Presentation To:

Wake County Board of Commissioners

Request for Approval and Funding of
Board of Education Acquisition of E-50 School Site
(Second Reading)

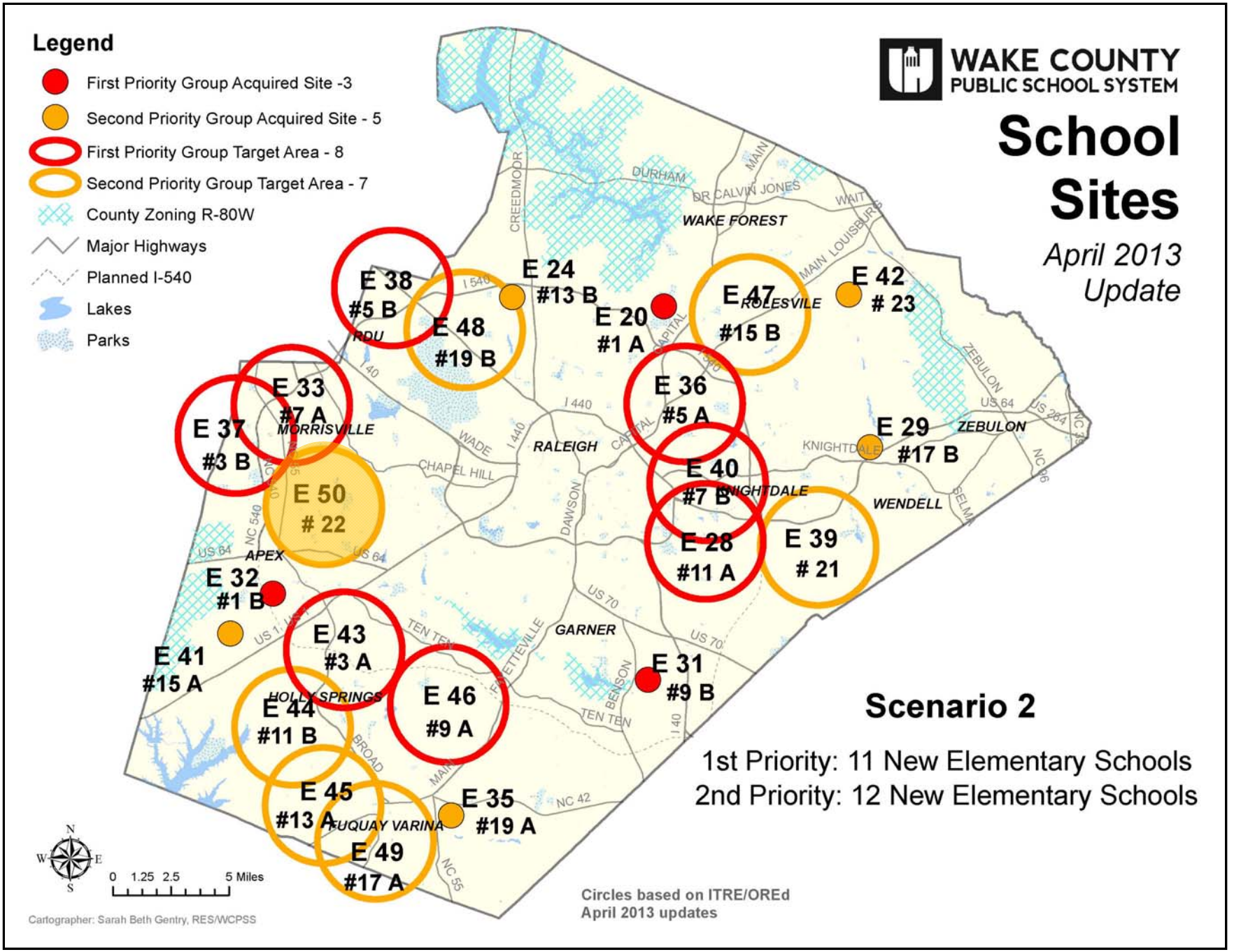
Betty L. Parker, Senior Director of Real Estate Services
Wake County Public School System
January 4, 2016

