

Bastyr University Comprehensive Plan Amendment Submission

November 27, 2024

901**CITY OF KENMORE, WA
Comprehensive Plan & Development Regulation
Amendment Application**18120 68th Ave NE, Kenmore, WA 98028

425-398-8900

www.kenmorewa.gov

2025 Docket Application**Application Deadline
December 2, 2024 4:30 PM
(postmarked and mailed)****Amendments (Fee \$200):** Applicants whose amendment proposals are approved by the City Council pursuant to KMC 19.20.060(D) shall pay a fee of \$400.00 to cover the cost of processing, review and analysis of their amendment proposal

Staff Use Area Only

Comprehensive Plan Section
to be Amended

Stamp Received

Development Regulation
Section to be AmendedSite Specific Comprehensive
Plan Amendment Information**Applicant:** _____

Phone: 425.602.3004

Address: _____

City, St, Zip: Kenmore, WA 98028

e-mail address: dbyrd@bastyr.edu

Fax: _____

Contact Person: Courtney Flora

Phone: 206.812.3376

Address: 701 5th AVE Ste 6600

City, St, Zip: Seattle, WA 98104

e-mail address: cflora@mhseattle.com

Fax: _____

Property Owner: (for site specific comprehensive plan amendments only) Bastyr University

Address: 14500 Juanita DR NE

Phone: 425.602.3000

e-mail address: _____

City, St, Zip: Kenmore, WA 98028

Property Address: 14500 Juanita DR NE, Kenmore, WA 98028

Fax: _____

Property Size: 50 acres**Parcel Number(s):** 242604-9007**Adjacent Land Uses:** Park | Lodge at St. Edwards Park**Existing Use(s) on site:** Institution [Bastyr University]**Existing Comprehensive plan designation:** Public|Private facilities**Proposed Comprehensive Plan Designation:** Same**Existing Zoning Designation:** Public & Semi-Public**Proposed Zoning Designation:** Same

I certify that all of the information submitted in this application including any supplemental information is true and complete to the best of my knowledge. I have read the application in its entirety and understand that my submittal will be reviewed for completeness and if found to be complete will be processed in accordance with KMC Title 19.

Signature: _____**Date:** November 26, 2024

902

CITY OF KENMORE, WA

COMPREHENSIVE PLAN & DEVELOPMENT REGULATION AMENDMENT CHECKLIST

18120 68th Ave NE, Kenmore, WA 98028

425-398-8900

www.kenmorewa.gov

Staff use Area	Contact Name:			Date Stamp
	Amendments			
	Requested:			
1	<p>A Docket Application needs to be completed and submitted with this checklist. This checklist identifies the minimum requirements and number of copies the applicant must submit for the City of Kenmore to accept the application. Unless one or more of the submittal requirements outlined in KMC 19.20.070 is waived by the Department of Community Development, an application that does not contain all of the submittal requirements so enumerated by December 2, 2024, shall be considered incomplete and ineligible for consideration in the annual amendment cycle.</p> <p>Applicant, please check each box under the applicant heading on this checklist to confirm items included in your submittal. If you think an item is not applicable, you must contact Todd Hall (thall@kenmorewa.gov) in the Community Development Department to have the item(s) waived. Please submit the number of copies of each item requested below.</p>			
	Appl.	Staff	SUBMITTAL REQUIREMENTS	
2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Amendment Application Form	1
3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Narrative clearly stating the proposal and what the amendment is attempting to accomplish	1
4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Narrative indicating how the proposed amendment meets the criteria outlines in KMC 19.20.080 and 19.20.090	1
5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Additional Documents <ul style="list-style-type: none"> ▪ Photographs, sections, petitions, letters of support which may explain your request, sketches etc. that may support your application. 	1
6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pre-Screening / Threshold Review Fee \$200.00 <ul style="list-style-type: none"> ▪ Applicants whose amendment proposals are approved by the City Council pursuant to KMC 19.20.060(D) shall pay a fee of \$400.00 to cover the cost of processing, review and analysis of their amendment proposal 	1 time
	Appl.	Staff	ADDITIONAL SUBMITAL REQUIREMENTS (SITE SPECIFIC)	
7	<input type="checkbox"/>	<input type="checkbox"/>	Legal Description	1
8	<input type="checkbox"/>	<input type="checkbox"/>	Vicinity Map	1
9	<input type="checkbox"/>	<input type="checkbox"/>	Address labels of property owners within 1000 feet of the subject property will be required if application is accepted for review in 2025.	3

