Wake III Health & Education District Master Plan Update

Board of Commissioners Work Session

August 11, 2025

WAKE COUNTY
NORTH CAROLINA

Today's Discussion

- Wake III Aggregate Campus Vision Plan
  (Recap from June 2022 Work Session)
- Property Conveyance Overview
  - Property Conveyance Maps
  - Milestone Status & Upcoming Projects
- Board Action Overview & Next Steps

Original Presentation

WAKE3 - Aggregate Campus Vision Plan for the Health & Education District

Wake County Board of Commissioners
Work Session
June 13, 2022

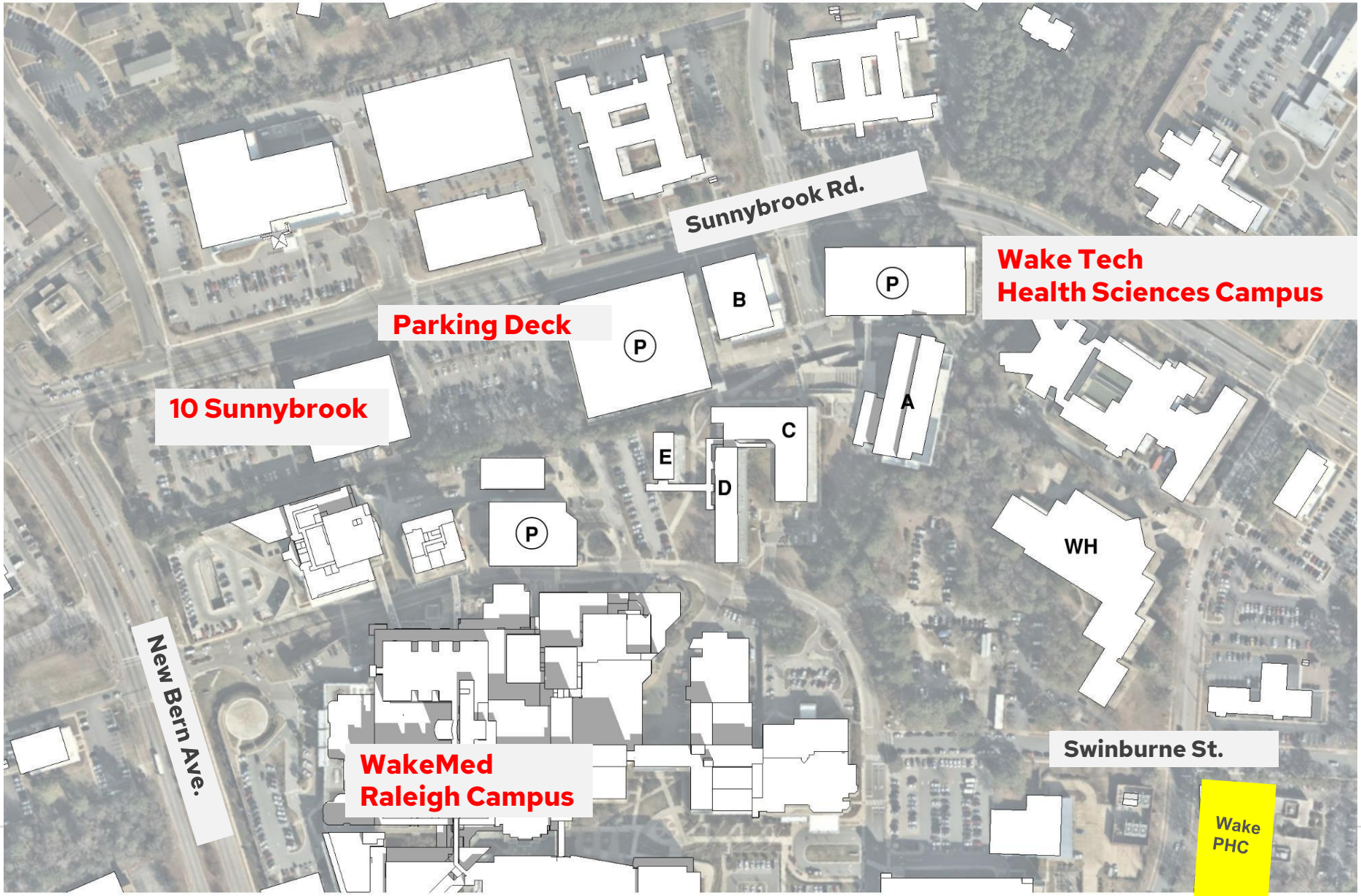
Vision for Health & Education District

- Blur the lines of demarcation
- Eliminate siloed approach to training and treatment
- Further expand health and education collaboration
- Revise infrastructure enhancing pedestrian and vehicular circulation
- Enhance the neighborhood to better serve the community
- Improve community access to health and education services