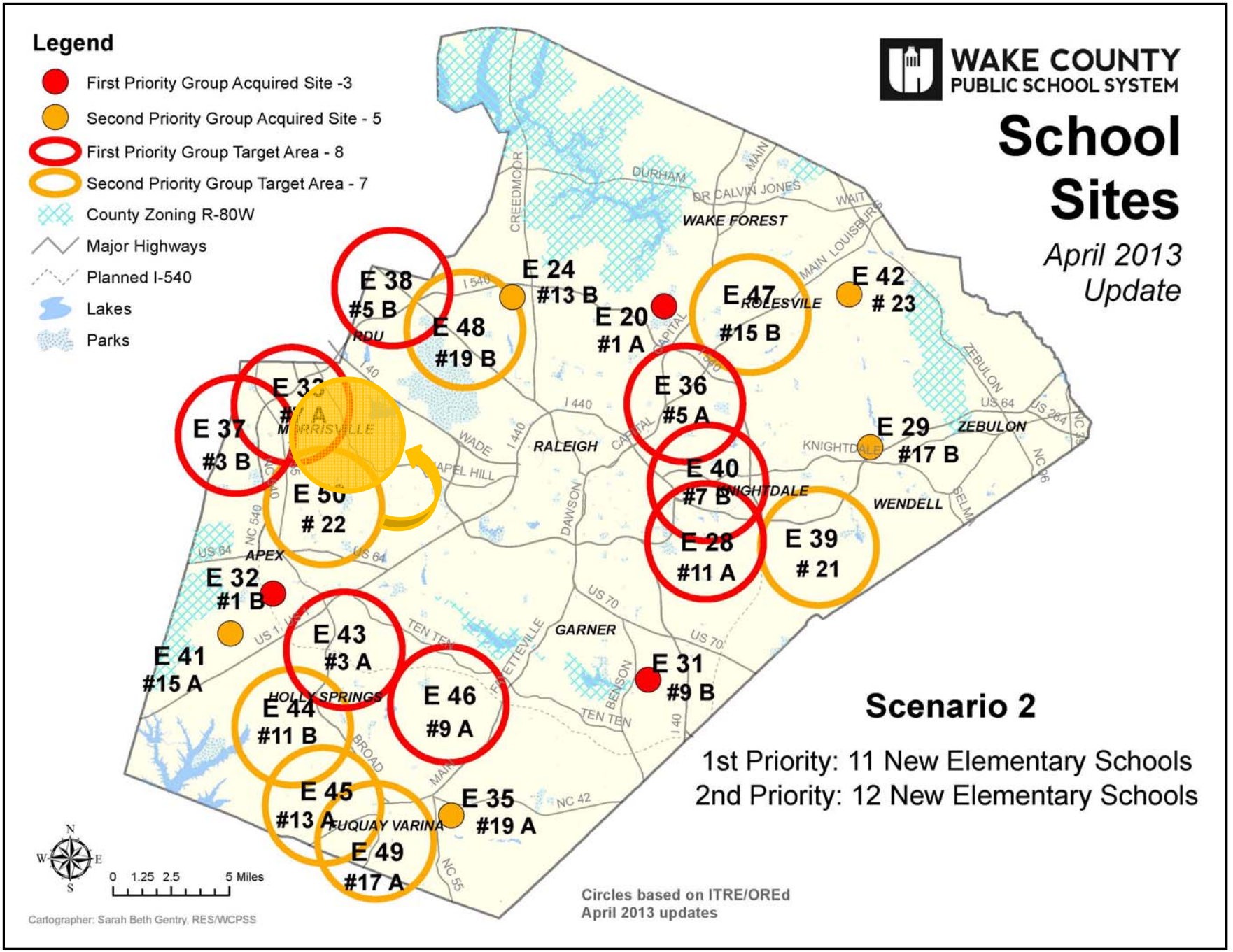
E-50

West North Wake County:

E-50 Elementary School Site

(Northwestern Cary, Morrisville, RTP)


