

Wake III Health & Education District Master Plan Update

Board of Commissioners Work Session
August 11, 2025



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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

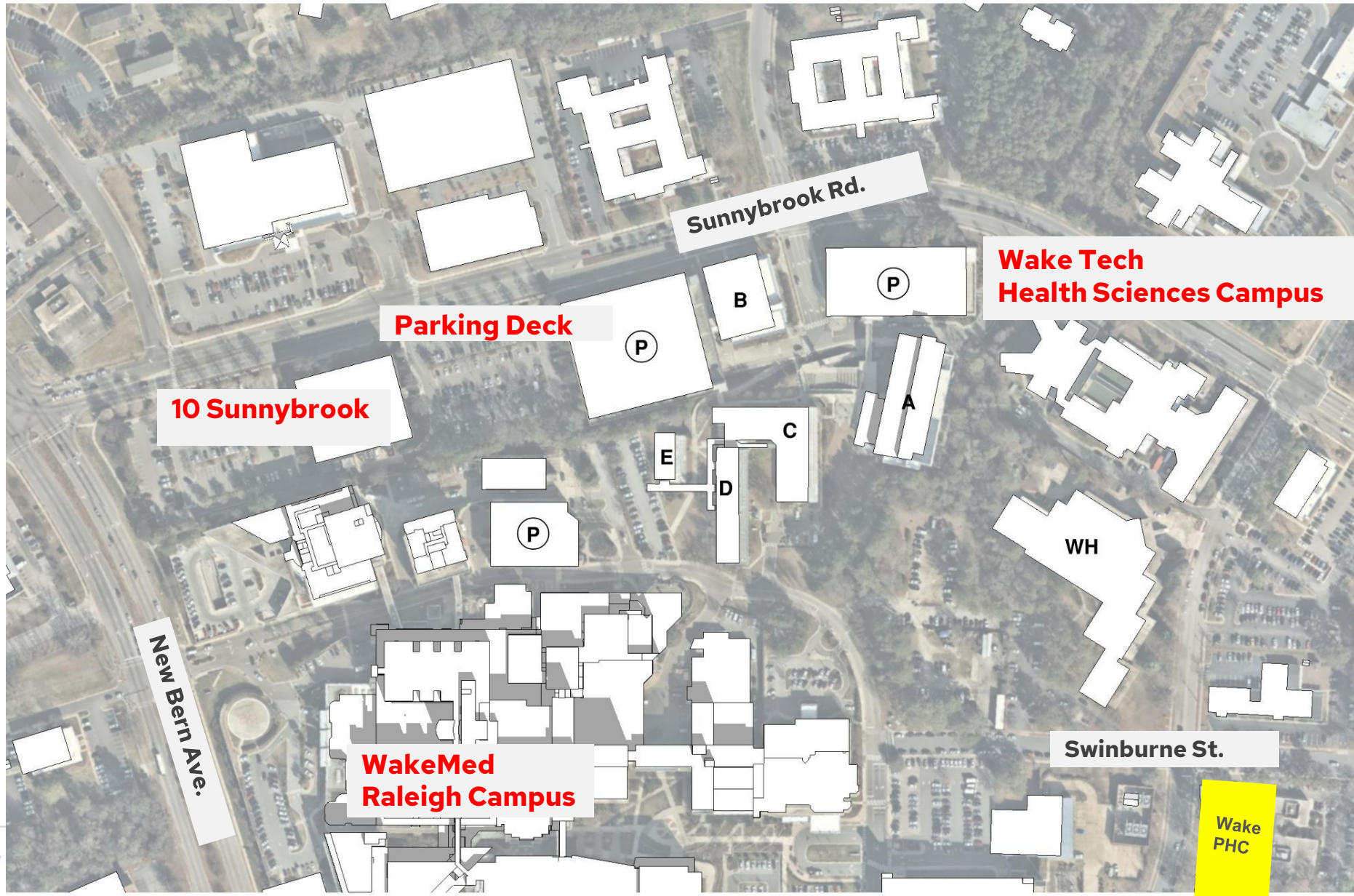
Vision for Health & Education District

- 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

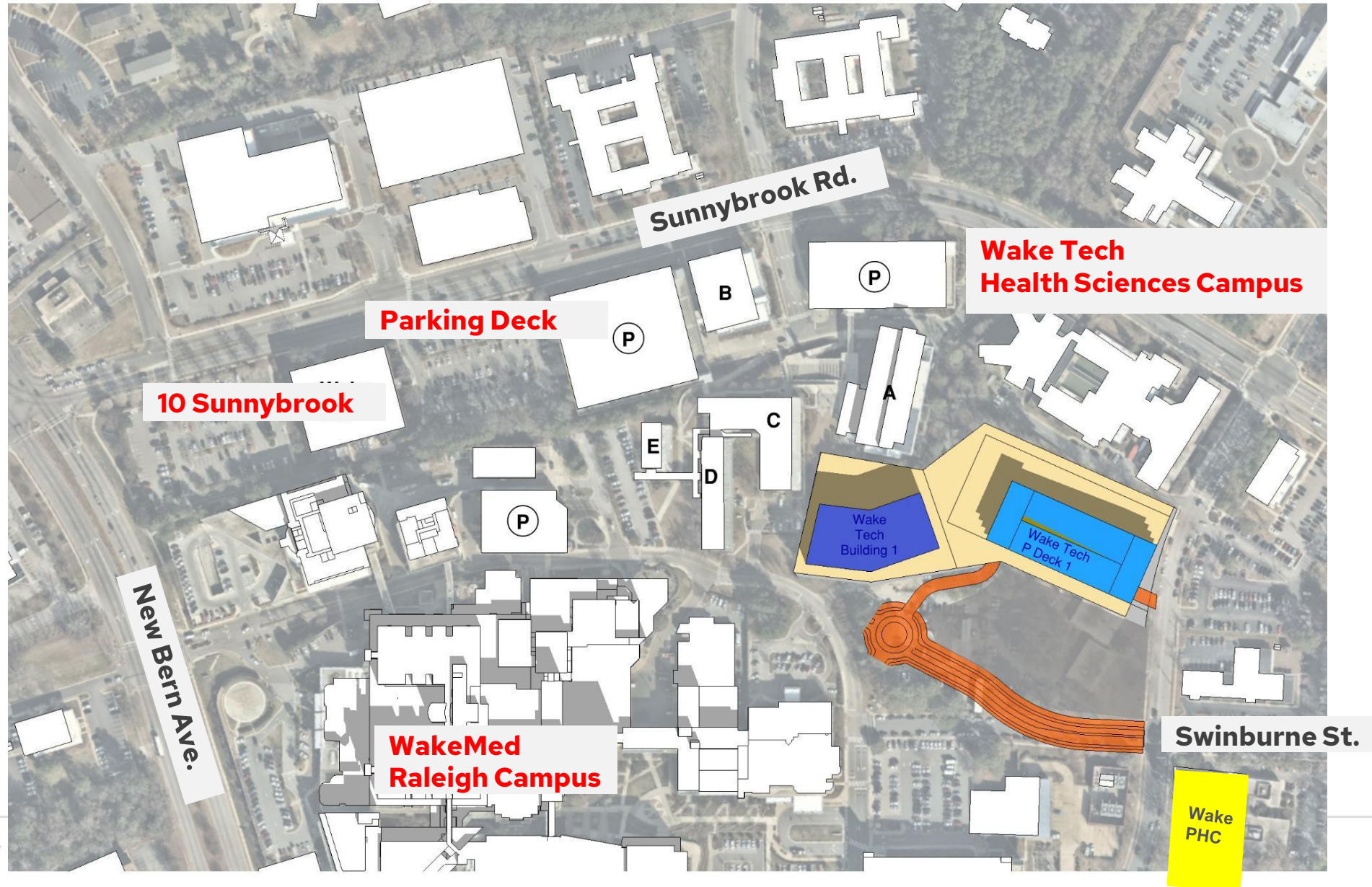
Partner Visions

