



City of
Kenmore

Lodge at Saint Edward

Environmental Impact Statement (EIS)
Scoping Info Session
July 26, 2016





Info Session Objectives

- Overview of application
- Overview of EIS process, scoping, & alternatives
- Opportunity to receive written comments on EIS scope & alternatives



- Adaptive re-use of Seminary Building into “lodge-type” hotel
- Seminary Building:
 - located within Saint Edward State Park
 - listed on Washington Heritage Register and National Register of Historic Places
- Kenmore Site Plan Application & Environmental Review (SEPA)



Lake Washington

Seminary

Ball Fields

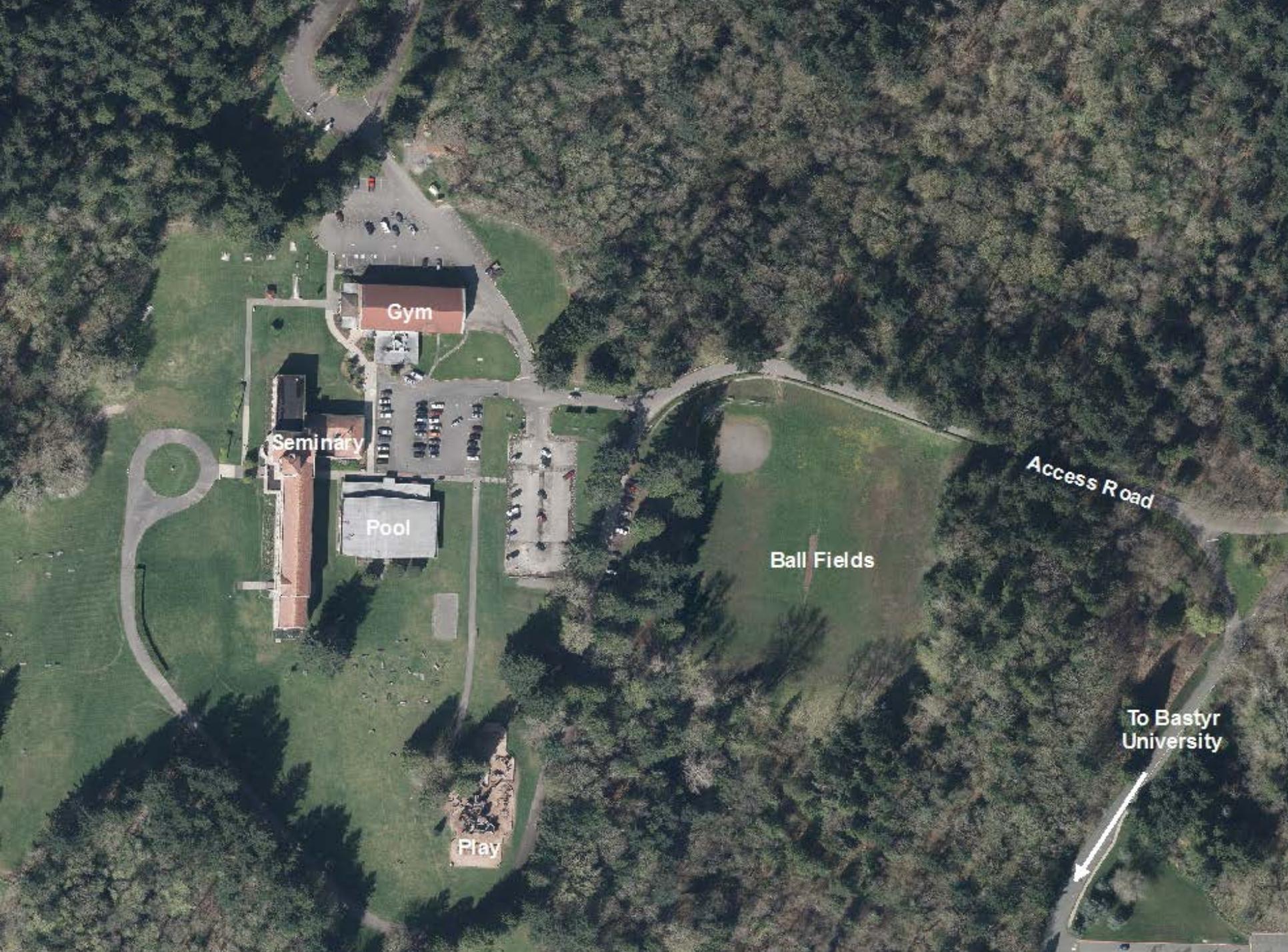
Access Road

Bastyr University

Park Entrance

Juanita Drive

Saint Edward State Park



Gym

Seminary

Pool

Play

Ball Fields

Access Road

To Bastyr University



- Applicant would lease 5.5 acre area from State Parks
 - Includes Seminary, pool, gymnasium, open space south of pool, surface parking area
- Applicant would deed to State Parks 9.9 acre parcel contiguous with park for public use (“McDonald Property”)
 - McDonald Property privately owned
 - Natural, undeveloped condition with Lake WA access
 - Trails encroach onto property and are used by Parks visitors

