

December 5, 2025

Sent via Email

Becky Hutchinson
Mahlum Architects
Phone: 206-816-1066
Email: rhutchinson@mahlum.com

RE: New Middle School at Former Alderwood Middle School (PDR-25-0007) - 1st Review Comments

Dear Ms. Hutchinson,

Additional information is required to evaluate your proposal further. Please respond to all comments and requested information in this review package when you resubmit materials for review.

The purpose of this letter is to notify you that City staff received comments on the application for the New Middle School at Former Alderwood Middle School. This letter requires corrections to be submitted to the city, **along with a correction response letter which addresses each item below, including what change was made and the location where the change was made.**

When resubmitting please utilize the [Electronic File Standards and File Naming Conventions](#).

Items below are marked as corrections, comments, or conditions. Mark-ups have been made on the plan set and identified documents. Please be sure to review all materials and respond accordingly.

If you have questions or need clarification on a comment, correction, or condition, please contact the individual reviewer directly.

Planning Division:

Reviewer: Rebeca Samy, Principal Planner - rsamy@lynnwoodwa.gov - (425) 670.5411

Project Narrative:

Please revise the project narrative to:

- Confirm the total square footage of the buildings.
- Move the lighting memo separate document.

Design Guidelines Checklist PDR:

- CORRECTION: Compliance with the Citywide Design Guidelines is not required. However, during review there were a few items noted that needed correction and have been noted here and, on the plan, set.
- Page 2: CORRECTION: The Development Engineering permit does not show the required landscaping. Revise this plan set to reflect the required landscaping as the DE permit has been issued.
- Page 3: CORRECTION: Provide calculations on plans.

Lighting Plan:

- Provide a lighting plan sheet.
- Revise the lighting memo from TFWB Engineers, dated September 17, 2025, to reflect the code citations of [LMC 8.40, Article V. Outdoor Lighting](#). Title 8 was implemented in July 2025, prior to the submittal of this application.

PDR Plan Set Comments:

General:

- Please show all pedestrian paths on one site plan.
- Sheet G-001: COMMENT: PDR decision cannot be issued until a SEPA determination is issued.
- Sheet G-002: CORRECTION: Please include the critical areas permit CAP-25-0005.
- Sheet G-004: COMMENT: Signage is not reviewed or regulated as part of PDR. All signage must be submitted separately under a sign permit application. If signage dimensions and information are provided, staff can provide a preliminary review.
- Sheet G-004: CORRECTION: Revise to list current zoning/future land use to P-I.
- Sheet C-600: CORRECTION: Typical for all landscape sheets: Landscape plans must bear the seal or signature of a qualified landscape professional. Please include the seal or signature of the qualified landscape professional on all landscape plans.
- Sheet C-600: CORRECTION: Per LMC 8.40.0400.B.2.a, all refuse and recycling collection areas must be enclosed on 3 sides by a 6 foot high vision obscuring fence and gate. Please clarify how the proposed refuse and recycling area meets or exceeds this enclosure requirement.

Landscape Plans:

- Sheet L-001: CORRECTION: Landscape plans must bear the seal or signature of a qualified landscape professional. Please include the seal or signature of the qualified landscape professional on all landscape plans.
- Sheet L-100 A: CORRECTION: Code Table: Revise to include compliance with LMC 8.40.0770(A)(3).
- Sheet L-100A: CORRECTION: Please show parking stall dimensions. Refer to Table 8.40.72 for standard, angle, and compact car stall required minimums.
- Sheet L-100 A: CORRECTION: Code Table: Per LMC 8.40.0220(F)(e): If more than 10 trees are required to be installed, no more than 40 percent of the new trees may be of a single species. This applies to the new trees to be planted, not to the existing trees on the

site. Please revise the total number of trees to be planted and the percentage in compliance with the above code section. Please indicate the number of small, medium and large trees proposed.

