

Addendum to the Bastyr University Campus Master Plan EIS, December 2004

Addressing Bastyr University Comprehensive Plan & Development Regulation Docket Application and the proposed 2008 Master Plan

August 31, 2009

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Introduction

In 2004 and 2005, the City of Kenmore considered a proposal by Bastyr University for approval of a 25 year Campus Master Plan to address growth of its 51-acre campus located in the southern part of Kenmore, south of NE 145th Street and west of Juanita Drive. The *Bastyr University Campus Master Plan Environmental Impact Statement* (EIS) considered the proposal, three site plan alternatives, and a no-action alternative. The EIS was completed in 2004. Following completion of the EIS, the 2004 Campus Master Plan proposal was not approved by the City of Kenmore due to several unresolved issues, including level of growth, transportation, recreation, and other topics. Following completion of the EIS, the 2004 Campus Master Plan was not acted upon by the Kenmore City Council.

In 2008, Bastyr University undertook a Master Plan Update to refine the concept for the first 10 years of on-campus development. The revised 2008 Bastyr University Master Plan was submitted to the City in December 2008. The 2008 Master Plan proposes a relatively smaller on-campus population (1,453-1,753 in the 2008 Master Plan compared to 1,891-2,694 in the 2004 Master Plan) and proposes development and growth at lower levels than were assumed in the 2004 Master Plan. The 2008 Master Plan is in the range of the EIS alternatives studied in 2004.

The City of Kenmore has prepared this SEPA EIS Addendum to disclose potential environmental impacts and mitigating measures associated with the 2008 Master Plan. This Addendum builds on the analysis contained in the 2004 EIS, but does not significantly change the analysis, nor identify new or significantly different impacts. In all cases, it is anticipated that the 2008 Master Plan will result in fewer impacts, compared to the findings of the 2004 EIS. This Addendum also includes applicable mitigating measures taken from the 2004 EIS to address potential impacts of the 2008 Master Plan.

Background

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 (Milam Recovery Center and Residence XII, a private non-profit women's treatment center – this latter one continued to 1998).

Bastyr University relocated to the Saint Thomas Center in 1995 from the McDonald School in the Wallingford neighborhood of Seattle.¹ The Saint Thomas site was under the land use jurisdiction of King County in 1995, before incorporation of the City of Kenmore August 31, 1998.

In 2001, the Kenmore Comprehensive Plan identified the property as a “special study area” that would likely be designated for institutional uses once a master plan was complete. Until the adoption of a master plan, the site would retain its underlying R-4 designation and zone. The R-4 zone was retained in order to retain the economic value for residential uses since at that time the University was leasing the site, and the Archdiocese of Seattle anticipated selling it either to Bastyr University, or to another party (based on a value with the residential development rights the property enjoyed). The City approved interim zoning that restricted the development of residential uses on the Bastyr property as well as other institutional properties to ensure that the use of these lands could continue for institutional uses, pending the completion of appropriate plan designations and zoning. The last interim zoning was in place through Ordinance 08-0286 effective September 12, 2008 for a period of six months; it was not renewed

Based on a tri-party agreement between the City of Kenmore, Archdiocese of Seattle, and Bastyr University, a master plan process was initiated (Contract 01-C114). The master plan and an environmental impact statement (EIS) were completed in 2004. A set of comprehensive plan and zoning amendments, a planned action ordinance, and a development agreement were drafted as well for City consideration, amendment, and approval. In 2005, the City of Kenmore did not approve the necessary comprehensive plan and zoning amendments, nor the planned action ordinance, nor the development agreement. Thus, the 2004 Bastyr University Campus Master Plan was not put into effect.

In 2007 Bastyr University indicated their intent to re-submit a master plan to the City to guide long-term campus uses, and look at a different/lower growth rate than previously considered in the prior master planning effort. As a part of renewing the master plan process, the University submitted a Kenmore Comprehensive Plan Docket Application in December 2007, and refined the prior 2004 Master Plan to respond to key community issues in a proposed Master Plan dated December 2008.

This docket application is under review by the City of Kenmore. This application requests approval of the proposed 2008 Master Plan, and Comprehensive Plan and zoning amendments. In particular a Public and Private Facilities designation is requested in place of Special Study Area/R-4 on the Kenmore Comprehensive Plan Land Use Map. The applicants also request the Public and Semi-Public zoning in place of the R-4 zoning.

¹ The University entered into a long-term lease/purchase agreement with the Catholic Archdiocese of Seattle; recently, in 2005, the University purchased the property from the Archdiocese (www.djc.com, November 3, 2005).

Current Use of the Site

The 2008 on-campus population equals 1,130 including 944 students and 186 faculty and staff. There are currently 45 dormitory units in the main academic building. Approximately 132 dormitory units are under construction based on approval of a conditional use permit by the City in early 2009 consistent with the current R-4 zoning and development regulations. The present gross academic space is about 180,000 square feet. Parking is currently provided through a total of eight parking lots and/or areas, with a total of 671 stalls provided. Of the 671 stalls, approximately 65 stalls are reserved for faculty or other designated uses. Approximately 104 stalls are on unpaved areas. With the approved student dormitory (Phase 1A of Master Plan), some parking will be added and one gravel lot will be removed.

Over 8 acres of the 51 acre site have impervious surfaces (excluding dorms under construction).²

Description of Proposal

This section provides a description of the proposed 2008 Master Plan. For context, it also includes a brief description of the 2004 Campus Master Plan that was the basis for the 2004 EIS.

2004 Campus Master Plan

In 2004, Bastyr University submitted a proposal for a Campus Master Plan to address growth of its 51-acre campus located in the southern part of Kenmore, south of NE 145th Street and west of Juanita Drive (see Figure 1).

Campus Growth

The 2004 Master Plan identified a development program to support the University's vision through 2030. The Plan assumed a 2020 on-campus student and employee population of 1,891 and a 2030 population of approximately 2,694. To accommodate this growth, the 2004 Master Plan identified a total of 432,800 gross square feet of non-residential building uses, including classroom space, office space, student support uses, and clinic uses. These academic core uses would be located around the existing Bastyr University building complex. Approximately 253,800 square feet of added non-residential space were proposed. Please see Figure 2a and Figure 2b for maps of the 2004 Master Plan proposal.

University Garden

The University Garden contains common western and Chinese medicinal plants, culinary herbs, vegetables, grains and flowers. The Garden is maintained and used by the students. The 2004 Master Plan included an expansion of the University Garden area. By 2030, the Master Plan proposed that the

² The 2004 EIS estimated 8.8 acres of impervious surface. Based on scaled conceptual drawings and GIS estimates, the number of 8.03 was derived.

Garden area was to increase from approximately 1,225 gross square feet to approximately 103,000 gross square feet and would include a variety of new garden areas, greenhouses, shadehouses, a herbarium, and other garden uses.

Housing

The 2004 Master Plan also proposed new on-campus housing for university students. Through a mix of low-, medium-, and high-density housing, the 2004 Master Plan proposed approximately 326 housing units, which would include 796 beds. These housing units were to be located north and east of the existing Bastyr University building complex. Development of these housing units (as well as additional clinic and conference uses on the campus) would have required clearing and grading of up to 10.1 acres of forested area.

Parking and Access

The 2004 Master Plan proposed a total of approximately 1,529 parking stalls through a combination of surface parking lots and parking structures. The 2004 Master Plan also proposed a circulation plan for the campus to facilitate vehicular access to the campus. A campus loop roadway was proposed around the perimeter of the campus area, as well as an additional access point from NE 145th Street and was routed through the existing forest area. The 2004 Master Plan also identified three alternatives for secondary/emergency vehicle access. NE 145th Street was proposed for improvements including widening.

2008 Campus Master Plan Update

The 2008 Master Plan is described in relation to the 2004 Master Plan identifying common features and distinct differences (see Figures 3a and 3b).

Campus Growth

The 2008 Master Plan was developed to guide development and growth on campus over the next 10 years—as opposed to 25 years in the 2004 Master Plan. It also assumes a slower rate of growth in on-campus population. As a result, projected development and growth on campus under the 2008 Master Plan is lower than that projected under the 2004 Master Plan.

As part of the 2008 Master Plan, Bastyr University has identified a slower projected growth rate than under the 2004 Master Plan (approximately 3%). This projected rate would result in an on-campus population of 1,753 students, faculty and staff by 2020; however, a projected 300 students are expected to relocate offsite during the 10-year master plan period, reducing the on-campus population to 1,453. The lower projected on-campus population under the 2008 Master Plan would result in reduced academic, administration and support space needs when compared to the 2004 Master Plan. Approximately 196,600 total gross square feet of building uses have been identified as part of the 2008 Master Plan; this includes

an increase of 40,000 square feet in academic, administrative, and support space.³ The new building uses would be developed adjacent to the existing Bastyr University building complex.

