

Longfellow

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.

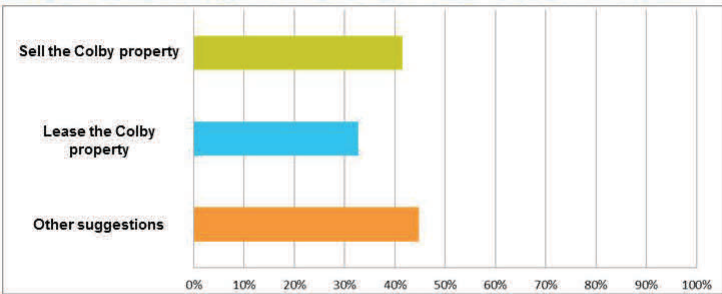
Educational Service Center

Property description and history

- Land purchased in 1931 and 1946.
- Educational Service Center built in 1964 (now 50 years old).
- Designed to be district's administrative offices, which moved from the old Jefferson Elementary school at Pacific and Hoyt.
- 13,550 square feet main building area on 8.04 acre site.
- 2,770 square feet portable buildings added several years later.
- 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.

Property use survey results

Question #1: What suggested use(s) do you have for the former Educational Service at 4730 Colby Avenue?

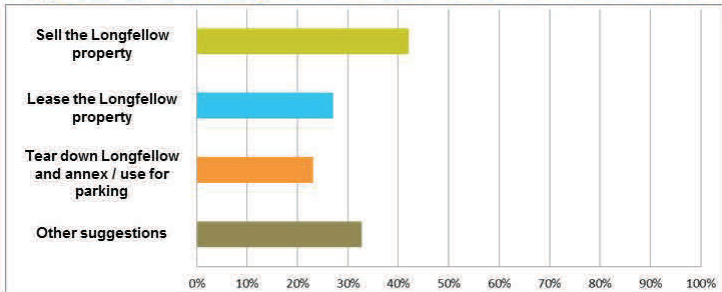


Answer choices	Responses
Sell the Colby property	41.52% 137
Lease the Colby property	32.73% 108
Other suggestions for the Colby property	44.85% 148

Question #3: What other suggestions, questions, or comments would you like the district and the Capital Facilities Advisory Council to consider about district property use?

The district received 122 responses to this question.

Question #2: What suggested use(s) do you have for the Longfellow Building and Annex at 3715 Oakes Avenue?



Answer choices	Responses
Sell the Longfellow property	42.06% 135
Lease the Longfellow property	27.10% 87
Tear down Longfellow and annex / use for parking	23.05% 74
Other suggestions for the Longfellow property	32.71% 105

Nov. 5, 2014

PROPERTY MANAGEMENT PROCESS

What to do with Colby and Longfellow?

Thank you for coming

Tonight

Please review online survey comments — More than 300 people responded on line to a request for their thoughts about future use of the former Educational Service Center on Colby Ave. and the Longfellow building on Oakes. See what you and others had to say.

Did we capture your ideas? — As you review the survey results, check for your comments as well as the multiple perspectives of others. Leave additional comments on the sheets provided.



How to stay involved in the discussions

How the district uses its properties is a key part of district operations.

You can stay in touch with the process by subscribing to the *InTouch* email

newsletter. Click on the logo at the bottom of the district website at www.everettsd.org.

School board members

- Pam LeSesne, President
- Carol Andrews, Vice President
- Ted Wenta, Legislative Rep.
- Caroline Mason
- Traci Mitchell



Frequently Asked Questions

What would it cost to renovate the Longfellow Building?

The cost of bringing the building up to current safety, seismic and accessibility codes, plus other upgrades allowing it to be used for the next 20 years, is approximately \$7.8 million. The additional cost of maintenance and operations during that time is approximately \$4.6 million.

What are the Colby and Longfellow properties worth?

Property values fluctuate over time. The true market value of any property is set when that property sells on the open market to the highest bidder.

The most recent estimate of the fair market value of the Colby property, gathered in spring 2014, is between \$2.2 and \$3.95 million. The most recent estimate for the Longfellow Building and Annex plus related site areas, gathered in spring 2014, is approximately \$2.04 million.

Can a school district sell properties for a price lower than the appraised value?

The school district must follow state law which regulates how public entities sell publicly owned property. The law specifies that the district must be paid at least 90 percent of the appraised value. If the property is on the market for longer than a year, that amount can be reduced to 75 percent of the appraised value.



Can the district donate properties to other public entities?

The same law referred to in the question above prohibits the district from giving away public property.

Is the Longfellow Building on the national registry of historic buildings?

The Longfellow Building is not on the national or local registry of historic buildings. Longfellow is listed on the city's historic property survey. The district will coordinate any proposed redevelopment of the Longfellow Building site with the city and the Washington Department of Archaeology & Historic Preservation.

Why is there consideration of turning the Longfellow property into a parking lot?

The cost of maintaining a 100-

year-old obsolete building is high. A parking lot at that location would be used each day by students and others accessing the stadium facilities. During these events, it would add to the limited parking available for attendees.

The Community Resource Center is heavily used for district and community activities; the Longfellow location would be overflow parking during those large events. The district uses this parking lot for small school buses and vans used for transportation, and with student enrollment growth projected to increase, the need for such parking will also increase.

If the district does sell any property, can that money go to make class sizes smaller?

Capital fund money can be used to build new classrooms, but it cannot be used to hire more

Frequently Asked Questions cont.

teachers to lower class size. With very few exceptions, capital project funds must be used to build or do major work on school facilities.

When will the board make decisions about what to do with Colby and Longfellow or other properties?

The current schedule includes a public process lasting through November and a school board decision slated for Dec. 9, 2014. Once the board makes its decisions, the work begins to act on the decision for each property.

What properties does the district own besides schools?

The district owns facilities for school buses and maintenance and custodial services – just as

many other school districts own those types of support facilities. The district also owns properties needed for future schools and some properties too small for traditional schools that are now used by neighborhood residents as parks and playfields.

Our district is unique in that it owns a baseball field used by a minor league baseball team, the AquaSox, Everett Community College and other teams. The baseball facility and other fields at Everett Memorial Stadium form an athletics complex that our high schools use for competitions and practices.

Next steps

1. November 5 open house event to review community feedback and comments
2. November 13 Capital Facilities Advisory Council meeting to review feedback and comments and proposed property use matrix revisions
3. December 9 school board meeting to approve property use matrix changes
4. Begin January 2015 implement board approved property decisions

