

Item Title: Lease of a Portion of William B. Umstead State Park for Dual Use Trails

Specific Action Requested:

That the Board of Commissioners authorizes the County Manager to execute a lease (along with any other supporting documentation) for a portion of Umstead State Park, subject to terms and conditions acceptable to the County Attorney.

Item Summary:

Purpose: The Board of Commissioners approves all County real estate transactions and appropriates all expenditures.

Background: On January 1, 2023, Wake entered into a lease agreement with the Raleigh-Durham Airport Authority (RDUAA) for a tract of Airport property known as 286. The “286” tract, north of Interstate-40 and contiguous to the State of North Carolina’s William B. Umstead State Park, is utilized for recreational trails, primarily mountain biking.

During the discussion for the “286” lease, there was thought of expanding the trail network into an adjacent portion of Umstead State Park creating a larger assemblage of trails. The recent loss of mountain bike trails at Lake Crabtree County Park increased speculation about the possibility and County staff reached out to the State’s Division of Parks and Recreation to gauge interest.

The County and State have now reached a lease agreement for approximately 251 acres of State-owned property north of Interstate-40 adjacent to the “286” tract. The Initial Term of this lease is for seven years and two months to match the existing lease on the “286” tract with options to renew.

Strategic Plan: This action supports This action supports Growth, Land Use and Environment Goal 3: Protect 1,000 acres of green space, including open space, parks, greenways, farmland, and forest by 2029; Inclusive Prosperity Goal 3: By 2029, nine out of ten residents asked will share that they can find and enjoy enriching experiences that support our community’s high quality of life; and Foundations for Service Goal 3: By 2029, 10% more residents will agree that Wake County provides high-quality, fair and equitable services.

Fiscal Impact: The annual lease rate of one dollar will be absorbed into Community Services’ FY 2026 operating budget. Future lease payments will be included as part of the annual budget process. As discussed at the October 13 BOC Work Session, \$1,500,000 for the construction of trails on both this property and the 286 Property will be reallocated

from existing 2018 Parks, Greenways, Recreation, and Open Space (PGROS) Bond funds.

Additional Information:

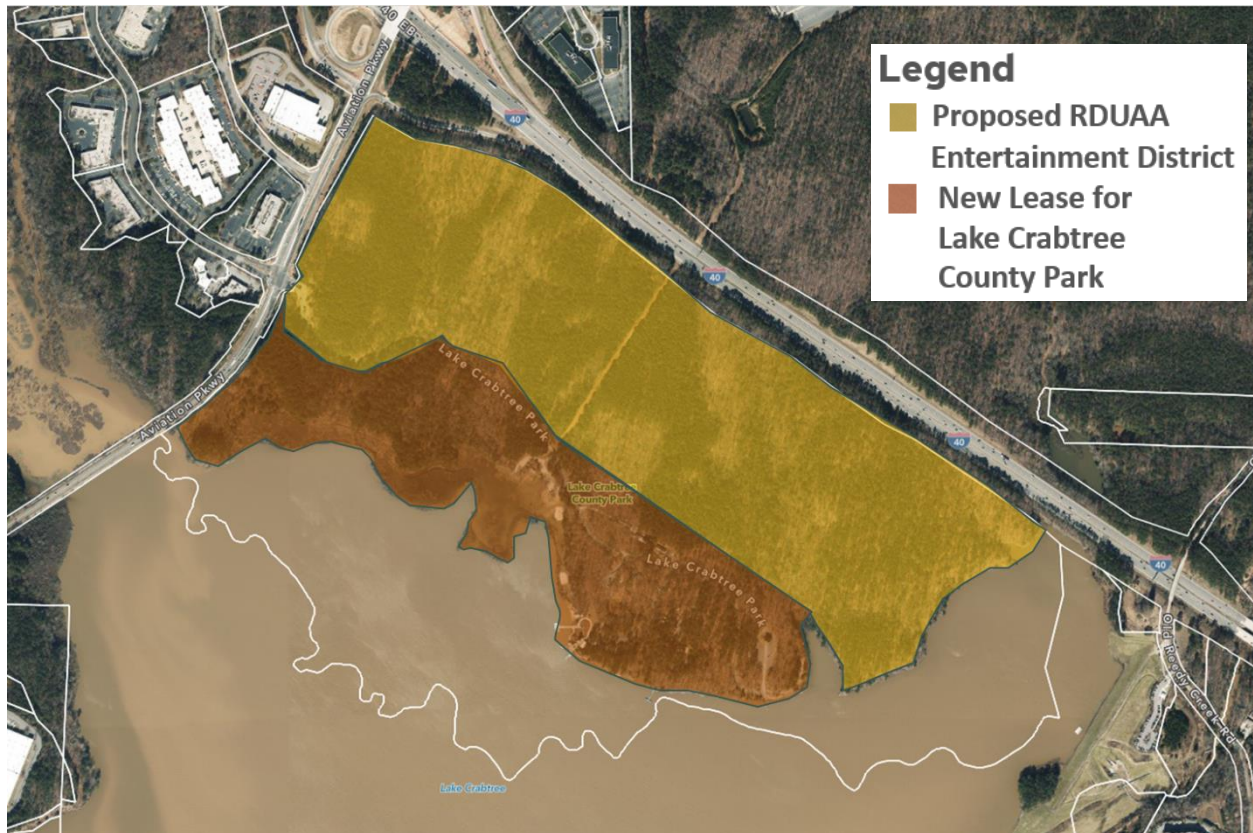
Wake County's Division of Parks, Recreation and Open Space has managed mountain bike trails since the first trails were established at Lake Crabtree in 1994; since this time, trails have also been established at Harris Lake and Green Hills County Parks.

