

“286” Land Lease from the Raleigh Durham Airport Authority

November 14, 2022

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Chris Snow, Parks Recreation & Open Space Director



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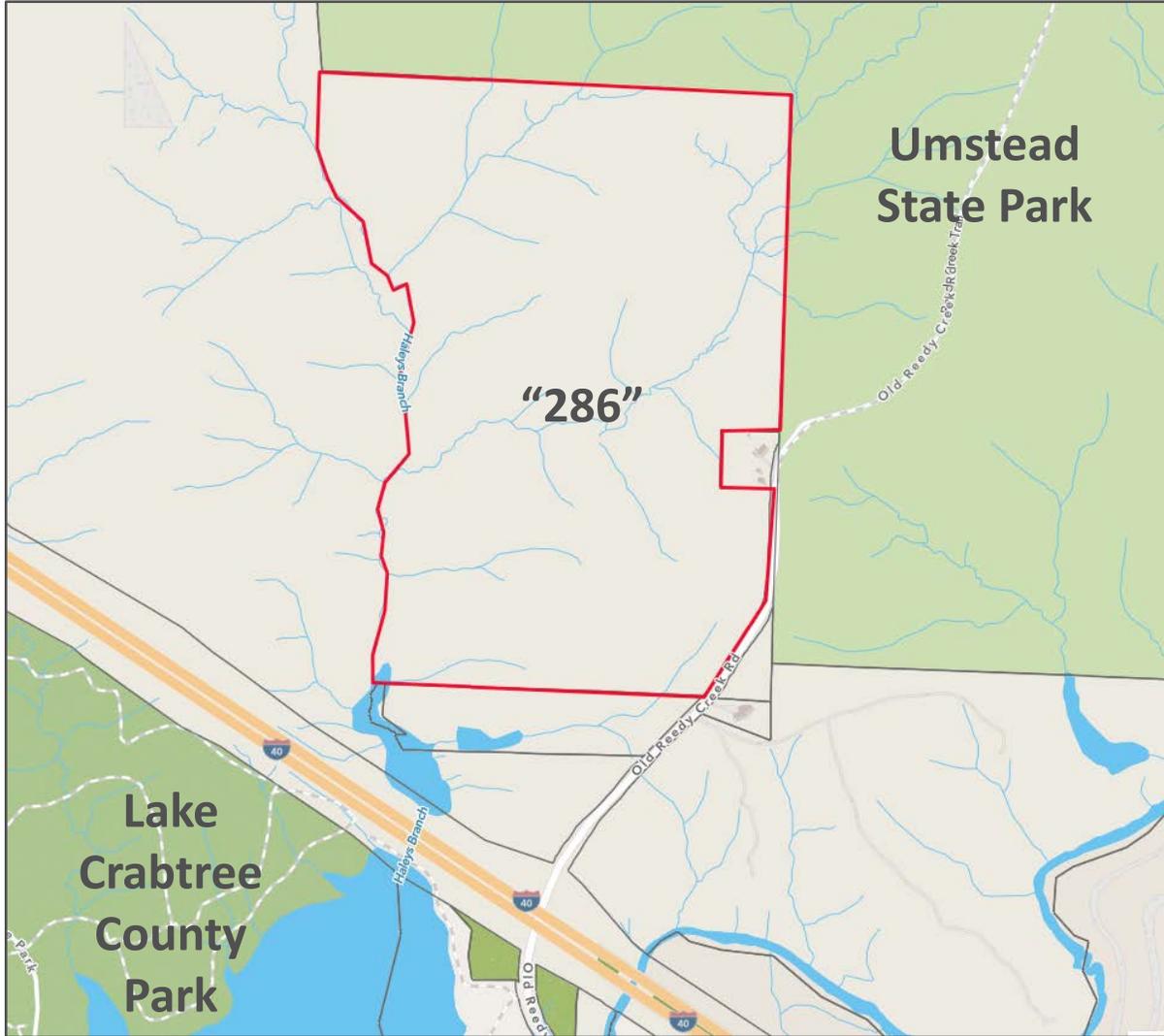
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Presentation Topics

- Property
- Lease
- Capital Investment
- Ongoing Operations
- Costs
- Next Steps

