

MITIGATED DETERMINATION OF NON-SIGNIFICANCE
Edmonds School District No. 15
Lynndale Elementary School Replacement

DESCRIPTION OF PROPOSAL: The proposed action is construction of a new Lynndale Elementary School and demolition of the existing school building. The proposed action requires a Project Design Review and associated building permits from City of Lynnwood. The new building would consist of two wings, a southern two story building containing classrooms and administration and a northern wing consisting of a one story Library and Commons adjacent to a two story volume PE, stage, and Music and a second story group of classrooms above the ground floor covered play area. Existing ball fields on site would remain a shared use with the City of Lynnwood Parks Department and Pacific Little League. Upgraded pedestrian sidewalks, parent drop-off loop and bus pullout complete the site plan. The size of the school building would be approximately 68,000 square feet. The proposal also includes an approximately 96 square foot emergency storage and a designated area for 2 future portables. The proposed school would include 31 teaching stations with a 510 student capacity serving grades k-6 and 50 staff. The existing building has a capacity of 489 students and the District may be responsible for transportation impact fees to the extent required by law and the City of Lynnwood code for any new trips generated above the baseline. The primary entrance would be accessed from 72nd Ave. W for students, staff, and visitors. Bus access would be provided along 72nd Ave. W. There are proposed a total of 70 new parking stalls in two locations. A new primary visitor and staff parking lot with 67 spaces would be located south of the new school building and shared with City of Lynnwood Parks Department. Three staff parking would be located northeast of the new building and designated for kitchen and custodial use. There would be 2 ADA accessible stalls and 1 ADA van parking stall located in the primary south parking lot. The remaining City of Lynnwood required parking stalls would be met by a shared parking agreement with the City of Lynnwood Parks Department to use the Lynndale Park parking lot. The site encompasses approximately 9.6 acres.

Construction would begin in the Fall of 2015 and be completed by mid-November 2016; the school would be available for occupancy January 2017.

The proposed action will require approval of a Project Design Review from City of Lynnwood along with associated permits related to the building and grading permits from City of Lynnwood.

CITY OF LYNNWOOD FILE NUMBER: PDR-002619-2015, PAR-002647-2015

PROPONENT: Edmonds School District No. 15

LOCATION OF PROPOSAL: the new Lynndale School at 7200 191st Place SW in Lynnwood will replace the existing Lynndale School on the same site. The Snohomish County Tax Parcel Number is 27041700300900. The legal description is "SEC 17 TWP 27 RGE 04SE1/4 NW1/4 SW1/4 LESS W 30FT OF E 60FT THOF."

LEAD AGENCY: Edmonds School District No. 15

The lead agency for this proposal has determined that the proposal, including the mitigation measures described in the March 2015 environmental checklist and incorporated as part of the project, does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This determination assumes compliance with State law and Snohomish County and City of Lynnwood ordinances related to general environmental protection including, but not limited to: earthwork, site utilities, access improvements, critical areas, and drainage. This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

Note: Issuance of this threshold determination does not constitute approval of the proposed action for construction. This proposal will be reviewed for compliance with all applicable City of Lynnwood codes, which regulate development activities.

It is the policy of the District that, when undertaking an action involving the exercise of substantive SEPA authority, the District shall consider, as appropriate under the circumstances, the ramifications of such action as to one or more of the factors listed in Edmonds School District No. 15 Policy 9630, 7.0 SEPA and Agency Decisions.

This Mitigated Determination of Non-Significance (MDNS) is issued under WAC 197-11-340(2) and WAC 197-11-350. The lead agency will not act on this proposal for 14 days from the published date below. Comments must be submitted by April 23, 2015 to the Responsible Official as named below. The responsible official will reconsider the

MDNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the MDNS. If the MDNS is retained, it will be final after the expiration of the comment deadline.

Responsible Official: Stewart Mhyre, Edmonds School District No. 15
Title: Executive Director of Business and Operations
Address: Edmonds School District No. 15
20420 68th Avenue West
Lynnwood, Washington 98036
Phone: (425) 431-7015

Issue Date: April 08, 2015

Signature: Stewart Mhyre

Date: 4/8/15

There is no agency appeal for this determination.