

PLANNING COMMISSION STAFF REPORT

Garfield School Building and Property

Declaration of Surplus Property Petition No. PLNPCM2009-00288

1838 South 1500 East

May 13, 2009



Planning Division
Department of Community and
Economic Development

Applicant: John Spencer, Property Management Division, Salt Lake City Corp.

Staff: Michael Maloy, AICP, (801) 535-7118, michael.maloy@slcgov.com

Tax ID: 16-16-307-018

Current Zone: I Institutional District

Master Plan Designation:

Institutional and Public Lands, Sugar House Community Master Plan, adopted December 13, 2005

Council District: 6, Represented by Councilman J.T. Martin

Lot Size: 4.60 ± acres

Current Use: Private school (Visual Arts Institute)

Applicable Land Use

Regulations:

- City Code Chapter 2.58, City Owned Real Property

Notification:

- Notice mailed on April 29, 2009
- Sign posted on May 4, 2009
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on April 29, 2009

Attachments:

- A. Petition from Applicant
- B. Letter to Westminster Heights
- C. Department Comments
- D. Garfield School Easement & Map
- E. Garfield School Building (c.1921)
- F. Property Survey
- G. Property Photographs
- H. Memo from Management Services
- I. Map 5 Emigration Creek Corridor

Request

The Salt Lake City Property Management Division has requested the property located at 1838 South 1500 East (aka Garfield School) be declared as surplus to facilitate the sale of real property owned by Salt Lake City Corp.

Staff Recommendation

Based on the findings listed within this report, staff recommends the Planning Commission declare the property located at 1838 South 1500 East as surplus and forward a recommendation to the City Administration to dispose of the property as required in Chapter 2.58 of City Code with the following condition:

1. The applicant shall ensure the preparation, recording, and retention of an easement that encompasses the existing riparian zone along the western edge of the subject property. The easement shall be sufficiently wide to ensure preservation and maintenance of the riparian zone and future trail as recommended by the Salt Lake City Open Space Plan; however the exact width and location of the easement shall be determined through administrative review.

Vicinity Map



Background

Project Description

Under the direction of Lyn Creswell, Department Director of Management Services, Salt Lake City has determined that it no longer needs or requires the property located at 1838 South 1500 East to be held as a public asset and should be declared as surplus. On March 10, 2009, John Spencer, Real Property Manager with the Salt Lake City Property Management Division, submitted a request to the Planning Division to process a petition to declare the subject property as surplus (see Attachment A – Petition from Applicant). The purpose for the declaration is to facilitate the sale of the subject property, which property is owned solely by Salt Lake City Corp.

The subject property contains approximately 4.60 acres and is zoned I Institutional District. The property is the former site of Garfield School, which was a public elementary school operated by the Salt Lake City School District until 1970. In 2006 the City purchased the property and building from the school district.

According to information received from the Property Management Division, the existing multi-level building contains approximately 37,869 square feet of space. Currently, the building is occupied by the Visual Arts Institute, which is a private non-profit art education program for children and teenagers.

In addition to the existing structure, the site contains a large amount of pavement that has been used for parking and outdoor recreation for the school. Emigration Creek, which is a tributary of the Jordan River, traverses the western edge of the property. The creek, which is located at the bottom of a steep embankment, is segregated from the site by an existing chain link fence.

Comments

Public Comments

City Code does not require a petition for declaration of surplus property to be reviewed by the respective community council, which in this case is the Sugar House Community Council. However, Councilman J.T. Martin invited residents of Westminster Heights to attend an “open house” meeting held on April 30, 2009 to discuss the proposal (see Attachment B – Letter to Westminster Heights). Staff estimated 90 people attended the meeting.

During the meeting, approximately two dozen public comments were formally heard and discussed. Although several comments were decidedly for or against the petition, most comments requested additional information with regard to:

- The legal process to declare the property as surplus; and
- The potential reuse of the property (presumably by Westminster College) and subsequent negative impacts to the neighborhood.

