

Collection of Information

for use by the

Longfellow Property Advisory Task Force

Last update January 21, 2020

PO Box 2098
Everett, WA 98213
www.everettsd.org



LONGFELLOW BUILDING AND ANNEX

3715 Oakes Avenue, Everett

September 9, 2019

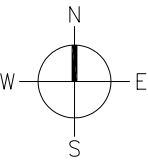
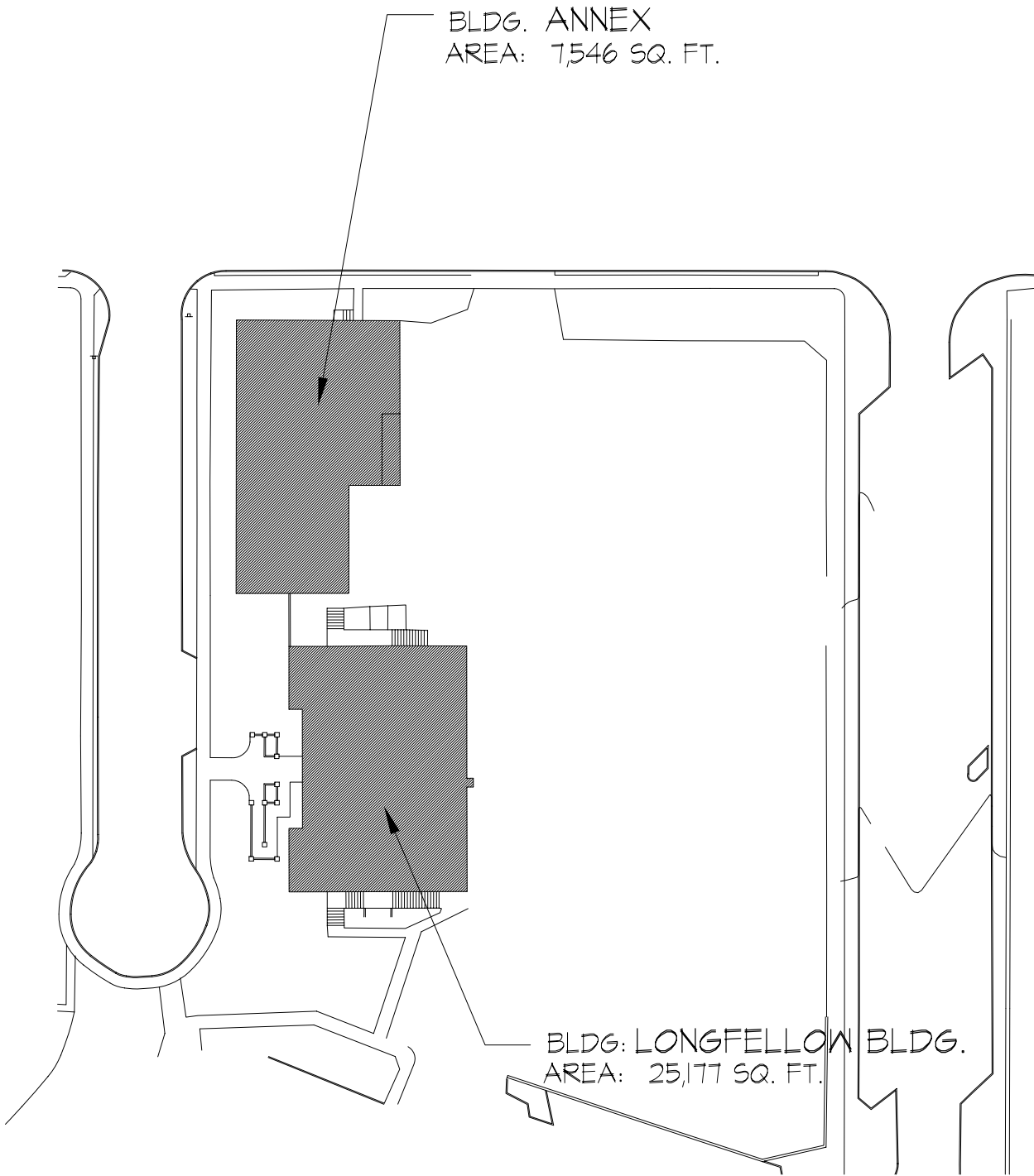
Property Description

This property is a 101,930 SF (approximately 2.34 acres) site roughly rectangular in shape located on the hillside above the Broadway commercial corridor in south central Everett. It is bounded by Oakes Avenue on the west, Lombard Avenue on the east, 37th Street on the north and 38th Street on the south. The parcel has excellent access and visibility from Broadway and is contiguous to Memorial Stadium and the district's athletic and transportation facilities. The site is currently used by visitors and users of Memorial Stadium, parking for the athletics and transportation departments, and transportation vehicles.

