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Northwest University
 Master Plan Update

NO.	DATE	REVISION
1A	2/20/17	PERMITS

DATE: 02/16/2017
 JOB NUMBER: 1423
 DWG: 16
 FILE: 160417.rvt

RESIDENCE HALL
 FLOOR PLANS
A3.1





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



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

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NO.	DATE	REVISION
1A	2/16/17	PERM REVIEW

DATE: 02/16/2017
 JOB NUMBER: 1423
 FILE: Dorm Elevations

RESIDENCE HALL
 SOUTH
 ELEVATION

A3.2

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



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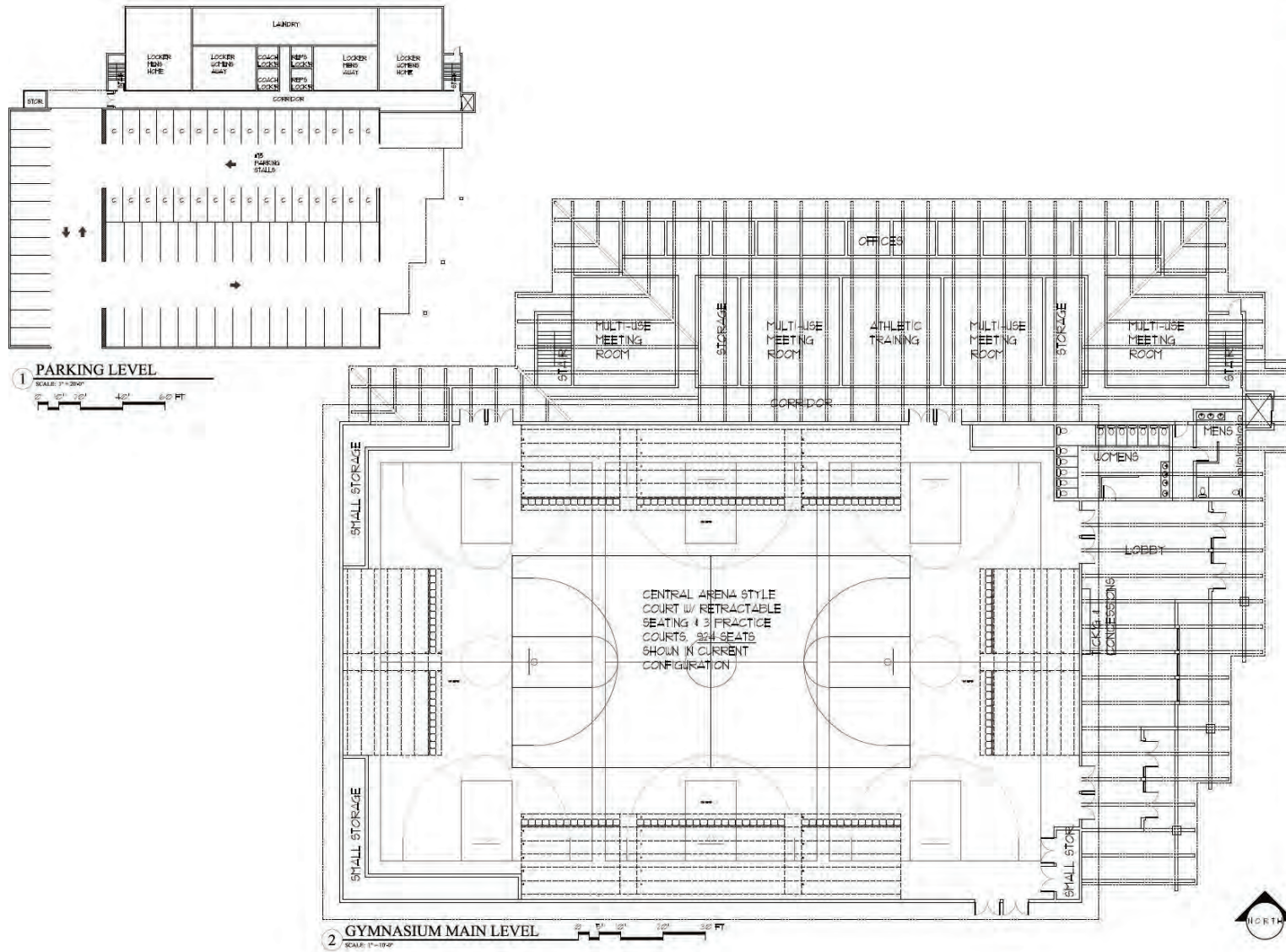
NO.	DATE	REVISION
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DATE: 02/16/2017
 JOB NUMBER: 1423
 PRJ: 50
 FILE: Dorm Elevations

RESIDENCE HALL
 WEST
 ELEVATION

A3.3

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A4.1

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

DATE: 02/10/2017
 JOB NUMBER: 1423
 SHEET: Gymnasium Courts
 FILE: Gymnasium Courts

GYMNASIUM MAIN FLOOR & PARKING

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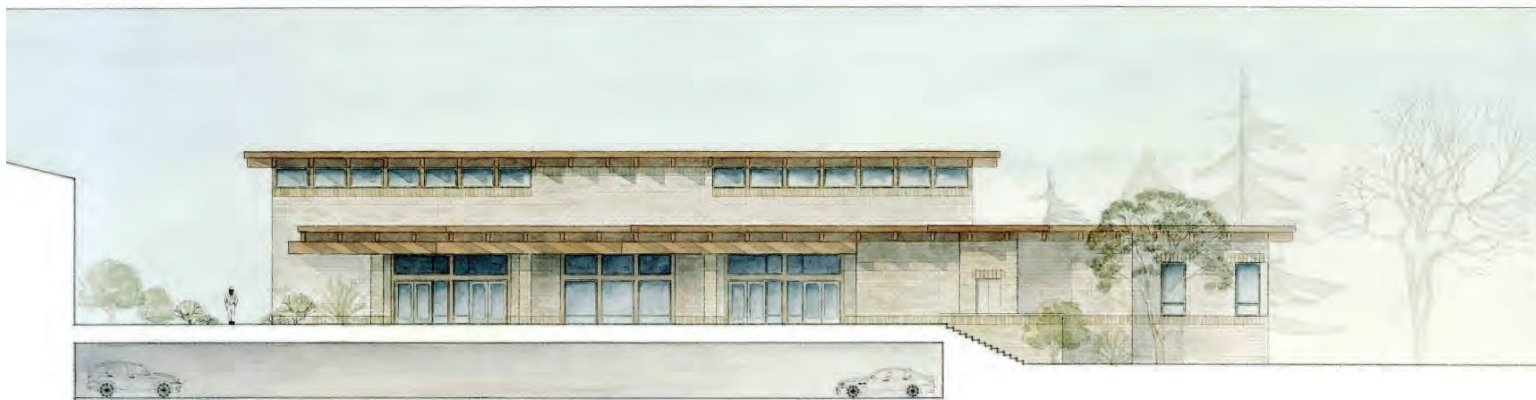
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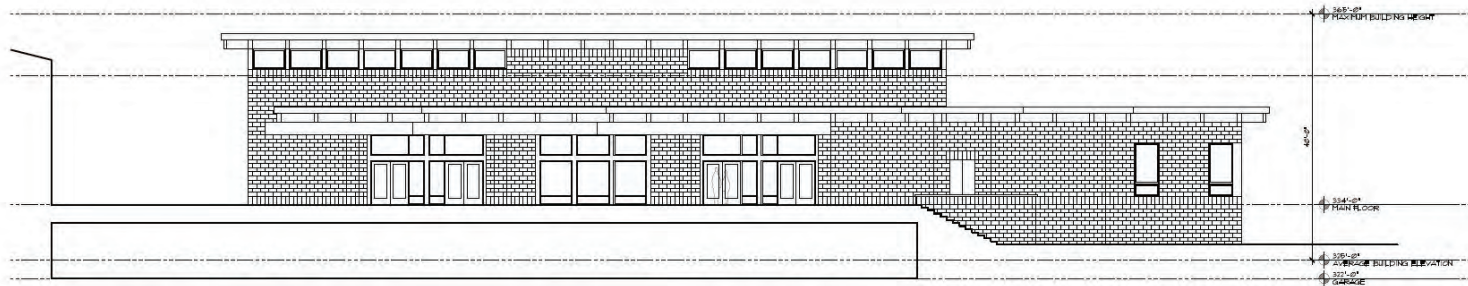
DATE: 02/10/2017
 JOB NUMBER: 1423
 PK: TH
 Gymnasium Courts Elevations

