



Longfellow Property Advisory Task Force

Monday, February 24, 2020

Meeting No. 5

EPS Community Resource Center

Port Gardner Room A

5:00 p.m. – 6:30 p.m.

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

Mike Todd

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 conservationists.

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 7:30 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, 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 Resources 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.

LPATF Meeting #5 Agenda

Welcome, overview and goals
April 28, 2020 Bond Presentation

Review Results from Meeting #4
Themes and evaluation criteria

Large Group Work
Evaluate themes using evaluation criteria

Next Steps

- Homework

Closing

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

**Next meeting: ~~Monday, March 23, 2020 from 5:00pm to 6:30pm at CRC Port Gardner A~~
CANCELLED-TO BE RESCHEDULED AT A LATER DATE**

Meeting Notes

Welcome

Mr. Dugan welcomed the group and indicated that this evening was the formal beginning of the Phase 2 committee work. That work is to help the committee prioritize its further study goals.

Prior to group work there will be a presentation on the EPS April 2020 Bond.

April 28, 2020 Bond Presentation

Mr. Mike Gunn gave a brief overview of the upcoming EPS Bond measure.

As part of the preparation process for the Bond, the District convened three different committees to assess the needs: Elementary 18 Boundary Committee, High School Growth Mitigation Committee, and the Capital Bond Planning Committee.

The boundary committees were able to balance out the existing populations at the elementary and high school levels for the near future. Based on the work of the high school boundary committee, as well as the previous bond measure defeats, the Capital Bond Planning Committee (CBPC) elected to put together a recommendation that did not include a new high school.

The CBPC did, however, put forth recommendations for replacement of aging elementary schools, as well as safety and security upgrades and aging systems replacements. For full review of all three committee's work, all documentation can be found on the District's website:

<https://www.everettsd.org/domain/3347> .

Mr. Gunn shared with the committee two informational handouts about the District and the impact the bond would have on taxpayers. Those hand-outs are below.

The committee watched a short video which discussed the needs the Bond will address. That video can also be found on the District website at: <https://www.everettsd.org/capitalprojects>

Quick Facts

FALL 2019



2019 FOUR-YEAR

GRADUATION

RATE

95.9%

50

students completed 90+ hours and received course credit for summer internships through Everett Career Link

1,560

students took 2,637 Advanced Placement tests last year

2,250

kids in summer school (2018, including Everett Ready)

88

students had work-based learning jobs



5,391

1:1 technology devices assigned to high school students



3,059

Chromebooks assigned to three middle schools

EACH SCHOOL HAS A **ROBOTICS** PROGRAM

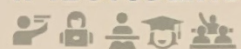
27 SCHOOLS



+ online and Port Gardner Parent Partnership

20,948

K-12 STUDENTS



\$500M

ORGANIZATION



2,544

EMPLOYEES



86 LANGUAGES SPOKEN IN THE HOME

49% students self-report as white

SPANISH

THE SECOND MOST SPOKEN LANGUAGE

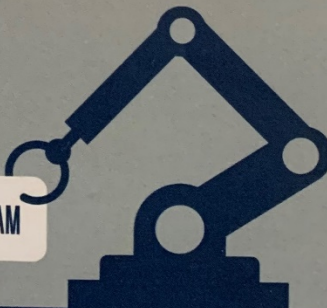
12.6% in Special Education

2,250,000 MEALS SERVED YEARLY



38.3%

of students receive free and reduced lunch rate



1,469

homeless students served during the school year



EVERETT PUBLIC SCHOOLS™

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APRIL 28, 2020 CAPITAL BOND

Everett Public Schools is asking voters in the April 28, 2020 election to consider a capital bond to improve school buildings, increase safety and security, add space and ensure students have the same access and opportunities throughout our growing district – all while not increasing the local school district tax rate.

The 2020 capital projects bond prepares our students for the future by:



Giving our students facilities and tools necessary for STEM career pathways

- The bond funds modernization and upgrades to high school classrooms to support the Science, Technology, Engineering, Math (STEM) career pathway programs and new science standards



Increasing safety and security for students and schools

- Secure locks and keying systems will be added districtwide
- Access control systems at two high schools
- Upgrades to fire alarm systems, security systems and fencing



Ensuring students have enough room to learn by adding 21st-century classroom space, modernizing and repairing building systems

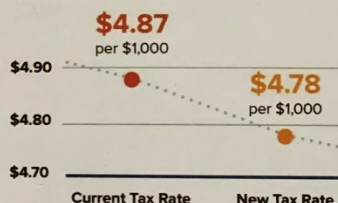
- Adds new elementary school classrooms throughout the district to reduce overcrowding, keep class sizes low and keep more kids at their neighborhood schools
- Repairs aging school systems in our schools like HVAC and roofing and flooring replacements that extend the longevity of schools



Providing equitable access and opportunities for students by funding capital projects at all schools throughout our district, while reducing the overall school district tax rate

What will the capital bond cost?

