

PROPERTY MANAGEMENT PROCESS - 2014

Community Open House
Sept. 18, 2014



Thank you for being involved!

Updating property management matrix

Four parts of the process

- Community engagement
- Property use matrix updates
- School board property use decisions
- School board decisions implemented

Timing

Now through November

Now through November

December 9

Spring 2015



Learn about the process

This presentation includes

- Implications of 2014 bond elections
- Property use decision framework
- Proposed updates to the property use matrix
- Schedule for updating the property use matrix
- Information about some district properties
- Process “next steps”

District staff and consultants are here to help you.

Ask questions; leave written comments; share your thoughts.



Implications of 2014 bond elections

Bond failure impacts on resources and programs

- 40 year modernization cycle extended to 50+ years
- General fund costs increased because of higher maintenance and busing costs
- Teacher and classroom support funding reduced
- Ability to enact all-day kindergarten and K-3 class size reductions restricted
- Capital program capabilities and staffing reduced
- **Potential sale or lease of unused or underused district properties**

Bond failure impacts on managing enrollment growth

- South region and/or central region school boundary changes possible
- Portable classroom relocations and purchases and more congested parking lots possible

Property use decisions framework

What IS a *property use decisions framework*?

Property use decisions framework

What IS a property use decisions framework?

The framework is used to help make decisions about how school properties will be used.

The framework was developed with the help of a community group .

The framework contains five major areas of consideration

1. District curriculum needs
2. Accommodating current and future student enrollment
3. Generating resources to support student learning
4. Flexibility for future needs
5. Partnerships with other entities that have missions aligned with the district

Property use decisions framework

1. Provide properties and facilities needed for district curriculum programs

- Provide **equitable access** to current and future educational programs for an increasingly diverse student population.
- Evaluate property resources on the basis of **supporting the district's strategic plan** in the short-and long-term.
- Consider whether a site is best suited for a proposed use; unique aspects or **student learning opportunities; flexibility** and the potential for multiple uses over time; and **Americans with Disabilities Act accessibility**.
- Consider **innovative approaches** to meeting facilities needs (building up instead of out, leasing, redeveloping, etc.).
- Consider the potential for **specialized instructional space** to support student learning (early learning, environmental learning opportunities, health and fitness, etc.).

Property use decisions framework

2. Accommodate current and future student enrollment

- Consider **current capacity**, long-term **population and enrollment** and projected new housing developments, and **flexibility** in evaluating need for properties.
- Consider **potential school attendance boundaries** based on enrollment trends, building capacities, transportation routes, vehicular and pedestrian access, and neighborhood schools.
- Review relationship of **district needs and programs** to potential **attendance boundaries**.

Property use decisions framework

3. Maximize properties use to generate resources supporting student learning mission

- Consider initial **costs to build or modernize facilities**, ongoing **life cycle maintenance and operations** costs, and **personnel costs** to operate facility.
- Consider whether **less costly options** could achieve the same goal (leasing instead of owning).
- Consider the **highest and best use of the property** (including long-term monetary value and student learning value).
- Consider **optimum timing on sales and purchases**, and other value considerations (historic, environmental, aesthetic, community use, sustainability, etc.).
- Leverage use and disposition of properties to **maximize benefits from strategic partnerships**.

Property use decisions framework

4. Preserve flexibility to meet future needs for facilities

- Consider the **suitability of the facility** to provide for **future flexibility and innovation**.
- Ensure that facilities are **safe and secure** for students, staff, and visitors.
- Evaluate current and future **parking, circulation and transportation** needs.
- Evaluate current and potential future **service provided by other agencies** such as public utilities and public transit.

Property use decisions framework

5. Support strategic partners whose work is aligned with student learning mission

- Evaluate the potential to **support community partnerships** that align with student learning (EPS Foundation, PTSA, YMCA, etc.).
- Consider **impacts to the community**, including compatibility, neighborhood cohesion, and opportunities for community use.
- Consider potential opportunities to **support partnerships** with families and community partners focused on early learning and post-secondary education, training, and employment.
- Investigate **joint use** of properties with providers of services and programs for families.



Proposed property use matrix updates

Name of Facility/Site & Address	Category of Use		
	Current (0-2 yrs)	Mid-Term (2-10 yrs)	Long-Term (10 yrs +)
Central Bus Facility 1304 80th St SW, Everett	Central Bus Facility/Storage	Central Bus Facility/Storage	Central Bus Facility/Storage
North Satellite Bus & Storage Facility 2911 California Ave., Everett	Lease/Satellite Bus Facility	Lease/Sale	Lease/Sale
Maintenance & Operations 2222 Everett Ave., Everett	Maintenance Facility	Maintenance Facility	Maintenance Facility
Maintenance Storage Building Site 2302 Everett Ave., Everett	Storage	Demolish/District Operational Use	District Operational Use

