

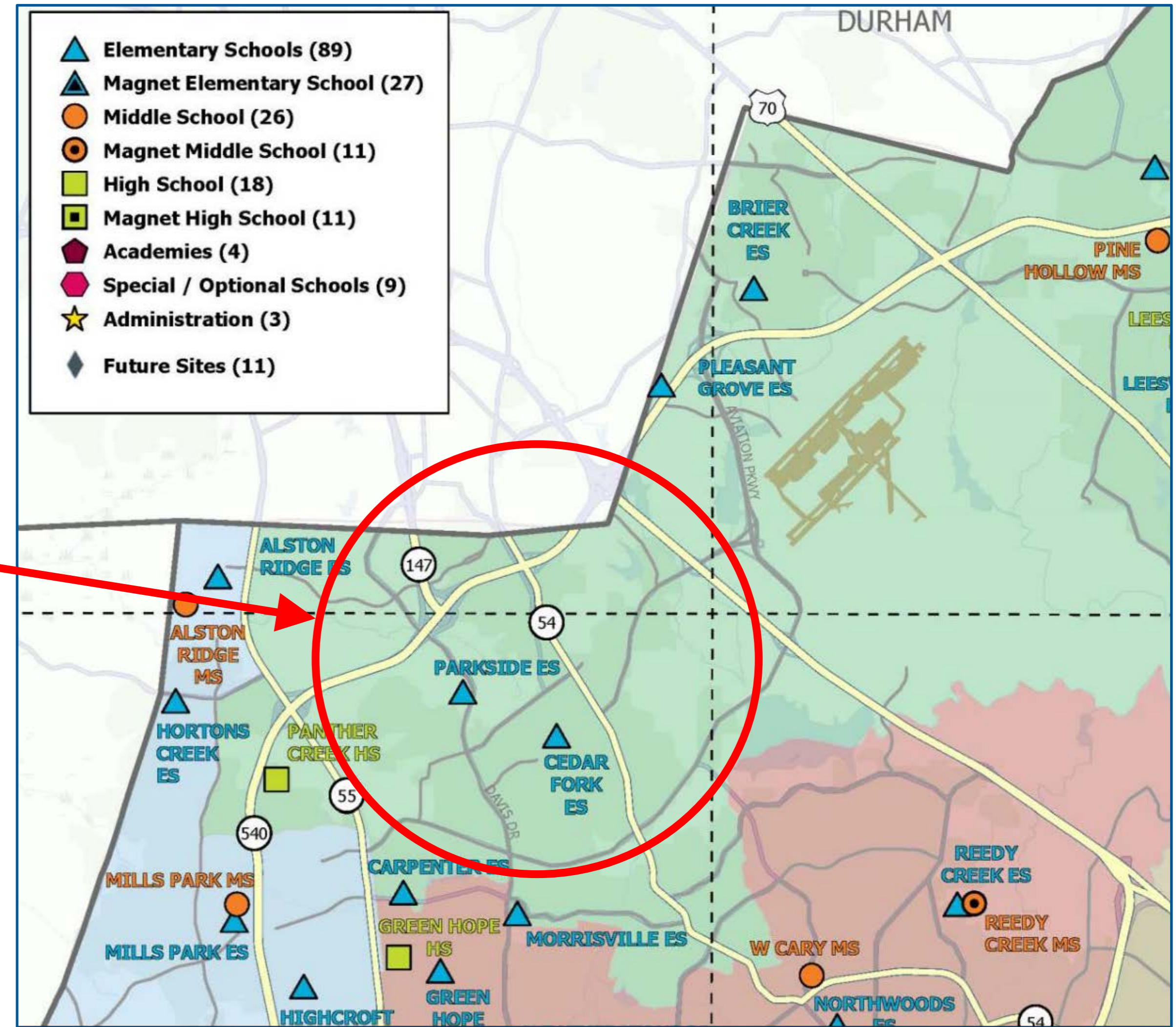
