

Athens Drive Library Site Options

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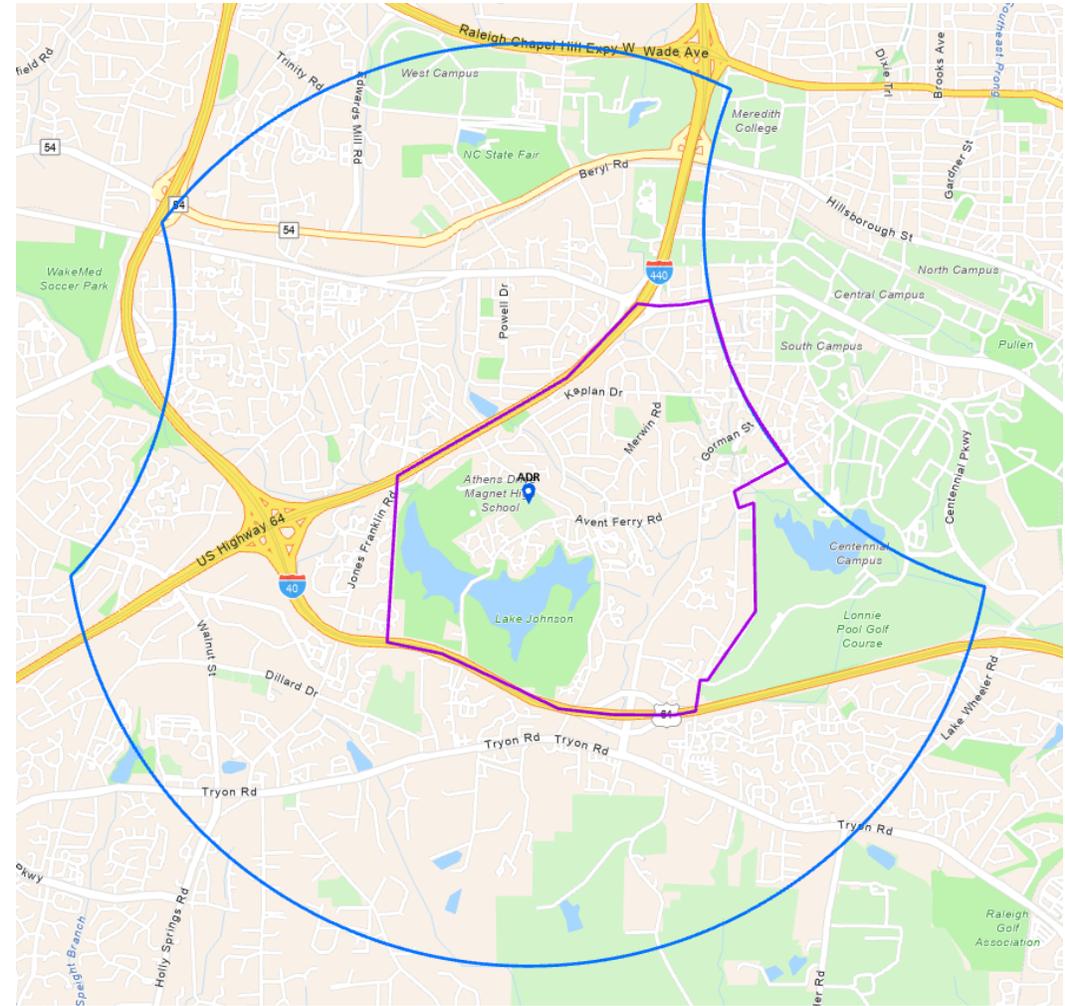
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State Library Standard for Proximity of Library Facilities to Population (Drive Time Minutes)

Urban Drive Time to Library Facility	
Essential	20 minutes
Enhanced	15 minutes
Exemplary	10 minutes

Athens Drive Search Area

- 4-5 acres is typical for community branch
- Prefer 7-8 acres for future expansion, if needed
- Appropriate zoning
- Good transportation access
- Good visibility from the road
- Prefer to own the land and building



Athens Drive Search Area

Initial search included 115 sites

Search Criteria:

- 1 Drive Time Proximity
- 2 Transit Proximity
- 3 Safe Accessibility to Site
- 4 Neighborhood Walkability
- 5 Access to Marginalized Populations
- 6 Zoning Compatibility
- 7 Adequate Acreage
- 8 Site Character - Topo/Site Geometry
- 9 Utility Infrastructure Access
- 10 Acquisition Cost
- 11 Development Cost
- 12 Expandability to Regional
- 13 Availability