New ~~Delete~~ Unchanged

Yellow indicates areas with proposed changes. **Proposed changes are in red.**

Proposed property use matrix updates

Name of Facility/Site & Address	Category of Use		
	Current (0-2 yrs)	Mid-Term (2-10 yrs)	Long-Term (10 yrs +)
Memorial Stadium – Land & Structures 3900 Broadway Ave., Everett	Athletics/ Community Use	Athletics/ Community Use	Athletics/ Community Use
Athletics Building 3721 Oakes Ave., Everett	Athletics/Admin. Offices	Athletics/Admin. Offices	Athletics/Admin. Offices
Caretaker Residence 3800 block of Rockefeller Ave., Everett	Vacant/Demolish	Demolish	Undeveloped
Community Resource Center (CRC) 3900 Broadway Ave., Everett	CRC Facility Under Construction	CRC Facility	CRC Facility
Broadway Commercial Pads Broadway Ave., Everett	Lease/ Parking Undeveloped	Lease/Parking	Lease/Parking

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Proposed property use matrix updates

Name of Facility/Site & Address	Category of Use		
	Current (0-2 yrs)	Mid-Term (2-10 yrs)	Long-Term (10 yrs +)
Longfellow Building & Annex 3715 Oakes Ave., Everett	<u>Lease or Sale or Demolish and convert to parking Administrative Offices</u>	Lease <u>or/Sale, /or</u> Demolish <u>and</u> <u>convert to parking</u>	Lease <u>or/Sale, /or</u> Demolish <u>and</u> <u>convert to parking</u>
Educational Service Center 4730 Colby Ave., Everett	<u>Lease or Sale Administrative Offices</u>	Lease <u>or Sale</u> <u>/District Program</u> Use	Lease <u>or/District</u> <u>Program</u> Use/ <u>Sale</u>
Doyle Park Property 35th Street & Grand Ave., Everett	Park Lease	Sale/Exchange to City of Everett	Sale/Exchange to City of Everett
Norton Avenue Playfield 36th Street & Norton Ave., Everett	Playfield	Sale/Exchange to City of Everett	Sale/Exchange to City of Everett