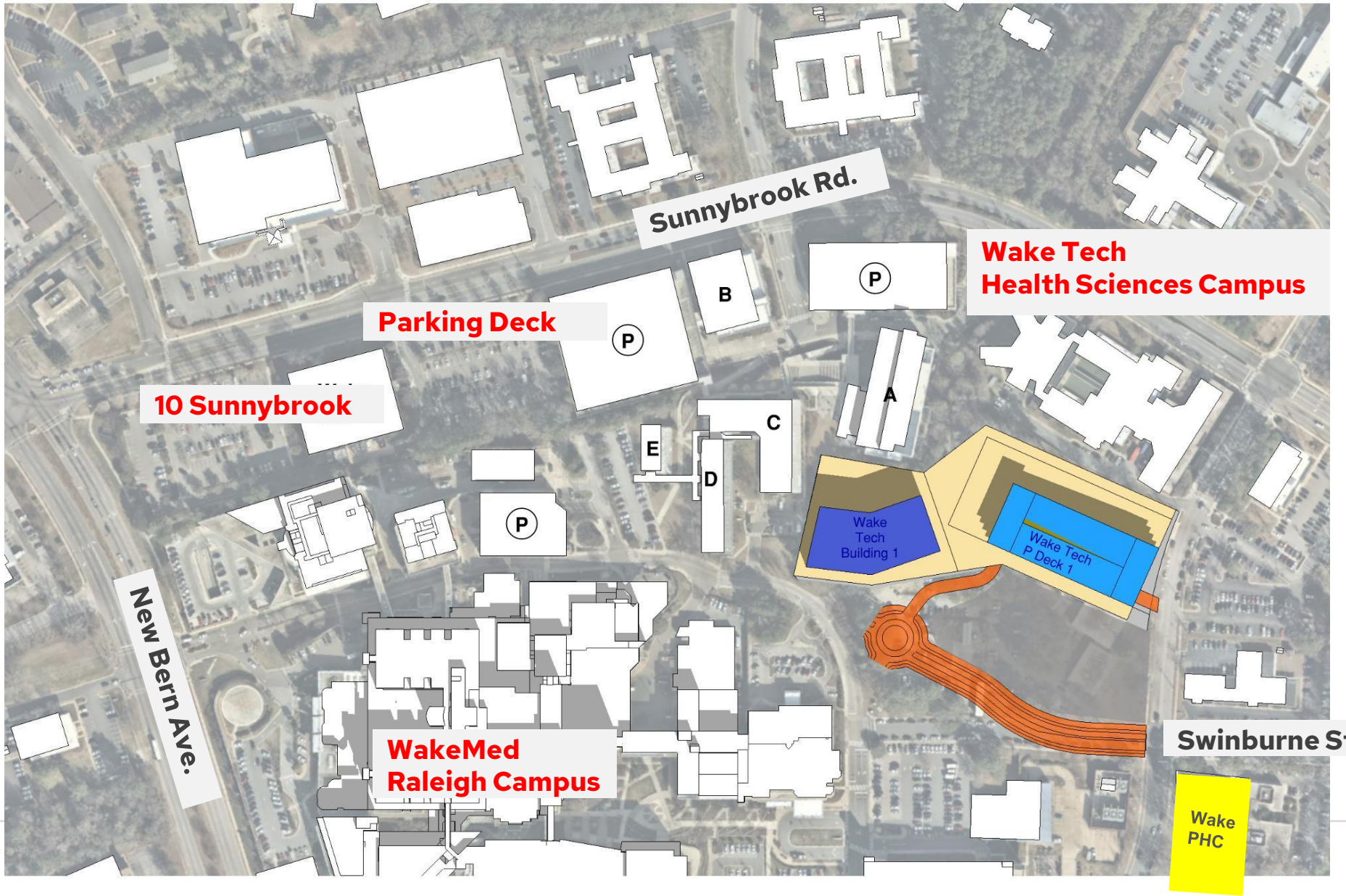
Partner Visions

- Wake County – Consolidate & Enhance Swinburne Campus
- Wake Tech – Update & Modernize Health Sciences Campus
- WakeMed – Develop Raleigh Campus Master Plan

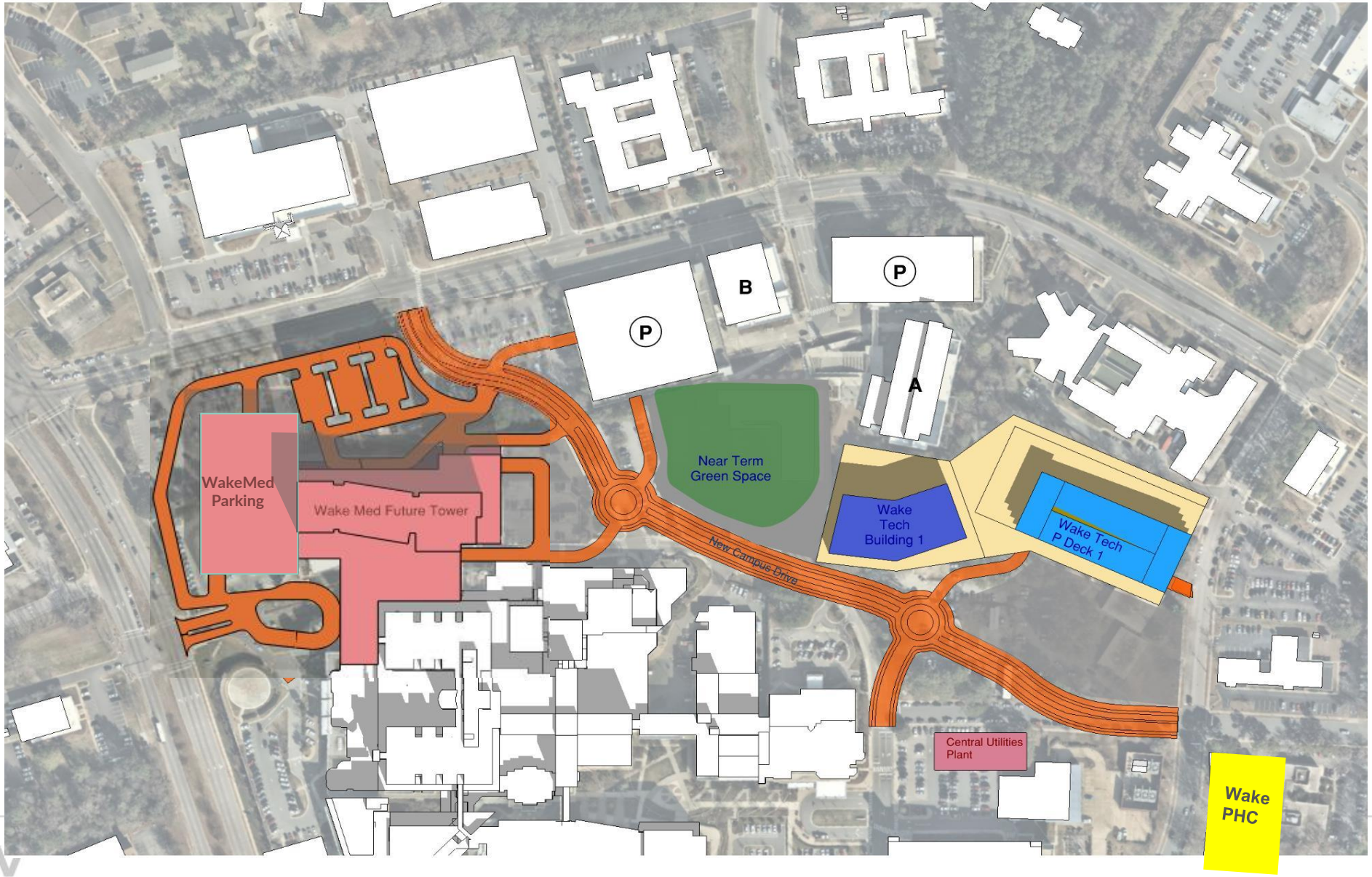
Existing Conditions (2022)



