



Longfellow Property Advisory Task Force (LPATF)

Monday, October 7, 2019
Port Gardner Room A
5:00 pm – 6:30 pm

MEETING MINUTES No. 2

The following list represents all the Longfellow Property Advisory Task Force Members. The list is comprised of community members. Everett Public Schools Support Staff assist the committee as needed. Highlighted names were in attendance.

Task Force Facilitator

Jim Dugan (253.278.8105)

Email Address

jdugan@parametrix.com

Task Force Chairperson

Ed Peterson (253.278.8105)

Longfellow Property Advisory Task Force Members

Bob Dobler

Kristie Dutton

Michael Finch

Julie Frauenholz

Joe Gaffney

Patrick Hall

John Hooper

Jim Hopkins

Doug Spee

Angela Steck

Mike Todd

Morrie Trautman

Andrea Tucker

Brenda White

Everett Public Schools

Mike Gunn

Darcy Walker

Overview

The Longfellow Property Advisory Task Force was established to investigate, analyze and recommend to the Superintendent during June 2020 potential and preferred future uses of the Longfellow property by the district, other public agencies, non-profit or for-profit groups; and how much of the site would be necessary to support the projected future needs.

These recommendations are to identify the preferred disposition of the Longfellow property and adjacent parking lot including but not limited to:

- Whether the Longfellow building, located at 3715 Oakes Avenue in Everett WA adjacent to Memorial Stadium should be historically restored and preserved by the district;
- If a sale or lease is recommended, provide a list of the essential terms and conditions of such an agreement, recommend the minimum compensation that must be received by the district, and recommend the extent to which the non-building portion of the site is not needed by the district (now or in the foreseeable future) and can be offered as part of the lease/sale; and
- Whether the district should dedicate the Longfellow building or create a modest monument as another memorial to the late Henry M. Jackson.

The task force is made up of 15 community members from across the district. The group includes real estate professionals, construction professionals, politicians, attorneys, neighborhood representatives, PTA, city employees, and preservationists.

The task force will be facilitated by Mr. Jim Dugan from Parametrix, Inc. and Mr. Ed Petersen will serve as chairperson.

Mr. Mike Gunn and Mr. Darcy Walker from Everett Public Schools will support the task force work.

The task force is expected to work over the next nine months. The meetings are held monthly on Monday evenings between 5:00 PM and 6:30 PM. The meeting schedule will be published as soon as it is available.

The task force work is only to recommend to the Superintendent. The Superintendent will tender a recommendation to the Board.

Longfellow Building and Annex-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, as well as parking for athletics, 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 Resources Center. The buildings 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.

LPATF Meeting #2 Agenda

Welcome, Thank You, Overview and Goals

Whole Task Force Discussion

Within the frame work of the Role and Purpose Description, what are some possible uses of this property that should be further explored:

- Review the Role and Purpose Description
- Brainstorm Possible Uses and/or Outcomes
- Open Task Force Discussions

Small Group Discussions

Consider what you just heard and determine which five or six ideas would top the shortlist?

Small Group Report-Outs

Small groups present their shortlist of ideas and why they selected the ones they did.

- Small Group Presentations
- All Feedback Captured
- Summary of Common Themes

Next Steps

- Next Meeting Date: November 4, 2019, 5 PM to 630 PM at CRC Port Gardner A
- Tour Examples of Buildings Preserved/Converted for New Uses
- Homework

Closing

Longfellow Property Advisory Task Force Webpage: <https://www.everettsd.org/Page/29703>

Meeting Minutes

Welcome

Mr. Dugan welcomed the task force and thanked them for their service and work. Mr. Dugan advised, Mr. Mike Gunn, Executive Director of Facilities and Operations for Everett Public Schools, was not

present tonight due to illness and that Mr. Darcy Walker, Director of Facilities and Planning for Everett Public Schools, was present and would answer any questions on behalf of the District.