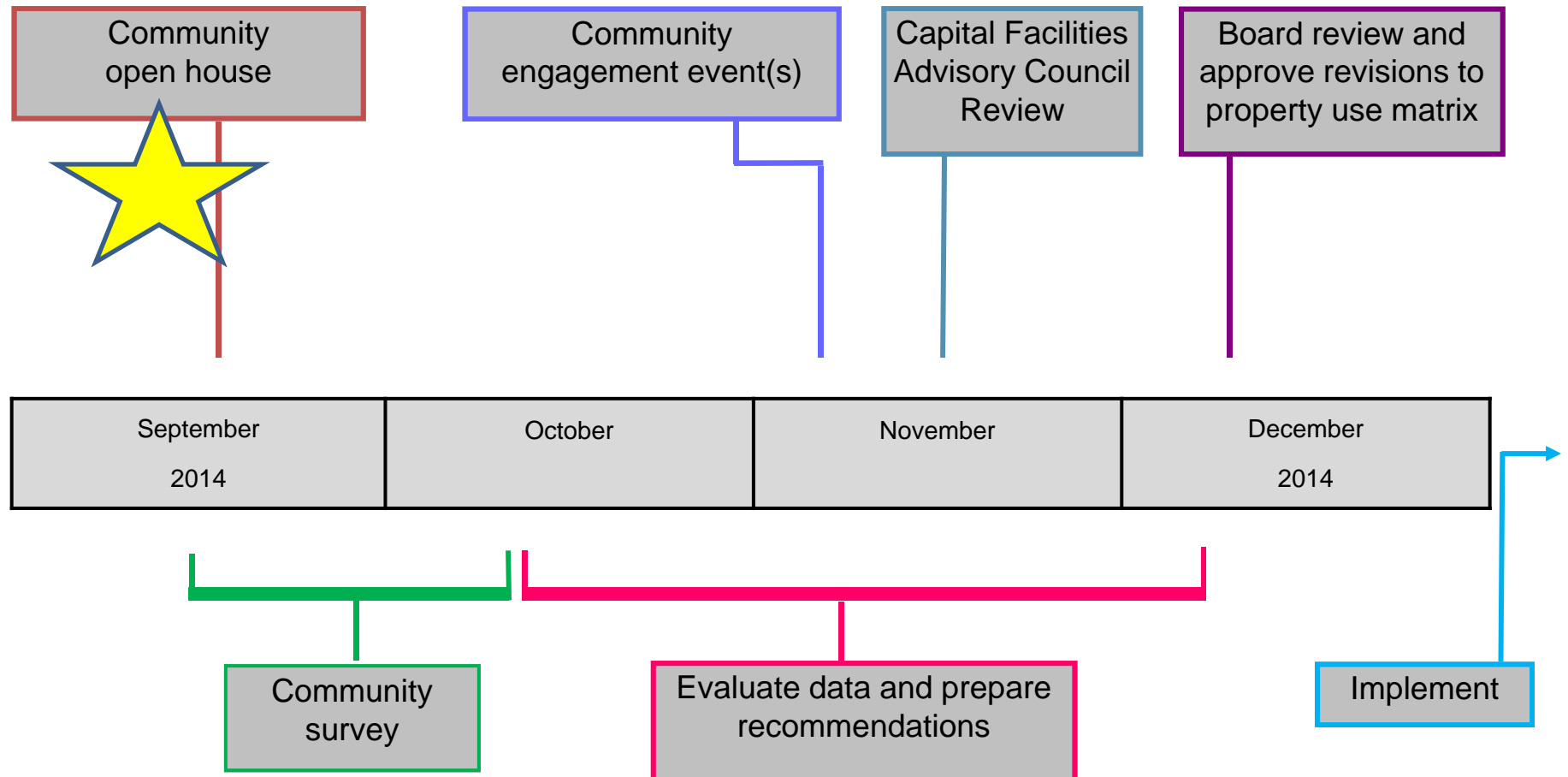
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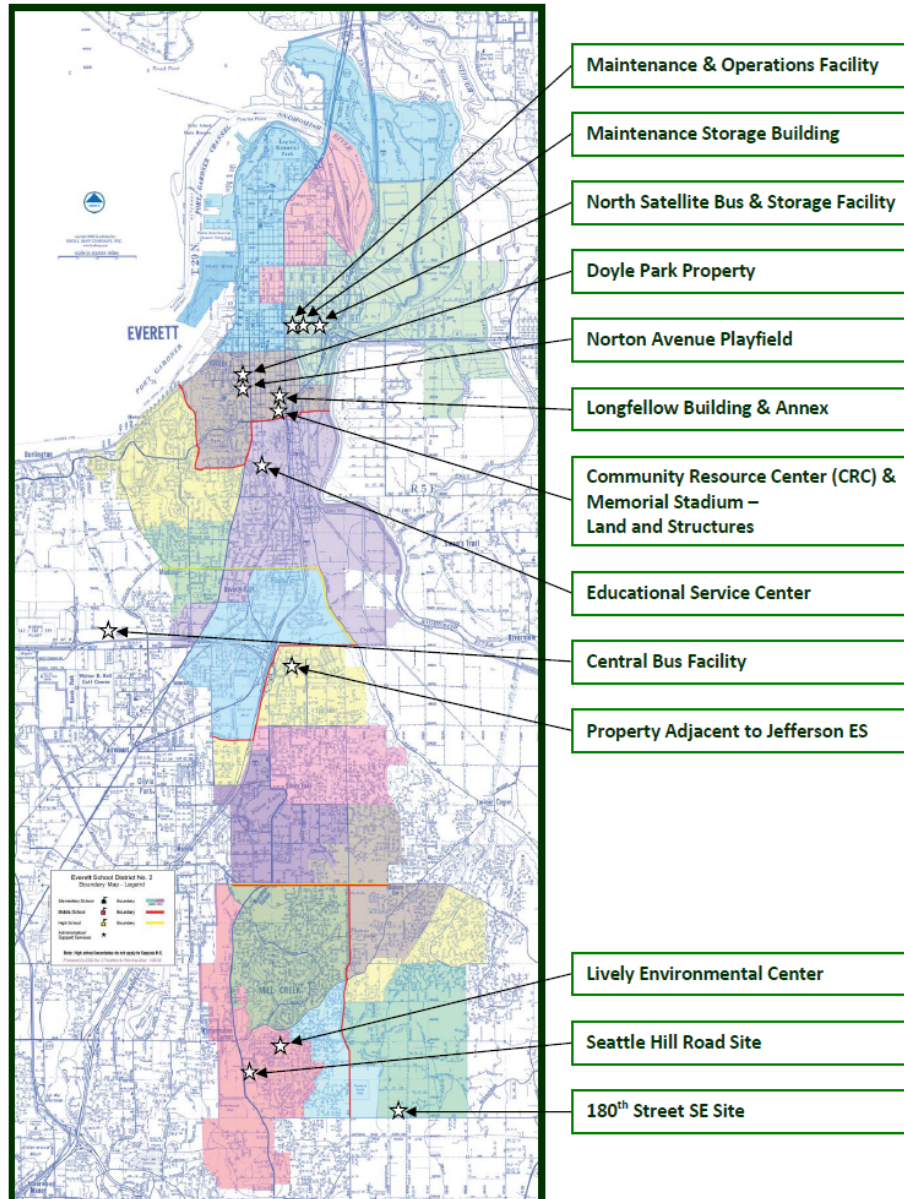
Propose property use matrix updates

Name of Facility/Site & Address	Category of Use		
	Current (0-2 yrs)	Mid-Term (2-10 yrs)	Long-Term (10 yrs +)
Property Adjacent to Jefferson ES 2500 Cadet Way, Everett	Undeveloped	Undeveloped/ District Program Use/Sale for Park Use	District Program Use/Sale for Park Use
Seattle Hill Road Site SR-527 & Seattle Hill Rd, Mill Creek	Undeveloped	Lease/Sale	Lease/Future School Site/Sale
180th Street SE Site 180th St SE & 46th Ave. SE, Bothell	Undeveloped	Lease/School Use	Future School Site
Lively Environmental Center 1918 Seattle Hill Rd, Mill Creek	Educational Use	Educational Use	Educational Use