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

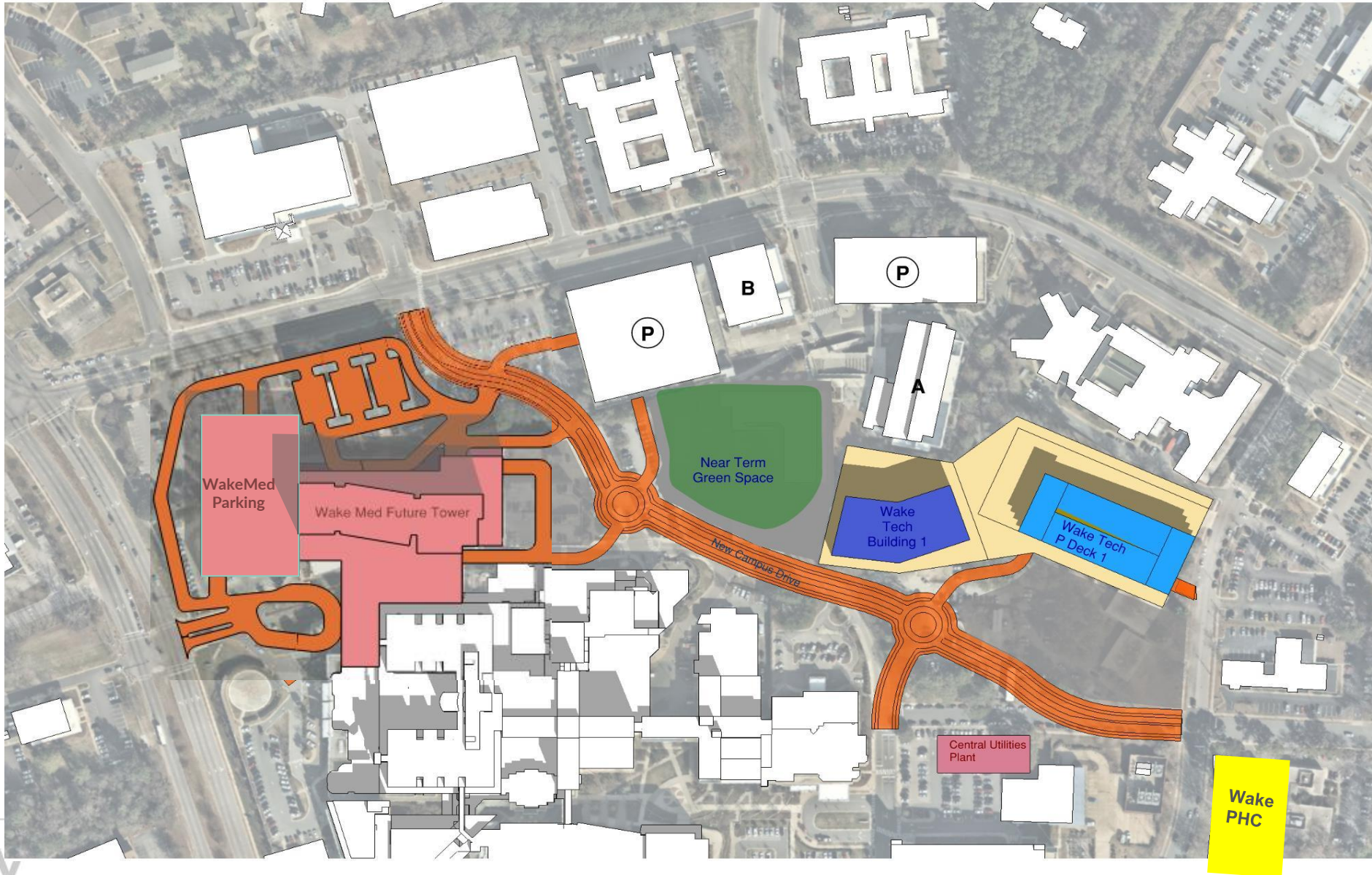
Existing Conditions (2022)



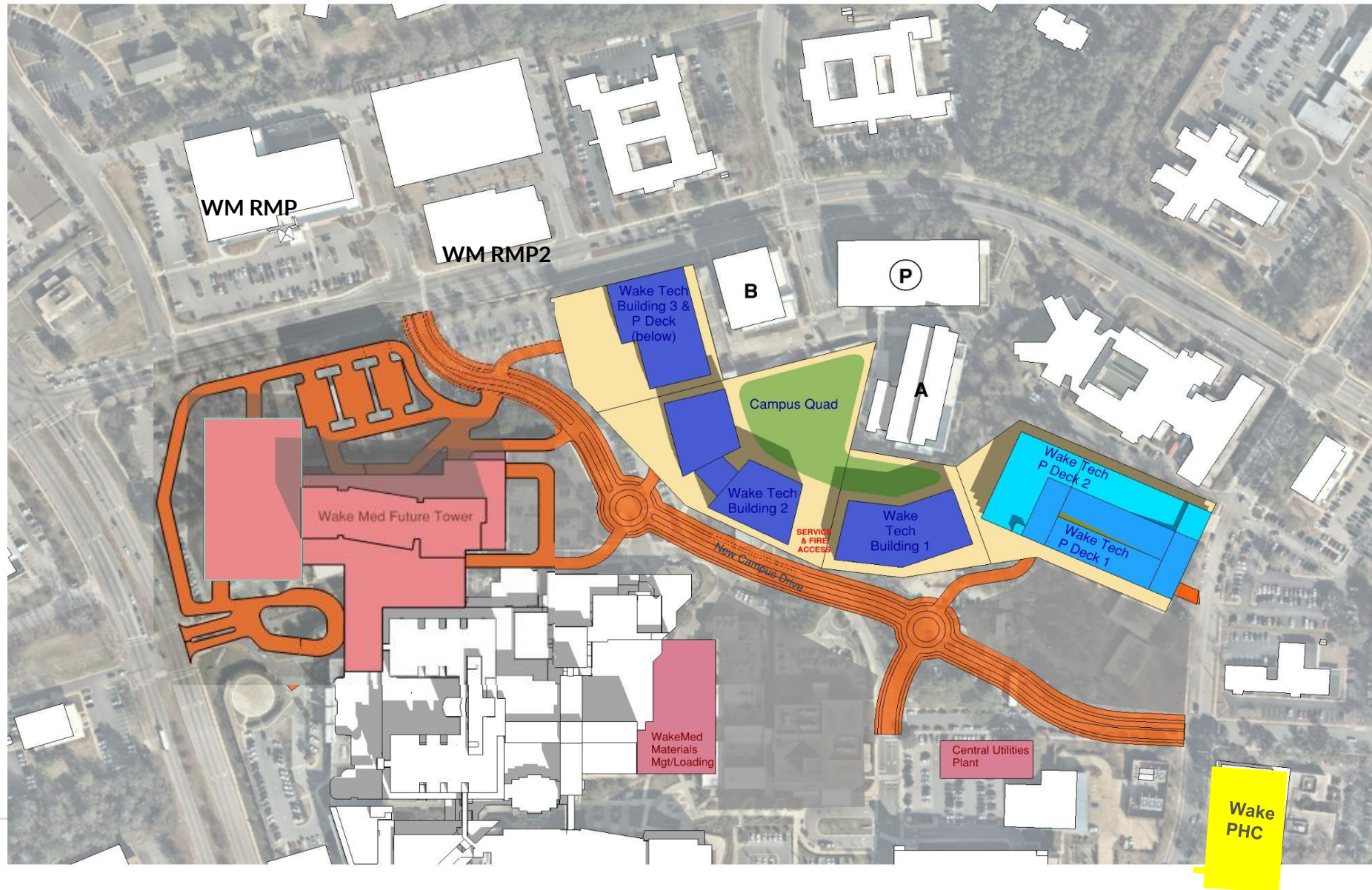
Near Term Initial Phase (2024-2026)



