



MEMORANDUM

06 October 2025 [\(REVISED 23 January 2026\)](#)

To: Rebecca Samy
City of Lynnwood
Planning Department
19100 44th Ave. W
Lynnwood, WA 98046

From: Rebecca Hutchinson

RE: New Middle School at Former Alderwood Middle School – Project Narrative

For your consideration, the following Project Narrative includes the information requested by the Project Design Review (PDR) Submittal Checklist:

Project Name: New Middle School at Former Alderwood Middle School

Address: 20000 28th Avenue W, Lynnwood, WA 98036

Parcel No.: 00372601101602

Zoning Designation: Public (P-1) – Educational Facility Use

Site Description

The project site is located at 20000 28th Avenue W in Lynnwood, Washington, on a 19.76-acre parcel currently being annexed into the City of Lynnwood. The property is the former Alderwood Middle School campus, which is currently serving as an interim home for Oak Heights Elementary until Fall 2025. Following that transition, the site will be fully vacated and prepared for redevelopment.

The parcel is bordered by single-family residences to the west, south, and east, with Alderwood Mall Parkway to the north, providing direct proximity to regional arterials and commercial centers. The site also contains Golde Creek and associated wetlands, which connect to larger wetland complexes east of 28th Avenue W and in Heritage Park to the west. These natural features influence the site's layout and have been incorporated into both building orientation and landscape design through wetland buffer enhancement and native planting strategies.

The existing campus includes aging school facilities and playfields, all of which will be demolished. Grading varies by approximately 42 feet across the site, from an elevation of 368 feet at the northwest corner to 326 feet at the southeast corner. The project design leverages this terraced topography to organize building entries, athletic fields, and outdoor learning spaces.

Project Description

The Edmonds School District proposes construction of a new middle school serving grades 6–8, designed for 800 students with a capacity of up to 1,000. The facility replaces the former Alderwood Middle School and will reflect the District's K–5 elementary and 6–8 middle school grade reconfiguration.

The new school is envisioned as a two- and three-story facility, [total building area 143,141 gross square feet](#), organized around a central courtyard, creating visibility, orientation, and safe outdoor gathering space. The academic wings are arranged in a looping configuration, connecting to shared destinations

such as the commons, gymnasium, library, and elective learning areas. The design emphasizes student belonging, cultural diversity, wellness, and adaptability, aligning with both Edmonds School District Educational Specifications and the community-driven Design Review Committee's aspirations.

Key building elements include:

- > Academic communities in a two-story configuration with contiguous classrooms.
- > Commons and cafeteria space designed as a flexible social heart.
- > Library/media center centrally located for student access.
- > Performing and visual arts spaces including music rooms, art studios, and shop classrooms with direct outdoor connections.
- > Physical education facilities: full gymnasium, fitness spaces, and locker rooms directly linked to the track and athletic fields.
- > Learning support, counseling, and administration spaces that reflect equity and inclusion goals.

Existing and Proposed Uses

Existing Use:

- > The site is currently used as a temporary elementary school campus (Oak Heights Elementary).
- > Facilities include the original Alderwood Middle School building, associated portables, asphalt play areas, grass playfields, and surface parking.

Proposed Use:

- > Middle school for grades 6–8, with full academic, extracurricular, and support facilities.
- > Educational uses include classrooms, labs, art and music studios, special education, commons, and a library.
- > Recreational and athletic uses include a synthetic turf football/soccer field, six-lane rubberized running track, softball field, outdoor basketball courts, and hard-surface play courts.
- > Outdoor learning environments include courtyards, student gardens, outdoor classrooms, and wetland overlook areas.
- > Community use: Fields, gyms, and common spaces will be available after-hours and on weekends for public events and recreation, consistent with Edmonds School District operations.

Operational Information

Enrollment: Designed for 800 students; expandable to 1,000.

Staffing: Approximately 70–90 faculty and staff.

Hours of Operation: Typical school hours are 7:30 a.m.–4:00 p.m. Evening and weekend use is anticipated for athletics, clubs, and community events.

Student Transportation:

- > Buses enter from 28th Avenue W into a dedicated bus loop adjacent to the building.
- > Private vehicles use a new signalized entrance off Alderwood Mall Parkway, with a ferry-style queuing system for safe and efficient student drop-off/pick-up.

Service Access: Loading docks are located on the north and west sides of the building, designed to accommodate semi-truck deliveries as part of the District's centralized food service distribution. Deliveries occur primarily in early morning hours.

Safety and Security: The site will be enclosed by new six-foot perimeter fencing with controlled gates. Courtyards and service areas will be secured after hours.

Zoning Designation

The site is designated for Public (P-1) Educational Facility Use under City of Lynnwood zoning. Schools are an allowed use within this designation, subject to Conditional Use Permit and Design Review processes.

Parking Calculations

The project provides approximately 103 permanent parking stalls for staff and visitors in the main lot, supplemented by flexible use of student drop-off lanes for event and overflow parking.

Parking demand is calculated as follows:

- > Staff: Estimated 70–90 staff requiring ~90 spaces.
- > Visitors: 10–15 spaces provided during school hours.
- > Events/After-hours: Overflow accommodated by drop-off loop (approx. 50 additional spaces).

Total On-site Parking: ~153 spaces (103 dedicated + ~50 flexible).

Bicycle Parking: In accordance with Washington Sustainable Schools Protocol, 5% of student enrollment (50 spaces minimum). Covered and uncovered racks will be located near the main entry and gymnasium entrances.

