# Wake County Board of Commissioners

Western Wake County/Morrisville Area – 33.523 Acres (First Reading)

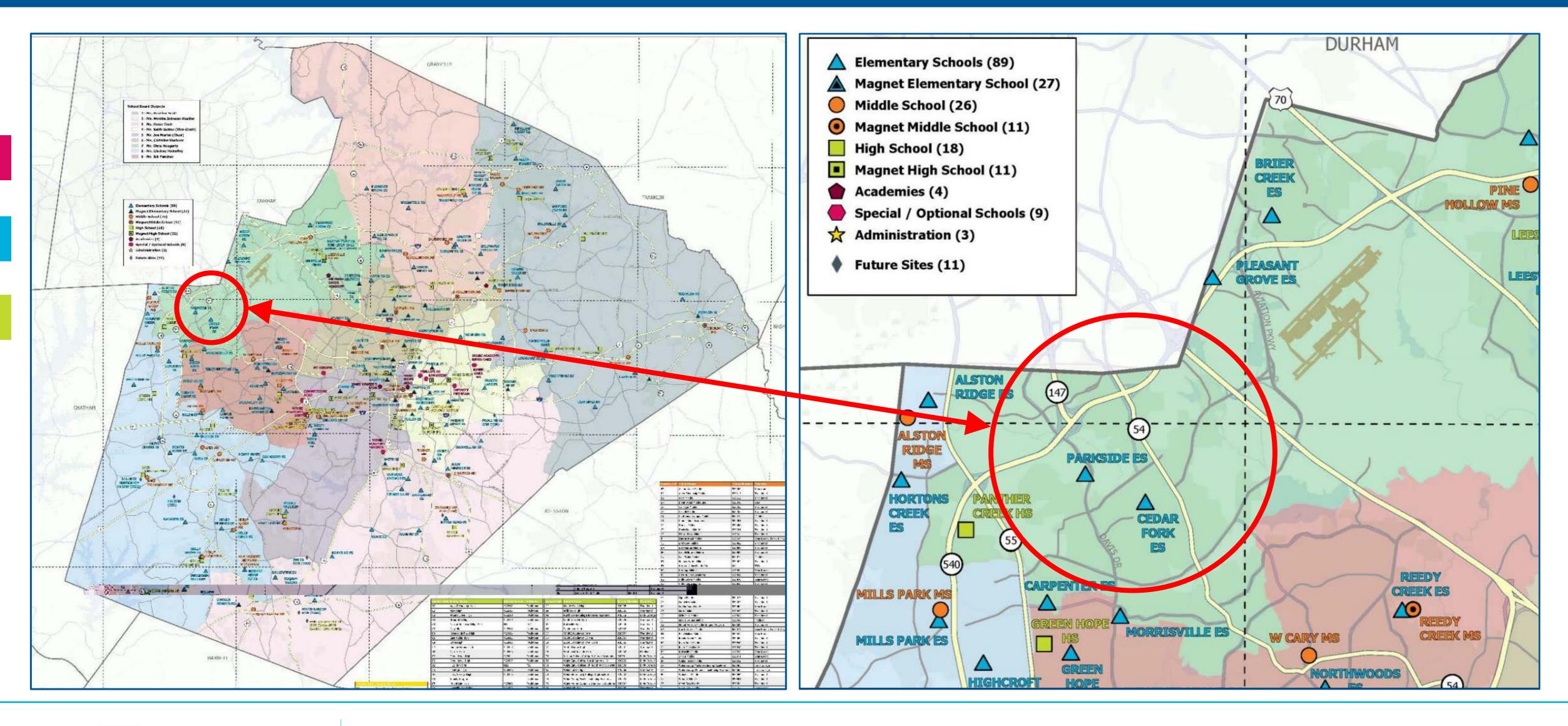
Betty L. Parker WCPSS Real Estate Services Senior Director October 3, 2022



