

MITIGATED DETERMINATION OF NON-SIGNIFICANCE
Edmonds School District No. 15
Madrona School Replacement

DESCRIPTION OF PROPOSAL: The proposed action is construction of a new Madrona School and demolition of the existing approximately 86,500 square-foot school building and related improvements (2,500 square foot covered play area, covered walkways, parking areas, and playground equipment). The site encompasses approximately 41 acres, which also hosts the former Woodway Elementary School. The new facility would consist of five new buildings for classrooms and one for the entry, administration, the gym, cafeteria, kitchen, library, and the school's music and science programs. Ball fields on site could remain a shared use with the City of Edmonds. The new school would have a 3,000 square foot covered play area and new play field where the existing school is located, and the existing track and field located in the southwestern portion of the site would be elongated to meet current International Association of Athletics Federations (IAAF) design standards. In addition, a new play area and covered play area would be located in the center of the upgraded track and field. As part of the project, there would also be improved parking and bus and automobile circulation, and a sidewalk would be added to the south side of 236th Street SW between the school's two existing driveways. In addition, significant new stormwater management facilities would be provided.

The size of the school building would be approximately 80,000 square feet. The proposed school would have capacity for 650 students and 80 teachers and staff, serving grades K-8 at the same enrollment and staffing levels as the existing Madrona K-8 program. The primary entrance would continue to be accessed from 236th Street SW for students, staff, and visitors. The project would provide the same number of parking spaces that currently exist at the site (119), including five ADA spaces. Improvements to on-site circulation would include increased capacity for parent-vehicle and school-bus load/unload, which would provide additional spaces (up to 80 additional spaces) for evening and weekend event parking.

Construction would begin in the spring of 2017 and be completed by the fall of 2018; the school would be available for occupancy July, 2018.

The proposed action will require approval of a Project Design Review from City of Edmonds along with associated permits related to the building and grading permits from City of Edmonds.

CITY OF EDMONDS FILE NUMBERS: PLN20160027 (Design Review), PLN20160028 (Conditional Use Permit for building area), PLN20160029 (Conditional Use Permit for building height)

PROPONENT: Edmonds School District No. 15

LOCATION OF PROPOSAL: The new Madrona School at 9300 236th Street SW in Edmonds would replace the existing Madrona School on the same site. The Snohomish County Tax Parcel Number is 27033600404600. The legal description is "SEC 36 TWP 27 RGE 03RT-49) NE 1/4 OF SE1/4."

LEAD AGENCY: Edmonds School District No. 15

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment provided that the mitigation measures described in the June 2016 environmental checklist are incorporated as part of the project. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This determination assumes compliance with State law and Snohomish County and City of Edmonds ordinances related to general environmental protection including, but not limited to: earthwork, site utilities, access improvements, critical areas, and drainage. This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request. This determination is subject to the mitigation measures described in the June 2016 environmental checklist and shall be deemed conditions of approval of the lead agency's proposed action. Such conditions are considered binding and may not be altered by subsequent decisions unless a threshold determination is re-issued.

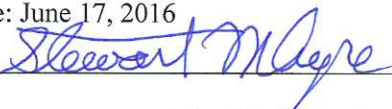
Note: Issuance of this threshold determination does not constitute approval of the proposed action for construction. This proposal will be reviewed for compliance with all applicable City of Edmonds codes, which regulate development activities.

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 as to one or more of the factors listed in Edmonds School District No. 15 Policy 9630, 7.0 SEPA and Agency Decisions.

This Mitigated Determination of Non-Significance (DNS) is issued under WAC 197-11-340(2) and WAC 197-11-350. The lead agency will not act on this proposal for 14 days from the published date below. Comments must be submitted in writing by July 1, 2016 to the Responsible Official as named below. The responsible official will reconsider the MDNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the MDNS. If the MDNS is retained, it will be final after the expiration of the comment deadline.

Responsible Official: Stewart Mhyre, Edmonds School District No. 15
Title: Executive Director of Business and Operations
Address: Edmonds School District No. 15
20420 68th Avenue West
Lynnwood, Washington 98036
Phone: (425) 431-7015

Issue Date: June 17, 2016

Signature: 

Date: 6/17/16

There is no agency appeal for this determination.