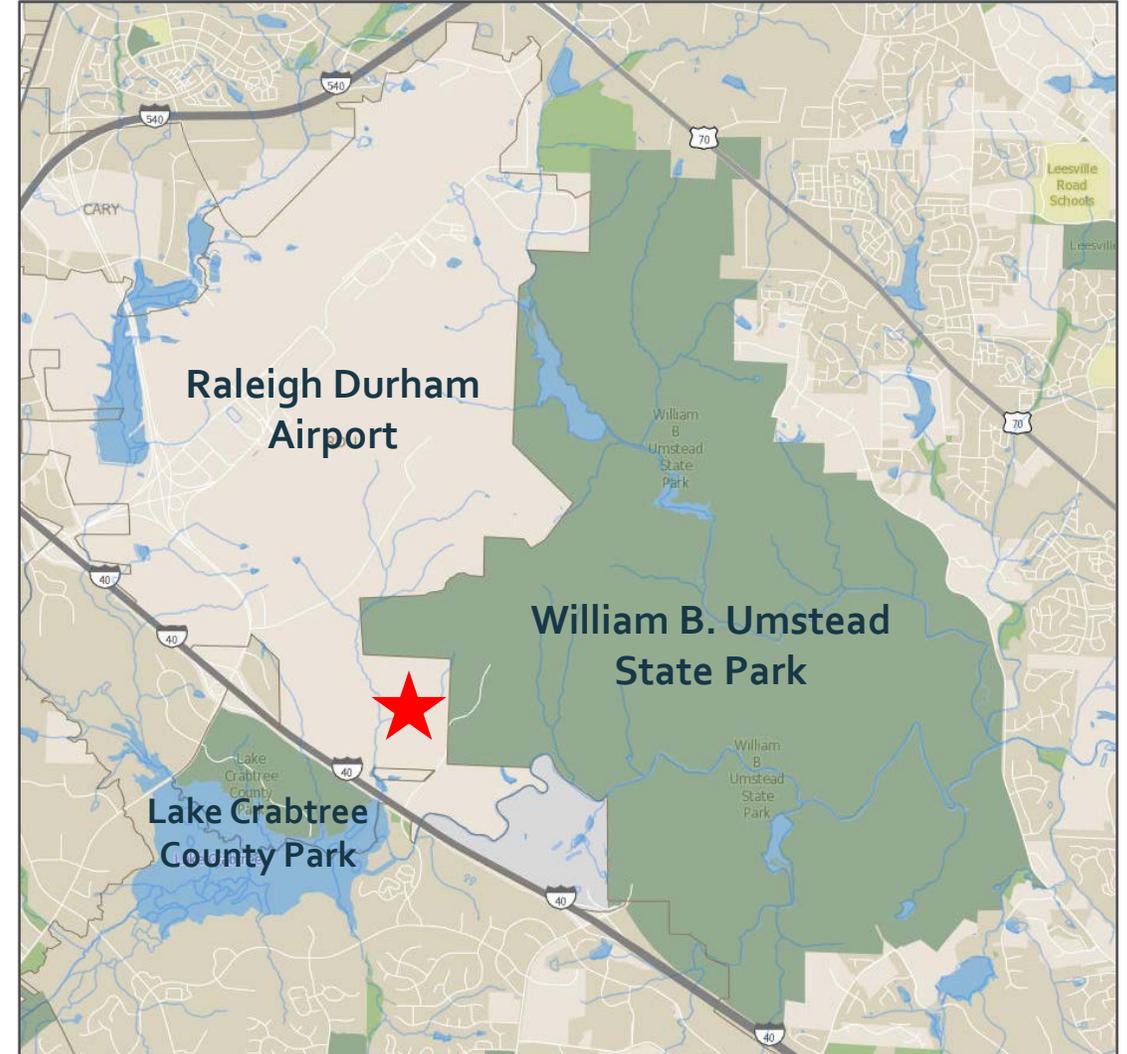


Property – Location



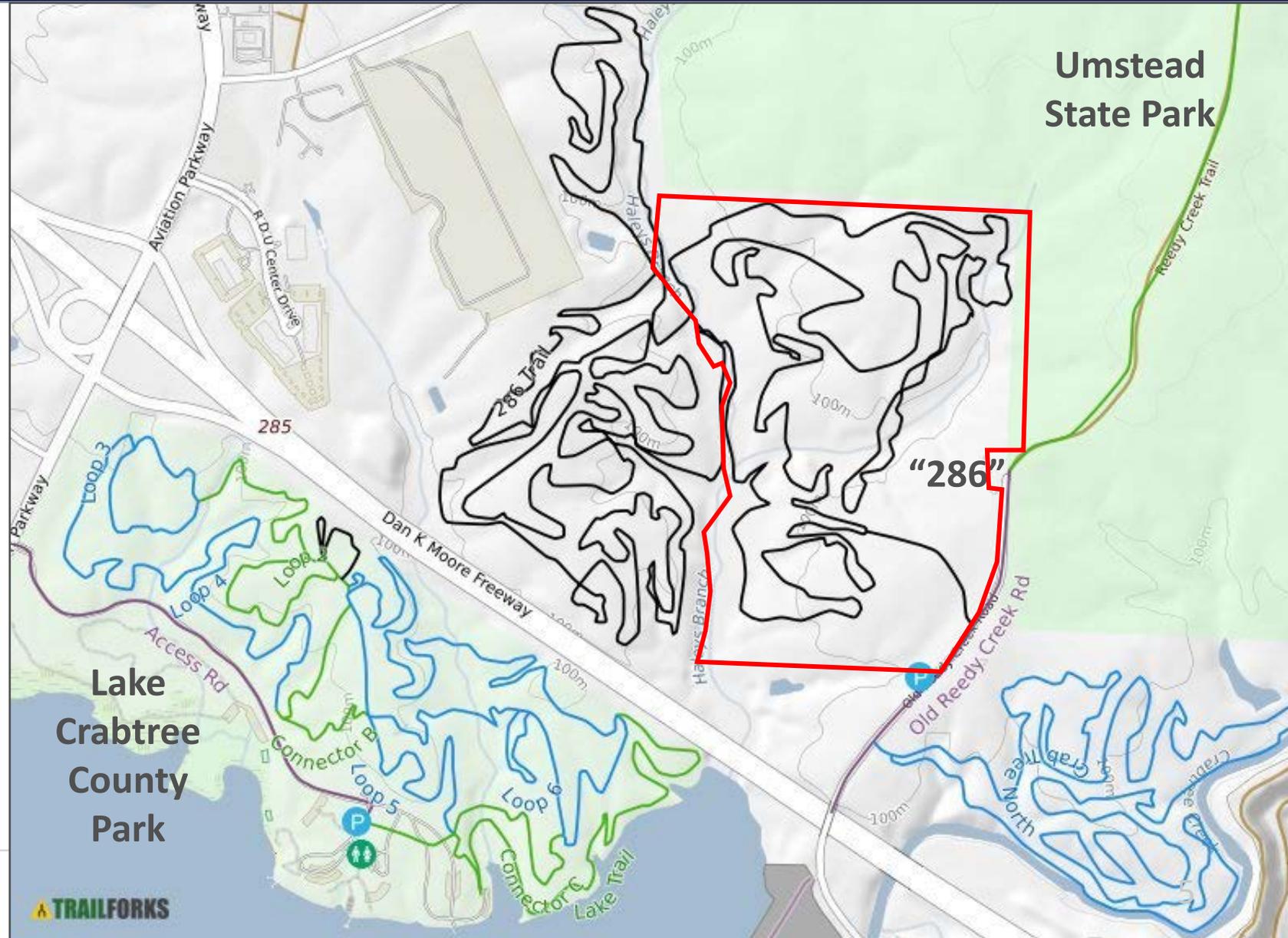
Existing Trail Opportunities in the Area

- Lake Crabtree: 215 acres
 - 9.4 miles multi-use trails that allow hiking and cycling
- Umstead: 5,600 acres
 - 20 miles of hiking trails
 - 13 miles of multi-use trails that allow horseback riding and cycling



Existing Conditions / Concerns

- 10 miles of trails
- Built without RDU permission
- RDU concerned with trespassing, maintenance, etc.
- Exploring possible lease with Wake County to manage trail system, allow sanctioned use



Work To-Date



- RDU Land Lease Request for Proposals – 2017
- RDU/Wake staff discussions ongoing
- Site visits in May 2021
- Developed cost estimates
 - Site development and other one-time costs
 - Ongoing operating expenses
- Developed visitation estimates
- Developed preliminary lease terms

Proposed Lease – (Discussions are ongoing)