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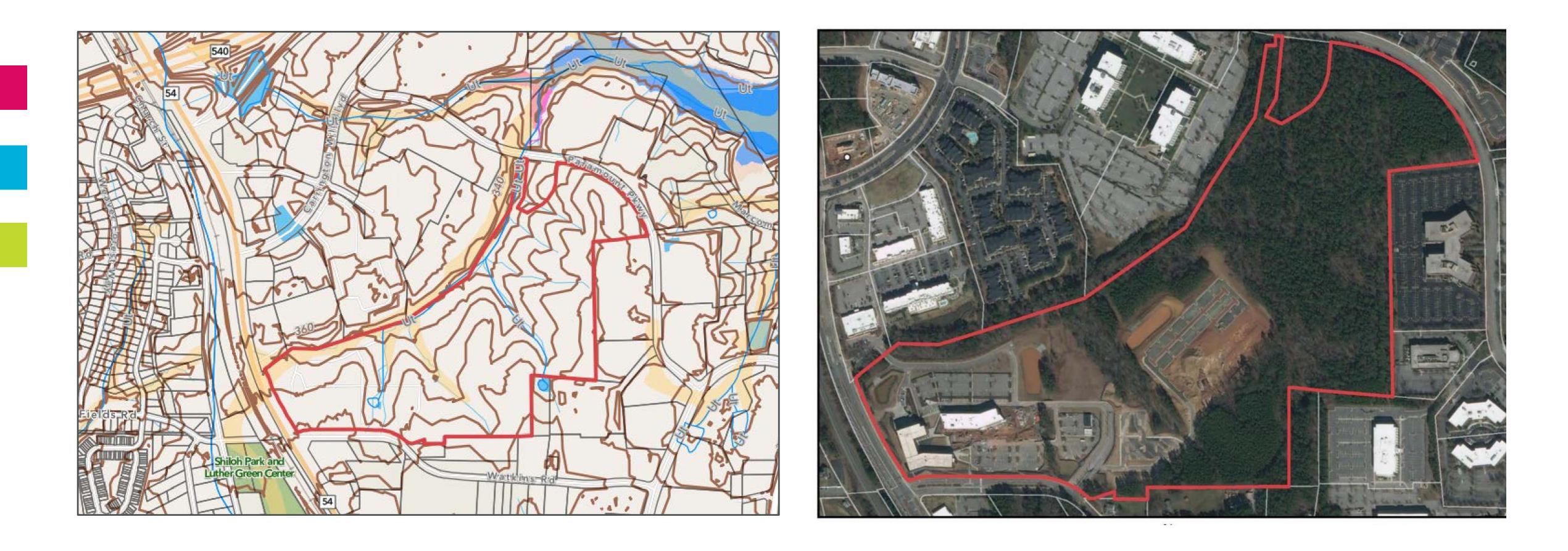
# **Request for Approval and Funding of Board of Education Land Acquisition:**