Top 20 Sites

Site	General Description	Buildable Acreage	Owner	Characteristics
Jaguar Park Drive	Gravel Lot behind stadium	6.48	City of Raleigh	Most Physically Buildable
1420 Lake Dam Road	Adj. to Walnut Creek Trail	12.32	City of Raleigh	Viable
1500 Lake Dam Road	Magnolia House Site	13.75	City of Raleigh	Viable
5208 Kaplan Drive	Kaplan Park (sm. City park)	2.00*	City of Raleigh	Tight; Stream & power lines
Well Fed Garden	Adj. Parcels Across from ADHS	2.62	Private Owner	Owner rezoning for other use
1101 Trailwood Rd	Rural Road; no sidewalks	3.29	State of NC	Steep, wooded, difficult
5417 Tryon Road	Swift Creek ES	12.19	WCPSS	Stream Bisects; along RR Line
Thomas Crowder Ctr	Near Lake Johnson Pool	***	City of Raleigh	Heavily Wooded, steep; Not Available
4200 Avent Ferry	Vacant steep, wooded parcel	2.59	City of Raleigh	Too small; Unbuildable
4531 Kaplan Dr	Kentwood City Park	12.32	City of Raleigh	Not Available
4508 Avent Ferry Rd	Across from Lake Johnson	13.75	Private/City	Not Available
1601 Athens Dr	Boulevard Baptist Church	4.98	Church	Not Available
4131 Western Blvd	Ethiopian Fellowship Church	2.71	Church	Too Small; Power Lines; Access
745 Smithdale Dr	Smithdale Apartments	3.29	State of NC	Not Available
Athens Dr/Safran Ct	3 Rental Dwellings	1.03	Private/Rentals	Much too small
1329 Kent Rd	Affordable Housing Property	4.87	City of Raleigh	Not Available
4020 Tryon Rd	Tryon/Lake Dam Property	6.61	Private	Previously cleared; Not Available
6312 Linville Dr	Jackson Park	4.84	City of Raleigh Open Space	Deed Restriction; Not Available
1215 Jones Franklin Rd	Franklin Road Properties	3.86	Private	Outside Desired Location
0 Gorman St	Gorman St @ Walnut Creek	17.88	Private	Too Steep; Flood prone; outside area

