

LONGFELLOW BUILDING & ANNEX



Property Description

This property is a 101,930 SF (approximately 2.34 acres) “city block” 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 site address is 3715 Oakes Avenue, Everett. The parcel has excellent access and visibility from Broadway and is adjacent to the Memorial Stadium and Everett High School District athletic facilities. The site is currently used as storage for district office materials and parking for the adjacent Athletics building, and Memorial Stadium.

The Longfellow Building was built as an elementary school in 1911. The original building is approximately 25,171 SF. An annex was added in 1956 with total square footage of both buildings of 32,200. Both buildings were converted to office use in 1971. The Longfellow Building is in very poor overall condition and will require major seismic, interior, exterior, mechanical, electrical, ADA and life safety upgrades in the near-term. While the Longfellow Building is not known to be listed on the State or National Historic Registers, State Department of Archeology and Historic Preservation notification is required, for modifications or demolition, because the building is more than 50 years old and should be documented in historic records at the State. The Longfellow Building is listed on the city’s historic property survey. The Longfellow Building has an 8,450 SF footprint. The remainder of the site has been asphalted and is used for surface parking.

Comprehensive Plan/Zoning: The City of Everett’s Comprehensive Plan designates the site under Institutional 2.1 Schools/Churches. 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). It has a 45-foot height limit. This parcel is adjacent to Everett’s Broadway Mixed Use (BMU) zone to the east. Under the R-3 zoning, the previous office use was a legal, non-conforming use on the site (the office use is not considered a Public Service Use, by code definition). According to Chapter 38 Non-conforming Structures, Uses and Lots, of the City of Everett land use code, *office buildings are a permissible use so long as the use is not discontinued for a period of more than twenty-four continuous months*. The non-conforming commercial use may be expanded if certain conditions are met as outlined in Chapter 38, 38.030 D. The expansion may be up to 25% in building area, land area and/or parking and requires approval of the Hearing Examiner.