### High School Target: Western Wake County/Morrisville Area





#### Wake County GIS Depictions of Subject Property Area





## Wake Technical Community College (WTCC) RTP Campus

BUILDING     # FLOORS     SIZE (SF)     # PARKING SPACES     REMARKS       RT 1     3     109,000*     229     541	BUILDING     # FLOORS     SIZE (SF)     # PARKING SPACES     REMARKS       RT 1     3     109,000*     23			RT	P Campus	Program		5
RT1     3     109,000*     Surface     Deck       RT2     3     66,000     Existing     541       RT3     4     80,000     480     Connected to RT1 Central Plant       RT4     3     60,000     240     Connecting Pedestrian Bridge       RT5     3     60,000     360     Independent HVAC Systems and Connecting Pedestrian Bridge       RT6     4     80,000     480     Independent HVAC Systems       GH 1     1     3,200     Greenhouse     Greenhouse       GH 2     1     3,200     Greenhouse     Greenhouse       GH 4     1     3,200     Greenhouse     Greenhouse       GH 4     1     3,200     Greenhouse     Greenhouse       RECOVERED     174     Construction R13 & R14     Construction R13 & R14       PD 1     5     200,000     Total Spaces Provided 1137       PD 2     4     216,000     Total Spaces Provided 1137       PD 2     4     220,000     Total Spaces Provided 1137       PD 3     5     200	RT1     3     100,000     229     541       RT2     3     66,000     Existing     541       RT4     4     80,000     480     Connected to RT1 Central Plant       Biotech Center     3     60,000     260     Independent HVAC Systems and Connecting Pedestrian Bridge       RT5     3     60,000     360     Independent HVAC Systems     Free free free free free free free free	BUILDING	# FLOORS		# PARKIN	G SPACES		