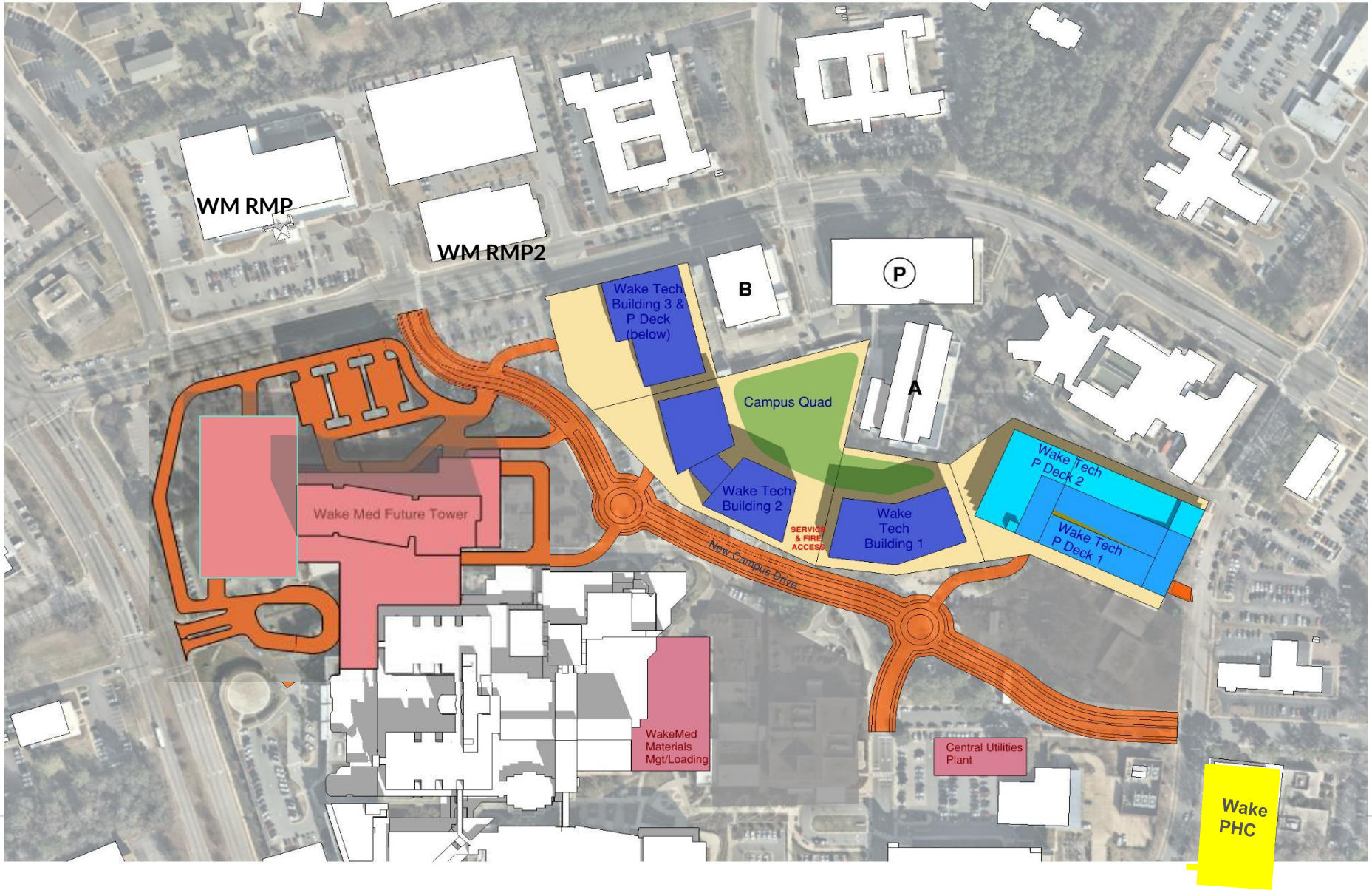
Near Term Initial Phase (2024-2026)