City Department Comments

The comments received from pertinent City Departments / Divisions are attached to this staff report (see Attachment C – Department Comments). The Planning Division has not received any comments from the applicable City Departments / Divisions that cannot reasonably be fulfilled or that warrant denial of the petition. However, the Open Space Lands Advisory Board (OSLAB) and the Department of Public Utilities have requested a conservation easement that is sufficiently wide to encompass the Emigration Creek riparian zone (see Attachment D – Garfield School Easement and Map).

Project Review

- Internal Project Review – Staff presented the petition to Joel Paterson, Planning Manager, and other Planning Division staff members for discussion and review on April 9, 2009. Staff discussed the declaration of surplus property process as required by City Code, and various issues relative to the potential reuse of the site including preservation of the existing school and Emigration Creek. Staff also discussed potential neighborhood concerns generated by reuse of the site, such as increased traffic.

Analysis and Findings

Options

Whereas the petition is not associated with a specific land use or development proposal, staff has not engaged the applicant in a discussion regarding potential options for the subject property. The primary issue that is before the Planning Commission is whether or not to declare the property as surplus and recommend disposal of the property in compliance with City Code. However, staff has forwarded a recommendation that an easement for the Emigration Creek riparian zone be described, recorded and retained by the City as a condition of the declaration to surplus the property (see Attachment C – Department Comments).

Findings

City Code does not specify standards for declaring City owned property as surplus. However, the Planning Division recommends consideration of the following items when reviewing a petition for declaration of surplus property:

1. Proposed use and project description.

Analysis: Although the City has apparently conducted some discussions with Westminster College regarding the potential declaration of surplus property, the Salt Lake City Property Management Division has stated that the City has not entered into any purchase contract or agreement with regard to the property. As stated previously, the petition to declare the property as surplus was not accompanied by a proposal for reuse of the building or property.

The property is currently zoned I Institutional District, which zone is consistent with the existing Sugar House Future Land Use Map designation of “Institutional and Public Lands” (page 12, Sugar House Community Master Plan). According to City Code, “The purpose of the I institutional district is to regulate the development of larger public and semipublic uses in a manner harmonious with surrounding uses. The uses regulated by this district are generally those having multiple buildings on a campus like site.”

Finding: The proposal does not include any specific information regarding reuse of the subject property; however the existing zoning district is consistent with the future land use designation for the property, and no petition to amend the master plan or zoning district for the property has been submitted to the City.

2. Subject property history

Analysis: The subject property is the site of the Garfield School building. The brick building was constructed circa 1921 and operated by the Salt Lake City School District as a public elementary school until it closed on June 4, 1970 (see Attachment E – Garfield School Building circa 1921). Based on a property survey conducted by the Planning Division, the Garfield School is historically

significant as an excellent example of a 1920s era English Tudor style educational building. A 1997 historic resource survey also identified the building as significant (see Attachment F – Property Survey). Although the building underwent three notable additions and renovations in 1935, 1947 and again in 1971, the brick and masonry exterior used in all phases of construction is primarily in good condition (see Attachment G – Property Photographs).

Following the closure of Garfield School in 1970, the Salt Lake City School District retained the property until it was sold to the Salt Lake City Corporation on August 1, 2006. As stated previously, the building is currently occupied by the Visual Arts Institute, a private non-profit art school, which has a month-to-month lease with the City. According to Bruce Robertson, Executive Director of the Visual Arts Institute, the private school has utilized the building since 1982. The Visual Arts Institute has a “month-to-month lease with the City to occupy the building; however a declaration of surplus property and subsequent sale will require termination of the existing lease.

Originally, the City was interested in the property for construction of a public safety facility. However, since acquiring the property the City has determined that the subject property will not be developed as public safety facility and that it should be declared as surplus.