RT 2     3     66,000     Existing     541       RT 3     4     80,000     480     Connected to RT 1 Central Plant       Independent HVAC Systems and Connecting Pedestrian Bridge     1     1     240     Connected to RT 1 Central Plant       RT 6     4     80,000     480     Independent HVAC Systems and Connecting Pedestrian Bridge       RT 6     4     80,000     480     Independent HVAC Systems       GH 1     1     3,200     Greenhouse       GH 2     1     3,200     Greenhouse       GH 4     1     3,200     Greenhouse       GH 4     1     3,200     Greenhouse       RECOVERED     1/4     Parking Spaces Recovered with the Construction of R13 & R14       PD 1     5     200,000     Total Spaces Provided 1137       PD 2     4     216,000     Total Spaces Provided 1137       TOTAL     229     2275     Total Spaces Provided 1137       TOTAL     229     2275     Total Spaces Provided 1137       TOTAL     229     2275     Total Campus Spaces Provided total Spac	RT 2     3     66,000     Existing     5*1       RT 3     4     80,000     440     Connected to FT 1 Central Plant. Independent HVAC Systems and Connecting Pedestring Bridge       RT 5     3     60,000     360     Independent HVAC Systems       RT 6     4     80,000     460     Independent HVAC Systems       GH 1     1     3,200     Greenhouse     Greenhouse       GH 1     1     3,200     Greenhouse     Greenhouse       GH 2     1     3,200     Greenhouse     Greenhouse       GH 4     1     3,200     Greenhouse     Greenhouse       GH 3     1     3,200     Greenhouse     Greenhouse       RECOVERED     174     Parking Spaces Recovered with the Construction of R13 & R14     Construction of R13 & R14       PD 1     5     20,000     Total Spaces Provided 1137     Total Spaces Provided 1137       TOTAL     2.23     2275     Total Campus Spaces Provided 2504     * Aprox 15,000 SF of building is Central Energy Plant	and the second	Control Brook 40	and the second sec		HCA CON	1200 7 5 8 1	-1
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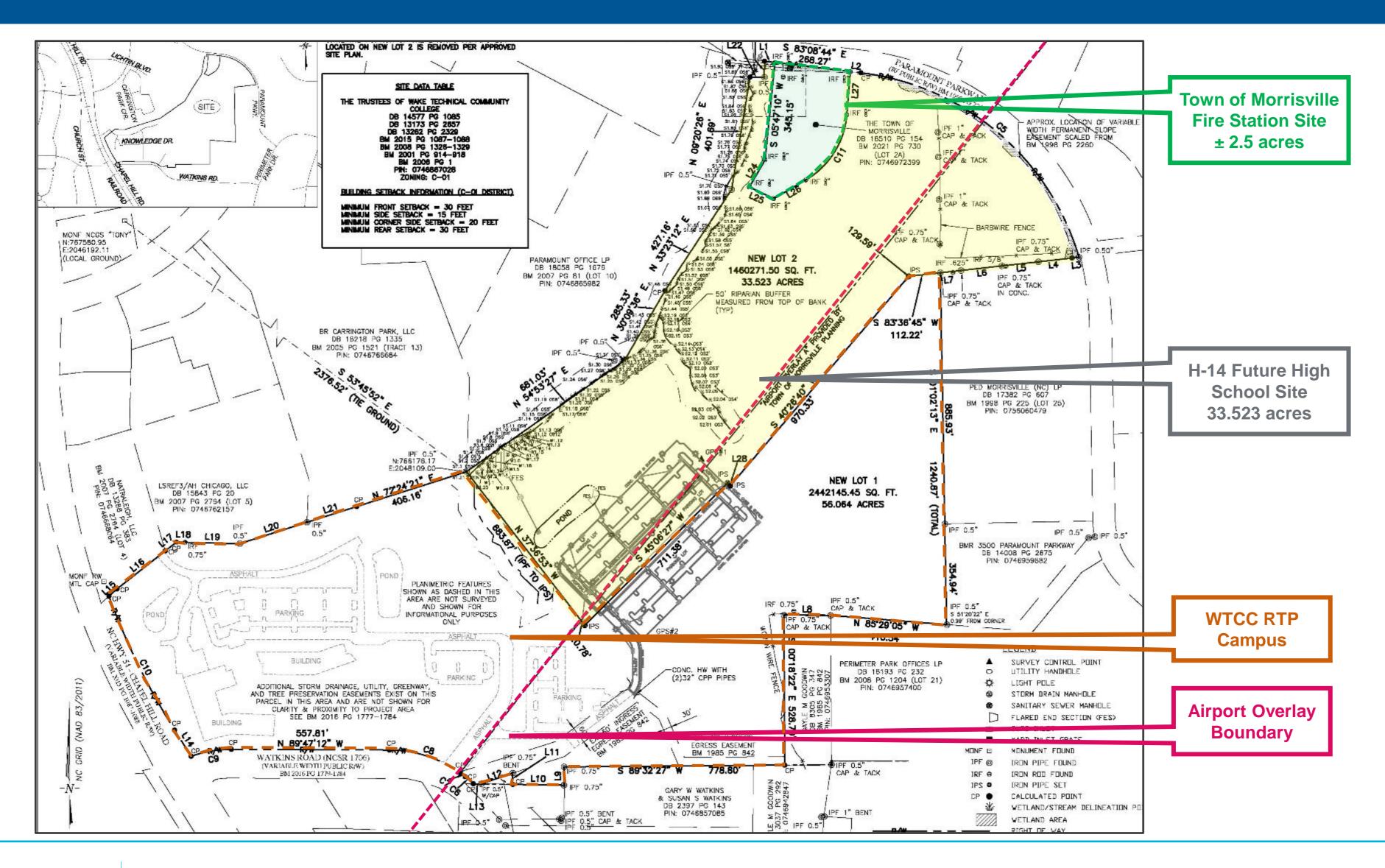