- Sheet L-100A: CORRECTION: LMC 8.40.0770 details landscape requirements for parking lot areas. Please show the following:
 - Calculation and outline for parking areas visible from the street have 10% of the total parking lot area landscaped. (LMC 8.40.0770.A.1)
 - Calculation and outline for parking areas not visible from the street have 5% of the total parking lot area landscaped. (LMC 8.40.0770.A.2)
 - Show parking bumpers or similar for parking stalls that front a landscape area. (LMC 8.40.0770.A.5)
- Sheet L-100 A: CORRECTION: Please provide square footage for parking lot landscaping to show compliance with Table 8.40.23. If providing more than required parking the square footage amount increases to 44. Revise calculations as it is based on 38 square feet not 44. Include and label the total number of parking spaces.
- Sheet L-302: CORRECTION: Please include material sample pictures for proposed fencing.
- Sheet L-600: CORRECTIONS:
 - Please provide the total number of trees to be planted and the percentage in compliance with LMC 8.40.0220(F)(e): If more than 10 trees are required to be installed, no more than 40 percent of the new trees may be of a single species. This applies to the new trees to be planted, not to the existing trees on the site.
 - Trees must be selected from the city's tree preservation and protection guidelines (LMC 8.40.0220)(F)(i):
<https://www.lynnwoodwa.gov/files/sharedassets/public/v/1/dbs/checklists/deveng/tree-preservation-guidelines.pdf>
 - Those highlighted in yellow on the plan set are on the tree preservation list. Please consider substituting those tree species not highlighted with the trees from the list.
 - Please provide specific information on number of shrub / groundcover species and locations. Currently, the plan only shows general areas of plantings rather than species and specific locations. Per LMC 8.40.0310.C.6, provide plantings as described in the code section to achieve 50% ground cover within 2 years.
 - Please clarify which species are deep rooted species per LMC 8.40.0220(D)(2)(a) Trees planted within 10 feet of a public street, sidewalk, paved trail, or walkway must be a deep-rooted species and must be separated from hardscapes by a root barrier to prevent physical damage to public improvements.
- Sheet L-600: COMMENT: A final landscape plan will be required with submittal of construction permits that identifies plantings, species, locations etc.

Development Engineering Division:

Reviewer: Charlie Palmer, PE, DE Manager - cpalmer@lynnwoodwa.gov - (425)670.5219

PDR Plan Set:

- Sheet C-102: NOTE: Note: This project will require a Class II Tree permit. This permit can be applied for on Lynnwood's permit portal under "Development Engineering." Provide the following information on the plan, which will assist with the application:
 - Total number of significant trees (any tree >6" DBH) removed
 - Sum DBH of trees removed
 - Average DBH
 - Tree units based on LMC 17.15.090
 - Total number of tree units (Trees removed x Tree Unit from table in LMC)
 - Total number of non-significant trees removed
 - Total number of replacement trees required
 - Total number of trees replantedApplication can be made during DE Permit Review.
- Sheet C-410: CORECTION: Report shows outlet (control) elevation at 334.50. Please clarify or correct the calcs.
- Sheet C-500: NOTE: Plans for AWWD should not be included in the Development Engineering Permit submittal. Lynnwood will not approve AWWD Developer Extension Plans.
- Sheet C-600: NOTE: Lynnwood will not approve turning diagrams for refuse service. Provide these in a separate exhibit and not in the plans at DE Permit submittal
- CONIDITION: Project will need to apply for a Development Engineering permit. Please only include drawings and documents related to the civil work. Break out the civil plans for review of only those plans. More information can be found at the following website under "Development Engineering": <https://www.lynnwoodwa.gov/Services/Apply-for-a-Permit/Applications-Checklists> Final Approval of PDR will be condition on completion of the DE Permit.)

Preliminary Storm Drainage Report:

- Page 9: CORRECTION: Provide more detail on the justification for using lawn as a land use type in the predeveloped condition. The performance standard requires forested condition for the predeveloped land use type. Cite references in the 2019 SWMMWW. If justification is allowed per the 2019 SWMMWW, show how predeveloped lawn correlates to the developed condition.
- Page 28: CORRECTION: Plan shows outlet (control) elevation at 334.66. Please clarify or correct the calcs.