Finding: The subject property has functioned as a significant community resource during the past 88 years, and appears to be structurally sound and a viable location for a new use. Based on available historic information and the fact that the building retains historic integrity, the property is likely eligible for the National Register of Historic Places and the Salt Lake City Register as a Landmark Site.

3. Access issues.

Analysis: Both vehicular and pedestrian access to the site is from 1500 East, which is a residential class roadway. If the property is declared as surplus and sold, the Transportation Division and Building Services Division will review all proposed changes to the site to insure compliance with applicable regulations.

Finding: Access to the site will be reviewed by the Transportation Division and Permits Section of the Building Services Division prior to any permits being issued.

4. Proposed method of disposition of the property if declared surplus.

Analysis: If declared surplus, the property will likely be sold under the direction of the City’s chief procurement officer, and all property transactions must be consistent with Chapter 2.58 of the City Code. Also, City Code stipulates that the Mayor has final authority to dispose of City property prior to the sale of the real property.

Finding: If declared surplus, the property will be sold in a manner that is consistent with Chapter 2.58 of City Code.

5. Comments from applicable departments.

Analysis: Lyn Creswell, Department Director of Management Services, has contacted the applicable City Departments and determined that there are no needs or requirements for the City to retain the property (see Attachment H – Memo from Management Services). However, if the property is sold

for reuse and redevelopment, any proposed construction plans will be routed to all applicable City Departments for additional review and comment.

Finding: The proposed declaration of surplus property has been reviewed by all applicable City Departments and it has been determined that there are not any City requirements or needs to retain the property.

6. Compliance with adopted policies of relevant master plans

Analysis: The property is located within the Sugar House Community Master Plan (SHCMP) area. As stated previously, the Sugar House Future Land Use Map identifies the property as “Institutional and Public Lands.” The SHCMP provides a definition for Institutional lands uses; however it is within the context of Business District Land Uses, which category is not applicable to the subject property:

Institutional

These uses include existing public and institutional uses such as the fire station, library, post office and schools. Grand institutional buildings should be located as a central focus of the Business District, as Sprague Library is and as the previous Post Office was. Should the historic post office building become available, the return of that building to a public use should be considered. The location of neighborhood police stations should be visible to pedestrians and incorporated into the street scene (page 5).

The SHCMP does not describe policies for institutional land uses in the community; however the plan does contain the following information and policies relative to Emigration Creek:

Emigration Creek Corridor

In Sugar House, the Open Space Plan identifies the Emigration Creek Corridor from the mouth of Emigration Canyon through residential neighborhoods and several existing parks to the Westminster College campus.

The Emigration Creek corridor is unique in that the majority of the stream is bounded by steep banks and runs through existing residentially developed areas. Many residents live adjacent to the stream with their rear yards within close proximity of the streambed. Consequently, development of a trailway following the streambed would present challenges when designing a specific route. Issues such as privacy and safety are of primary concern for many residents. Therefore, public involvement and careful discretion should be employed when planning on a specific trail route, with particular regard given to the private property owners adjacent to the creek.

Policies (applicable to petition)

- Support the implementation of the Salt Lake City Open Space Plan, and the continued development of greenways and trails. This plan incorporates the Salt Lake City Open Space Plan by reference into the Sugar House Master Plan.
- Protect and restore the above ground corridors of Parley’s Creek and Emigration Creek.

As stated above, the Salt Lake City Open Space Master Plan, which was adopted by the City Council on October 20, 1992, is also applicable to the subject property. Specifically, Map 5 of the Open Space Master Plan, which is entitled Emigration Creek Corridor, identifies the subject property and

its relationship to Emigration Creek. Furthermore, the plan provides a section drawing of Emigration Creek that includes a conceptual proposal for an adjacent trail (see Attachment I – Map 5 Emigration Creek Corridor).

