

Site Redevelopment for Longfellow Building and Annex

Daily Herald Editorial Board Meeting
December 14, 2016



Previous EPS historical renovations

Everett High School Main Building - 1996



Previous EPS historical renovations

Sequoia High School (South Junior) - 1994



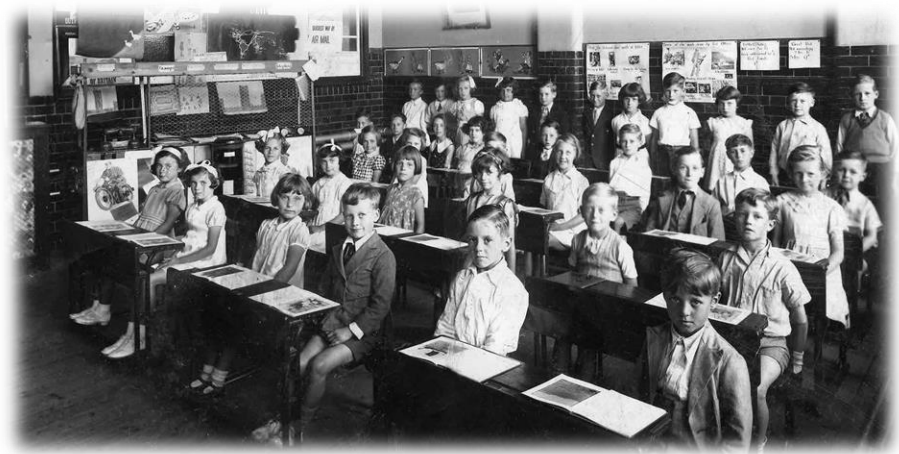
Previous EPS historical renovations

Everett High School Little Theater – 1987 and 2009

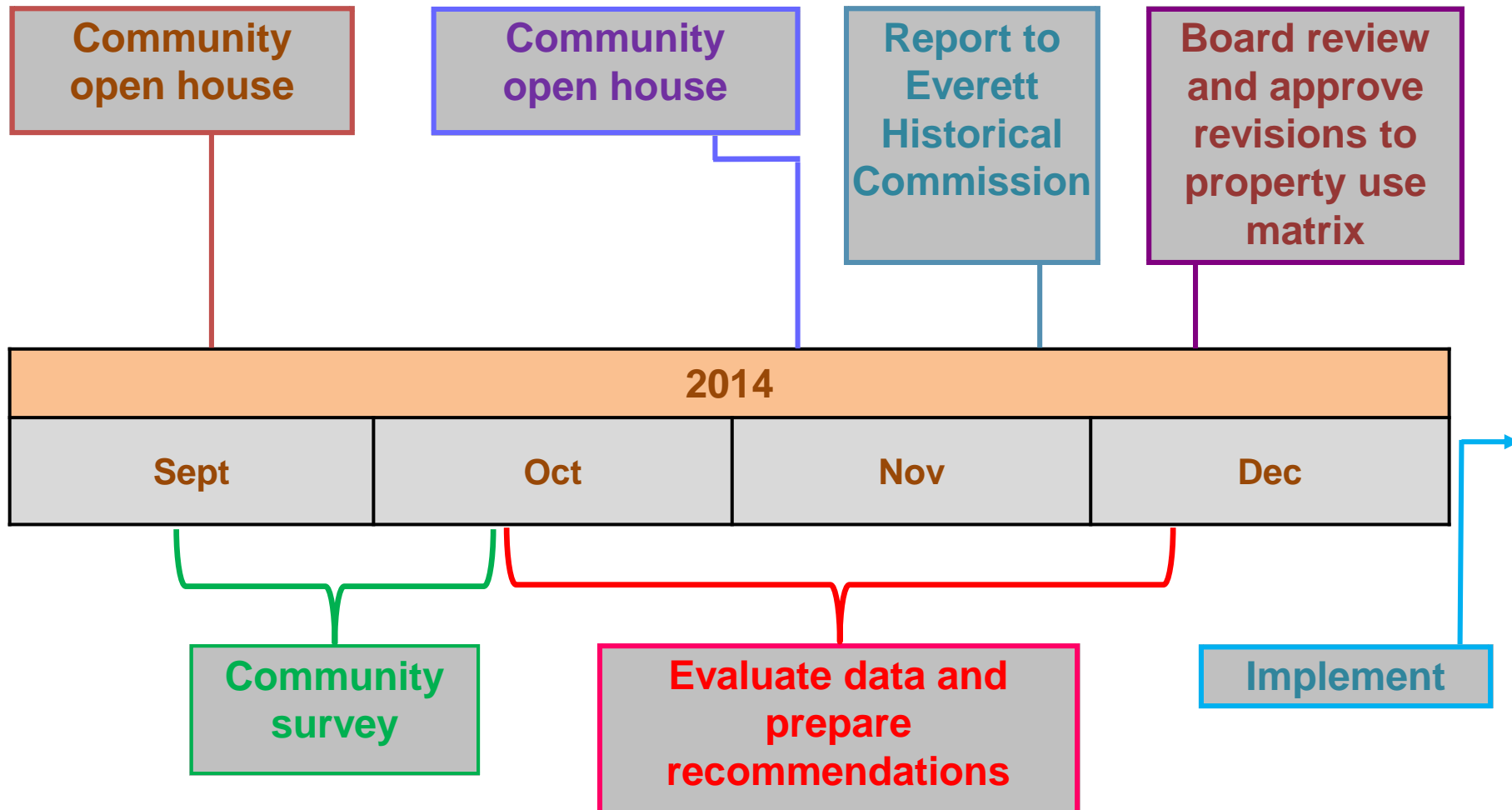


Longfellow chronology

- **1902** Property purchased
- **1911** Longfellow Elementary School opened (*now 105 years old*)
- **1957** Annex built (*59 years ago*)
- **1971** Closed as a school, converted to central support facility
- **2007** Programing study completed on a *consolidated central administration building*
- **2008** Feasibility study evaluated options & costs
- **2011** Decision made to build new central facility
- **2013** Community Resource Center (CRC) completed and Longfellow staff moved into CRC
- **2014** Property use matrix developed
- **2015-16** Marketing



2014 Property use matrix



2014 Property use matrix

Facility name & address	Category of Use		
	Current (0-2 years)	Mid-Term (2-10 years)	Long-Term (10 years +)
Longfellow Building & Annex 3715 Oakes Ave., Everett	Lease or Sale or Demolish and convert to parking	Lease or Sale or Demolish and convert to parking	Lease or Sale or Demolish and convert to parking

Parameters for sale and/or lease

- Compatibility with stadium use
- Preservation of Longfellow building, if feasible
- Retention of parking for memorial stadium users



Longfellow aerial photo



Marketing

Advertised for Letters of Interest – 1/14/2015

Interested parties toured Longfellow – 1/21/2015

- 10 people attended, representing 5 group
- 7 people represented Everett historical groups
- 1 person from Washington Trust

Letters of Interest due – 2/13/2015

- 1 Letter of interest received
- Offer was not financially viable

After board discussion and consideration, more time allowed for offers

Marketing activity from February 2015 - June 2016

- 5 interested parties contacted the broker
- 2 additional tours
- One more, non-responsive, letter of interest received



Current status

Operational costs are ongoing

- The district continues to provide heat, electricity, security, water, sewer, and basic maintenance for Longfellow & Annex (32,200 sf, 2.34 acres)
- Costs vary for these unoccupied buildings, from about \$75,000 during first year after moving out to about \$28,000 in 2015-16
- Vandalism and repairs of expensive old systems is not included in above costs

What it would cost to upgrade

- To allow these buildings to be used long term is approximately *\$8.5 million* initially and an estimated *\$5 million* over the next 20 years



Current status