Legend
First Priority Group Acquired Site -3
Second Priority Group Acquired Site - 5
First Priority Group Target Area - 8
Second Priority Group Target Area - 7
County Zoning R-80W
Major Highways
Planned I-540
Lakes
Parks
WAKE COUNTY PUBLIC SCHOOL SYSTEM
School Sites
April 2013 Update
E 38 #5 B
E 48 #19 B
E 24 #13 B
E 20 #1 A
E 47 #15 B
E 42 # 23
E 33 #7 A
E 37 #3 B
E 36 #5 A
E 29 #17 B
E 40 #7 B
E 50 # 22
E 28 #11 A
E 39 # 21
E 32 #1 B
E 43 #3 A
E 41 #15 A
E 46 #9 A
E 31 #9 B
E 44 #11 B
E 45 #13 A
E 35 #19 A
E 49 #17 A
WAKE FOREST
ROLESVILLE
ZEBULON
KNIGHTDALE
WENDELL
RALEIGH
MORRISVILLE
APEX
GARNER
HOLLY SPRINGS
FUQUAY VARINA
DURHAM
CHAPEL HILL
RDU
Scenario 2
1st Priority: 11 New Elementary Schools
2nd Priority: 12 New Elementary Schools
0 1.25 2.5 5 Miles
Cartographer: Sarah Beth Gentry, RES/WCPSS
Circles based on ITRE/ORED
April 2013 updates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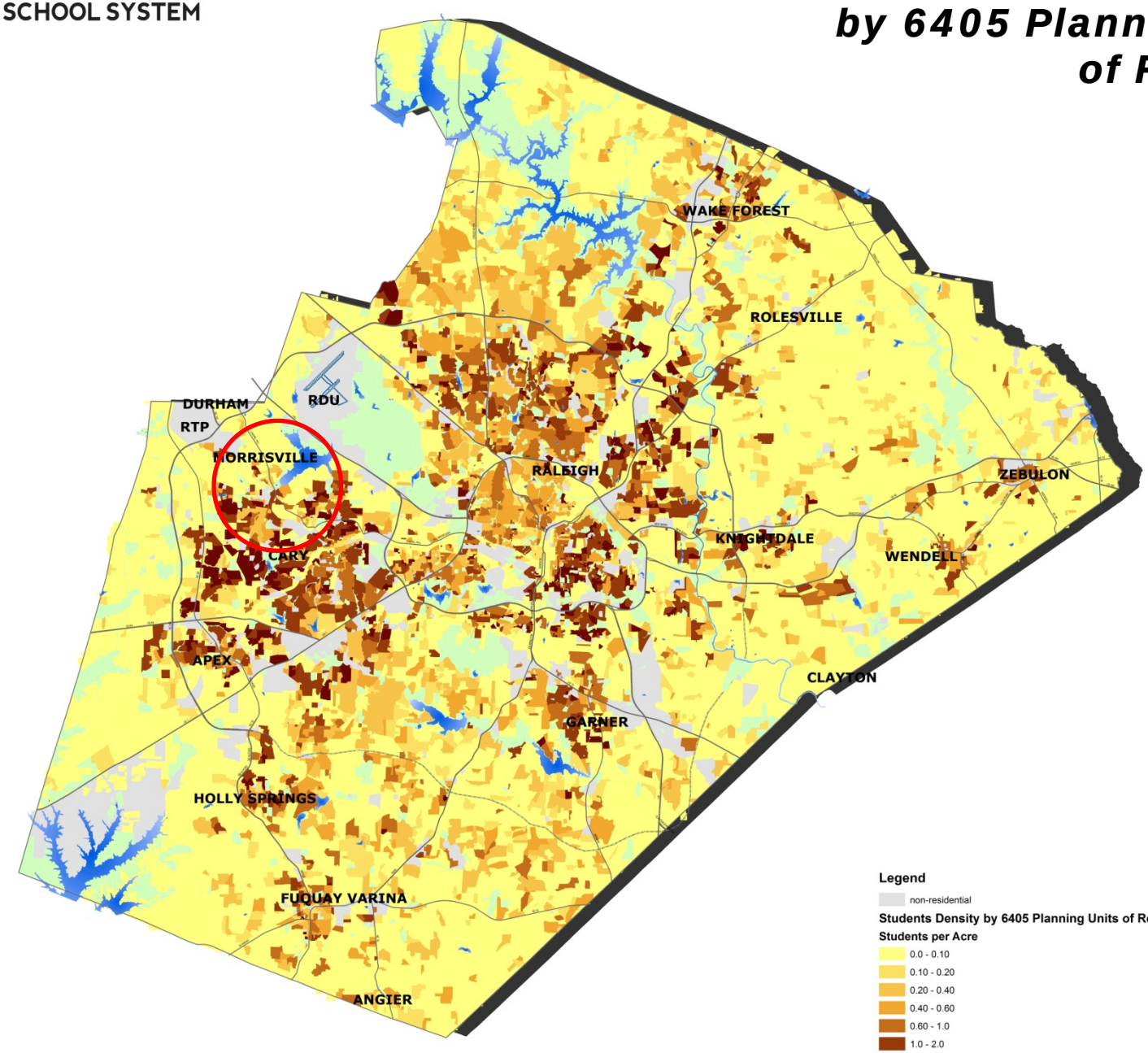
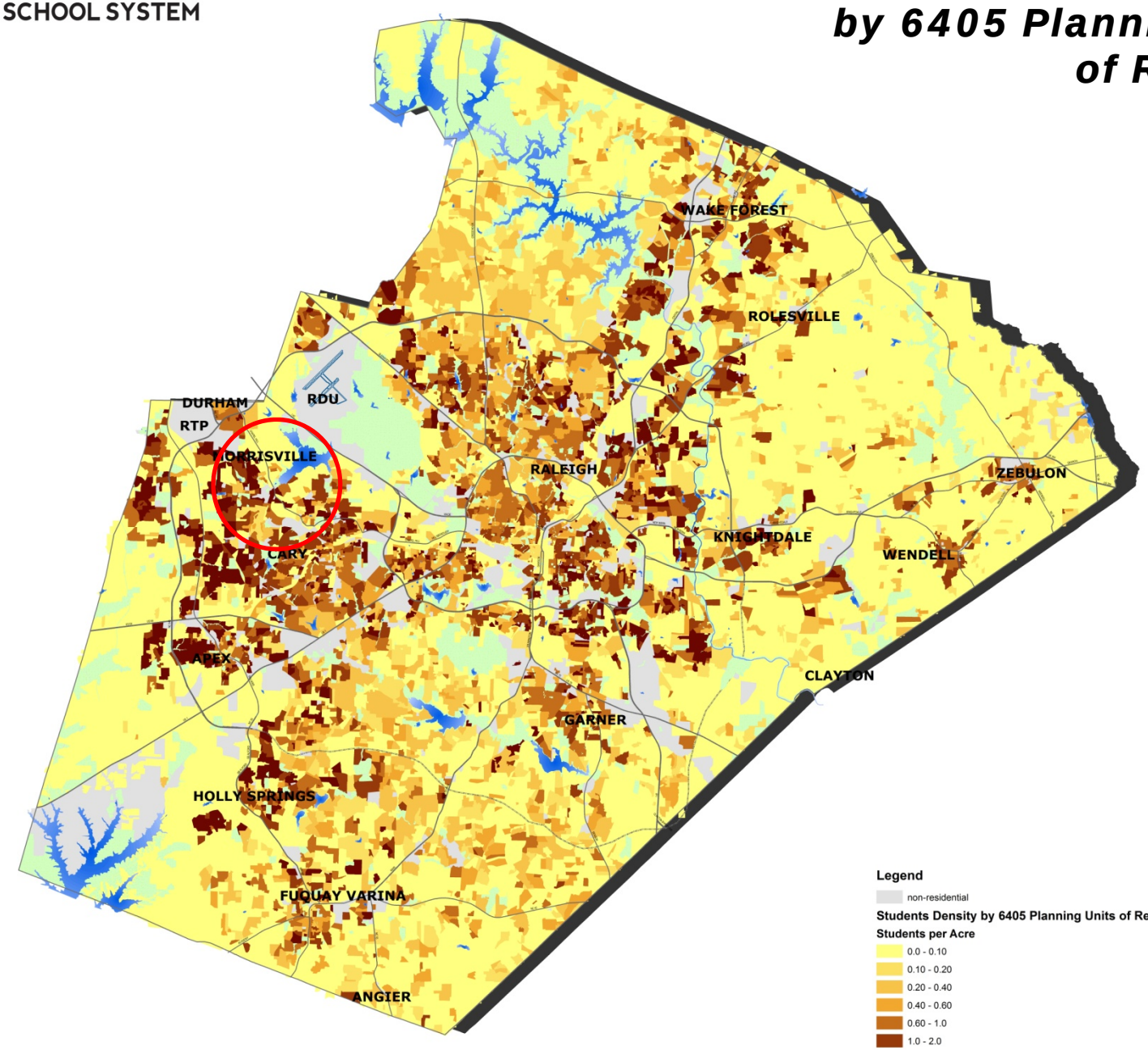
WAKE COUNTY
PUBLIC SCHOOL SYSTEM

