

# Athens Drive Library Site Options

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# 10-Minute Drive Time Regions

## Possible Athens Drive Replacement Sites

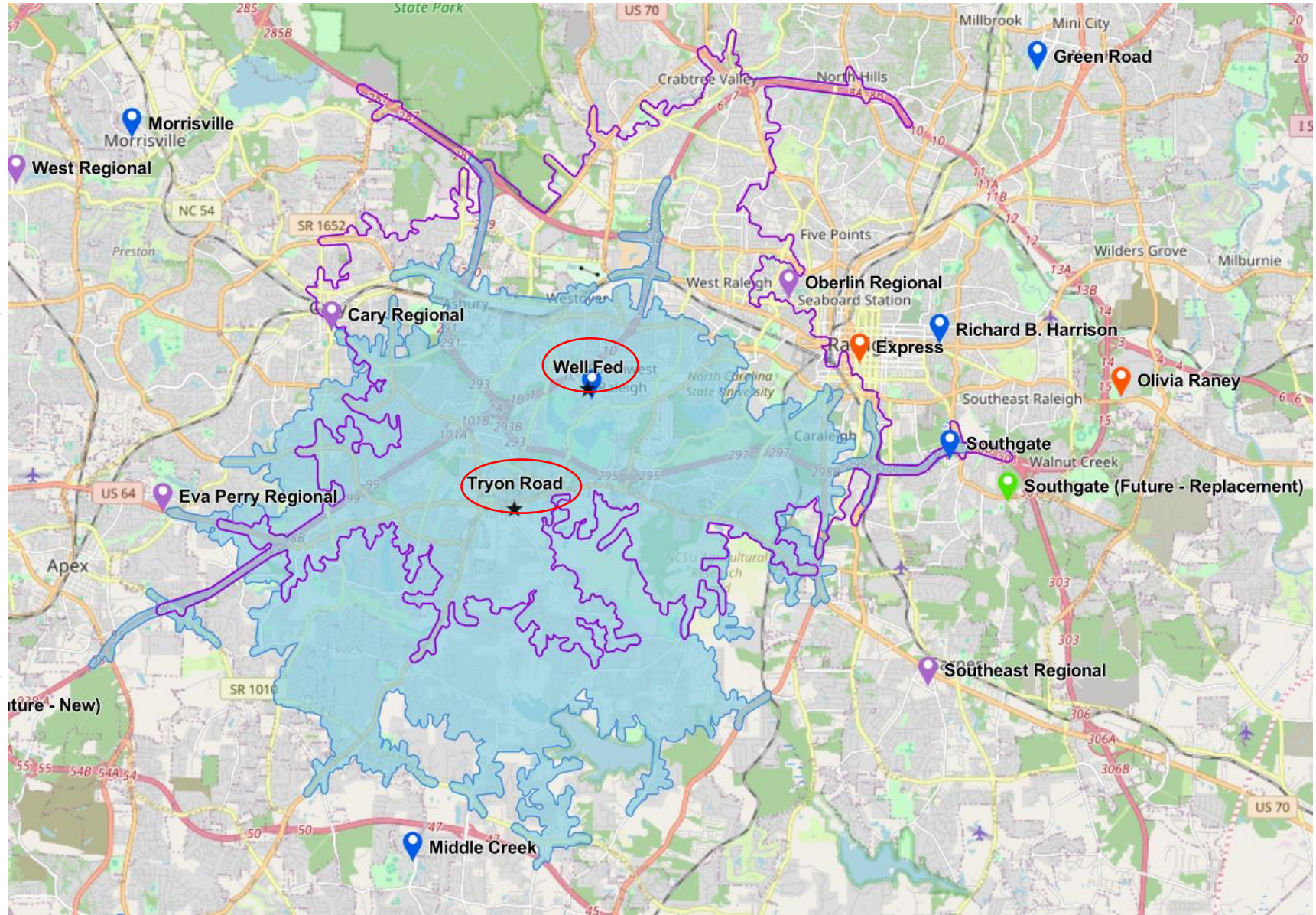