University Garden

Under the 2008 Master Plan, the University Garden areas are also projected to increase. By 2020, the projected buildout of the Garden areas would be approximately 35,000 gross square feet and would include new garden space, as well as a greenhouse, shadehouse, herbarium and space for drying plants and herbs. The total Garden Area project under the 2008 Master Plan would be roughly one-third of the 103,000 gross square feet that was projected under the 2004 Master Plan.

Housing

Similar to the 2004 Master Plan, the 2008 Master Plan identifies on-campus housing needs as part of the overall development. However, these needs would be lower when compared to the 2004 Master Plan. In the 2008 Master Plan, the University anticipates development of approximately 266 dormitory units by 2020. The units would be developed in two phases and would be located to the northeast of the existing Bastyr University building complex; the first dormitory phase (132 beds) was already approved by a Conditional Use Permit consistent with current zoning and other development regulations, and is under construction, whereas the second phase (134 beds) would occur by 2020. In contrast to the 2004 Master Plan, development of these housing units would not require significant clearing and grading in the surrounding forested areas.

Parking and Access

The 2008 Master Plan also includes provisions for increased parking to accommodate the projected growth on campus over the next 10 years. By 2020, Bastyr University would provide approximately 910 parking stalls through a mixture of surface parking lots and structured parking. With implementation of the 2008 Master Plan Update, peak parking demand is anticipated to be 792 parking stalls, which would result in a peak parking utilization of 87 percent. Compared to the 2004 Master Plan, the 2008 Master Plan proposes less parking, commensurate with the lesser level of development.

To facilitate vehicular access through the campus, the 2008 Master Plan includes a loop road that would connect the main access driveway through the existing north parking lot area and along the north-side of the proposed student housing. The road would then travel south along the eastern edge of the proposed student housing and existing open space/ball fields and would connect with the southern terminus of the existing road. In contrast to the 2004 Master Plan, the loop road would not require significant clearing and grading in the surrounding forested areas.

³ Based on information in the 2008 Master Plan, Bastyr University is currently located in a single structure containing 180,000 GSF. After accounting for remodeling efficiency losses, the existing building will contain 156,632 GSF, or 101,811 ASF. To accommodate a total Phase I campus population of 1,554 students, and 199 faculty and staff in 2020, an additional 40,000 GSF or 26,000 ASF of academic, administrative, and support space is needed. The total space needs are estimated to be 196,632 GSF or 127,811 ASF in 2020. [Note: The 2008 Master Plan incorrectly references the year 2030 and will need correction.]

Comprehensive Plan and Zoning

The University requests a Public and Private Facilities Comprehensive Plan designation in place of Special Study Area/R-4 on the Kenmore Comprehensive Plan Land Use Map. The University also requests Public and Semi-Public zoning in place of the R-4 zoning. Proposed amendments are included in Appendix A.

Recommendations and Conditions

The Kenmore Planning Commission reviewed the Master Plan and analysis and recommendations prepared by City staff and the City's on-call planning consultant, ICF Jones & Stokes. For the purposes of preparing a public hearing proposal the Planning Commission recommended a series of conditions or amendments to the proposed 2008 Master Plan. In addition, amendments are proposed to the Comprehensive Plan and Zoning map. These proposed Planning Commission conditions and amendments address uses and site development, transportation improvements, fire and emergency access, public access to recreation facilities, and a number of other items. The preliminary Planning Commission recommendations are included in Appendix A, and are considered part of the review in this SEPA Addendum.⁴

Summary

The 2008 Master Plan provides a plan for Bastyr University's growth over the next 10 years. The 2008 Master Plan proposes lower projected on-campus populations, lower academic, administrative, and student support needs; lower student housing needs; lower University Garden needs; and lower parking and circulation needs than the 2004 Master Plan proposal. Table 1 provides a comparison of the projected campus development anticipated under the 2008 Master Plan with that of the 2004 Master Plan.

Table 1 Bastyr University Campus Master Plan: 2004 and 2008 Plan Comparison

Feature	2004 Master Plan and EIS (Buildout 2030)	2008 Master Plan (Buildout 2020)
On-campus population (students and faculty)	1,891-2,694 ¹	1,453-1,753 ²
Academic, Administration, and Student Support Services Space (Gross Square Feet)	432,800	196,600
Added Space (Gross Square Feet)	253,800	40,000

⁴ A public hearing on these preliminary Planning Commission recommendations to the Kenmore City Council will be scheduled for September 16, 2009, and the final recommendations to the Council are scheduled to be adopted by the Planning Commission on September 30, 2009.

Feature	2004 Master Plan and EIS (Buildout 2030)	2008 Master Plan (Buildout 2020)
Student Housing Space (Units)	326	266 ³
Proposed Parking Stalls (Total Onsite)	1,529	910
University Garden Space (Gross Square Feet)	103,000	35,000

¹In the 2004 Master Plan, the on campus population at the year 2020 was estimated at 1,890. The upper figure of 2,694 is buildout.

² 300 students will be relocated offsite – third and fourth year students in naturopathic, acupuncture, and oriental medicine and the campus population will drop to 1,453.

³ Approximately 132 dormitory units have been approved by a Conditional Use Permit and are under construction; 134 dormitory units would be constructed by 2020.

Environmental Review

Prior Environmental Review

In 2004, the *Bastyr University Campus Master Plan EIS* was issued for public review. Environmental issues evaluated in the EIS included:

Earth	Water	Plants and Animals
Environmental Health	Land Use	Transportation and Parking
Public Services	Utilities	

Potential environmental impacts that were identified in the 2004 Master Plan EIS included:

- Construction disturbance to soils;
- Water quality impacts;
- Increase in surface water runoff;
- Construction impacts to wetlands;
- Potential reduction in wetland size;
- Removal of forested areas and associated loss of habitat area for animals;
- Potential light spillage from on-campus uses;
- Increase in pollutant-generating and non-pollutant-generating impervious surface;
- Increase in construction-related noise and dust emissions;
- Construction-related traffic impacts;
- Increase in vehicular trips to and from campus associated with increased population;
- Increased delay at some area intersections;
- Increased demand for parking;
- Increased need for public services (fire/emergency services, police, etc.); and
- Improvements to onsite water distribution and sewer system based on an increased demand for services.

Mitigation measures were proposed to reduce impacts of the more intensive 2004 Master Plan concept.

Environmental Information Considered

The following documents were considered in the preparation of this SEPA EIS Addendum:

- Bastyr University Campus Master Plan EIS, Draft October 2004 and Final December 2004
- Bastyr University Comprehensive Plan & Development Regulation Amendment Application, December 3, 2007
- Memo, Blumen Consulting Group, Inc, Terry McCann, December 19, 2008 to Jill Ding and Debbie Bent, City of Kenmore
- 132-Unit Dormitory Proposal: Revised SEPA Checklist, received by City December 3, 2008 and Determination of Non-significance, issued December 29, 2008 by City of Kenmore

EIS Addendum

According to the SEPA Rules, an Addendum to an EIS provides additional analysis and/or information about a proposal or alternatives where their significant environmental impacts have been disclosed and identified in a previous environmental document [WAC 197-11-600(4)(c)]. An addendum is appropriate when the impacts of the new proposal are generally similar to those identified in the prior document and when the new analysis does not substantially change the analysis of significant impacts and alternatives identified in the prior environmental document.

This addendum to the Bastyr University Campus Master Plan EIS (2004) is being issued pursuant to WAC 197-11-625 to meet the City of Kenmore's SEPA responsibility. The 2004 Master Plan and the 2008 Master Plan follow a consistent vision, goals and direction in planning future development of the Bastyr Campus. The key difference is that the proposed development and growth anticipated under the 2008 Master Plan falls below the proposed development and growth identified in the 2004 Master Plan. In addition, due to the location and reduced density of the proposed development identified in the 2008 Master Plan, proposed development would result in less impervious surface and avoid impacts to wetland and forested areas on the campus. Therefore, it is anticipated that the environmental impacts associated with the 2008 Master Plan would be similar to or less than those identified in the 2004 Master Plan EIS. No new significant impacts have been identified.

Environmental Analysis

This Addendum documents the environmental analysis previously conducted for the Proposed Action. It also identifies any new, additional, or more specific information that is available for the updated proposal.

Overall, the impacts of the 2008 Master Plan are within the range of impacts disclosed and evaluated in the 2004 Bastyr University Master Plan EIS. No new significant impacts have been identified and no additional mitigation is required.

Table 2, following, lists all of the elements of the environment that were addressed in the 2004 Master Plan EIS. This table references the applicable analysis in the 2004 Master Plan EIS, provides information specific to the 2008 Master Plan and lists applicable mitigating measures from the 2004 EIS.