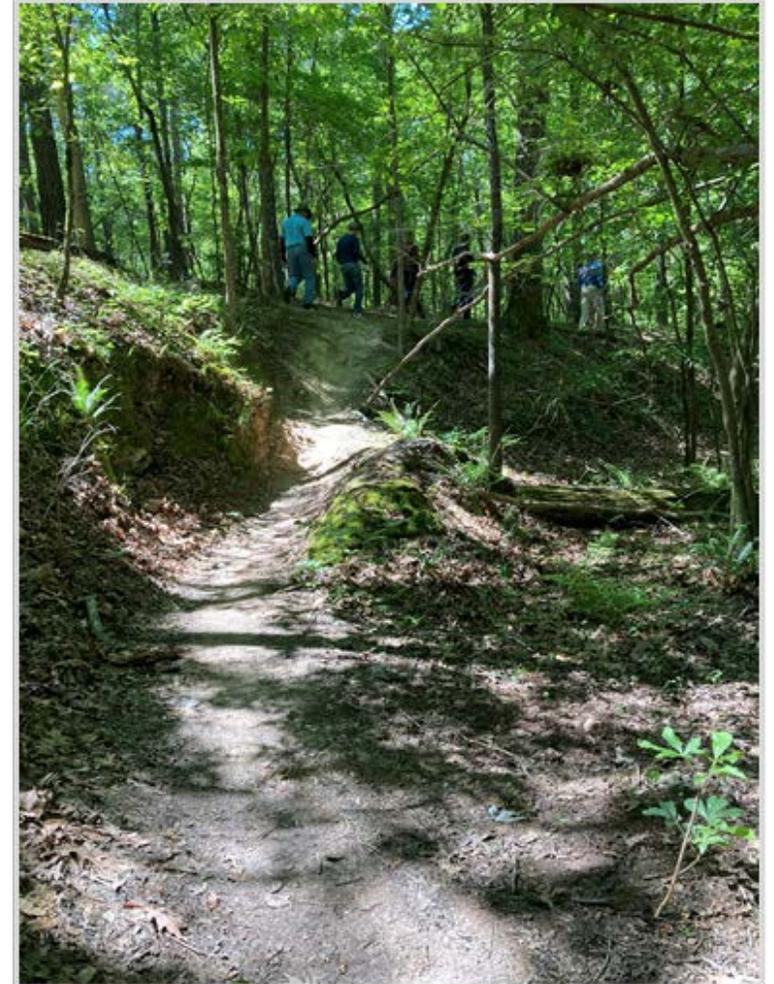
- The proposed first year's lease rate is \$764,060
- Escalates 3.25% per year
- 10-Year term, with an option of three additional 10-year terms
- Partner participation

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
Lease Amount	764,060	788,892	814,531	841,003	868,336	896,557	925,695	955,780	986,843	1,018,915	8,860,611
Less Partner Contribution	(350,000)	(350,000)	(350,000)	(350,000)	(350,000)	(350,000)	(350,000)	(350,000)	(350,000)	(350,000)	(3,500,000)
Less Wake Stone Contribution	(360,000)	(360,000)	(360,000)	(360,000)	(360,000)	(360,000)	(360,000)	(360,000)	(360,000)	(360,000)	(3,600,000)
Net Wake County Payment	54,060	78,892	104,531	131,003	158,336	186,557	215,695	245,780	276,843	308,915	1,760,611