The Longfellow Building was built as a grade school in 1911 and contains a total of approximately 25,177 square feet of space on three floors. A one-story annex building was added in 1956 for use as a cafeteria and gymnasium for the grade school and contains approximately 7,546 square feet of floor space. These buildings were converted to office use in 1971 and then vacated in 2013 with the opening of the school district's Community Resource Center. They are in very poor overall condition and will require major seismic, interior, exterior, mechanical, electrical, ADA and life safety upgrades in the near-term. Neither of these buildings are listed on the City, State or National Historic Registers. The remainder of the site has been asphalted and is used for parking.

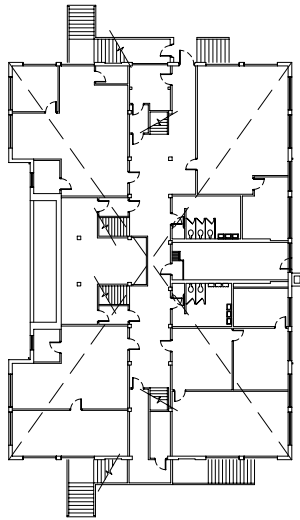
The City of Everett's Comprehensive Plan designates the site under Institutional 2.1 Schools/Churches reflecting decades of ownership and use by the school district. The parcel is zoned R-3 (also includes areas to the north, south and west) by the City. The R-3 designation is a medium-density residential zone, which permits up to 29 units per acre (one unit per 1,500 SF of land) and a 45-foot height limit. This parcel is adjacent to Everett's Broadway Mixed Use (BMU) zone to the east.

LONGFELLOW BUILDING AND ANNEX
SITE PLAN

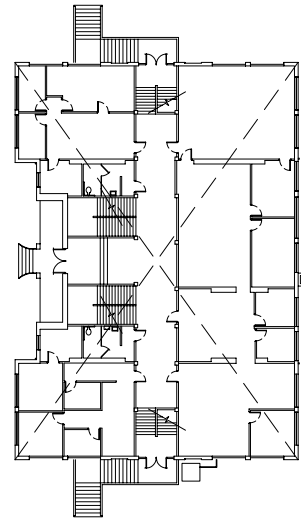


LONGFELLOW BUILDING
FLOOR PLAN

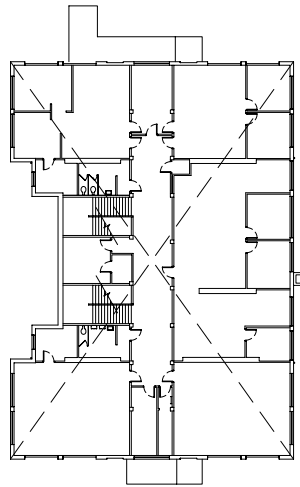
FIRST FLOOR
01



SECOND FLOOR
02

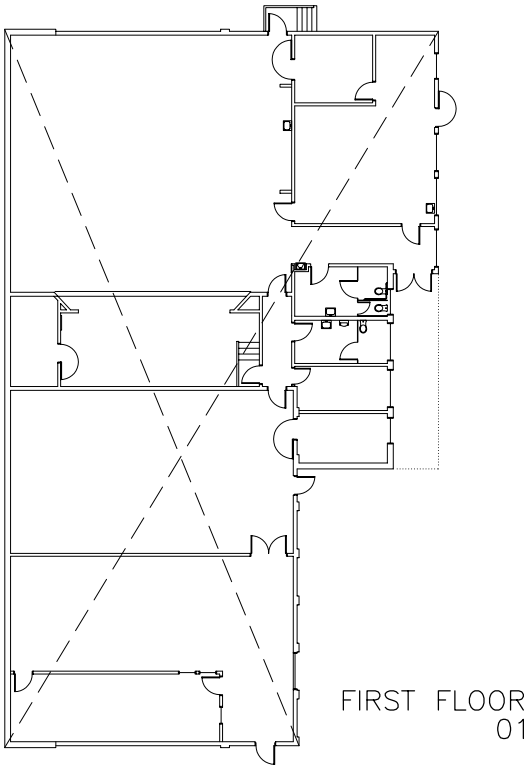


THIRD FLOOR
03



AREA #	AREA NAME	SQ.FT.	FACTOR
01	First Floor	8,504	1.0
02	Second Floor	8,467	1.0
03	Third Floor	8,206	1.0
Grand Total:		25,177	

LONGFELLOW BUILDING ANNEX
FLOOR PLAN



AREA #	AREA NAME	SQ.FT.	FACTOR
01	First Floor	7,546	1.0
Grand Total:		7,546	



Strategic Plan 2019-20

Mission

Inspire, educate, and prepare each student to achieve to high standards, contribute to our community, and thrive in a global society.

Vision

Our students will lead and shape the future.

They will be well-rounded, healthy, and flexible thinkers with a global perspective who can access resources and collaborate. They will demonstrate empathy, pride, and advocacy for self, school, and community while respecting the diversity and worth of others. They will acquire the knowledge, attitudes and skills to adapt to the emerging needs of a changing world.