Saint Edward State Park Seminary Land Lease

KENMORE

McDonald Property

Juanita Drive NE

Park Entrance

Bastyr University Campus

Juanita Drive NE

Lake
Washington



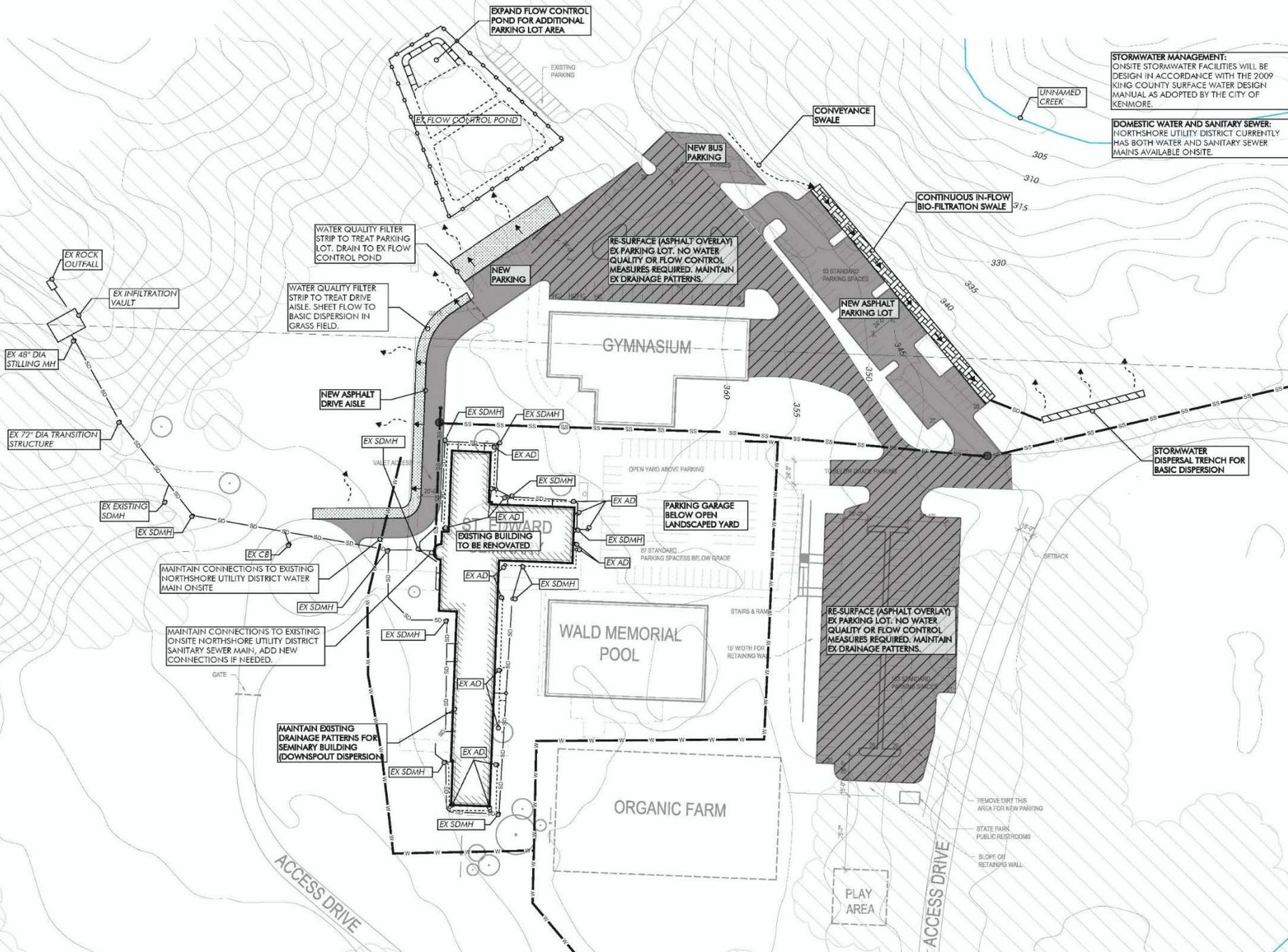
0 500 1,000 1,500 2,000 Feet





Components of Project

- Rehabilitation of Seminary Building:
 - 80-100 hotel rooms (EIS will assume maximum)
 - Restaurant, café, conference rooms, wellness spa
 - Bring to current building, fire, seismic codes
 - ADA accessible
 - Maintain historic integrity
 - More open to the public than at any point in its history
- No loss of parking
 - New parking structure to serve Lodge
 - New parking lot near gym
 - Improvements to other existing parking/circulation for park users
- Pool & gymnasium will remain as-is
 - Gym will continue to house offices for State Parks & existing lease



STORMWATER MANAGEMENT:
 ONSITE STORMWATER FACILITIES WILL BE DESIGN IN ACCORDANCE WITH THE 2009 KING COUNTY SURFACE WATER DESIGN MANUAL AS ADOPTED BY THE CITY OF KENMORE.

DOMESTIC WATER AND SANITARY SEWER:
 NORTHSORE UTILITY DISTRICT CURRENTLY HAS BOTH WATER AND SANITARY SEWER MAINS AVAILABLE ONSITE.

