

Edmonds College Place Elementary and Middle School

Site Description:

Real property in the county of Snohomish, state of Washington, described as follows:

Parcel 1(27042000300300):

That portion of the southwest quarter of section 20, township 27 north, range 4 east of the Willamette meridian, in Snohomish county, Washington, described as follows:

Beginning at the northwest corner of said southwest quarter; thence south 1°03'54" east, along the west line of said southwest quarter, 446.95 feet; thence north 89°54'22" east, parallel with the north line of said southwest quarter, 986.93 feet; thence north 1°03'54" west, parallel with the west line of

Said southwest quarter, a distance of 446.95 feet to the north line of said southwest quarter; thence south 89°54'22" west, along said north line, 986.93 feet to the point of beginning.

Excepting therefrom the west 30 feet conveyed to the city of Lynnwood by quit claim deed recorded December 12, 1972 as recording no. 2274562.

(also being parcel 2 of boundary line adjustment recorded September 24, 1991 as recording no. 9109240271.)

Also excepting therefrom that portion conveyed to the city of Lynnwood, a Washington municipal corporation, by quitclaim deed recorded December 19, 2023 as recording no. 202312190070.

Parcel 2 (27042000300200):

That portion of the southwest quarter of section 20, township 27 north, range 4 east of the Willamette meridian, in Snohomish county, Washington, described as follows:

Beginning at the northwest corner of said southwest quarter; thence south 1°03'54" east, along the west line of said southwest quarter, 441.45 feet to the true point of beginning; thence continuing along said west line south 1°03'54" east a distance of 881.82 feet to the southwest corner of the northwest

Quarter of the southwest quarter of said section 20; thence south 89°58'21" east, along the south line of said northwest quarter of the southwest quarter, 732.00 feet; thence north 1°03'54" west, parallel with the west line of said southwest quarter, 170.00 feet; thence north 89°58'21" east, parallel with said south line, 255.00 feet; thence north 1°03'54" west, parallel with said west line, 712.49 feet to a point

Which bears south 1°03'54" east 441.45 feet from the north line of the southwest quarter and north 89°54'22" east 986.93 feet from the west line of the southwest quarter; thence south 89°54'22" west, parallel with the north line of said southwest quarter, 986.93 feet to the point of beginning.

Excepting therefrom the north 5.50 feet.

Also excepting therefrom the south 30 feet and the west 30 feet conveyed to the city of Lynnwood by quit claim deed recorded December 12, 1972 as recording no. 2274562.

Also excepting therefrom that portion conveyed to the city of Lynnwood by quit claim deed recorded October 10, 1989 as recording no. 8910100539.

(Also being parcel 1 of boundary line adjustment recorded September 24, 1991 as recording no. 9109240271.)

A boundary line adjustment will be sought at the time of permitting and at the city's request, some of the property adjacent to the ROW will be required to be deeded to the City of Lynnwood, in accordance with the City of Lynnwood's Complete Streets Ordinance, adopted in 2022.

Description of Project:

The proposed project is the construction of a new College Place Elementary School and College Place Middle School on the existing site. The proposed project is slated for construction in 2026-2028. Prior to the construction of College Place ES and MS the current College Place ES will be demolished and portable units relocated. The existing College Place MS will remain operational during construction. The new building which will house both the Elementary and Middle School will then be constructed. The buildings will share a kitchen, loading dock, and custodial services but a fire wall will separate the ES from the kitchen and middle school.

The new building that will house the middle school and elementary school will have a planned gross area of 222,000 SF, and a footprint of 102,945 SF.

A light grey brick blend, metal panels and glass will be the primary exterior materials. All of the materials have a natural feel evoking the wooded coastline of the Edmonds area, with light grey brick colors similar to the color of pebbles and sand on the beach, the bronze metal panel evoking the feel of forested woods, and colored glass elements recalling sea glass.

The siting of the building and campus design has been designed to save as many existing trees as possible.

The building complex will include:

At the elementary school: 28 classrooms, platform/music rooms, library, servery cafeteria (commons), gymnasium, administration, and support spaces.

Shared services: shared kitchen, custodial, receiving, loading dock, and support service

At the middle school: 34 classrooms, including fitness rooms, science rooms, CTE, art, music, and general classrooms. Administration, library, cafeteria (commons), gym, and aux gym, and support spaces.

Campus improvements will include all new play areas, new parking lots, drop offs, new fields and track, as well as a park like setting where the existing middle school currently sits.

Description of all existing and proposed uses and operational information:

Existing Uses: Middle School and Elementary School

Elementary School with operational hours of: 8:30-3:30

Middle School with operational hours of: 7:50-2:50

Proposed uses and operational hours to remain the same.

Address:

Existing Addresses:

20401 76th Ave W, Lynnwood, WA 98036 (Elementary)

7501 208th St SW, Lynnwood, WA 98036 (Middle School).

Proposed addresses will likely be different, to be determined.

Zoning Designation: P-1 (public zone)

Density and FAR Calculations: N/A

Parking Calculations: See L1.00

Description of how proposal complies with the Lynnwood Municipal Code:

Project use (public school) in P-1 zone is allowable outright.

Project will comply with setbacks as required by 21.14.200A and as indicated on the site plan. Setbacks from the north will be equal to or greater than 15ft+1(11ft above 45' height) =

26ft. Setback from the East (adjacent property line of golf course, P-1 zone) will be equal to or greater than 25'+11ft = 35ft. Setbacks from the West and South will be equal to or greater than 15'.

Project will comply with 21.44.200C.

The project is designed to and complies with the:

2021 IBC & WA State Amendments

ICC/ANSI A117.1-17 Accessible and Usable Building and Facilities, with statewide amendments

2021 International Mechanical Code with statewide amendments

2021 International Fire Code with statewide amendments

2021 Uniform Plumbing Code with statewide amendments

2021 International Energy Conservation Code/Washington State Energy Code

National Electrical Code (NFPA 70)

Code Sections Reference:

See G.1.0.0 for applicable code sections references

Description of how proposal complies with the Comprehensive Plan with citations of applicable policies:

Environment:

This project works hard to maintain as many of the existing site trees as possible, carefully siting the new elementary and middle school around the groves of trees, working towards the goal of tree preservation (EN 3.1, 3.2, 3.3). Electric vehicle chargers are being installed, geothermal heating is used to heat/cool the building, and photovoltaic panels will be installed on the roof. Additionally, to lower the buildings carbon footprint, a portion of the building will be built using mass timber (CLT and glulam beams and columns).(EN 4.1, 4.2, 4.3, 4.5) (CF2.5)

Land Use:

This project will expand bike lanes/ walking paths along 76th Ave. (LU 1.2)

Capital Facilities:

This project will have extensive sidewalks and biking paths to support safe, walkable access to the school (CF 5.5)

Permits submitted concurrently: N/A

Phasing / Timelines:

The sitework will be phased to allow the operation of the existing middle school to run concurrently to the construction of the new elementary and middle school. After occupation of the new buildings, the existing middle school will be demolished and sitework will be completed. See following diagrams for phasing and timeline diagrams.