## Libraries (Current & Future)

- Regional
- Community
- Specialty
- Future Community

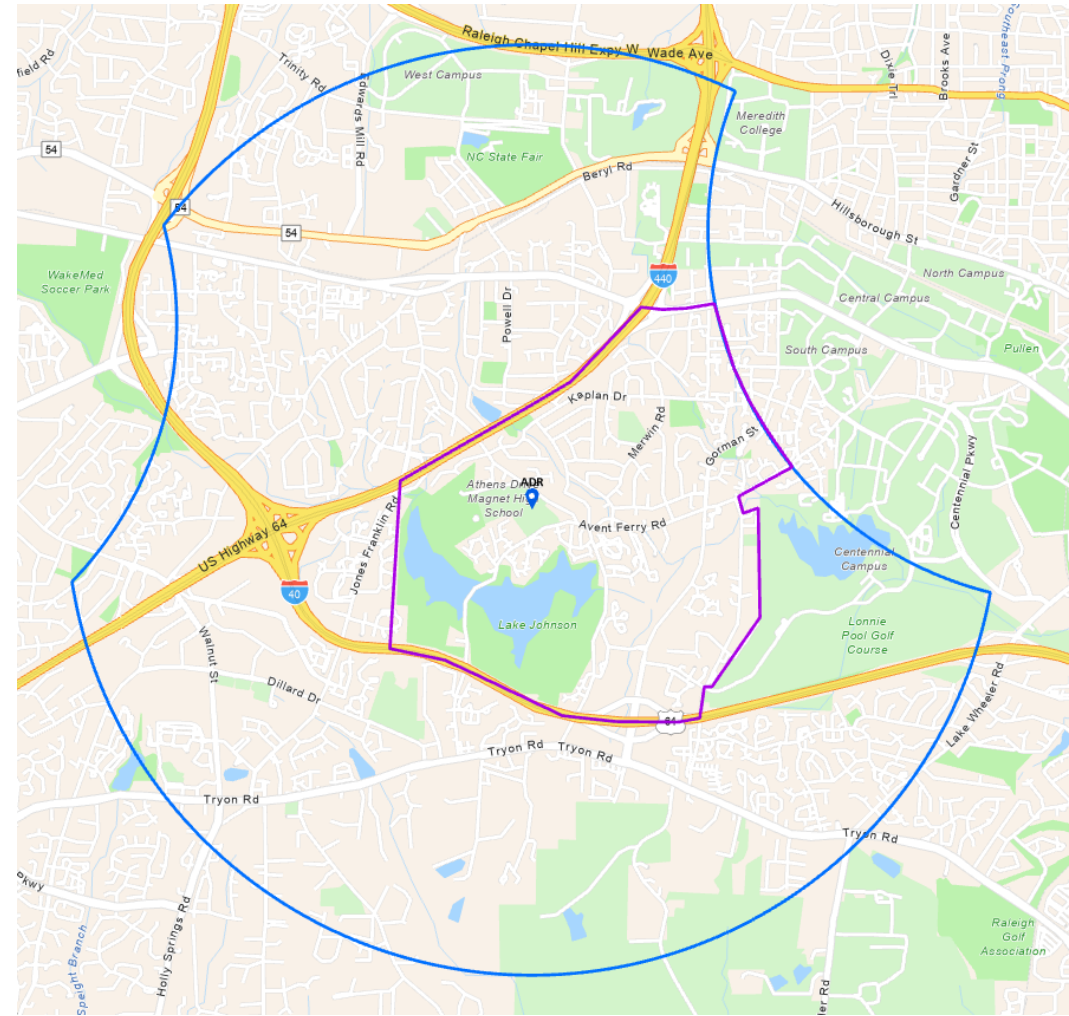
## 10-Minute Drive Times Around Possible Sites