GYMNASIUM
 EAST ELEVATION

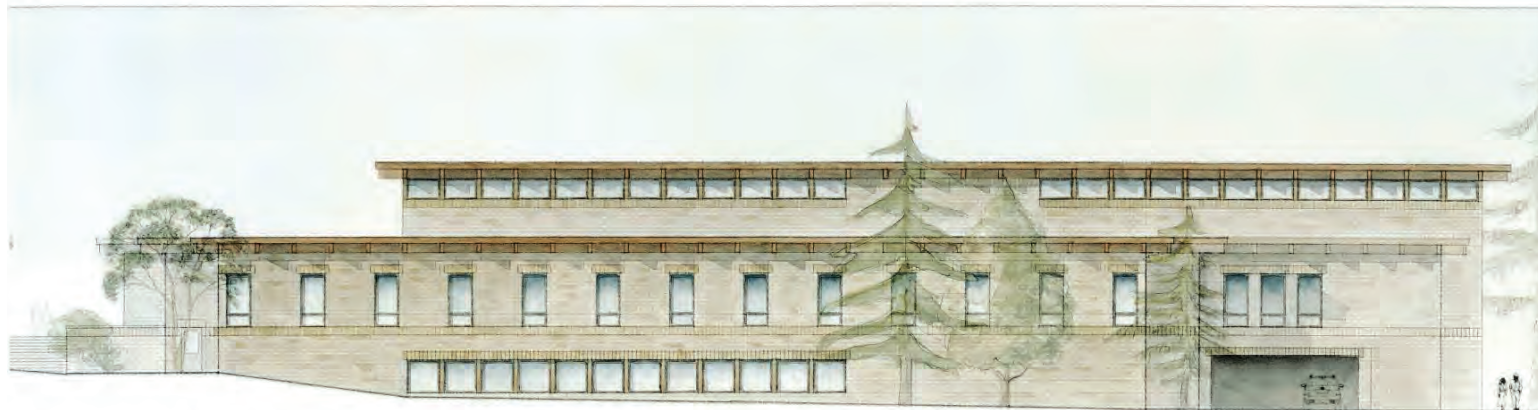
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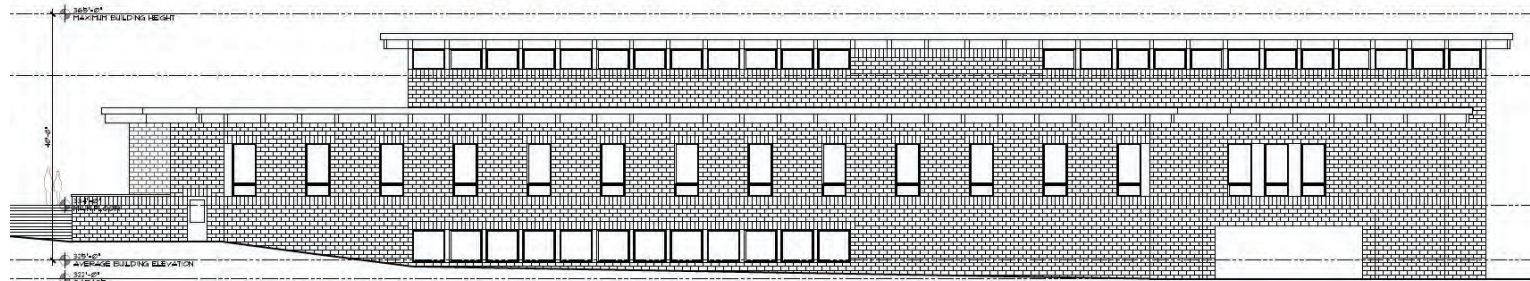
1 RENDERING
 SCALE: 1/8" = 1'-0"



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



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



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



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1	2/16/17	PERMIT REVIS

DATE: 02/10/2017
 JOB NUMBER: 1423
 PROJECT: TH
 Gymnasium Courts Elevations

GYMNASIUM
 NORTH
 ELEVATION

A4.3

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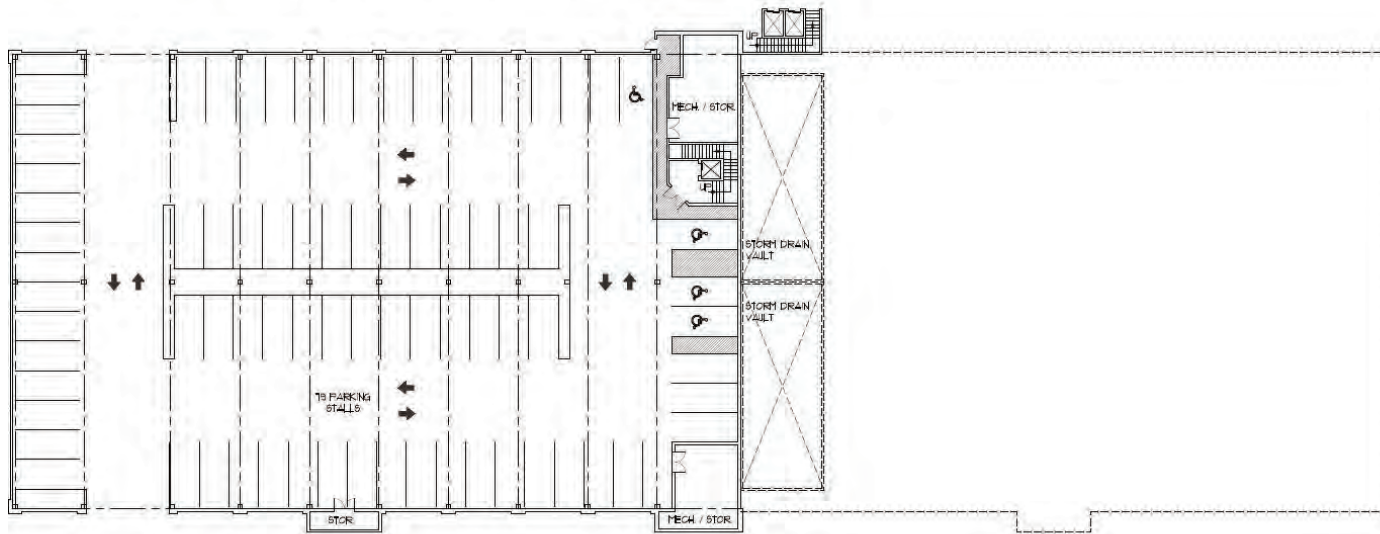
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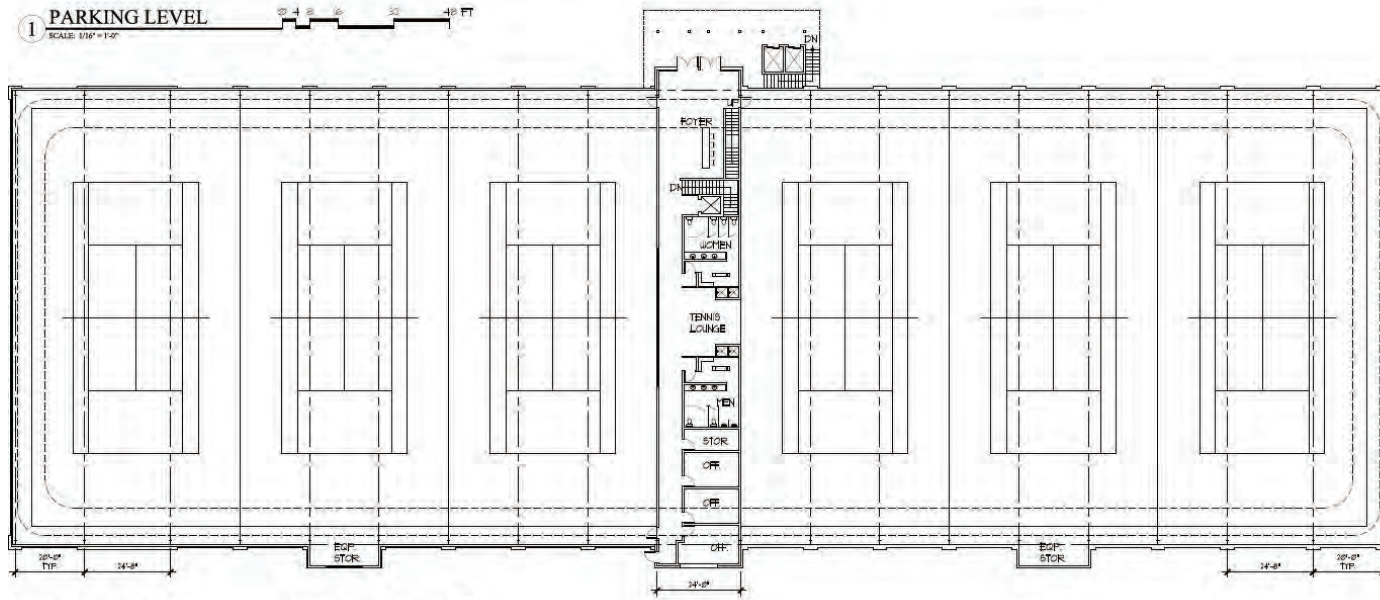
NO.	DATE	REVISION
1A	2/10/17	PERMIT REV.
DATE: 02/10/2017		
JOB NUMBER: 1423		
PW: TH		
FILE: Tennis Center		
TENNIS CENTER PRKG & PLAZA PLANS		