Table 2 Environmental Analysis

Earth	
<p>Impact Analysis</p> <p>Potential impacts to the earth, including topography, geology and soils, landslide hazards, and seismic hazards, associated with the 2004 Campus Master Plan are addressed in Section 3.1 of the 2004 Draft Bastyr University Campus Master Plan EIS.</p> <p>Compared to the 2004 Master Plan proposal, the 2008 Master Plan proposes development and growth at levels below those reviewed in the 2004 EIS. Less area would be disturbed (about 5.6 acres of impervious area added compared with 22.3 acres of added impervious area for 2004 Master Plan). Therefore, it is expected that the 2008 Master Plan proposal would result in less disturbance to the earth elements of the environment.</p> <p>The analysis provided in the 2004 EIS adequately addresses all potential impacts and no additional environmental analysis or review is required.</p>	<p>Applicability of 2004 EIS Mitigation Measures to 2008 Master Plan</p> <p><i>Incorporated Plan Features</i></p> <p>Similar to the 2004 EIS Alternatives, the proposed 2008 Campus Master Plan avoids sensitive earth conditions and geologic hazards.</p> <p>Conceptual site plans provided for the Master Plan proposal or site plan alternatives show improvements located on the plateau of the site; the 2008 Master Plan avoid improvements on the following areas: steep or unstable slopes, areas subject to liquefaction, and soils with moderate to severe erosion hazards. As a result, the 2008 Master Plan avoids potential impacts to slopes and resultant problems (such as erosion and sedimentation in streams).</p> <p>Applicable Regulations and Commitments</p> <p>Similar to the 2004 EIS analysis, City of Kenmore critical area regulations, grading regulations, and stormwater drainage standards will apply. See Appendix B.</p> <p>Other Recommended Mitigation Measures</p> <p>Considering Draft EIS figure 3.1.1-2 and the 2008 Campus Master Plan (see Figure 5.2), the following mitigation measures apply:</p> <p>The proposed campus loop road is within 10 to 25 feet of the edge of steep slopes. This proximity shall be reconsidered during preparation of the actual site development permit application, or alternatively, the University shall perform geotechnical explorations and to characterize subsurface conditions along the proposed roadway alignment. Onsite roadways and parking lots shall be designed and constructed to prevent stormwater runoff from discharging onto steep slopes in a concentrated manner.</p> <p>A building south of the proposed parking structure appears closer than 50 feet from the top of steep slopes. This proximity shall be reviewed during preparation of the actual site development permit application. The University shall perform site-specific geotechnical explorations and engineering studies for improvements proposed near slopes. The location of buildings closer than 65 feet (50-foot buffer plus a 15-foot setback) from the top of slope on the eastern and western sides of the plateau shall only be permitted based on the results of geotechnical studies prepared by qualified professionals, and any supplemental development conditions as reviewed and accepted by the City</p>

Water

2004 Campus Master Plan EIS

Potential surface and groundwater impacts associated with the 2004 Campus Master Plan are addressed in Section 3.2 of the 2004 Draft Bastyr University Campus Master Plan EIS.

Compared to the 2004 Master Plan proposal, the 2008 Master Plan proposes development and growth at levels below those reviewed in the 2004 EIS. Less area would be disturbed (about 5.6 acres of impervious area added compared with 22.3 acres of added impervious area for 2004 Master Plan). Therefore, it is expected that the 2008 Master Plan proposal would result in fewer impacts to surface and groundwater.

In addition, the 2008 Master Plan does not include widening of NE 145th Street for which potential surface water impacts were considered in the 2004 EIS.

The analysis provided in the 2004 EIS adequately addresses all potential impacts and no additional environmental analysis or review is required.

Applicability of 2004 EIS Mitigation Measures to 2008 Master Plan

Incorporated Plan Features

Similar to the 2004 EIS Alternatives, the 2008 Master Plan proposes structured parking for the academic building area and under-building parking for the Phase 1B dorms.

Particular drainage systems would be developed at a site-specific application level, but new City stormwater standards anticipated in February 2010 will apply per Appendix A.

Applicable Regulations and Commitments

Similar to the 2004 EIS analysis, City of Kenmore critical area regulations and grading regulations will apply. See Appendix B.

New City stormwater standards, anticipated in February 2010, will apply per Appendix A.

Other Mitigation Measures

As no improvements are proposed to NE 145th Street, mitigation measures regarding work over or in stream channels being completed during the dry season are not applicable.

Considering Draft EIS figures 3.1.1-2 and 3.2.1-1, and the 2008 Campus Master Plan (see Figure 5.2), the following mitigation measure applies:

The proposed campus loop road is within 10 to 25 feet of the top of steep slopes. If an additional buffer is required at the top of the slope near Tributary #0227 in conformance with the Kenmore Municipal Code, then encroachment on this buffer may occur. The University shall be required to comply with applicable critical area regulations.

Based on the analysis of DEIS Section 3.2.2, the following mitigation measure applies to the 2008 Campus Master Plan:

A thorough hydrogeologic study shall be performed by a licensed hydrogeologist to determine the sources of recharge to the spring and the amount of water infiltrated on the Bastyr University site under existing and built-out conditions. The report shall be prepared by a qualified professional and submitted for City review and approval. Based on the analysis, measures could be implemented during development on the plateau to offset recharge loss. A percentage of the captured water could be infiltrated in a location that would contribute to spring recharge, without causing slope instability.

See also the discussion of Best Management Practices and low-impact development in the Utilities—Stormwater mitigation section of this Addendum.

Plants and Animals

2004 Campus Master Plan EIS

Potential wetland, vegetation, wildlife habitat and fish impacts associated with the 2004 Campus Master Plan are addressed in Section 3.3 of the 2004 Draft Bastyr University Campus Master Plan EIS.

Compared to the 2004 Master Plan proposal, the 2008 Master Plan proposes development and growth at levels below those reviewed in the 2004 EIS. Less area would be disturbed (about 5.6 acres of impervious area added compared with 22.3 acres of added impervious area for 2004 Master Plan). Therefore, it is expected that the 2008 Master Plan proposal would result in fewer impacts to plants and animals.

Additionally, the 2008 Master Plan does not propose development near wetlands A, C or D, preserves the northern forested area and does not proposed widening of NE 145th Street all of which were considered as potential plant and animal impacts in the 2004 EIS.

The analysis provided in the 2004 EIS adequately addresses all potential impacts and no additional environmental analysis or review is required.

Applicability of 2004 EIS Mitigation Measures to 2008 Master Plan

Incorporated Plan Features

Similar to the 2004 EIS Alternatives:

The 2008 Master Plan proposes structured parking for the academic building area and under-building parking for the Phase 1B dorms.

Particular drainage systems would be developed at a site-specific application level, but new City stormwater standards anticipated in February 2010 will apply per Appendix A.

The 2008 Master Plan would preserve the forest that surrounds the campus to a greater extent than the 2004 Master Plan proposal. Similar to the 2004 Master Plan, the 2008 proposal includes proposed gardens, and landscaping associated with academic buildings and dorms which could increase the diversity of vegetation on the site, though not necessarily with native species.

The reduced size of the 2008 Master Plan relative to the 2004 Master Plan would minimize the amount of clearing, grading, and cut and fill activities on the site, and therefore minimize potential stormwater runoff impacts to streams and fish habitat during construction.

Bastyr University currently uses non-toxic herbicides (e.g., lemon juice and vinegar) and fertilizers (e.g., ground fish fertilizer) for landscape maintenance. Organic means of pest control and weed control would minimize the transport of chemicals to streams that receive runoff from the site, and therefore, would minimize potential impacts to fish habitat.

Applicable Regulations and Commitments

City regulations regarding noise control, critical areas protection, clearing and grading, and others will apply per Appendix B.

New City stormwater standards, anticipated in February 2010, will apply per Appendix A.

Other Mitigation Measures

Based on the 2008 Master Plan, mitigation measures regarding wetlands buffers impacts would not apply as development is oriented away from wetlands and improvements to NE 145th Street are not proposed.

The following wetland mitigation measure may be applicable depending on the future design of the stormwater system:

Hydrologic inputs to site wetlands from stormwater quality treatment facilities shall be restored to pre-construction conditions to the extent practicable, to ensure that wetlands are not reduced in size as a result of reduction in hydrology.

The following vegetation measures are applicable to the 2008 Master Plan:

Lawn clippings and other plant wastes generated by campus landscape maintenance are currently used as mulch in forested areas of the Bastyr University site. To avoid introducing invasive species into these areas, the composting area proposed as part of the University Gardens shall be

of sufficient size and construction to accept general landscaping wastes as well as garden wastes.

Because the site has a possibility of supporting sensitive plant species, the Washington Department of Natural Resources (WDNR) recommends that plant surveys be conducted where development may occur. Species listings are periodically revised; therefore during each phase of development, the list of sensitive plant species shall be reviewed by the applicant for revisions to ensure that species are protected as required by law.

The following wildlife measures apply to the 2008 Master Plan:

Over the 10-year period of site development, species listing designations may change, or protection for some of these species may be enacted. State and federal listings of species of concern – particularly ESA-listed threatened and endangered species – shall be reviewed, and site investigations be conducted as appropriate, at the time site development approvals are sought for each phase of campus expansion to ensure avoidance and/or adequate protection for species protected under the law.

Where possible, construction and related incursions into nearby, less disturbed habitat shall be minimized (e.g., limit use of nearby habitat for activities such as staging areas, and parking).