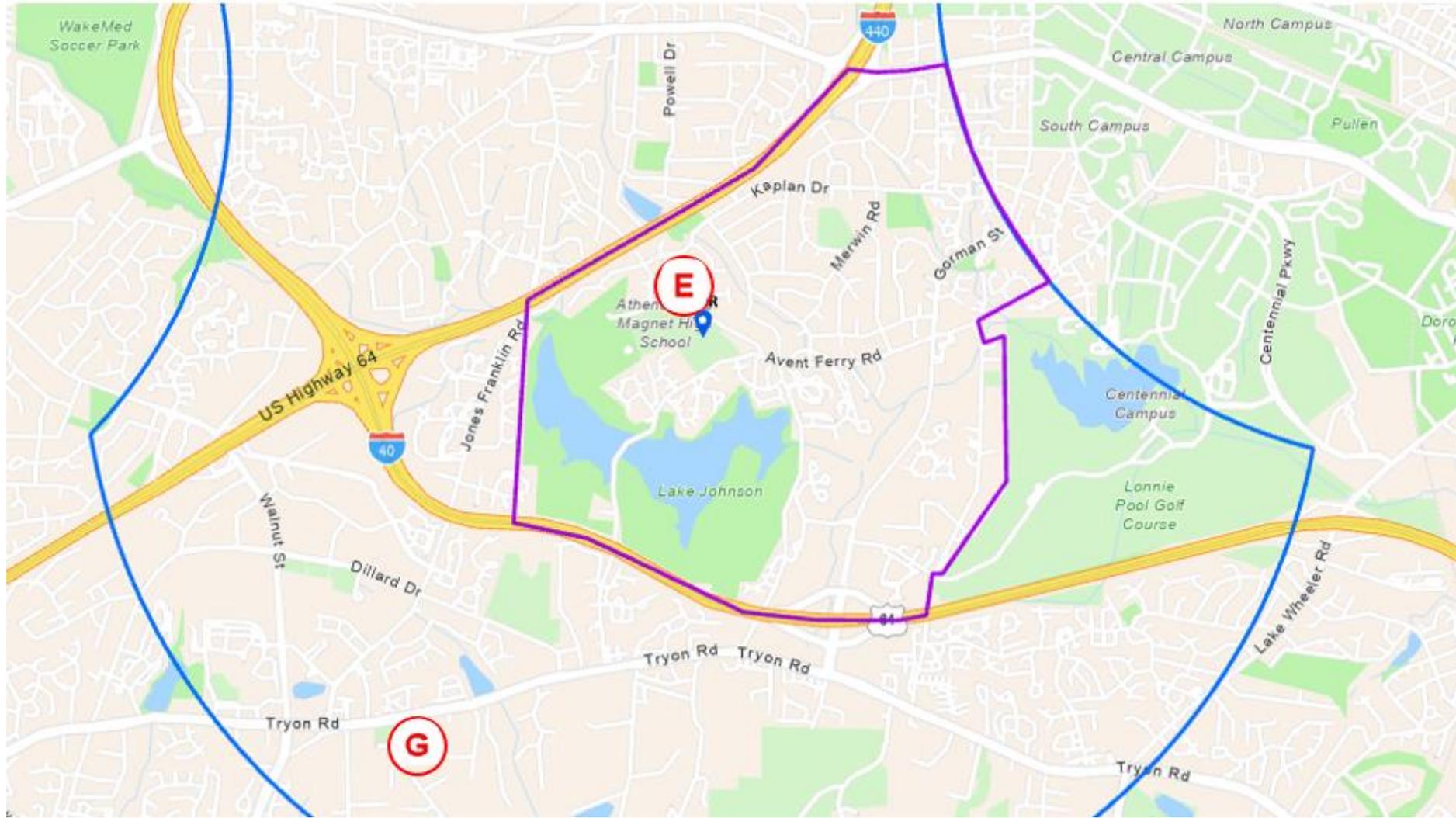
Top 12 Sites

ADDRESS	OWNER	ACRES	WALKABLE IN NBHD	PHYSICALLY VIABLE	STATUS	NOTES
5000 Avent Ferry*	COR	6.48	YES	YES	NA	6f Nat Park Service Conservation site
1101 Trailwood Rd*	State of NC	3.29	NO	NO	NA	*State owned property; reserved for future road connection; steep topo
4508 Avent Ferry Rd	Private/City	1.55+	LIMITED	NO	NA	Private property; must be accessed by crossing City conservation land
1601 Athens Dr	Church	8.00	YES	YES	NA	Contacted - not available for sale
4112 Garland Dr/4131 W Blvd	Church	2.71*	NO	NO	NA	Dangerous access; no sidewalks; too many site restrictions
745 Smithdale Dr	Private	9.38	YES	N/A	NA	Contacted-not responsive; would cause displacement of several apt. residents
1324 Athens Dr	Private	0.68	YES	NO	NO	Existing house; too small; unfavorable site geometry
4020 Tryon Rd	Private	6.61	LIMITED	YES	NA	Acquired by affordable housing developer 2024
6312 Linville Dr	COR	4.84	NO	NO	NA	Property was donated to City with deed restriction that property can never be developed
1215 Jones Franklin Rd	Private	3.86	NO	POSSIBLY	NA	Not in community desired location but could work; not for sale
1608-1612 Athens	Private	0.94	YES	NO	NO	Site is much too small
613 - 611 Powell Drive	Private	6.05	Yes	No	AVAILABLE	Site is too narrow, after the first 200 feet drops steeply. 21 single-family homes surround the property

Top 7 Sites

Site		General Description	Buildable Acreage	Owner	Status
A	Jaguar Park Drive	Gravel Lot behind stadium	6.48	City of Raleigh	National Park Service 6f overlay
B	1420 Lake Dam Road	Adj. to Walnut Creek Trail	12.32	City of Raleigh	State of N.C. deed restriction
C	1500 Lake Dam Road	Magnolia House Site	13.75	City of Raleigh	6f restrictions and Raleigh "Nature Preserve"
D	5208 Kaplan Drive	Kaplan Park (sm. City park)	2.00*	City of Raleigh	Not enough buildable area
E	Well Fed Garden	Adj. Parcels Across from ADHS	2.62	Private Owner	Available
F	1101 Trailwood Rd	Rural Road; no sidewalks	3.29	State of NC	NCDOT reserved
G	5417 Tryon Road	Swift Creek ES	12.19	WCPSS	Available