A5.1

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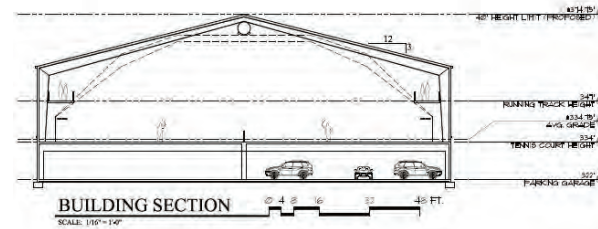
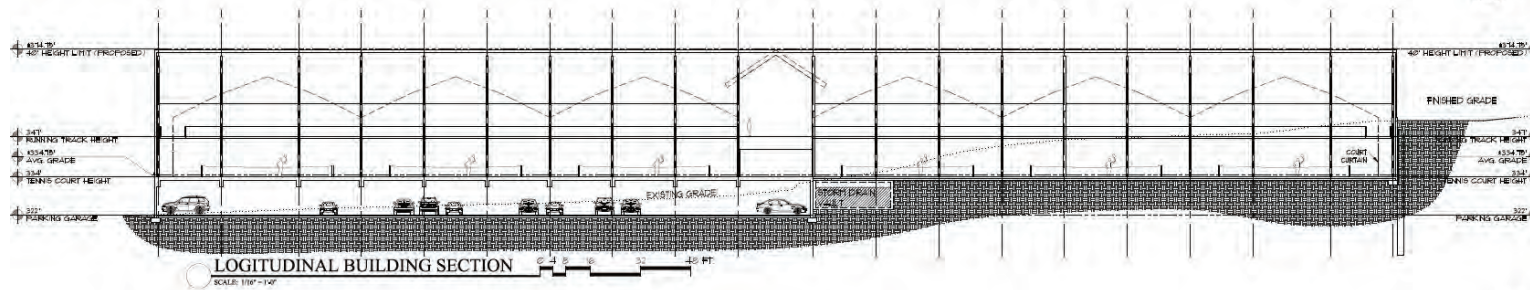
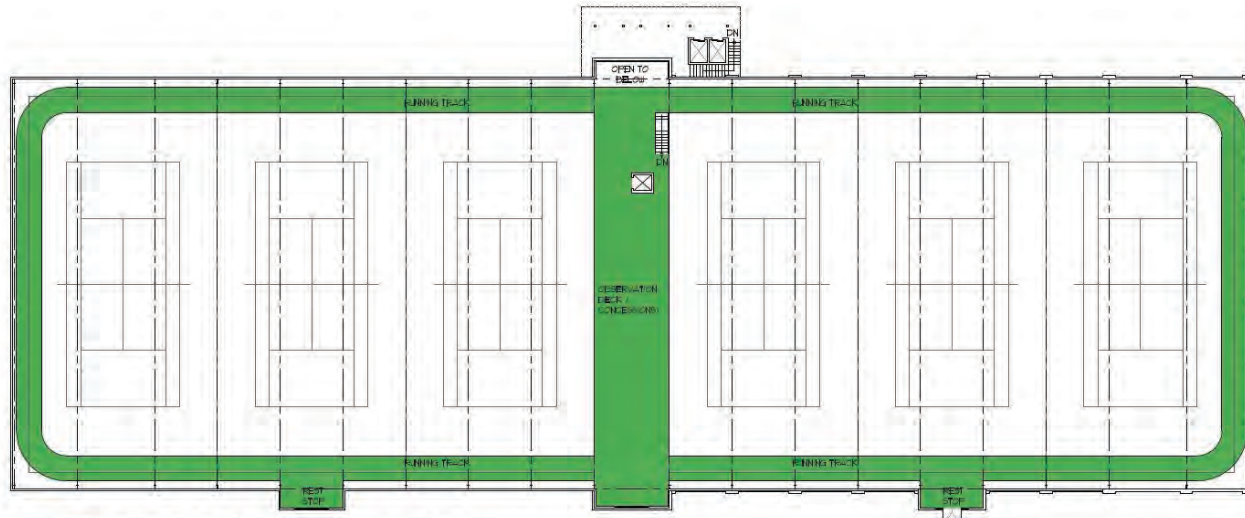


1 PARKING LEVEL
 SCALE: 1/8" = 1'-0"



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





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1	2/10/17	PERMIT BEVS

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

TENNIS CENTER
 TRACK PLAN

A5.2

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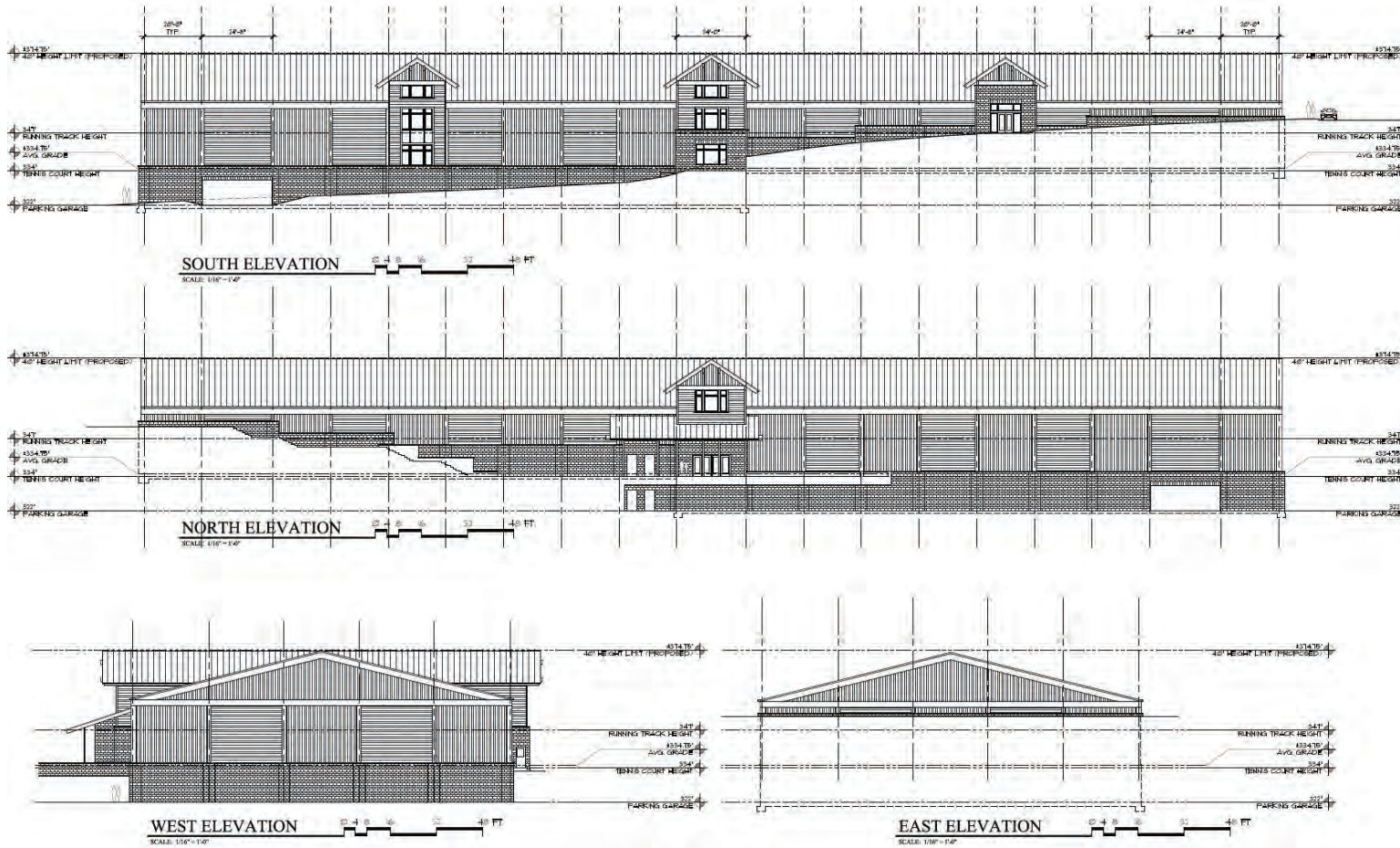
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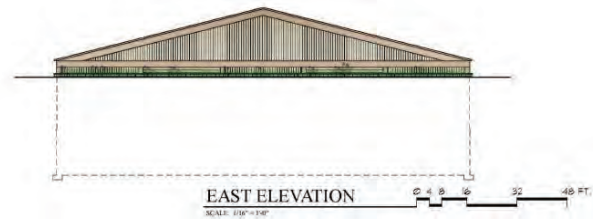
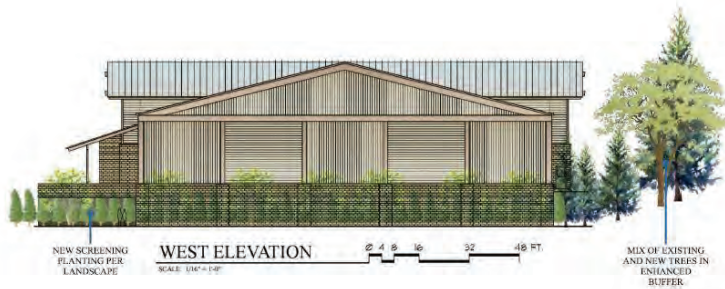
DATE: 02/10/2017
 JOB NUMBER: 1432
 PM: TH
 FILE: Tennis Center

TENNIS CENTER
 ELEVATIONS


A5.3

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

**TENNIS CENTER
 ELEVATION
 RENDERINGS**

A5.4

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EXISTING TENNIS CENTER STREET VIEW



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

NE 53rd
 LOOKING EAST

PHOTOMONTAGE - PROPOSED TENNIS CENTER



110th WAY NE
 EAVE HEIGHT VARIES FROM +4'35" @ SW CORNER TO +4'0" @ SE CORNER
 PROPOSED ADDED ELEMENTS TO MEET DESIGN REVIEW GUIDELINES
 EXISTING TREE CLUSTER PROPOSED TO REMAIN
 EXISTING TREE CLUSTER PROPOSED TO REMAIN
 PROPOSED NEW STREET TREES

NE 53rd
 LOOKING EAST

PROPOSED TENNIS CENTER STREET VIEW RENDERING WITH MATURE LANDSCAPING



EAVE HEIGHT VARIES FROM +4'35" @ SW CORNER TO +4'0" @ SE CORNER
 ENHANCED PLANTING BUFFER IN 5-10 YEARS
 ACCENT TREES
 110th WAY NE
 PROPOSED RAIN GARDEN
 PROPOSED NEW STREET TREES & UNDERGROUND UTILITIES