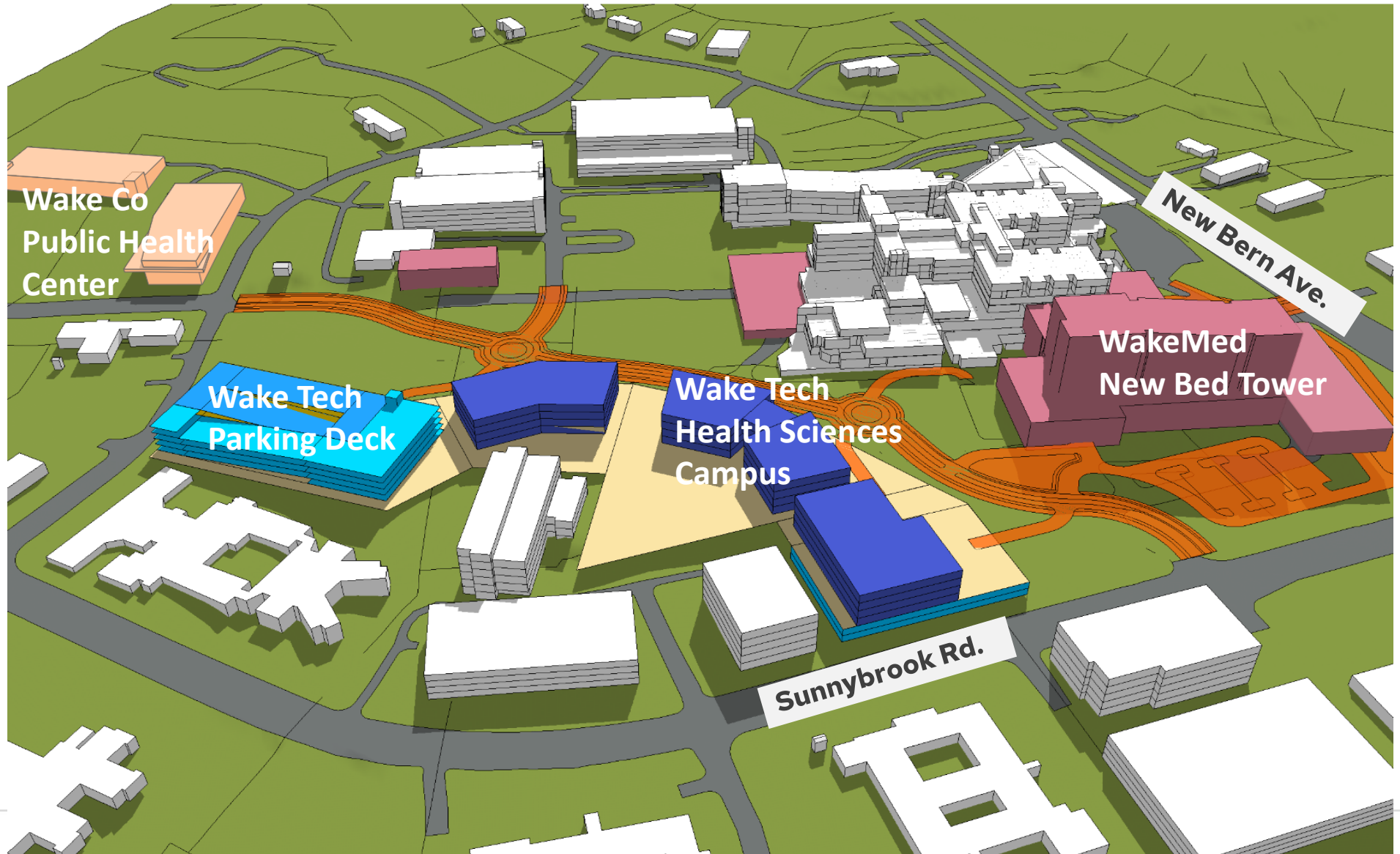
Near Term Final Phases (2027-2030)