- Tryon Road
- Well Fed



# 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



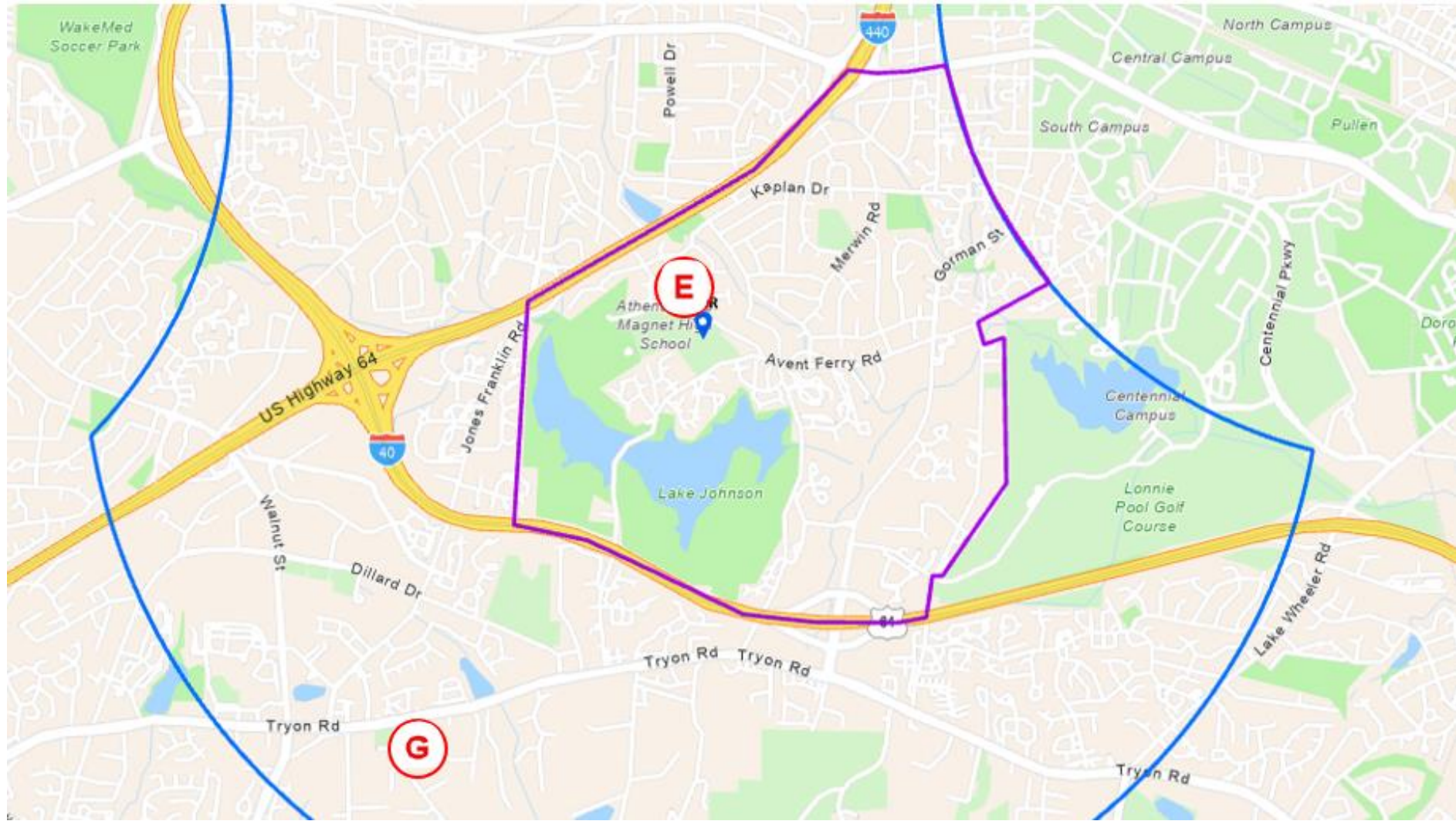
# Athens Drive Search Area

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

# Best Options



# 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



# Well Fed Garden – New Information

- Staff proceeded as directed by the Board at the March work session
- Owner and County appraisals completed
- Agreed upon purchase price \$1.586M
- Letter of Intent signed