Item 3:

Proposal Narrative

City of Kenmore 2025 GMA Docket

Comprehensive Plan & Development Regulation Amendment Application Narrative

Overview

This request is submitted by Bastyr University, the leading natural health sciences university and research institute in the United States, and the City of Kenmore's largest employer.

Similar to many nonprofit institutions across the country, Bastyr is navigating challenges associated with maintaining and sustaining a physical campus as enrollments decrease and online programs proliferate. It has become clear that Bastyr needs to develop new revenue streams in order to ensure a financially-sustainable future on its Kenmore campus.

Over the past several years, Bastyr's Board and leadership team have engaged in a process to identify revenue sources that are consistent with its institutional mission and long-term vision. One of these options emerged as key to ensuring Bastyr's financial sustainability: the ability to sell underutilized land on campus for development of market-rate housing. This use is not explicitly authorized by the property's "Public/Private Facilities" land use designation or zoning. Accordingly, Bastyr is requesting an amendment to authorize market-rate housing in the Bastyr Special Study Area, provided the housing is open to the Bastyr community (students, faculty, employees), approved in a Master Plan and remains ancillary to the predominant institutional use of the campus.

Current Comprehensive Plan Designation and Zoning

The Comprehensive Plan designates Bastyr's campus as a Special Study Area within the "Public/Private Facilities" land use designation, defined as follows:

Public and Private Facilities: The purpose of the Public and Private Facilities District is to identify and retain public and private lands primarily utilized for parks, recreation, schools, medical facilities (e.g. hospitals, clinics, medical districts etc.), non-profit service uses and organizations, utilities, government buildings, and other administrative or institutional uses. Master plans would be encouraged to determine the type and extent of these primary uses as well as compatible accessory uses. Development regulations include a

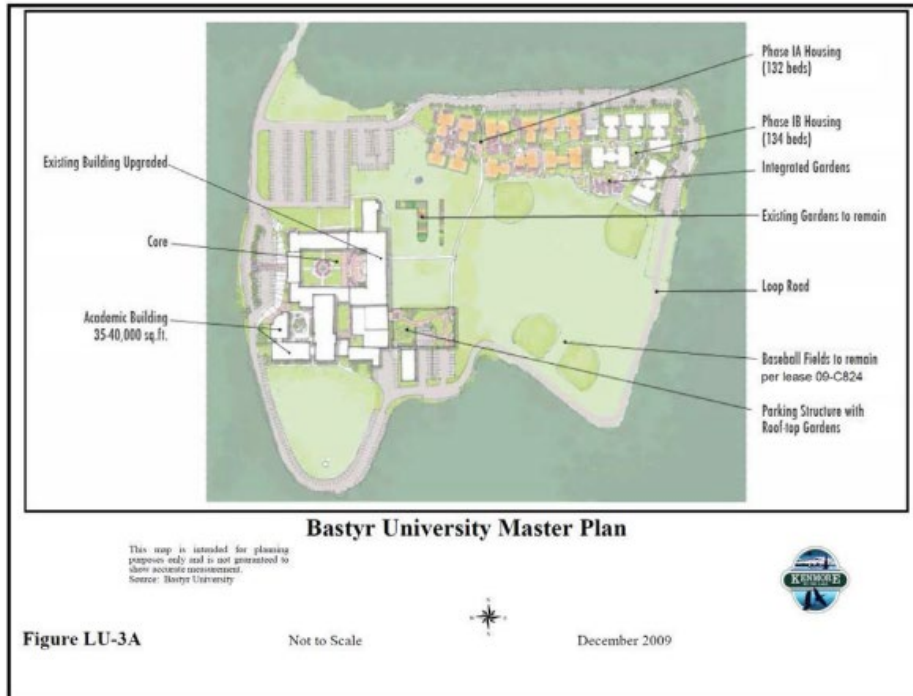
process to reclassify smaller properties to the zone most prevalent immediately surrounding the site subject to the provision of information by the institution about the need to convert to a different use.