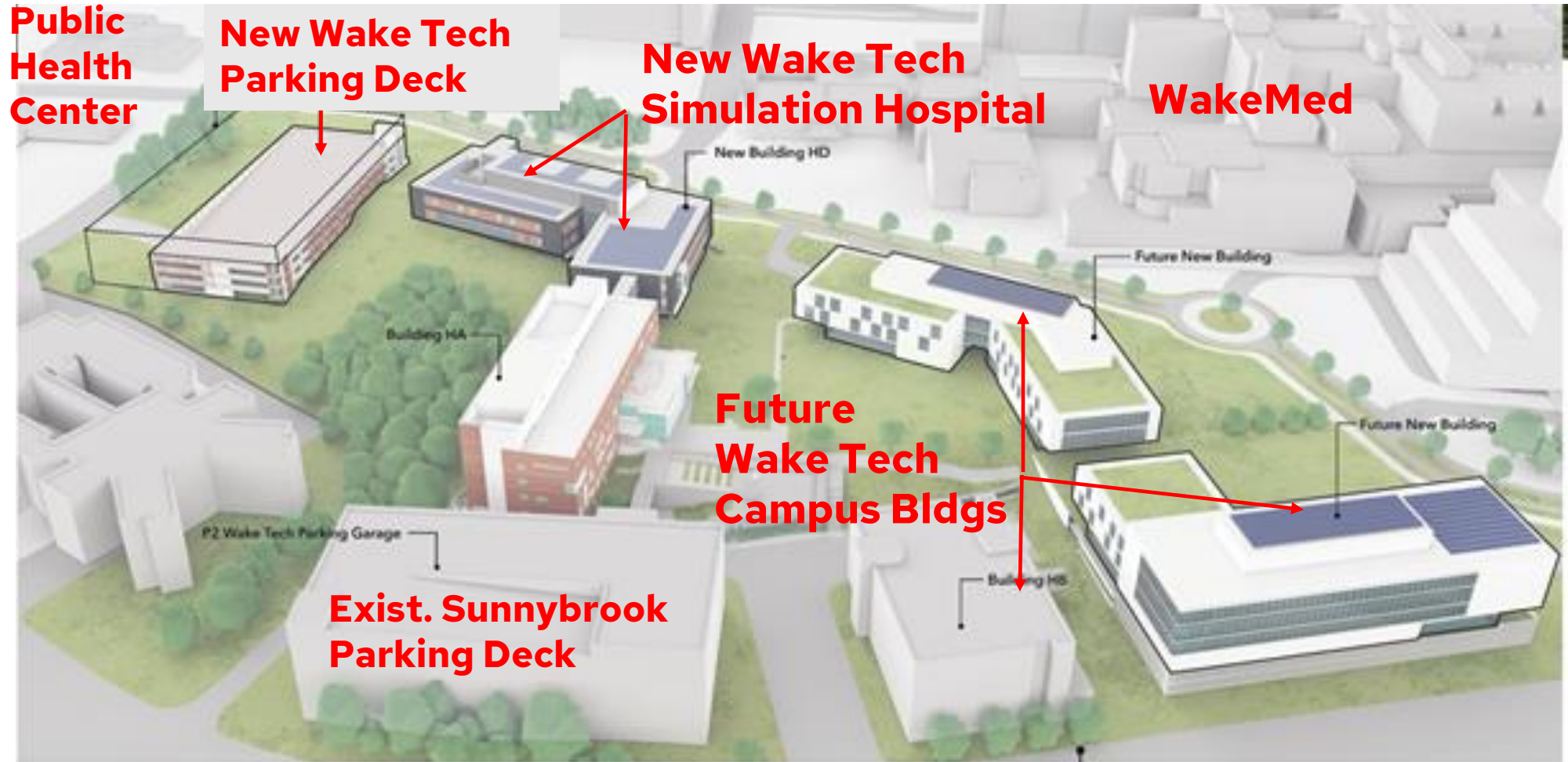
Far Term Vision (2030 - 2040)