NE 53rd
 LOOKING EAST



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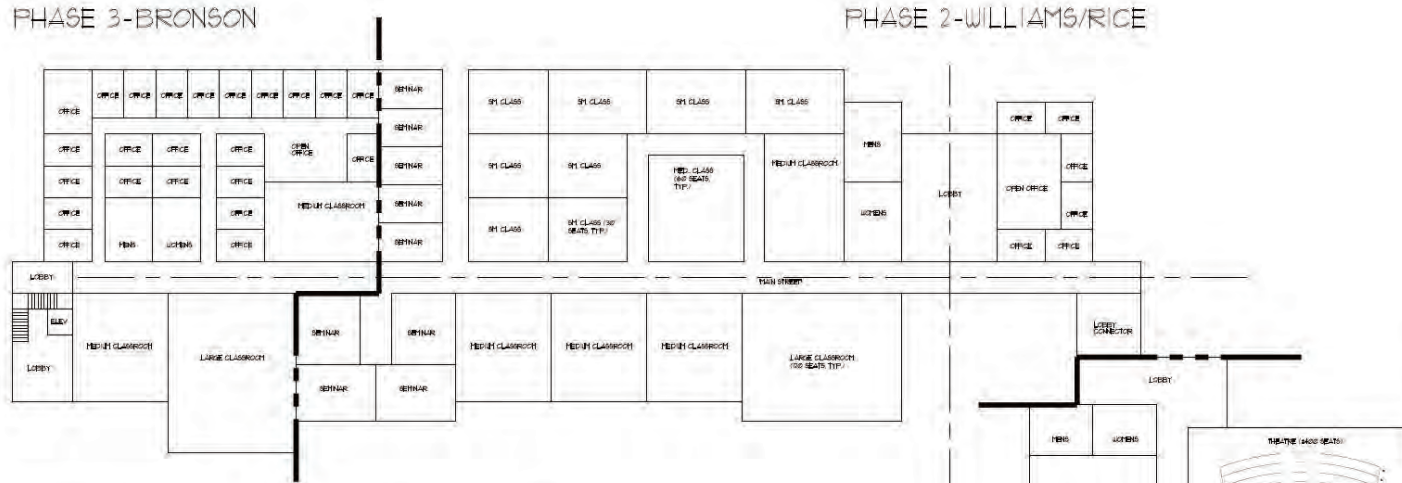
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1	2/10/17	PERMIT SEVS

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 JOB NUMBER: 1423
 DWG: TR
 FILE: Tennis Center

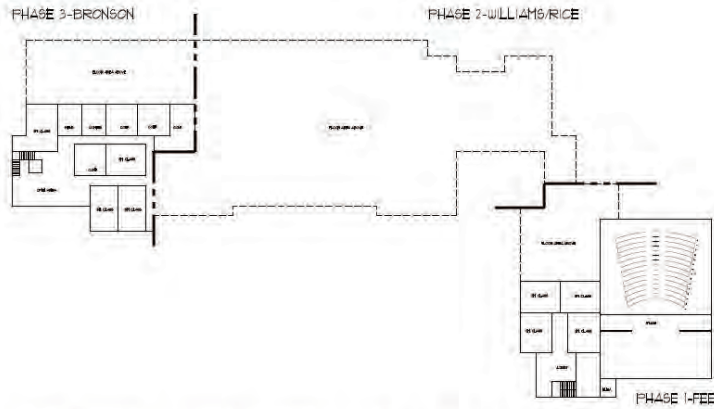
TENNIS CENTER
 FRONTAGE
 RENDERINGS

A5.5

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2 NESS ACADEMIC CENTER - MAIN FLOOR PLAN
 SCALE: 1/32" = 1'-0"



1 NESS ACADEMIC CENTER - LOWER FLOOR PLAN
 SCALE: 1/32" = 1'-0"



3 NESS ACADEMIC CENTER - UPPER FLOOR PLAN
 SCALE: 1/32" = 1'-0"



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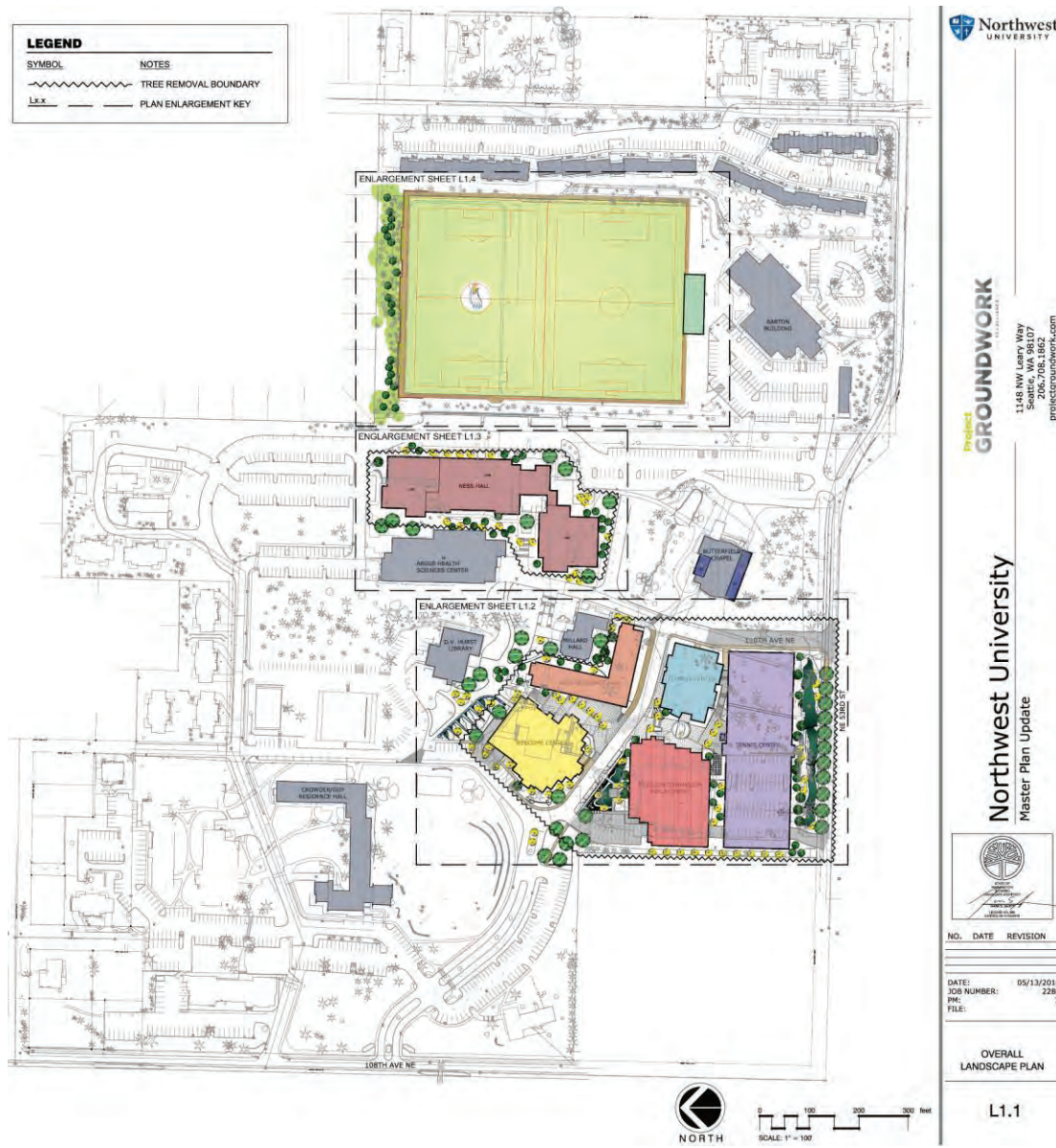
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 JOB NUMBER: 1423
 PK: TH
 FILE: XPHM_NESS

NESS FLOOR PLANS

A6.1

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Landscape Drawings





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Project: GROUNDWORK

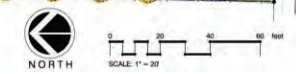
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NO.	DATE	REVISION
	05/13/2016	
	2280	X

PLAZA LANDSCAPE

L1.2





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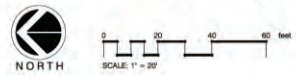
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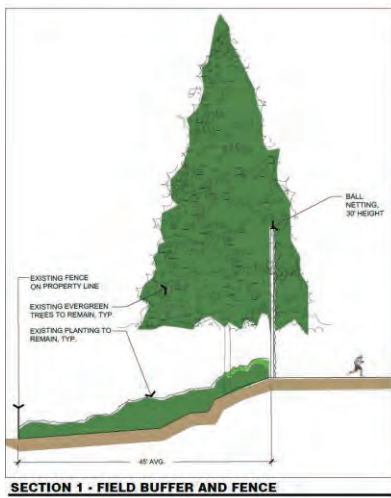
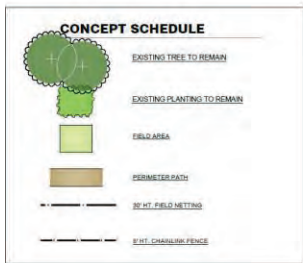
NESS HALL LANDSCAPE