Traffic Division:

Reviewer: Maisha Mahmud, Traffic Engineer - mmahmud@lynnwoodwa.gov - (425)670.5223

Transportation Technical Report:

- Page 7: COMMENT: Why PM peak and afternoon peak hour is not included/ evaluated for last 3 intersections?
- Page 21: CORRECTION: Include PM peak and afternoon Peak hr LOS & Delay.
- Page 23: CORRECTION: Include and evaluate safe walk routes for new school.
- 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.

Fire Division:

Reviewer: Alex Jenness, Deputy Fire Marshal - ajenness@lynnwoodwa.gov - (425)670.5321

PDR Plan Set:

- Sheet C-010: COMMENT: Omit PIV. Main shutoff for sprinkler system accessed via riser room with exterior access.
- Sheet C-010: CORRECTIONS:
 - Please confirm width. Section A show 26.5'. Measured ~20, expecting 26'.
 - Distance from fire apparatus access to building too great. With sprinkler system the distance can be up to 300 feet.
- Sheet C-510: CORRECTION: Omit PIV. Main Control valve for fire sprinkler via exterior access or riser room.
- Sheet C-600: COMMENT: On civil submittal please show fire land markings.
- Sheet L-302: COMMENT: Gate across fire access must be powered, operate with Opticom, listed per IFC.
- Sheet L-305: COMMENT: Gate across fire access must be powered, operate with Opticom, listed per IFC.
- Sheet E-101: COMMENT: Isolation valves on backflow for fire service must be electronically supervised by fire alarm panel (IFC 903.4).
- Sheet E-101: COMMENT: For EV charging stations provide Knox model 4505 Remote Power Box.

Parks, Recreation, & Cultural Arts Department:

Reviewer: Monica Thompson, Planning Superintendent - mthompson@lynnwoodwa.gov - (425)670.5567

PDR Plan Set:

- Sheet G-004: COMMENT: As discussed in our meeting a few months ago, staff (Joel, Eric, Monica) went onsite to determine which location would best be suited for a trail

connection to Heritage Park. PRCA requests that the trail be moved north, see sheet C-010.

- Sheet G-004: CORRECTION: Show trail connection to Heritage Park on all sheets.
- Sheet C-010: COMMENT: PRCA requests that the trail to Heritage Park be relocated to approximately the location shown. As requested, our preferences are noted below:
 - Trail should be designed to meet ADA standards
 - Trail be constructed of asphalt.
 - Explore an ILA or MOU for Edmonds School District to include trail design extending to the Heritage Park buildings with this project; ESD to be reimbursed for design effort/costs
 - Consider including trail construction in the project bid package as an Additive or Alternate with costs borne by PRCA.

Lynnwood Police Department:

Reviewer: Chuck Steichen, Deputy Chief of Police - csteichen@lynnwoodwa.gov - (425)670.5605

Please provide information, related to site safety and protection related to vehicle threats at ingress and egress points.

The below comments are from external review groups who have provided comment on the proposed project. Please provide a response to the agency comment in your response letter.

External Review Agency Comments:

Snohomish County Health Department Environmental Health School Team - Amanda Carroll - Amanda.Carroll@co.snohomish.wa.us (425)512-7604

This project will need plan approval from the Snohomish County Health Department's Environmental Health School team as per [WAC 246-366-040](#). See attached plan review application. Complete application and specs of the proposed building can be sent to shd-ehq@snoco.org

Alderwood Water & Wastewater District - Jon Wyrick - DevelopmentServices@awwd.com (425)743.4605

Thanks for the opportunity to provide input on this project. This project is in the Alderwood District service area boundaries. The project will require an Extension of the public water and sewer system under the terms of a Developer Extension (DE) Agreement through Alderwood Water & Wastewater Dist. and must comply with current AWWD Standards and Specifications.

Per proposed plan dated 9/16/2025, there will be a 8-inch Private Fire System loop. There is an existing 6-inch Double Check Valve Detector Assembly (DCDA) and an existing 8-inch Double Check Valve Detector Assembly (DCDA) that will be required to upgraded to current AWWD

standards through Developer Extension Agreement. Per proposed plan dated 9/16/2025 there will be a new 8-inch Double Check Valve Detector Assembly (DCDA) installed at 200TH PL SW.