Best Options



City of Raleigh Properties

Letter sent from the BOC Chair to Raleigh City Council requesting confirmation of site availability

City of Raleigh responded about the following City owned sites:

4531 Kaplan Drive

1329 Kent Road

5623 Jaguar Park Drive

4200 Avent Ferry Drive

5200 and 5208 Kaplan Drive

1420 and 1500 Lake Dam

City of Raleigh Properties

Address	Reason Not Available
4531 Kaplan Drive	US Dept of Interior/National Park Service 6F Boundary over entire site
1329 Kent Road	Affordable housing development under construction
5623 Jaguar Park Drive	National Park Service overlay; library is not a permitted use
4200 Avent Ferry Drive	Partial Conservation Management restriction; not enough acreage, creek immediately adjacent, stormwater limitations
5200 and 5208 Kaplan Drive	Insufficient acreage due to stream, ravine, and topography
1420 and 1500 Lake Dam	1420 deed restriction 1500 under protection of the 6f boundary

Board of Education Properties

Letter sent from the BOC Chair to Wake County Board of Education requesting confirmation of site availability

Wake County Board of Education responded to the Chair's letter.

Board expressed openness to option of locating the library on the Athens Drive Magnet High School property, assuming the school district would not assume additional costs

New Athens Drive High School Plan



Challenges with the School Site

- Athens Drive High School is one of the smallest standard High School campuses
- The physical size of the campus is only 49 acres. The modern planning standard is 65-70 acres
- To incorporate a library, the driveway would have to be relocated
- This does not work with carpool needs and would require a center median
- NCDOT has indicated they would not approve relocation of the driveway as it intersects with a state road
- Additional parking spaces would be needed; site already has severe stormwater control issues and is undersized

Challenges with the School Site

- Pursuing these changes would result in a complete redesign of the entire site and possible athletic facilities
- Project is currently at 60% bid documents; all current design work would be scrapped and resubmitted for approvals
- Would add a minimum of 18-21 or more months to the project schedule
- In addition to these changes, it would also require construction of a parking deck.
- WCPSS estimates the cost for these changes at \$33-35 million

Well Fed Garden

- Across the street from current library location
- Site is very tight (2.6 acres), difficult/expensive to develop
- Two-story library likely
- Not expandable in the future
- Must maintain driveway access to rear adjacent property (not for sale)
- \$1.8M asking price



Tryon Road

- Twelve acres – surplus WCPSS property
- Easily accommodates future expansion and/or other uses
- Adjacent to Swift Creek ES
- Property in Cary's jurisdiction
- Sidewalk connectivity and bus service, but no easy access from existing neighborhood
- Acquisition terms TBD



