

MEMORANDUM

Date: January 20, 2026

Project: New Middle School at Former Alderwood Middle School Project
(City's reference: PDR-25-0007)

Subject: Responses to City of Lynnwood's 1st Review Comments
(December 2025)

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This memorandum responds to the transportation-related comments in the City of Lynnwood's 1st Review Comment Letter for the Edmond's School District's proposed New Middle School project.¹ The transportation-specific comments below relate to the *Transportation Technical Report for the New Middle School at Former Alderwood Middle School Site*.² The comments made by Maisha Mahmud, the City's Traffic Engineer, were discussed during a meeting on December 9, 2025,³ and are re-stated in *italics* below followed by responses.

Comment 1. – Page 7: *COMMENT: Why PM peak and afternoon peak hour is not included/ evaluated for last 3 intersections?*

Response: The study area and time periods were determined through the scoping process with the City. A scoping memorandum (*Edmonds School District – New Middle School at FAM School Redevelopment – Transportation Analysis Scoping for City of Lynnwood*)⁴ was prepared and provided to the City on May 8, 2025. The City confirmed the study area and analysis periods via email.⁵ As referenced in the report, off-site analysis would not be required based on Lynnwood Municipal Code (LMC) §12.22. As discussed, and confirmed during the December 9th meeting with City staff, no additional information or analysis is required.

Comment 2. – Page 21: *CORRECTION: Include PM peak and afternoon Peak hr LOS & Delay.*

Response: See response to Comment 1. As discussed, and confirmed during the December 9th meeting, no additional information or analysis is required.

¹ Letter to Becky Hutchinson, Mahlum Architects from Rebecca Samy, Principal Planner, City of Lynnwood, dated December 5, 2025.

² Heffron Transportation, Inc., September 29, 2025.

³ Teams Meeting with City staff and Edmonds School District project team member.

⁴ Heffron Transportation, Inc., May 8, 2025.

⁵ Email from Maisha Mahmud, City Traffic Engineer, May 15, 2025.

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Comment 3. – Page 23: ***CORRECTION: Include and evaluate safe walk routes for new school.***

Response: The District will prepare a Safe Route to School map prior to opening of the New Middle School. The map will be submitted to the City for review.

Comment 4. – Page 23; ***CORRECTION: School parents will not follow rule/ guidelines ad ferry user. Using Alderwood Mall Pkwy as drop off/ pick up queue area is safety concern and not acceptable with City. Please provide adequate parking and queuing option inside the school premises.***

Response: The proposed student drop-off/pick-up area and vehicle queue areas are proposed within the school site. The site has been designed so these activities fully operate on the site to prevent school-related vehicles from backing up onto Alderwood Mall Parkway. This clarification was discussed during the December 9th meeting, as the reviewer did not have the latest site plan during her review. After discussions, it was concluded that no additional information or analysis is required.

MMB/tsm

ESD New MS at FAM - Response to Transp Comments