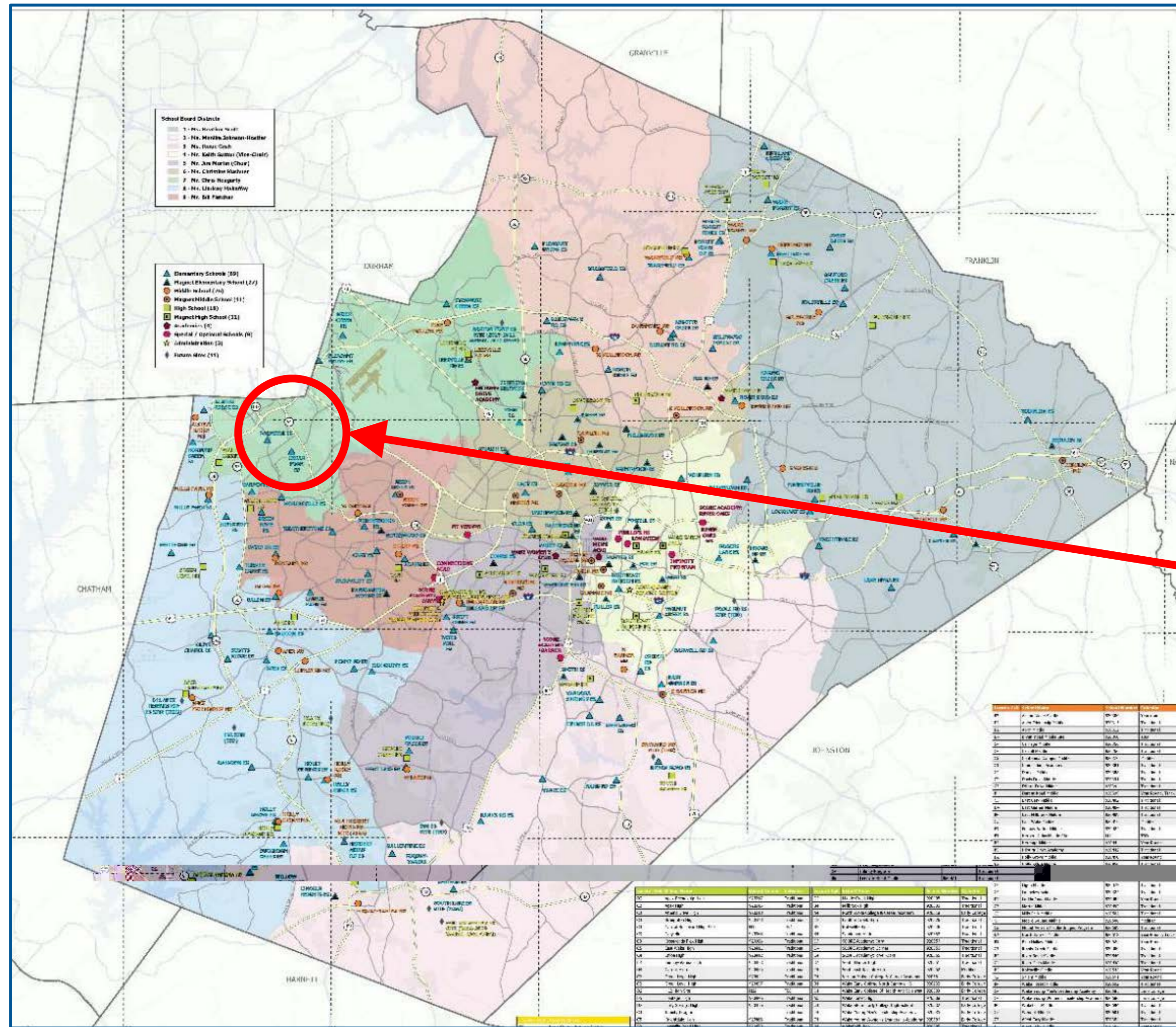