L1.3

LANDSCAPE IMPROVEMENT AREAS

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





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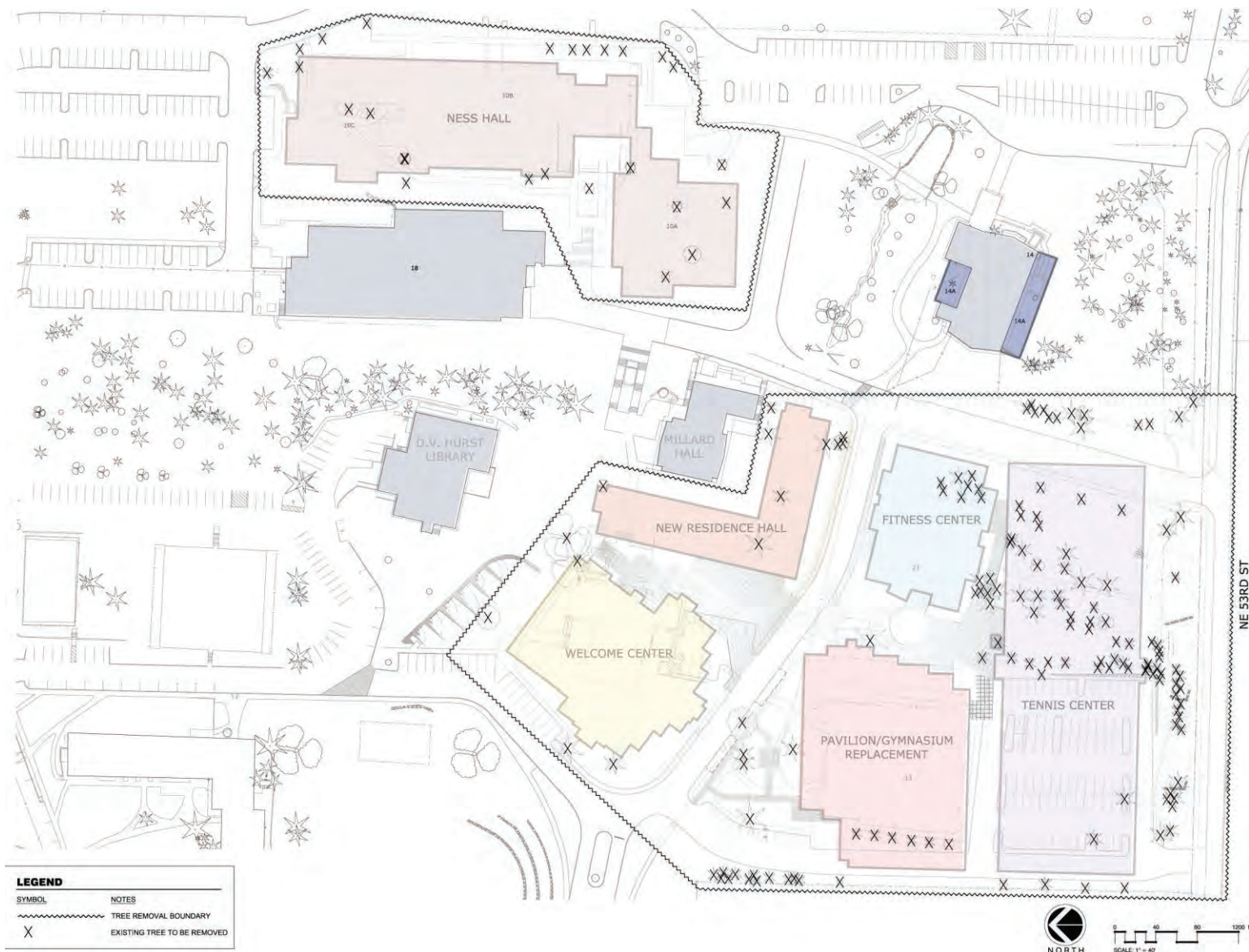


REV.	DATE	REVISION

DATE: 07/08/2016
 JOB NUMBER: 3380
 P/N: FILE:
 FILE:

FIELD LANDSCAPE

L1.4



LEGEND	
SYMBOL	NOTES
-----	TREE REMOVAL BOUNDARY
X	EXISTING TREE TO BE REMOVED

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 P#: X
 FILE: X

TREE REMOVAL PLAN

L1.5



Northwest University Campus Masterplan				
Tree Inventory (Removals only)				
Proposed Building or Paved Area	Species	Size DBH IN	Tree Credits	Tree Survey # Non-Viable
Phase One				
	Vine Maple	9.7	1	612
	Big Leaf Maple	40.6	16	613
	Red Maple	6.1	1	614
	Berch	6.8	1	615
Total			19	4
Phase Two				
	Sweetgum	12.5	2	601
	Sweetgum	15.3	3	602
	Sweetgum	11.2	2	603
	Sweetgum	10.7	1	604
	Sweetgum	12.8	2	605
	Sweetgum	10.7	1	606
	Sweetgum	10.7	1	607
	Flowering Cherry	12	1	616
	Colorado Blue Spruce	8.3	1	617
	Australian Black Pine	14.3	3	618
	Western Red Cedar	23.1	7	622
	Sweetgum	15	3	623
	Sweetgum	11.9	1	624
	Sweetgum	11.6	1	625
	Sweetgum	11.8	1	626
	Flowering Cherry	6.6	0	627
Total			30	16
Phase Three				
	Thundercloud Plum	12	1	619
	Northern Catalpa	28.6	10	620
	Paperbark Birch	16.4	5	621
Total			11	3
Welcome Center				
	Bigleaf Maple	50.3	21	639
	Flowering Cherry	9.2	1	640
	Douglas Fir	38.8	15	641
	Maple	29.1	10	642
	Western Red Cedar	18.7	5	648
	Red/Gr	17.6	4	649
	Douglas Fir	17.1	4	650
	Western Red Cedar	10.1	1	651
	Douglas Fir	18.7	5	652
	Western Red Cedar	15.2	3	653
	Douglas Fir	18.9	5	654
	Red/Gr	15.3	3	655
	Douglas Fir	18.2	5	656
	Douglas Fir	14.4	3	657
	Douglas Fir	16.7	4	658
	Red/Gr	15.9	3	659
	Red/Gr	15.6	3	660
Total			95	17
New Dormitory				
	Western Red Cedar	15.4	3	628
	Blue Alaskan Cedar	36.8	14	629
	Douglas Fir	47.9	0	630
	Douglas Fir Multi Trunk	44.6	18	631
	Douglas Fir	39.6	15	632
	Douglas Fir	62.9	21	633
	Douglas Fir	26	8	634
	Deodar Cedar	33.7	12	635
	Korean Cherry	25.9	8	636
	Bigleaf Maple	45.3	18	637
	Maple Multi Stem	42.7	17	638
Total			134	11

Northwest University Campus Masterplan				
Tree Inventory (Removals only)				
Proposed Building or Paved Area	Species	Size DBH IN	Tree Credits	Tree Survey # Non-Viable
Tennis & Fitness Centers				
	Red/Gr	22	6	669
	Douglas Fir	23.4	7	670
	Red/Gr	24	7	671
	Red/Gr	12	2	672
	Douglas Fir	27.9	9	673
	Douglas Fir	30.1	11	674
	Western Red Cedar	34.3	13	675
	Douglas Fir	57.6	21	676
	Douglas Fir	18.9	5	677
	Douglas Fir	23.5	7	678
	Douglas Fir	4	4	679
	Douglas Fir	15.4	3	680
	Paperbark Birch	10.3	1	681
	Western Red Cedar	7.9	1	682
	Douglas Fir	17.2	4	683
	Douglas Fir	11.6	1	684
	Western Red Cedar	8.7	1	685
	Douglas Fir	7	1	686
	Douglas Fir	17.3	4	687
	Douglas Fir	19.8	5	688
	Douglas Fir	10.8	1	689
	Douglas Fir	10.8	1	690
	Douglas Fir	11.1	1	691
	Douglas Fir	11.4	1	692
	Douglas Fir	12	2	693
	Douglas Fir	7.8	1	694
	Douglas Fir	13.3	2	695
	Douglas Fir	12.1	2	696
	Douglas Fir	7.6	1	697
	Douglas Fir	20.2	6	698
	Douglas Fir	9.7	1	699
	Douglas Fir	13.8	2	700
	Douglas Fir	9.3	1	701
	Bigleaf Maple	30.3	0	702
	Western Red Cedar	38.1	15	703
	Douglas Fir	42.2	17	704
	Western Red Cedar	14	3	705
	Douglas Fir	7.2	1	706
	Douglas Fir	8.3	1	707
	Douglas Fir	11.6	1	708
	Douglas Fir	8.4	1	709
	Western Red Cedar	24.6	8	710
	Western Red Cedar	24.4	0	711
	Western Red Cedar	8	1	712
	Western Red Cedar	30.7	11	713
	Western Red Cedar	22.9	7	714
	Western Red Cedar	13.2	12	715
	Western Red Cedar	36.8	14	716
	Western Red Cedar	33	12	717
	Western Red Cedar	22.4	7	718
	Douglas Fir Multi Trunk	12.9	0	719
	Pacific Dogwood	22.9	7	720
	Douglas Fir	13.9	12	721
	Douglas Fir	23	7	722
	Douglas Fir	21.6	8	723
	Douglas Fir	22.3	7	724
	Douglas Fir	28.2	10	725
	Bigleaf Maple	26	8	726
	Western Red Cedar	7	0	727
	Douglas Fir	38.6	15	728
	Douglas Fir	22	6	729
	Douglas Fir	10.7	1	730
	Douglas Fir	8.4	1	731
	Western Red Cedar	7.4	1	732
	Douglas Fir	11.4	1	733
	Douglas Fir	12.2	2	734
	Douglas Fir	13	2	735
	Douglas Fir	16.3	4	736
	Douglas Fir	7.8	1	737
	Western Red Cedar	10.4	1	738
	Western Red Cedar	31.1	11	739
	Douglas Fir	10.1	1	740
	Douglas Fir	9.7	1	741
	Bigleaf Maple	29.2	10	742
	Bigleaf Maple	28.4	10	743
	Bigleaf Maple	20.1	6	744
	Douglas Fir Multi Trunk	29.5	10	745
	Douglas Fir	27.4	9	746
	Douglas Fir	18.6	5	747
	Western Red Cedar	10.2	1	748
	Paperbark Birch	9.8	0	749
	Western Red Cedar	8.3	1	750
	Douglas Fir	10	1	751
	Pacific Madrone	14.3	0	752
	Douglas Fir	35.3	13	753
	Douglas Fir	27.4	9	754
	Douglas Fir	40.4	16	755
	Pacific Madrone	18.6	0	756
	Pacific Madrone	11	0	757
	Red/Gr	11.5	1	758
Total			445	30