Actual Student Density, 2002 by 6405 Planning Units of Residence



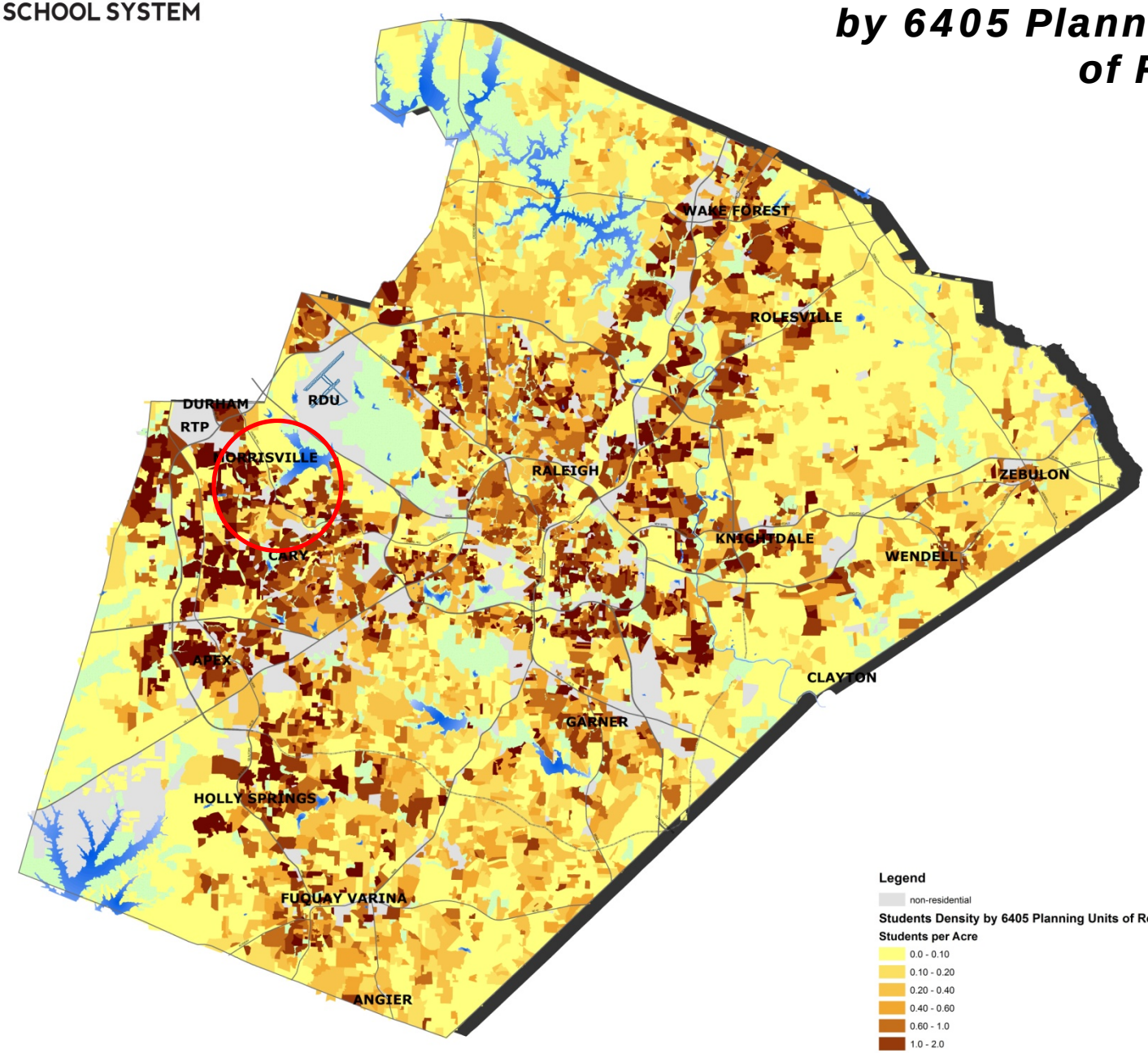
WAKE COUNTY
PUBLIC SCHOOL SYSTEM

Current Student Density, 2012 by 6405 Planning Units of Residence



WAKE COUNTY
PUBLIC SCHOOL SYSTEM

Projected Student Density, 2022 by 6405 Planning Units of Residence



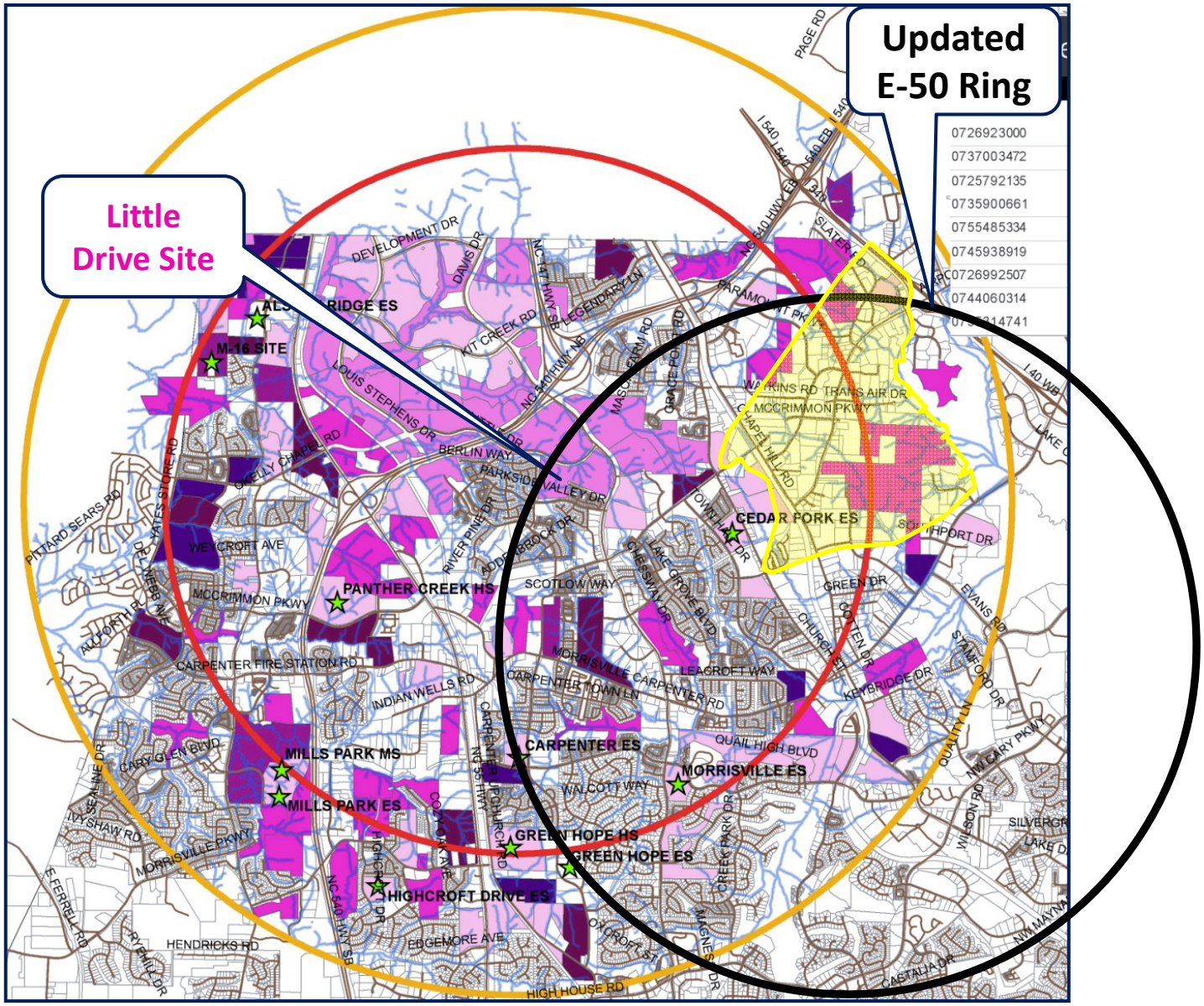
Current and Projected Crowding in Schools In/Near E-50 Target Ring

(Schools where an E-50 school opening could help relieve crowding)

	Planned % Crowding: 2014-2015	Current Number of Temporary Classrooms	Planned % Crowding: 2015-2016
Alston Ridge ES	**111%** (Capped; converting to Multi-Track YR)	**0**	**86.7% (After conversion to Multi-Track YR)**
Cedar Fork ES	**125%**	**14**	**135.3%**
Mills Park ES	**112%** (Capped)	**3**	**113%** (Capped)
Highcroft ES	**136.4%**	**15**	**143.5%**

