

# SEPA<sup>1</sup> Environmental Checklist

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## Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use “not applicable” or “does not apply” only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

## Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

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<sup>1</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

## A. Background

[Find help answering background questions](#)<sup>2</sup>

**1. Name of proposed project, if applicable:**

Bastyr University Master Plan Update.

**2. Name of applicant:**

Bastyr University

**3. Address and phone number of applicant and contact person:**

Bastyr University President Devin Byrd, 14500 Juanita Dr NE, Kenmore, WA 98028.

**Applicant:**

W. Scott Clark, AIA, NCARB, AIBC

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**4. Date checklist prepared:**

4/17/2025

**5. Agency requesting checklist:**

City of Kenmore

**6. Proposed timing of schedule (including phasing, if applicable):**

The proposal is a conceptual Master Plan that will guide development of the Bastyr campus over the next 15-plus years. Development of individual Master Plan concepts will be phased, at Bastyr's option and subject to programmatic needs, student enrollment, and funding. The phasing of the housing component will be identified once a developer has been identified, including any integration with university work. Infrastructure work, including storm water requirements, utility distribution and right-of-way work required to support each phase will be completed prior to occupancy.

**7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

No. The Master Plan proposes the full range of anticipated uses and development on the campus over its 15-year term. 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 new residential and commercial uses, including day care, clinics, wellness centers, and neighborhood services.

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<sup>2</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

- 8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

2004 EIS. Environmental Impact Statement.

2009 Master Plan and Addendum to the 2004 EIS, with a reduced scope of the 2004 vision. Adopted by the City.

2025 Preliminary Arborist Memorandum.

2025 Preliminary Site Drainage Memo.

2025 Critical Areas Report.

2025 Preliminary Transportation Report.

- 9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

Yes. Bastyr has submitted a Comprehensive Plan and zoning code amendment proposal as part of the City's annual Growth Management Act docket process. The Comprehensive Plan amendment would allow development of market-rate housing, provided it is proposed in a Master Plan and subordinate to the overall institutional use. The Master Plan update will be consolidated with the Comprehensive Plan amendment and considered together by the Planning Commission and City Council.

- 10. List any government approvals or permits that will be needed for your proposal, if known.**

Comprehensive Plan amendment, amendment to zoning code, Master Plan approval, short plat approval, building, civil, and utility permits.

- 11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)**

Please refer to the Master Plan Narrative and Conceptual Site Plan for a comprehensive summary of proposed uses. The project will include adaptive re-use of four of the existing residential buildings as well as a mix of new residential and commercial uses, including day care, clinics, wellness centers, and neighborhood services.

In addition to the institutional uses in the Academic core, the proposed Master Plan includes (3) multifamily residential areas, critical area and forested tracts, community gardens, a playfield, and open space.

- 12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

The 51-acre campus is located in the southern part of Kenmore, south of NE 145<sup>th</sup> Street and west of Juanita Drive NE.

Legal description:

POR NW 1/4 STR 24-26-04 & NE 1/4 STR 23-26-04 BEG NW COR STR 24-26-4 TH E ALG N LN THOF 933.83 FT TO WLY MGN CO RD TH SELY ALG SD MGN 176.75 FT TO TPOB TH CONT ALG SD MGN 631.66 FT TH S 78-40-32 W 524.10 FT TH S 21-28-40 E 98.71 FT TH S 19-27-10 W 898 FT TH S 56-20-10 W 61 FT TH N 31-16-50 W 101 FT TH N 53-36-40 W 350 FT TH S 85-22-30 W 62 FT TH S 16-50-30 W 139 FT TH S 79-47-00 W 208 FT TH S 23-20-20 W 234 FT TH W 130 FT TH N 46-52-20 W 103 FT TH N 22-36-00 W 265 FT TH N 05-14-40 W 382 FT TH N 06-23-40 E 470 FT TH N 34-18-40 E 467.32 FT TH S 55-41-20 E 130 FT TH N 34-18-40 E 360 FT TO POC TH NLY & ELY ALG CRV RGT RAD 90 FT DIST OF 109.47 FT TH S 76-00-00 E 492.15 FT TO POC TH ELY ALG CRV LFT RAD 580 FT DIST OF 388.30 FT TH N 65-38-30 E 149.32 FT TO TPOB

## B.Environmental Elements

### 1. Earth

[Find help answering earth questions<sup>3</sup>](#)

#### a. General description of the site:

The site is partially developed with a gently rolling terrain, two on-site wetlands and large forested areas. The preliminary 2025 Master Plan avoids sensitive earth conditions and geologic hazards and stays entirely outside critical areas and buffers.