If nighttime construction is occasionally unavoidable, care shall be exercised to provide shielded illumination, and to reduce light spill into habitat adjacent to construction sites.

During the site development approval process for each phase of Bastyr University Campus expansion, measures that would minimize noise, light, and human activity disturbances to wildlife shall be implemented. Examples may include:

- Planting dense shrubs and trees in disturbed and/or sparsely vegetated buffers.
- Minimizing the amount of nighttime pathlights/lampposts and exterior building lights.
- Installing downward-directed lights.

The following fish measure applies to the 2008 Master Plan:

During construction, stream and slope setback areas shall be temporarily fenced to avoid disturbance of natural riparian vegetation, and to maintain riparian functions.

Measures addressing impacts to riparian areas along NE 145th Street are not applicable since improvements to NE 145th Street are not proposed.

Environmental Health

2004 Campus Master Plan EIS

Potential environmental health impacts associated with the 2004 Campus Master Plan are addressed in Section 3.4 of the 2004 Draft Bastyr University Campus Master Plan EIS.

Similar to the 2004 Master Plan proposal, when considering DEIS Figure 3.4-1, the 2008 Master Plan proposes modifications to the existing structures on site and proposes building and loop road improvements in areas where storage tanks are located.

The analysis provided in the 2004 EIS adequately addresses all potential impacts and no additional environmental analysis or review is required.

Applicability of 2004 EIS Mitigation Measures to 2008 Master Plan

Incorporated Plan Features

The source of heating for the campus is not known for the 2008 Master Plan and would be determined at a project-specific level. If natural gas service is proposed for the heating requirements of campus expansion as was the case for the 2004 Master Plan, this would eliminate primary reliance on heating oil underground storage tanks, though one or more may be retained as back-up generator fuel sources.

Applicable Regulations and Commitments

Similar to the 2004 Master Plan, the following regulations and commitments apply to the 2008 Master Plan:

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

The asbestos good-faith inspection requirements of Washington Administrative Code (WAC) 296-62-077 require the building owner to identify and properly dispose of asbestos-containing building materials that may be encountered during demolition or renovation activities. All personnel, contractors, and any other person(s) who may disturb asbestos-containing building materials shall be notified and trained in accordance with Code of Federal Register: 29 CFR 1926.1101 prior to disturbing these materials.

For renovation or demolition materials containing lead (e.g., lead-based paint), Occupational Safety and Health Act (OSHA) guidelines (29 CFR 1926.62) require that these materials be handled and disposed in accordance with applicable local, state, and federal regulations. If lead is present and is disturbed during renovation or demolition activities, an evaluation must be made whether or not workers are exposed to concentrations in the air in excess of 0.03 milligram per cubic meter (mg/m³). If this level is exceeded, requirements for training, medical monitoring, and air sampling would be triggered. Additional information pertaining to worker health and safety is provided in WAC 296-155-176; WAC 296-62, Part E - Respiratory Protection; and WAC 296-62, Part H - Air Contaminants.

Any building materials generated as a result of the 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.

Other Mitigation Measures

Similar to the 2004 Master Plan, the following regulations and commitments apply to the 2008 Master Plan:

Unused underground storage tanks shall be removed or properly decommissioned and filled in-place to eliminate or significantly minimize the potential for soil and groundwater contamination from leakage as these tanks deteriorate over time.

An Environmental Scientist shall be retained for construction monitoring during excavation in the vicinity of USTs or areas of historic fill, and to document the removal of USTs (if any).

	Prior to issuance of Building Permit(s) for renovations to existing buildings on the campus, a lead-based paint survey shall be performed, and that the asbestos-containing building materials survey be updated.
Land Use	
<p>2004 Campus Master Plan EIS</p> <p>Potential land use compatibility, light and glare, historic structure, and plans/policies/regulatory consistency impacts associated with the 2004 Campus Master Plan are addressed in Section 3.5 of the 2004 Draft Bastyr University Campus Master Plan EIS.</p> <p>Compared to the 2004 Master Plan proposal, the 2008 Master Plan proposes development and growth at levels below those reviewed in the 2004 EIS. Therefore, it is expected that the 2008 Master Plan proposal would result in fewer impacts to land use related topics.</p> <p>Specifically, the 2008 Master Plan does not include development that would be visible from Juanita Drive. Additionally, improvements to NE 145th Street are not proposed.</p> <p>The analysis provided in the 2004 EIS adequately addresses all potential impacts and no additional environmental analysis or review is required.</p>	<p>Applicability of 2004 EIS Mitigation Measures to 2008 Master Plan</p> <p>Incorporated Plan Features</p> <p>Similar to the 2004 Master Plan, but to a greater extent, the 2008 Master Plan:</p> <ul style="list-style-type: none"> Establishes a priority to preserve the existing character of the natural environment of the campus, and to minimize the number of trees removed. Includes planting trees around proposed gardens, academic buildings, and housing clusters and preserves more open space and recreation areas. Added plantings would provide additional vegetative screening over time. <p>Similar to the 2004 Master Plan, the 2008 Master Plan accomplishes the following:</p> <ul style="list-style-type: none"> Forest vegetation screening between the Saint Thomas and Saint Edward buildings would remain. Regarding the Saint Thomas Seminary building, the archway at the building entrance and the water tower are retained. In addition the chapel is maintained. The Master Plan will guide the land uses, location, and form of campus development in a coordinated and phased fashion. <p>Applicable Regulations and Commitments</p> <p>The 2008 Master Plan will, similar to the 2004 Master Plan, require amendments to the Comprehensive Plan and Zoning Code. The 2008 Master Plan will be incorporated into the City plans and regulations, as amended with recommendations in Appendix A.</p> <p>Because the Bastyr University site and Saint Thomas building occupied by the University are not designated as historic through the City's code (KMC 2.20), there are no applicable regulations or commitments relative to the potential historic significance of the building. However, as described above the colonnade and chapel are to be retained.</p> <p>The Kenmore docket process (KMC 19.20) includes an analysis of the consistency of the application with City policies and regulations. With conditions in Appendix A, consistency is achieved with docket criteria.</p> <p>As with the 2004 Master Plan, construction regulations will continue to apply. See Appendix B.</p> <p>Compliance with impact fee requirements regarding transportation, parks, and schools is required by the Kenmore Municipal Code and other adopted ordinances. The City will require capital improvements and fees in accordance with its adopted regulations, and in accordance with the transportation agreements adopted to implement the Bastyr University Campus Master Plan for expansion. See Appendix A.</p> <p>Other Mitigation Measures</p> <p>As there is no public clinic and the housing is reduced, mitigation measures regarding re-design are not applicable to the 2008 Master Plan.</p>

	<p>The following mitigation measures regarding lighting continue to apply to the 2008 Master Plan:</p> <p>Low-level directional lighting shall be used in completed areas of the development to avoid light and glare impacts to motorists, observers, or pedestrians on-campus.</p> <p>The applicant shall prepare a lighting plan that demonstrates the use of pedestrian scaled lighting to define plazas, courtyards, pedestrian walkways, crosswalks, building entries, and other pedestrian areas.</p> <p>All site lighting shall be shielded to avoid glare and "night glow." The City shall review site lighting plans prepared by the applicant in terms of:</p> <ol style="list-style-type: none"> Footcandle illumination; Optics; Shielding techniques; <p>The following mitigation measure regarding the Saint Thomas building still apply:</p> <p>The University shall select a contractor with demonstrated expertise in exercising a high standard of care during seismic, structural and building code compliance renovations to preserve the integrity of unique features of the Saint Thomas building during construction, such as the colonnade entrance and chapel.</p> <p>The mitigation measures regarding City Comprehensive Plan land use assumptions and modeling do not apply to the 2008 Master Plan as the City has updated its Transportation Element to a new horizon year of 2022 and accounted for cumulative growth in the City including at Bastyr University.</p>
<h2>Transportation and Parking</h2>	
<p>2004 Campus Master Plan EIS</p> <p>Potential area roadway and intersection impacts, traffic accident potential, transit service, non-motorized circulation and parking impacts associated with the 2004 Campus Master Plan are addressed in Section 3.6 of the 2004 Draft Bastyr University Campus Master Plan EIS.</p> <p>Compared to the 2004 Master Plan proposal, the 2008 Master Plan proposes development and growth at levels below those reviewed in the 2004 EIS. Therefore, it is expected that the 2008 Master Plan proposal would result in lower levels of traffic</p>	<p>Applicability of 2004 EIS Mitigation Measures to 2008 Master Plan</p> <p><i>Incorporated Plan Features</i></p> <p><i>Roadway Network, Traffic Volumes, Traffic Operations, and Traffic Safety</i></p> <p>Under the 2008 Master Plan proposal, as amended with recommendations in Appendix A, the following improvements are included:</p> <ul style="list-style-type: none"> Constructing a new campus loop road Installing a new traffic signal at the NE 145th Street/Juanita Drive NE intersection Commute trip reduction measures <p>Similar to the 2004 Master Plan, the 2008 Master Plan includes onsite housing that would reduce the proportion of students that would commute to and from the campus on a daily basis.</p> <p>Signalization of the NE 145th Street/Juanita Drive NE intersection under the 2008 Master Plan proposal or any site plan alternative would improve existing and future level of service at this intersection. See Appendix A.</p> <p>Parking is provided at an amount that addresses projected parking demand. Much of the new parking will be structured or under-</p>

and fewer impacts to transportation and parking.