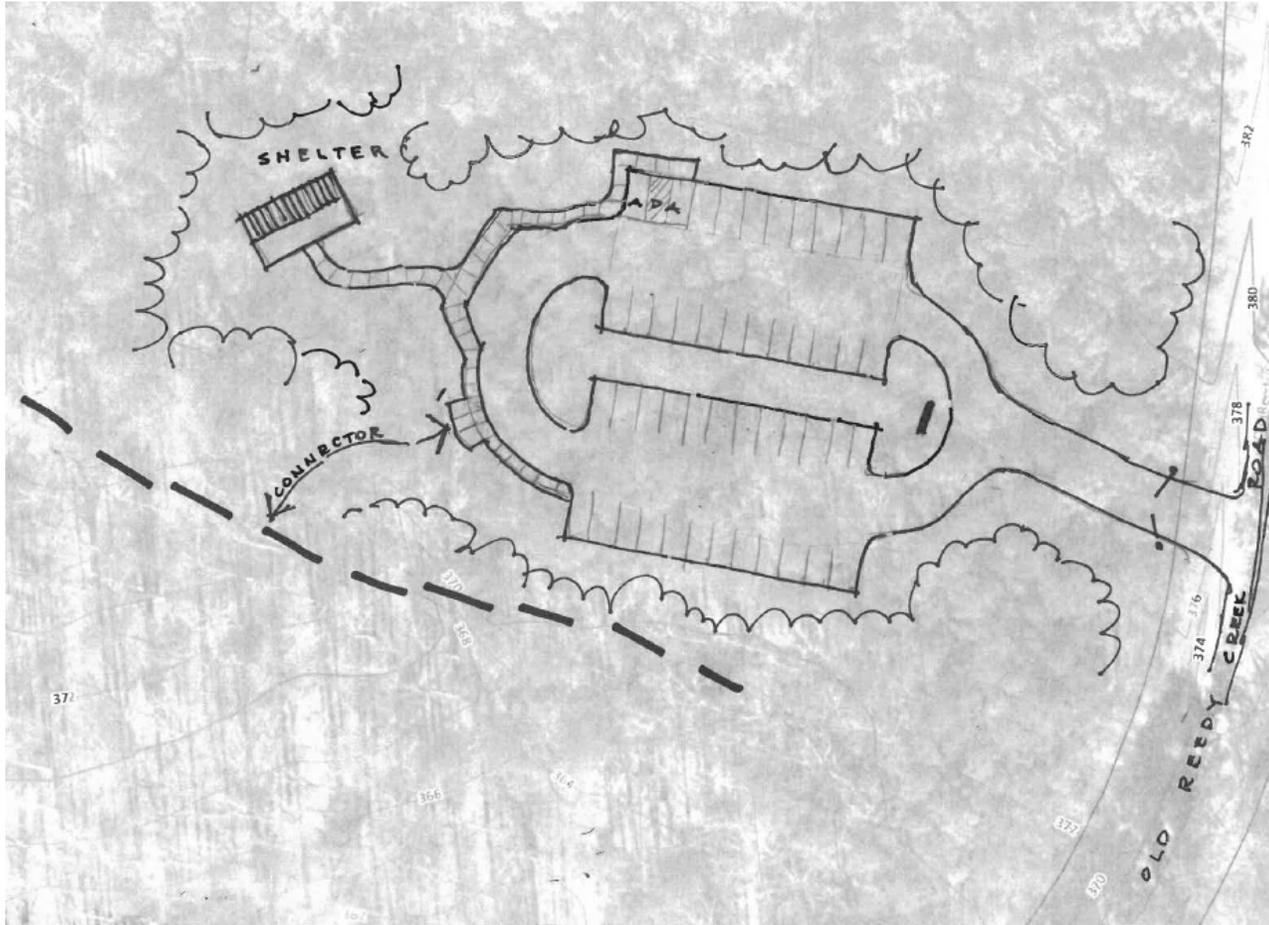
Site Development

Assumptions:

- No utility extensions required
- No improvements to Old Reedy Creek Rd.
- No environmental issues on the property
- No restoration/mitigation required for streams and buffers
- Most existing trails would be rebuilt to professional standards



286 Site Development



- Rebuild ~ 7 miles of trail
- Add maintenance trail for vehicular access
- Gravel parking lot
- Well water and composting toilet
- Drop off/event area
- Small picnic shelter
- Estimated cost: \$3.0M-\$3.3M

Ongoing Staffing and Maintenance

	One-time	First Year Operating
Lease	-	*\$ 54,060
Capital (master planning)	\$ 50,000	-
Staffing & Operating	\$ 100,428	\$ 130,646
Total	\$ 150,428	\$ 184,706

* The Annual Lease Rate escalates 3.25% each year.

	One-time	Ten-Year Operating
Lease	-	\$ 1,760,611
Capital (master planning)	\$ 50,000	-
Staffing & Operating	\$ 100,428	\$ 1,515,069
Total	\$ 150,428	\$ 3,275,680

Visitation Estimate – 286 Only

- Approximately 25,000 rides per year for 286
- Average mountain biker will use trail 11-13 times per year
- Approximately 2,100 unique riders each year



Costs

Based on 25,000 rides per year by 2,100 unique riders each year

- First year cost per ride: \$13.41
- Average cost per visit for all County parks: \$1.96

Next Steps

- Consideration for a vote at the Regular Meeting on November 21
- Identify lease, capital and operating funding and secure in FY 2024 budget
- Masterplan
- Prepare for renewal of existing Lake Crabtree County Park lease

Discussion