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.

**Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:**

Topography on the Site ranges between approximately 360 feet to 440 feet over a gently rolling terrain.

#### b. What is the steepest slope on the site (approximate percent slope)?

8 – 15% slopes.

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<sup>3</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

- c. **What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.**

AgC – Alderwood gravelly sand loam.

- d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

None known. Per 2025 Critical Areas Report.

Onsite conditions: Agc – Alderwood gravelly sandy loam, 8-15% slopes

Offsite conditions: KpD – Kitsap silt loam, 15-30% slopes.

Neither soil map units are considered hydric.

- e. **Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

The objective of the 2025 Master Plan is to minimize soil export by reusing excavated materials throughout the site. All excavation activities will be integrated into the phased implementation of the Master Plan throughout the 15-year project timeline, so that impacts are reduced and spread out over the life of the Master Plan.

Excavation will be carried out in the following phases:

1. Loop Road and Playfield: 33,000 cubic yards
2. Commercial PH1: 18,000 cubic yards over 2 years
3. Commercial PH2: 18,000 cubic yards over 2 years
4. Commercial PH3: 18,000 cubic yards over 2 years
5. Commercial PH4: 18,000 cubic yards over 2 years

The grade and fill associated with the loop road and playfield will be approximately 30,000 cubic yards and will be phased so that no more than 18,000 cubic yards of grading occurs in any given year.

- f. **Could erosion occur because of clearing, construction, or use? If so, generally describe.**

The project site is not in an Erosion Hazard zone. No erosion impacts are anticipated. 2025 Critical Areas Report. Figure 4. City of Kenmore Aerial 2022, City of Kenmore GIS.

- g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

If full buildout were to occur over the 15-year term of the Master Plan, approximately 30% of the site would be impervious surface.

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.

**h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.**

Construction activities will implement Temporary Erosion and Sediment Control (TESC) to minimize sediment disturbance and provide storm management plan for the developed condition of the site that will discharge water runoff in areas not susceptible to erosion.

A TIR will be prepared by a 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.

## **2. Air**

[Find help answering air questions](#)<sup>4</sup>

**a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

Construction would result in temporary, localized increases in pollutant emissions from construction activities and equipment. The contractor will have to comply with Puget Sound Clean Air Agency's (PSCAA) Regulations regarding reasonable precautions to minimize emissions.

**b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

No.

**c. Proposed measures to reduce or control emissions or other impacts to air, if any:**

The contractor will be required to take all reasonable precautions to minimize fugitive dust emissions. These precautions and control measures may include street cleaning to prevent

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<sup>4</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

dirt, mud, and other debris deposits on paved roadways open to the public. With control measures in place, the potential from on-site air quality impacts should be minimized.

### 3. Water

[Find help answering water questions](#)<sup>5</sup>

#### a. Surface:

[Find help answering surface water questions](#)<sup>6</sup>

1. **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

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 wetlands to downstream water.

2025 Critical Area Report:

- On-Site. Wetland A, Wetland B, Wetland C.
- Off-Site. Wetland D.
- On-Site. Stream 2 and Stream 3.
- Off-Site. Stream 1 and Stream 4.

2. **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

No work is proposed in or adjacent to any surface waters. Work is proposed within 200' of Wetland A and its buffer. Wetland A is a Category II wetland:

- Standard Buffer (ft): 110.
- Minimum Buffer (ft) with Averaging: 82.5
- Critical area buffers require a 15-foot setback line to prevent encroachment. This setback only applies to structures. Typically allowed uses within a structure setback include roads, parking, or landscaping.