Mr. Dugan gave the Task Force an overview of tonight's Agenda and described the primary work planned for the Task Force was to brainstorm possible uses of the Longfellow building, to summarize that brainstorming session feedback into common themes, work in small groups to shortlist the list of themes into the top 5 or 6 ideas for Use and finally, describe the reason "why" each small group shortlisted the uses they did in open presentation to the full Task Force. Mr. Dugan then reviewed the Role and Purpose Description document:

June 26, 2019

Role and Purpose Description:
Superintendent's Longfellow Property Advisory Task Force

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Interfaces:	Internal: Superintendent, facilities staff External: Community members	
Composition:	Approximately fifteen representatives from within the school district comprised of five member appointments each proposed by the Executive Director of Facilities and Operations, Mayor of City of Everett and Chief Strategic Officer of Housing Hope; all committee members shall be appointed by the Superintendent.	
Staff Support:	Executive Director of Facilities and Operations; facilitation provided by Parametrix, Inc.	
Scope of Work	Description of Tasks	Deliverables
Investigate, analyze and recommend to the Superintendent potential and preferred future uses of the Longfellow property by the district, other public agencies, non-profit or for-profit groups; and how much of the site would be necessary to support the projected future needs. Six to eight meetings with final recommendations to the Superintendent during June 2020.	Evaluate improvements (scope and approximate cost) needed to restore and preserve the Longfellow building over the next 50 to 75 years, including the extent of restoration necessary in both the interior and exterior of the building. Evaluate how much parking in the lot adjacent to the Longfellow building is needed by the school district, AquaSox and other users of Memorial Stadium and occupants of the Athletics Building for peak and routine events. Identify whether shared parking with the school district at this location is feasible or advisable. Evaluate the feasibility of providing a multi-story parking structure adjacent to the north side of the Longfellow building (in place of the existing annex building) to provide parking that may be required by redevelopment of the Longfellow building. Evaluate what potential future uses of Longfellow property would be/would not be compatible with the current and foreseeable future uses of Memorial Stadium and the Athletics Building. Evaluate the existing inventory of memorials to the late Senator Henry M. Jackson.	Develop recommendations to the Superintendent regarding the preferred disposition of the Longfellow property and adjacent parking lot including but not limited to: <ul style="list-style-type: none">• Whether the Longfellow building should be historically restored and preserved by the district;• If a sale or lease is recommended, provide a list of the essential terms and conditions of such an agreement, recommend the minimum compensation that must be received by the district, and recommend the extent to which the non-building portion of the site is not needed by the district (now or in the foreseeable future) and can be offered as part of the lease/sale; and• Recommend whether the district should dedicate the Longfellow building as another memorial to the late Henry M. Jackson.
Authority:	Advisory to the Superintendent.	
Accountability:	Reports to the Executive Director of Facilities and Operations.	
Approvals:	N/A	

Mr. Dugan reminded the Task Force to refer to this document when looking for guidance to stay on task. Mr. Dugan reiterated the final deliverable to the Superintendent will be a report that responds to the three questions asked in the Role and Purpose Description under the heading of "Deliverables".

Whole Task Force Discussion

Mr. Dugan advised the Task Force that the purpose of this next Agenda item is to as a group, and without any concerns, brainstorm together all the possible uses of the Longfellow buildings and property and to describe “why” or the basis of their idea. Mr. Dugan advised all ideas exactly as stated will be captured on flipchart pages as they are provided and consolidated into one list of ideas.

Mr. Dugan asked the Task Force as they listen to group discussion use ideas to look for common “themes” or “ideas” and when doing so, remember the answers to the question “why” in each case. Mr. Dugan advised our next step after full group brainstorming was to break into smaller groups to try and shortlist down to the top 3 or 4 or 5 ideas they need to be explored further.

Mr. Dugan then commenced the full Task Force brainstorming session. The Task Force discussion was comprehensive and within a short period of time, Mr. Dugan realized the Task Force would need the rest of the evening to complete the possible use brainstorming session. Mr. Dugan asked for and was granted permission by the Task Force, to waive the remainder of the Agenda and continue the brainstorming session until the end of the meeting.

