

## ***STATE ENVIRONMENTAL POLICY ACT***

### **Determination of Non-Significance**

#### **Edmonds School District No. 15 New Edmonds Middle School**

**ISSUED:** February 3, 2026

**LEAD AGENCY:** Edmonds School District No. 15

**DESCRIPTION OF PROPOSAL:** Edmonds School District No. 15 (“District”) is proposing to construct New Middle School on the Former Alderwood Middle School site. The site is 19.76 acres. The new middle school will be a two-story building with a mechanical attic, totaling approximately 145,439 square feet (including the attic), located on the upper western portion of the site and featuring a centrally located courtyard. North of the building, a new parking lot will accommodate student drop-off queuing, staff and visitor parking, and a delivery route accessed from a new signalized entrance on Alderwood Mall Park Way. The signal work will be completed ahead of the campus construction and exempt from SEPA review. Student queuing has been designed in a “ferry-style”, multi-lane layout, and approximately 104 parking stalls will be provided for staff and visitors. The existing school will be demolished.

To the northeast, a new bus loop will connect to the existing entry point along 28<sup>th</sup> Avenue W. Athletic facilities will be located south and east of the building. The new softball field will occupy the southwest portion of the site on the upper terrace, while the new running track and multi-use play field will be placed at the lower terrace in the southwest portion of the site.

The proposed action will require approval of Design Review, Building Permits, Demolition Permit and associated construction permits from the City of Lynnwood, Alderwood Water and Wastewater, Snohomish Public Utilities District, Puget Sound Energy, Labor and Industries, and Snohomish County Department of Health.

**LOCATION OF PROPOSAL:** The New Middle School project is located at 20000 28<sup>th</sup> Avenue W, in the City of Lynnwood. The Snohomish County Tax Parcel Number 00372601101602 (Section 22, Township 27, Range 4NE).

**PROPONENT:** Edmonds School District No. 15

The lead agency for this proposal has determined that the proposal will 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 City of Lynnwood ordinances related to general environmental protection. This decision was made after review of the completed Environmental Checklist dated January 27, 2026, and other information on file with the lead agency. This information is available to the public upon request.

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New Edmonds Middle School  
Edmonds School District No. 15

**Capital Projects**

Educational Services Center | 20420 68<sup>th</sup> Ave. W | Lynnwood, WA 98036  
www.edmonds.wednet.edu

Note: Issuance of this threshold determination does not constitute approval of the permit. This proposal will be reviewed for compliance with all applicable codes and ordinances in place at the time of permit application with the City of Lynnwood, which regulates redevelopment 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 consistent with Edmonds School District No. 15 Policy No. 6890, the State Environmental Policy Act (SEPA), and substantive SEPA policies.

This Determination of Non-Significance (DNS) is issued under WAC 197-11-340(2). The lead agency will not act on this proposal for 14 days from the published date below. Comments must be submitted in writing by February 17, 2026, to the Responsible Official as named below. The Responsible Official will reconsider the DNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the DNS. If the DNS is retained, it will be final after the expiration of the comment deadline.

**Responsible Official:** Lydia Sellie, Edmonds School District No. 15  
**Title:** Executive Director of Business and Finance  
**Address:** Edmonds School District No. 15  
20420 68<sup>th</sup> Avenue West  
Lynnwood, Washington 98036  
**Phone:** (425)-431-7015  
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**Signature:**  \_\_\_\_\_ **Date:** 2-3-2024

**Date of Publication: February 3, 2026**

**There is no agency appeal process for this determination.**