

Standard Form of Submittal Seattle School District No. 1

Page 1 of 3

Long-Term Lease or Sale of Martin Luther King Elementary School

3201 East Republican Street, Seattle, WA 98112

Proposed Purchaser: Citizens for a Community Center at M. L. King

Type of Entity: Washington State Non-Profit Corporation

Address: 119 Martin Luther King Jr. Way East, Seattle, WA 98112-4850

Contact: Andrienne W. Bailey

Phone / Fax: (206) 323-3738 (Iphone)

Proposal is for (may indicate either or both):

Long-Term Lease (20 years or more): \$ 20 Years (IProposals #3 & #4)

Annual Rental Offered: \$ 65,000 (Proposals # 3 & # 4); \$40,000 (IProposal # 2)

Sale: \$ 2,400,000 (IProposals # 1 & # 2)

Cash Amount Offered at Closing: (\$ 72,000 (IProposals # 1 & # 2))

Additional Information

Page 2 of 3

All proposals

1. Exceptions or substitutions to standard sale agreement: Yes No
If so, please list them and the rationale for each on a separate page. See Attachment No. 3.
2. Proposer certifies that its intended use of the property is consistent with the current zoning and Department of Neighborhoods SUAC determination Yes No
3. Proposer seeks consideration as a qualified firm under School Board procedure H02.01 as a(a) Youth Education Center or(b) governmental agency or private nonprofit providing services to the community. (If so, provide all relevant documentation in a separate document.) Yes No

See Attachment No. 5.

Purchase Proposals

4. Provide financial references (two minimum), with name of institution, individual contact, address, email address, telephone, and facsimile numbers on a separate page.

See Attachment No. 1.
5. Provide up to three (3) past projects similar to proposed project (include financial and entitlement contacts).
Please list them on a separate page (not to exceed two pages).

See Attachment No. 2.
6. Are there any qualifications with respect to the ability to close on time? Yes No
If so, please list them and the rationale for each on a separate page.

See Attachment No. 4.

A certified check in the amount of Ten Thousand Dollars (\$10,000.00) is hereby attached as good faith with the understanding it may be cashed during the process of selection of the purchaser. However, should I / we not be selected as the final purchaser, the School District will fully refund the Ten Thousand Dollars (\$10,000.00) good faith deposit in a timely fashion.

The following attachments are included:

1. Financial References (required) Yes
2. Past Projects listing attached: Yes No
3. Exceptions to Standard Agreement listed? Yes No
4. Qualifications to Closing? Yes No
5. Qualified Firm Considerations? Yes

Lease Proposals

1. Proposer seeks a rent reduction as a qualified firm under School Board procedure H02.01 as a Youth Education Center. Yes No
(If so, provide all relevant documentation in a separate document, including all information necessary to establish the amount of rent reduction sought.)

See Attachment No. 5.

2.

Acknowledgement of Offering and Standard Form of Agreement

Page 3 of 3

As a required part of the Martin Luther King School proposed lease or sale, I Adrienne W. Bailey
am authorized to represent Citizens for a Community Center at M. L. King (company),
a Washington (State) Non-Profit (entity),
and hereby acknowledge and accept any and all requirements of this offering except as specially set forth herein;
and specifically acknowledge receipt of the following addenda issued by the District:

Addendum No. 1 Date: 09/04/09

Addendum No. 2 Date: 10/06/09

Addendum No. 3 Date: 10/08/09

Signature: *Adrienne W. Bailey*

Company: Citizens for a Community Center at M. L. King

By: Adrienne W. Bailey

Its: President

Dated: October 15, 2009

Attachment No. 5 – Discussion of Proposals and Relevant Supporting Documentation

Proposal of Citizens for a Community Center at M. L. King
 Re: Martin Luther King Elementary School property