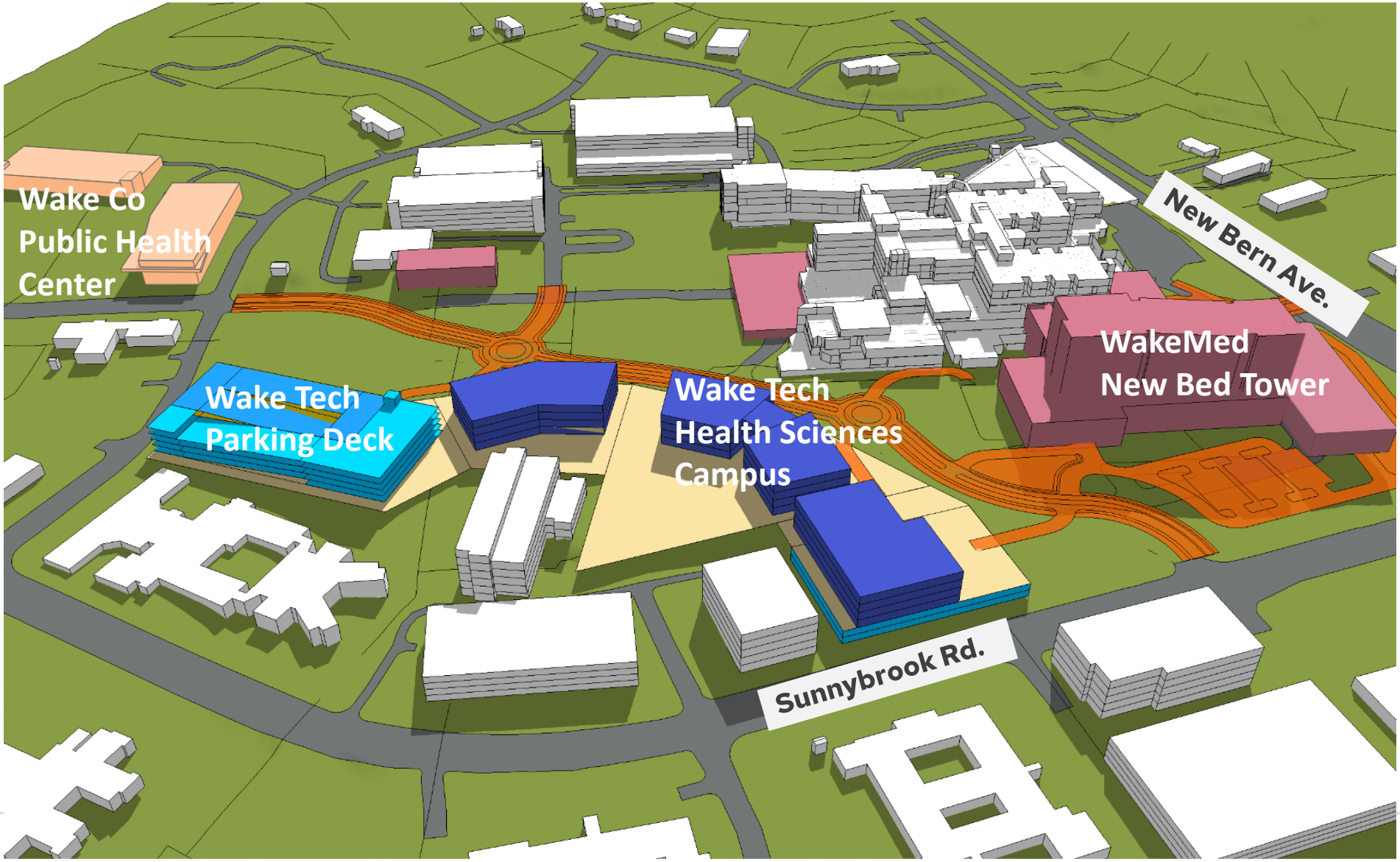
Near Term Final Phases (2027-2030)