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<sup>5</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

<sup>6</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

- (Work not within 200 feet) Wetland B, Wetland C, Wetland D.
  - Wetland B requires a standard buffer of 225 feet.
  - Wetlands C, and D require standard buffers of 110 feet.

Refer to 2025 Critical Area Report and Preliminary Site Plan.

3. **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

No fill or dredge material will be placed in or removed from wetlands or streams.

4. **Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**

Project to submit Water Availability to the City of Kenmore.

5. **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

No.

6. **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

No.

**b. Ground:**

[Find help answering ground water questions](#)<sup>7</sup>

1. **Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.**

Project to submit Water Availability to the City of Kenmore.

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

Project will connect to the City of Kenmore existing sewer system. Project to submit Sewer Availability to the City of Kenmore.

**c. Water Runoff (including stormwater):**

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<sup>7</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>



- 1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe:**

Please refer to 2025 Preliminary Site Drainage Memo.

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.

No assessment has been completed yet to determine the stormwater facility design necessary to accommodate the currently proposed conceptual site plan. A TIR will be prepared by the 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.

- 2. Could waste materials enter ground or surface waters? If so, generally describe.**

No waste materials will be intentionally discharged to ground or surface waters. Best management practices will be implemented to protect ground and surface waters.

- 3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

Refer to response number 1.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:**

The project will comply with local codes and Washington State Department of Ecology for surface, ground, and runoff water.

## **4. Plants**

[Find help answering plants questions](#)

- a. Check the types of vegetation found on the site:**

☒ **deciduous tree:** alder, maple, aspen, other

☒ **evergreen tree:** fir, cedar, pine, other

- ☐ shrubs
- ☐ grass
- ☐ pasture
- ☐ crop or grain
- ☐ orchards, vineyards, or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☒ other types of vegetation

Refer to Preliminary Arborist Memorandum.

**b. What kind and amount of vegetation will be removed or altered?**

Refer to Preliminary Arborist Memorandum.

The project proposes to retain 5.7 acres of the forest and build on 2.7 acres of the forest all outside of the critical areas. The development area is proposed toward the southern portion of the forest affected by laminated root rot and the southwest portion of the forest with the bigleaf maple trees in decline. The portion of the forest in the best health with the largest number of exceptionally sized trees is being proposed for retention. The forest edge trees to the east and south of the existing play field are also being targeted for retention. All the trees proposed for retention are part of a significant grove.

Exceptional trees would likely be removed as part of this proposal within the 2.7-acre portion of forest proposed for development. The removal of these trees would be replaced at the required rate of 3 to 1 by planting, per KMC 18.57.063.1.g, on the site that is proposed in open areas between and around buildings as well as along the boulevard. Arborist recommends that conifer trees are planted at the new forest edge to help the forest buffer exposure to new weather patterns over time.

Arborist estimates that roughly 500 to 540 trees would be retained and roughly 240 to 260 trees would be removed as part of the proposed development. These figures would need to be confirmed by an inventory and plan development.

Arborist believes the proposed retention would more than satisfy the required minimum tree density of 369 tree units for the net buildable area.

**c. List threatened and endangered species known to be on or near the site.**

None noted. Refer to Preliminary Arborist Memorandum.

**d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.**

Arborist recommends that conifer trees are planted at the new forest edge to help the forest buffer exposure to new weather patterns over time.

- e. **List all noxious weeds and invasive species known to be on or near the site.**

There are minimal invasive weed species present. Some invasive ivy (*Hedera* spp.) and Himalayan blackberry (*Rubus bifrons*) were present in the southern portion of the forest near the parking area.

## 5. Animals

[Find help answering animal questions](#)<sup>8</sup>

- a. **List any birds and other animals that have been observed on or near the site or are known to be on or near the site.**

Examples include:

- **Birds: hawk, heron, eagle, songbirds, other:**

There is the potential of Bald Eagle flyovers or perching on trees within the Site because of the proximity to Lake Washington, but no evidence of nesting or roosting was observed, nor are any mapped on or adjacent to the Site.