- Longfellow and Annex require ongoing district expenditures, even in their vacant status
- After 1-1/2 years of marketing by professional realtors, the district received only two letters of interest regarding the property. The offers were determined as *not financially viable or not responsive to conditions of the request for the letters of interest*
- The district has not demonstrated the need to retain Longfellow & Annex. Both are in poor condition and do not meet code requirements
- The district does have a demonstrated need to retain ownership and use of the parking areas on the Longfellow site for district and community activities at Memorial Stadium



Next steps

Process to demolish building and convert site to parking and landscaping includes the following steps

1. Complete cultural resource survey
2. Conduct environmental review (SEPA) and identify mitigation measures
3. Complete design and bidding documents
4. Apply for and obtain permits
5. Advertising and bidding
6. Award bid, declare building surplus
7. Demolish buildings, construct parking lot and landscaping improvements (summer 2017)

Preliminary anticipated project cost \$780,000, but updated estimates are likely to be higher



Mitigation measures


Preparation of a cultural resource survey

- Historical property report and evaluation for the Longfellow building and annex, including documentation of the historic character of the facilities with pictures, drawings, history, etc.


Possible interpretive signage

DRAFT


FORMER SITE OF THE LONGFELLOW SCHOOL



The school was built by contractor Robert B. McAdam and designed by architect Wesley W. Hastings, both one-time Everett residents. Named for literary figure Henry Wadsworth Longfellow, this was the first school in the district not to be named after a U.S. president.



Notable students included Washington politician Henry M. "Scoop" Jackson, who attended in the 1920's, and entertainer Stan Boreson who attended in the 1930's.



The school operated from 1911 to 1971, when it was converted to school district offices. It remained in use until 2013.

EVERETT PUBLIC SCHOOLS

Mitigation measures

Possible reuse of historical items

- Longfellow building sign
- Hopscotch layout in sidewalk on Oakes Avenue
- Concrete impression with name of general contractor
- Small windows next to front entry
- Wood doors with original hardware, some with relites windows
- Chalk trays and slate chalkboards
- 1950's era light fixture
- Original equipment such as fire sprinkler valve, radiator, door hardware, coat hooks, wood handrails, fire alarm horn, Boraxo soap dispenser, latch door to the old coal bin, metal door to the brick "fire box" in the boiler room, bricks from the "fire box"

Possible reuse of historical items



Possible reuse of historical items



Possible reuse of historical items