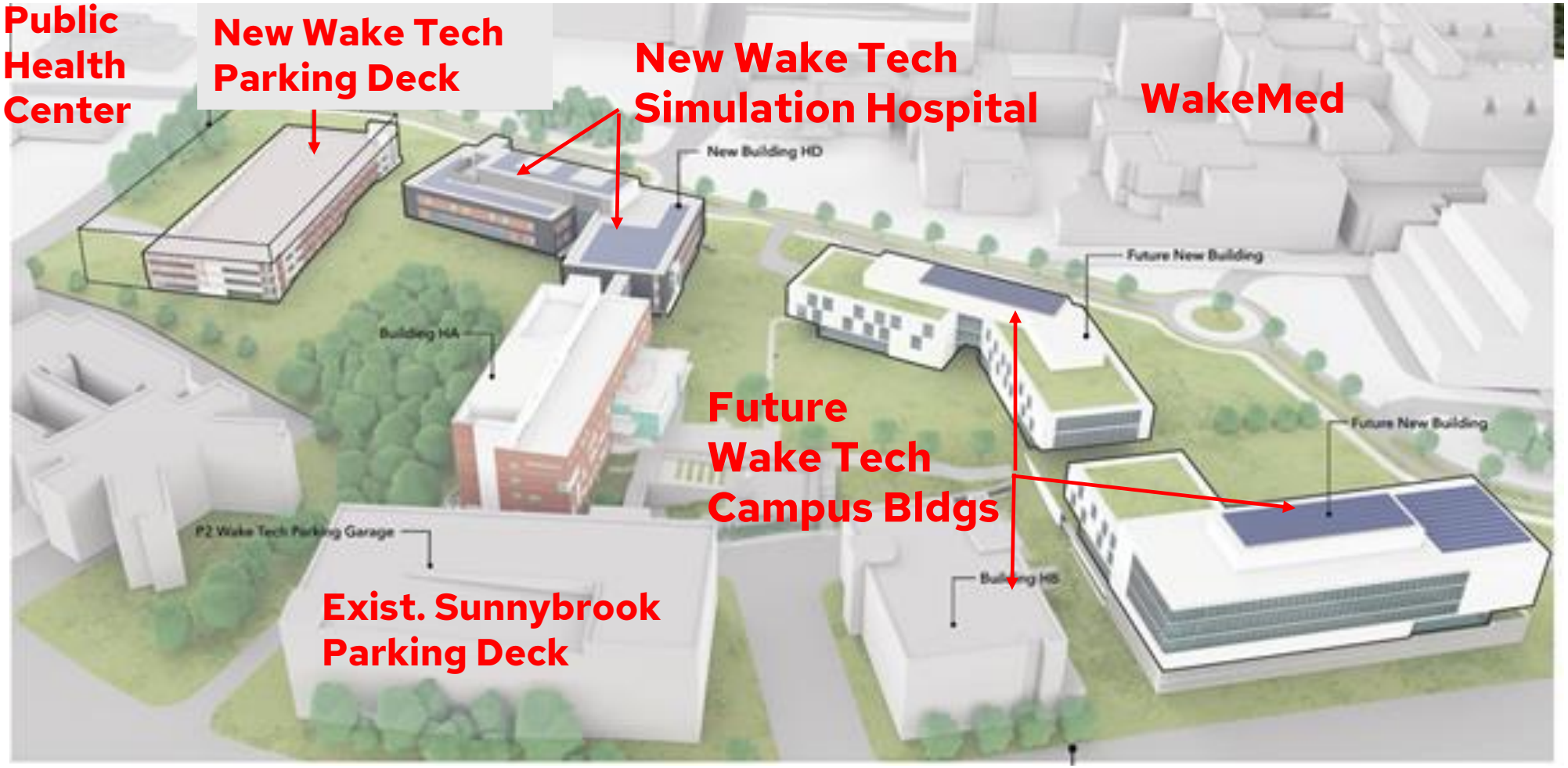
Far Term Vision (2030 – 2040)



