

## **ACTION ITEM #2**

### **WSU Vancouver, Vancouver School District (VSD) Ground Lease**

**(Olivia Yang/Lynn Valenter)**

January 27, 2017

TO ALL MEMBERS OF THE BOARD OF REGENTS

**SUBJECT:** WSU Vancouver, Vancouver School District (VSD) Ground Lease (iTech Prep)

**PROPOSED:** That the Board of Regents delegate authority to the President, or designee, to complete negotiations for and execute a ground lease with the Vancouver School District, contingent upon: (1) satisfactory completion of any studies legally required prior to execution is the lease; (2) compliance with all applicable legal requirements, and (3) engagement in community outreach efforts led by the VSD.

**SUBMITTED BY:** Olivia Yang, Interim Vice President for Finance and Administration

**BACKGROUND:** Currently, Vancouver School District is leasing space for the fifth academic year in Clark Center. Clark Center is a building constructed by Clark College on the WSU Vancouver campus to house its nursing and academic transfer programs. The partnership provided for leased space beginning in 2012 to host grades 9-12 for iTech prep, a STEM early- college school. Grades 6-8 of iTech Prep are housed at an alternate location in Vancouver.

The success and growth of the program have outgrown the available space. Vancouver School District desires to construct a dedicated building on the WSU Vancouver campus to host grades 6-12 of iTech Prep classes and support activities. They intend to include this facility as part of a bond issue for public vote in February 2017. As a precursor to the bond vote, the parties have been negotiating terms for a ground lease from WSU with VSD to construct a new school at VSD expense. At the end of the lease term, and absent other agreement by the parties, the physical structure will be owned by WSU or the property will be re-instated to its pre-construction state.

A siting study was done under contract with ZGF (campus master plan architects) to consider alternative locations. The site presented here was selected from the options provided for Vancouver School District consideration. Should environmental or other construction concerns emerge, alternative sites directly south of the campus roadway shown would be viable alternatives by mutual agreement.

This location provides a dedicated area for grade 6-12 student activities, while providing access to campus facilities within about a 10 minute walk, all on campus. Pedestrian access to campus by VSD students allows for participation in classroom visits, research initiatives, presentations or attendance in enrolled classes. The external access allows for segregation of use by school buses, faculty and student parking and a dedicated area for minor students on a university campus. Additionally, the provision of utilities to this area of campus will be constructed by VSD to serve their building, and allow for the extension of these utilities to serve other adjacent WSU future needs. WSU will be able to use the VSD facilities (athletic facilities, large group meeting space). There is no financial cost incurred by WSU as a result of this ground lease.

Aerial Site Location



# Board of Regents

## WSU Vancouver, Vancouver School District (VSD) Ground Lease

### Resolution # 170127-547

WHEREAS, the Board of Regents of Washington State University by virtue of RCW 28B.10.528 has authority to delegate by resolution to the President of the University, or designee, powers and duties vested in or imposed upon the Board by law and to enable the President, or designee to act on behalf of the Board of Regents in matters relating to the administration and governance of the University.

RESOLVED: That the Board of Regents delegate authority to the President, or designee, to complete negotiations for and execute a ground lease with the Vancouver School District (VSD), contingent upon: (1) satisfactory completion of any studies legally required prior to execution is the lease; (2) compliance with all applicable legal requirements, and (3) engagement in community outreach efforts led by the VSD.

Dated this 27<sup>th</sup> day of January, 2017.

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Chair, Board of Regents

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Secretary, Board of Regents