

CIVIC CENTER-WORLD FAIR  
200 Civic Auditorium  
Seattle 9, Washington

July 16, 1957

To: Eddie Carlson  
Roger Walsh  
Art Burchill

SUBJECT: CONFERENCE WITH SEATTLE SCHOOL DISTRICT

I met today with Lyle Stewart and Frank Brock, Assistant Superintendents of Schools for the Seattle District to lay before them in a preliminary way the expectations of the World Fair Commission regarding acquisition of their Warren Avenue School properties.

The situation with reference to Warren Avenue School is somewhat different than I had heard earlier in this way: There are approximately 450 students attending the school of which some 150 are members of special service classes, i.e. cerebral palsy, deaf, blind, etc. Approximately 300 students are from families residing in this area and some type of school facility probably will be needed to serve this area even though the total number of children is smaller than usually is served by a separate school. At least this is a problem which will have to be resolved. As a result of our conference, the staff of the Seattle school system will prepare some spot maps showing the service area of the school and some other data looking toward a second meeting soon.

With reference to the process of acquiring the land, there is a general law which requires a school district to have a vote of its people before disposing of its land to any buyer. In 1953 a new law was passed which enabled the Seattle School District, and I believe others to trade properties with other governmental units on an exchange basis. The citation of this law is RCW 39.33.010; Chapter 133 Laws of 1953. If this law applies to the state government as well as to local governments, the procedure would be roughly similar to eminent domain from the standpoint that there would be negotiations and then court approval of the negotiated arrangement. Evidently it would be necessary for the school system to have a court ruling either through the above law or the normal eminent domain procedure, since they lack the authority to deal purely on the basis of negotiation.

In connection with the need for some type of regular service for children in this area, I raise as a suggestion the possibility that some type of flexible facility might be placed on the Civic Center site in such a way that it would be usable by the school system, and perhaps jointly financed by the school system, for its regular and special service classes. There has been a joint financing between the school district and the Seattle city government for a number of years related to joint recreational facilities. This is simply one possibility that we might explore later.

Eddie Carlson  
Roger Walsh  
Art Burchill

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So far as I know nothing about the problems raised in my discussion with these people today would need to slow down the public announcement of our acquisition policy when it is time to make it. The announcement would simply include a statement to the effect that negotiations are under way with the Seattle School District.

Ewen C. Dingwall  
Project Director  
Civic Center-World Fair

April 29, 1959

MEMORANDUM

TO: Mr. Dingsell  
Mr. Thiry

FROM: Clayton Young

SUBJECT: Telephone conference with Mr. Lyle Stewart concerning use of portables on the Warren Avenue School site.

Following Mr. Dingsell's conversation with Mr. Stewart of last week, I called Mr. Stewart on Monday, April 27. Mr. Stewart advised me that they are making satisfactory progress on all the plans for moving of Warren Avenue School activities with exception of the Crippled Children's program. He is convinced that the facilities which are being provided for this program in the Lowell School area will not be completed in order to accommodate this program by September of next year. He was not able to tell me exactly how long in the Fall of next year they would need these portables but I suspect that, from the way he talked, it would be a two or three month period. He is investigating the availability of heat to the portables. It would also probably be necessary to use the Warren Avenue School for toilets.

I pointed out to Mr. Stewart that, in discussing this with Mr. Dingsell and Mr. Thiry, it was apparent to us it would probably be very difficult, if not impossible, for us to delay demolition of the Warren Avenue School after the close of school this Spring. I pointed out to him that, in addition to time of demolition, we had a good deal of site preparation work to do prior to construction which would start no later than the first of next year and perhaps the latter part of this year. I pointed out to Mr. Stewart that this was one of the first areas on the Site that would be developed and there would be intensive construction activity in it from the close of school until the start of construction very likely.

I also pointed out to Mr. Stewart that we anticipate, once the school is closed and it is known that the buildings are to be demolished, there would probably be a good deal of damage to the building from vandalism and scavengering, as this was the experience on many of the other structures on the Site. Mr. Stewart hoped that if it were possible to use the building next Fall, public notices in the newspaper could prevent this.

Mr. Stewart suggested that we examine the situation at the end of a month's period to determine if there was anything new which might allow the use of these facilities for next Fall. I agreed to call Mr. Stewart within a three or four week period and advised him it would be very unlikely that this would be possible.

May 8, 1959

Mr. Roger Walsh  
Assistant Attorney General  
Vande Building  
Seattle, Washington

Re: Vacation of State Property.

Dear Sir:

This letter will constitute written confirmation of a vacation date for state properties, as requested in your letter of May 7, 1959, and as discussed and agreed with you earlier.

All state properties should be vacated by June 1, 1959, with the following exceptions:

1. The Warren Avenue School is to be vacated after the close of the school term.
2. The Blue Spruce Apartment may maintain its tenants on a month-to-month basis probably until late this year.

It is essential, particularly, that we occupy the Western Pacific Building on June 1st.

Cordially,

Ewen C. Dingwall  
Director

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