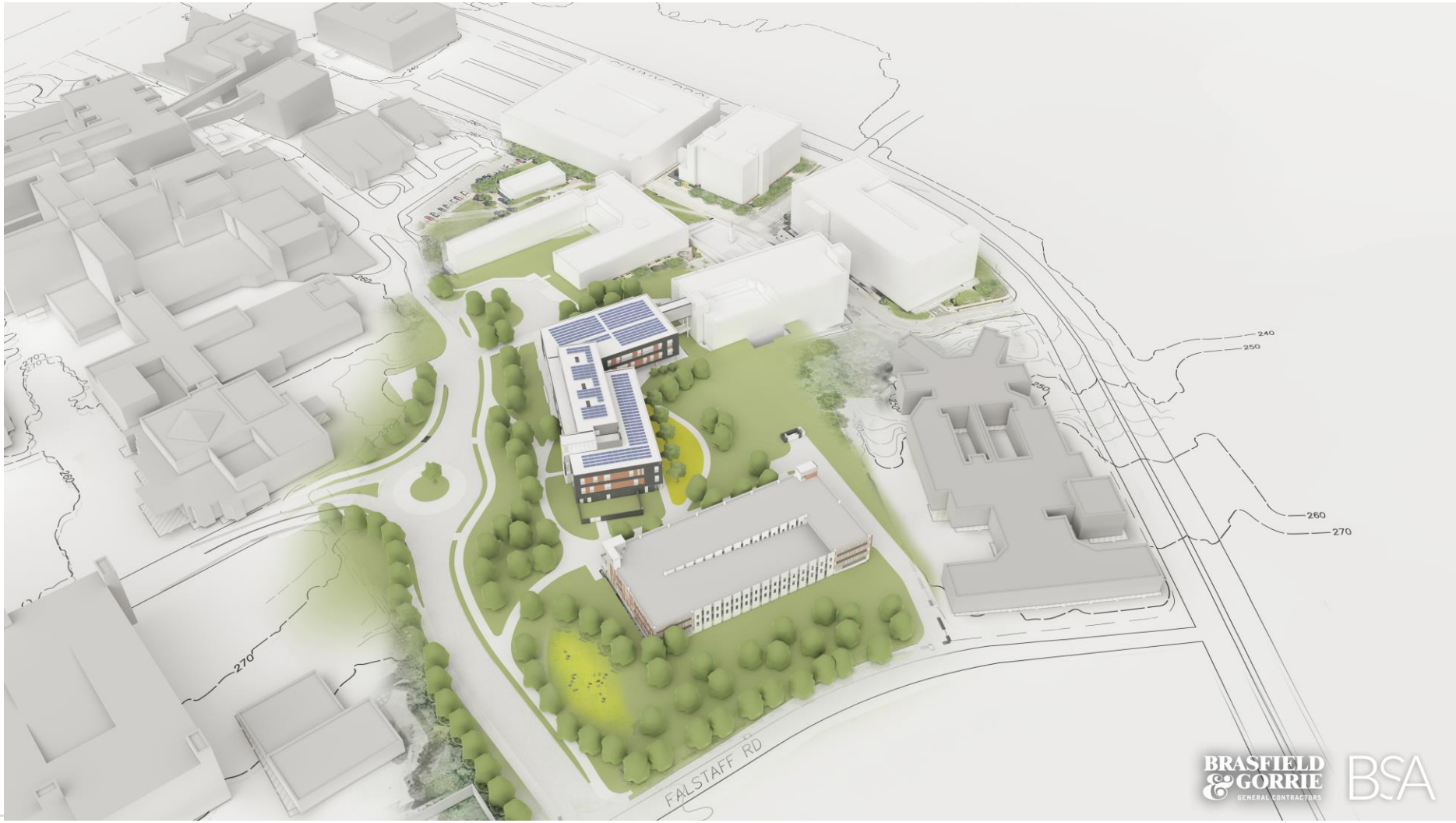
Far Term Birdseye View from East



Wake Tech Health Sciences Campus



Wake Tech - New Health Sciences Bldg



Wake Tech – New Health Sciences Bldg

Media Recognition

RALEIGH MAGAZINE

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Wake Tech Perry Health Sciences Campus Expansion Renderings courtesy of Wake Tech and BSA LifeStructures

Emerging District

In Buzz, September 2024 by Kelsie Barton / Aug 27, 2024 / Leave a Comment

Collaboration and big-picture thinking produce a proposed new district.

If you've seen *Yellowstone*, you know property ownership and inheritance dealings can turn ugly quick. But when Wake County, WakeMed and Wake Tech VIPs assembled to discuss the future of the area surrounding WakeMed's campus off New Bern Avenue

Collaboration and big-picture thinking produce a proposed new district.

If you've seen *Yellowstone*, you know property ownership and inheritance dealings can turn ugly quick. But when Wake County, WakeMed and Wake Tech VIPs assembled to discuss the future of the area surrounding WakeMed's campus off New Bern Avenue in Southeast Raleigh—where each institution owns a portion of land—there was no contention. Instead, the three parties decided to throw out property lines and work together to create a health and education district that would benefit everyone.

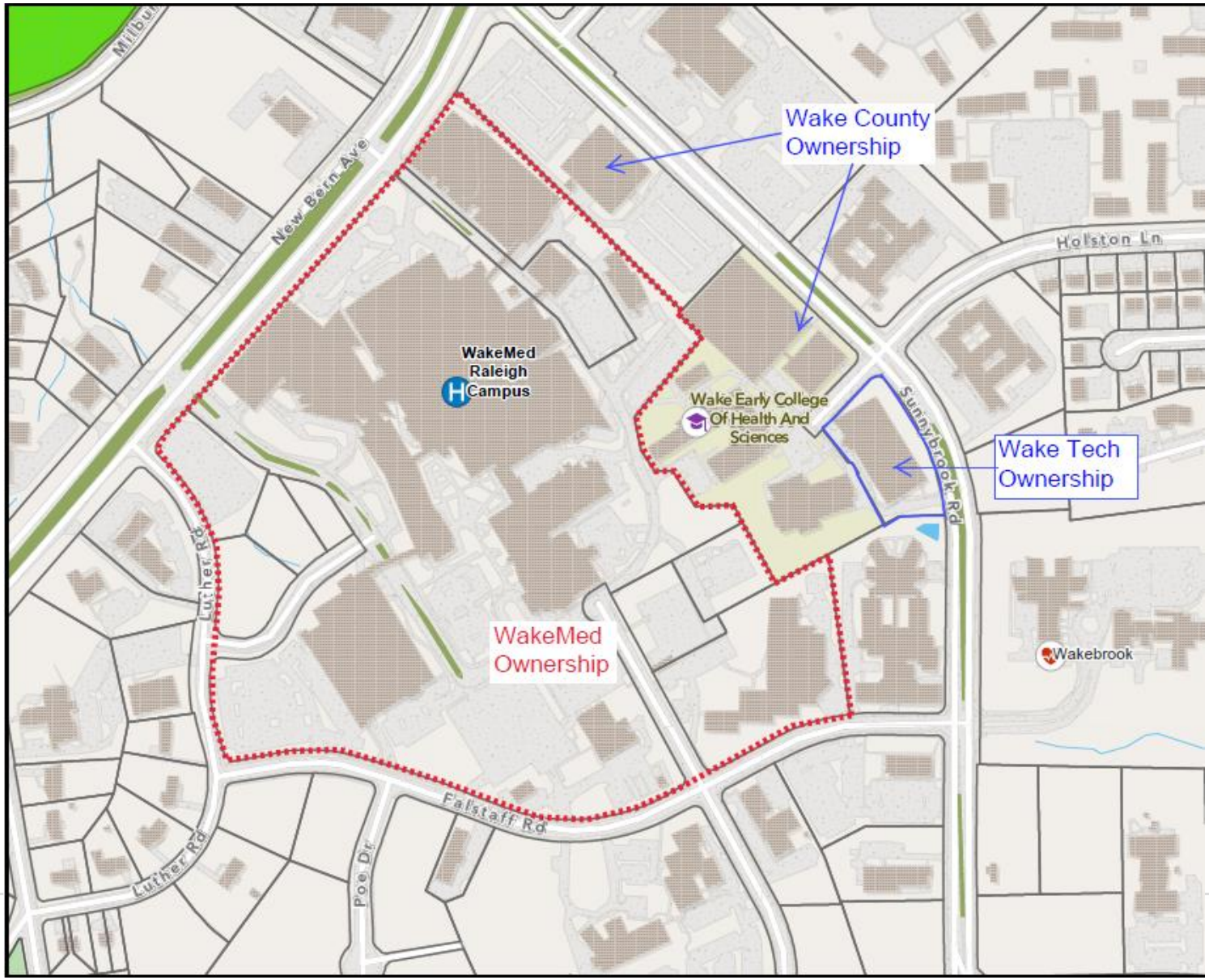
According to Cavender, what spurred the project was "essentially a confluence of energy between Wake Tech, WakeMed and Wake County... a situation where the sun, stars and moon all aligned." In short, Wake County received bond money to build a replacement public health center at New Bern Avenue and Sunnybrook Road—nearly adjacent to both WakeMed and Wake Tech—at the same time Wake Tech and WakeMed were collaborating on long-term plans.