TABLE OF CONTENTS

Section	Page
I. Executive Summary	2
II. About Madison Valley	3
a. Location	
b. History prior to 2004	3
c. History since 2004	
d. MLK School's Role as a <i>de facto</i> community center	4
e. The Role of the neighborhood's Community Council (GMVCC)	
III. Neighborhood need for a community center	5
a. Access to alternative centers	
b. Building on a legacy	
c. Survey of neighborhood interest	6
IV. Precedents for our project – Building on a Seattle tradition of turning surplus school properties into community centers	7
a. Our vision for programming and social services	
b. Our unique situation	8
c. Source of funds for the purchase of MLK School	
V. The CCC@MLK organization and its accomplishments	9
a. Description of organization	
b. Mission statement of organization	
c. Significant efforts to date	10
d. List of Board Members	11
VI. Community Support for CCC@MLK's project	13
a. Support of Neighbors	10
b. Governmental Support	
c. Support of interested local non-profit groups and businesses	14
VII. CCC@MLK's consortium of partner organizations	
a. Consortium partners	
b. Potential partners and interested parties	15
c. Coordinated services for children and families	
d. How the work continues once one of our proposals is chosen by the Board	
VIII. Description of CCC@MLK's four proposals	16
IX. Financial Terms and Considerations	18
X. CCC@MLK's Business Plan	
XI. Selection Criteria	
XI. Conclusion	19

I. Executive Summary

Citizens for a Community Center at M. L. King (“CCC@MLK”) is extremely proud to be submitting four alternative proposals to Seattle Public Schools to lease or purchase the former Martin Luther King, Jr. Elementary School (the “MLK School”) for use as a community center to serve people in the Madison Valley and the surrounding Central Area. Martin Luther King Jr. Elementary, has been a bright spot in troubled times for Madison Valley, a historically underserved and marginalized neighborhood bordered by much more affluent areas. While open, the school, in addition to educating our children, served in many ways as a *de facto* community center, providing the neighborhood with social and cultural services as well as an important gathering place.

There is a great need for a community center in the neighborhood and the residents have overwhelmingly expressed their desire and excitement for the conversion of the former school for use as a community center. This is in line with a long tradition in our city of retaining public buildings for use by the surrounding communities after they have served their original purposes as schools or other facilities. Positioned at the crossroads of the Central District, Capitol Hill, Madrona, Madison Park and Montlake, an independent, self-sustaining community center in Madison Valley will be in a unique position to bring together people of very different incomes, ages, and ethnic, educational and work backgrounds.

When the MLK School was declared surplus by Seattle Public Schools, in a vote cast on January 10, 2008, a group of Madison Valley residents, workers and business owners immediately got together to explore the idea of creating a community center at the former school site. The group of residents quickly formed CCC@MLK to bring about this goal. CCC@MLK has reached out to numerous Madison Valley groups and Seattle non-profit organizations to form a consortium of partner organizations, and has consulted with a host of state and city governmental officials and staff members to generate support for a center that would be a vibrant, important outlet that would afford valuable opportunities to make a difference in the lives of those in the community and the Central Area.

Since 2008, we have surveyed the needs and desires of our neighbors; participated in the City of Seattle’s School Use Advisory Committee (SUAC) process; worked with city and state officials to obtain funding; helped maintain the school’s grounds; brought citizens, business leaders and nonprofit groups together in a consortium to preserve and provide services out of the new community center; established itself as an official Washington state non profit. The culmination of this year and a half of work is the submitting of the enclosed proposals.

Our proposals meet the requirements of the District’s Request For Proposal (RFP) and we have developed a viable business plan for a center with sustainable funding whether we lease or purchase the property. CCC@MLK’s proposals, out of all the competing potential proposals by other entities of which we are aware, best address the needs and best represent the will of the Madison Valley community regarding the disposition of the MLK School property. We are confident that CCC@MLK also provides the best opportunity for Seattle Public Schools to meet both its financial goals and its desire (which it shares with the Seattle City Council and the Washington state legislature) for surplus schools to continue to be assets that would benefit the broader community (versus small constituencies).

II. About Madison Valley

Madison Valley is the neighborhood of Seattle's first African-American citizen, Will Grosz, and has been home to a large African-American community since the 1950's. In recent years, the demographics of the neighborhood have changed — increased density and rising home prices have brought in new families. But many longtime residents remain, and there remains a healthy rental market that allows people of middle incomes to continue to live in the area.

a. Location

Madison Valley is located at the northern end of the Central District and borders Madrona and Madison Park on the east and Capitol Hill on the west. Its northern border is Washington Park Arboretum. As a community made up of over 2,000 middle and lower-middle class households, there has always been an awareness of the proximity of wealthier neighborhoods just to the east and west. Nowhere was the contrast more glaring than at ML King Elementary itself, where neighborhood kids attended a public school literally right next door to The Bush School, one of the more affluent private schools.