# Tryon Road

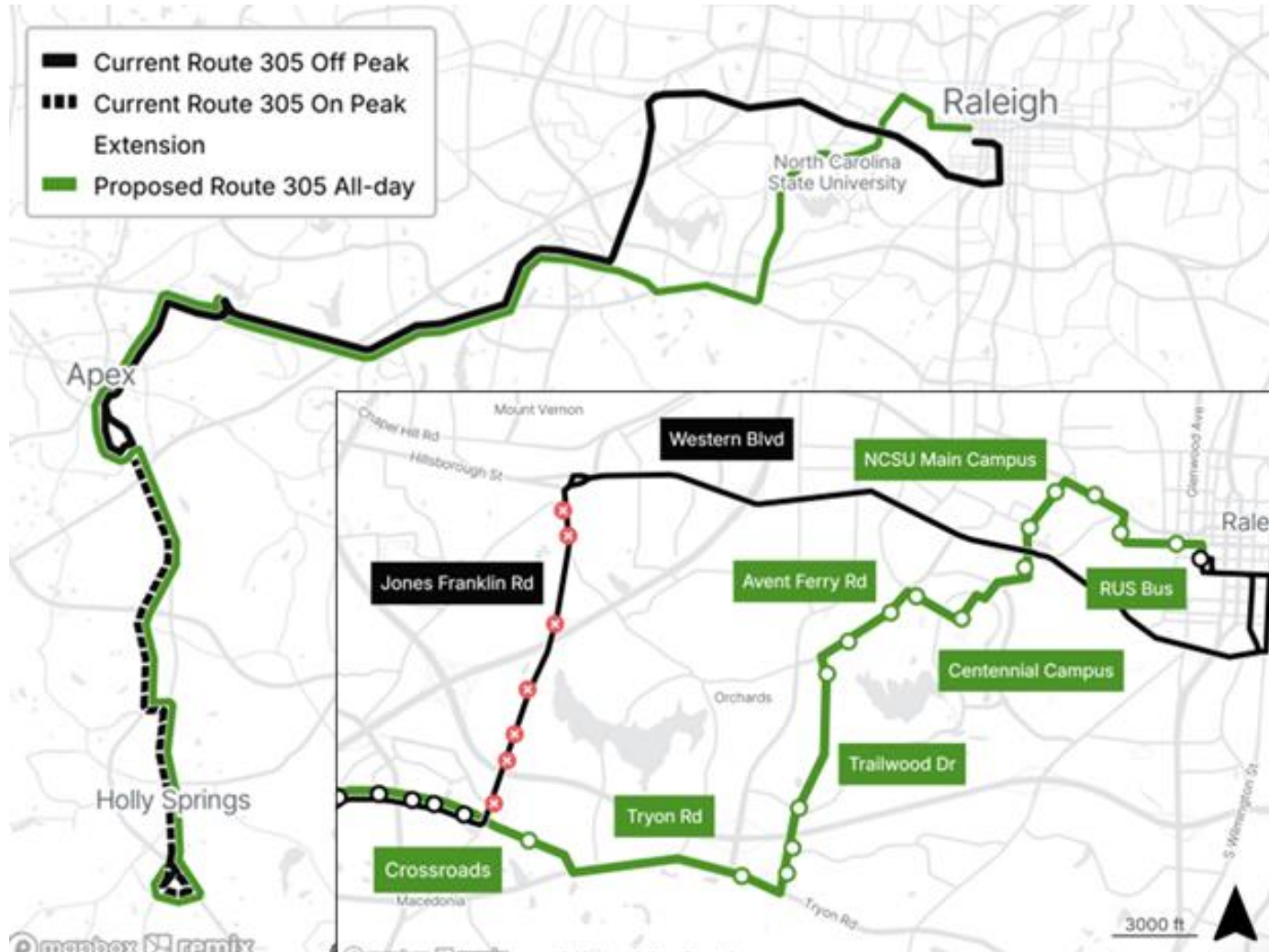
- Twelve acres – surplus WCPSS property
- Easily accommodates future expansion and/or other uses such as affordable housing
- Close to Swift Creek ES
- Town of Cary jurisdiction
- Acquisition terms TBD; possible land swap with WCPSS