On January 1, 2023, Wake entered into a lease agreement with the Raleigh-Durham Airport Authority (RDUAA) for tract of Airport property known as "286". The "286" tract, north of Interstate-40 and contiguous to the State of North Carolina's William B. Umstead State Park, allowed for the expansion of Lake Crabtree's trails. During the discussion for the "286" lease, there was interest in expanding the trail network further, into an adjacent portion of William B. Umstead State Park creating a larger assemblage of trails.

In April 2024, RDUAA notified the County of its desire to develop the portion of Lake Crabtree County Park containing most of the park's mountain bike trails, and in July 2024 RDUAA issued a Request for Information (RFI) to developers to gauge interest in developing the track. RDUAA and the selected developer, Pacific Elm Properties, are currently hosting public input meetings about future development.

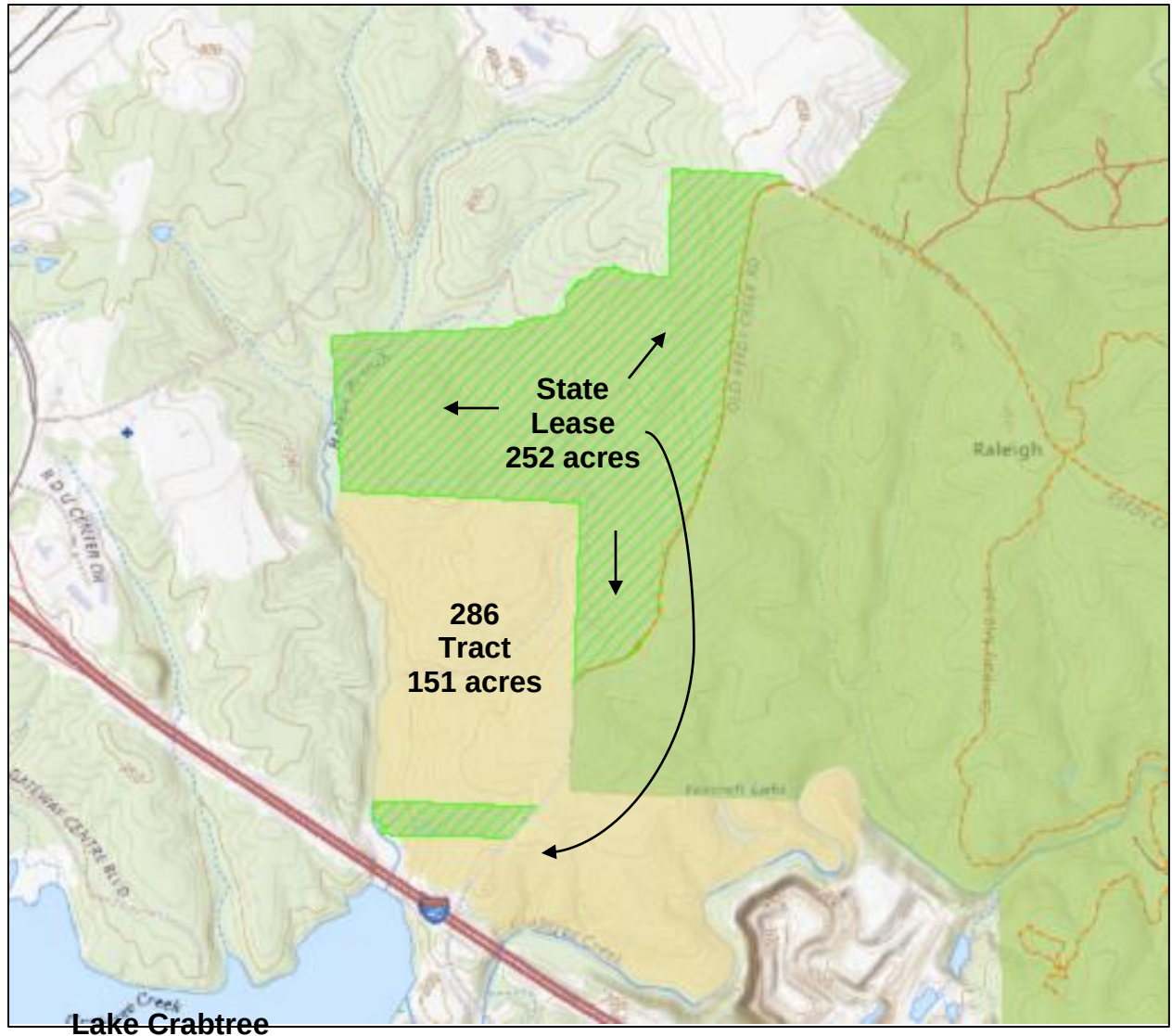
In June 2025, the County and RDUAA renewed the lease for Lake Crabtree County Park which did not include the area previously used for mountain bike trails. In order to make up for the loss of mountain bike trails at Lake Crabtree, County staff reached out to the State's Division of Parks and Recreation to gauge interest in leasing property to the County.

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The County and State have now reached a lease agreement for approximately 252 acres of State-owned property north of Interstate-40 adjacent to the “286” tract. The initial term of this lease is for seven years and two months to match the existing lease on the “286” tract with two ten-year options to renew. Wake County will be responsible for all trail construction and maintenance.

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After the lease is approved, next steps would be detailed design, construction drawings, bidding and then construction.

The North Carolina Council of State approved the lease on September 30, 2025.

Attachments:

None.