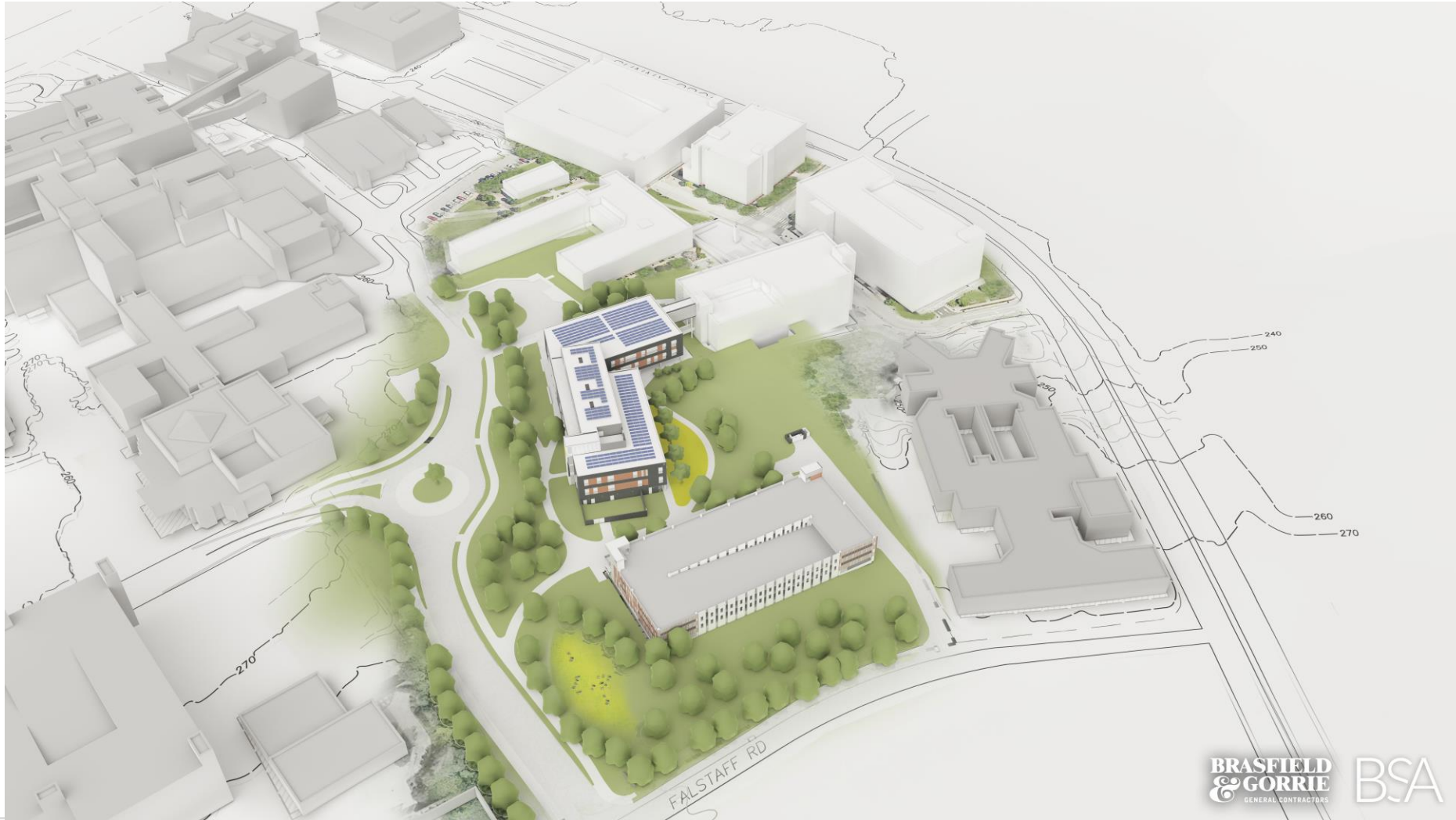
Far Term Birdseye View from East



Wake Tech Health Sciences Campus



Wake Tech - New Health Sciences Bldg



Wake Tech - New Health Sciences Bldg



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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.