The SHCMP also provides the following discussion on page 8 relative to the development of additional park space within Sugar House:

Creating Additional Park Space (emphasis added)

The Wilford, Highland, and Nibley neighborhoods exhibit the greatest need for Neighborhood Parks. Therefore they have the highest priority for park development. There are a few areas that have been identified for potential neighborhood park sites. A parcel on Crandall Avenue, just east of Highland Drive, has been vacant for many years and would be ideal for use as a park. The area south of the railroad right-of-way between 500 East and 700 East is also an area that has redevelopment potential; some land reserved for green space is recommended to serve the surrounding neighborhood. Another site appropriate for a linear park has been initiated through a community based proposal. It is located along the Canal/McClelland Corridor at 1140 East and 2905 South. *Additionally, the open space area north of the Garfield Center on 1500 East is also recommended to remain as green space and improved for use as a park. The City does not have money committed, nor a funding system in place, for these areas at this time. Funding will need to be secured prior to any park development program. City land considered to be surplus should either be turned over to open space or sold to acquire other land that can be used for open space of similar size and quality.*

Although the SHCMP specifically recommends that the “area north of the Garfield Center on 1500 East remain as green space and improved for use as a park”—this discussion is not specifically identified as a formal policy of the plan. In response to this issue John Spencer, Real Property Manager, stated that funds from the sale of property cannot be directed to any particular project in any particular area. The money must be deposited into the appropriate City account and then appropriated by the City Council. Regarding the SHCMP comment on revenues received from the sale of surplus city land being turned over to open space, the two issues are separate matters since the City Council established the Open Space fund as the method by which open space is acquired and funded. The surplus land account is designed to acquire property needed for future or current city real estate transactions.

Furthermore, Section 2.58.060 entitled Disposition of Proceeds, addresses this matter:

All proceeds or revenue from the sale of any real property sold by the city, including real property declared surplus by an internal service fund of the city, shall be deposited in a surplus property account within the capital improvements fund of the general fund. However, if the property was purchased with monies from an enterprise fund, or from properties attributable by the mayor to use by an existing enterprise fund, then the proceeds or revenue shall be deposited in a surplus property account within that fund's capital improvements fund. Funds within surplus property accounts may not be expended without prior appropriation or approval of the city council.

Finding: The Sugar House Community Master Plan and the Salt Lake City Open Space Master Plan both identify the importance of preserving the Emigration Creek riparian zone. Although the Sugar House Community Master Plan encourages the City to create additional open space on the subject property, City Code restricts the Administration with regard to the disposition of proceeds from the

sale of surplus property. Although the petition for declaration of surplus property does not address applicable master plan recommendations and policies, staff finds that the petition may be modified through the identification, recordation and retention of easements by the City.

7. Whether annexation is required

Analysis: No annexation is required for this proposal.

Finding: No annexation is required for this proposal.

8. Consistency with adopted governmental codes

Analysis: City Code Chapter 2.58 outlines the process for declaring surplus property. Once the Planning Commission makes a recommendation to the City Administration, the item will be transmitted from the Community Development Department to the Chief Administrative Officer. At that point, notification will be sent to the City Council. The City Council will then have 15 days to request a hearing. After the 15 days have passed or an administrative hearing is held, the property is officially declared surplus and the disposition of the property can be finalized.

Finding: The proposed declaration of surplus property is consistent with adopted City codes and procedures.

LYN L. CRESWELL
DIRECTOR

SALT LAKE CITY CORPORATION


RALPH BECKER
MAYOR

DEPARTMENT OF MANAGEMENT SERVICES
PURCHASING, CONTRACTS AND PROPERTY MANAGEMENT DIVISION

INTEROFFICE MEMORANDUM

March 5, 2009

TO: Wilf Sommerkorn,
Planning Director

FROM: John P. Spencer
Property Manager 

RE: DECLARATION OF SURPLUS PROPERTY –
FORMER GARFIELD SCHOOL

Wilf,

The Administration has determined the former Garfield School located at 1838 South 1500 East to be surplus to the City's needs and sold. In my capacity as Property Manager, I have sent out a inquiry to all department heads asking if there is a future for this property and indentify a funding source under which to operate the building. The only response I received was from Public Utilities. As part of the process of it is required to notify the Planning Commission for its official declaration of surplus property. The Administration is anxious to move forward, and asks for this issue to be placed on the commission's agenda as quickly as possible.