Wake County Board of Commissioners

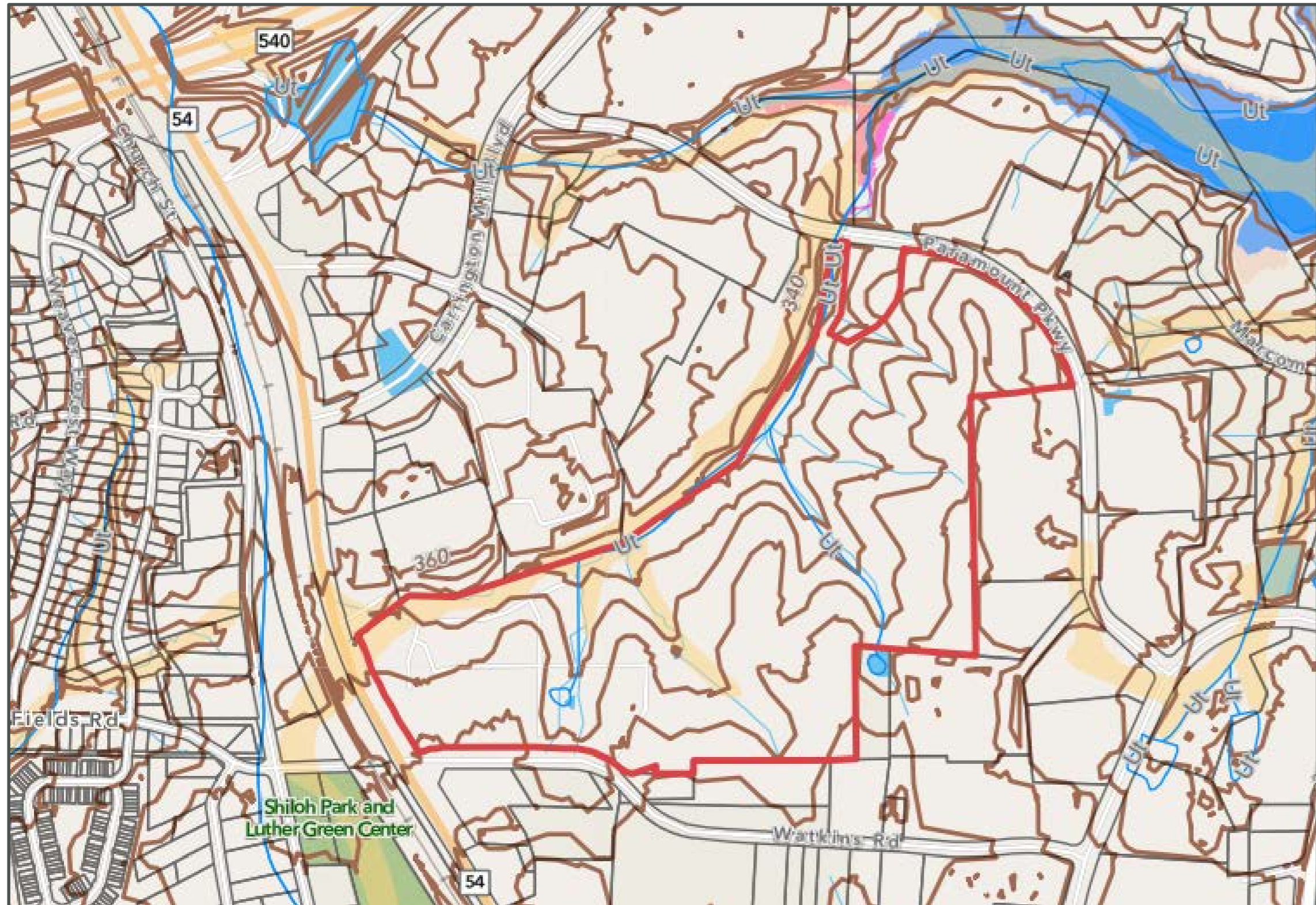
Request for Approval and Funding of Board of Education Land Acquisition: Western Wake County/Morrisville Area – 33.523 Acres (First Reading)