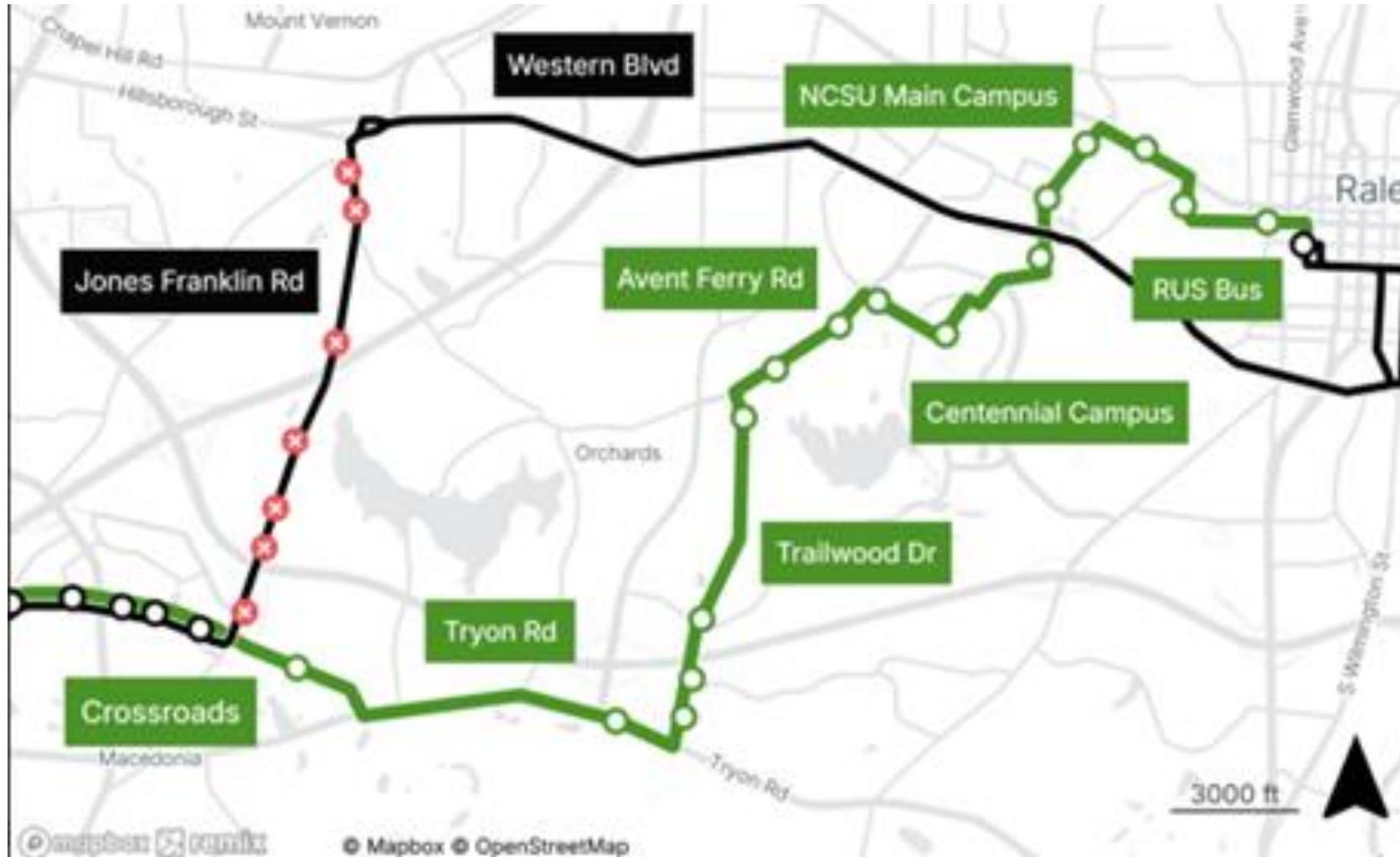
# Tryon Road – New Information

- GoTriangle Board has approved a realignment of Bus Route 305, effective August 2, 2026
- Route will run hourly from 6:00 AM to 9:00 PM on weekdays and from 7:00 AM to 7:00 PM on Sundays.
- Nearest stop to Tryon Road site is on GoCary Route 1, about 1/3 of a mile away and nearest stop on GoTriangle Route 305 is about 2/3 of a mile away.