If you have any questions regarding this issue, please call me at 6398. Thank you for your assistance and cooperation in this matter.

cc: Lyn Creswell
Sam Guevara
Bryan Hemsley

LOCATION: 451 SOUTH STATE STREET, ROOM 225, SALT LAKE CITY, UTAH 84111-3104

MAILING ADDRESS: PO BOX 145460, SALT LAKE CITY, UTAH 84114-5460

TELEPHONE: 801-535-7133 FAX: 801-535-6690

WWW.SLCPURCHASING.COM



Attachment B
Letter to Westminster Heights

April 21, 2009

Dear Westminster Heights Residents:

Three years ago, Salt Lake City purchased the Garfield School at 1838 South 1500 East. Garfield School is a wonderful historic building which adds to the fabric of the surrounding neighborhood.

The City's administration is now considering selling Garfield School. As they move forward in exploring options, we would like to keep you informed of the plans and possibilities being considered. We would also like to gather your input and ideas on this important issue.

One of the neighborhood-compatible options the administration is considering is selling the school to Westminster College. The City has invited Westminster representatives to make a presentation to the community on Thursday, April 30, 2009, at 6:00 p.m. in the Garfield School Gymnasium. I hope you will be able to attend.

I know Garfield School is an important part of the neighborhood, and I look forward to working with you to achieve the best outcome for the community.

If you have any questions please call me or Quin Card, District Six Liaison at 535-7600. If you are unable to attend and would like to submit your comments in writing, please submit them by email to quin.card@slcgov.com.

Sincerely,

JT Martin
Salt Lake City Council Member
District Six

JTM/qc

Attachment C Department Comments

Published Date: May 7, 2009

February 19, 2009

Re: Garfield School Property

This letter is in response to your letter requesting departmental comments on the sale of the Garfield School property, located at 1538 South 1500 East. This parcel contains a portion of the Emigration Creek. The strip of land along the creek is heavily wooded and has been kept in a relative undisturbed state. Because of the steepness of the property along the creek, the FEMA flood zone, the Riparian Overlay Ordinance and building set-back rules, the Salt Lake Department of Public Utilities recommends that the city retain a 50 foot protection zone (measured from the annual high water elevation), to ensure that this property meets the intents of the Riparian Corridor rules. To have this development restriction identified prior to the sale of the property would allow future purchasers of the property to have a clear understanding as to restrictions and expectations along the creek.

The Department of Public Utilities would like to make it a matter of policy that whenever the city disposes of a property with stream frontage, that we preserve a setback for access for stream maintenance, erosion protection and riparian preservation.

Maloy, Michael

From: Walsh, Barry
Sent: Thursday, April 09, 2009 2:43 PM
To: Maloy, Michael
Cc: Young, Kevin; Weiler, Scott; Itchon, Edward; Garcia, Peggy; Butcher, Larry; Spencer, John
Subject: PLNPCM2009-00288
Categories: Program/Policy

April 9, 2009

Michael Maloy, Planning

Re: Declaration of Surplus Property – Petition PLNPCM2009-00288 located at 1838 South 1500 East (Garfield School).

The division of transportation review comments and recommendations are as follows:

The 1500 East roadway is a local residential class roadway. Per our files there are no revision or changes proposed, to the existing Public transportation corridor right of way.