10-Minute Drive Time Regions

Possible Athens Drive Replacement Sites

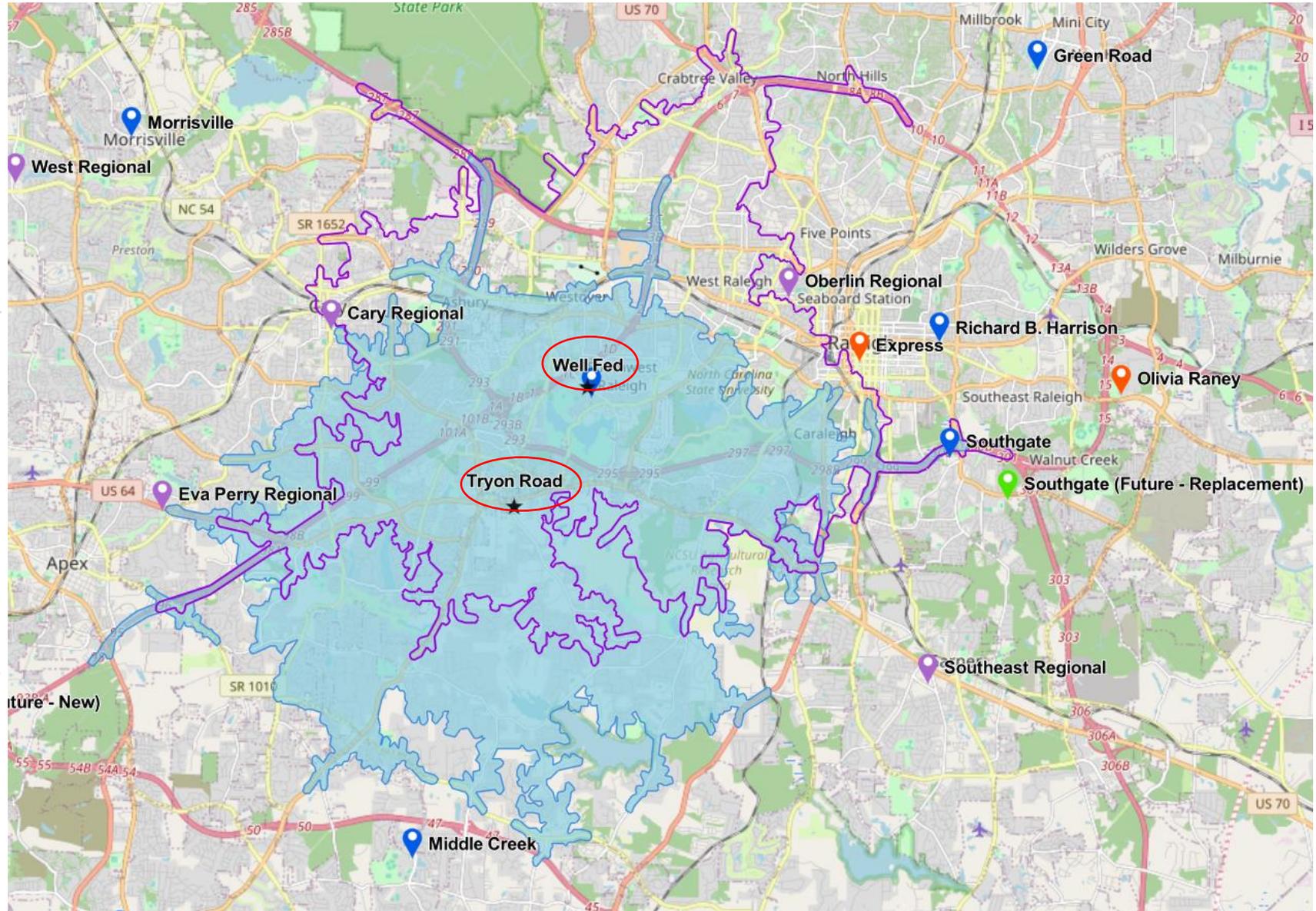


Libraries (Current & Future)