The current tax rate for Everett Public Schools is \$4.87 per \$1,000 of assessed valuation. If approved April 28, the new rate would decrease to \$4.78 per \$1,000 of assessed valuation.



For an average home valued at \$400,000 the cost would be \$1,912 per year or \$159 per month.



	CURRENT	IF APPROVED
per year	\$1,948	\$1,912
per month	\$162	\$159

Want to learn more about the Capital Bond? everettsd.org/bond2020

Everett Public Schools does not discriminate in any programs or activities on the basis of sex, race, creed, religion, color, national origin, age, veteran or military status, sexual orientation, gender expression or identity, disability, or the use of a trained dog guide or service animal and provides equal access to the Boy Scouts and other designated youth groups. The following employees have been designated to handle questions and complaints of alleged discrimination: **Title IX/Civil Rights Compliance Officer**, Mary O'Brien, 425-385-4106, MO'Brien@everettsd.org; **Section 504 Coordinator**, Becky Ballbach, 425-385-4063, RBallbach@everettsd.org; **ADA Coordinator**, Randi Seaberg, 425-385-4104, RSeaberg@everettsd.org, PO Box 2098, Everett WA 98213



Following the committee meeting and during the transcription of these notes, the District has made the difficult decision to postpone the Bond due to the Covid-19 response. Please see below snip from the District website:



2020 Capital Bond POSTPONED

As we continue to work with local and state health officials to monitor and respond to the COVID-19 coronavirus, Everett Public Schools made the decision to postpone our April 28 bond. This decision was made after consultation with the Snohomish County Auditor's Office and new social distancing guidance from the governor. District officials are looking at later dates this year based on the evolving healthcare situation.

The need to build more schools, enhance safety, improve STEM opportunities and add space for students remains. However, our top priority is the health of our community. We will focus on ensuring our students have access to meals during this extended emergency district wide closure, and providing guidance for student engagement and learning support.

Now is the time to focus on coming together to help each other in responding to this worldwide health risk. We will determine the next steps for our bond and keep you posted. Thank you to all the staff and community members who have already put in a lot of time to helping determine our facility funding priorities. We look forward to revisiting these plans in the future.

Large Group Work

Mr. Dugan began the evening's work by reviewing a matrix that had been placed on each table. The matrix was a list of previously established themes and evaluation criteria. The work was to rank the themes to help give the committee direction to continue their analysis. Notes were to be put on the matrix along with any necessary explanations. This exercise is to figure out priorities and it will determine the order to research for future meetings.

Below is a photograph of each group's work, along with an accompanying typed table, of the same work, to aid in reading the handwritten results.

Table 1

LONGFELLOW PROPERTY ADVISORY TASK FORCE Mtg #5 2-24-20		EVALUATION CRITERIA														SCORING	
THEMES		BENEFIT TO EPS	BENEFIT TO COMMUNITY	COST: INITIAL & LONG TERM	FINANCIAL VIABILITY	FUNDING SOURCE	MEMORIAL STADIUM COMPATIBILITY	PARKING REQ'S	LAND USE REQ'S	OPPORTUNITY FOR HISTORIC PRESERVATION	STAKEHOLDERS?	SHORT TERM?	LONG TERM?	MEMORIAL TO JACKSON			
1. EPS PROGRAMMING		5	3	5	3	4	2	3	5	1	3	3	1		5	REALLY AGREE	
															4	AGREE A LOT	
															3	AGREE	
															2	SLIGHTLY DISAGREE	
															1	DISAGREE A LOT	
															0	NO OPINION	
2. MEMORIAL STADIUM PROGRAMMING		5	5	5	5	5	5	2	5	1	3	3	1				
3. COMMUNITY PROGRAMMING		5	5	5	5	5	2	3	2	1	3	3	1				
4. HOUSING		3	3	5	1	1	1	1	3	2	3	1	1				
ADDITIONAL NOTES																	
															TEAM MEMBERS 1 - Brenda Webb 2 - JOE GAFFNEY 3 - Bob Dobler 4 - John Hooper		