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

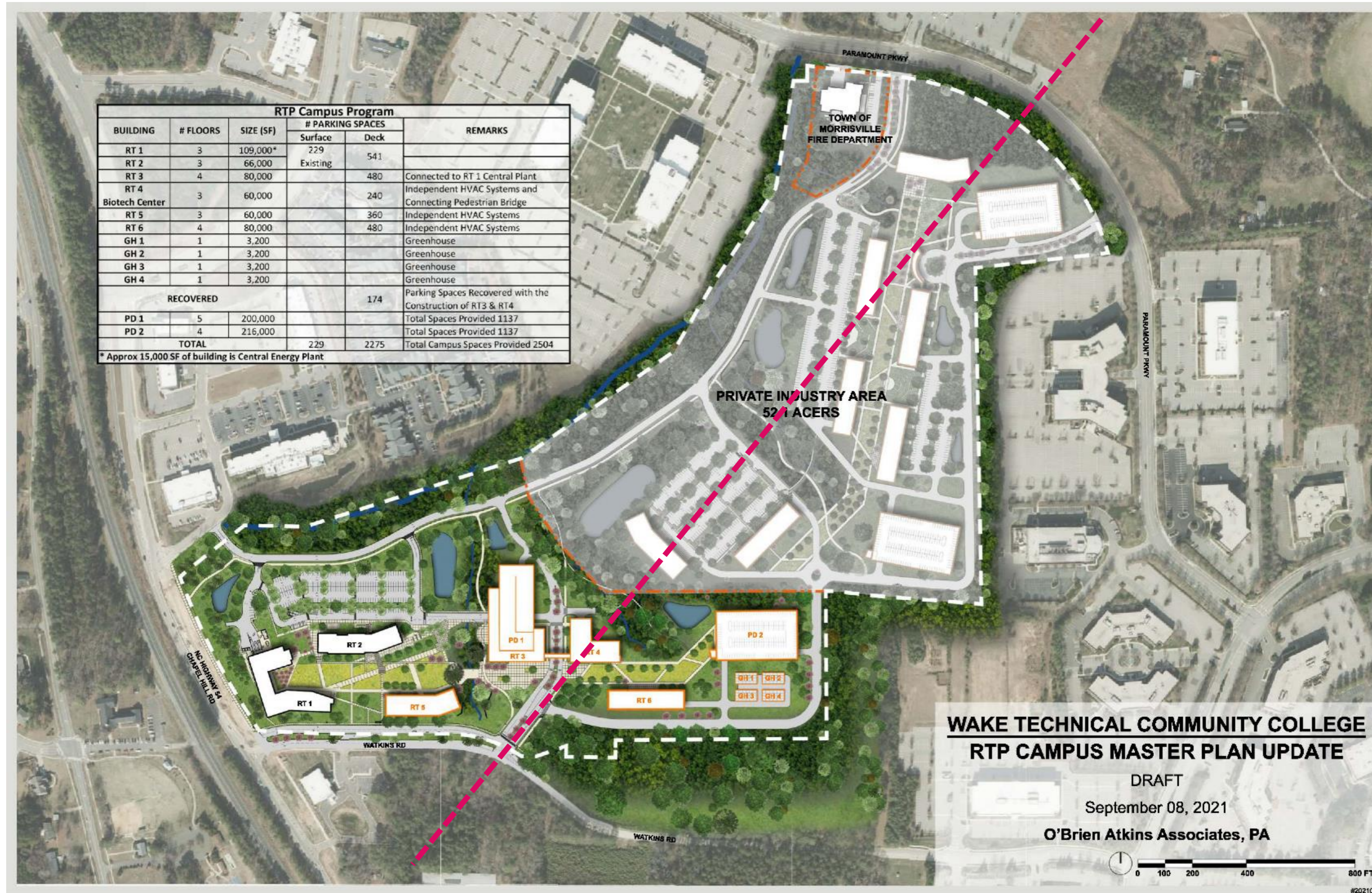
High School Target: Western Wake County/Morrisville Area