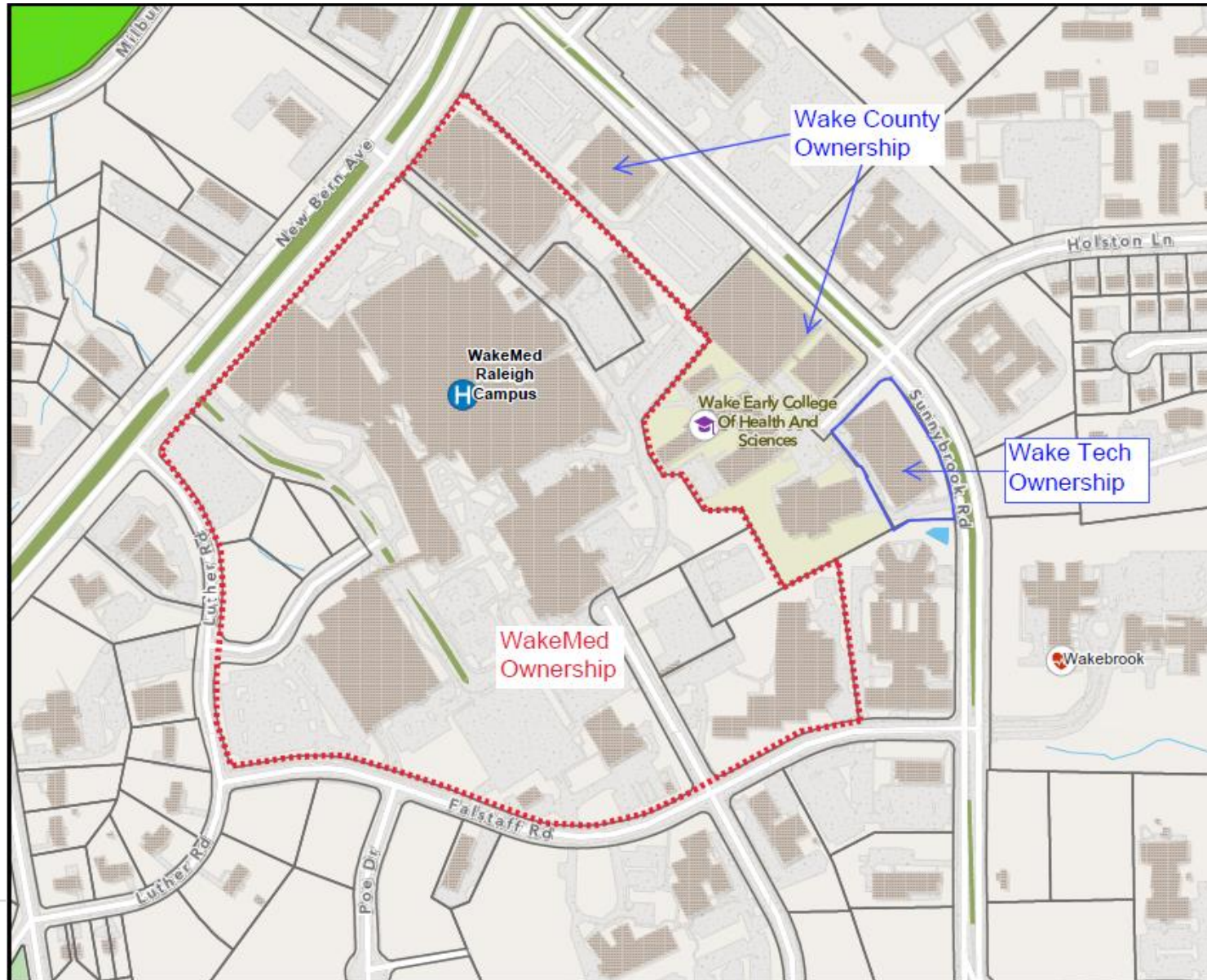
According to Cavender, what spurred the project was “essentially a confluence of energy between Wake Tech, WakeMed and Wake County... a situation where the sun, stars and moon all aligned.” In short, Wake County received bond money to build a replacement public health center at New Bern Avenue and Sunnybrook 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.”