Analysis in Appendix C shows that a signal would be required in the future to support the 2008 Master Plan, similar to the 2004 Master Plan.

However, NE 145th Street would not require improvement (such as an east bound lane addition) in order to meet levels of service, and only the signal improvement is needed. An agreement has been developed for the University's payment of fees to be put towards the signal. The City would design and install the signal. See Appendix A.

The analysis provided in the 2004 EIS adequately addresses all potential impacts and no additional environmental analysis or review is required.

building.

Non-Motorized Transportation Facilities

The 2008 Master Plan proposal includes internal pedestrian pathways throughout the campus similar to the 2004 Campus Master Plan.

Applicable Regulations and Commitments

Similar to the 2004 Master Plan, the 2008 Master Plan would be subject to the following regulations and commitments.

Roadway Network

Kenmore Municipal Code Chapter 18.100 allows the City of Kenmore to collect traffic mitigation fees to fund transportation improvement projects described in the City's *Transportation Plan*. The fee is calculated based on the net increase in PM peak hour trips generated by the proposal.

See also Appendix A regarding an approved mitigation agreement.

Traffic Volumes

The City of Kenmore typically requires that a Construction Management Plan (CMP) be prepared for large developments located within city limits. Among other things, the CMP would address traffic and pedestrian control, lane closures (if necessary), and impacts to transit and parking that could occur during construction of the Master Plan proposal or any development alternative.

Kenmore Municipal Code Chapter 18.100 allows the City of Kenmore to collect traffic mitigation fees to fund transportation improvement projects described in the City's *Transportation Plan*. The fee is calculated based on the net increase in PM peak hour trips generated by the proposal.

Traffic Operations

The Construction Management Plan to be required by the City of Kenmore would address roadway and intersection control during construction.

Kenmore Municipal Code Chapter 18.100 allows the City of Kenmore to collect traffic mitigation fees to fund transportation improvement projects to maintain level of service standards within the City. The fee is calculated based on the net increase in PM peak hour trips generated by the proposal.

Parking

Project-specific development proposals on the campus would be required to comply with City parking regulations. The Construction Management Plan to be required by the City would include an evaluation of onsite parking throughout the construction process of each phase to ensure that onsite parking supply could accommodate the anticipated parking demand, including the presence of a temporary construction work force for the 2008 Master Plan.

Transit Facilities and Service/Non-Motorized Facilities and Services

The Construction Management Plan to be required by the City of Kenmore would address transit and non-motorized access during

	<p>construction.</p> <p>Other Mitigation Measures</p> <p>Measures in the 2008 Master Plan, together with recommendations in Appendix A, address transportation and parking impacts and ensure that impacts are mitigated and the proposal meets City standards.</p>
<p>Public Services</p>	
<p>2004 Campus Master Plan EIS</p> <p>Potential fire and emergency medical aid and police protection impacts associated with the 2004 Campus Master Plan are addressed in Section 3.7 of the 2004 Draft Bastyr University Campus Master Plan EIS.</p> <p>Compared to the 2004 Master Plan proposal, the 2008 Master Plan proposes development and growth at levels below those reviewed in the 2004 EIS. Therefore, it is expected that the 2008 Master Plan proposal would result in a lower relative demand for public services. The analysis provided in the 2004 EIS adequately addresses all potential impacts and no additional environmental analysis or review is required.</p>	<p>Applicability of 2004 EIS Mitigation Measures to 2008 Master Plan</p> <p><i>Incorporated Plan Features</i></p> <p><i>Fire Protection and Emergency Medical Services</i></p> <p>Proposed signalization at Juanita Drive, a monitoring system on NE 145th Street, and the campus loop road support emergency vehicle access to proposed structures and uses. See Appendix A.</p> <p><i>Police Protection Services</i></p> <p>The University has an established campus safety program that includes orientation training for new students and campus visitors, and an escort service for students. To the extent the program is continued and enhanced this program would benefit safety.</p> <p>Applicable Regulations and Commitments</p> <p>City Building and Fire Codes will apply; see Appendix B. Contractors will be required to comply with all applicable Washington State Department of Labor & Industries safety standards.</p> <p>Other Mitigation Measures</p> <p><i>Fire Protection and Emergency Medical Services</i></p> <p>See Appendix A, Condition 11.</p> <p><i>Police Protection Services</i></p> <p>The following mitigation measures apply to the 2008 Master Plan, similar to the EIS Alternatives:</p> <p style="padding-left: 40px;">Proposed parking structures shall be designed to integrate the principles of Crime Prevention through Environmental Design (CPTED).</p> <p style="padding-left: 40px;">The University and its contractors shall coordinate with the Kenmore Police Chief concerning the type of security to be provided on construction sites, and with the University's design team concerning security systems to be included in buildings to be constructed on the campus.</p>

Utilities

2004 Campus Master Plan EIS

Potential water, sewer, stormwater management, energy and telecommunications impacts associated with the 2004 Campus Master Plan are addressed in Section 3.8 of the 2004 Draft Bastyr University Campus Master Plan EIS.

Compared to the 2004 Master Plan proposal, the 2008 Master Plan proposes development and growth at levels below those reviewed in the 2004 EIS. Therefore, it is expected that the 2008 Master Plan proposal would result in a lower relative demand for utility service. The analysis provided in the 2004 EIS adequately addresses all potential impacts and no additional environmental analysis or review is required.

Applicability of 2004 EIS Mitigation Measures to 2008 Master Plan

Incorporated Plan Features

Stormwater Management

The 2008 Bastyr University Campus Master Plan promotes parking within structures instead of surface lots for the academic building and Phase 1B dorms. Structured parking would minimize the area of pollutant-generating impervious surfaces on the site, and thus, the size of stormwater detention and water quality treatment facilities that would be required.

Applicable Regulations and Commitments

Similar to measures in the 2004 EIS, the following regulations and commitments will apply to the 2008 Master Plan:

Water Service

All proposed water system improvements and construction would be coordinated with Northshore Utility District (NUD) design standards and details pursuant to Kenmore Municipal Code. Water service requirements are calculated based on population, fixture counts, and fire flow requirements. Fire flow requirements are calculated from number of hydrants and building type. Interior sprinkler systems could reduce fire flow requirements. NUD would require installation of water meters at each building service connection. Pipeline and meter sizing would be determined on the basis of building type and/or residential flow requirements.

Sewer Service

All proposed sewer improvements and construction will be coordinated with NUD design standards and details pursuant to Kenmore Municipal Code. In order to establish a new connection to NUD sewer service, the University would need to enter into an agreement with Washington State Parks for this service to cross Saint Edward Park land. The agreement would need to establish an understanding between the parties concerning both the construction requirements of this service, and long-term operation and maintenance.

Stormwater Management

As indicated in Appendix A, new drainage standards will apply to future development on the campus.

Natural Gas Service

All proposed natural gas system improvements and construction will be coordinated with PSE Engineering and Construction Departments.

Electrical Service

All proposed electrical system improvements and construction will be coordinated with PSE Engineering and Construction Departments.

Communication Service

All proposed communications system improvements and construction will be coordinated with Verizon, or the telecommunications service provider at the time site development approvals are sought.

Other Mitigation Measures

The following utility mitigation measures apply to the 2008 Master Plan as indicated in the 2004 EIS for all alternatives.

Water Service

The University will be required to relocate the NUD 12-inch water line or building footprints shown on the site plan to avoid water line coverage by structures. It is likely that the University would relocate the water line to the new campus loop road alignment, from which new service connections to structures would be established.

Potential short-term impacts to water service during water system upgrades shall be minimized by establishing new connections to the existing water main via a "wet tap" or another equivalent method. This construction method would allow the connection to be made without shutting down the existing system.

If it is determined that the size of water distribution mains on the University campus site must be increased, or additional lines must be installed to handle the additional water supply requirements of the 2008 Master Plan, efforts shall be made to construct new water lines at the outer edge of drive aisles. When new water distribution lines become functional, existing onsite water lines in areas where new buildings are to be constructed shall be properly abandoned or demolished.

Proposed development shall minimize domestic water supply requirements, by incorporating low-flow faucets, toilets, and similar fixtures. Measures shall be included in landscaping plans to reduce water requirements for irrigation such as rainwater harvesting (i.e., collecting and storing rainwater for some beneficial use, like irrigation), and drought-tolerant landscaping.

Sewer Service

Where necessary, the University shall relocate or replace onsite sanitary infrastructure to avoid coverage by structures. It is likely that the University would locate the new sanitary lines beneath the new campus loop road, from which new service connections to structures would be established.