EXPAND FLOW CONTROL POND FOR ADDITIONAL PARKING LOT AREA

EX FLOW CONTROL POND

CONVEYANCE SWALE

UNNAMED CREEK

CONTINUOUS IN-FLOW BIO-FILTRATION SWALE

RE-SURFACE (ASPHALT OVERLAY) EX PARKING LOT. NO WATER QUALITY OR FLOW CONTROL MEASURES REQUIRED, MAINTAIN EX DRAINAGE PATTERNS.

NEW ASPHALT PARKING LOT

GYMNASIUM

WATER QUALITY FILTER STRIP TO TREAT PARKING LOT. DRAIN TO EX FLOW CONTROL POND

WATER QUALITY FILTER STRIP TO TREAT DRIVE AISLE. SHEET FLOW TO BASIC DISPERSION IN GRASS FIELD.

EX ROCK OUTFALL

EX INFILTRATION VAULT

EX 48" DIA STILLING MH

EX 72" DIA TRANSITION STRUCTURE

EX EXISTING SDMH

EX SDMH

MAINTAIN CONNECTIONS TO EXISTING NORTHSORE UTILITY DISTRICT WATER MAIN ONSITE

MAINTAIN CONNECTIONS TO EXISTING ONSITE NORTHSORE UTILITY DISTRICT SANITARY SEWER MAIN, ADD NEW CONNECTIONS IF NEEDED.

MAINTAIN EXISTING DRAINAGE PATTERNS FOR SEMINARY BUILDING (DOWNSPOUT DISPERSION)

NEW ASPHALT DRIVE AISLE

EX SDMH

EX SDMH

EX SDMH

EX AD

EX AD

EX SDMH

EX AD

EX AD

EX SDMH

WALD MEMORIAL POOL

PARKING GARAGE BELOW OPEN LANDSCAPED YARD

RE-SURFACE (ASPHALT OVERLAY) EX PARKING LOT. NO WATER QUALITY OR FLOW CONTROL MEASURES REQUIRED, MAINTAIN EX DRAINAGE PATTERNS.

ORGANIC FARM

PLAY AREA

STORMWATER DISPERSAL TRENCH FOR BASIC DISPERSION

REMOVE DIRT THIS AREA FOR NEW PARKING

STATE PARK PUBLIC RESTROOMS

SLOPE OF RETAINING WALL

ACCESS DRIVE

ACCESS DRIVE

305

310

315

330

335

340

345

350

355

360

365

370

375

380

385

390

395

400

405

410

415

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425

430

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460

465

470



- State Environmental Policy Act (SEPA)
- City of Kenmore & State Parks working together
 - City is Nominal Lead Agency
- Cumulative impact analysis will consider future planned improvements to ball fields
 - Separate application & lease (between City & Parks)
 - Anticipated in coming weeks
 - Separate Environmental Review for ball fields
 - City & State Parks to work together – City as Nominal Lead
- Determination of Significance for Lodge at Saint Edward
 - Issued July 12, 2016
 - Initiates EIS Process



Scoping

- Narrow focus of EIS to significant environmental issues, eliminate insignificant impacts from detailed study.
- Identify alternatives to be analyzed

Draft EIS

- Lead agency's analysis of proposal.
- Opportunity for public review and suggestions for improving adequacy of the analysis

Final EIS

- Provides decision-makers with environmental information about a proposal to help make decision

Decision

- Final EIS assists in decision-making
- State Parks Commission decision on lease
- Kenmore City Council decision on Site Plan (land use entitlements)



- Purpose of scoping:
 - narrow focus of the EIS to significant environmental issues
 - eliminate insignificant impacts from detailed study
 - identify alternatives to be analyzed in the EIS



- Determination of Significance identifies the following areas for discussion in EIS (scope):
 - Noise
 - Land Use
 - Historic & Cultural Resources
 - Transportation/Parking
 - Public Services (fire, medical, police)
 - Animals
 - Recreation/Park Use
 - Utilities (water, sewer, solid waste)
 - Earth (soils, slope)
 - Water (surface water, groundwater)
 - Environmentally Critical Areas (wetlands, streams, slopes)
 - Plants
 - Light & Glare
 - Other?



- Alternatives should be those that could feasibly attain or approximate the proposal's objectives, but at a lower environmental cost or decreased level of environmental degradation
 - “No action” alternative only one identified at this time
 - Comments on alternatives should be included with scoping comments (no later than August 2nd at 5:00 p.m.)



- Notice of Application/EIS Scoping
 - Comment period ends August 2nd at 5:00 p.m.
- Draft EIS
 - Comments accepted
- Final EIS
 - Published in advance of Parks Commission action and prior to City's public hearing
- State Parks Commission
- Kenmore Site Plan Public Hearing



- Submit comments on EIS scoping & alternatives:
 - Collected this evening
 - Submit in person at Kenmore City Hall
 - Mail-in – 18120 68th Ave NE, Kenmore
 - Email: abauer@kenmorewa.gov
- **All comments due by August 2nd, 5:00 p.m.**

www.kenmorewa.gov/lodgeatsaintedward