Landscape and Site Improvements

The landscape plan emphasizes connection to natural systems and educational opportunities:

- > Wetland and stream buffer enhancements along Golde Creek, including invasive species removal and replanting with native vegetation.
- > Outdoor learning zones: student garden, outdoor classrooms, amphitheater seating at track, forest learning lab, and flexible patios linked to classrooms.
- > Circulation improvements: ADA-accessible walkways, terraced plazas, ramps, and stairs connecting upper and lower site levels.
- > Sustainable practices: Stormwater detention under the athletic field (~300,000 cubic feet) with proprietary treatment systems; tree replacement per Lynnwood code, with ~200 new trees planted.

Compliance with Lynnwood Municipal Code

See sheet G-004 for summary of code compliance with Lynnwood Municipal Code.

Compliance with Comprehensive Plan

The Edmonds School District's new middle school at **20000 28th Avenue West** supports the City of Lynnwood Comprehensive Plan by advancing multimodal connectivity, neighborhood safety, and equitable community access consistent with **Connect Lynnwood** and the City's **Multimodal Level of Service (MMLOS)** framework.

Multimodal Access and Safety

The project is designed to promote safe, comfortable, and convenient walking and biking routes to school. Pedestrian circulation is organized around a connected network of sidewalks and shared-use paths that link directly to **28th Avenue W, Alderwood Mall Parkway**, and adjacent neighborhood streets. The design includes new separated sidewalks, crosswalks, and a multi-use trail that integrates with the City's planned pedestrian and bicycle system. These improvements enhance access for students within one mile of the school and contribute to the City's MMLOS goals for completing pedestrian and bicycle networks.

The site also includes secure and visible bicycle parking near the main entrance and athletic fields to encourage active transportation. Vehicular and bus traffic are separated to minimize conflicts with pedestrians and cyclists, improving safety during arrival and dismissal periods.

Support for Safer Routes to School (TR Policy 2.3)

In collaboration with the City of Lynnwood and Snohomish County, the school's circulation design emphasizes safe routes to school through improved crossings, lighting, and traffic-calming measures. On-site queuing for buses and family vehicles reduces congestion on adjacent streets, while the landscaped pedestrian spine between classroom wings creates a continuous, protected route for students walking or biking from surrounding neighborhoods.

Community Connectivity and Public Access (CF Policies 1.4 & 5.5)

The new school will serve as a vital community anchor that enhances access to public services in a rapidly developing urban area near City Center and future light rail connections. The site plan accommodates safe, walkable access from surrounding residential areas, with public sidewalks and ADA-accessible routes linking to the school's entry plaza and outdoor amenities. Coordination with the City and the Edmonds School District ensures the project's design supports broader multimodal goals and aligns with local infrastructure improvements.

Educational and Community Partnerships (ED, CH, and PR Policies)

The middle school’s flexible learning spaces and shared community facilities—such as the gymnasium, commons, and athletic fields—are designed for after-hours public use, supporting partnerships between the City, schools, and community service providers (**CH Policy 2.6; PR Policy 3.4**). These spaces will host recreational programs, youth athletics, and family events, reinforcing Lynnwood’s vision of schools as neighborhood gathering places.

The project also aligns with **ED Policy 4.3**, supporting workforce readiness by integrating design features that promote STEM education, sustainability learning, and collaboration with local organizations and technical institutions.

In summary, the new middle school demonstrates full alignment with the Lynnwood Comprehensive Plan by promoting multimodal connectivity, fostering community partnerships, and ensuring safe, equitable access for students and families.

Permits

The following is a list of permits that have been submitted concurrently and those that may be required for the New Middle School at Former Alderwood Middle School:

City of Lynnwood Development Engineering Permit – ALDERWOOD MALL PARKWAY INTERSECTION MODIFICATION [DE-25-0017](#)

City of Lynnwood Building Permit – NEW MIDDLE SCHOOL AT FORMER ALDERWOOD MIDDLE SCHOOL [CNEW-25-0010](#)

City of Lynnwood Development Engineering Permit – NEW MIDDLE SCHOOL AT FORMER ALDERWOOD MIDDLE SCHOOL [DE-25-0045](#)

[City of Lynnwood Demolition Permit – NEW MIDDLE SCHOOL AT FORMER ALDERWOOD MIDDLE SCHOOL CDEM-25-0002](#)

[City of Lynnwood Critical Areas Permit – NEW MIDDLE SCHOOL AT FORMER ALDERWOOD MIDDLE SCHOOL CAP-25-0005](#)

City of Lynnwood Conditional Use Permit for Monument Sign in a Public Zone.

Phasing / Timelines

The following illustration from our Neighborhood Open House on 10 September, 2025 illustrates design, permitting, and construction timelines for the Alderwood Mall Parkway Intersection Improvements and the New Middle School.

NMS NEIGHBORHOOD OPEN HOUSE COMMUNITY EXPERIENCE



Meet the Contractor:

Based in downtown Edmonds, Washington, Spee West is a local general contractor specializing in the construction of educational and public facilities throughout Western Washington

Founded in 1990
58 new K-12 schools completed
10 completed middle schools
We are LOCAL: Spee West is located 6 miles from the New Middle School

www.speewest.com

QR code to our website:



- ALDERWOOD MALL PARKWAY INTERSECTION IMPROVEMENTS CONSTRUCTION
- CAMPUS CLOSED FOR THE CONSTRUCTION OF NEW MIDDLE SCHOOL
- 28TH AVENUE WEST FRONTAGE IMPROVEMENTS

PROJECT SCHEDULE