Kenmore Comprehensive Plan, Policy LU-2.1.2; Land Use Element, 4A-17.

Special Study Area – Bastyr University: The City has designated the St. Thomas Seminary property, owned by Bastyr University as a Special Study Area recognizing the Bastyr University Master Plan approved in December 2009 that will guide the development of the property. The land use designation for the Campus is Public and Private Facilities and development activities on the Campus will be limited to activities and levels of use as specified in the approved Master Plan and implementing zone of Public and Semi-Public. The Bastyr University Campus Master Plan is adopted for the approximately 50-acre property in the City and is illustrated in Figure LU-3A. The Bastyr University Master Plan and the applied zoning provide for a coordinated multi-use higher education center meeting the vision of the University and the City to support diverse and continuing education opportunities, strengthen the City's economic base, and protect natural features. Figure LU-3A is considered a conceptual graphic, and minor modifications (KMC 19.23.050.A) to site development consistent with City master plan and zoning regulations are considered consistent with the Comprehensive Plan. The City's long-term interest in the property is to have continued use of the site by Bastyr University or a similar institution with public access/use maintained through the use of a purchase of development rights, out-right purchase of portions of the property, off-site density transfers or joint use agreements.

Kenmore Comprehensive Plan, Land Use Element, 4A-17; 4A-18.

LU-3A



The “Public and Private Facilities” land use designation is implemented through the “public and semi-public zone,” or “PSP.” The PSP zone is described as follows (KMC 18.27.010):

The public and semi-public zone includes properties currently owned or operated by a public entity or private institution. *Uses* in the public and semi-public zone include but are not limited to the City Hall, fire stations, library properties, education facilities, public park-and-ride lots, *utility facilities* and other institutional *uses*. The purpose of the public and semi-public zone is to recognize that public and semi-public facilities and institutions provide necessary services to the community and have their own unique set of circumstances. Factors including size, technological processes, requirements for municipal comprehensive facility planning and budgeting, capital improvement programs, and compatibility with surrounding land *uses* must be considered when developing public and semi-public facilities. New facilities should include buffers, *landscaping*, and design standards to ensure compatibility with adjacent land *uses* and zones. Sidewalks, open *public spaces* and amenities should be provided to encourage a pedestrian-friendly atmosphere and connections with public transit stops, schools, shopping, services, and *recreational facilities* where appropriate to the character of the neighborhood. The public and semi-public zone is applied to lands used for public and semi-public facilities and institutions designated as public and private facilities on the comprehensive plan land use map. *Master plans* are encouraged for *uses* in the public and semi-public zone.

The uses permitted in the PSP zone are outlined in KMC 18.27.020:

- Arts, entertainment, indoor
- Art, entertainment, outdoor (outdoor performance centers are conditionally permitted)
- Educational service
- Fire or police facility
- Multiple-family dwelling, subject to the following notes:
 - Limited to: “(a) developments sponsored by a *public agency* on properties abutting SR-522 containing at least 25 percent *very-low or low-income affordable housing units*; or (b) developments on surplus *public agency* property. . .
 - “A stand-alone townhouse development is prohibited on properties abutting SR-522”
- Office (only for *public agencies*)
- Park
- Recreational facility, indoor
- Recreational facility, outdoor
- Standalone parking (limited to commuter parking facilities for users of transit, carpools, or ride-share programs)
- Utility facility

In the Bastyr Special Study Area, KMC 18.27.020.C provides that:

C. *Uses Established by Master Plan.* Adopted *master plans* that specify *uses* include the following:

1. Bastyr University Master Plan, December 2009, approved by *City Ordinance* 09-0304. [Ord. 24-0607 § 2 (Exh. A(XIX)); Ord. 23-0574 § 2 (Exh. A); Ord. 17-0438 § 2 (Att. A); Ord. 16-0426 § 5 (Att. C); Ord. 16-0421 § 2 (Att. A); Ord. 14-0384 § 5; Ord. 11-0329 § 3 (Exh. 1).