Property use matrix revision schedule



Support facilities & undeveloped sites



Educational Service Center

Property description and history

- Land purchased in 1946.
- Educational Service Center (ESC) built in 1964 (Now 50 years old)
- Designed to be district's administrative offices, which moved from the old Jefferson Elementary School at Pacific & Hoyt
- 13,550 square feet main building area on 8.04 acre site
- 2,770 square feet portable buildings added several years later



Educational Service Center

Property Description and History

- Main building is in fair overall condition. It will need upgrades to various building systems in the mid-term (electrical, HVAC, energy upgrades, finishes, etc.).
- Current zoning is R-1 single family residential (about 7 units per acre, 6,000 sf per lot).
- Current use is a legal, non-conforming use.



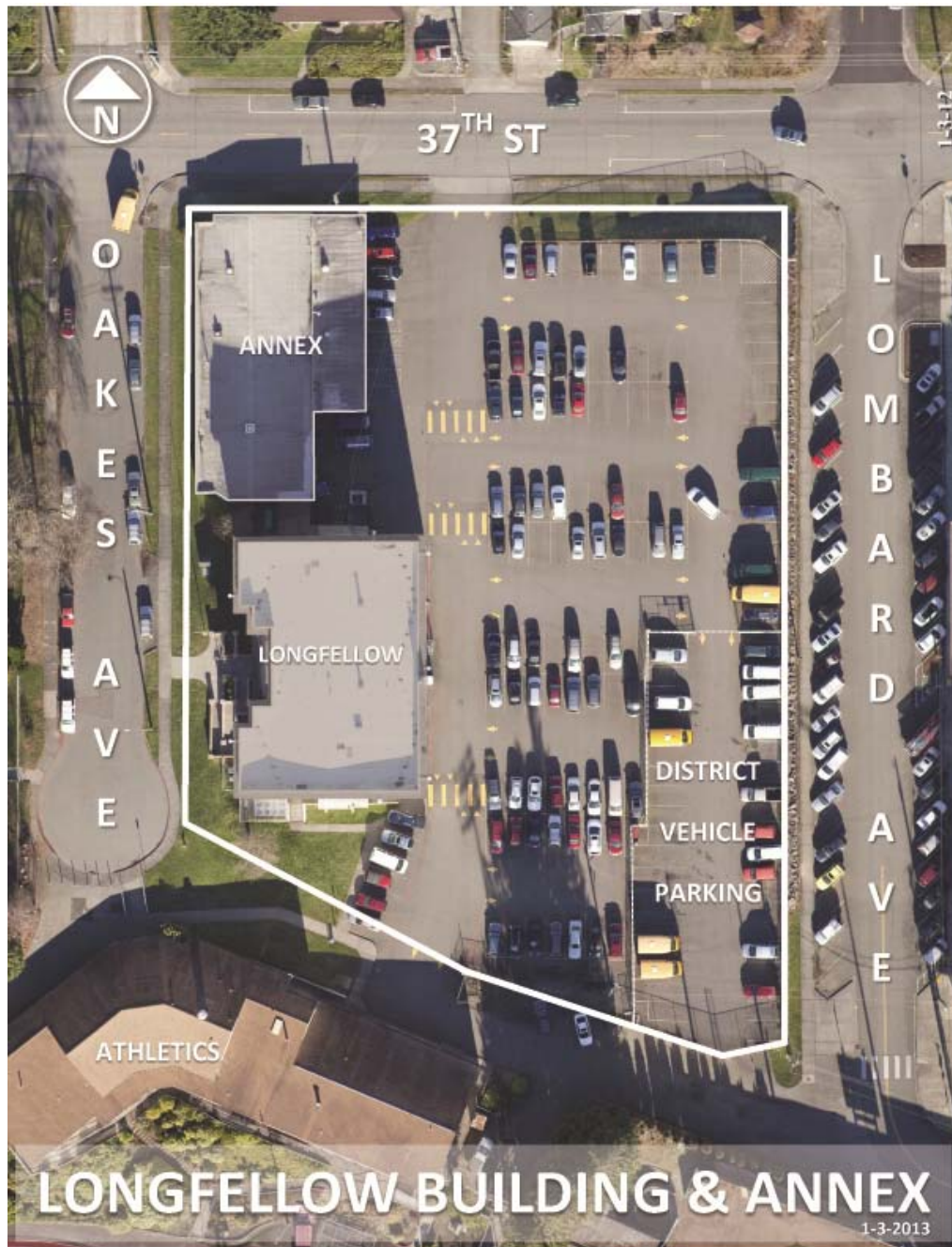


Longfellow Building and Annex

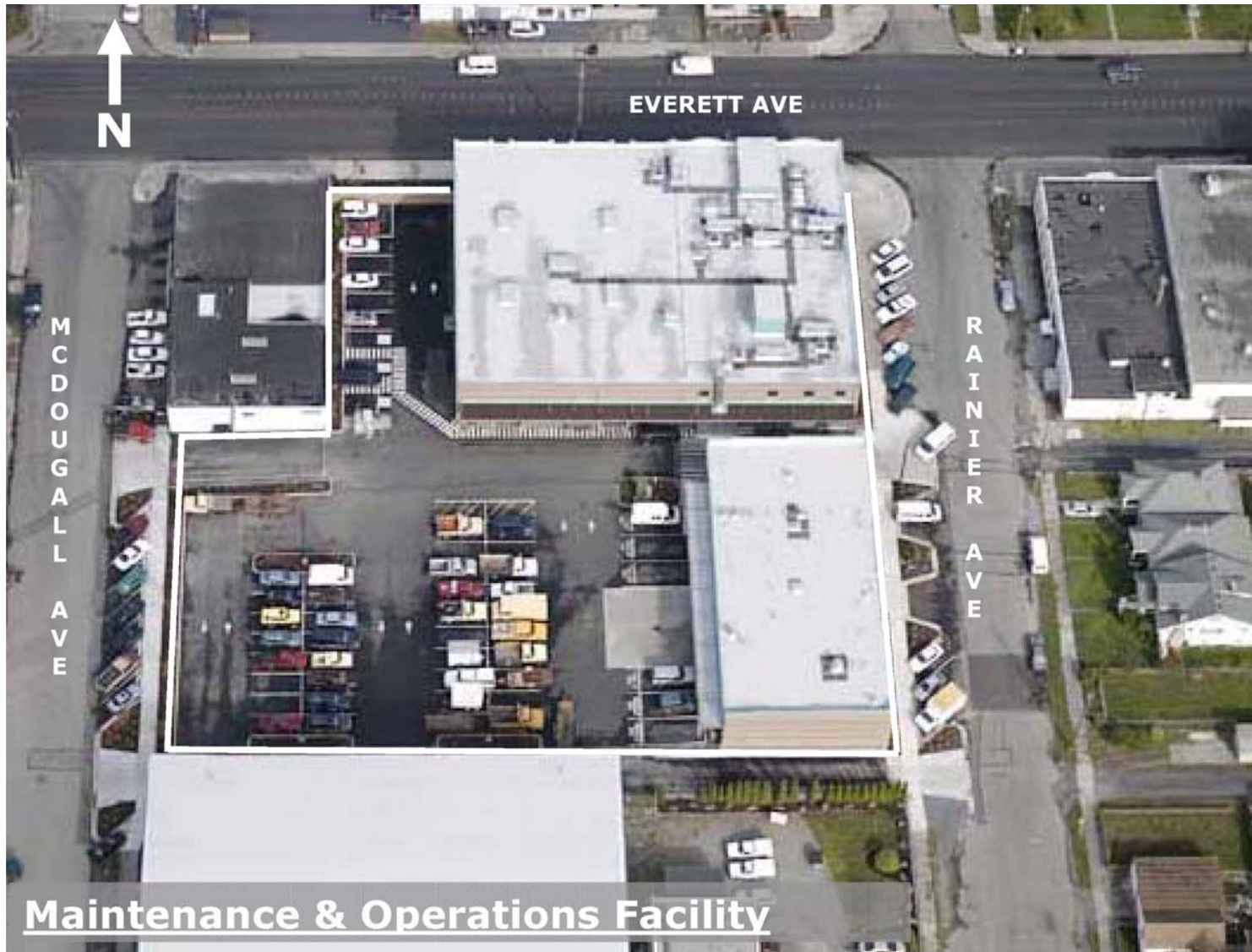
Property Description and History

- Property purchased in 1902
- Longfellow Elementary School built in 1911 (103 years old)
- Annex built in 1957 (57 years ago)
- 32,200 square feet of building area on 2.34 acre site
- Used for central support departments since 1971
- Site is also used for parking for athletics, transportation and Memorial Stadium events