Future development or revisions to the proposed parcel may require public way repairs and or up grades (street lighting) etc at that time.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.
Scott Weiler, P.E.
Ted Itchon, Fire
Peggy Garcia, Public Utilities
Larry Butcher, Permits
John Spencer, Property Management
File

4/9/2009

Maloy, Michael

From: Storheim, Emy
Sent: Wednesday, April 22, 2009 11:00 AM
To: Maloy, Michael
Cc: Stewart, Brad; Spencer, John; Bergenthal, Dan; Bennett, Vicki
Subject: RE: OSLAB Comment on Garfield School Site
Categories: Program/Policy

Michael,

I will present this project to the Open Space Advisory Board during the meeting May 13th meeting. I received this notice after our April meeting.

In the mean time, I would like to offer a staff recommendation that there be a conservation easement placed on the riparian area (gully) along Emigration Creek north of the building and parking area of the proposed surplus property. A conservation easement, to be held by Salt Lake City, will ensure long term protection, partnerships and stewardship of this important tributary.

As the Open Space Program working to secure open space through out the City and more specifically just up stream along Emigration Creek, it would be a shame to not take advantage of this opportunity to conserve the riparian area associated with this project.

Please let me know if you have questions.

Best, Emy

Emy Storheim

Program Manager
 Open Space Lands Program
 801-535-7730

'To love what you do and feel that it matters - how could anything be more fun?' ~ Katharine Graham ~

From: Maloy, Michael
Sent: Thursday, April 09, 2009 3:14 PM
To: Storheim, Emy
Cc: Stewart, Brad; Spencer, John; Bergenthal, Dan
Subject: OSLAB Comment on Garfield School Site

Emy:

As per Planning Division policy, please consider this e-mail as a formal invitation to the Open Space Lands Advisory Board (OSLAB) to comment on the following petition (see attached map) for declaration of surplus property:

- **Petitioner:** Salt Lake City Corp
- **Petition No:** PLNPCM2009-00288
- **Subject Property:** 1838 S 1500 E (the former Garfield School)
- **Parcel Identification No:** 16-16-307-018
- **Acreage:** 4.60 ±
- **Zoning:** I Institutional District
- **Master Plan:** Institutional and Public Lands (Sugar House Future Land Use Map, pages 12-13 of the Sugar House Community Master Plan adopted December 13, 2005)

It is my understanding that the City may have some interest in identifying, recording, and preserving an easement for a future trail through the subject property. If you wish to submit comments for consideration by the Salt Lake City Planning Commission, please send a response to my attention no later than April 23, 2009.

4/22/2009

If you have any questions regarding this e-mail, or need additional information regarding the petition, please contact me at your earliest convenience.

Sincerely,

Michael Maloy, AICP
Principal Planner
Salt Lake City Corp
PO Box 145480
451 S State Street Rm 406
Salt Lake City, Utah 84114-5480
(801) 535-7118 Office
(801) 535-6174 Fax
michael.maloy@slcgov.com

