



Longfellow Property Advisory Task Force Summary of Work Accomplished

October 29, 2020

Overview

In the fall of 2019, the Longfellow Property Advisory Task Force was established to investigate, analyze and recommend to the Superintendent the preferred future uses of the Longfellow property and how much of that property would be needed to support those uses. Please find attached Exhibit A-Task Force Role & Purpose Description that clearly outlines the intended Scope of Work, Description of Tasks and Deliverables for the Task Force.

Property Description

The Longfellow property including the annex building 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 department and miscellaneous parking/storage for a variety of purposes.

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.

Task Force Formation

The task force was originally comprised of 15 members appointed by the Superintendent, of which five members each were proposed by the Chief Strategic Officer of Housing Hope, the Mayor of City of Everett, and the EPS Executive Director of Facilities and Operations. The task force included real estate professionals, construction professionals, politicians, attorneys, neighborhood representatives, PTA leaders, city employees, and conservationists. During the first couple of months two members found that they were unable to attend the meetings and subsequently withdrew from the task force, leaving 13 members in place.

Task Force Members

Ed Petersen, Housing Hope, Chairperson
Bob Dobler, Gamut 360 Holdings
Kristie Dutton, Everett Public School Foundation (retired)
Michael Finch, Century Pacific
Julie Frauenholz, City of Everett Community Development
Joe Gaffney, Gaffney Construction
Patrick Hall, Downtown Everett Association
John Hooper, Magnusson Klemencic Associates
Jim Hopkins, Attorney at Law (retired)
Doug Spee, Spee West Construction
Mike Todd, City of Mill Creek councilman
Andrea Tucker, Port Gardner Neighborhood Association
Brenda White, North MS and Whittier ES parent and PTA president

The task force was facilitated by Jim Dugan from Parametrix, Inc. and chaired by Ed Petersen from Housing Hope. The task force was planned to meet monthly for nine months and deliver a recommendation to the Superintendent by June 2020. Due to the COVID pandemic restrictions and resultant impacts, only five of the nine scheduled meetings were held. As a result, a final recommendation to the Superintendent was not developed. The purpose of this summary is to provide Everett Public Schools with an understanding of what the Task Force did accomplish in support of internal next steps discussions regarding the Longfellow Property.

Summary of Work Accomplished

In Meeting #5 on February 24, 2020, the Task Force successfully developed the final criteria with which to evaluate future potential property uses as well as identified themes for evaluation of future use of the property.

Criteria for Evaluation of the Selected Themes

1. Benefit to Everett Public Schools
2. Benefit to Community
3. Cost-Initial and Long term
4. Financial viability
5. Source of funding
6. Compatibility with Memorial Stadium
7. Parking requirements
8. Land use requirements
9. Opportunity for historic preservation
10. Who are the stakeholders?
11. Short/long term
12. Memorial to Jackson

The result of the exercise is reflected in the attached Exhibit B – Meeting #5 Theme Selection and Scoring and is summarized below in the order of priority.


Top Four Themes Selected for Future Use of the Property

1. Everett Public Schools Programming (79 points)
2. Memorial Stadium Programming (75 points)
3. Community Programming (71 points)
4. Housing (61 points)


Conclusion

Although the point spread was close, at the conclusion of Meeting #5 the Task Force agreed the highest priority of use to consider first was for Everett Public Schools programming.

Respectfully Submitted



Jim Dugan
Facilitator



Ed Petersen
Chair

Exhibit A

June 26, 2019	Role and Purpose Description: Superintendent's Longfellow Property Advisory Task Force	
Title:	Superintendent's Longfellow Property Advisory Task Force	
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	

LONGFELLOW PREPATORY
ADVISORY TASK FORCE
MTG #5 2-24-20

THEMES

EVALUATION
CRITERIA

- BENEFIT TO EPS
- BENEFIT TO COMMUNITY
- INITIAL & COST: LONG TERM
- FINANCIAL VIABILITY
- FUNDING SOURCE
- MEMORIAL STADIUM COMPATIBILITY
- PARKING REAR'S
- LAND USE REAR'S
- OPPORTUNITY FOR HISTORIC PRESERVATION
- SPARKHOLERS?
- SHORT TERM?
- LONG TERM?
- MEMORIAL TO JACKSON

Exhibit B

SCORING

- 5 REALLY AGREE
- 4 AGREE A LOT
- 3 AGREE
- 2 SLIGHTLY DISAGREE
- 1 DISAGREE A LOT
- 0 NO OPINION

1. EPS PROGRAMMING

41

5 3 0 4 5 5 5 5 5 5 5 4

BONDS, CAPITAL LEASERS, HIST. TAX CREDITS, FOUNDATION GRANTS

EVERETT AREA INDUSTRIES, EARLY LEARNING INDUSTRIES, COLLEGES, FAMILIES

2. MEMORIAL STADIUM PROGRAMMING

30

4 4 0 3 5 2 2 3 1 5 2

SPORTS BUSINESSES, LEGACY GIFTS, SPORTS ORGANIZATIONS

SPORTS COMMISSION, LOCAL STUDENTS, SPECTATORS

3. COMMUNITY PROGRAMMING

31

2 5 0 3 3 2 3 5 3 5 3

CHARITABLE FOUNDATIONS, POWERS, STATE, COUNTY, CITY GOV'T

COMMUNITY

4. HOUSING

30

2 5 0 5 3 5 4 5 5 5 2

TAX CREDITS, RESIDENTS, HOUSING AUTHORITY

DEVELOPERS CITY, RESIDENTS

ADDITIONAL NOTES

TEAM MEMBERS

- 1- PATRICK HALL
- 2- Ed
- 3- JIM HOPKINS
- 4- Mike Todd

LONGFELLOW PROPERTY
ADVISORY TASK FORCE
MTG #5 2-24-20

THEMES

**EVALUATION
CRITERIA**

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- LONG TERM?
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1. EPS PROGRAMMING	30	5	3	5	3	4	2	3	5	1	3	3	1	30
2. MEMORIAL STADIUM PROGRAMMING	45	5	5	5	5	5	5	2	5	1	3	3	1	45
3. COMMUNITY PROGRAMMING	40	5	5	5	5	5	2	3	2	1	3	3	1	40
4. HOUSING	25	3	3	5	1	1	1	1	3	2	3	1	1	25

ADDITIONAL NOTES

- TEAM MEMBERS**
- 1- Brenda White
 - 2- JOE GAFFNEY
 - 3- Bob Dobler
 - 4- John Hooper