Core Values

Our core values drive our actions and behavior.

Learning	We believe each student has the ability to learn and achieve to high standards.
Equity	We honor and support each student's right to learn and achieve.
Integrity	We act in good faith, serving others with honesty and dignity. We serve as stewards of the public trust.
Passion	We are passionate about teaching and learning.
Respect	We value differences among people and treat one another with respect.
Diversity	We embrace diversity as an essential asset; we are inclusive and treat our differences as a core strength.
Collaboration	We believe in learning and working together, the value of diverse views, and the power of collective wisdom.

Strategic Priorities

1 – Teaching and Learning: Align curriculum, instruction, and assessment to educate, inspire, and prepare each student to graduate, to contribute to our community, and thrive in a global society.

2 - Inspiration, Innovation, and Information: Foster innovation to serve current and future needs of diverse learners; support innovative approaches to develop, identify, and use information and technology.

3 - People, Structure, and Systems: Develop people, structures, and systems to support student learning in a culture of mutual respect and intellectual engagement.

4 - Resource Management: Generate, align, and coordinate available resources to serve the best interest of the students. Develop flexibility and adaptability to achieve our mission in a changing economic environment.

5 - Strategic Relationships: Develop intentional partnerships and strategic relationships to support student learning.

The full version of the 2019-20 Strategic Plan is located here: <https://docushare.everett.k12.wa.us/docushare/dsweb/Get/Document-98523/>

The 2019-20 Annual Operating Plan is located here: <https://docushare.everett.k12.wa.us/docushare/dsweb/Get/Document-98522/>

Videos for review:

**Longfellow Interior
Walkthrough**

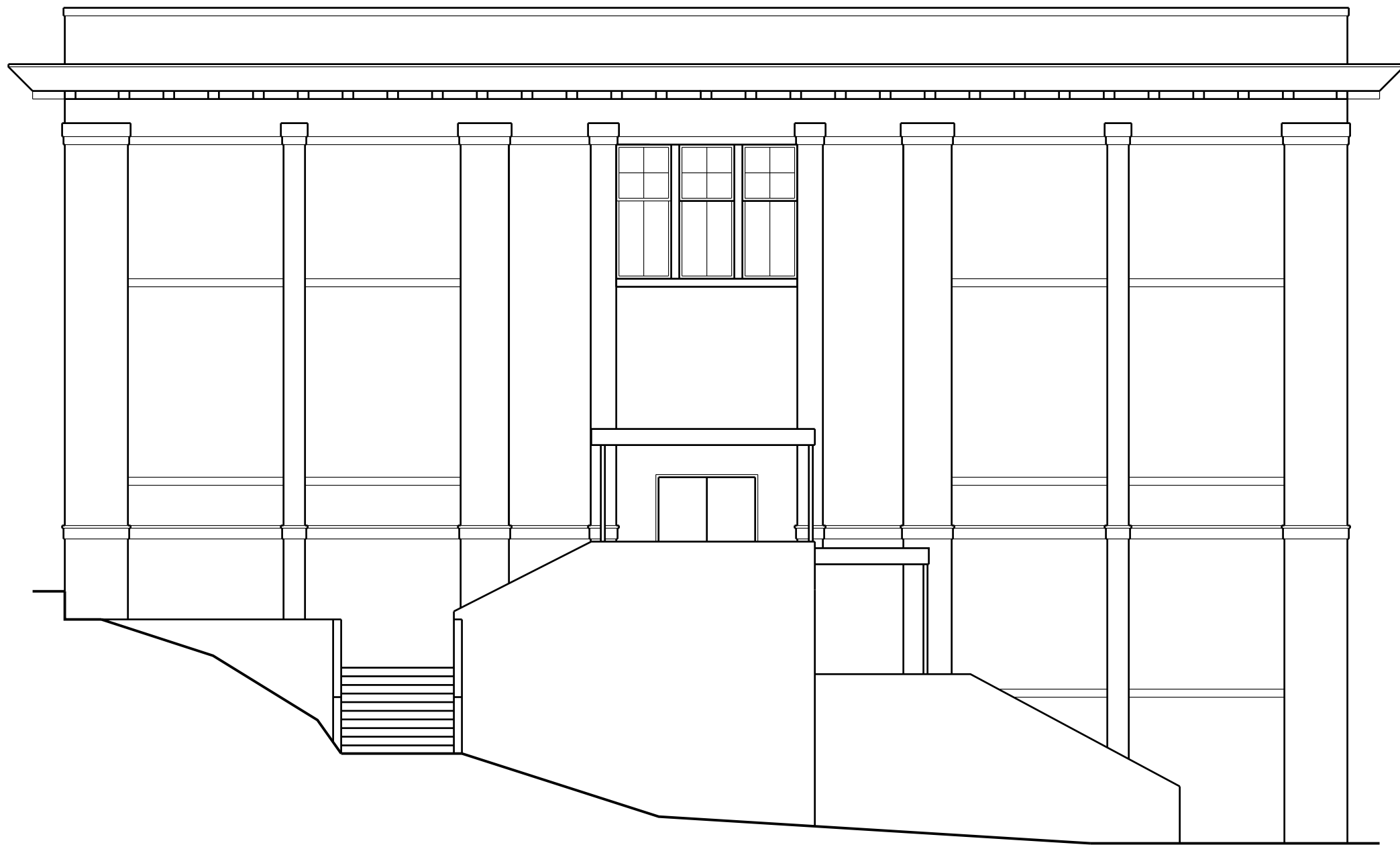
**Longfellow Parking
Aerial View**



1 WEST ELEVATION
1/8" = 1'-0"



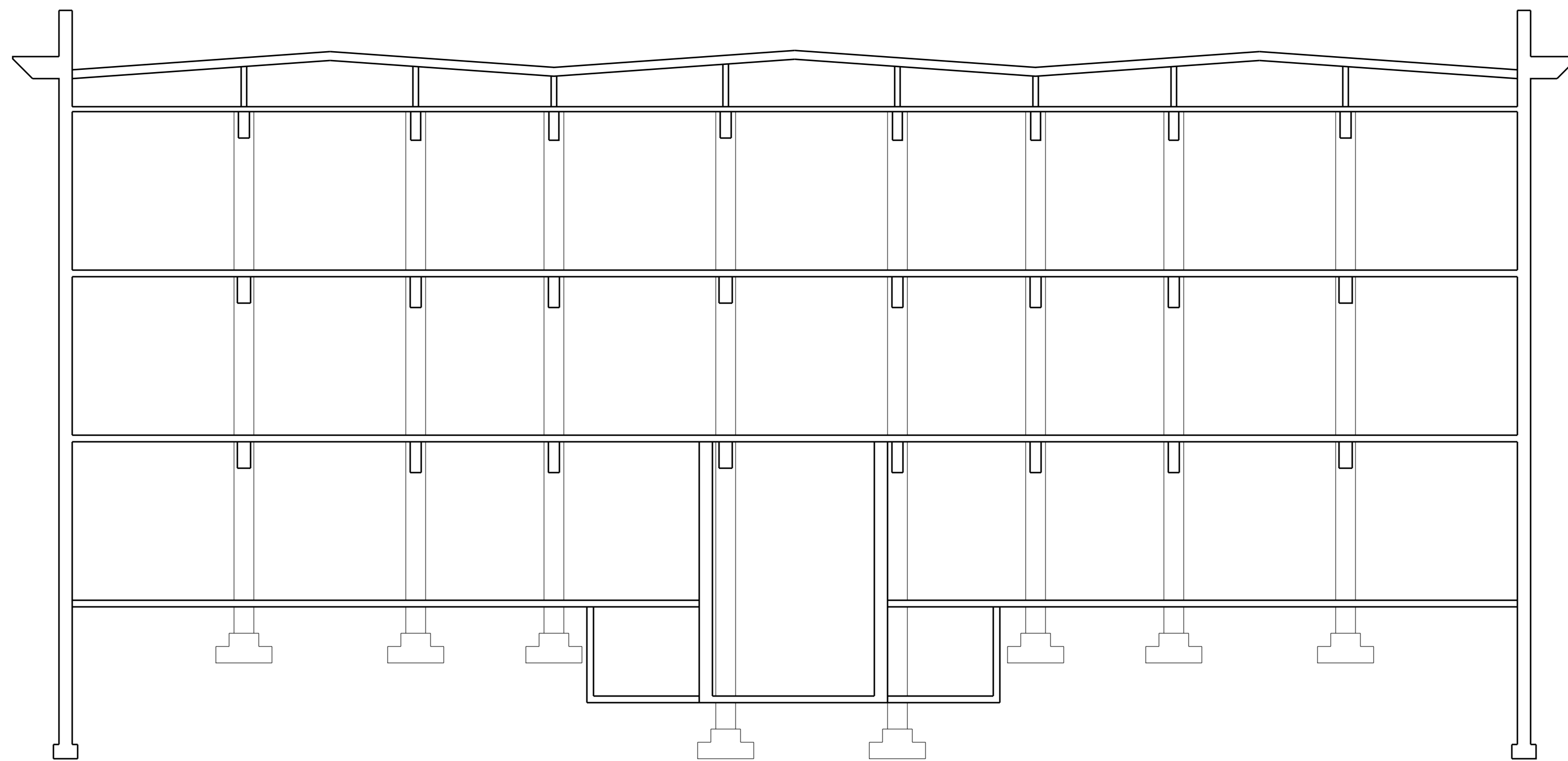
2 EAST ELEVATION
1/8" = 1'-0"