4/22/2009

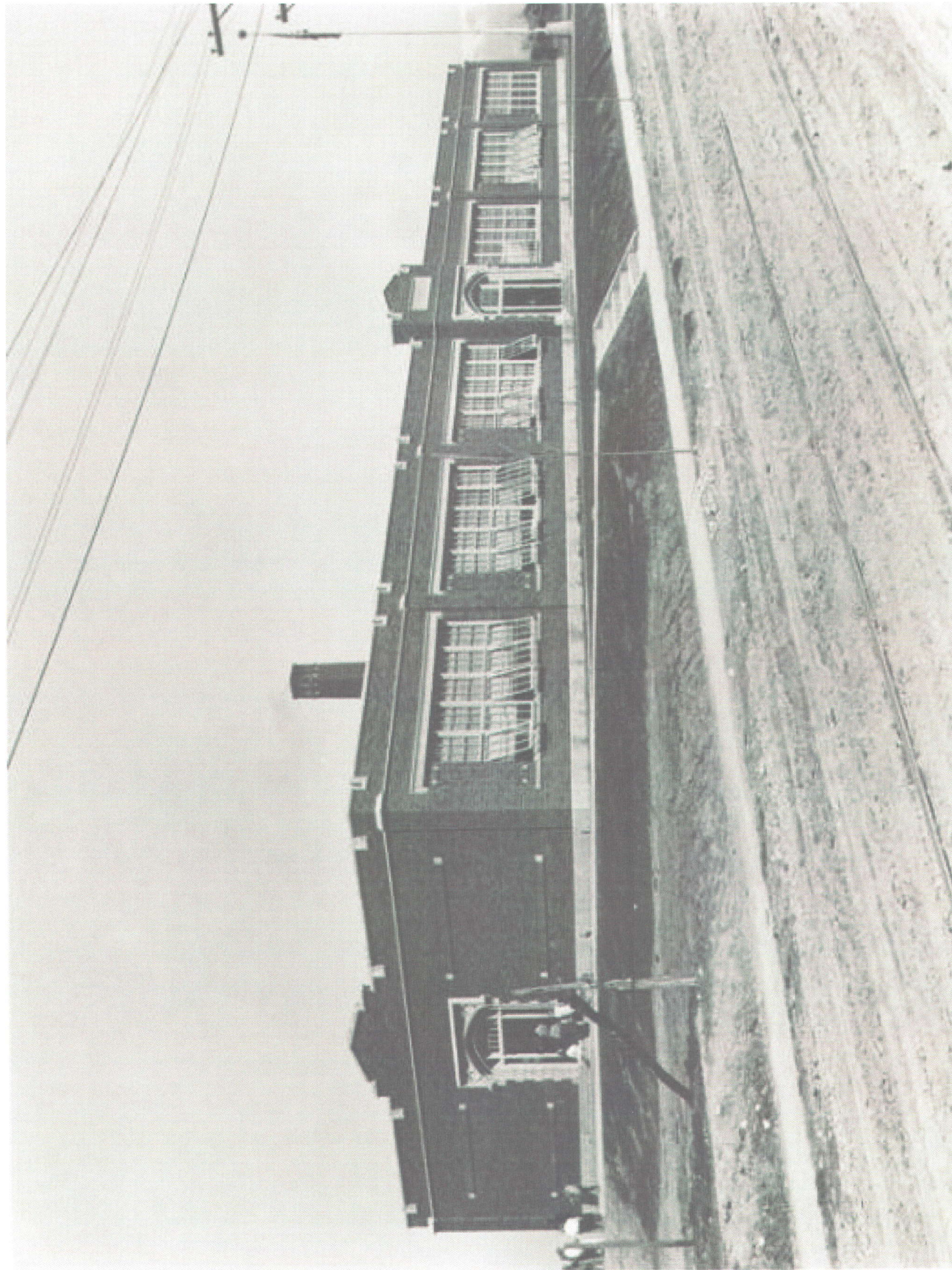
Attachment D
Garfield School Easement and Map

GARFIELD SCHOOL EASEMENT

Beginning at a point that is N89°55'18"W (along the north line of lot 15) 146.96 feet from the Northeast Corner of Lot 15, Block 10, 5-Acre Plat C, Salt Lake City Survey, also located in the Southwest ¼ of Section 16, T1S, R1E. The basis of bearing for this description is S00°21'34"W, a state plane bearing between the monuments at Blaine Avenue and Westminster Avenue on 1500 East Street. The next 7 calls are along a fence; thence S63°42'19"W 33.17 feet; thence S41°41'48"W 23.59 feet; thence S31°50'42"W 54.68 feet; thence S5°58'49"W 168.61 feet; thence S13°30'31"W 94.26 feet; thence S28°04'10"W 207.17 feet; thence S63°56'41"W 45.53 feet going beyond the fence 4.82 feet; thence N0°20'23"E 253.94 feet to the north line of Lot 16 of said 5-Acre plat C; thence S89°55'18"E along said lot line 80.00 feet to a point at or near the east bank of Emigration Creek; thence N4°13'19"E 288.06 feet to a point on the north line of Lot 15 at or near the center of Emigration Creek; thence S89°55'18"E along said lot line 149.54 feet to the point of beginning, containing 1.11 acres more or less.

