



## **Bastyr University Masterplan FAQ**

### **1. What is a Master Plan?**

Answer: A “**master plan**” as defined by the City of Kenmore Municipal Code consists of a narrative description and map conceptually describing long-term land uses, circulation and infrastructure, open space, and development phasing for an area or property to guide future development. A Master Plan provides a framework and vision for future uses and development on a property over a 10+ year period of time.

### **2. Does Bastyr currently have a Master Plan?**

Answer: Yes. The Bastyr Campus is designated a “Special Study Area” in the City of Kenmore’s Comprehensive Plan, recognizing the Master Plan approved in December 2009 will guide the development of the property. The land use designation for the Campus in the Comprehensive Plan is Public and Private Facilities, and development activities on the Campus are limited to activities and levels of use as specified in the approved Master Plan and implementing zone of Public and Semi-Public. The City’s Comprehensive Plan requires a Master Plan to guide property development. Bastyr’s current Master Plan was adopted in 2009 and expires in December of 2025.

### **3. Why is Bastyr University updating its Master Plan?**

Answer: Because Bastyr’s current Master Plan expires in December of 2025, a Master Plan update is required to extend the term of the Master Plan beyond 2025 and address the University’s proposed changes to the Master Plan itself. Based on Bastyr’s proposed changes to the Master Plan as described below, the City of Kenmore has determined that a concurrent review of a Comprehensive Plan Amendment, Zoning Amendment, Master Plan Amendment, and associated environmental documentation is required.

An updated Master Plan will benefit the University by creating a roadmap for future growth and ensuring Bastyr’s ability to meet the academic and strategic goals of the institution. It will also ensure Bastyr’s continued financial sustainability for decades and beyond.

The updated Master Plan is anticipated to include plans for a teaching clinic that will serve the local and surrounding areas, clinic spaces, new institutional and retail

uses to serve the Bastyr community, improvements to gardens, trails and on-site wetlands, upgrades to the athletic field area, and multi-family housing, as explained below. An updated master plan is being prepared that incorporates these proposed uses and changes, and the Master Plan, along with environmental documentation, will be submitted to the City of Kenmore for concurrent review with a proposed Comprehensive Plan amendment and zoning amendment.

**4. Why are amendments to the City of Kenmore Comprehensive Plan, zoning regulations and master plan required?**

Answer: Bastyr's vision for developing a dynamic, financially sustainable campus is informed by current educational and market realities. Like many small private, nonprofit institutions across the country, Bastyr is navigating challenges associated with maintaining and sustaining a physical campus as enrollment has decreased and online programs proliferate. Over the past several years, Bastyr's Board of Trustees 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 establish multi-family housing to serve students, faculty, staff, and the broader community. The housing will complement the overall institutional use. It is critical to provide the revenue stream necessary to sustain and grow Bastyr.

The City of Kenmore determined that the addition of multi-family housing and other proposed changes to the master plan are considered significant changes to the current master plan that also require amendments to the Comprehensive Plan and zoning regulations and review of environmental documentation. The University submitted a Comprehensive Plan and Zoning regulation amendment application to the City in November 2024. The University will be submitting a Master Plan amendment application and associated environmental documentation to the City in 2025. Once the City of Kenmore receives all documentation, the City's review process begins.

As noted above, Bastyr is in a Special Study Area designated in the City's Comprehensive Plan with a Public and Private Facilities land use. Development activities on the Campus are limited to activities and levels of use as specified in the approved Master Plan and implementing Public and Semi-Public (PSP) zones. Neither the current master plan nor the PSP zone authorizes the development of market-rate housing. Accordingly, the City determined that Bastyr must seek a Comprehensive Plan amendment and zoning amendment in addition to the Master Plan amendment and review of environmental documentation. If the City of Kenmore City Council approves, the requested Comprehensive Plan (and related zoning) amendment and updated Master Plan multi-family housing on the campus will be authorized.