There will also be one 6-inch Domestic Water Meter and one 2-inch Irrigation Meter. There is an existing 6-inch Domestic meter that will be required to be upgraded to current AWWD standards through DE. Water connection points are at 3 locations. One at 28th Ave W, one at 200th PL SW, and one at 201ST PL SW.

Per proposed plan dated 9/16/2025, the proposed sewer system will be a Private Sewer System onsite until it reaches the edge of property. Sewer connection point are at 2 locations. Exist 8-inch sewer main on 28th Ave W, and exist, 8-inch sewer main east side of school property.

Tulalip Tribes - Natural Resources Department, Environmental Division - Todd Gray - toddgray@tulaliptribes-nsn.gov - (360)716.4620

Please see the attached comments from the Tulalip Tribes regarding Golde Creek riparian corridor.

Snohomish PUD - Mary Wickland, Andra Flaherty - mlwicklund@snopud.com - (425)783-4300

Please see the attached comments from Snohomish PUD regarding system capacity.

The City is required to make a final decision on your application and to notify you of that decision within 100 calendar days of active application processing. Since staff has determined that additional information is needed, the 100-day clock for processing the application has stopped until all of the above information is submitted.

When you are ready to resubmit, please upload your materials to the online permit portal and send me an email notifying the response has been uploaded. When the additional information is submitted, staff will review to ensure that it responds fully to the request. When the request has been satisfied, the 100-day clock will begin again. You may reach me at (425)670-5411 or by email at rsamy@lynnwoodwa.gov.

Sincerely,



Rebecca Samy, Principal Planner

Attachments:

- Snohomish County Health Department's Environmental Health School plan review application.
- Tulalip Tribes Comments

- Snohomish County PUD Comments

CC: Taine Wilton wiltont@edmonds.wednet.edu
Will Thomsen thomsenw@edmonds.wednet.edu
Cara Floreske floreskec361@edmonds.wednet.edu
Aaron Pflaumer pflaamera971@edmonds.wednet.edu
Ben Wolters bwolters@lynnwoodwa.gov
Karl Almgren kalmgren@lynnwoodwa.gov



**SNOHOMISH
COUNTY**
HEALTH DEPARTMENT

SCHOOL PLAN REVIEW APPLICATION

NAME AND ADDRESS OF SCHOOL:

(check all that apply)

- New Construction
- New Portable (moving existing portable does not need review)
- Remodel
- Moving to existing building

Property Tax Account Number

Name

Street Address

City

Zip Code

SCHOOL DISTRICT AND ADDRESS:

Name

Street Address

City

Zip Code

CONTACT PERSON AND ADDRESS:

(for plan review purposes)

Name (PLEASE PRINT)

Mailing Address

PROJECT START DATE

City

Zip Code

COMPLETION/OPENING DATE

Phone Number

Email

LOCAL BUILDING INSPECTION AGENCY: _____

WATER SUPPLY

- Public: _____
name of system
- Private Well

SEWAGE DISPOSAL

- Sewer
- Onsite Sewage Disposal

Review of these plans is based upon the rules and regulations of the State Board of Health for Environmental Sanitation Primary and Secondary Schools, WAC 246-366. Other agency approvals requisite to your actual construction may include County or City Planning, Building, Plumbing and Fire Departments, Water and Sewer Utilities.

If the amount of time for plan review exceeds two weeks, you will be notified.

**INVOICE WILL BE SENT TO CONTACT PERSON. SEE CURRENT FEE SCHEDULE.
Purchase Orders are NOT accepted.**

NOTE: Please provide Supplemental Information (architectural drawings) & pages 1-7 attached to this Application.

X _____
Signature of Applicant

Date

SCHOOL PLAN REVIEW CHECKLIST

Please indicate which components are applicable for this project.

NAME AND ADDRESS OF SCHOOL: _____

PROJECT LOGISTICS: _____

- | | Yes | No | N/A |
|--|--------------------------|--------------------------|--------------------------|
| 1. Will students be displaced during the construction period? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| A. If yes, where will displaced students be schooled? | | | |
| _____ | | | |
| B. If students are to be schooled at another campus during construction, please provide school name and address. | | | |
| _____ | | | |
| 2. Will construction take place while students are on campus? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| A. Will a gate encompass the construction zone and prohibit student access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| B. Will construction noise be limited during school hours? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Will food service be provided at this school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Will foodservice (main school kitchen) be impacted by the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| If yes, please describe alternative means of foodservice to be provided: | | | |

Note: The following items **cannot** be interrupted during hours of meal preparation and service:

- 1) Potable water service, and
- 2) Electricity.