Attachment E
Garfield School Building circa 1921

Garfield School Building – Circa 1921
1838 South 1500 East – Salt Lake City School District



Property Survey of 1838 South 1500 East

The Garfield School is historically significant as an excellent example of a 1920s era English Tudor style educational building. A 1997 historic resource survey identifies the building as significant. The building has not undergone substantial changes that would likely alter the determination of that survey.

The Garfield school began with a one-story brick building designed in an English Tudor style and constructed in 1921 for \$68,800. In 1927 additional "radiation" was installed in the corridor of the building and earth was moved from the north playground (now a parking lot) to the south side to improve the shape of the grounds. A sprinkling system and lawn was planted on the south side. In 1928, the Board of Education noted that the Garfield School was over crowded and located in a growing part of the city. They recommended the school be enlarged within the next two years. The first addition did not follow until 1935. In the 1930s, the Federal government provided Utah with an estimated three million dollars in funding for schools and the school board matched those funds with another four million dollars. Presumably, the 1935 addition was made possible because of the federal program. A second addition was constructed in 1947. The two additions combined create a second block of classrooms in a similar style and footprint as the original building. A 1970s connector, combines the two buildings.

The foundation is concrete, door surrounds are terra cotta, and the veneer is brick from the Salt Lake Pressed Brick Company, (formerly the Interstate Brick Company), one of the earliest brick companies in the area. The company is known for moving the largest object ever through the Parcel Post System—an entire 50-ton bank. Relocating bricks from the Company to the site of Bank in Vernal, Utah was so expensive that the company mailed the bricks in multiple 50-pound packages. The incident resulted in the rewrite of legislation to limit to 200 pounds the "total weight of a parcel post which one consignor could send to one consignee in a day." In a letter announcing the amendment to the legislation, it was noted that "it is not the intent of the United States Postal Service that buildings be shipped through the mail."

Statistical Information

	1921	1927	1928	1929	1933
Area floor space		13,174	13,174	13,167	13,160
Area of Grounds		4.62 acres			
Value of Building	68,800	58,600	57,300	61,000	41,800
Value of Real estate		10,000	10,000	10,000	10,000
Value of furniture and equipment		3,300	3,300	3,300	3,300

	1927	1928	1929	1933	1945
Students	444	445			2033
Teachers	12	12		15.5	

Property Photographs of 1838 South 1500 East



East Side – 1500 East Frontage



East Side – Main Entrance



North Side of Original Building



North Entrance of Original Building



North Side of Connection between Original Building and 1935 Addition



North Side of 1935 Addition



West Side of 1935 and 1941 Building Addition



South Side of Connection between Original Building and 1935 Addition

Attachment H
Memo from Management Services

LYN L. CRESWELL
DIRECTOR

SALT LAKE CITY CORPORATION

DEPARTMENT OF MANAGEMENT SERVICES

RALPH BECKER
MAYOR

INTEROFFICE MEMORANDUM

TO: Department Directors / Chief s

CC: Office of the Mayor
Salt Lake City Council

FROM: Lyn Creswell, Director
Department of Management Services

DATE: 5 February 2009

SUBJECT: Former Garfield School

The City Administration wishes to declare the property located at 1838 South 1500 East surplus to the needs of the City, and dispose of it at fair market appraised value. The property was acquired for a specifically identified purpose, however, that purpose has changed.

Before the disposition is transmitted to the Planning Commission, we are requesting comments from any City Department interested in seeing the City retain ownership in the property. Along with your expressed interest, please include the proposed use and funding source for operation of the building.

Responses should be forward to John Spencer, Property Manager, prior to Friday, 20 February 2009, after which date the disposition will be processed.