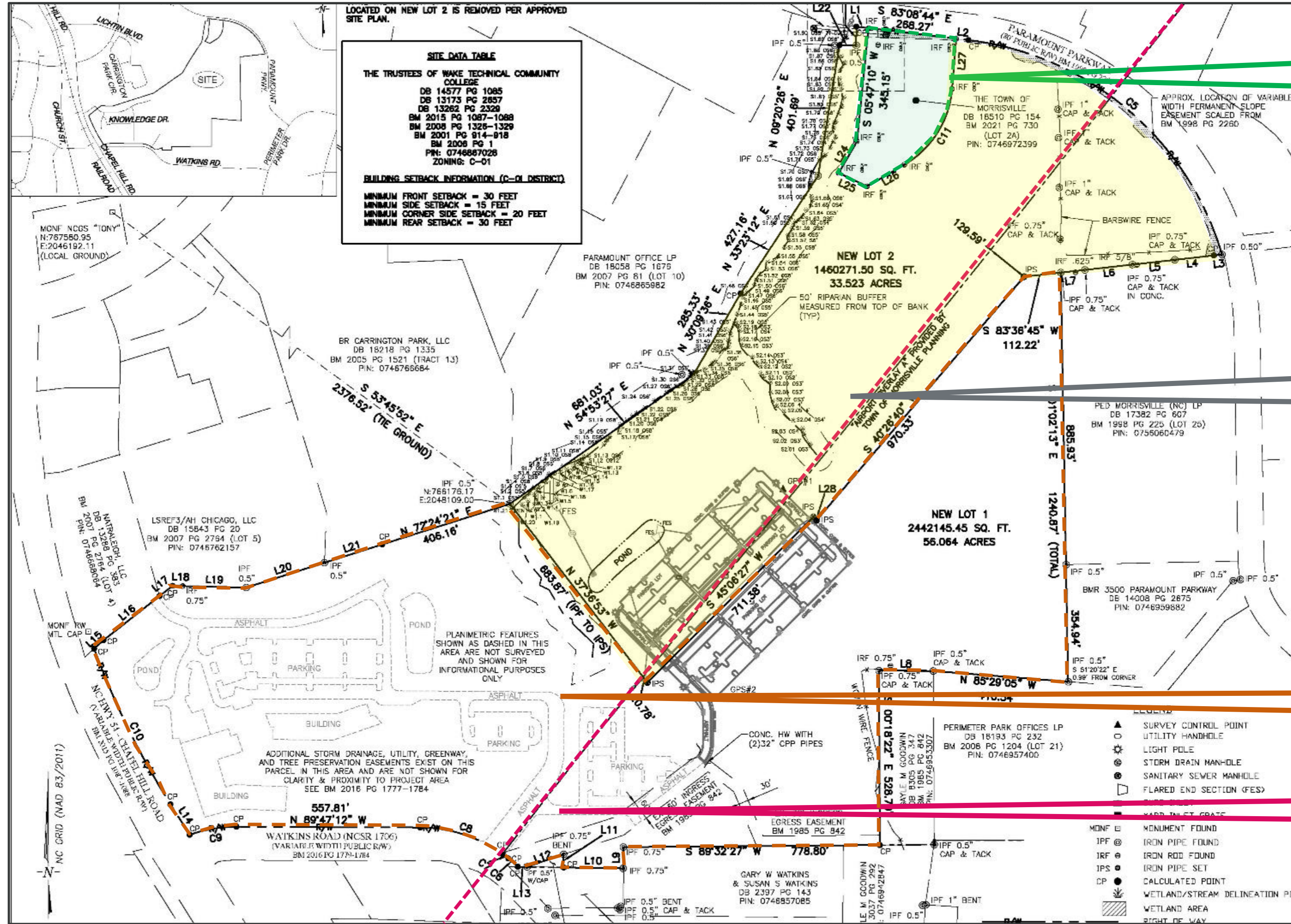
Wake County GIS Depictions of Subject Property Area