- **Mammals: deer, bear, elk, beaver, other:**

The Site is adjacent to Saint Edwards State Park. Small, medium, and large mammals are expected to move through the Site as connectivity for land-based wildlife is expansive, particularly with the connectivity to Lake Washington.

- **Fish: bass, salmon, trout, herring, shellfish, other:**

No salmonids have the potential to occur within the on-site streams.

- b. **List any threatened and endangered species known to be on or near the site.**

Federally Listed Species. No habitat occurs onsite that would support federally listed species.

State Listed Species. State priority habitats on the Site include wetlands, aquatic areas (instream and riparian habitat), priority snags and logs, mature forest, and a biodiversity area and corridor.

- c. **Is the site part of a migration route? If so, explain.**

The Site is located within the greater Pacific Flyway so migratory birds are expected to fly over the use and have the potential to use the site for layovers.

- d. **Proposed measures to preserve or enhance wildlife, if any.**

Wetlands areas and buffers to remain. No development is proposed in these areas.

- e. **List any invasive animal species known to be on or near the site.**

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<sup>8</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

None noted. Refer to Critical Areas Report.

## 6. Energy and natural resources

[Find help answering energy and natural resource questions](#)<sup>9</sup>

- a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

Electricity and natural gas will be the primary sources of energy for climate control and lighting. There is no manufacturing as part of this project.

- b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

The proposed development is surrounded by forest areas. No shadows that will affect adjacent properties are expected.

- c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

The proposed Multifamily buildings will be using energy efficient appliances and LED lights.

## 7. Environmental health

[Health Find help with answering environmental health questions](#)<sup>10</sup>

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

Any building materials generated as a result of demolition and/or remodeling of existing buildings on the campus shall be disposed offsite in accordance with applicable City, state, and federal regulations, and Building Permit conditions.

1. **Describe any known or possible contamination at the site from present or past uses.**

From 2008 Master Plan – SEPA. EIS Past Mitigation Measures (Environmental):

None known. If any unused underground storage tanks are discovered during the implementation of the Master Plan they will be addressed in compliance with the applicable codes.

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<sup>9</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

<sup>10</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

2. **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

None known.

3. **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

Typical chemical uses during the course of use of a normal construction site and in compliance with the state of Washington and the City of Kenmore requirements.

4. **Describe special emergency services that might be required.**

Increased need for public services (fire/emergency services, police, etc.)

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 the critical area buffers and setback from steep slopes. This private road will provide circulation for the market-rate development, campus activities, utility distribution service and emergency access.

5. **Proposed measures to reduce or control environmental health hazards, if any.**

State and federal regulations will require to clean up any conditions of soil or groundwater contamination that may be encountered during construction.

**b. Noise**

1. **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

None.

2. **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?**

Short term: Construction and construction vehicle noise generally occurring between 7AM and 6PM.

Long term: Additional traffic noise around project streets and on the adjacent street network due to traffic movements to and from the site.

3. **Proposed measures to reduce or control noise impacts, if any:**

Construction activities will comply with the city of Kenmore requirements.

## 8. Land and shoreline use

[Find help answering land and shoreline use questions](#)<sup>11</sup>

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

In 2004 Bastyr University submitted a 25-year Master Plan and EIS report to the City of Kenmore, for expansion of the campus including housing units totaling 796 bedrooms. 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 beds, and phase 1B with 134 beds. Phase 1A was not fully developed, and phase 1B has not been developed. 21 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 10-year preliminary 2025 Master Plan submission, consistent with the Bastyr vision and mission, is an addendum to the adopted 2009 Master Plan and incorporates elements from the 2004 Master Plan preferred alternative #3, and the EIS.

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 new residential and commercial uses, including day care, clinics, wellness centers, and neighborhood services.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

No. The site has not been used as a working farmland and forest lands. The project is in a suburban area.

- 1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

No. Project will not be affected by surrounding working farm or forest land normal business operations. The project is in a suburban area.