**5. Are the athletic (ball) fields included in the revised Master Plan and what impact will there be to the existing fields at Bastyr University?**

Answer: Yes, the existing athletic (ball) fields will be included in the updated Master Plan along with upgrades to the physical space. Projected impact to the existing fields will result in a repositioning/ reconfiguring of the current athletic fields to ensure optimal spacing and location. It is anticipated that the sports able to use the new field will include: 1) Lacrosse; 2) Baseball; 3) Softball; 4) Soccer; and 5) Football. More information will be provided as plans develop. The timing for completing the reconfiguration of the existing fields will be addressed in a phasing plan as part of the Master Plan update.

**6. What type of housing will be proposed ?**

Answer: The exact type of housing has not yet been determined as discussion and planning are still underway. The update to the Master Plan and associated environmental documentation will provide information on the location of proposed housing, and potential range of types and number of units and phasing plan.

**7. How would a project such as multi-family housing impact St. Edwards Park and the surrounding areas?**

Answer: Bastyr has developed its Master Plan proposal with sensitivity to the campus's extraordinary character and natural resources and a focus on mitigating impacts to surrounding properties and residents. Bastyr has engaged a team of expert consultants, including arborists, wetland biologists, and transportation engineers, to study existing conditions and potential project impacts. The preliminary Master Plan has been developed in close consultation with the arborist and wetland biologist to avoid impacts to wetlands/buffers and minimize impacts to significant trees. Any housing development would comply with the City's tree retention regulations and Bastyr's values. The trees and wetland areas are significant features that must be integrated into the overall plan. The revised Master Plan will be required to go through an environmental review/SEPA process, which will identify potential impacts and mitigation measures.

**8. Do you expect any changes to the Comprehensive Plan Amendment or the Master Plan following approval by the City of Kenmore? Can the university change/alter the plans regarding planned use?**

Answer: The revised Master Plan and Comprehensive Plan amendment will be consolidated for review by the City, with an ultimate decision by the City Council, potentially in late 2025. Once adopted, no material changes can be made unless Bastyr goes through another public Master Plan amendment process.

**9. What opportunities will there be to provide feedback to Bastyr University regarding the Comprehensive Plan Amendment and the Master Plan?**

Answer: In addition to the City of Kenmore's requirements for public comment, Bastyr plans to solicit feedback regarding the Master Plan via connection meetings and other formats. Once the methods are determined, more information will be provided.

**10. How long has Bastyr University been a part of Kenmore?**

Answer: Bastyr University moved to our current location in 1996 and then purchased the land and building in 2005/2006. Bastyr is approaching its 30-year anniversary of being located in Kenmore and is proud to be Kenmore's largest employer

**11. Does Bastyr have other locations where it operates besides Kenmore?**

Answer: Bastyr University currently operates a teaching clinic, where some classes are held, in the Wallingford neighborhood of Seattle. We are in the process of relocating that clinic to the Kenmore campus tentatively by the fall of 2025. Services to be provided and open to the community will include primary care, nutrition, psychology and acupuncture. It also operates a campus and teaching clinic in San Diego, California.

**12. Are there services that Bastyr provides to the community from the Kenmore campus?**

Answer: The University dining commons are open to the community, as is the bookstore. The chapel at campus hosts performances open to the community and is also available for rental for private events such as weddings. The Bastyr gardens are available for public visitation and host events and talks occasionally. The medicinal herbal trail is open to the public, as are all trails in the adjacent forested land.

**13. Once the Master Plan is approved, what is the timeline for development?**

Answer: The Master Plan is a conceptual framework for future growth. Future development on the campus would need to be consistent with the Master Plan and required to obtain building, civil and other approvals from the City. The revised Master Plan will govern a 15-plus year period. There is no requirement to implement all the uses/development identified in the Master Plan, and there is no scenario under which all uses/development would be implemented at once. Development would be phased over time, and Bastyr will share its phasing plans with the City/community as part of the updated Master Plan.