenue NE there would be a high probability of a fairly high percentage of these trips to divert from 108th Avenue NE to the side streets east of the arterial. In addition, some of the existing NU campus trips also may cut-through the neighborhoods