To the extent that proposed development incorporates low-flow faucets, toilets, and similar fixtures to minimize domestic water supply requirements, sewage flow generated by the project would also be reduced. Measures to reduce water supply and resulting wastewater treatment shall be considered at the time of Building Permit application review for each proposed structure.

Natural Gas Service

Where necessary, the University will relocate existing onsite natural gas lines to avoid coverage by structures. It is likely that the University would locate the new onsite gas distribution line beneath the new campus loop road, from which new service connections to structures would be established.

Inconveniences during installation of new natural gas distribution lines on the site could be minimized by accomplishing the switchover at a time of low building use (such as weekend days).

Measures that could be taken to minimize natural gas demand generally coincide with measures that would increase building envelope insulation and

therefore heat loss. The University shall, during building design, look for ways to enhance building insulation and minimize heat loss.

Electrical Service

Improvements to the existing transformer will be required regardless of the alternative selected for implementation. As with the other various utilities, new electrical infrastructure is likely to follow the alignment of the campus loop road, either buried or conveyed on overhead lines.

Mitigation measures to minimize electrical demand generally consist of using high-efficiency lighting and heating, ventilating, air conditioning (HVAC) systems. The University shall incorporate these measures in building design, and such measures shall be reviewed and approved by the City as part of the Building Permit reviews.

Appendix A: Preliminary Planning

Commission Recommendations for Public Hearing

Recommendations for Clarity and Implementation

To ensure that Master Plan information is accurate and clear, the following amendments to the Master Plan are recommended.

1. **Cover Title:** To avoid confusion with the prior 2004 Master Plan which is not under consideration, the cover title of the proposed December 2008 Bastyr University Master Plan Update shall be revised to remove the word “update”. The title shall be “Bastyr University Master Plan” and the date shall be made consistent with the date of City Council action anticipated in fall 2009.
2. **Wetlands, pages 2.13 - 2.14:** Table 2.1 shall be modified to distinguish between Wetlands A, B-1, and B-2 as follows:

Table 2.1: Summary of Site Wetlands

Wetland	Category	Standard Wetland Buffer (Feet)
Wetland A	Class 2	100
Wetland B-1	Class 2	100
Wetland B-2 (also known as Wetland C in 2004 Campus Master Plan EIS)	Class 3	60

3. **145th Street NE Classification, page 2.21:** Amend paragraph 3, sentence 1, to read as follows:

145th Street is owned and maintained by the Washington State Parks System and is classified as a state highway by the State of Washington. The City of Kenmore classifies the street as a local street.
4. **Bastyr Traffic Characteristics, pages 2.22 - 2.23:** Amend Table 2.2 to remove 2002 traffic information since it is an estimate not a count, and substitute 2003 actual counts based on data from the 2004 Campus Master Plan Environmental Impact Statement. The 2004 Environmental Impact Statement indicated the

following information for 2003: Average Daily Trips 2,840, A.M. peak hour trips 310, P.M. peak hour trips 270.

5. **Traffic Operations, page 2.23:** Correct paragraph to read as follows based on the 2004 Campus Master Plan Environmental Impact Statement and recent 2008 information:

Traffic Operations. All Bastyr traffic uses the intersection of NE 145th Street/Juanita Drive. This intersection is currently stop-controlled on NE 145th Street. The 2004 Campus Master Plan Environmental Impact Statement reported a 2004 level of service (LOS) of D at the intersection of NE 145th Street/Juanita Drive. With or without additional growth at the Campus, the 2004 EIS indicated that a signal was needed in the future at the intersection which was projected to result in LOS B.

Recent 2008 traffic volumes are similar to those observed in 2003, and LOS results remain D. However, the peak hour factor can vary, particularly if there are events, such as a large class letting out all at once.⁵

LOS review indicates that the City of Kenmore's LOS standard would be exceeded some time during the life of the master plan without placement of a traffic signal. See Chapter 5 for traffic mitigation strategies.

Amend page 5.27 to clarify the loop road as two-way:

The first intersection you reach after entering the campus is a fork, with the right fork leading to Saint Edward State Park. To the left, an extension of NE 145th Street leads to the campus Loop Road, the road serving Phase I housing and leading directly to the campus main entry and the Academic Core. Along its length, the Loop Road will provide two travel lanes, one lane in each direction.

6. **Stormwater, page 2.29:** Amend first paragraph regarding which agency manages stormwater services on behalf of Kenmore, as follows:

Surface water and stormwater flows within St. Edward Park and surrounding incorporated areas of the City of Kenmore are managed by the City of Kenmore, with maintenance services currently provided under contract either by the City of Lake Forest Park or the Stormwater Services Section of the King County Water and Land Resources (WLR) Division depending on the type of stormwater facility. The existing drainage network within the City of Kenmore is very limited, consisting mostly of separate systems for storm sewers, detention, water quality, and sedimentation facilities.

Amend the fourth paragraph to address low impact development as follows:

⁵ Meaning long eastbound queues (exiting Bastyr University) can form for short intervals of time during the peak hour.

The City of Kenmore has adopted a Surface Water Management Plan, designed to manage the discharge of these pollutants into local water bodies. The plan delineates the Bastyr University site and the St. Edward Complex to be within sub-basin SLW2. In 1958, a storm drain infrastructure was installed to drain the ball field area, the parking lots and the roof drains. The City will be adopting a new Stormwater Drainage Manual by February 16, 2010 which will apply to the campus in the future. The forthcoming manual promotes low impact development. Additionally, the Public and Semi-Public zone proposed for application to the Bastyr University property states “Accessory buildings and other structures shall be clustered together to the greatest extent feasible in order to reduce lengthy buildings and impervious surfaces. Measures to reduce impervious surfaces and to promote low impact development shall be employed where feasible, consistent with adopted Kenmore stormwater management standards.” (KMC 18.28B.050.B)

7. **Zoning and Development Standards, pages 2.31 - 2.32:** Introductory paragraph on page 2.31 shall be amended as follows:

Development standards for an R-4 zone currently apply to the site; the proposed zone requested is Public and Semi-Public. A preliminary list of possible permits for site specific development activities that may occur as a result of the implementation of this Master Plan follows.

Table 2.4 shall be amended as follows:

First row – amend SEPA compliance by removing reference to “EIS preparation” since that has already been completed. Second row – amend Planned Action Ordinance by adding in parentheses “voluntary, not required.” Add a row for “Commercial Site Development Permit” which is issued by the “City of Kenmore.”

Recommendations for Consistency with Review Criteria

For consistency with docket and master plan review criteria contained in the Kenmore Municipal Code, the following recommendations are proposed:

8. **Proposed land uses** are anticipated in the master plan including a list on pages 4.4 to 4.5 and on page 5.6. To ensure appropriate implementation, a table of permitted uses shall be added in Chapter 5 of the Master Plan based on zoning terms and the master plan. The table shall be provided on page 5.7 and cross referenced on pages 4.4 and/or 4.5. The table and associated text to be added on page 5.7 reads as follows:

The Bastyr University Master Plan establishes the following allowed uses in Table 5.1. Uses shall be defined based on KMC 18.20, except where noted.

Uses shall be subject to required permits per KMC 19.25. Future activities shall meet applicable Kenmore zoning and development standards, and shall be consistent with the approved Master Plan.

If proposed uses are not listed in Table 5.1, they may be permitted only if they are considered accessory uses per KMC 18.28B.030, consistent with the purpose of the zone in KMC 18.28B.010, consistent with the Master Plan guidelines on pages 1.1 to 1.2, and not otherwise prohibited by KMC 18.28.B.020. To establish uses not anticipated in the Master Plan, and not otherwise considered accessory uses, a master plan amendment shall be required per KMC 19.23.050.

Table 5.1. Bastyr University Use Allowances⁶

Permitted	Conditionally Permitted
Arboretum and/or gardens ¹	Communication Facility, Major and Minor: Only When on Building; Prohibit Standalone Outdoor Performance Center
Caretaker Residence, Accessory	
Colleges/Universities ²	
Conference Center, accessory	
Cultural Facilities, accessory	
Dormitories, accessory	
Enterprise space, accessory ³	
Indoor Recreational Facilities, accessory: Excluding Sports Clubs ⁴	
Maintenance Yards or Facilities, Accessory	
Open Space ⁵	
Outdoor Classroom, accessory ⁶	
Outdoor Recreational Facilities ⁷	
Parking, accessory	
Private Stormwater Management Facility ⁸	
Trails ⁵	
Utility Facility	

¹ Consistent with Figures 5.3, 5.4 and Chapter 6.

² Uses include academics [instructional, lab, office space], support services, library, and research and uses consistent with Standard Industrial Classification codes 8221 and 8222.

³ For the purposes of this master plan, enterprise space means business ventures that provide an economic return but that are related to or support the core mission of the university or that provide community access, including, but not limited to: bookstore, cafeteria, recreation, lounges, student union, clinic to treat student patients, academic partnerships, public/private partnerships, conferences, and similar ancillary activities.

