

**August 3, 2019**

**To: Bruce Baron, Chancellor, SBCCD**  
**CC: Jose P. Torres, Exec. Vice Chancellor, SBCCD**

**From: Diana Z. Rodriguez, President, SBVC**  
**Scott R. Stark, Vice President of Admin. Services, SBVC**

## **San Bernardino Valley College Proposal for Swap Meet Property Purchase**

### **1.0 Overview and Analysis**

The physical size of San Bernardino Valley College has steadily grown since 1927. The acknowledgement of the San Jacinto fault line reduced the campus constructible land by 18 acres. The college is land locked, and because of the fault, has reached build-out capacity.

The campus has 1,585 parking stalls. Additionally, through a no cost MOU agreement with the Pro Swap Meet, we use 414 stalls on swap meet property for a total of 1,999. This is not nearly enough to meet the demand. The lack of on-campus parking has been a long-time stress and complaint of SBVC students, staff, and faculty alike. While street parking is available in the surrounding neighborhoods, this is a long-standing issue with our neighbors that puts continual stress on our relationship. In 2016 the neighborhood successfully petitioned the city for permit only parking directly in front of houses on Esperanza and K streets.

The new parking structure will net an additional 975 spaces to total 2,560. By 2031, however, this will be 400 below the projected need according to the SBVC 2017 Comprehensive Master Plan (CMP). The unknown continued availability of the Pro Swap Meet parking is also a factor that must be considered. If the property is sold to a developer, the college may lose this option. In April, the Pro Swap Meet owner notified the college that he is no longer interested in the no-cost MOU and indicated that he wants \$5,000 per month rental fee for the spaces.

#### **Potential Uses for the property:**

- Swing space for construction
  - Numerous student services programs and faculty offices need space when the LA building is demolished.
  - Parking during construction of the parking garage on lot 8 - the campus will lose 298 spaces during the construction of this facility.
- A Regional Conference Center is needed. The B100 conference center too small and is continually booked for local, regional and campus events.

- The long-range parking shortage for the campus is solved with the purchase of this property-easing rising tensions with neighbors and nearby business owners.
- Hospitality Education and Training Center – San Manuel Band of Mission Indians and the owner of Sundowners (a restaurant chain) have expressed interest in working with SBVC in developing a Hospitality Education and Training Center. These conversations have just begun, however, but look promising.
- Housing for home-insecure students – It is estimated that SBVC has approximately 300 homeless and/or home-insecure students. This property is currently designated as a *Certified Opportunity Zone* by the federal government. This designation would allow the college/District to utilize this new tax program which encourages investments in America’s low-income urban communities.
- Enhance student engagement and the student experience. Students have been asking for a location/space to engage in intramural sports and activities (field and basketball courts). Our current field space and indoor basketball courts are not available for these types of activities due to instruction/classes being held and athletics practices and contests.

**Visual of the Swap Meet Property:**



22.79 Acre Swap Meet Property (blue shaded area above)

## **Cost**

In April 2019, *CBRE Investment Properties-SoCal* was engaged by Vice Chancellor Torres to value the property at the current market. Using industrial and residential land development specialists, they provided the following range.

<b>Property</b>	<b>Size</b>	<b>PSF</b>	<b>Price (Low)</b>	<b>Price (High)</b>
Swap Meet	992,521 SF – 22.79 Acres	\$15-20	\$14,887,815	\$19,850,420

### **2.0 Comprehensive Master Plan Alignment**

The SBVC 2017 Comprehensive Master Plan Committee and consultants recognized that the college is at build-out capacity. Replacing existing buildings is all that remains available within our property line. The CMP states in the recommendations:

*“for the long term, options should be explored to house functions that may be needed in the future, especially for outdoor instructional labs, facilities for specialized uses, and parking. As they arise, opportunities should be considered to acquire additional land for specific needs”.*

### **3.0 Recommendation**

As the owner of the property approached SBVC in June to inquire if there was an interest to purchase and there is considerable need for additional instructional and co-curriculum space, it is recommended the District seek authorization from the Board of Trustees to:

1. Begin due diligence research on the property, including suitability for construction of community college educational facilities.
2. If results are favorable to the mission of the college, begin negotiations to purchase the property.