Northwest University Campus Masterplan				
Tree Inventory (Removals only)				
Proposed Building or Paved Area	Species	Size DBH IN	Tree Credits	Tree Survey # Non-Viable
Landscape Berm				
	Douglas Fir	30.9	0	759
	Douglas Fir	49	17	760
	Pine/Gr	10.5	1	761
	White Fir	10.9	1	762
	Douglas Fir	13.1	2	763
	Douglas Fir	16.2	4	764
	Douglas Fir	15.1	3	765
	Western Red Cedar	9.3	1	766
	Western Red Cedar	13	2	767
	Western Red Cedar	8	1	768
	Douglas Fir	18.6	5	769
	Douglas Fir	10.1	1	770
	Douglas Fir	17.9	4	771
	Douglas Fir	12.3	2	772
	Douglas Fir	38.8	15	773
	Douglas Fir	28.4	10	774
	Douglas Fir	27.4	9	775
	Pacific Dogwood	32.2	12	776
	Pacific Dogwood	32.6	12	777
	Douglas Fir	29.7	10	778
Total			112	20
Pavilion/Gymnasium Replacement				
	Bigleaf Maple	71.4	21	643
	Douglas Fir	41.8	16	644
	Douglas Fir	35.2	13	645
	Douglas Fir	29.6	10	646
	Douglas Fir	47.6	19	647
	Western Red Cedar	15.2	3	661
	Western Red Cedar	13	2	662
	Western Red Cedar	15	3	663
	Western Red Cedar	15.6	3	664
	Western Red Cedar	13.7	2	665
	Western Red Cedar	14.1	3	666
	Pacific Madrone	25.3	8	667
	Red/Gr	10.5	1	668
Total			104	13
		Tree Credits to be removed:	950	174
		Total trees to be removed:	116	18
Grand Total			950	174

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

Project GROUNDWORK
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NO.	DATE	REVISION

DATE: 05/13/2016
 JOB NUMBER: 2280
 PH: X
 FILE:

TREE REMOVAL INVENTORY

L1.6

PLANT LIST - TREES



LARGE EVERGREEN



Calocedrus decurrens
 Incense Cedar



Pseudotsuga menziesii
 Douglas Fir



Thuja plicata
 Western Redcedar

EVERGREEN ACCENT



Chamaecyparis nootkatensis pendula
 Weeping Alaskan Cedar



Chamaecyparis obtusa
 Hinoki False Cypress

DECIDUOUS LARGE CANOPY



Acer platanoides 'Parkway'
 Parkway Norway Maple



Acer rubrum 'October Glory'
 October Glory Maple



Cercidiphyllum japonicum
 Katsura



Fraxinus americana 'Autumn Purple'
 Autumn Purple Ash



Fraxinus pennsylvanica 'Marshall's Seedless'
 Seedless Ash



Liriodendron tulipifera
 Tulip Tree

DECIDUOUS ACCENT



Acer circinnatum
 Vine Maple



Acer griseum
 Paperbark Maple



Acer palmatum 'Disilio-Beni'
 Disilio-Beni Japanese Maple



Amelanchier 'Cale's Select'
 Serviceberry



Cercis canadensis
 Redbud

PLANT LIST - SHRUBS & GROUNDCOVER



NATIVE



Achothaphylos vine-leaf
Kinakinnick



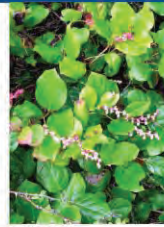
Cornus sericea belyaj
Kelsey Dogwood



Fragaria chilensis
Sand Strawberry



Garrya elliptica
Silktassel



Gaultheria shallon
Salal



Holodiscus discolor
Oceanspray



Mahonia aquifolium
Oregon Grape



Mahonia nervosa
Low Oregon Grape



Mahonia repens
Creeping Oregon Grape



Myrica californica
Pacific Wax Myrtle



Polystichum munium
Sword Fern



Ribes sanguineum
Red Flowering Currant



Rosa nutkana
Nootka Rose



Symphoricarpos albus
Snowberry



Symphoricarpos x chenuitii
Hancock Coralberry



Viburnum ovatum
Evergreen Huckleberry

ORNAMENTAL



Berberis 'Crimson Pygmy'
Crimson Pygmy Barberry



Ceanothus 'Point Reyes'
Point Reyes Ceanothus



Fothergilla gardenii
Dwarf Fothergilla



Hydrangea quercifolia 'Pin Wee'
Dwarf Oakleaf Hydrangea



Physocarpus 'Diablo'
Diablo Ninebark



Pittosporum tobira 'Wheeler's Dwarf'
Dwarf Pittosporum



Spiraea japonica 'Goldmound'
Goldmound Spirea



Viburnum opulus
American Cranberry Bush

PLANT LIST - NATIVE RAINGARDEN



NATIVE - RAINGARDEN



Acer circinatum
Vine Maple



Amelanchier alnifolia
Serviceberry



Carex obovata
Slough Sedge



Cornus sericea
Red Osier Dogwood



Cornus sericea 'Bellevil'
Kelsey Dogwood



Deschampsia cespitosa
Tufted Hairgrass



Fragaria chiloensis
Sand Strawberry



Iris tenuis
Oregon Iris



Juncus effusus
Soft Rush



Juncus ensifolius
Dagger rush



Mahonia nervosa
Low Oregon Grape



Mahonia repens
Creeping Oregon Grape



Polystichum muniflam
Sword Fern



Rosa gymnocarpa
Dwarf Wood Rose



Scirpus microcarpus
Small Fruited Bulrush



Symphoricarpos albus
Snowberry

PLANT LIST - ORNAMENTAL RAINGARDEN



ORNAMENTAL - RAINGARDEN



Amelanchier x grandifolia 'Autumn Brilliance'
Autumn Brilliance Serviceberry



Callicarpa americana
Beautyberry



Carex comans 'Frosty Curly'
New Zealand Hair Sedge



Carex testacea
New Zealand Sedge



Carex testacea 'Prairie Fire'
Prairie Fire Sedge



Cornus sanguinea 'Midwinter Fire'
Blood-Twig Dogwood



Cotoneaster dammeri 'Coral Beauty'
Bearberry Cotoneaster



Epimedium x peralchikium
Epimedium



Geranium x cantabrigiense 'Blokovo'
Blokovo Cranesbill



Itea virginica
Sweetspire



Muhlenbergia capillaris 'Regal Mist'
Muhly



Physocarpus 'Diablo'
Diablo Ninebark



Ribes sanguineum 'White Icicle'
White Flowering Currant



Spiraea japonica 'Gouldmound'
Gouldmound Spirea

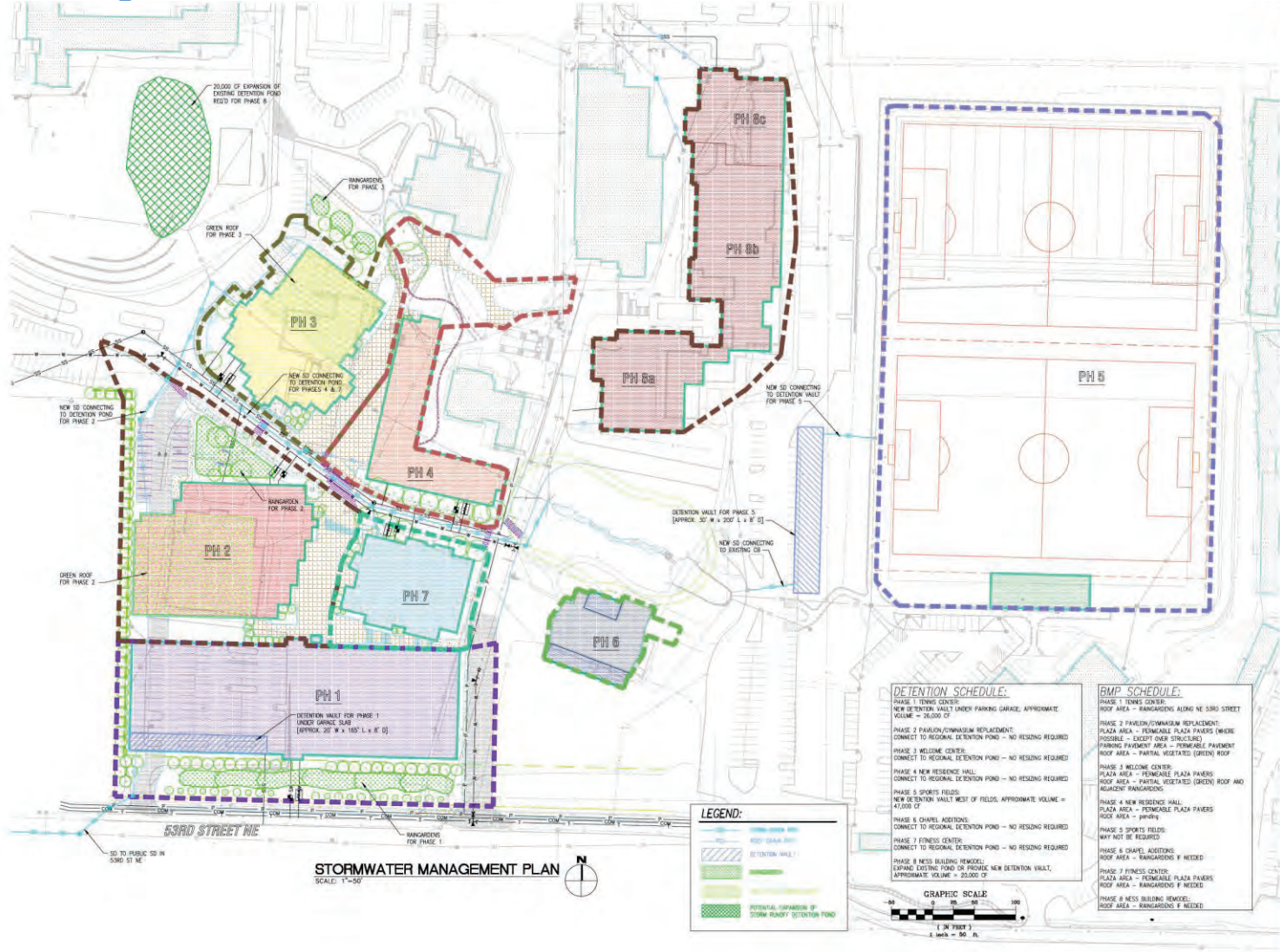


Rudbeckia fulgida 'Goldstrum'
Goldstrum Black Eyed Susan



Viburnum opulus
American Cranberry Bush

Civil Drawings



Northwest UNIVERSITY

Taylor Engineering Consultants
 10000 NE 28th Street
 Portland, OR 97219
 503.253.8200
 www.taylor-engineering.com

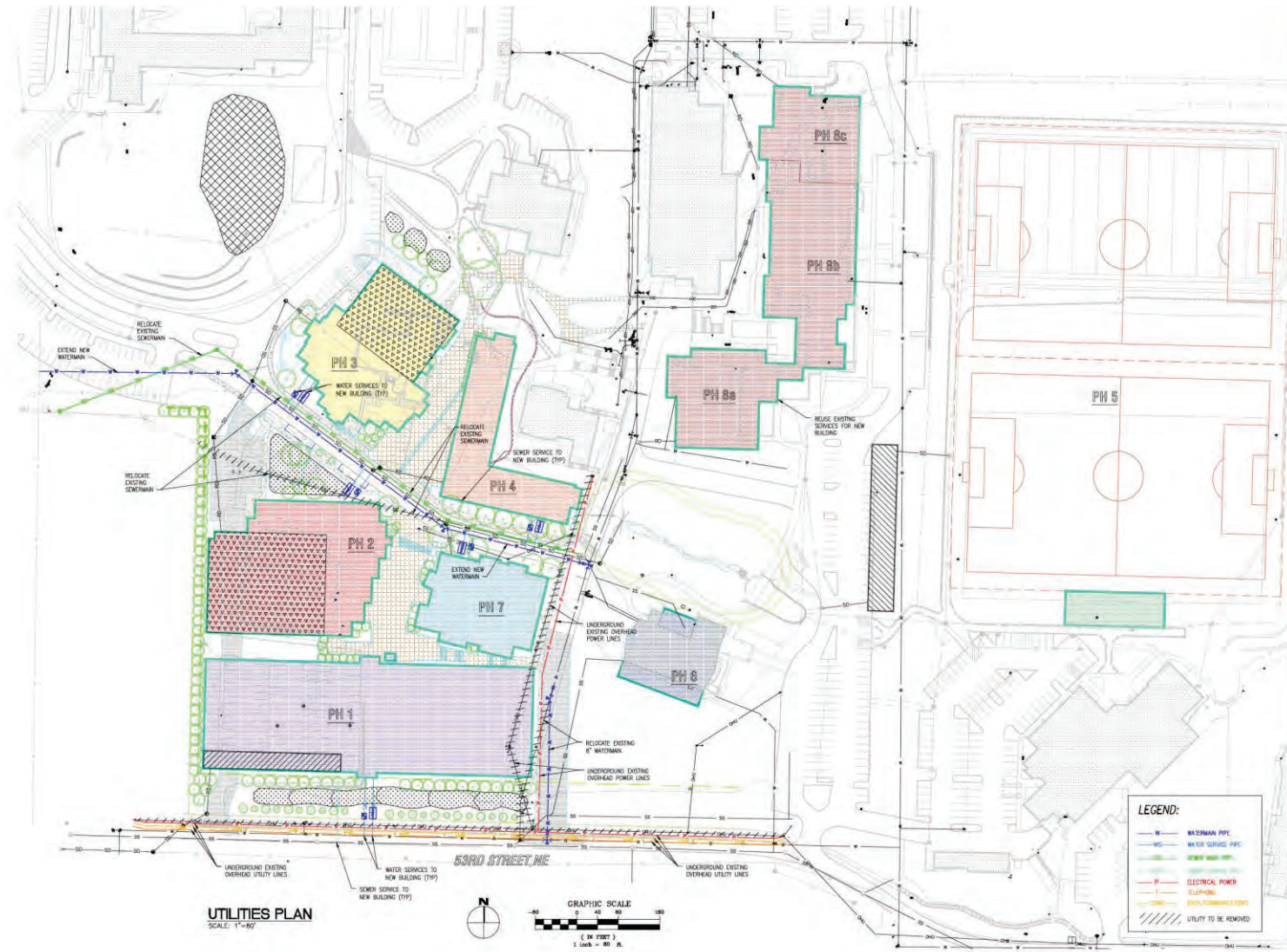
Northwest University
 Master Plan Update

NO. DATE REVISION

DATE: 5/13/2016
 JOB NUMBER: TC-650-GRM
 PM: WNT
 FILE:

STORMWATER MANAGEMENT PLAN


C1




UTILITIES PLAN
 SCALE: 1"=80'

LEGEND:

- W — WATERMAIN PPE
- WS — WATER SERVICE PPE
- SS — SEWER SERVICE PPE
- P — ELECTRICAL POWER
- T — TELEPHONE
- D — DATA/CABLING/LIBRARY
- /// UTILITY TO BE REMOVED