Proposed Comprehensive Plan and Zoning Amendments

Bastyr is proposing to amend the “Special Study Area” description in Policy LU-2.1.2; Land Use Element, 4A-17 (new language is underlined and highlighted):

Special Study Area – Bastyr University: The City has designated the St. Thomas Seminary property, owned by Bastyr University as a Special Study Area recognizing the Bastyr University Master Plan approved in December 2009 that will guide the development of the property. The land use designation for the Campus is Public and Private Facilities and development activities on the Campus will be limited to activities and levels of use as specified in the approved Master Plan and implementing zone of Public and Semi-Public.

Multi-family, market rate housing is authorized on the campus, provided it is open to the Bastyr community, approved in a Master Plan, and ancillary to the predominant institutional use.

The Bastyr University Campus Master Plan is adopted for the approximately 50-acre property in the City and is illustrated in Figure LU-3A. The Bastyr University Master Plan and the applied zoning provide for a coordinated multi-use higher education center meeting the vision of the University and the City to support diverse and continuing education opportunities, strengthen the City's economic base, and protect natural features. Figure LU-3A is considered a conceptual graphic, and minor modifications (KMC 19.23.050.A) to site development consistent with City master plan and zoning regulations are considered consistent with the Comprehensive Plan. The City's long-term interest in the property is to have continued use of the site by Bastyr University or a similar institution with public access/use maintained through the use of a purchase of development rights, out-right purchase of portions of the property, off-site density transfers or joint use agreements.

Bastyr is proposing to amend the PSP zone regulations in KMC 18.27.010 as follows (proposed strikethrough and language is underlined and highlighted)

The public and semi-public zone includes properties currently owned or operated by a public entity or private institution. *Uses* in the public and semi-public zone include but are not limited to the City Hall, fire stations, library properties, education facilities, public park-and-ride lots, *utility facilities* ~~and~~, other institutional *uses*, and ancillary uses, as outlined in Table A. The purpose of the public and semi-public zone is to recognize that public and semi-public facilities and institutions provide necessary services to the community and have their own unique set of circumstances. Factors including size, technological processes, requirements for municipal comprehensive facility planning and budgeting, capital improvement programs, and compatibility with surrounding land uses must be considered when developing public and semi-public facilities. New facilities should include buffers, *landscaping*, and design standards to ensure compatibility with adjacent land uses and zones. Sidewalks, open *public spaces* and amenities should be provided to encourage a pedestrian-friendly atmosphere and connections with public transit stops, schools, shopping, services, and *recreational facilities* where appropriate to the character of the neighborhood. The public and semi-public zone is applied to lands used for public and semi-public facilities and institutions designated as public and private facilities on the comprehensive plan land use map. *Master plans* are encouraged for *uses* in the public and semi-public zone.

The uses permitted in the PSP zone are outlined in KMC 18.27.020:

- Arts, entertainment, indoor

- Art, entertainment, outdoor (outdoor performance centers are conditionally permitted)
- Educational service
- Fire or police facility
- Multiple-family dwelling, subject to the following notes:
 - Limited to: “(a) developments sponsored by a *public agency* on properties abutting SR-522 containing at least 25 percent *very-low* or *low-income affordable housing units*; or (b) developments on surplus *public agency* property. . .
 - “A stand-alone townhouse development is prohibited on properties abutting SR-522”
 - Multi-family, market rate housing is authorized in the Bastyr Special Study Area, provided it is open to the Bastyr community, approved in a Master Plan, and ancillary to the predominant institutional use.
- Office (only for *public agencies*)
- Park
- Recreational facility, indoor
- Recreational facility, outdoor
- Standalone parking (limited to commuter parking facilities for users of transit, carpools, or ride-share programs)
- Utility facility