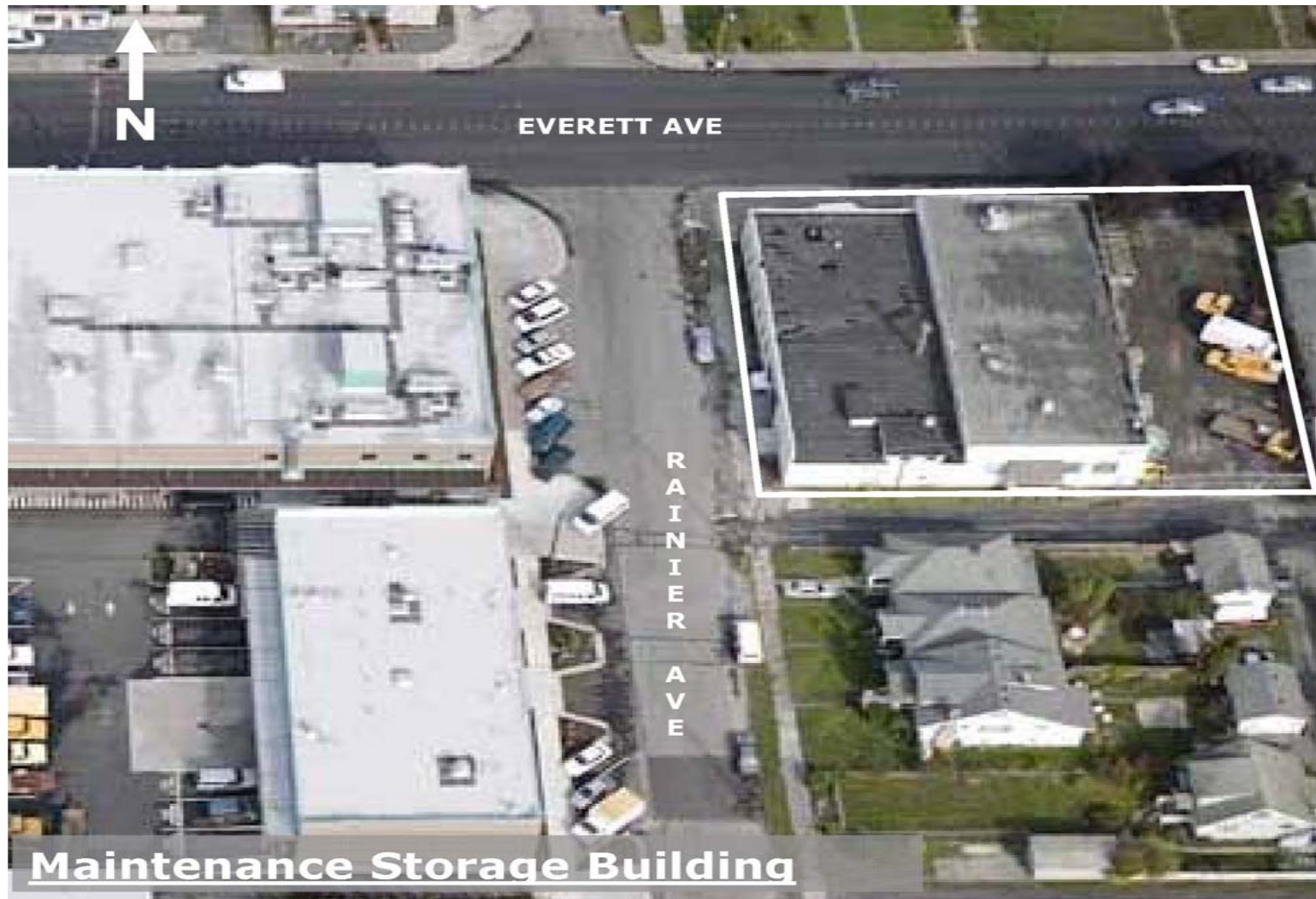




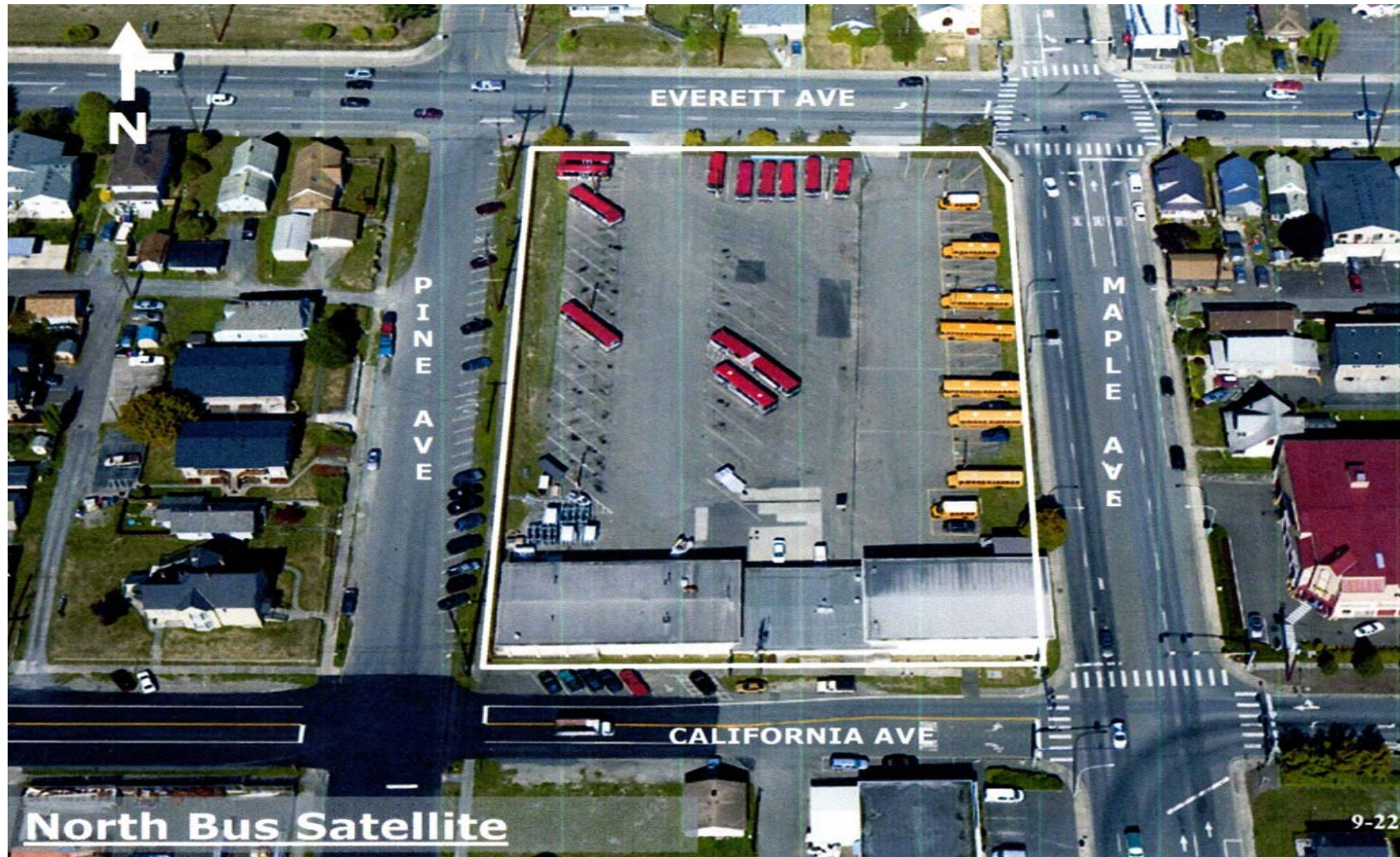
Maintenance & Operations Facility



Maintenance Storage Building



North Satellite Bus & Storage Facility



Doyle Park Property



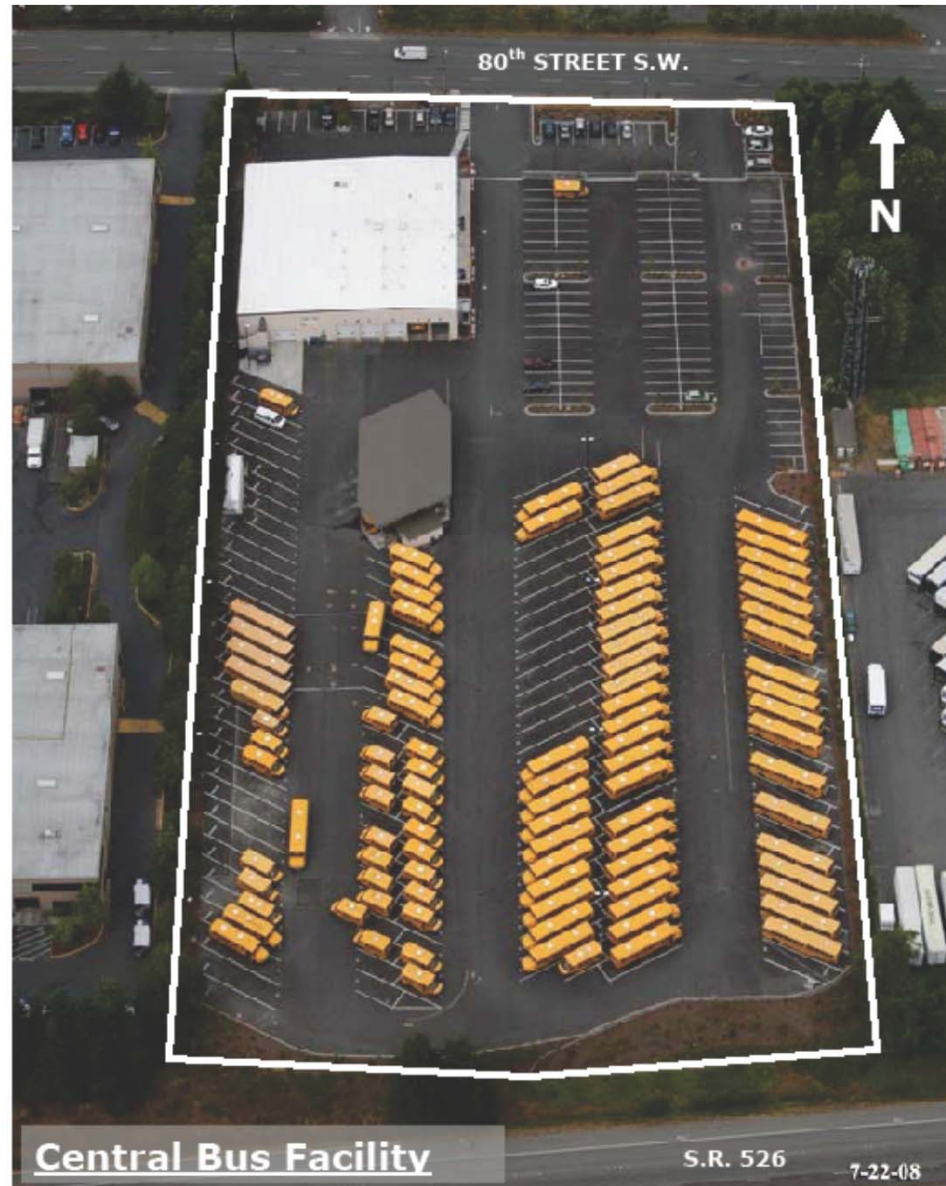
Norton Avenue Playfield



CRC & Memorial Stadium – land & structures