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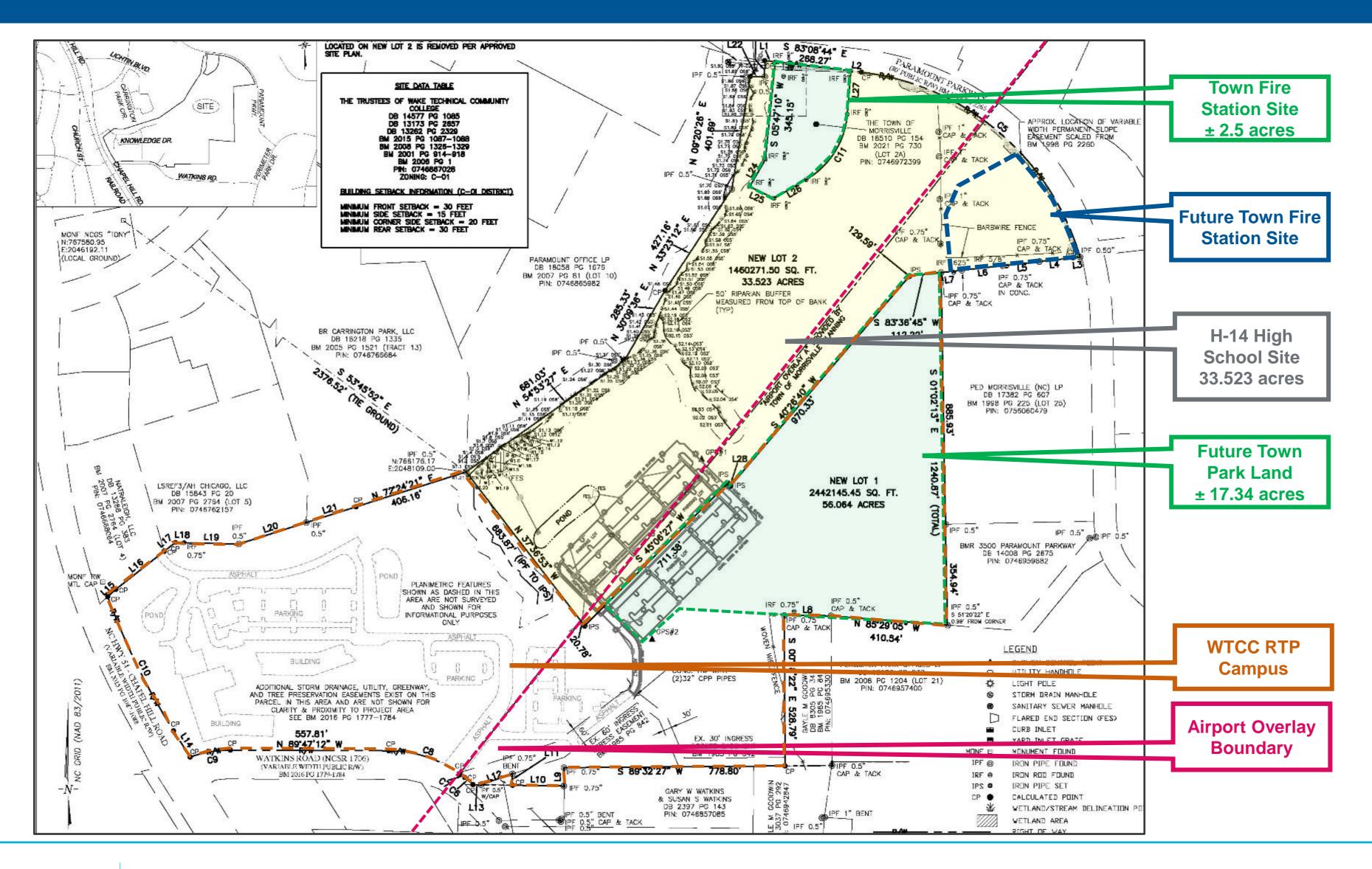
-- Airport Overlay Boundary