⁶ Since the master plan is subject to the special use criteria and because it will be undergoing hearings and because it establishes allowed uses, the Planning Commission recommends that all planned uses be considered permitted, except for communication facilities (such as those on the water tower on-site) which have specific standards. Other city permits will continue to apply such as commercial site development permits and building permits.

⁴ Refers to indoor recreation including, but not limited to the campus movement room providing exercise and fitness opportunities.

⁵ Consistent with Figures 5.3 and 5.4 and Chapter 5. **[Figures require amendment to show trails]**

⁶ Consistent with Page 5.23, this references an amphitheater: "A north-south wall currently divides the main courtyard. This wall will be removed to develop amphitheater seating in the eastern portion of the courtyard. Seats will face east toward the open space. The amphitheater will provide a small gathering place for informal conversations, club meetings, speakers, and classes."

⁷ Consistent with Figures 5.3 and 5.4. Uses include, but are not limited to, a volleyball court, baseball diamonds, and play fields.

⁸ Consistent with adopted Kenmore stormwater management standards, and KMC 18.28B.050.B.

9. **Development Standards:** A table listing development standards shall be provided in Chapter 5 on approximately page 5.7 for purposes of consolidating building standards committed in the Master Plan:

Table 5.2. Bastyr University Development Standards

Standard	Requirement
Maximum Height	Academic and Accessory Buildings: No greater than maximum height of Saint Thomas building, approximately five stories or 52 feet, measured consistent with KMC 18.30.050. This excludes the rooftop structures and equipment per KMC 18.30.180. Phase 1A approved student housing: Three stories, up to 35 feet in height. Phase 1B, future student housing: three to four stories, and no greater than 52 feet.
Other Development Standards	The Master Plan identifies the approximate location of buildings and access ways. Such development shall be consistent with KMC Title 18, including, but not limited to KMC18.28B.040 and 050.

10. **Transportation and Circulation Plan, page 5.12:** For purposes of controlling traffic trips, the following measures shall be incorporated on page 5.15 as transportation mitigation strategies:

1. **Traffic and Parking Standards:** Traffic and parking will be required to meet adopted City standards including, but not limited to: KMC 12.80 Intersection Standards; KMC 18.100 Impact Fees; and KMC 18.45 Development Standards – Parking and Circulation.
2. **Settlement Agreement:** Reference shall be made to compliance with a City Council approved settlement agreement regarding past growth.⁷
3. **Traffic Improvements.** To ensure that the intersection LOS D standard is met for the Master Plan, a traffic signal shall be installed at the intersection of NE 145th Street and Juanita Drive. Timing and funding of the installation shall be as described in the agreement between the City of Kenmore and Bastyr University as authorized by the City Council.⁸
4. **Transportation Demand Management.** Since various transit programs

⁷ That agreement was approved by the City Council on July 27, 2009. See Appendix D.

⁸ That letter of understanding was authorized by the City Council on July 27, 2009. See Appendix D.

will change over time, Bastyr University shall amend page 5.15 to ensure the language of traffic mitigation strategies requires preparation of a commute trip reduction program that responds to changing conditions:⁹

Bastyr University shall prepare and implement a commute trip reduction plan and provide an annual report on the commute trip reduction programs, activities, and expenditures. The plan shall be provided to the Kenmore Community Development Director no later than December 31, 2010. The annual reports on progress shall be provided to the Director annually thereafter. Prior to the enactment of a City commute trip reduction ordinance, the University's plan shall be consistent with commute trip reduction plans or regulations prepared by the State of Washington, Puget Sound Regional Council, and King County, as well as City of Kenmore Transportation Element Demand Management Strategies. Following enactment of the City of Kenmore's commute trip reduction ordinance or resolution, the University shall prepare its plan consistent with the City's requirements.

11. **Fire and Emergency Access:** Based on a July 8, 2009 letter, the Fire Marshall is willing to consider a monitoring system for NE 145th Street to ensure that emergency access is maintained in case of tree fall or other issue and that secondary access or road widening is not anticipated. A formal memorandum of understanding (MOU) is under preparation for signature by Bastyr University, State of Washington Parks, City of Kenmore, and the Northshore Fire District. A MOU acceptable to Bastyr University and the Northshore Fire District is expected by September 15, 2009. A new section addressing fire and emergency services shall be included in Chapter 5 of the Master Plan and shall reference the following condition:

Fire and Emergency Services. Prior to occupancy of planned academic building improvements or the Phase 1B dormitories, the City of Kenmore shall require implementation of the measures identified in the signed memorandum of understanding(MOU) between Bastyr University, State of Washington Parks, City of Kenmore, and the Northshore Fire District regarding monitoring of the existing road for emergency access. If a monitoring proposal is not accepted by the Northshore Fire District and if a secondary vehicular access is proposed, a master plan amendment will be required. Based on the written agreement, access requirements may be enforced by the City in the course of subsequent development reviews and annual Fire District inspections.¹⁰

⁹ See <http://www.wsdot.wa.gov/TDM/CTR/overview.htm> for more information.

¹⁰ See Appendix D.

12. **Landscape and Open Space Plan:** Figures 5.3 and 5.4 shall be modified to identify existing documented trails, or a supplementary figure shall be prepared identifying the trails.
13. **Public Access:** In response to the Planning Commission's request to clarify the University's intent on public access to the campus, the University submitted the following language to City staff: "Bastyr has a long tradition of making spaces and areas of recreation located on the campus available to community organizations for public use. The section entitled 'community links' on page 3.13 and the section entitled 'the open space framework' beginning on page 5.20 speak to the continuation of this tradition. In the spirit of university interest towards community engagement, it is Bastyr's intention to continue to honor the commitment of community partnership described in the ten year master plan update." Thus, the University is reinforcing the language included in their master plan.

The Planning Commission believes the University's intent to offer public access should be clearer by referencing a figure and by indicating which facilities may be available to the public consistent with the University's mission as an academic institution. The first paragraph under "The Open Space Framework" on page 5.20 of the Master Plan shall be amended as follows:

Consistent with Figure 5.4, the University will allow public access to the campus including but not limited to, buildings, courtyards and plazas, gardens, and recreation facilities, the cafeteria, bookstore, chapel, ¹¹volleyball court, baseball diamonds, play fields, and trails, provided: 1) public access to indoor facilities is consistent with campus operational hours and public access to outdoor facilities is consistent with City park operational hours, 2) public access does not conflict with academic uses of these facilities or any leases or agreements that the University executes with recreation leagues or other entities, and that the University shall continue offering reasonable leased use of the baseball field area to recreation leagues, with leasing priority to those leagues serving Kenmore citizens.¹²

¹¹ Tennis courts removed from list as they are being removed for dormitories.

¹² The Planning Commission made its preliminary recommendations on public access after reviewing the staff proposed public access language that read as follows:

Consistent with Figure 5.4, the University will allow public access to the campus including but not limited to, buildings, courtyards and plazas, gardens, and recreation facilities, the cafeteria, bookstore, chapel, ¹²volleyball court, baseball diamonds, play fields, and trails, provided: 1) public access is consistent with campus operational hours; and 2) public access does not conflict with academic uses of these facilities or any leases or agreements that the University executes with recreation leagues or other entities. No later than July 1, 2010, Bastyr University shall publish public access hours of use and rules on its website and on-campus signage consistent with the University's intent to provide its facilities to the wider Kenmore public while continuing its mission as an academic university.

The public access language is under legal review, and results of that review are anticipated to be provided prior to the Planning Commission public hearing scheduled for September 16, 2009.

14. **Implementation, Page 7.1:** Amend the first paragraph of the Implementation chapter as follows to ensure that flexibility in the sequencing of project activities are allowed:

This chapter presents the University's preferred sequence of Phase I development. The reality of the University's ability to achieve its desired sequencing of projects will largely be dependent on the availability of funds. Key goals of the phasing plan are to bring to life the vision of the Master Plan Update as early as possible, and to effectively manage the impacts of campus development. As allowed in KMC 19.23.060, construction sequencing shall be consistent with the master plan as described below. The sequence of the projects may be altered from the sequence listed below without an amendment to the Master Plan, provided that all city requirements and permits are met for each individual project.

In addition, the Master Plan **Section 7, page 7.2**, second paragraph shall be amended to address the phasing of the campus loop road:

As facilities are built, the landscape around them will be improved and gardens will be installed. In addition, with each building phase, the two-way campus "loop road" will be completed.¹³ Figure 2.4 identifies existing circulation; Figure 5.2 identifies the proposed circulation. Each future development application shall identify the segment of the loop road to be completed, with the full loop road to be available no later than the last building phase identified above.

15. **Reporting, Chapter 7.** Add to Chapter 7 the following language from KMC 19.23.060 regarding reporting:

Effective Period and Reporting

The master plan shall remain in effect until December 31, 2020. The property owner shall be responsible for the following reports:

1. Submittal of biennial status reports to the community development director during the term of the master plan no later than December 31st of each biennial period;
2. Submittal of interim reports to the community development director regarding any proposed changes or revisions to the master plan implementation schedule no later than December 31st of each biennial period.