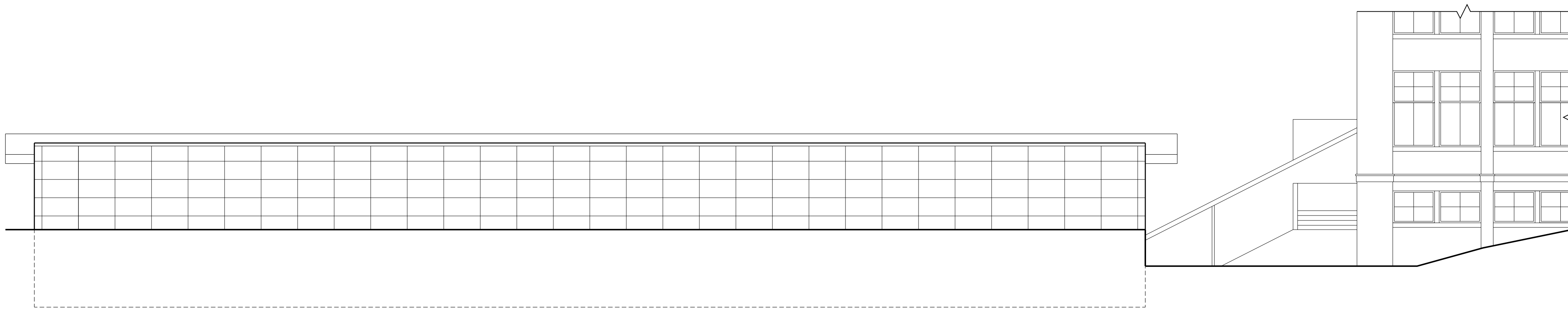
1 SOUTH ELEVATION
1/8" = 1'-0"



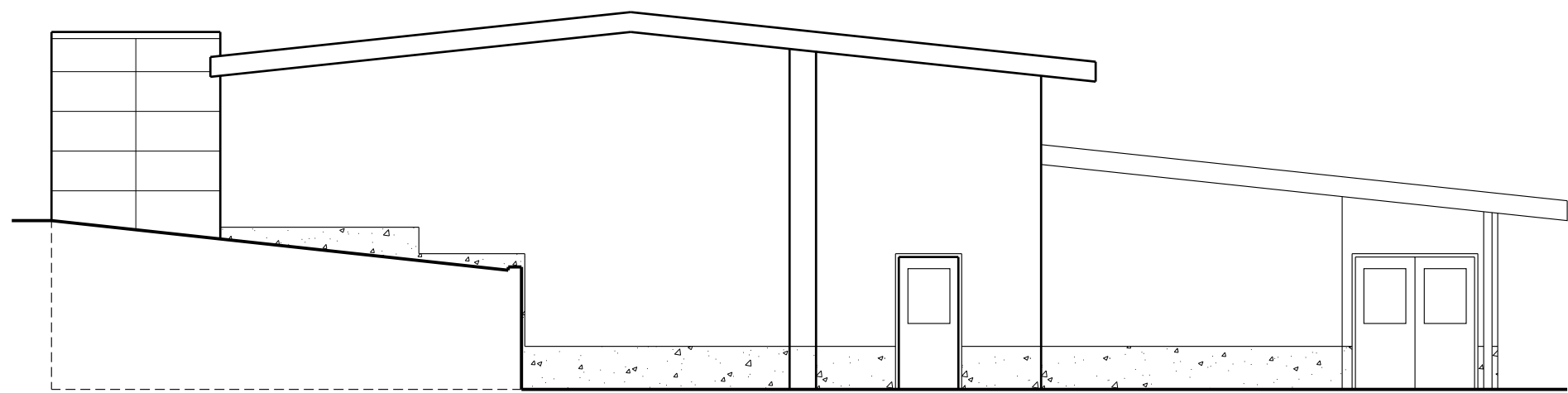
2 NORTH ELEVATION
1/8" = 1'-0"



