

April 17, 2025

City of Kenmore, Washington
18120 68th Ave NE
Kenmore, WA 98028

2025 Bastyr Master Plan Narrative

In 2004, Bastyr University submitted a 25-year Master Plan and Environmental Impact Statement (EIS) to the City of Kenmore for expansion of the campus, including approximately 800 housing units. This plan was not adopted, and in 2009 the University submitted a 10-year Master Plan and an addendum to the 2004 EIS, with a reduced scope of the 2004 vision. The 2009 plan and EIS were adopted by the city, which included phase 1A with 132 units, and phase 1B with 134 units. Phase 1A was not fully developed, and phase 1B has not been developed.

Twenty-one years after the submission of the 2004 proposal, and 16 years since the adoption of the 2009 Master Plan, the Master Plan and associated leases are set to expire. This 15-year preliminary 2025 Master Plan submission is consistent with the Bastyr vision and mission and is a necessary response to the Covid pandemic and its lasting effects on how centers for higher learning will operate in the future. It provides the framework, flexibility and development goals for this premier university's financial sustainability.

This master plan is an addendum to the adopted 2009 Master Plan and incorporates elements from the 2004 Master Plan preferred alternative #3, and the EIS.

Long-term and future land uses

Prior to the incorporation of the City, Bastyr University relocated to the Saint Thomas Seminary site in 1995, and in 2005 the university acquired the property for its permanent university campus. Bastyr has been at the site for 30 years and is Kenmore's largest employer.

The 51-acre property is in the southern part of Kenmore, south of NE 145th Street and west of Juanita Drive NE. The campus is surrounded on four sides by wooded areas, with the Saint Edwards Park to the north, south and west.

The university and accessory uses will continue to be organized around the central Academic Core which is anchored by the existing Saint Thomas building. Auxiliary uses are proposed north of the Saint Thomas building, including the adaptive re-use of four of the existing residential buildings as well as a mix of residential units and commercial uses, including day care, clinics, wellness centers, and neighborhood services.

In the forested area at the north end of the site, as well as the open area to the east of the Academic Core, high-density market-rate housing with parking is planned. The location of the proposed housing is based on extensive coordination with the project arborist and wetland consultant. The on-site wetlands

and their buffers will not be disturbed, and significant forested areas with exceptional trees will be preserved per the arborist's recommendation.

Circulation

Onsite circulation will be enhanced by a new campus loop road (a private roadway) around the perimeter of the site, which will be located outside critical area buffers and setbacks from steep slopes. This private road will provide circulation for the institutional uses, housing, campus activities, utility distribution, service and emergency access. Onsite parking is proposed in a combination of surface and structured parking.

The campus loop will be integrated with a network of pedestrian circulation throughout the master plan and existing trails, connecting the campus with the new housing, wooded areas and open spaces.

Open space

The Master Plan respects the site and its natural and environmental features, including the wetlands, steep slopes, forested areas, exceptional trees and solar orientation. The primary University Garden will be a central and defining feature of the campus, with minor gardens integrated throughout the academic and housing areas. As noted, large existing forested areas will be preserved, with new trees planted along the campus loop, around the proposed gardens, academic buildings, housing and the softball fields.

Development phasing to guide future development

The planned loop road is sited so that there are a variety of phasing opportunities, with direct construction access that will not adversely impact University operations.

Furthermore, these phasing areas provide for the plan to be developed over the 15-year period in response to the university's programmatic needs, budget, and market demand. The phasing will be identified once development begins, including any integration with university work. This timing will also apply to infrastructure work, including storm water requirements, utility distribution and right-of-way work.

Conclusion

Development and use of the Bastyr University campus is governed by a Master Plan, which is set to expire on December 31, 2025.

Bastyr's new/amended Master Plan will guide its development over the next 15+ years. Key considerations include:

- The need to ensure Bastyr's long-term financial sustainability (COVID/transition to remote learning has significantly decreased student population/revenue; status quo is not sustainable).
- The effort to consolidate off-campus facilities to a central, thriving campus (i.e., conversion of the B building to clinic space).

- The desire to create new, innovative resource/revenue opportunities to engage/employ students, serve the community and attract students.
- The fact that the 51-acre campus is underutilized and lacks an integrated development scheme.

The Master Plan builds on the work done in the 2004 EIS, which anticipated high-density development; however, the current draft Plan is more sensitive to site characteristics, primarily trees and wetlands.

The Bastyr Campus is designated as a "Special Study Area" in the Kenmore Comprehensive Plan, which acknowledges the need for Bastyr to retain flexibility in dictating its campus vision and growth, in partnership with the City. The proposed Master Plan would implement Bastyr's requested Comprehensive Plan amendment, which would authorize multi-family, market-rate housing, provided it is open to the Bastyr community, approved in a Master Plan, and ancillary to the predominant institutional use.

Respectfully,

A handwritten signature in black ink, appearing to read "W. Scott Clark".

W. Scott Clark, Partner, AIA, NCARB, AIBC
CLARK / BARNES PLLC