Wake Technical Community College (WTCC) RTP Campus



Proposed H-14 High School Site at WTCC RTP Campus



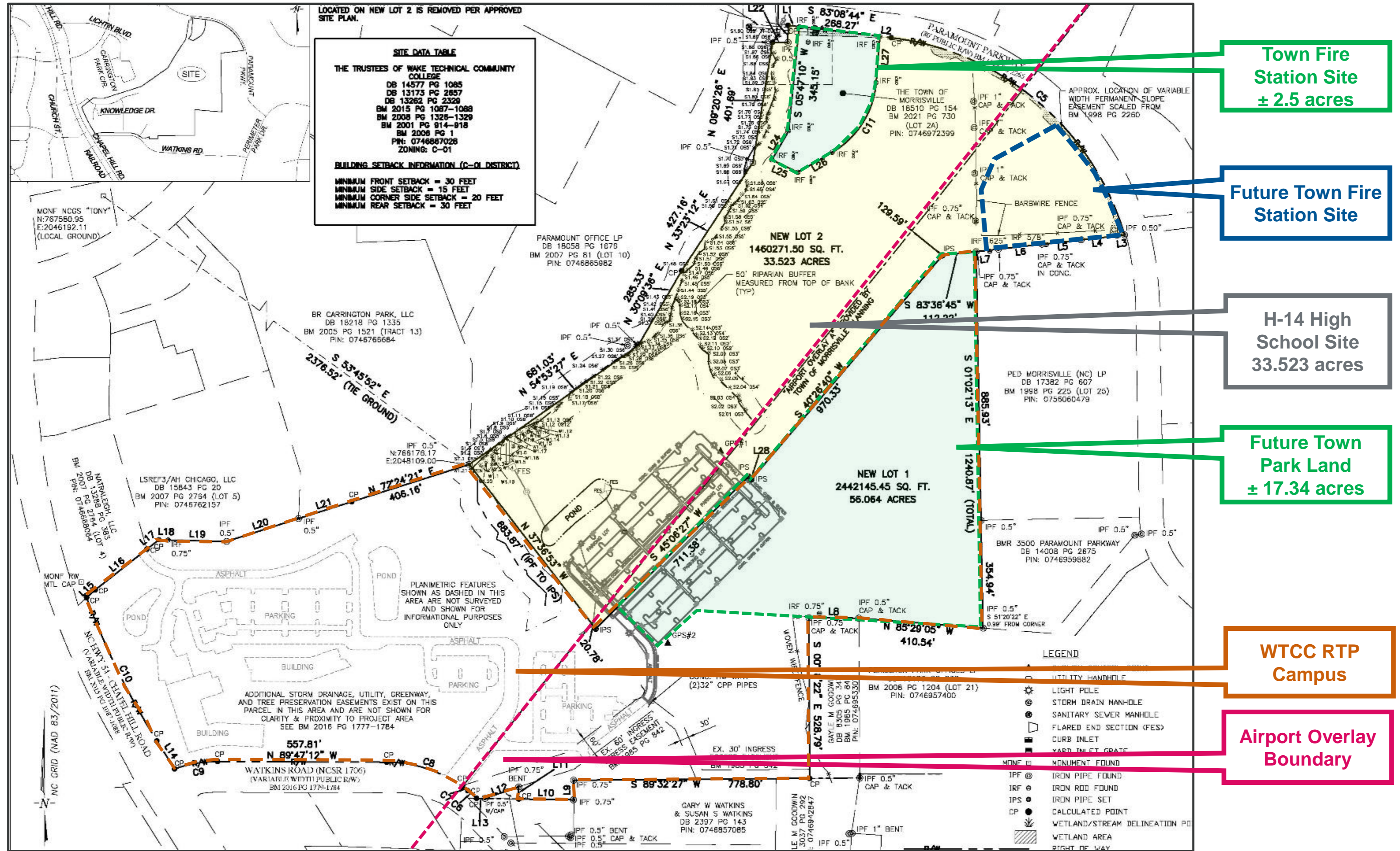
Town of Morrisville
 Fire Station Site
 ± 2.5 acres

H-14 Future High
 School Site
 33.523 acres

WTCC RTP
 Campus

Airport Overlay
 Boundary

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:

- ❑ WTCC – ±17.30 acres
- ❑ BOE – ±2.5 acres
(Future Fire Station Site)



School Site Program

(Per Feasibility Study)