b. History prior to 2004

Madison Valley has been overlooked by the city of Seattle since the 1890s, when citizens literally looked down on the valley from a trolley trestle that carried them to their destination on the shores of Lake Washington. The future of Madison Valley was not high on the list when the city replaced the trestle with an earthen dam, blocking salmon streams that once flowed through the valley. When African-Americans and other minorities purchased homes here in the 1950's, the practice of redlining prevented them from obtaining loans for the upkeep and improvement of their properties. The failure of Seattle citizens in 1970 to pass a storm water control bond initiative insured that the neighborhood in the immediate vicinity of ML King Elementary would suffer wet basements and periodic flooding for the following 34 years. The combination of these elements contributed to keep housing prices in the area relatively low, making it one of the last parts of the city in which middle class families could afford to purchase a home after the real estate market started to heat up in the late 1980s. Since then an influx of white, Asian, and gay and lesbian residents has increased the complexity of a neighborhood one historian has called "an oasis of diversity." At the same time, older residents, many of whom are African-American, have seen their cost of living rise as the neighborhood is gentrified.

c. History since 2004

A disastrous flood in 2004 forced the city to acknowledge its neglect of the neighborhood and another in 2006 resulted in the death of a Madison Valley resident. As they cleaned out their ruined basements and listened to the stories of older neighbors, at least some of the newcomers began to have a greater appreciation of the long-lasting and insidious effects of prejudice on the neighborhood and the strong connections that had been built between residents over the years. There has since been a flowering of community activism on the part of Madison Valley citizens old and new. One result of that activism was the prevention of the city's plan to tear down 23 homes in the worst hit block of the neighborhood. (With broad community support, the city instead opted to construct two stormwater engineering projects, for between \$24 and \$33 million, to divert storm water to prevent future flooding.)

CCC@MLK is, in part, another result of this new activism as well as an outgrowth of the older community spirit that developed around the MLK School.

d. MLK School's Role as a *de facto* community center

The MLK School property is located at 3201 East Republican Street, and is situated a few blocks (easy walking distance) from the main business district on East Madison Street at and near Martin Luther King Jr. Way East. Unlike other neighborhoods, there are no large public meeting spaces (such as Parks Department community centers, theaters, or rental halls) in the immediate vicinity of Madison Valley. Other than Washington Park, the community has no public playground spaces or playground equipment in the immediate area (besides those behind the locked gates of the MLK School property).

Since it was first built in 1913, the school not only provided education for generations of students and their families, it also served as the heart and soul of the neighborhood. Neighbors came together at community meals, participated in community council meetings, voted, and participated in public events – from barbecues to maypole dances – at the MLK School. Moreover, the playground area and ball courts at the school served as the primary recreational space for children in the neighborhood.

For years the local community council operated before and after school enrichment programs out of two portables on the school grounds, as well as operated the Madison Valley Village Technology Education Center (initially in the school building, and later in the portables) (see **Appendix, Tab 6:** January 10, 1996 Seattle Times article).

These facilities and services were offered because they were critically needed and their loss has been significant in our neighborhood. Once Seattle Public Schools offered the property for sale or lease, it was an obvious step for residents to seek to secure the building and grounds for community use in the form of a community center. M. L. King Elementary has been a beacon of hope through trying times. For residents of Madison Valley, turning the school into a community center keeps an important community asset intact and respects the history of the area and the important place that the MLK School holds in that history.

e. The Role of the neighborhood's Community Council (GMVCC)

The neighborhood is represented by a community council – the Greater Madison Valley Community Council (GMVCC, formerly the Harrison-Denny Community Council). The council was formed as a Washington non-profit corporation in June of 1989. The council was granted 501(c)(3) tax-exempt status in October of 1993. Two of the original forming members – Jack (Jerry) Sussman and Cathy Nunneley (current GMVCC Secretary) are still active with the council and neighborhood activities. This is a testament, and example, of the level of commitment that involved members of the Madison Valley community have towards supporting the community and making it a wonderful place to live and work. For over 14 years, the council conducted its monthly meetings in one of the portables on the MLK School grounds.

The council has faithfully represented the community on local issues relating to land use and crime, and has taken the lead in sponsoring annual social events such as the Spaghetti Dinner at the