#### Proposed H-14 High School Site at WTCC RTP Campus





#### Town Fire Station Site Exchange and Future Park Locations





## Preliminary Feasibility Study

#### **School Site Acquisition:**

WTCC – 33.523 acres Town – 2.50 acres (Fire Station Site)

#### Morrisville Leases:

 $\Box$  WTCC – ±17.30 acres  $\Box$  BOE – ±2.5 acres (Future Fire Station Site)





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#### **School Site Program**

(Per Feasibility Study)

- □ High school building
- □ 1,000-1,200 students
- Circulation Drives
- Parent queuing space
- Parking lots
- Bus parking lot
- Multipurpose Field
- Outdoor basketball court
- Competition Field
- **Stadium**
- □ Stormwater devices
- Connection to WTCC
- Connection to Town Park



### Off-Site High School Standard Program Elements Locations:

- Morrisville.

\* Per 2022 CIP, Design funding is in FY '24, Construction funding is in FY '26 & '27, and projected school opening is in Fall 2027 and aligns with the start of the 2027-2028 school year.



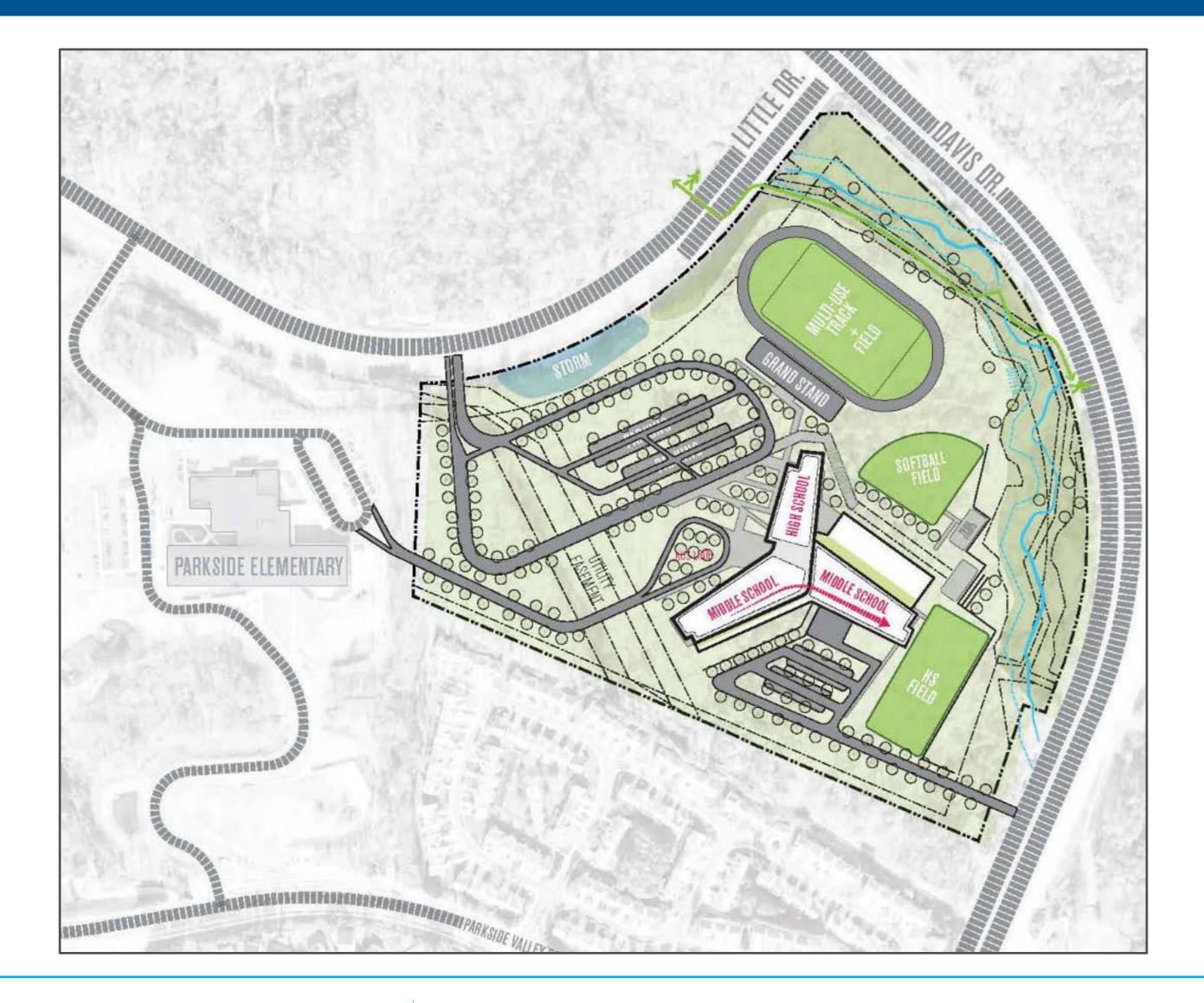
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Track and Ancillary Facilities: Shared use of the Parkside MS/WECIB track as upgraded to high school standards with the future HS project.\*

Tennis Courts, Softball Field and Ancillary Facilities: Develop at Cedar Fork ES with the future HS project\* with Town of Morrisville per terms of an Amendment to Cedar Fork ES Joint Use Agreement with

Baseball field and Ancillary Facilities: Develop at Town of Cary's Mills Park with the future HS project\* with Town of Cary per terms of an Amendment to Mills Park ES/MS Joint Use Agreement with Cary.

### Parkside MS/WECIB High School Program Opportunity/Shared Use





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### • Track • Drive & Parking Access





## Cedar Fork ES Site – High School Program/JUA Opportunities





- Softball Field
- Tennis Courts
- Drive & Parking Access
- Restrooms/Storage Building



#### Mills Park/Mills Park ES & MS - High School Program/JUA Opportunities





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# **Baseball Field**

- **Drive and Parking Access**
- **Restroom/Storage Building**





#### H-14 High School Campus Site Proximity to Off-site Program Elements





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- Parkside MS: 2.3 miles
- Cedar Fork ES: 1.5 miles
- Mills Park: 7.2 miles

\*Additional mini-buses will be needed by the HS to accommodate remote program elements



#### Purchase Contract Terms and Information

- capacity of  $\pm 1,200$ .
- 2011.
- lies is within Airport Overlay A (AO-A).
- WTCC paid to acquire the subject property in 2011.
- of the ongoing CIP.



Purpose: H-14 site for a small comprehensive high school with an estimated student

Seller: Trustees of Wake Technical Community College, which acquired the property in

Land To Be Purchased: A ±33.523 acre northwestern portion of the WTCC RTP/Morrisville campus located between NC Highway 54 & Paramount Parkway.

**Zoning:** School Use within Conditional - Office/Institutional(C-OI). A portion of the site

Negotiated Purchase Price: \$3,609,857.21 (\$107,683/acre subject to survey).

Appraised Value: An appraisal was not procured as the purchase price is the value

Funding Source: Site acquisition costs are funded from the Land Acquisition line item







#### Purchase Contract Terms and Information (cont.)

- WTCC RTP/Morrisville Campus.
- school site until removal in advance of the school project.
- Potential Surplus Property: None foreseen given site constraints.



Operational Cost Impacts: Minor maintenance costs are anticipated until such time as parking lot removal/demolition occurs to support future site use.