- Regional
- Community
- Specialty
- Future Community

10-Minute Drive Times Around Possible Sites

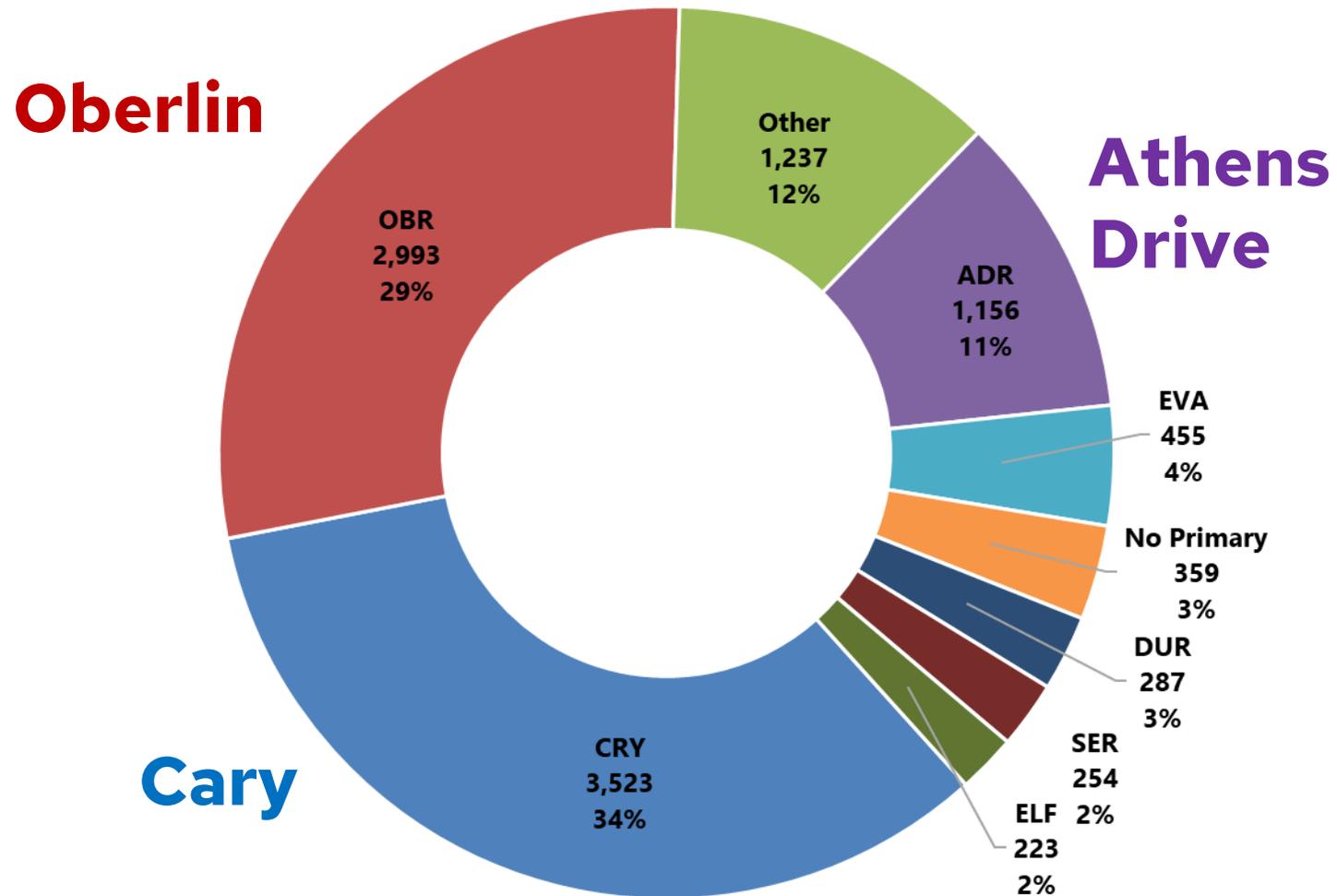
- Tryon Road
- Well Fed



2025 Demographics

Demographic	Wake County	10-minute drive time	
		Tryon Road	Well Fed Garden
2025 Total Population	1,246,278	99,874	125,148
2025 Median Household Income	\$112,221	\$87,339	\$82,847
2025 Socioeconomic Status Index	56.4	52.2	51.6
2025 Diversity Index	70.1	67.8	67.2
2025 % White Population	56.9	60.5	60.7
2025 % African American Population	18.3	13.9	15.0
2025 % Asian Population	10.1	10.2	9.4
2025 % Hispanic Population	11.7	11.7	11.3
2025 Median Age	37.3	33.1	30.6
% Total Population Enrolled in College/Grad School (2023)	6.6	12.8	19.8

Primary Library For Active Cardholders (2024) Within Athens Drive Library 10-Minute Drive Region



Options

A. Well Fed Garden

B. Tryon Road

C. Athens Drive High School Site – requires elimination of other library projects

D. Defer decision for one year. Library can remain in place until summer 2029; school construction starts in July 2026.

Two Scenarios to Fund Athens Drive Parking Deck

Scenario One	
Fuquay-Varina Expansion	\$ 14,558,000
Olivia Raney Library Replacement	\$ 19,435,000
Peace and Justice Memorial	\$ 2,000,000
Total	\$ 35,993,000

Scenario Two	
Athens Library - additional square footage	\$ 2,000,000
Fuquay-Varina Expansion	\$ 14,558,000
Olivia Raney Library Replacement	\$ 19,435,000
Total	\$ 35,993,000

Options to Fund Athens Drive School Site

Peace and Justice Memorial	\$2,000,000
Athens Library – additional square footage	\$2,000,000
Apex Friendship Library – additional square footage	\$2,100,000
Green Road Library – additional square footage	\$5,000,000
Wendell – additional square footage	\$2,300,000
Fuquay Varina (Expansion to 22K SF)	\$14,558,000
Olivia Raney Library Replacement (New 14K SF)	\$19,435,000



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