- c. Describe any structures on the site.**

Bastyr University Campus.

- Academic Building
- Phase 1A housing.

- d. Will any structures be demolished? If so, what?**

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<sup>11</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

No structures will be demolished. Proposed Master Plan includes auxiliary uses north of the Saint Thomas building, including the adaptive re-use of four of the existing residential buildings.

**e. What is the current zoning classification of the site?**

Zone: Public/Semi-Public

**f. What is the current comprehensive plan designation of the site?**

The Bastyr Campus is designated as a "Special Study Area" in the Kenmore Comprehensive Plan.

**g. If applicable, what is the current shoreline master program designation of the site?**

None.

**h. Has any part of the site been classified as a critical area by the city or county? If so, specify.**

Landslide Hazards have been identified in the vicinity of the Bastyr Campus. Where development is proposed in the Master Plan adequate setbacks have been identified from any steep slopes.

The public GIS map does not identify any wetlands on the site, but the critical area consultant has mapped two on-site wetlands, which are described in the Critical Areas Report.

**i. Approximately how many people would reside or work in the completed project?**

Over the phased implementation of the Master Plan over the next 15-years, the completed Master Plan could accommodate a maximum of 1000 of multi-family units, and employees associated with the ongoing university activities and supportive clinical services.

**j. Approximately how many people would the completed project displace?**

Zero. The proposed Master Plan will provide housing to the area.

**k. Proposed measures to avoid or reduce displacement impacts, if any.**

Not applicable. Proposed Master Plan will not displace residents.

**l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.**

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 have 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 lacking an integrated development scheme.

The ability to establish multi-family housing on the campus is critical. Bastyr has retained a team of consultants, including an arborist and wetland consultant, whose input has shaped the draft Master Plan.

The Master Plan builds on the work done in the 2004 EIS, which anticipated high-density development; 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. 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.

**m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:**

No measures have been incorporated at this point.

## 9. Housing

[Find help answering housing questions](#)<sup>12</sup>

**a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

The proposed Master Plan will provide up to 1000 multi-family, market rate housing units.

**b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

Zero. Site currently has student housing, which is proposed to be retained.

**c. Proposed measures to reduce or control housing impacts, if any:**

Project will provide housing.

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<sup>12</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>



## 10. Aesthetics

[Find help answering aesthetics questions](#)<sup>13</sup>

- a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

Proposed Master Plan will include mid-rise residential multi-family buildings. There will be several 4-5 story buildings (Approximately 45-55 feet high). The tallest building will be 8 stories high (Approximately 85-90 feet high).

Principal exterior materials will be a mix of metal panels, fiber cement panels, and glazing. Buildings might incorporate some brick and decorative concrete.

- b. **What views in the immediate vicinity would be altered or obstructed?**

Project site is surrounded by trees. No major impact or obstruction to views from immediate vicinity.

- c. **Proposed measures to reduce or control aesthetic impacts, if any:**

The ability to establish multi-family housing on the campus is critical. Bastyr has retained a team of consultants, including an arborist and wetland consultant, whose input has shaped the proposed Master Plan.

The Master Plan builds on the work done in the 2004 EIS, which anticipated high-density development; the current draft Plan is more sensitive to site characteristics, primarily trees and wetlands. Project goal is to preserve and enhance the natural environment to the extent practicable with the proposed Master Plan.

## 11. Light and glare

[Find help answering light and glare questions](#)<sup>14</sup>

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

There will be sidewalk and street lighting. Building entries will also require lighting to promote safety.

- b. **Could light or glare from the finished project be a safety hazard or interfere with views?**

No. All lighting will be within property boundaries.

- c. **What existing off-site sources of light or glare may affect your proposal?**

No off-site glare for the site is anticipated.

- d. **Proposed measures to reduce or control light and glare impacts, if any:**

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<sup>13</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

<sup>14</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

Use of directional or specifically focused beam-spread lighting. Use of specific light fixtures conforming to city standards.

## 12. Recreation

[Find help answering recreation questions](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?**

St. Edward State Park in in the immediate vicinity to the west of the property site.

