

Item Title: Land Acquisition of a Parcel Containing a Total of 33.523 Acres Located on Paramount Parkway in the Morrisville/RTP Area for a Future High School (H-14). (Second Reading)

Specific Action Requested:

That the Board of Commissioners approves funding of the purchase price together with closing costs in an amount not to exceed \$3,619,255.21 pursuant to N.C.G.S 115C-426.

Item Summary:

Purpose: The Board of Commissioners must approve funding for land acquisition by the Wake County Board of Education.

Background: On April 19, 2022, the Board of Education approved the terms and conditions for an offer to purchase a parcel of land containing a total of 33.523 acres located in the Research Triangle Park area of northwestern Wake County in Morrisville from The Trustees of Wake Technical Community College (WTCC or Seller), for a total price of \$3,609,857.21, subject to approval of funding by the Board of Commissioners. This site will accommodate a small high school, but will not accommodate all program elements so that some offsite amenities will be necessary.

Board Goal: This action supports Education Goal 4: Maintain a long-term funding plan for capital needs at the Wake County Public School System and Wake Technical Community College.

Fiscal Impact: Funding is available from the Land Acquisition Component of the Board of Education's Capital Improvement Plan Funds for the purchase price together with closing costs in an amount not to exceed \$3,619,255.21.

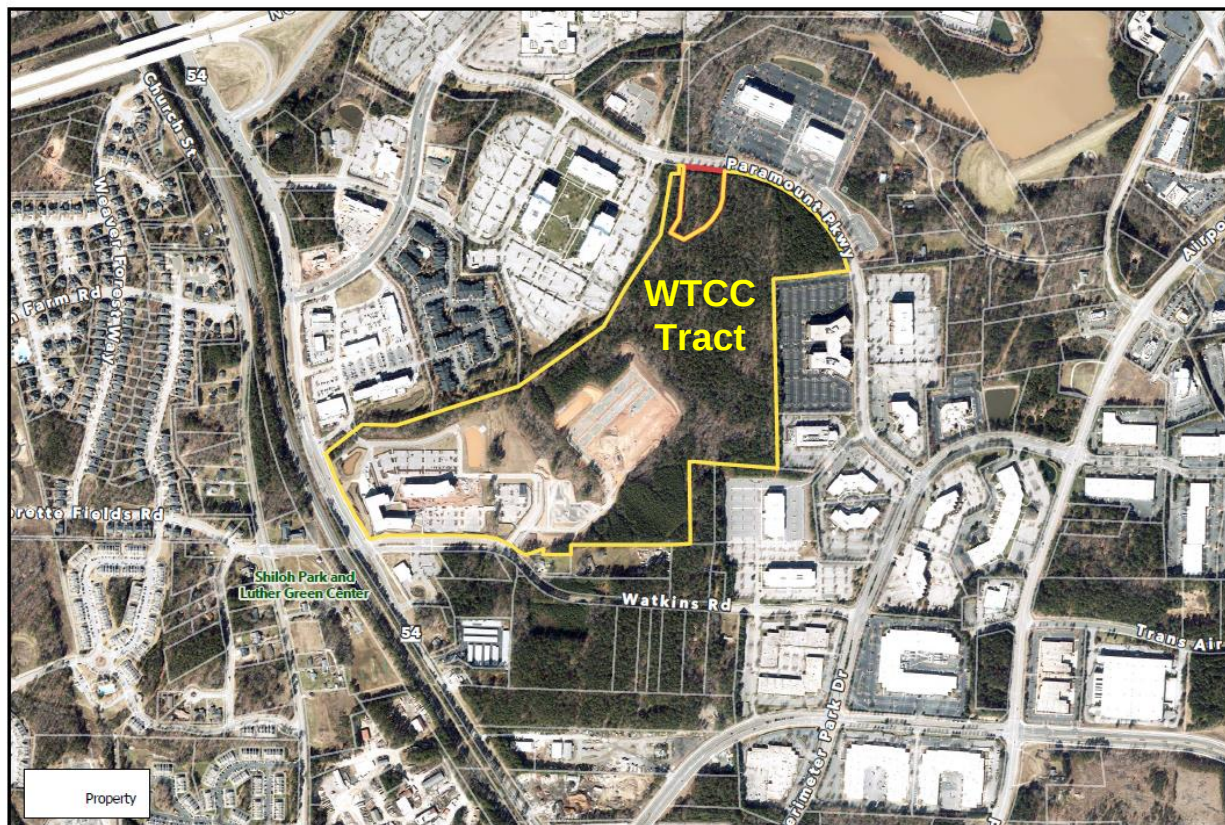
Additional Information:

Need for Acquisition:

The Board of Education utilizes ongoing data-driven processes to identify school site locations needed to address growth and crowding in the Wake County Public School System. Acquisition needs were identified in the northwestern Wake County area for additional capacity. Given the growth and development in the area, current utilization levels in area schools, the distance to existing and planned schools, the need for a small comprehensive high school (1,000-1,200 student capacity) site in the area is well supported.

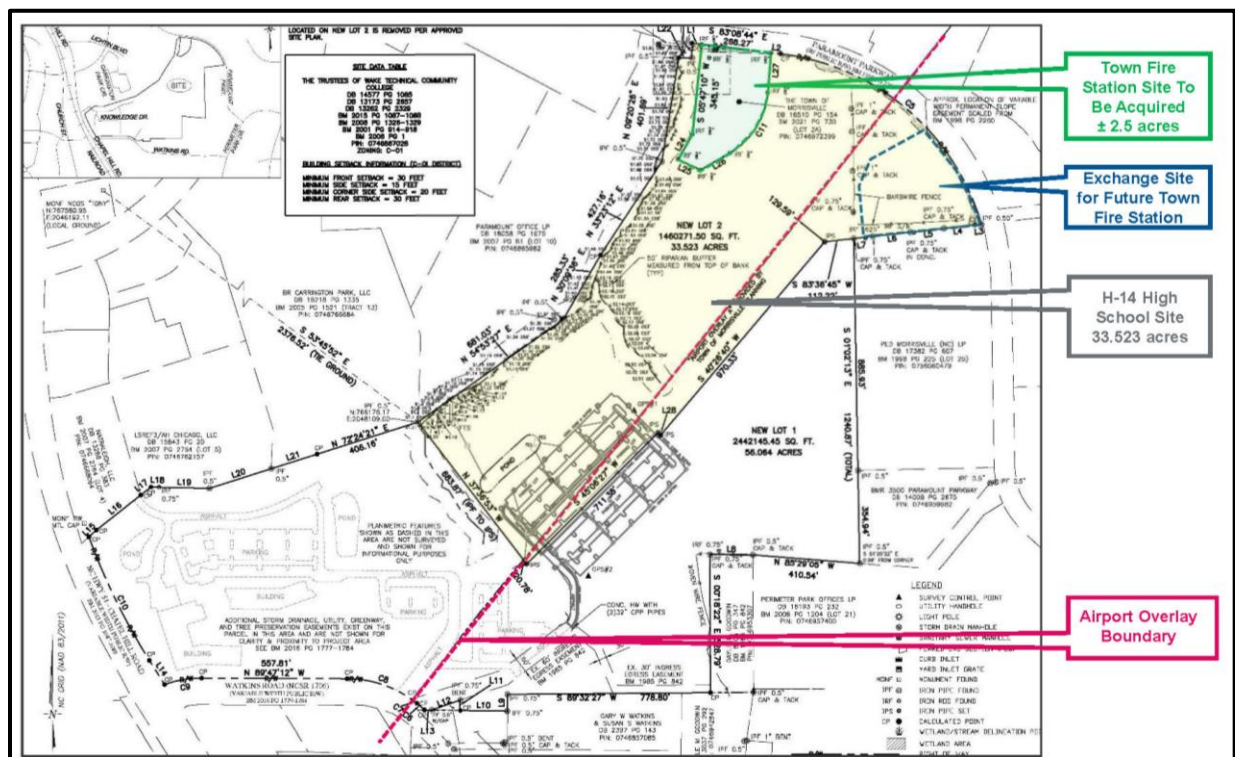
Land Acquisition Criteria:

The proposed acquisition consists of a parcel of land located on the eastern side of NC Highway 54 and with frontage along the southwestern side of Paramount Parkway near the Research Triangle Park area of northwestern Wake County in Morrisville, Cedar Fork Township, Wake County, NC. The 33.523 acre parcel of land is owned by The Trustees of Wake Technical Community College and is a portion of a larger tract having PIN 0746-86-7028 which is depicted below. The parcel is located within Morrisville's jurisdiction and is currently zoned Conditional - Office/Institutional (C-OI). The property is included upon the Town of Morrisville's Future Land Use Map with a use designation of Institutional which accommodates public activities such as government buildings and schools.



