

CONSENT ITEM (RESOLUTION 25-10-47)

October 16, 2025

Tab 5

Lake Washington Institute of Technology request to sell property at 6505 176th Ave NE, Redmond, Washington

Brief Description

Lake Washington Institute of Technology seeks approval to sell the property, building, and structures thereon, located at 6505 176th Ave NE in Redmond (Redmond Campus).

How does this item link to the State Board's Strategic Plan?

The sale of the Redmond Campus will provide resources to enhance student experiences at Lake Washington Institute of Technology's main campus, complete construction of the new Early Learning Center, and establish a fund to support future capital projects and repairs. This action directly aligns with the State Board's strategic plan by expanding access and equity, advancing student success through modern and relevant facilities, supporting workforce readiness, and ensuring the responsible stewardship of public resources.

Background information and analysis

Lake Washington Institute of Technology was deeded the Redmond Campus by the U.S. Army in 1976 (attachment A). The site comprises approximately 3.25 acres and includes a 20,491-square-foot facility (UFI #A01108). The Redmond campus is located about 15 minutes from Lake Washington Institute of Technology's main campus in Kirkland (attachment B).

In 2005, Lake Washington Institute of Technology launched academic programming at the Redmond Campus, initially envisioning the site as a hub for continuing education and contract training. Despite multiple strategic pivots, including the addition of general education offerings, the full relocation of the Accounting AAS program, and expanded BEdA/ELL and Parenting Education courses, the campus has faced ongoing challenges in attracting stable enrollment and generating sufficient tuition revenue to sustain its operations.

The facility's design, which prioritized a large auditorium over flexible classroom space, further limited its adaptability to evolving academic needs. In addition, the anticipated Phase II expansion, intended to transform the site into a viable branch campus, was never approved for state capital funding, leaving the campus undersized and underutilized.

By spring 2017, the college ceased instructional programming at Redmond. In 2019, it began leasing the facility to the City of Redmond for use as a community center. This decision aligned with broader institutional efforts to creatively manage resources amid ongoing state budget reductions. The college has decided not to allocate additional resources toward developing the Redmond Campus as a secondary location.

Given its limited instructional viability, lack of strategic growth potential, and the absence of a long-term reinvestment plan, selling the Redmond campus represents a fiscally responsible and mission aligned course of action. This move would allow Lake Washington Institute of Technology to redirect resources toward core operations and future ready initiatives that better serve its students and community. Under the current lease agreement, the City of Redmond holds the first right of refusal should Lake Washington Institute of Technology decide to sell.

Governance of real property disposal within the community and technical college system is shared between the State Board and individual college boards of trustees, ensuring alignment with the needs of both the local college and the two-year college system. On October 9, 2025, the Lake Washington Institute of Technology Board of Trustees determined that it is in the college's best interest to dispose of the Redmond Campus and recommended the sale. The State Board has broad authority to convey property if it is determined to be surplus, or if the State Board finds that a sale or exchange is in the best interest of the system.

State Board Policy 6.50.40.C states that proceeds from the sale or exchange of real property typically remain with the local college and may be used or committed for college purposes. Proceeds from this sale are expected to fund the remaining costs of the new Early Learning Center, as well as address deferred maintenance and capital improvement needs at the Kirkland main campus—investments in safety, security, beautification, sustainability, and modernization of facilities to better support student success.

The college is coordinating with the Department of Enterprise Services Real Estate Services on the transfer documentation.

Recommendation/preferred result

Staff recommends approval of Resolution 25-10-47 granting Lake Washington Institute of Technology the authority in the sale of 3.25-acres of property, the Redmond Campus, to the City of Redmond. Pursuant to State Board policy 6.50.40.C, the proceeds from the sale may remain with the college.

Policy Manual Change Yes ☐ No ☒

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STATE OF WASHINGTON

STATE BOARD FOR COMMUNITY AND TECHNICAL COLLEGES

RESOLUTION 25-10-47

A resolution relating to Lake Washington Institute of Technology's request to sell the property, building, and structures thereon, located at 6505 176th Ave NE in Redmond (Redmond Campus).

WHEREAS, Lake Washington Institute of Technology was deeded property by the U.S. Army in 1976, consisting of approximately 3.25 acres and a 20,491-square-foot facility (UFI # A01108); and

WHEREAS, Lake Washington Institute of Technology began academic programming at the Redmond Campus in 2005, offering general education courses, business programs, and core classes to allow students to complete requirements locally; and

WHEREAS, instructional programming at the Redmond Campus ceased in spring 2017, and since 2019 the facility has been leased to the City of Redmond for use as a community center; and

WHEREAS, Lake Washington Institute of Technology has determined that it does not intend to grow or reinvest in the Redmond Campus as a secondary location, and that disposal of the Redmond Campus is in the best interest of the college; and

WHEREAS, under the terms of the current lease, the City of Redmond holds the first right of refusal should Lake Washington Institute of Technology decide to sell; and

WHEREAS, governance of real property disposal within the community and technical college system is shared between the State Board for Community and Technical Colleges and individual college boards of trustees, ensuring alignment with both the local college and statewide system needs; and

WHEREAS, the Lake Washington Institute of Technology Board of Trustees approved the sale of the Redmond Campus on October 9, 2025; and

WHEREAS, State Board policy 6.50.40.C provides that proceeds from the sale or exchange of real property typically remain with the local college for use or commitment toward college purposes; and

WHEREAS, proceeds from the sale are expected to fund the remaining costs of Lake Washington Institute of Technology's new Early Learning Center and address deferred maintenance, capital improvements, and modernization of facilities at the Kirkland main campus, including investments in safety, security, beautification, and sustainability to support student success;

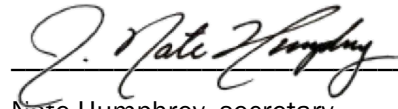
THEREFORE BE IT RESOLVED, that the State Board for Community and Technical Colleges authorizes the sale of the property located at 6505 176th Avenue NE, Redmond, Washington, with proceeds to remain with Lake Washington Institute of Technology for the purposes described above;

BE IT FURTHER RESOLVED, that the State Board for Community and Technical Colleges delegates to the Executive Director the authority to execute all documents necessary to complete the sale and transfer of the property in accordance with applicable policies, procedures, and law.

BE IT FURTHER RESOLVED that the State Board for Community and Technical Colleges authorizes the Executive Director to make adjustments to this action, including any necessary changes to the State Board's Policy Manual, as necessary, for actions taken by the Governor, Legislature, data corrections, externally imposed restrictions or guidelines, uniform accounting and reporting requirements, and unanticipated changes in state or federal law.

APPROVED AND ADOPTED on (10/16/2025)

Attest


Nate Humphrey, secretary


Martin Valadez, chair

Attachment A



Attachment B