Item 4:

Narrative regarding proposed amendment meeting criteria as outlined in KMC 19.20.080 and
19.20.090

City of Kenmore 2025 GMA Docket
Bastyr University, Comprehensive Plan & Development Regulation Amendment
Compliance with KMC 19.20.080 and 19.20.090

Proposed Comprehensive Plan and Zoning Amendments

Bastyr is proposing to amend the “Special Study Area” description in Policy LU-2.1.2; Land Use Element, 4A-17 (new language is underlined and highlighted):

Special Study Area – Bastyr University: The City has designated the St. Thomas Seminary property, owned by Bastyr University as a Special Study Area recognizing the Bastyr University Master Plan approved in December 2009 that will guide the development of the property. The land use designation for the Campus is Public and Private Facilities and development activities on the Campus will be limited to activities and levels of use as specified in the approved Master Plan and implementing zone of Public and Semi-Public. Multi-family, market rate housing is authorized on the campus, provided it is open to the Bastyr community, approved in a Master Plan, and ancillary to the predominant institutional use. The Bastyr University Campus Master Plan is adopted for the approximately 50-acre property in the City and is illustrated in Figure LU-3A. The Bastyr University Master Plan and the applied zoning provide for a coordinated multi-use higher education center meeting the vision of the University and the City to support diverse and continuing education opportunities, strengthen the City’s economic base, and protect natural features. Figure LU-3A is considered a conceptual graphic, and minor modifications (KMC 19.23.050.A) to site development consistent with City master plan and zoning regulations are considered consistent with the Comprehensive Plan. The City’s long-term interest in the property is to have continued use of the site by Bastyr University or a similar institution with public access/use maintained through the use of a purchase of development rights, out-right purchase of portions of the property, off-site density transfers or joint use agreements.

Bastyr is proposing to amend the PSP zone regulations in KMC 18.27.010 as follows (proposed strikethrough and language is underlined and highlighted)

The uses permitted in the PSP zone are outlined in KMC 18.27.020:

- Arts, entertainment, indoor
- Art, entertainment, outdoor (outdoor performance centers are conditionally permitted)

- Educational service
- Fire or police facility
- Multiple-family dwelling, subject to the following notes:
 - Limited to: “(a) developments sponsored by a *public agency* on properties abutting SR-522 containing at least 25 percent *very-low* or *low-income affordable housing units*; or (b) developments on surplus *public agency* property. . .
 - “A stand-alone townhouse development is prohibited on properties abutting SR-522”
 - Multi-family, market rate housing is authorized in the Bastyr Special Study Area, provided it is open to the Bastyr community, approved in a Master Plan, and ancillary to the predominant institutional use.
- Office (only for *public agencies*)
- Park
- Recreational facility, indoor
- Recreational facility, outdoor
- Standalone parking (limited to commuter parking facilities for users of transit, carpools, or ride-share programs)
- Utility facility

Compliance with KMC 19.20.080 and KMC 19.20.090

The proposal complies with the docket threshold review criteria in KMC 19.20.080:

19.20.080 Threshold review criteria.

The City shall use the following criteria in selecting proposals for further consideration in the annual docketing process. Proposals shall meet subsections A and B of this section, and either subsection C or D of this section:

A. The *City* has the resources, including staff and budget, necessary to review the proposal; and

B. It has been more than two years since the proposed amendment has been considered unless a compelling reason for changed circumstances can be made; and

C. The proposal would correct an inconsistency within or make a clarification to a provision of the *comprehensive plan*; or

D. All of the following:

1. The proposal demonstrates a strong potential to serve the public interest by implementing specifically identified goals and policies of the *comprehensive plan*; and

2. The public interest would best be served by considering the proposal in the current year, rather than delaying consideration to a later *subarea plan* review or plan amendment process. [Ord. 11-0329 § 3 (Exh. 1).]