Table 1		Evaluation Criteria												
Themes	Longfellow Property Advisory Task Force Mtg #5 2-24-20	Benefit to EPS	Benefit to Community	Cost: Initial and Long-term	Financial Viability	Funding Source	Memorial Stadium Compatibility	Parking Requirements	Land Use Requirements	Opportunity for historic preservation	Stakeholders	Short-term	Long-term	Memorial to Jackson
	EPS Programming	5	3	5	3	4	2	3	5	1	3	3	3	1
	Memorial Stadium Programming	5	5	5	5	5	5	2	5	1	3	3	3	1
	Community Programming	5	5	5	5	5	2	3	2	1	3	3	3	1
	Housing	3	3	5	1	1	1	1	3	2	3	1	1	1

Table 2

LONGFELLOW PROPERTY ADVISORY TASK FORCE MTG #5 2-24-20		EVALUATION CRITERIA										SCORING		
THEMES		BENEFIT TO EPS	BENEFIT TO COMMUNITY	INITIAL & COST: LONG TERM	FINANCIAL VIABILITY	FUNDING SOURCE	MEMORIAL STADIUM COMPATIBILITY	PARKING REQ'S	LAND USE REQ'S	OPPORTUNITY FOR HISTORIC PRESERVATION	STAKEHOLDERS ?	SHORT TERM ?	LONG TERM ?	MEMORIAL TO JACKSON
1. EPS PROGRAMMING		5	3	0	4	BONDS, CAPITAL LEVIES, HIST TAX CREDITS, FOUNDATION GRANTS	5	5	5	5	EVERETT AREA INDUSTRIES EARLY LEARNING INDUSTRIES COLLEGES FAMILIES	1	5	4
2. MEMORIAL STADIUM PROGRAMMING		4	4	0	3	SPORTS BUSINESSES LEGACY GIFTS, SPORTS ORGANIZ- ATIONS	5	2	2	3	SPORTS COMMISSION, LOCAL STUDENTS, SPECTATORS	1	5	2
3. COMMUNITY PROGRAMMING		2	5	0	3	CHARITABLE FOUNDATIONS, DONORS, STATE, COUNTY, CITY & GOVT	3	2	3	5	COMMUNITY	3	5	3
4. HOUSING		2	5	0	5	TAX CREDITS, RESIDENTS, HOUSING AUTHORITY	3	5	4	5	DEVELOPERS CITY RESIDENTS	1	5	2
ADDITIONAL NOTES												TEAM MEMBERS		
												1- PATRICK HALL		
												2- ED		
												3- JIMMY HARRIS		
												4- MICK TOLLE		

Table 2		Evaluation Criteria												
	Longfellow Property Advisory Task Force Mtg #5 2-24-20	Benefit to EPS	Benefit to Community	Cost: Initial and Long-term	Financial Viability	Funding Source	Memorial Stadium Compatibility	Parking Requirements	Land Use Requirements	Opportunity for historic preservation	Stakeholders	Short-term	Long-term	Memorial to Jackson
T h e m e s	EPS Programming	5	3	0	4	Bonds, capital levies, historical tax credits, foundation grants	5	5	5	5	Everett area industries, early learning industries, colleges, families	1	5	4
	Memorial Stadium Programming	4	4	0	3	Sports businesses, legacy gifts, sports organizations	5	2	2	3	Sports commission, local students, spectators	1	5	2
	Community Programming	2	5	0	3	Charitable foundations, donors, state, county, & city government	3	2	3	5	Community	3	5	3
	Housing	2	5	0	5	Tax credits, residents, housing authority	3	5	4	5	Developers, city, residents	1	5	2

Debrief

Both groups agreed that financial viability was difficult to assess without more focus on what the use would be. The specific uses will dial in the costs.

Table 2 put comments in some boxes instead of numbers because they did not think the ranking applied to those items.

Mr. Petersen asked if it would be beneficial for this committee to visit some districts that have put programs in place such as manufacturing tech and early learning center to see how it was done. General consent to this idea. As a next step, committee members were asked to bring some examples of programs they think are candidates to share with the group.

Closing Comments

Mr. Dugan noted that the next meeting will be to start research on the highest ranking themes. He thanked the committee for their work.

Meeting adjourned at 6:40pm.

Notes are as transcribed via live attendance at meeting by Nicole Brown, Parametrix, Inc.