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# Preliminary Site Drainage Memo

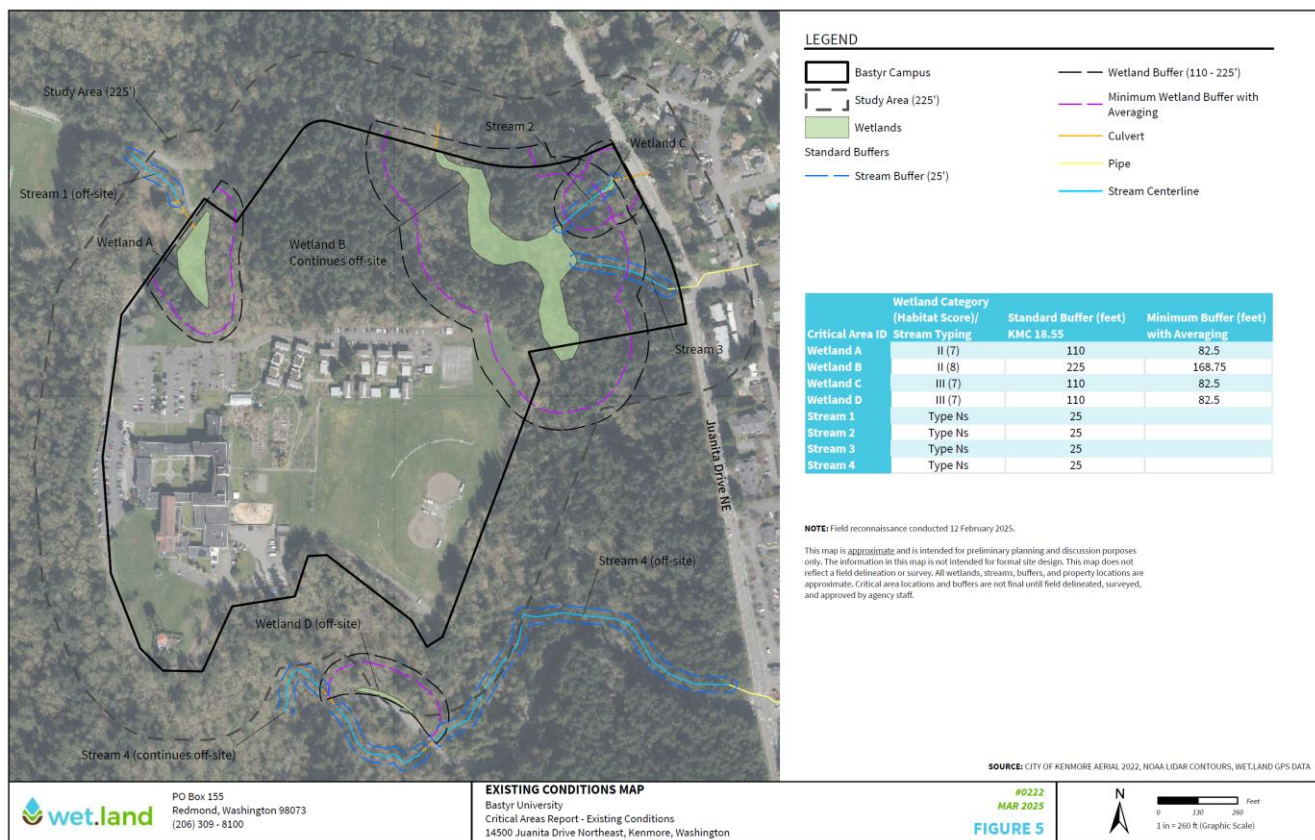
**To: Bastyr University**

**From: Jennifer Marriott**

**Date: 2 April 2025**

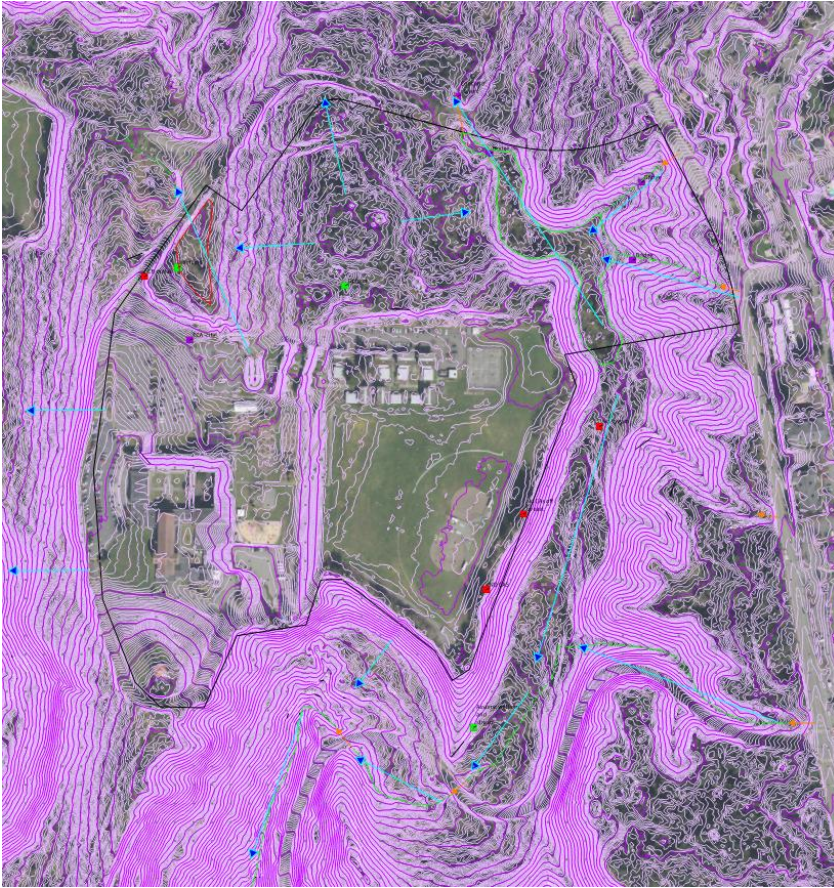
**Property: Bastyr University Master Plan Update**

Bastyr University (King County tax parcel number 242604-9007) is a 50.72-acre property located within the City of Kenmore. The property is partially developed with the existing university facility, including multiple buildings, parking lots, and associated infrastructure. The site is bound by Juanita Drive NE to the east, NE 145<sup>th</sup> Street to the north, and undeveloped land owned by the Washington State Parks Department (St. Edwards State Park) to the south and west. Lake Washington is located less than one (1) mile west of the Site. Critical areas identified on or near the Site include four (4) wetlands and four (4) streams. Both Wetlands A and B have outfalls that are constrained by culverts that may stack water upstream, but that allow for the continuous release of water from both of these wetlands to downstream waters.