PORTABLE CLASSROOMS

- Proposed Portable Classrooms. Manufacturer Name/Model #:

BUILDINGS: WAC 246-366-050

- | | | | |
|--|--------------------------|--------------------------|--------------------------|
| 1. Ceiling Height - at least 8 feet? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Projections (light fixtures, beams, etc.) at least 7 feet from floor? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Stairways have handrails? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Steps have non-slip treads? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Floors have easily cleanable surfaces? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Environmental Health Division

3020 Rucker Avenue, Suite 104 ■ Everett, WA 98201-3900 ■ fax: 425.339.5254 ■ tel: 425.339.5250

School Plan Review Checklist
Supplemental Information Requested

- | | Yes | No | N/A |
|--|--------------------------|--------------------------|--------------------------|
| 6. Windows provided in every classroom, excluding special purpose instruction areas? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. Exterior sun control excludes direct sunlight from classrooms during at least 80% of normal school hours or school air conditioned? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

PLUMBING, WATER SUPPLY, FIXTURES: WAC 246-366-060

- | | | | |
|---|--------------------------|--------------------------|--------------------------|
| 1. School served by an approved public water supply? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Adequate, conveniently located toilet and handwashing facilities provided for students and employees? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Single-service towels or warm air dryers provided? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Temperature controls provided for handwash (100-120° F)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Showers with hot water provided for physical education classes grade 9 and above? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Shower and drying areas have impervious, non-skid floors? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. Walls in shower areas are impervious to water up to shower head height? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. Locker and dressing room floors water impervious?
<input type="checkbox"/> Washable walls?
<input type="checkbox"/> Floor drains provided? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

SEWAGE DISPOSAL: WAC 246-366-070

- | | | | |
|--|--------------------------|--------------------------|--------------------------|
| 1. Sewage and waste water drained to an approved sewage disposal system? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Have engineered plans for on-site disposal been approved? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

VENTILATION: WAC 246-366-080

- | | | | |
|--|--------------------------|--------------------------|--------------------------|
| 1. Are student and staff areas vented to keep them free of odor, excessive heat, and condensation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Are sources producing air contaminants of public health significance locally vented? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

HEATING (Temperature Control): WAC 246-366-090

- | | Yes | No | N/A |
|---|--------------------------|--------------------------|--------------------------|
| 1. Are heating, ventilation and air conditioning systems equipped with automatic room temperature controls? Student and staff areas can be heated to a minimum of 65°F, except for the gym which may be 60°F. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

SOUND CONTROL: WAC 246-366-110

- | | | | |
|---|--------------------------|--------------------------|--------------------------|
| 1. Is background noise from HVAC system limited? (Designed to limit ambient noise levels to values published by ASHRA.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Will maximum ambient noise level in vocational areas when all exhaust systems are operating not exceed 65 dBA? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

LIGHTING: WAC 246-366-120

- | | | | |
|--|--------------------------|--------------------------|--------------------------|
| 1. Is lighting designed to provide a maintained light intensity when measured 30 inches above the floor or on work surfaces, as follows: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|

<u>Area</u>	<u>Foot-Candles</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
General instruction areas	30	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special areas (sewing, labs, chemical storage)	50	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Food preparation	30	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-instructional areas	10	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gymnasium	20	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- | | | | |
|------------------------------------|--------------------------|--------------------------|--------------------------|
| 2. Does lighting minimize shadows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|------------------------------------|--------------------------|--------------------------|--------------------------|

SCIENCE AREA:

- | | | | |
|--|--------------------------|--------------------------|--------------------------|
| 1. Handwash sink(s) provided with soap and paper towel dispensers? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Emergency eyewash provided? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| A. Hands-free? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| B. Flow rate of at least 0.4 gpm for at least 15 minutes | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| C. Tepid water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| D. Floor drain provided? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| E. Within 50 feet or 10 seconds from all science lab stations? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Emergency safety shower with floor drain provided? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Chemical storage area provided? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> Mechanically vented, not recirculated | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> Lockable | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> One hour fire rating for walls and doors | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> Self-closing door(s) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> Large enough to properly separate chemicals | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