Public Transit: Morrisville Smart Shuttle, operated by GoCary, runs seven days a week connecting 15 shuttle stops including one at the WTCC RTP/Morrisville Campus. GoTriangle also runs seven days a week and has a stop at the

Post Closing Covenants: Seller will have the nonexclusive right to continue to utilize the portion of the surface parking lot, drive and sidewalks located on the future

Post Closing Contemporaneous Exchange: Board will acquire the Town's 2.5 acre fire station site for assemblage with the school site, and in exchange convey a long term lease for a comparable area that lies within the Airport Overlay to the Town for a future fire station (and Wake County EMS if desired).

#### Land Acquisition Comparison

Subject Property	Est. Date of Acquisition	Total Acreage	Total Sales Price	Appraised Value (Per Acre)	<b>Total Sales</b> <b>Price</b> (Per Acre)	Sales Price Over/(Under) Appraised Valu Per Acre
H-14 Assemblage	11/2022	33.523	\$3,609,857	\$ N/A	\$107,683	\$ N/A

Recent Acquired Sites In The Area	Date of Acquisition	Acreage	Total Sales Price	Appraised Value (Per Acre)	<b>Sales Price</b> (Per Acre)	Sales Price Over/(Under) Appraised Valu (Per Acre)	
Apex Landbank Site Assemblage	12/2021	±52.05	\$5,855,625	\$103,000	\$112,500	\$9,500	
Pleasant Plains ES	11/2020	28.811	\$3,795,450	\$144,216	\$131,736	(\$12,480)	
Parkside MS/WECIB	12/2018	44.141	\$7,724,675	\$175,000	\$175,000	\$ N/A	
Parkside ES	2/2016	33.943	\$4,310,761	\$129,000	\$127,000	(\$2,000)	

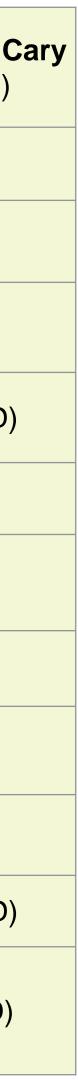




#### Approval Milestones of Collaborative Intergovernmental Agreements

	Approval Milestones	Wake County Board of Commissioners (BOC)	Board of Education (BOE)	<b>Town of Morrisville</b> (ToM)	Wake Technical Community College (WTCC)	Town of Ca (ToC)
1	Offer to Purchase and Contract the H-14 Site		4/19/2022		4/5/22 (FIA Com.) 4/19/22 (BOT)	
2	Memorandum of Understanding to explore collaborative development opportunities by BOE, WTCC and ToM		4/19/2022	4/12/2022 4/21/2022		
3	Memorandum of Understanding to explore collaborative JUA development opportunities at Cedar Fork ES by BOE and ToM		4/19/2022	4/12/2022 4/21/2022		
4	Memorandum of Understanding to explore collaborative JUA development opportunities at Mills Park by BOE and ToC		4/19/2022			(TBD)
5	BOE Purchase Funding Request for H-14 Site Acquisition	10/3/22 1st reading 10/17/22 2nd reading				
6	Interlocal Agreement (ILA) for programming and planning for WCPSS, ToM and WTCC facilities in Morrisville		10/4/2022	10/11/22 1st reading 10/25/22 2nd reading	10/18/2022	
7	Lease of New Fire Station Site in AO-A to ToM in Exchange for Conveyance of Undeveloped Town Fire Station Site to BOE		10/4/2022	10/11/22 1st reading 10/25/22 2nd reading		
8	Amendment to Cedar Fork ES JUA with ToM for a softball field, tennis courts and related amenities development and use		10/4/2022	10/11/22 1st reading 10/25/22 2nd reading		
9	Lease of Town Park Area by ToM from WTCC			10/11/22 1st reading 10/25/22 2nd reading	10/18/2022	
10	Amendment to Mills Park MS/ES JUA with ToC for a baseball field and related amenities development and use		(TBD)			(TBD)
11	School/Park Funding Agreement(s) between Wake County and ToC, and Wake County and ToM to support collaborative JUA amenities development at H-14, CFES and Mills Park	(TBD)		(TBD)		(TBD)





#### End of First Reading Presentation

#### End of First Reading Presentation.





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#### Questions?