¹³ Bastyr University indicates that their intent for the "Loop Road" is to be two lanes/two directions. Their anticipation for the phasing of the "Loop Road" is to see it to completion by 2020. The road is currently planned for phasing as development occurs.

16. **Vesting.** KMC 19.23.060 allows master plans to be vested to the regulations in effect at the time of approval, as specified by ordinance, development agreement, or recorded instrument, unless alternative vesting rules are stated in the adoption of the Master Plan. Additionally, the regulation states that such vesting measures shall not preclude the city from taking such actions as shall be necessary to protect the public health and safety. The City is intending to adopt new stormwater regulations by February 16, 2010 to comply with federal and state requirements, and may update the regulations over time as needed. In addition, the newly adopted Kenmore Transportation Element commits the City to preparation of a commute trip reduction ordinance in conformance with State laws passed in 2006. Thus, the Planning Commission recommends that the following be added to Chapter 7:

The Bastyr University Master Plan shall be vested to the Kenmore Municipal Code regulations in effect at the time of Master Plan approval. Development applications submitted in the future on the site shall be consistent with the City regulations in effect at the time of Master Plan approval (X, 2009) and shall not be subject to regulations that may be adopted by the City after X, 2009; except that during the life of the master plan:

1. The Kenmore stormwater and drainage regulations as adopted by the City Council by February 16, 2010 to ensure compliance with the Department of Ecology NPDES Phase II permit shall apply; and
2. The commute trip reduction requirements as adopted by the City Council that are in effect at the time of development application shall apply.

Such vesting measures shall not preclude the city from taking such actions as shall be necessary to protect the public health and safety.

Recommendations – Consistency with Kenmore Comprehensive Plan and Development Regulations

The following recommendations are made to ensure consistency with Kenmore Comprehensive Plan and Development Regulations:

17. **Policy Consistency:** Currently, the site is designated as Special Study Area/R-4. The applicant has requested a redesignation to Public and Private Facilities. It is recommended that Policy LU-2.1.2 be amended as shown below to identify the site as Public and Private Facilities, to reference the Master Plan, and to incorporate Illustrative Plan, Figure 5.4, when amended consistent with Planning Commission recommendations. Further, Figure LU-3 Kenmore Land Use Plan shall be amended to show Public and Private Facilities and Special Study Area for the property.

Policy LU-2.1.2.b District Descriptions. Utilize the following purpose statements to distinguish the land use districts.

- **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.
- **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 X 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 [insert amended Figure 5.4 as Comprehensive Plan 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. To this end, Bastyr shall communicate and otherwise work in good faith with the City to reach an agreement that satisfies the City's long term interest before the expiration of the original term of this Master Plan period.¹⁴

18. **Proposed Zoning:** Bastyr University requests that the site zoning be changed from R-4 to Public and Semi-Public. The Planning Commission recommends application of the Public and Semi-Public zone to the property in place of the R-4 zone given the purpose of the zone includes educational institutions and the Master Plan makes that the primary use of the property. Since the Master Plan establishes land uses, the Planning Commission recommends a specific use table and development standards table be added to the Master Plan that clearly identify the permitted and conditionally permitted uses and the maximum building heights. See conditions above. In addition to ensure staff has a proper notice to review the Master Plan in the zoning code, the following code amendment is proposed:

18.28B.020 Public and semi-public zone – Use allowances.

C. Uses established by master plan. Adopted master plans that specify uses include the following:

1. Bastyr University Master Plan, ☒ 2009 approved by City of Kenmore Ordinance ☒.

19. **Proposed Master Plan:** The Master Plan, as amended by conditions, shall be recognized as approved and listed in KMC 19.23.040, as follows:

19.23.040 Master Plans Approval Process

B. Master Plans – Approved.

1. Parks zone: The following master plans have been approved by the city as of December 11, 2006, for city-owned park property. Please contact the department of community development for an up-to-date list of approved master plans or for master plans in progress.

- a. City of Kenmore Parks and Recreation Master Plan, April 2003 (all city parks except Northshore Summit).

¹⁴ This final sentence is part of Planning Commission recommendations regarding public access and was added after review of staff recommendations which did not include this sentence. The public access language is under legal review, and results of that review are anticipated to be provided to the Planning Commission prior to the public hearing scheduled for September 16, 2009.

b. Conceptual master plans as revised and updated in 2006: Wallace Swamp Creek Park, Linwood Park, Northshore Summit Park, Tracey Owen Station, Kenmore (Rhododendron) Park, Moorlands Park.

2. Golf course zone: Reserved

3. Public and semi-public zone:

a. Bastyr University Master Plan, ☒ 2009 approved by City of Kenmore Ordinance ☒.

Appendix B: Relevant City Codes

Following is a brief list of relevant topics and their location in the Kenmore Municipal Code.

Topic	Kenmore Municipal Code Section
Land Use	Based on zone. R-4 zone at: KMC 18.25. (current zone) Public and Semi-Public zone at: KMC 18.28b (proposed zone)
Noise Control	KMC 8.05
Development Standards	Based on zone (see above). General standards also found at: KMC 18.30 Development Standards – Density and Dimensions 18.35 Development Standards – Design Requirements 18.40 Development Standards – Landscaping and Water Use 18.50 Development Standards – Signs 18.60 Development Standards – Communication Facilities
Critical Areas	KMC 18.55 Critical Areas
Tree Retention	KMC 18.42 Tree Management and Protection
Parks and Recreation	KMC 18.100 Impact Fees
Traffic	KMC 12.80 Intersection Standards KMC 18.100 Impact Fees
Parking	KMC 18.45 Development Standards – Parking and Circulation
Grading	KMC 15.25 Grading
Drainage, Sewer, Water	KMC Title 13 Utilities and Public Works
Public Facilities, generally	KMC 18.65 Development Standards – Adequacy of Public Facilities and Services
Fire Suppression and Building Construction	KMC 15.10 Fire Code KMC 15.15 Fire Hydrants and Water Mains KMC 15.20 Building Codes KMC 15.30 Construction Administrative Code

Appendix C: Transportation Level of Service Analysis

Assumptions

ICF Jones & Stokes prepared a transportation level of service analysis in June 2009. Assumptions included the following:

- Trip generation rates as identified in the 2004 Bastyr University Campus Master Plan EIS were applied to on-campus population estimates.
- A traffic count taken on election day in November 2008 was reviewed and found similar to results of the 2003 count in the 2004 Bastyr University Campus Master Plan EIS.
- Background growth on Juanita Drive was determined based on the Transportation Element model completed in 2008.

Existing Trip Generation Oct 2008

		Trip Rate	PM Trips
Total Students	944		
Commuter Students	899	0.22	198
Resident Students	45	0.14	6
On site employees	186	0.22	41
Total	1130		245

2012 Trip Generation

		Trip Rate	PM Trips
Total Students	1261		
Commuter Students	1084	0.22	238
Resident Students	177	0.14	25
On site employees	195	0.22	43
Total	1456		306

2020 Trip Generation

		Trip Rate	PM Trips
Total Students	1554		
Commuter Students	1243	0.22	273
Resident Students	311	0.14	44
On site employees	199	0.22	44
Total	1753		361

Results

The results show that a signal is needed by 2012 with or without the increased growth proposed by the Master Plan. Results also show that adding an eastbound lane to NE 145th Street does not allow the intersection to meet City level of service standards (LOS D at this location); if a signal is installed an eastbound lane improves LOS, but City standards are met with the signal and without the addition of the eastbound lane.

Existing intersection configuration

Year	Without Project			With Project		
	Average LOS	Average Delay (sec/veh)	Eastbound Queue Length (ft)	Average LOS	Average Delay (sec/veh)	Eastbound Queue Length (ft)
2008	D	32	145	-	-	-
2012	E	46	195	F	84	320
2020	F	144	375	F	340	735

Add an eastbound lane

Year	Without Project			With Project		
	Average LOS	Average Delay (sec/veh)	Eastbound Queue Length (ft)	Average LOS	Average Delay (sec/veh)	Eastbound Queue Length (ft)
2012	C	24	95	D	31	145
2020	E	46	170	F	106	350

Add a signal with existing configuration

Year	Without Project			With Project		
	Average LOS	Average Delay (sec/veh)	Eastbound Queue Length (ft)	Average LOS	Average Delay (sec/veh)	Eastbound Queue Length (ft)
2012	B	10	90	B	12	95
2020	B	14	100	C	22	150

Add a signal and an additional eastbound lane

Year	Without Project			With Project		
	Average LOS	Average Delay (sec/veh)	Eastbound Queue Length (ft)	Average LOS	Average Delay (sec/veh)	Eastbound Queue Length (ft)
2012	A	8	65	A	9	80
2020	B	11	90	B	13	115

Appendix D: Approved and Proposed Agreements

- Settlement Agreement – approved by City Council
- Signal Agreement – approved by City Council
- Fire/EMS Agreement – in progress, Bastyr University and Washington State Parks