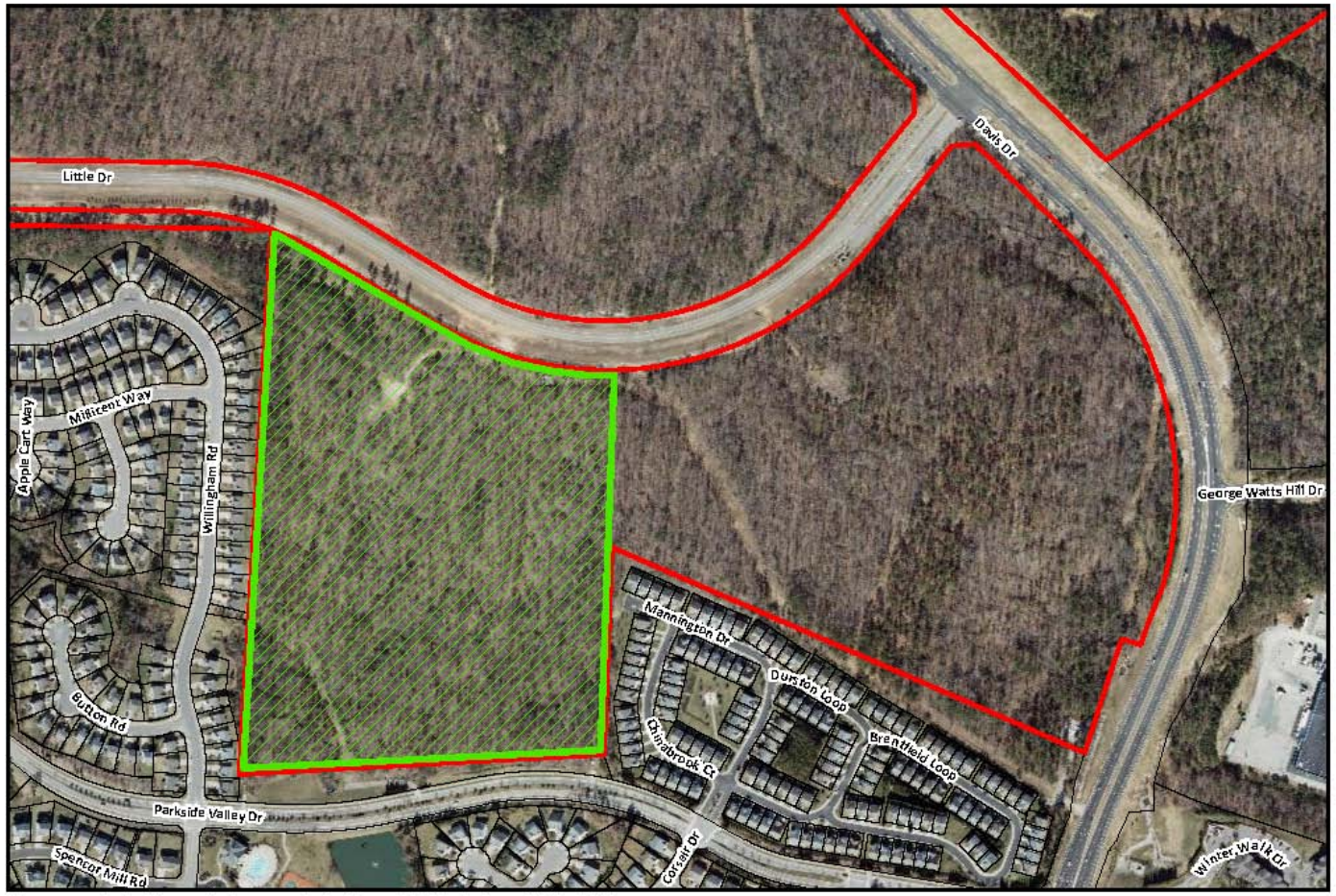
E-50 Potential Top Sites

(with updated realignment of E-50 target ring,
after OREd/ITRE input of newly approved sites location data)



E-50 Top Site

(32.0 acres of a ±78.1 acre parcel south of Little Drive)



Research Triangle Foundatoin of NC: Tract "S-31"