There is an existing paved parking lot on the proposed site which the Seller uses to support its daily operations. Per the terms of the purchase contract, the Seller will have the nonexclusive right to continue to utilize the surface lot it built upon the future school site until a comparable lot is relocated/reconstructed by the Board on the Seller's remaining property as needed to support WTCC's operations. Collaborative discussions have also been ongoing between Board, WTCC and Town of Morrisville (Town) to explore mutually beneficial development opportunities. As a result, terms and conditions have been reached for an Interlocal Agreement which addresses the rights and responsibilities of the parties for the collaborative development of the school site and surrounding property which includes reuse of the existing parking lot in a mutually beneficial way that eliminates the need for its relocation and meets the needs of the parties. In addition, collaborative discussions have also been ongoing between Board, Town, Town of Cary (Cary) and Wake County staff to explore potential school/park joint use opportunities and meet the school need for offsite program areas that cannot be accommodated on the

A portion of the proposed site lies within the Airport Overlay District, which precludes utilization for school activities but can be effectively utilized for other purposes to support school construction. The Town currently owns a 2.5-acre tract located immediately adjacent to the proposed site that was previously purchased from WTCC to be used for construction of a fire station. The Board has an interest in incorporating this property into the potential school site to meet the program requirements of a high school. The Town and Board have reached an agreement to exchange the current 2.5 acre fire station site for a long term lease of an area of comparable size sufficient to support construction of a future fire station (and Wake County EMS services if desired) to Town specifications on the northeastern portion of the proposed School Property and within the Airport Overlay District.



In light of known site constraints, it is not anticipated that useable surplus property will remain after site design is finalized for the small high school program planned. Should any usable surplus acreage be identified after location of the identified educational and educational support needs, it will be evaluated by Board of Education and County staff to explore feasibility for potential affordable housing before consideration of any other surplus property disposition.

Other Due Diligence and Site Assessment:

Due diligence studies procured included a Phase 1 Limited Environmental Review, a Preliminary Geotechnical subsurface exploration study, a Streams and Wetlands Delineation, a Survey and a Feasibility Study.

Appraised Value Information:

An appraisal was not performed as part of the standard due diligence process, as the purchase price was established at the value that WTCC paid to acquire the subject property in 2011, which amount is well below market value for comparably sized and zoned properties in the RTP/Morrisville area. Despite rising prices, the western Wake area still sees high demand for residential development. With more houses and less land available to build, school siting becomes more and more difficult. The subject location provides an opportunity to address area overcrowding and capping, while adding additional capacity. For comparison, the latest school site purchase data for sites in this area is summarized below:

Utilities and Transportation Infrastructure:

Water and sewer service is currently available at or near the site. Infrastructure extensions as may be required will be included in offsite improvements as part of the future high school construction project. WCPSS staff anticipates that public infrastructure costs will be within typical ranges due to the proximity and availability of water and sewer services.

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 ES	8/2018	32.00	\$4,064,000	\$129,000	\$127,000	(\$2,000)
Hortons Creek ES	4/2015	18.00	\$2,900,000	\$161,111	\$161,111	\$0

Preliminary concept plans indicate that typical on-site circulation driveways will be necessary due to the location and configuration of the site. Typical road improvements near the site frontage on Paramount Parkway to accommodate turn lanes and safe vehicular and pedestrian access to the site from adjacent State maintained roads may be considered for requirement by the Town of Morrisville and/or the North Carolina Department of Transportation at such time as a school construction project is undertaken and a site plan developed. The costs of such required off-site road improvements are expected to be reimbursable pursuant to N.C.G.S. 160A-307.1 and 136-18(29a). A preliminary feasibility study utilizing a generic building size, parking and circulation, and available due diligence information indicates that site development costs will likely be commensurate with typical high school site development costs.

Site Map:



Wake County Staff Comments:

County staff has been involved in certain aspects of the site selection process and has reviewed the findings. Based on the information presented, County staff supports acquisition of the subject property assemblage for a future school facility.

Attachments:

1. Presentation