Bastyr's proposal complies with the criteria above. The City has resources to review the proposal—this is a limited amendment to authorize a new housing type in the Bastyr Special Study Area. Because it is constrained to one area of the City, it would not have wide-ranging policy or environmental impacts, so the review would not be resource-intensive. This amendment has not been proposed before, so the two-year time limit is inapplicable.

Finally, the proposal would serve the public interest by providing a revenue source necessary to ensure Bastyr's long-term financial viability. In addition, it would provide additional market rate housing opportunities for the Bastyr community and the citizens of Kenmore. Bastyr needs to identify a financially-sustainable path forward now, so that its future in Kenmore is secure. This effort cannot be delayed to a future subarea or plan amendment process.

The proposal complies with the amendment decision criteria in KMC 19.20.090, as outlined below. The proposal does not involve a site-specific comprehensive plan land use map amendment, so 19.20.090.B is inapplicable.

KMC 19.20.090 Amendment decision criteria.

1. The proposed amendment is consistent with the Growth Management Act (“GMA”) and the countywide planning policies; and

Response: The proposal is consistent with, and advances, the following GMA goals (RCW 36.70A.020):

Housing. The GMA requires cities and counties to “plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types.” This proposal will bring new market-rate housing opportunities to Kenmore, invigorating the Bastyr campus and locating employees, patients and students closer to the institution that serves them.

Economic Development. The GMA requires cities and counties to “encourage economic development . . . , promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.” This proposal will promote the retention of Bastyr, an existing

business/institution, by providing a necessary revenue stream and invigorating its campus by adding high-quality housing for the Bastyr community and Kenmore residents.

These goals are echoed in the Countywide Planning Policies.

2. The proposed amendment eliminates an inconsistency or does not create an inconsistency within the *comprehensive plan*; and

Response: The proposal does not create an inconsistency within the comprehensive plan. Low-income multi-family housing is already permitted in the PSP zone. This proposal would allow market-rate housing on the Bastyr campus, when that housing is ancillary to the predominant institutional use. This proposal will provide needed revenue to sustain the primary institutional uses, and it will provide high-quality housing for the Bastyr community and other Kenmore residents.

3. The proposed amendment meets at least one of the following criteria:

- a. The proposed amendment is beneficial to the *City* as a whole and will not adversely affect public health, safety, and welfare; or
- b. The proposed amendment addresses changed circumstances within the *City* as a whole; or
- c. The proposed amendment accommodates new policy direction from the city council.

Response: The proposal is beneficial to the City because it will provide for the continued financial viability of Bastyr University, the country's leading academic center for natural health arts and sciences, and Kenmore's largest employer. It will also provide additional market-rate housing to support the Bastyr community and Kenmore residents. Any specific housing proposal would have to be approved through a Master Plan process, which would incorporate mitigation measures necessary to protect health, safety and welfare and the environment.

C. Additional Review Criteria for *Development Regulations*.

1. The proposed amendment is consistent with the policies, objectives, and goals of the *comprehensive plan*; and

Response: The Comprehensive Plan designates the Bastyr Special Study area to allow for a coordinated multi-use higher education center meeting the vision of the University and the City to support diverse and continuing education opportunities, strengthen the City's economic base,