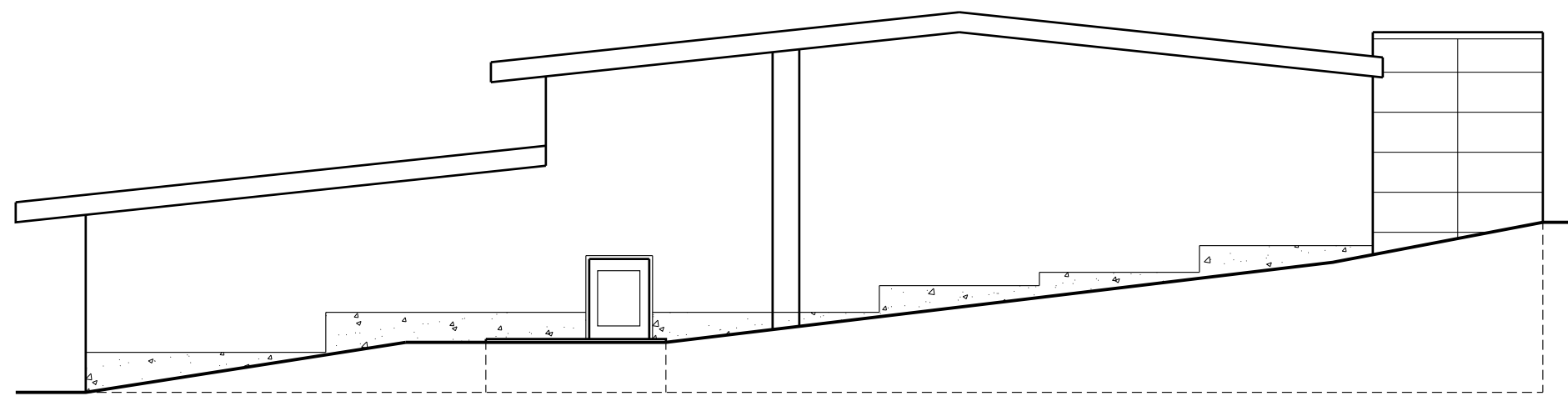
3 SECTION
1/8" = 1'-0"



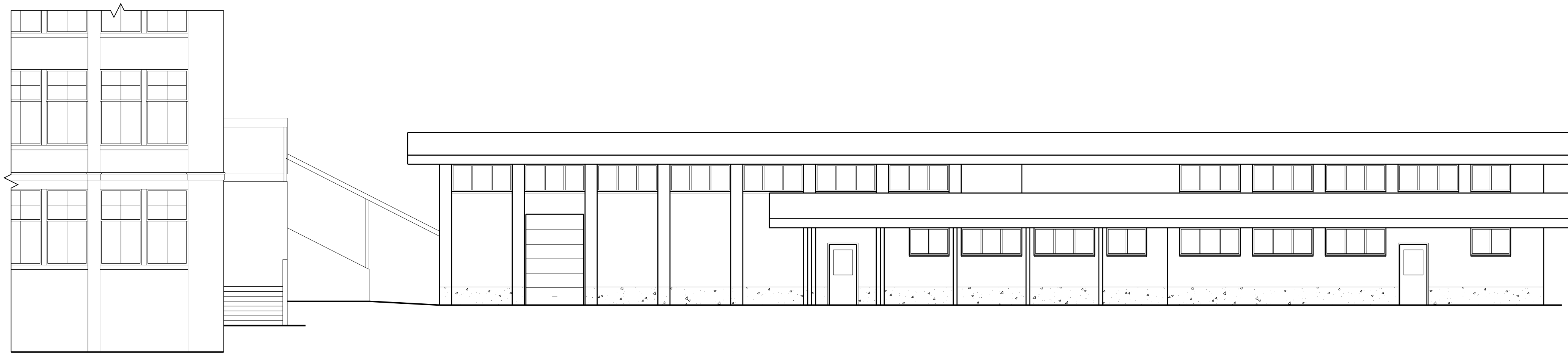
1 WEST ELEVATION
1/8" = 1'-0"