 Northwest University
 Master Plan Update

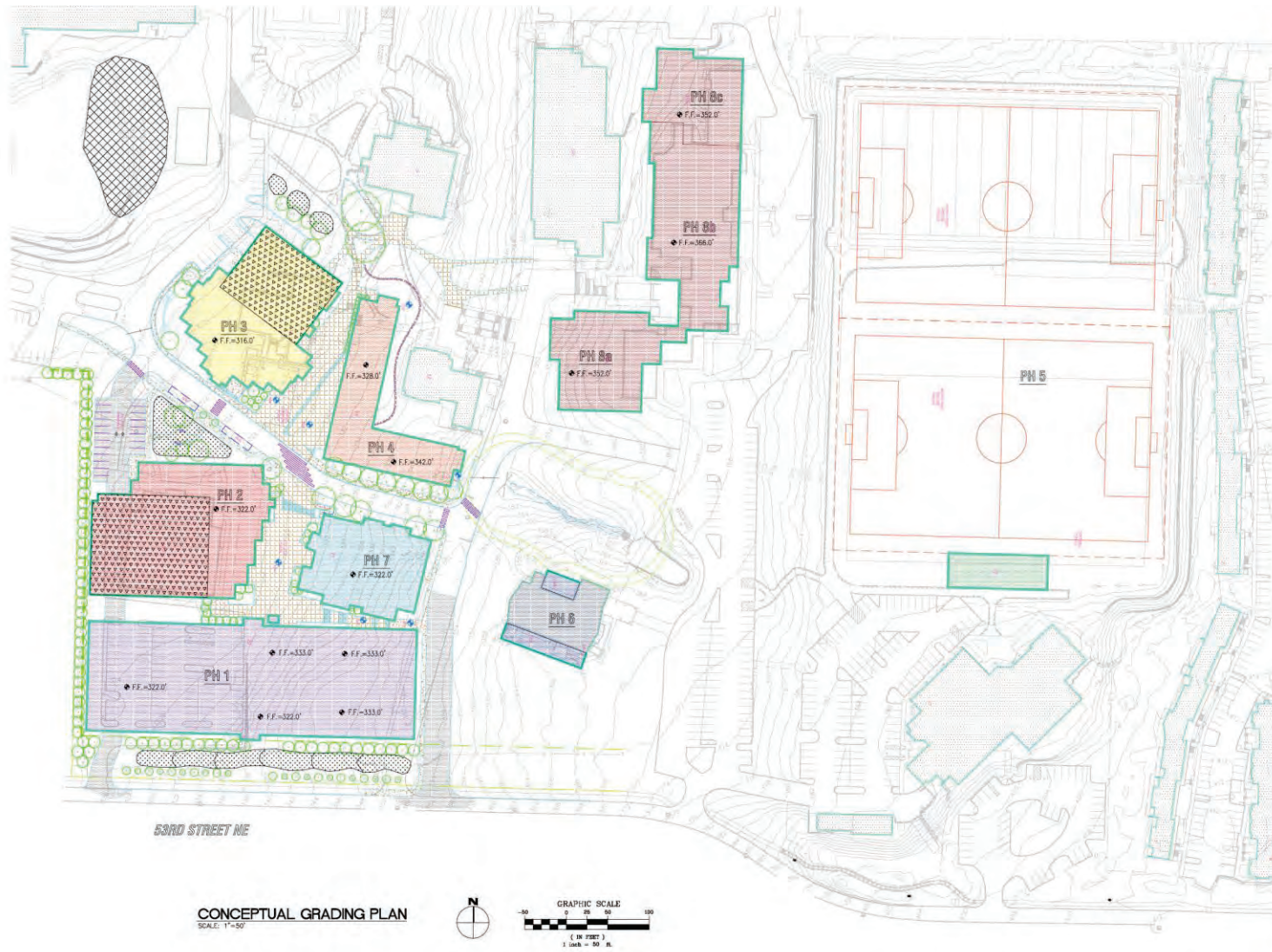

 Taylor Engineering Consultants
 1000 11th St. SW
 Everett, WA 98201

NO.	DATE	REVISION

DATE: 5/31/2016
 JOB NUMBER: TEC-659-0045
 PNO: WNT
 FILE:

MASTER WATER, SEWER AND POWER PLAN
C2

C:\Users\jstevens\Documents\Projects\2016\Northwest University Master Plan Update\PH 1-8.dwg, 5/31/2016, 4:43:25 PM, 2016, 10:00:00 AM, 10:00:00 AM



Northwest UNIVERSITY

Taylor Engineering Consultants
TEC
 Taylor Engineering Consultants, Inc.
 1000 W. 10th St., Suite 200
 Milwaukee, WI 53233

Northwest University
 Master Plan Update

NO. DATE REVISION

DATE: 5/31/2016
 JOB NUMBER: TEC-659-GMS
 PLOT: WNT

CONCEPTUAL GRADING PLAN

C3



POTENTIAL FRONTAGE IMPROVEMENTS
 SCALE: 1"=50'



LEGEND:

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



P:\Northwest\161630-02063-01\161630-02063-Frontage Improvements - Plan Set - 5/31/2016.dwg (5/31/2016 4:58:09 PM) by: WWT (1)

Northwest
UNIVERSITY

Taylor
Engineering
Consultants
INCORPORATED
Professional Engineers
No. 020100000
Madison, WI 53702

Northwest University
Master Plan Update

NO.	DATE	REVISION

DATE: 5/31/2016
 JOB NUMBER: TEC 659-02063
 PRG: WWT
 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.

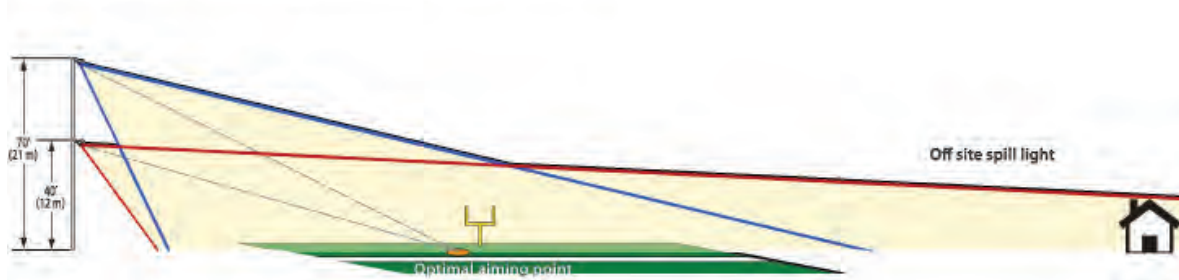
Northwest University proposes field use restrictions to minimize impacts to neighboring properties such as the limit of shared use to a maximum of eight hours per day in lieu of carte blanche maximum hours per day.

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/bernlshr.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.

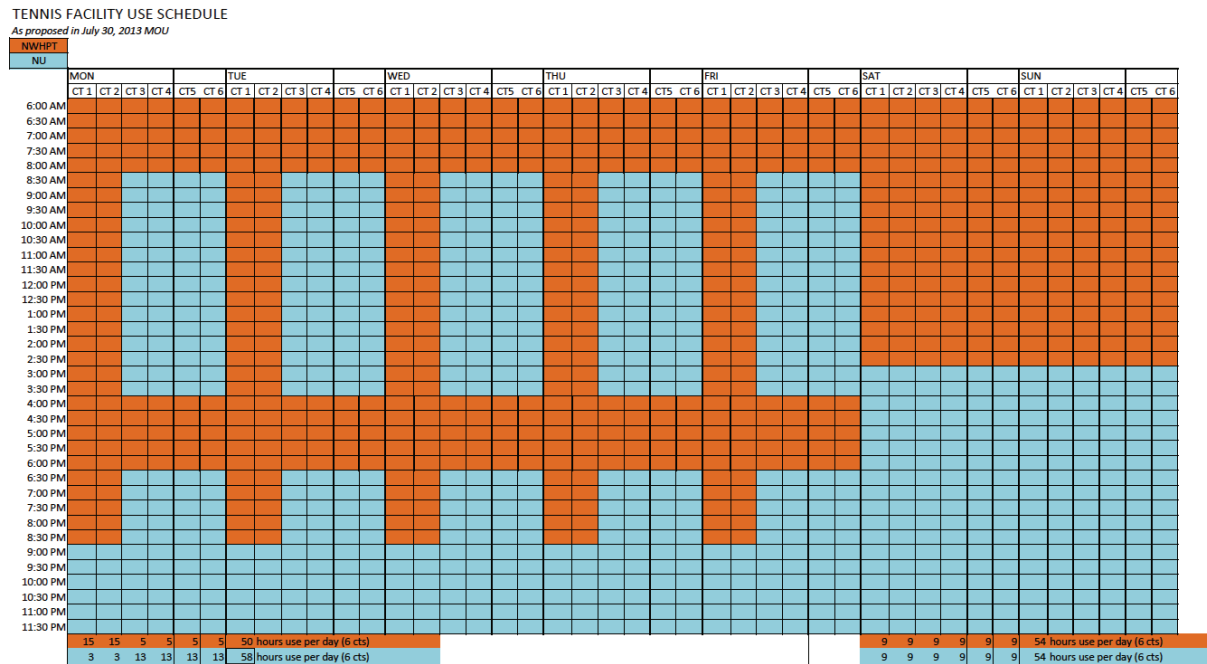
- ≠ **Large Group Event Traffic Management:** Outside Organizations are responsible for traffic management at their events while using NU facilities. Depending on the size of the event, NU may require the outside organization to provide traffic directors at the entrances to the campus and at parking 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 y 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

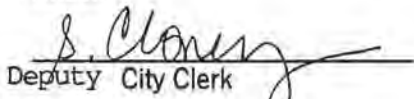
PASSED by majority vote of the Kirkland City Council in regular, open meeting on the 10th day of August, 1999.

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-95-30

PROJECT NAME: NORTHWEST COLLEGE MASTER PLAN

PROJECT ADDRESS: 5520 108TH Avenue NE

APPLICANT OR AGENT: Don Argue for Northwest College

KIRKLAND CITY COUNCIL APPROVAL DATE: August 10, 1999

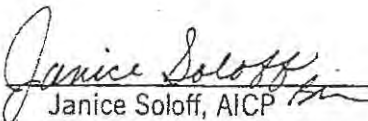
EFFECTIVE DATE OF APPROVAL (FINAL LAND USE DECISION DATE) October 10, 1999

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, AICP
Title: Associate Planner

Attachments:

Conditions of Approval
SEPA Mitigating Measures
Development Standards

	00070
ATTACHMENT	4
Staff Report	176 16-01-88

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.1.2).
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

Done
JLS

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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, 178 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
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handwritten notes
for all items
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boundary
relocate
with allowed*

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
12/20/16
JES*

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.

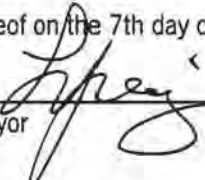
Section 7. A certified copy of this resolution, together with the findings, conclusions, and recommendations herein adopted shall be attached to and become a part of the Process IIB permit or evidence thereof delivered to the permittee.

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:



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

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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):
- a. 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
 - b. 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
 - c. 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):
- a. 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.
 - b. 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

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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

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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.

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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.

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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

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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).

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3. USE OF THE “BUBBLE”

a. Facts:

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

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

4. TRAFFIC IMPACTS

a. Facts:

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

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

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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

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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

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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 Potlata 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

Dave 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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Northwest
UNIVERSITY

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

US News & World Report Best Value



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. [REDACTED]

[REDACTED] 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

US News & World Report Best Value



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,

A handwritten signature in black ink, appearing to read "Steve Lytle", written over a white rectangular area.

Steve Lytle
President

425-533-3589
swlytle@gmail.com

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



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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,

A handwritten signature in black ink, appearing to read "Kirsten Miller".

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