The Site is surrounded by a significant amount of woods, trails, and wetlands.

- b. Would the proposed project displace any existing recreational uses? If so, describe.**

Yes, the existing site has (2) baseball fields. The (2) baseball fields will be replaced with an improved multiuse playfield.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

The proposed Master Plan incorporates an improved multiuse playfield.

## 13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)<sup>15</sup>

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.**

Bastyr University is located at the site of the former St. Thomas Seminary, built in 1957. During the period 1957 to 1995 the St. Thomas Seminary property was used for a variety of activities: seminary, accredited college, parish church, mixed-use facility for community meetings, Western Washington University continuing education courses, conferences events, and residential drug abuse treatment facilities.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

None known.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

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<sup>15</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

Review of previous SEPA determinations and consultation with previous owners.

- d. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

Construction activities will comply with state and local regulations establishing inadvertent discovery protocols.

## 14. Transportation

[Find help with answering transportation questions](#)<sup>16</sup>

- a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

Existing access to the site is from Juanita Drive NE and NE 145<sup>th</sup> St.

The proposed Master Plan onsite circulation will be enhanced by a new campus loop road (a private roadway). The campus loop road had already been approved on the 2009 Master Plan and Addendum to the 2004 EIS. Adopted by the City.

Onsite circulation will be enhanced around the perimeter of the site (private road), which will be located outside critical area buffers and setback from steep slopes.

- b. **Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

The nearest bus stop is at NE 153<sup>rd</sup> Pl and Juanita Dr NE – which is .9 miles to project site.

- c. **Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

Onsite circulation will be enhanced around the perimeter of the site. This private road will provide circulation for market-rate development, 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 market-rate development, wooded areas and open space.

- d. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

No.

- e. **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of**

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<sup>16</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

**the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

Our transportation engineers (Transpo) have collected trip counts at affected intersections and will be supplementing their preliminary study with more detailed analysis.

- f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

Project is in a suburban area. No interference is anticipated.

- g. Proposed measures to reduce or control transportation impacts, if any:**

Bastyr will implement carpool and transit incentives for students, faculty and staff, and anticipates that many of the residents will attend or be employed by the university, eliminating trips to and from campus.

## 15. Public services

[Find help answering public service questions<sup>17</sup>](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**

Project will increase the existing number of occupants in the area. An increase in public services is expected. Proposed Master Plan to include up to 1000 new residential units.

- b. Proposed measures to reduce or control direct impacts on public services, if any.**

Compact urban development allows more efficient fire and police protection on a per capita basis because of reduced travel distances and proximity to service providers.

## 16. Utilities

[Find help answering utilities questions<sup>18</sup>](#)

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**

Electricity, natural gas, water, sanitary sewer, storm, refuse service.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

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<sup>17</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

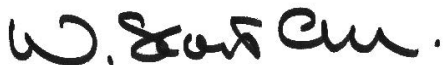
<sup>18</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

All of the utilities described above (electricity, natural gas, water, refuse service, sanitary sewer, storm) will be required for the project. Water Availability and Sewer Availability to be submitted with the proposed Master Plan and SEPA Checklist.

## C. Signature

[Find help about who should sign](#)<sup>19</sup>

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.



Type name of signee: W. Scott Clark, AIA, NCARB, AIBC

Position and agency/organization: Partner. CLARK / BARNES

Date submitted: 4/17/2025

## D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet](#)<sup>20</sup>

Do not use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

- Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

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<sup>19</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

<sup>20</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

- Proposed measures to protect or conserve plants, animals, fish, or marine life are:

**3. How would the proposal be likely to deplete energy or natural resources?**

- Proposed measures to protect or conserve energy and natural resources are:

**4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

- Proposed measures to protect such resources or to avoid or reduce impacts are:

**5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

- Proposed measures to avoid or reduce shoreline and land use impacts are:

**6. How would the proposal be likely to increase demands on transportation or public services and utilities?**

- Proposed measures to reduce or respond to such demand(s) are:

**7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**