School Plan Review Checklist

Supplemental Information Requested

Page 4

	Yes	No	N/A
<input type="checkbox"/> Adequate lighting (50 f.c.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Shelf stoppers (lips) on storage shelves	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Storage shelving secured	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Two exits (recommended)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Natural gas provided to workstations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Master gas shut-off easily accessible and clearly marked?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Fume hood if needed; 100 linear feet per minute (lfm) face velocity, have make-up air source; in a place not subject to drafts or excess traffic, vented to outside(1/3 building height or reduced outlet for increased exhaust velocity) so not near air intakes; unrestricted vent; stainless steel ducts recommended; joints welded; exterior electrical, gas and water controls; motor distal to hood; safety glass in sash; spark proof motor; vapor proof lights, constructed of non-flammable material?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Storage facilities for flammable materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Fire cabinets meet fire code?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Refrigerators (chemical storage) nonspark?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Sinks with hot and cold water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Acid resistant plumbing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Exterior gas control?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Are two widely marked exits available?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Electrical outlets in wet areas have ground fault interrupters (GFI's)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Table tops made of noncombustible materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ART ROOM:

1. Handwash sink(s) provided equipped with soap and paper towel dispensers?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Chemical storage provided? <i>Note:</i> if more than 10 gallons of flammables are stored, a flammable cabinet is required.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Will a kiln be used?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Dedicated mechanical exhaust system vented to outside?			
<input type="checkbox"/> Kiln located outside in fenced area?			

School Plan Review Checklist
Supplemental Information Requested

- | | Yes | No | N/A |
|--|--------------------------|--------------------------|--------------------------|
| 4. Will 3D printers be used? If yes, a dedicated mechanical exhaust system to the outside is required. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Spray booth provided? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Emergency eyewash provided? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

AUTO SHOP:

- | | | | |
|---|--------------------------|--------------------------|--------------------------|
| 1. Handwash sink(s) provided with soap and paper towel dispensers? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Emergency eyewash provided? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Master electrical shut-off easily accessible and clearly marked? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

WELDING/METAL SHOP:

- | | | | |
|---|--------------------------|--------------------------|--------------------------|
| 1. Handwash sink(s) provided with soap and paper towel dispensers? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Emergency eyewash provided? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Fume collection system provided for welding booths? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Master electrical shut-off easily accessible and clearly marked? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

WOOD SHOP:

- | | | | |
|---|--------------------------|--------------------------|--------------------------|
| 1. Handwash sink(s) provided with soap and paper towel dispensers? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Master electrical shut-off easily accessible and clearly marked? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Sawdust collection system provided? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Emergency eyewash provided? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Spray booth provided? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Lumber storage area provided? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Yes No N/A

HORTICULTURE:

- | | | | |
|--|--------------------------|--------------------------|--------------------------|
| 1. Handwash sink(s) provided with soap and paper towel dispensers? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Vented storage cabinet provided for agricultural chemicals? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

PLAYGROUND AREAS:

- | | | | |
|--|--------------------------|--------------------------|--------------------------|
| 1. Does the design and structural integrity of the playground equipment promote safety? Are protrusions, clothing entanglements, head and or neck entrapment, or crush and shear points minimized? [See <u>Handbook for Public Playground Safety</u> , 2010, U.S. Consumer Product Safety Commission (Publication No. 325) for specific equipment guidelines.] | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Equipment properly anchored? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Each piece of equipment has an adequate use zone? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Resilient surfacing material provided under playground equipment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. The quantity of material along with the scope of adequate coverage under each piece of equipment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Drainage of playground area (including area under equipment) adequate? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. Tires have drainage holes to prevent accumulation of standing water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. Fences or other means necessary to protect children from traffic hazards (roads, railroad, parking lots, etc.) provided? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



Natural Resources Department
Environmental Division
6406 Marine DR NW
Tulalip, WA 98271

.....