The full Task Force brainstorming session consumed the remainder of the evening with every member of the Task Force sharing their great ideas and themes and discussion regarding the answer to the question “why”. In no particular order or priority or preference, the Task Force shared the following Potential Uses ideas:

Potential Uses – Brainstorming Session Comments

1. Remember the constituents – students
2. Student centered focus
3. Help kids that are not going to college – Use it as a vocational school
4. Culinary arts program – restaurant facility
5. Find compatible uses
6. Affordable housing
7. Early learning center
8. All High Schools use the stadium facilities, but the stadium does not have complete athletic facilities. The weight room is a cave – need to improve the facilities
9. Soccer and softball on the same field
10. Canvas all possible corporate sponsors – find a contributor like Boeing
11. Contact Jacksons for possible uses – Peter Jackson lives in Seattle
12. Potential mixed use – living quarters over retail
13. Different themed uses for High School programming needs – like Aviation theme, etc
14. Arts programming
15. Property needs to remain with the EPS – do not sell
16. If the building is to remain – modernization of the building and the use needs to be exceptional
17. Run housing idea to the ground – apartments, condo’s and rentals

18. Do not want a public burden – needs to stand on its own
19. Should combine the building and the lot in its final use – do not separate
20. Modernize and use as another school – build density in the urban core – respond to needs described in Metro Everett and Vision 2050 and a future light rail
21. Indoor athletic training facility to support the high schools – magnet athletic facility
22. Focus on what the community needs
23. Early learning center to help young students enter first grade ready
24. Career pathways for the trades
25. Nonprofit use to address student poverty issues and services
26. English Language Learners (ELL) support center
27. Be broad minded – consider crazy to crazier uses
28. Tear down the building -modernization is not a good use of the taxpayer's funds, and, the building is not structured in a way that supports current pedagogy and code compliance
29. Remove the building, cap the site and use as a parking lot for stadium facilities events
30. Is it as-is ready to use?
31. Use for specialized programs – like a Head Start program or for Advanced Learning
32. Regardless of cost - restore the building to the brilliance of its origin
33. Use it in support of Memorial Stadium needs – synergy with the stadium – Aqua Sox building compatibility
34. Evaluate the EPS athletic programs and use the building and site for additional facility support
35. Use it to tell our school district history – like an EPS museum
36. Revisit use as a McMenamins with Vision 2050
37. Focus on the community's critical needs as the reason for a use

Additionally, the Task Force requested the following documents/agreements to aid in their analysis of possible and preferred Uses:

1. Provide the definition of “Historic Registration” and “Historic Significance”.
2. Provide a map of the overall site that shows the multiple parcels
3. Provide the City Codes that define and describe the parking requirements of and for Memorial Stadium
4. Acquire and distribute the “Metro Everett Plan” document
5. Acquire and distribute the “Vision 2020” document
6. Acquire and distribute the Aqua Sox licensing agreement

Note: Between Meeting #2 (October 7, 2019) and meeting #3 (November 4, 2019), Mr. Dugan reviewed the brainstorming feedback provided above and categorized all feedback into common themes or ideas for Task Force review, consideration and edit at the next regularly scheduled meeting in November.

The Potential use Summary of common themes proposed for Task Force consideration are as follows:

Potential Uses – Summary

1. Everett Public Schools Programming
2. Memorial Stadium Programming
3. Community Programming
4. Mixed Use Commercial Development
5. Affordable Housing
6. Restore the Building
7. Demo the Building

Next Meeting

Mr. Dugan advised the next meeting will be on November 4, 2019, from 5 PM to 630 PM here in the EPS Community Resource center Port Gardner Room A. Mr. Dugan further advised we will pick up in Meeting #3 in November where we left off in today's meeting and, that we do not have a meeting planned in December of 2019. The first meeting in 2020 is planned for January 6, 2020.

Closing Comments

Mr. Dugan thanked the Task force for a great night of brainstorming. He also advised if additional ideas come to mind between meetings to ensure they are added to the overall list by bringing those ideas to the next regularly scheduled Task Force meeting.

Mr. Dugan thanked the Task Force members for attending and said he would see them next on November 4. Meeting #2 adjourned just before 7pm.

Notes for Meeting #2 are as transcribed via live attendance at the meeting by Jim Dugan, Parametrix, Inc. Please forward any corrections, additions or deletions to mgunn@everettsd.org If no comments or corrections are received by the next regularly scheduled meeting, these notes will become the official meeting record.