N

0 205 410 820 Feet

1 inch = 400 feet

Disclaimer
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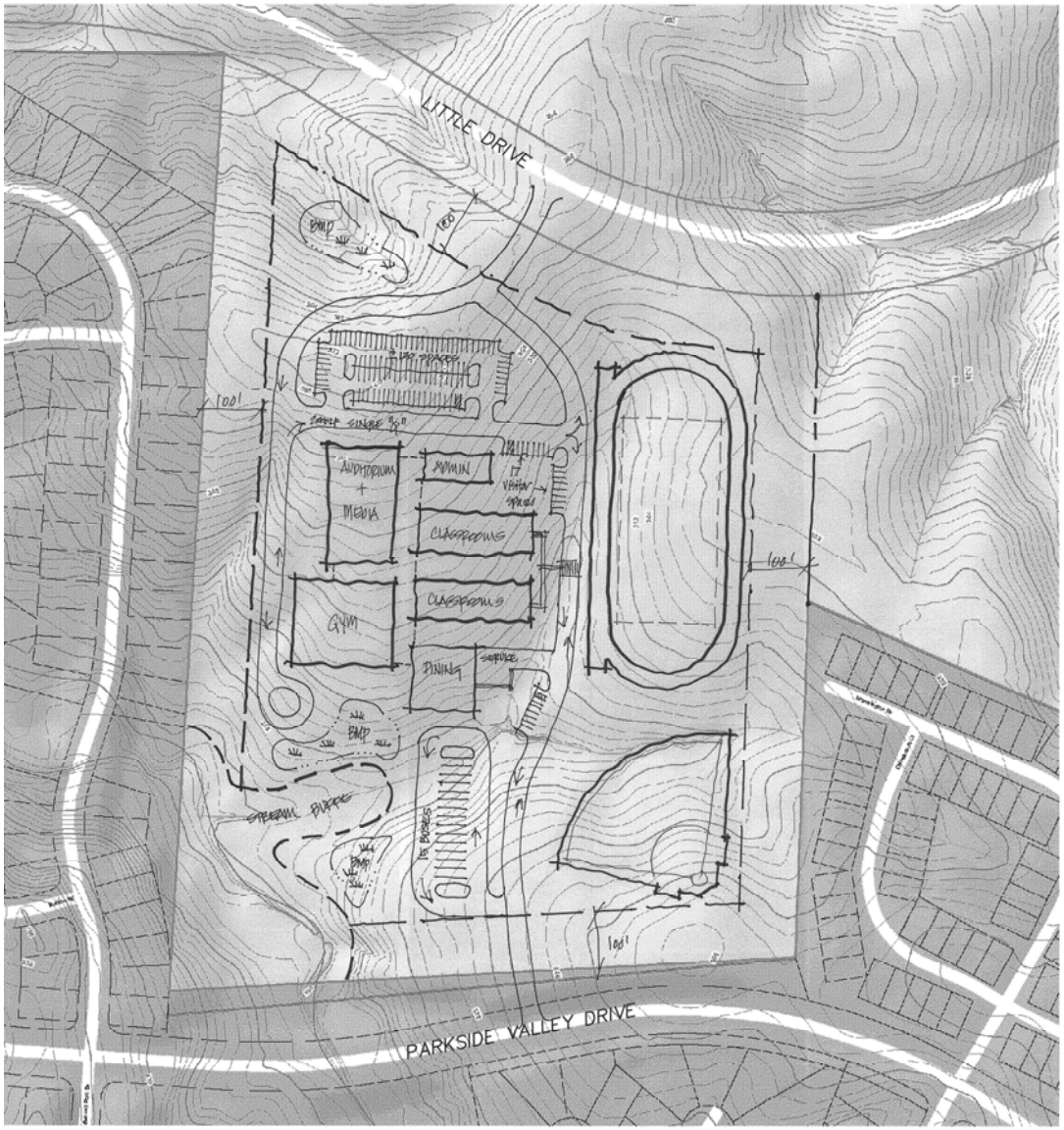
Subject property portion of parent tract

E-50 Site Feasibility Study

(Approximate Footprint Requirements on a 32.0 acre site)



Land Acquisition Comparison

	Appraised Value*	Acreage	Sales Price	Appraised Value Per Acre*	Sales Price (Per Acre)	Sales Price Over/(Under) Appraised Value Per Acre
E-50 K-8 Site (32.0 acres)	$4,128,000	32.00	$4,064,000	$129,000	$127,000	($2,000)

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)
E-38 Pleasant Grove Church Rd	6/2014	23.86	$2,964,125	$113,251	$125,000	$11,749
E-37 White Oak Church Rd	6/2014	22.38	$2,461,800	100,000	$110,000	$10,000
E-33 Alston Ridge ES	4/2015	18.00	$2,900,000	$161,111	$161,111	($0)

End of second reading presentation.

Board approval is requested.