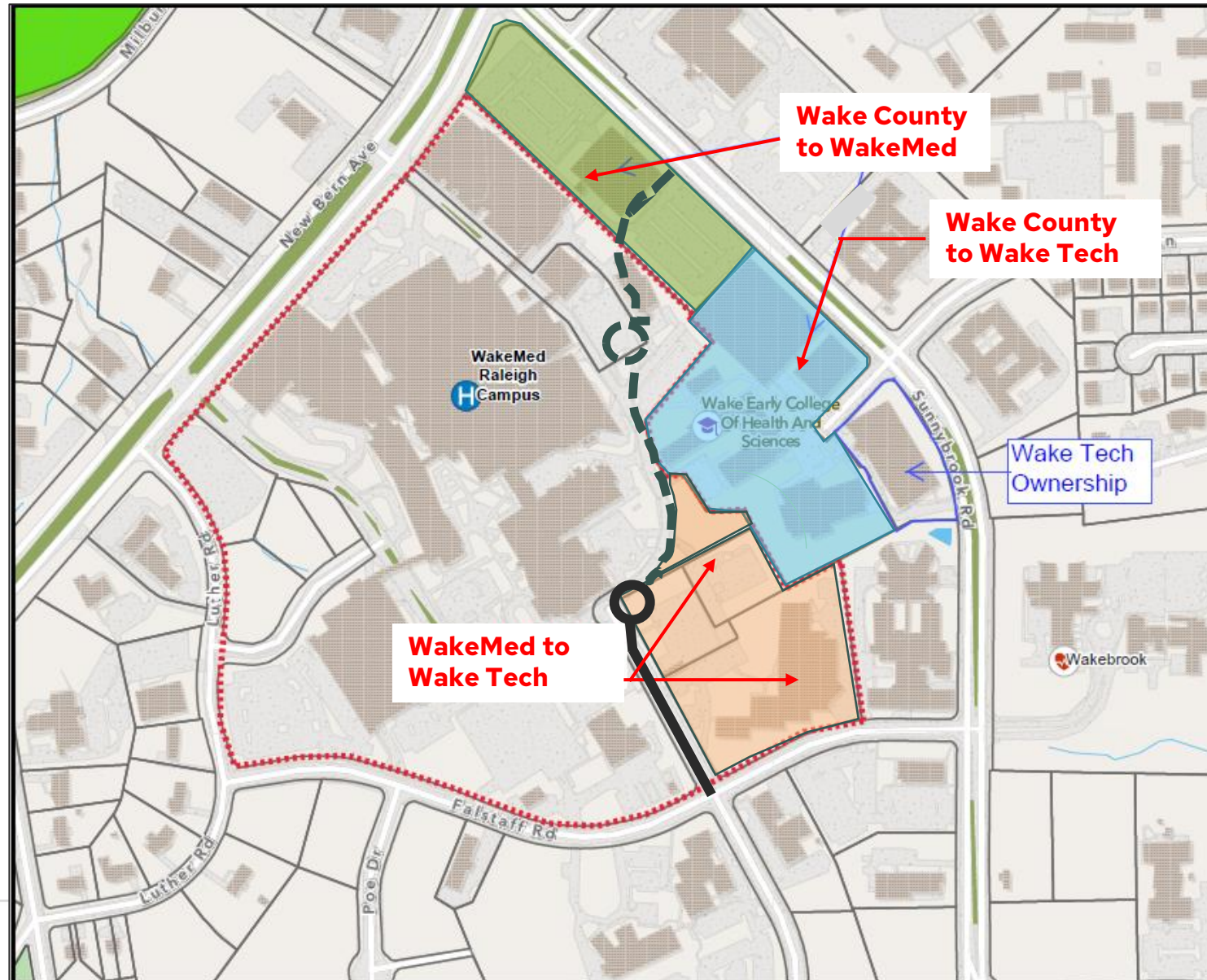


Property Conveyance Overview

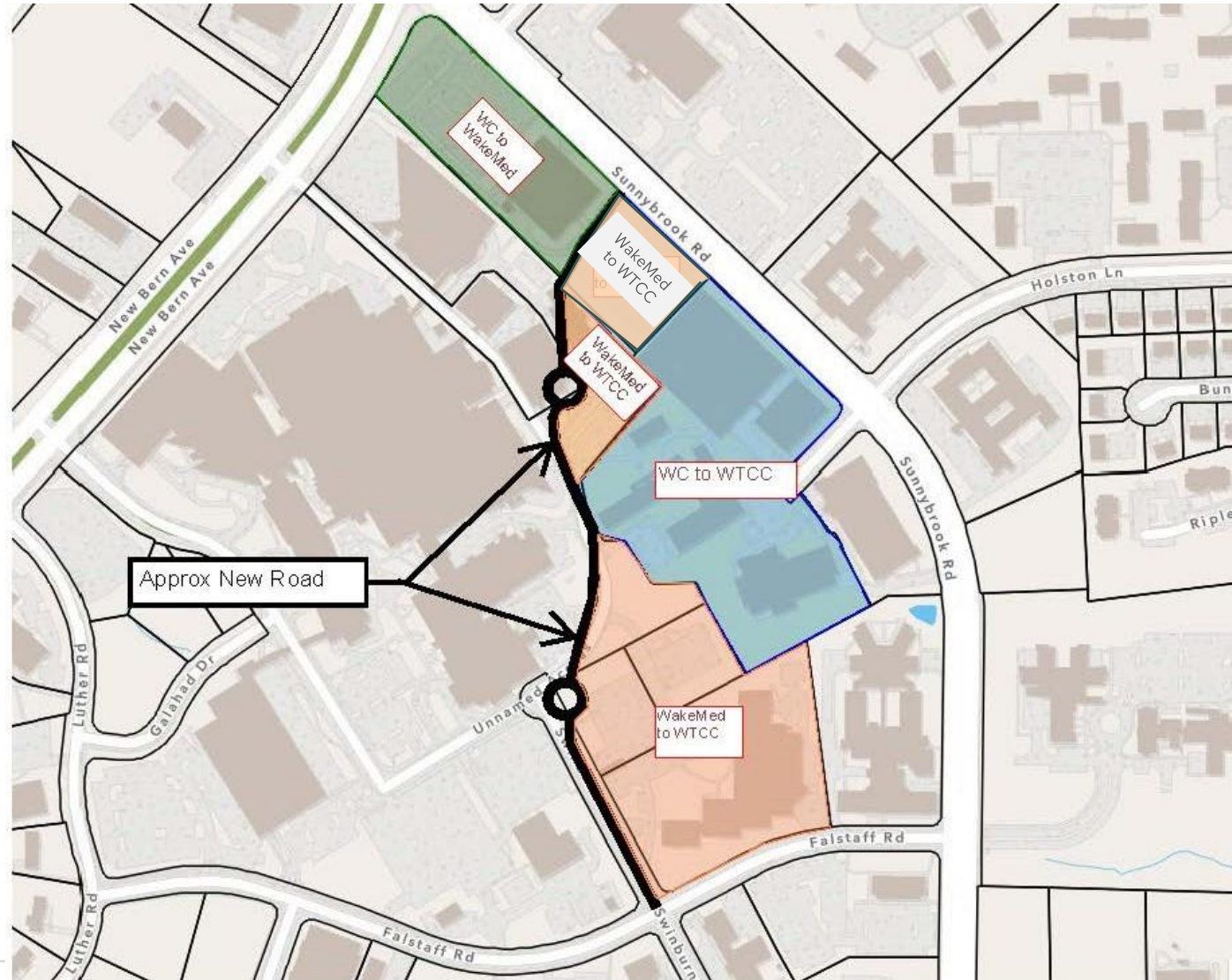
Existing Property Boundary Map



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?