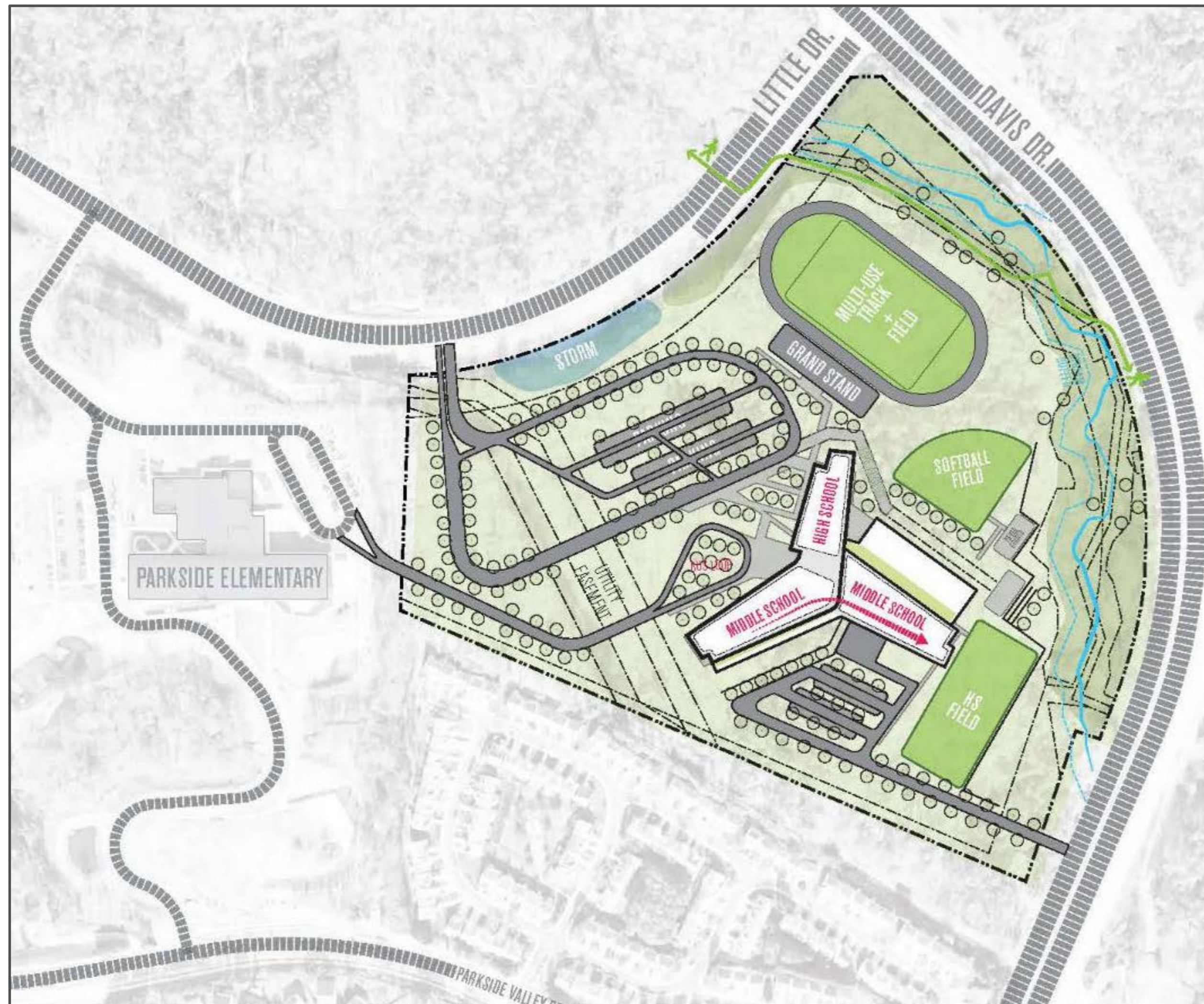
- ❑ High school building
- ❑ 1,000-1,200 students
- ❑ Circulation Drives
- ❑ Parent queuing space
- ❑ Parking lots
- ❑ Bus parking lot
- ❑ Multipurpose Field
- ❑ Outdoor basketball court
- ❑ Competition Field
- ❑ Stadium
- ❑ Stormwater devices
- ❑ Connection to WTCC
- ❑ Connection to Town Park

Off-Site High School Standard Program Elements Locations:

- **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 Morrisville.
- **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.

