



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

CITY OF KIRKLAND
NOTICE OF SEPA DETERMINATION
NOTICE OF ROAD CONCURRENCY TEST

The City of Kirkland has conducted an environmental review and road concurrency review of the following project:

Permit No.: ZON16-02063, SEP16-02066

Proponent: Northwest University

Address or Location of proposal: Northwest University Kirkland Campus

Description of project: Request for approval of a 20 year Master Plan for the Northwest University Campus. Elements of the Master Plan include buildings, additions and campus improvements, totaling 364,910 gross square feet of net new construction. The improvements proposed are a new 6-Court Indoor Tennis Center, including new parking garages below; a new Gymnasium Pavilion replacing the existing Pavilion, including new parking garage below; a new Welcome Center replacing the existing Pecota Center building, including new parking garage below; a new 300 bed Residence Hall; Athletic Field Improvements including new AstroTurf and lighting with New Field House and bleachers at the athletic fields; additions to the Chapel; a new Fitness Center, including new parking garage below; and the Ness Academic Center to replace 3 existing buildings. The master plan will also propose use of the athletic fields by outside organizations; a reduced setback and planting buffer requirements along shared property lines with the Puget Sound Adventist Academy; alteration of campus access onto NE 53rd by realigning 111th Way NE to the East to accommodate the proposed Tennis Center; modifications to height limits above Average Building Elevation (ABE); revision to proposed traffic patterns and traffic plan; increase of onsite parking stalls and clarification of the FTE cap.

Notice is hereby given that on March 12, 2019 the City of Kirkland issued a Determination of Nonsignificance (DNS) in accordance with the State Environmental Policy Act (SEPA) and Chapter 197-11 of the Washington Administrative Code.

The proposal has been changed to include the following measures to mitigate impacts:

1. The University shall contribute \$15,000 to the City of Kirkland Neighborhood Traffic Control Program to be used to mitigate neighborhood traffic impacts in the Houghton Neighborhood in the vicinity of Northwest University.
2. The University shall improve the intersection of 108th Avenue NE/NE 53rd Street to include a new traffic signal and associated intersection improvements (curb ramp, crosswalk, etc.) to the City of Kirkland's standards.
3. In lieu of constructing half-street improvements along the 108th Avenue NE frontage to include a dedicated bus lane as described in the Phase II Transit Queue Jump improvement of the 108th corridor project (PT 0006), the City will require a width of up to 12-feet of right-of-way (ROW) dedication (approximately 880-feet) along the 108th Avenue NE University properties.
4. The University shall sell a width of up to 12-feet of frontage at 6710 108th Avenue NE for the construction of the Phase I Transit Queue Jump improvement of the 108th corridor project (PT 0005).

5. The University shall contribute a proportional share to the intersection improvement of Phase I Transit Queue Jump improvement of the 108th corridor project (PT 0005) not-to-exceed \$266,306 or 14 percent of the total project cost (whichever is lower).
6. The University shall contribute a proportional share to the intersection improvement of Phase II Transit Queue Jump improvement of the 108th corridor project (PT 0006) not-to-exceed \$175,606 or 8 percent of the total project cost (whichever is lower).
7. The University shall contribute a proportional share to the intersection improvement of the NE 68th Street Intersection Improvements/Access Management (TR 0117 004) not-to-exceed \$241,214 or 14 percent of the total project cost (whichever is lower).
8. The University shall submit a parking management plan for staff review and approval prior to final building permit for the first building greater than 5,000 square feet or with public use of the athletic fields.
9. The University will create a parking management plan and monitor events that are anticipated to result in 90 percent of the campus parking supply being occupied.

Procedures to Appeal SEPA:

You may contact Tony Leavitt at 425.587.3253 to ask about the procedures for SEPA appeals:

1. A written appeal must be filed with the Environmental Coordinator by **5:00 PM on March 26, 2019** at the above address.
2. The appeal must contain a brief and concise statement of the matter being appealed, the specific components or aspects that are being appealed, the appellant's basic rationale or contentions on appeal, and a statement demonstrating standing to appeal. The following have standing to appeal: a) the applicant; b) any agency with jurisdiction; c) any individual or other entity who is specifically and directly affected by the proposed action. The appeal may also contain whatever supplemental information the appellant wishes to include.
3. Pay the fee to file an appeal. See the [Planning & Building Department Land Use Fee Schedule](#). This project requires a public hearing by the Hearing Examiner. Many issues are most appropriately considered during the hearing process rather than through the SEPA process. However, some issues, such as traffic, are usually considered only through SEPA and may only be contested or appealed by filing an appeal of the DNS. **There may be no other opportunity to appeal these issues.** Call Tony Leavitt at 425.587.3253 if you have questions about what issues are addressed in this DNS.

Notice is hereby given that the proposed project passed the road concurrency review and the City of Kirkland issued a road concurrency test notice in accordance with the [Kirkland Municipal Code \(KMC\) Title 25](#).

Procedures to Appeal Road Concurrency:

1. Refer to [Kirkland Municipal Code \(KMC\) Chapter 25.23](#) for what decisions may not be appealed.
 2. A written appeal must be filed with the Public Works Official, Thang Nguyen, by 5:00 p.m. on March 26, 2019 at the above address.
 3. A concurrency appeal will follow the same process as a SEPA appeal. See No. 2 and 3 above under SEPA appeals for procedures. A separate appeal fee is required. See the [Planning & Building Department Land Use Fee Schedule](#).
- There is no other opportunity to appeal road concurrency issues.** Call Thang Nguyen at 425.587.3869 if you have questions about what is addressed in concurrency review.

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