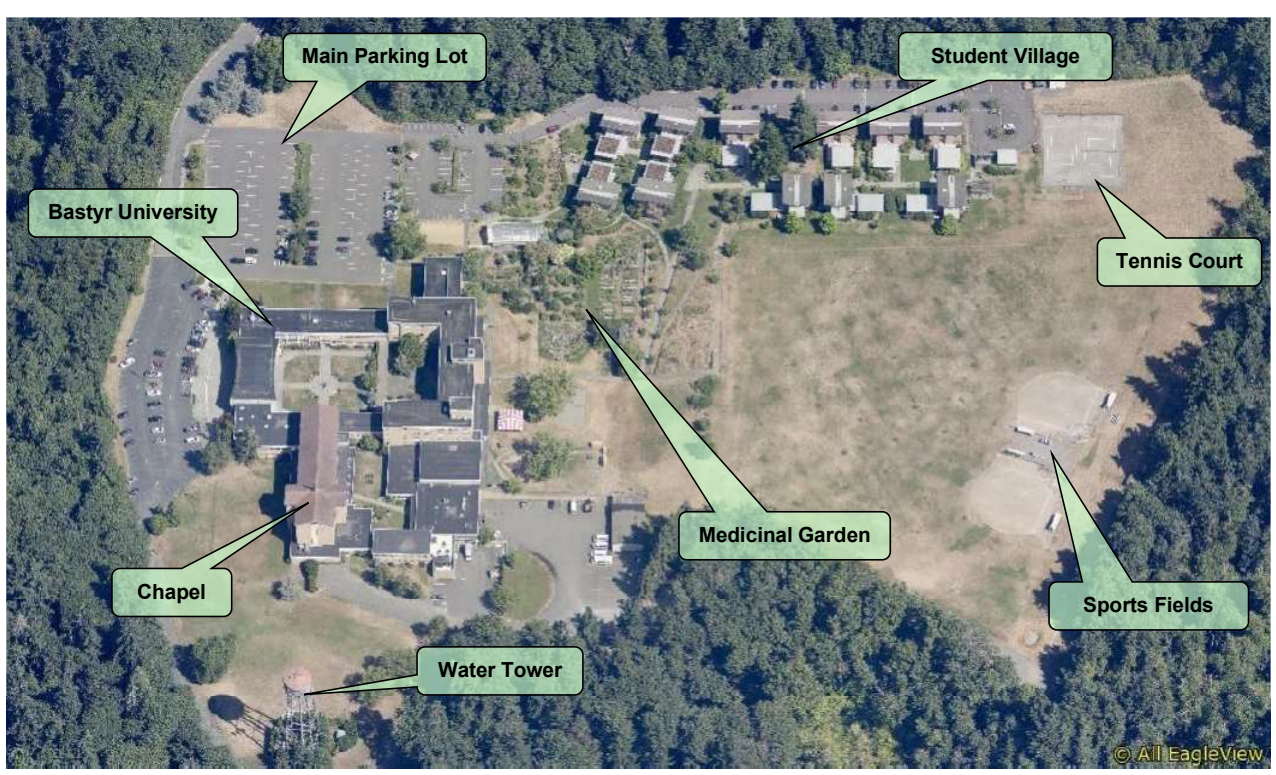
and protect natural features. The City's long-term interest in the property is to have continued use of the site by Bastyr University or a similar institution with public access/use maintained through the use of a purchase of development rights, out-right purchase of portions of the property, off-site density transfers or joint use agreements. The proposal is consistent with these goals. It will provide the economic engine necessary to support diverse and continuing education opportunities, strengthen the City's economic base, and diversify its housing stock. Most importantly, it will allow Bastyr to maintain its existing institutional use for years to come.

2. The proposed amendment does not duplicate or conflict with other portions of the Kenmore Municipal Code. [Ord. 11-0329 § 3 (Exh. 1).]

Response: The proposed amendment does not duplicate or conflict with other portions of the Kenmore Municipal Code. Low-income multiple-family housing is already permitted in the PSP zone. The allowance of market-rate multiple-family housing as an ancillary use in the Bastyr Study Area is consistent with other permitted uses in the PSP zone.

Item 5:

Additional documents [Photo and Letter of support]



Main Parking Lot

Student Village

Bastyr University

Tennis Court

Chapel

Medicinal Garden

Sports Fields

Water Tower



OFFICE *of the* PRESIDENT

November 27, 2024

Dear City of Kenmore,

I'd like to thank the City of Kenmore, the Council, and its staff for the opportunity to submit our request for being placed on the docket for the 2025 Comprehensive Plan Amendment. Bastyr University has been a long time resident and partner of Kenmore, has received support in numerous ways over the years and is committed to sustaining and increasing our relationship with the City, its residents, our neighbors and visitors to the area.