So Cavender called Jeff Carter and Mark Forestieri, his Wake Tech and Wake County counterparts, respectively, and said, "What if we just sat around a table... and thought through a way we can better utilize what we have available to us? It's a great public-private partnership."

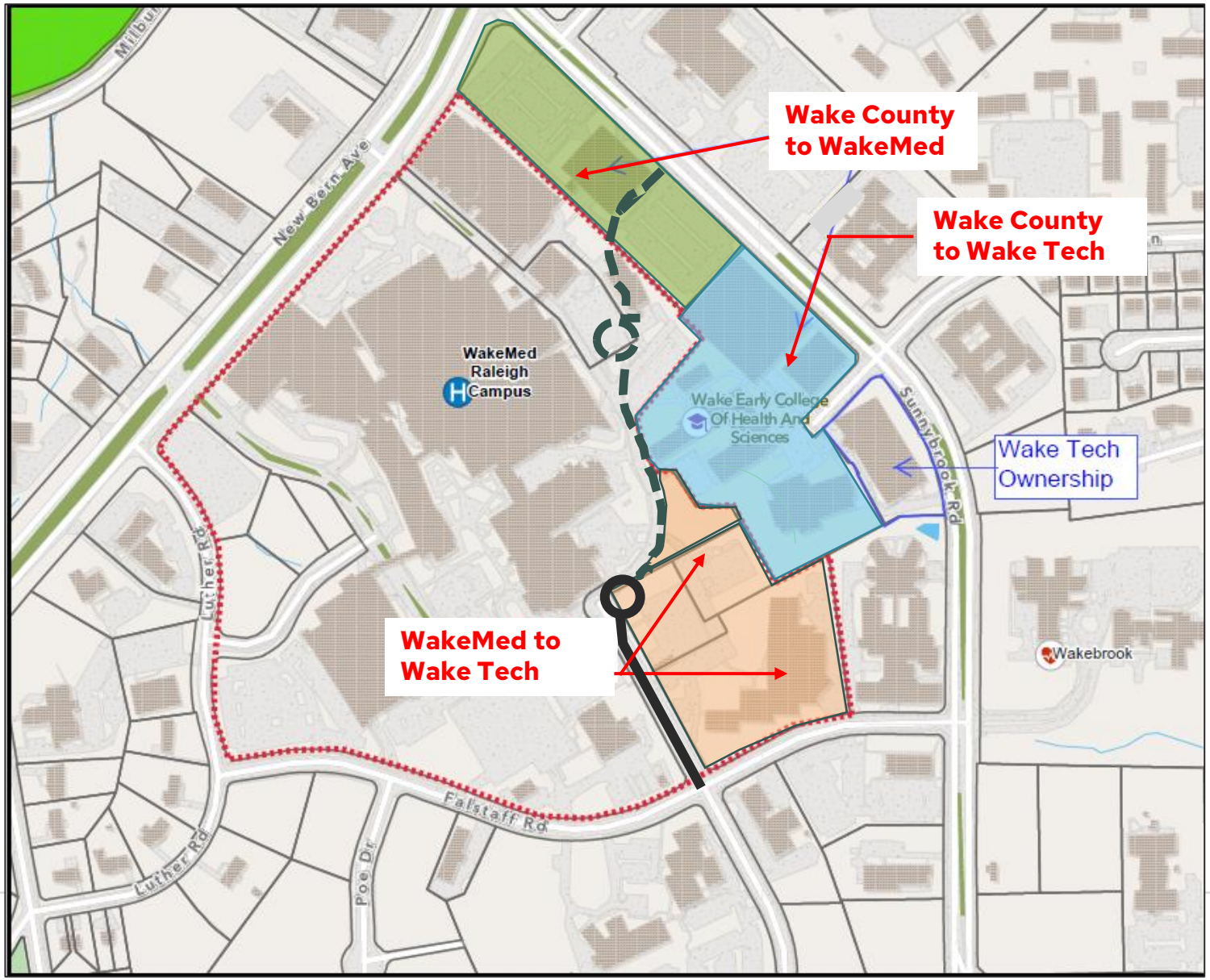
Property Conveyance Overview

WAKE COUNTY

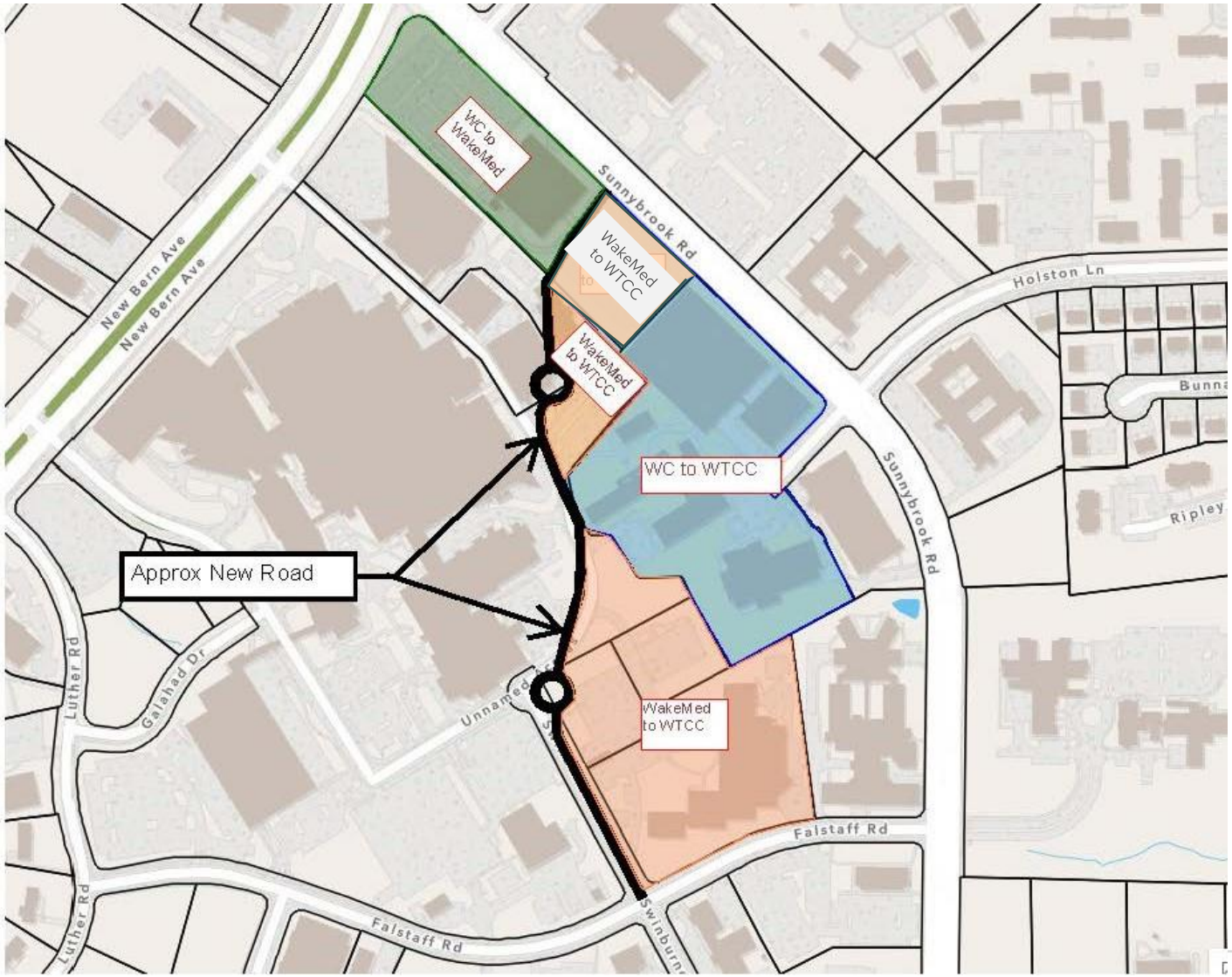
Existing Property Boundary Map



Property Conveyances – Upcoming (Phases 1-2)



Property Conveyances – Proposed Final State



Milestone Status

- **Rezoning to Campus Master Plan District – Approved Oct 2024**
- **Wake Tech – Health Sciences Classroom (Simulation Hospital)**
- **Preconstruction - Utility Relocation Underway**
  - Land Conveyance Timing is critical for the following approvals:
    - Recombination Plat Approval by City of Raleigh
    - Site Construction Plan Approval by City of Raleigh
    - Building Permit Approval by Wake County
    - Full Construction Commencement in October
- **Public Health Center – Construction Completion – Nov 2025**
- **WakeMed Campus Plan – Sunnybrook Reloc. – Spring 2026**

August 18 – Board Action Overview

1. Transfer Land From Wake County to Wake Tech (Land/Parking Deck)
2. Transfer Land From Wake County to WakeMed (Sunnybrook)
3. Execute Third Amendment to MOU
4. Execute Short-Term Lease for Sunnybrook (WakeMed to Wake Co)
5. Execute Any Subdivision Plats Related to Transfers
6. Release of Reversionary Interest/Termination of Restrictions on Property Owned by WakeMed to transfer to Wake Tech
7. Execute Any Necessary Special Warranty Deeds

Next Steps

- Board Approval – August 18
- Wake Tech Groundbreaking – September 16
- Land Conveyance Executions – by September 30

Summary Recap

- Culmination of several years of development
- Shared Vision to support a Health & Education District that supports the individual visions of each Partner
- Long series of Required Board Actions are complex but not complicated
- Board Action is Crucial for the following:
  - building permit approvals for Wake Tech project
  - development of shared roadway realignment
  - implementation of WakeMed's Master Plan

Questions?