Central Bus Facility



Property adjacent to Jefferson ES



Lively Environmental Center



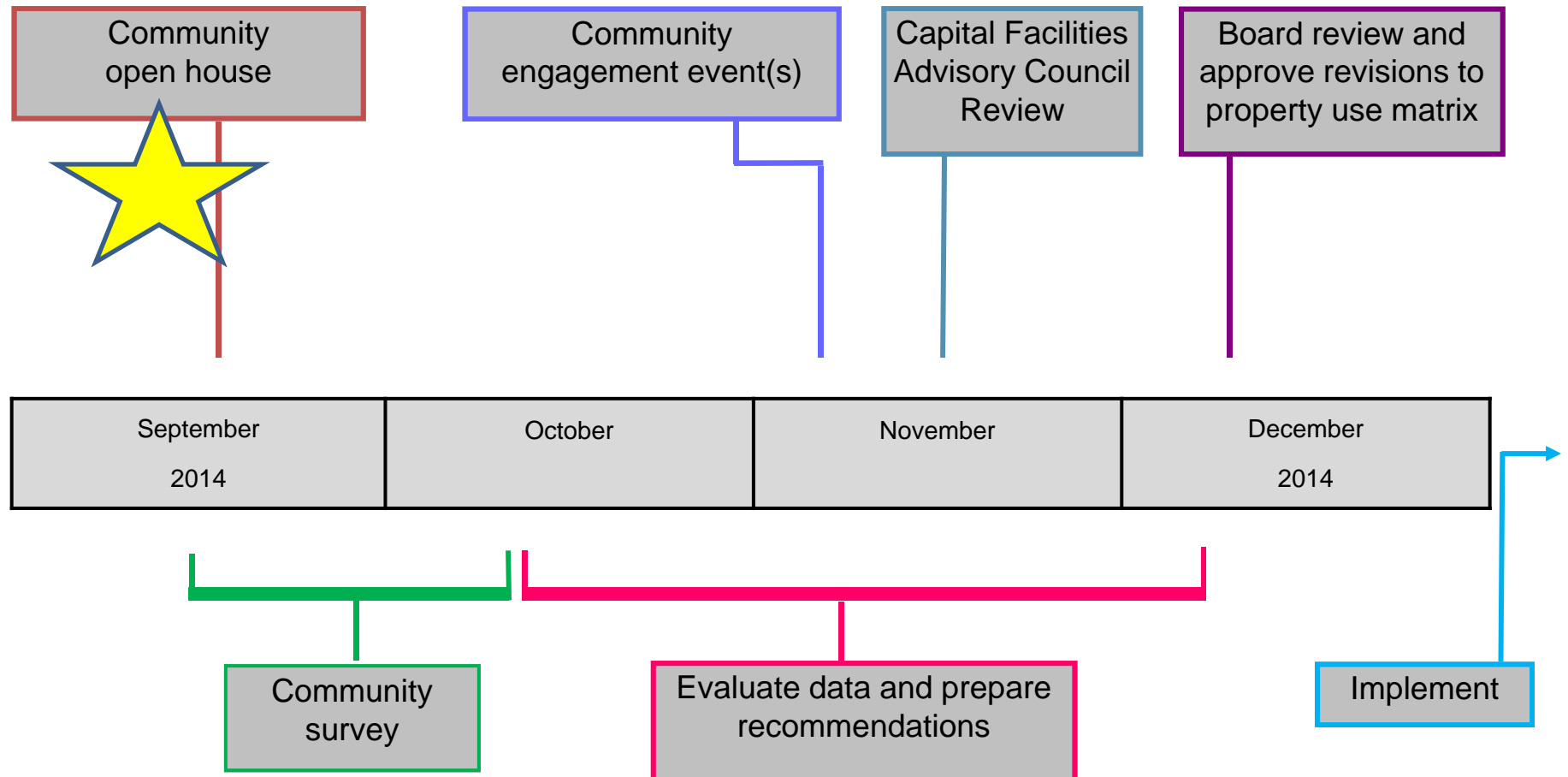
Seattle Hill Road site



180th Street SE site



Property use matrix revision schedule



Next steps

1. Feedback and comments gathered through **October 10** via online survey, public meetings and email
2. **Early November** open house events to review community feedback and comments
3. **November 13** Capital Facilities Advisory Council meeting to review feedback and comments and proposed property use matrix revisions
4. **December 9** school board meeting to approve property use matrix changes
5. **Spring 2015** enactment of board approved property decisions