Rebecca Samy | Principal Planner
City of Lynnwood | Development & Business Services

November 12, 2025

Re: New Middle School, PDR-25-0007

Thank you for the opportunity to comment on this proposal. The Tulalip Tribes are federally recognized and are signatories to the Treaty of Point Elliott of 1855. The Tulalip Tribes retain constitutionally protected, treaty-reserved rights to harvest, consume, and otherwise manage fish, shellfish, and other treaty reserved resources within our usual and accustomed areas. These treaty rights and resources are integral to supporting the tribal economy, and furthermore play a vital role in ensuring the health, welfare, and cultural ways of life of the tribe and tribal community.

We wish to provide the following general comment regarding this proposal:

Though this school does serve a public need, we still don't want to see any more unwarranted restriction on the important Golde Creek riparian corridor. This Creek system has been hammered from all sides since colonization, and is currently in dire need of rehabilitation. The Tribal perspective holds that with the advent of new science and understanding of ecological processes, it is an obligation of local governments to "right the wrongs" that have been done to our natural systems in the past out of negligence or naivety, whenever and wherever possible. New development and/or land disturbing activity presents an opportunity for restoration to be incorporated into plans.

It is the Tribes' wish, and it is our recommendation, that this project would, to the greatest extent possible, adhere to standard buffers without reduction mechanisms, enhance or restore every available square foot of degraded land within the buffer zone, and seek any and all opportunities to return lost ecological processes to on-site critical areas.

Some ideas that come to mind:

1. Shorten the east driveway a bit so the turn-around is outside of the standard buffer.
2. Maintain the standard buffer throughout most of this area, and move the critical area fencing accordingly.
3. Move the school boundary fence to the property line and enhance the buffer area currently outside of it.
4. Consider applying for a variance from LMC 8.40.0240 in order to move the eastern driveway farther away from the stream buffer.
5. Identify any opportunities to enhance or restore fish habitat within the on-site portion of Golde Creek. (maybe this could be a school project for the kids?)

The Tulalip Tribes are federally recognized successors in the interest to the Snohomish, Snoqualmie, Skykomish, and other allied tribes and bands signatory to the Treaty of Point Elliott.



6406 Marine DR NW
Tulalip, WA 98271
360-716-4617

Thank you for considering our concerns regarding potential impacts to our ancestral waterways, and the Treaty-reserved resources these contain.

A handwritten signature in black ink, appearing to read "Todd Gray".

Todd Gray
Environmental Protection Ecologist
The Tulalip Tribes | Natural Resources Dept.
360-716-4620 | toddgray@tulaliptribes-nsn.gov

December 5, 2025

Rebecca Samy
 City of Lynnwood
 P. O. Box 5008
 Lynnwood, WA 98046

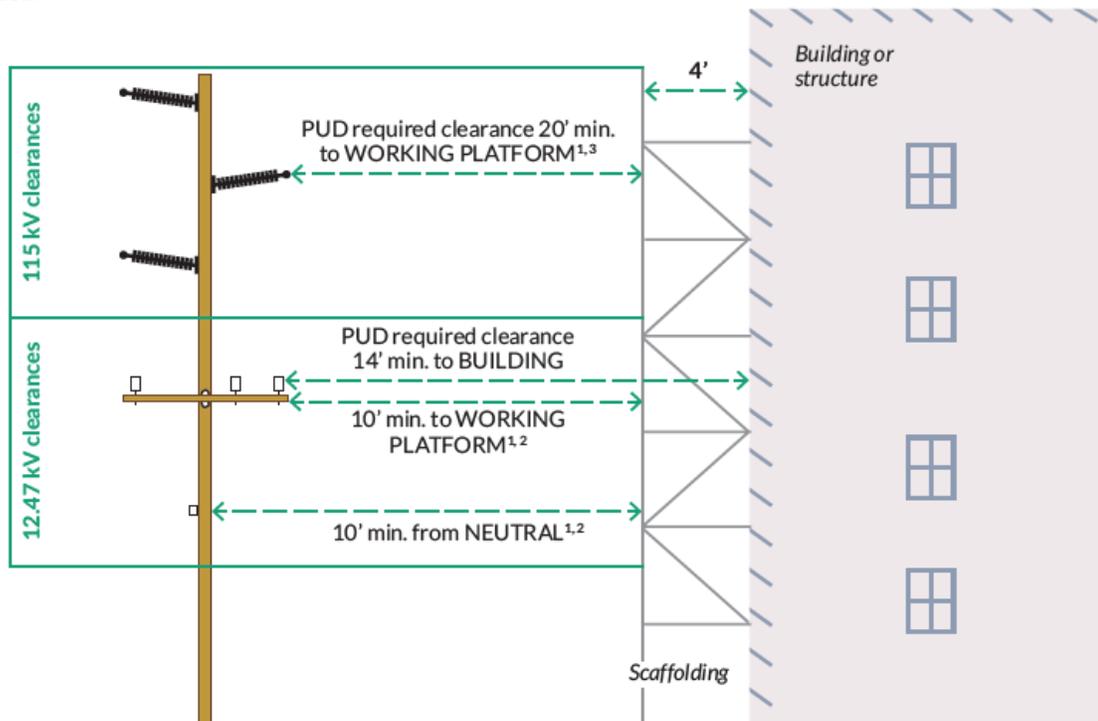
Dear Ms. Samy:

Re: PDR25 0007 Edmonds Middle School

District DR No.: 25-182

The District presently has enough electric system capacity to serve the proposed development. However, the existing District facilities in the local area may require upgrading. The cost of any work, new or upgrade, to existing facilities that is required to connect this proposed development to the District electric system shall be in accordance with the applicable District policy.

The developer will be required to supply the District with suitable locations/easements on its property for any electrical facilities that must be installed to serve the proposed development. It is unlikely that easements will be granted on District-owned property, or consents granted within District transmission line corridors.



1. NESC 234A2 – Horizontal clearances (with wind displacement) – 6 lb/ft² toward structure, final sag at 60° F
2. WAC 296-24-960 (3)(a)(ii) – Minimum clearance for lines rated 50kV or below
3. WAC 296-155-53408 (1)(a)(ii) – Crane clearances up to 350kV

Please be advised that per WAC 296-24-960 the minimum worker safety clearance from any District distribution conductor is 10 feet. **Therefore, the District requires a minimum 14-foot clearance from any structure to accommodate workers, scaffolding, and ladders. Minimum worker safety clearance from 115kV transmission wires is 20 feet.**

There are no transmission conflicts. There is an existing three-phase overhead primary line and also poles on the south side of the driveway entrance from 28th Avenue West. An existing underground three-phase primary line on the property serves the existing school, and there is a padmount transformer at the north end of the school and vault room transformers at the south end. The developer is responsible for coordinating with the PUD for removal of existing underground cables and transformers. Any relocation, removal or undergrounding of District facilities to accommodate this project and the worker safety clearances shall be at the expense of the project developer and must be coordinated with the PUD in advance of final design.

According to Snohomish County records, there are wetlands and a creek on site. Please include any required utility work in the scope of all applicable land use/development/stormwater permits including for any planned over- or under-stream and wetland utility crossings.

Please be aware that if your project is being reviewed by Snohomish County and there are critical areas or buffers within your project as defined by Snohomish County in SCC 30.62A.300, you may be required to do a critical-area study. Any utility work that will increase the utility footprint such as installation, extension, or construction, is subject to these standards and requirements. New utility construction and installation is only allowed within critical areas or buffers when no alternative location exists and when you mitigate any impacts to the area.

Snohomish County may provide critical-area services on a case-by-case basis and has listed its fee structure under SCC 30.86.525. Snohomish PUD requires that, prior to applying for electrical service from the PUD, you address any critical-area considerations and obtain the appropriate approvals to proceed with your project.

Please contact the District prior to the design of the proposed project. For information about specific electric service requirements, please call the District's South County office at 425-670-3202 to contact an Engineering Tech.

Sincerely,

Mary Wicklund for

Andra Flaherty, Senior Manager
Transmission & Distribution Design

Cc: Will Thomsen – thomsenw@edmonds.wednet.edu
Camie Anderson – canderson@shockeyplanning.com
Tom Hovde – Executive Accounts