



Bastyr University Land Sale

FAQ

5/13/25

Q: What is happening with the Kenmore campus?

A: On Wednesday, May 7, 2025, the Bastyr Board of Trustees met and voted with full support to approve the following resolution:

WHEREAS, the Board of Trustees has reviewed and evaluated various options [e.g., regarding land use for the Kenmore, WA campus including, but not limited to, a substantial capital campaign to raise funds necessary to retire the existing mortgage and provide short-term liquidity for the organization; rezoning to allow additional sources of revenue without selling any portion of the land; sale of the portion of land; and sale of the entire Kenmore campus];

WHEREAS, the Board of Trustees has determined that the option of the sale of the campus is best aligned with the goal of ensuring the financial future and stability of the institution;

THEREFORE, BE IT RESOLVED that as of May 7, 2025, the Board of Trustees authorizes the President to pursue the sale of the Kenmore Campus.

Q: What are the next steps?

A: The university will list the Kenmore campus for sale the week of May 12, 2025. The land and buildings currently owned by the university will be included in the listing. Based on input from local real estate experts, university leadership, and the board, it is anticipated that interest in the Kenmore campus will be high. University leadership will receive and review offers, which may vary in scope, and present them to the Board of Trustees for consideration.

Q: How long will the process take?

A: The sales process for a full property sale may take many months once a buyer is secured. After a full campus sale is contractually finalized, we anticipate the university will lease back its buildings on the Kenmore campus for one to three years.

Q: Why Sell? Why Now?

A: A sale of the Kenmore campus will restore financial health to our university, allow continued movement forward with our strategic plan and is intended to positively impact our accreditation status. The Kenmore campus, a 50+ acre space, is the university's biggest asset. Accrediting agencies have expressed favor for a campus sale that would result in greater financial stability for the university.

Over the past decade, like many private universities, Bastyr has experienced declining enrollment and escalating costs. Our faculty and staff have responded with innovative solutions for modern learning, but the university lacks the resources to make the strategic investments necessary for the long term. Offering a combination of ground, hybrid and online programs is critical to meeting the needs of our students. The continued evolution of higher education means evaluating how we meet those needs while also investing in our future.

The last piece to understand is that the main building on the Kenmore campus was built in the 1950's. The university faces multi-million-dollar repair costs to replace fundamental infrastructure, including the building's boilers that power its heating system, single-paned windows, flooring, and other items for longevity and updating.

Q: How does the Kenmore campus sale relate to the master plan and zoning efforts?

A: A partial or full sale of a property as large as the Kenmore campus is a layered process. It is quite possible that there may be partial sales to different organizations at different times.

By placing the campus on the market now, the real estate experts we have engaged can gain a sense of what types of organizations are interested in the property. As we learn more about the interest from buyers, we can use the input received to inform the master plan. All the while, advancing the rezoning work we have requested from the City of Kenmore will allow for the best use of land by the Kenmore community.

Q: Why take such an action of selling the campus?

A: The Kenmore campus is our greatest financial asset. Yet the university cannot afford to maintain and modernize the main campus building. Even with the relocation of the Bastyr Center for Natural Health to campus, the university occupies less than 50% of its space, but must fund 100% of campus upkeep, which is quite costly.

The recent Show Cause notice from NWCCU and probation status from CNME was issued in response to the university's financial situation. The university needs additional finances, and less risk of costly repairs like the multi-million dollar repairs for the internal systems, heating/cooling system upgrades, and other maintenance to the main building on the Kenmore campus. The university must demonstrate its financial health to positively impact

our status with accreditors. The most productive way to restore financial health to the university is to sell the Kenmore campus. It is a strategic action to reposition the institution for long-term success, continued accreditation, and the ability to invest in innovation and student success.

Q: What are the advantages of selling the Kenmore campus?

A: A full sale of the Kenmore campus is an effective way for the university to have the necessary finances on hand while reducing its liabilities.

- Financial infusion makes the university more stable and allows us to better weather the fluctuations of the academic environment should a crisis occur.
- A new and/or different campus could better accommodate the needs of the university and its students, while streamlining costs.
- A right-sized campus could offer updated technology, classroom and lab space, as well as amenities for interaction and community building.
- The university could direct a portion of the capital from a campus sale to faculty needs and resources that improve learning processes for students.

Q: What Are the Disadvantages to Selling the Kenmore Campus?

A: Bastyr University is headquartered at the Kenmore campus. It is a special location that embodies the spirit of our university and its roots as a leading institution in the natural health arts and sciences. Change, and the possibility of moving on, is hard, and it is emotional.

- University faculty and staff may have to plant new gardens, and even with the move of existing plant life, the re-establishment of gardens will take time. Conversations have been held with staff and faculty in this area and will be ongoing.
- Continuing to move Bastyr Center for Natural Health will disrupt the patient experience, and we must dedicate resources to attracting new patients.
- Moving is never easy, and the prospect of moving a university is daunting.

We are reminded that our memories of the Kenmore campus live in our minds and rest with our spirits. This university was formed to transform the health and well-being of the human community. No matter where we are physically located, Bastyrans will continue to advance natural medicine and bring scientific legitimacy to the natural health arts and sciences.

Q: Will academic programs or services be disrupted?

A: No. The university is committed to maintaining uninterrupted academic instruction, student services, research activity and clinical operations. If a sale is finalized, the university plans to lease back the Kenmore space up to a few years to allow for a thoughtful and phased transition.

Q: What happens to the forested and trail areas of the Kenmore campus?

A: University leadership is working with an arborist and land use specialists to preserve the health of forested areas and avoid removing healthy trees. As we continue to learn more about our possibilities, we will keep you informed. The wetlands are protected from development.

Q: Who can I contact with my questions and concerns?

A: You can email your questions to Feedback@Bastyr.edu. For any media inquiries, please contact Nicole Francois at nfrancois@bastyr.edu