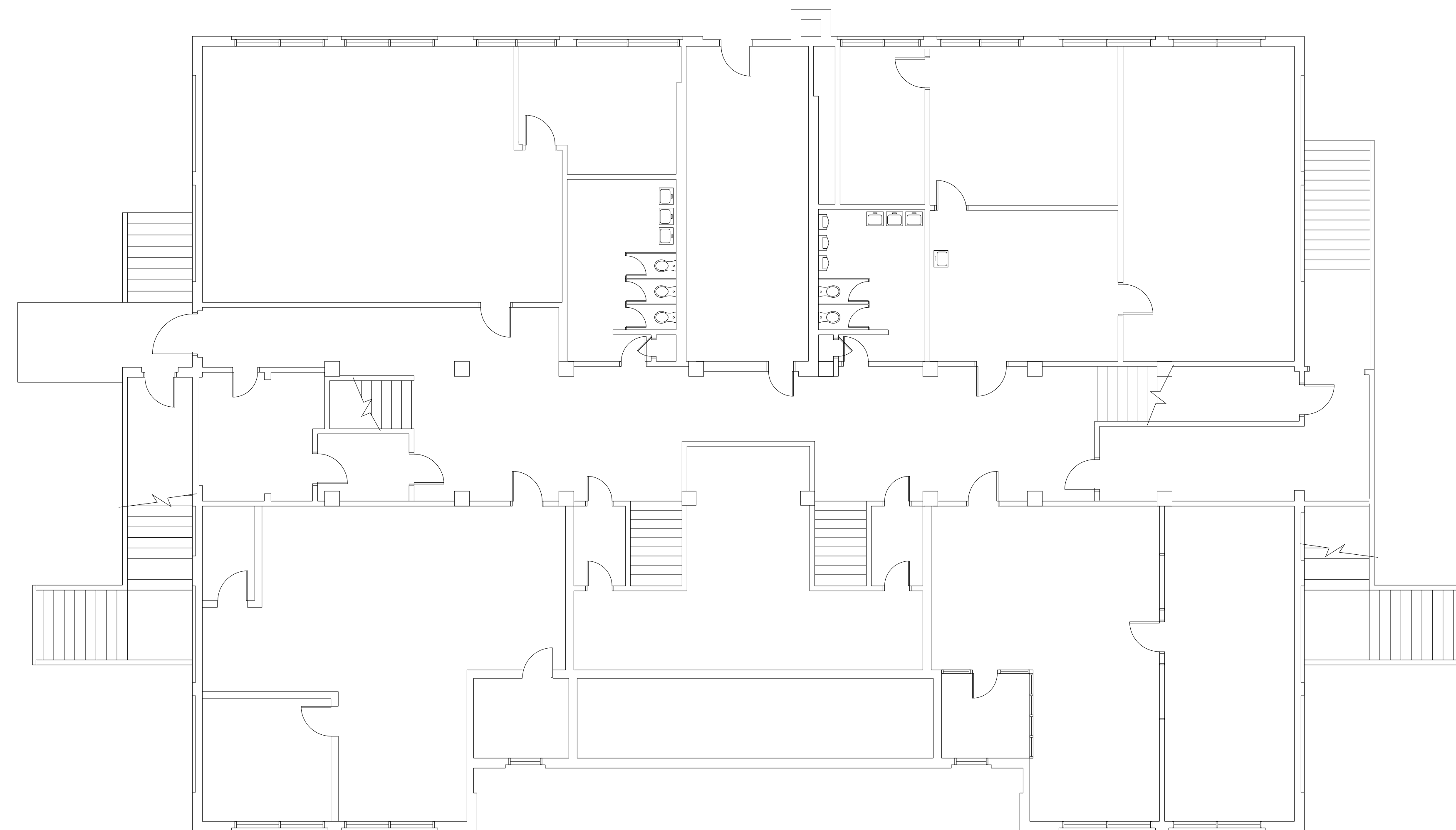
2 SOUTH ELEVATION
1/8" = 1'-0"



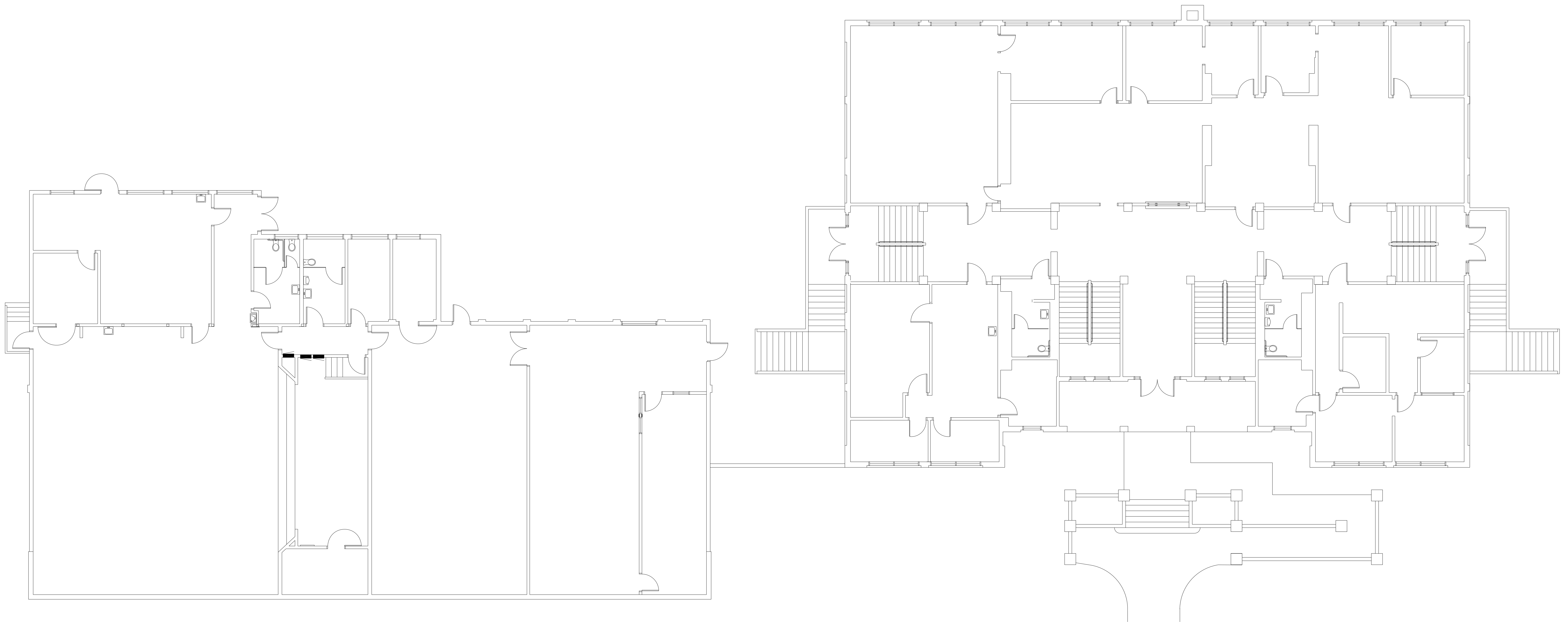
3 NORTH ELEVATION
1/8" = 1'-0"