In 2022, Bastyr University launched its [5-year Strategic Plan](#) comprised of four main pillars focused on: 1) Students; 2) Employees; 3) Partnerships; and 4) Innovation. It has long been our goal to educate our students in the classroom, our laboratories, clinical settings and through research endeavors. We believe that providing a comprehensive approach to education is not only critical, it is necessary for our students who will then serve the members of our immediate and surrounding communities through dedication for assisting those with whom they treat, teach and interact. Our employees are vital to enacting our vision of meeting the training of our students, clinical needs of our patients, and engagement with our community partners. The passion embodied by our Faculty and Staff is unmistakeable and the source of our connection and success with our students, patients, including internal and external community members.

In the context of an ever changing academic environment, partnerships are even more important as a method of ensuring connectivity to the latest developments in the field along with opportunities and needs in the marketplace. We are focused on developing

mutually beneficial relationships supportive of our mission and have valued our relationship with the City of Kenmore as well as other partners in Kenmore. The submission of our Comprehensive Plan Amendment and updated Master Plan (to be submitted in 2025) signifies the university's focus on expanding our relationship with the City of Kenmore, its residents and visitors to the area. Having an opportunity to serve as not only a destination, yet a location of engagement and environment of enrichment are even more important to us as we advance our mission.

Bastyr is also focused on innovation and how critical it is to the academic training we offer and treatments provided to patients. We also seek to develop and advance a relationship with those who might also see Bastyr as an opportunity to learn informally or have an interest in how technology can benefit shared goals currently and in the future.

Simply put, I am excited about and in full support of Bastyr University engaging in the upcoming Comprehensive Plan Amendment submission and Campus Master Plan revision process. Through shared goals and the activation of facilities and developed opportunities in the near future, I believe Bastyr will be able to provide and support mutually beneficial initiatives for children, adults, couples and families. In concert with the forward-looking vision the City of Kenmore holds, we also align ourselves with the potential these plans will have to provide for our institution to serve as a location for new thoughts and ways of operating for a university seeking to intersect with our Kenmore community. This approach in the context of an educational, clinical, research, mutually beneficial community environment are consistent with what we see as opportunities to embrace advancement. In fact, developments through our Kenmore campus often serve as opportunities for replication at our Bastyr University San Diego campus and an opportunity to positively impact our students, staff, faculty and community partners in turn.

Overall, I look forward to the process ahead, remain hopeful regarding the concepts and plans that will be discussed and developed. We also welcome the interaction and feedback from the City of Kenmore, Council, City of Kenmore staff/committees, Kenmore residents, and our neighbors. Thank you again for the opportunity to submit our request to be a part of the 2025 docket. Please let us know if we can provide any additional information or answer any questions.

Sincerely,

Devin Byrd, PhD

Devin Byrd, PhD
President and CEO
Bastyr University
Dbyrd@bastyr.edu

Item 6:

Application fee to be paid upon receipt of instructions from City of Kenmore

Item 7:

Legal Description

The Bastyr University Campus is located in Saint Edward State Park in Kenmore, Washington. This is a former Catholic seminary (known as St. Thomas) constructed in 1957-1962 and converted into an accredited university of natural medicine campus for use by Bastyr who purchased it in 2005. The existing improvements include the 174,480 sq ft Bastyr University Building which includes a 13,324 sq ft Chapel and the 51,275 sq ft Student Village. The Bastyr University Building is essentially six interconnected building components that vary in height from one to five-stories. Rentable area for this building totals 159,483 sq ft. The Student Village is an on-site student housing component that consists of eleven, three-story dormitory buildings clustered together with each containing 12 one-bedroom/one bathroom single-occupancy housing units that accommodate 132 students. Rentable area is 50,275 sq ft. It was completed in 2010. Gross site area contains 50.71 gross acres among a large and irregular shaped parcel. The site is impacted by critical areas in the form of wetlands, steep slopes and associated buffers and setbacks which total 18.16 acres indicating a usable land area of 32.56 acres. All but 13.85 acres is supportive to the existing improvements with this remainder deemed surplus land. The site is currently zoned Public/Semi-Public by the City of Kenmore and subject to a master plan agreement.

Item 8:

Vicinity Map



Item 9:

Noted as N/A based on feedback from City of Kenmore