** 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.*

Parkside MS/WECIB High School Program Opportunity/Shared Use



- Track
- Drive & Parking Access

Cedar Fork ES Site – High School Program/JUA Opportunities



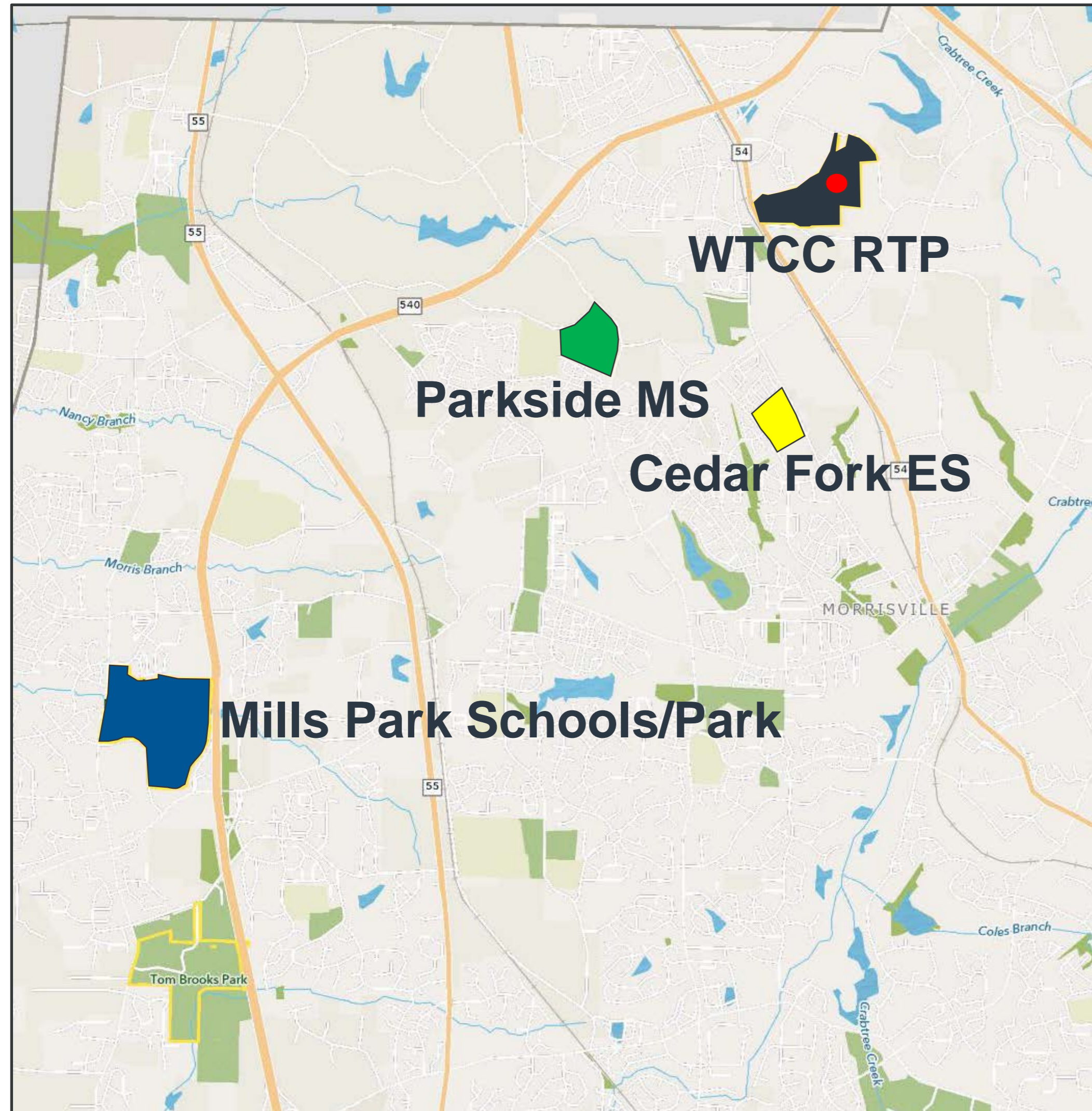
- Softball Field
- Tennis Courts
- Drive & Parking Access
- Restrooms/Storage Building

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



- Baseball Field
- Drive and Parking Access
- Restroom/Storage Building

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



- 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

- **Purpose:** H-14 site for a small comprehensive high school with an estimated student capacity of $\pm 1,200$.
- **Seller:** Trustees of Wake Technical Community College, which acquired the property in 2011.
- **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 lies is within Airport Overlay A (AO-A).
- **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 WTCC paid to acquire the subject property in 2011.
- **Funding Source:** Site acquisition costs are funded from the Land Acquisition line item of the ongoing CIP.

Purchase Contract Terms and Information (cont.)

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

Land Acquisition Comparison

Subject Property	Est. Date of Acquisition	Total Acreage	Total Sales Price	Appraised Value (Per Acre)	Total Sales Price (Per Acre)	Sales Price Over/(Under) Appraised Value 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)	Sales Price (Per Acre)	Sales Price Over/(Under) Appraised Value (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)	Town of Morrisville (ToM)	Wake Technical Community College (WTCC)	Town of Cary (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.



Questions?