4 EAST ELEVATION
1/8" = 1'-0"

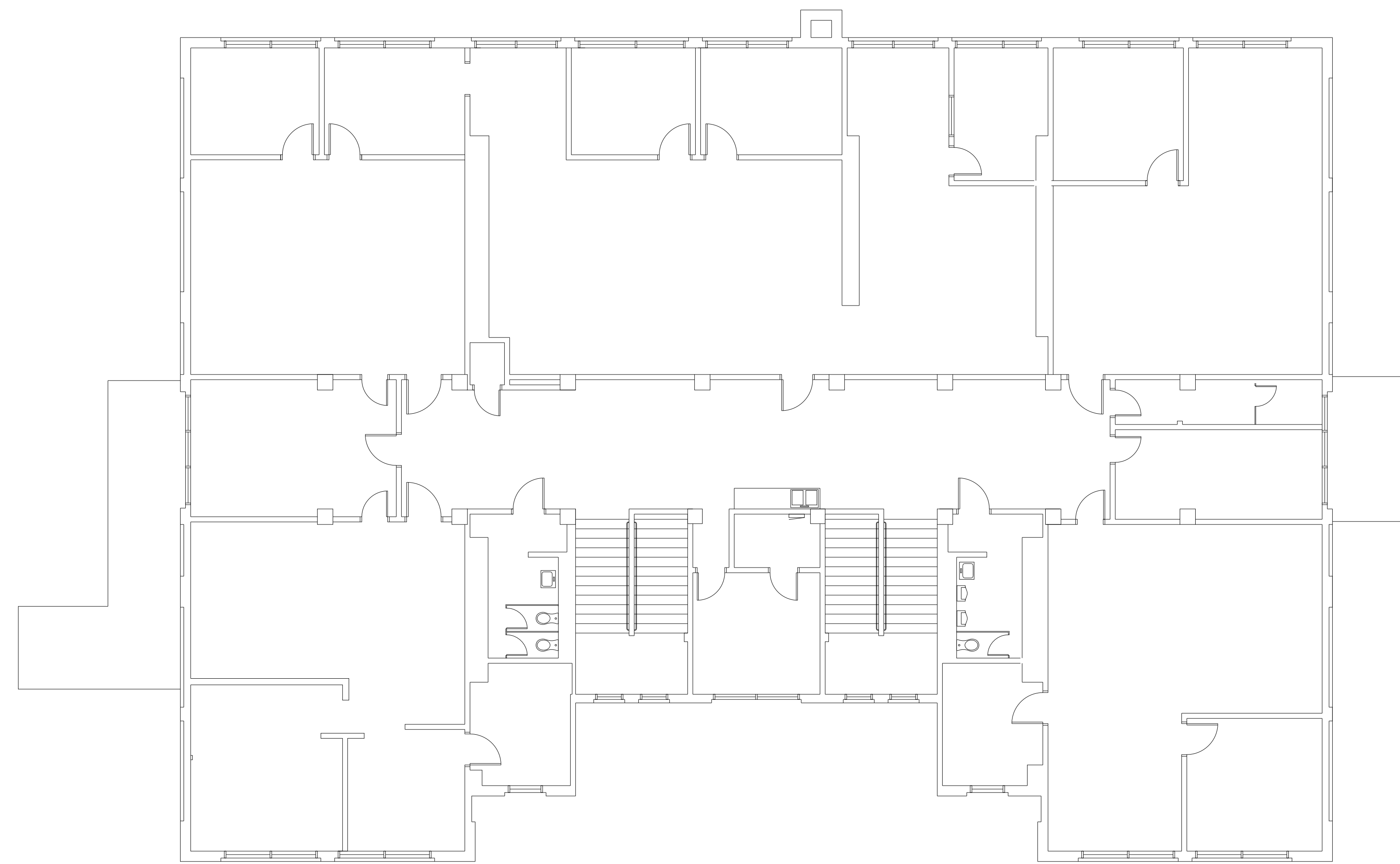


LONGFELLOW BUILDING FIRST FLOOR — 



LONGFELLOW BUILDING SECOND FLOOR





LONGFELLOW BUILDING THIRD FLOOR 