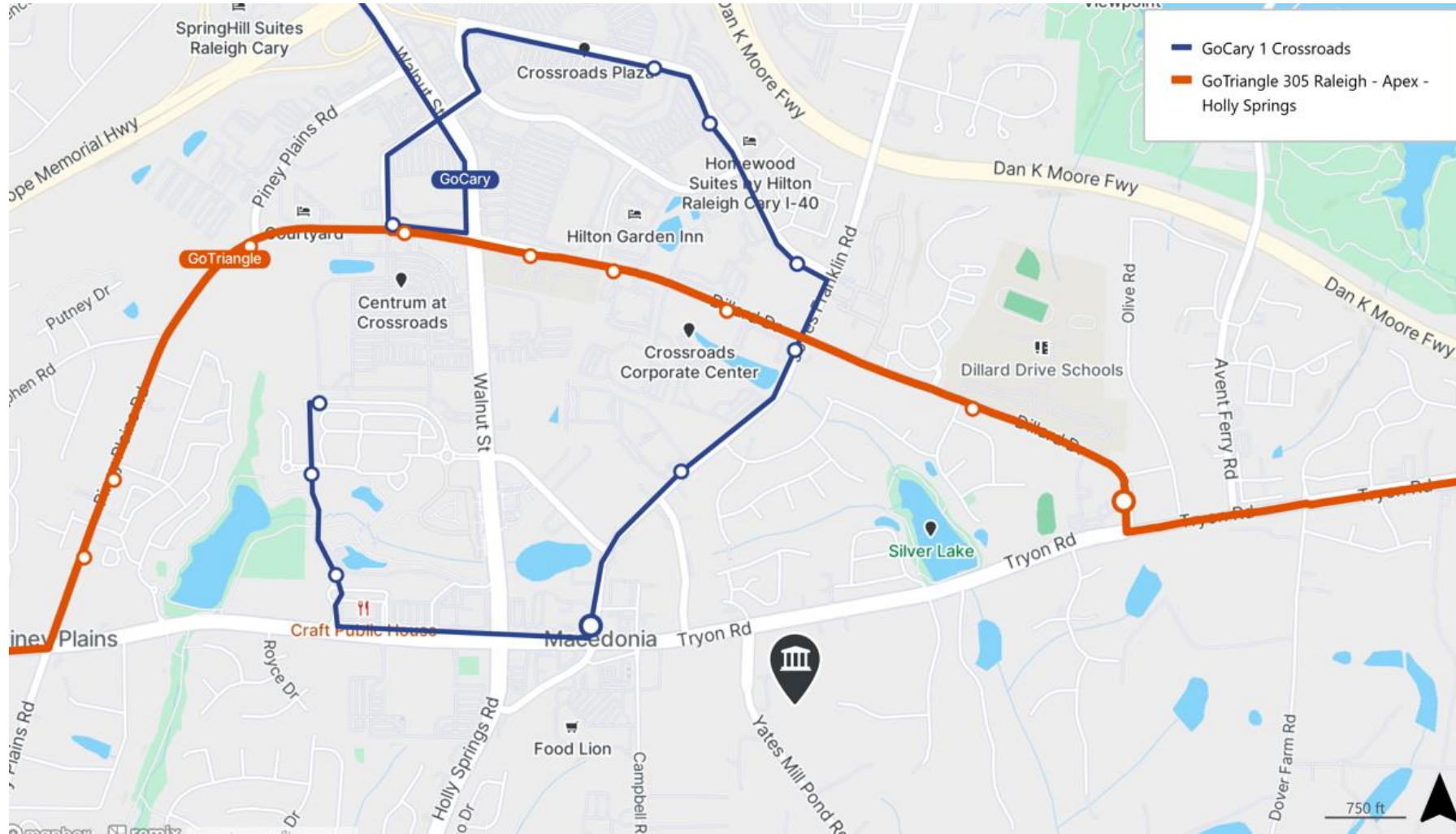
# Tryon Road Site Bus Service



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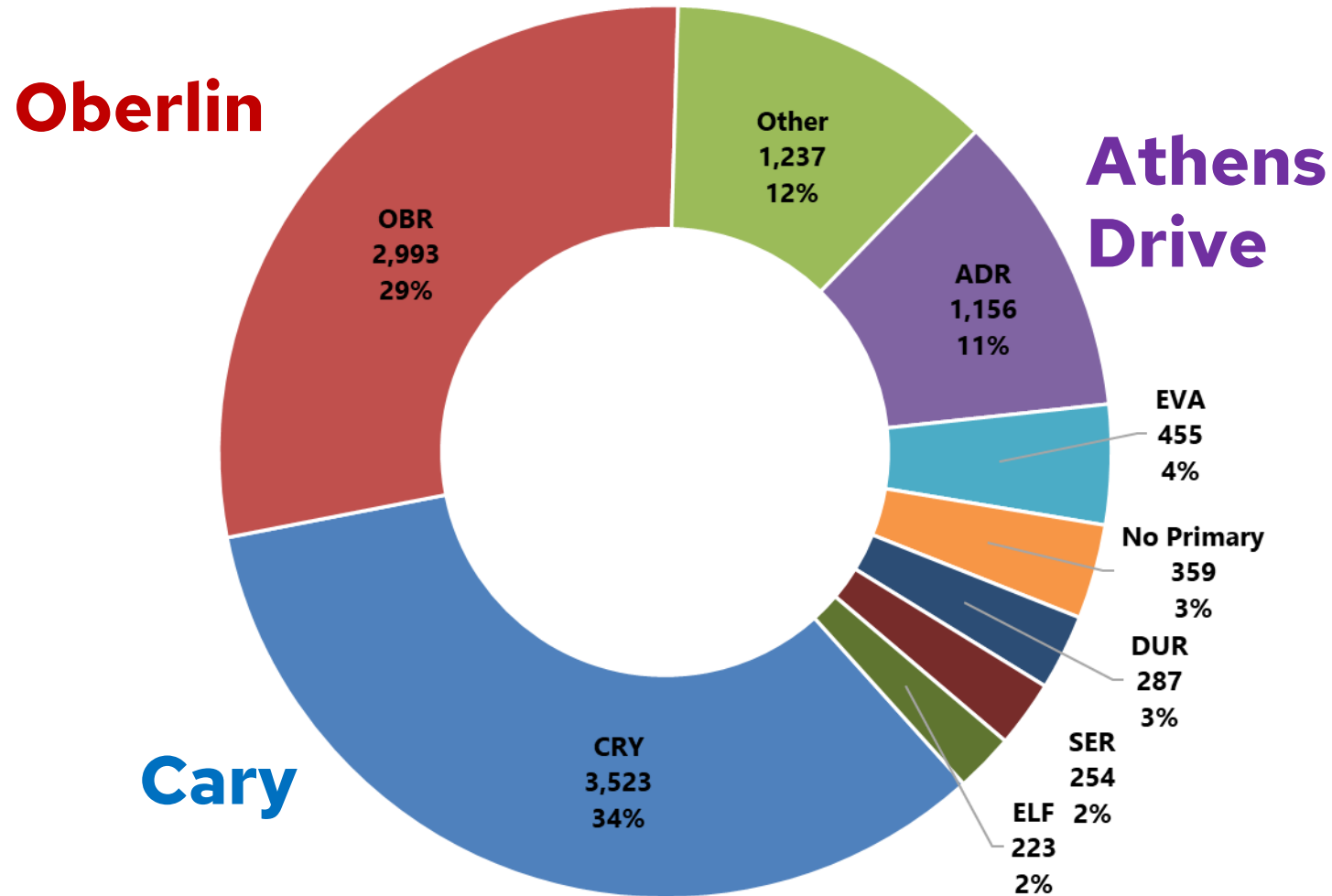
# Tryon Road – New Information

- WCPSS purchased the site in 2019.
- Due diligence studies were performed, including preliminary geotechnical and a Phase 1 Environmental.
- Site was annexed and rezoning was approved by the Town of Cary in 2022.

# 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	<b>67.8</b>	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



# Title 1 Schools Proximity to Sites

## Well Fed Garden:

Connections Academy - 3.2

Centennial MS - 3.4

Mt Vernon - 2.3

Dillard Drive ES - 2.9

Dillard Drive MS - 3.1

Yates Mill ES - 3.8

## Tryon Road:

Connections Academy - 2.1

Centennial MS - 3.5

Mt Vernon - 4.8

Dillard Drive ES - 1.1

Dillard Drive MS - 1.2

Yates Mill ES - .6



# Options for June 15 Board Meeting

A. Well Fed Garden

B. Tryon Road

C. Postpone decision



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