*Image 1. Critical Areas Map (Wet.land, 2025)*

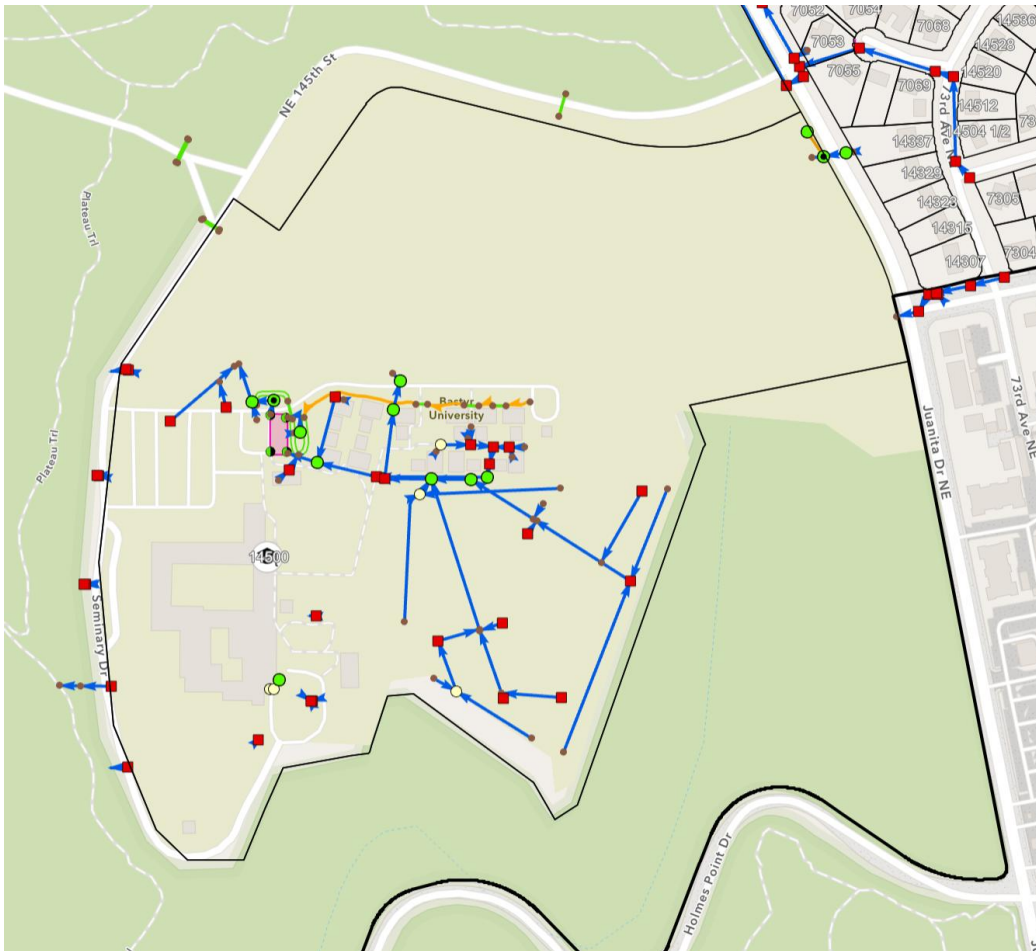
Topography on the Site ranges between approximately 360 feet to 440 feet over a gently rolling terrain (**Image 1** below). The main area that contains the core university facilities is relatively level with elevations generally ranging between 400 feet and 410 feet. The topography becomes significantly more variable in the northeast portion of the Site and immediately off property to the southeast, south, and west. The Site generally drains to the north, south, or west with the entire property draining towards Lake Washington.



**Image 2.** Topographic Map (0.5-foot contours) of Bastyr University (Source: GlobalMapper) [blue arrows indicate general surface flow directions onsite; orange arrows indicate culverts, wetlands and streams approximate limits are shown]

Stormwater from both the Cities of Kenmore and Kirkland are routed towards the Site with culverts located within Kenmore city limits that discharge directly into the Site along Juanita Drive NE. This offsite stormwater is routed into the onsite wetlands and streams. The stormwater collected from within the existing developed areas onsite is routed through the current stormwater facility. Much of the onsite stormwater is routed either through existing facilities and discharged north towards Wetland A or released at the western edge of the property to disperse through the upland forest west of the Site. The City of Kenmore map shows the current infrastructure for stormwater management on the Site.





*Image 3. Existing Stormwater Infrastructure (Kenmore GIS, 2025)*

No assessment has been completed yet to determine the stormwater facility design necessary to accommodate the currently proposed conceptual site plan. The current conceptual site plan is too preliminary to allow for an accurate assessment of the stormwater needs sufficiently to draft a technical information report (TIR). A TIR will be prepared by the Project's civil engineer at a future date once a site plan is finalized sufficiently to allow for design of an appropriate stormwater facility, likely after the Master Planning process. The new development proposed will require either an expansion of the current stormwater facility, or a new separate stormwater facility. The stormwater facility proposed, whether new or an expansion of the existing, will meet all applicable stormwater regulations as required by the City of Kenmore, the Master Plan, and the Washington State Department of Ecology. Low impact development strategies will be incorporated into the future site plan to the greatest extent practicable. This includes incorporating infiltration as feasible onsite based on future geotechnical studies, ensuring all pollution generating surfaces are treated to the required standard before releasing out of the stormwater system, and using dispersion trenches where feasible for the release of water.