



Board of Commissioners

Work Session Agenda

Monday, August 14, 2017 -2:00 p.m.

Wake County Justice Center, Conference Room 2700

MEETING CALLED TO ORDER: Chair Sig Hutchinson

Session 1: 2:00pm – 3:30pm:

I. Proposal to Convert the Former Crooked Creek Golf Course into a County Park - *Frank Cope, Community Services Director, Ron Nawojczyk, South Wake Park Project*

The Crooked Creek Golf Course closed in 2015 when the owners determined it wasn't profitable and a proposal to build new homes on the property was developed. Residents who wanted the golf course to stay open sued the owners and accused them of mismanagement.

A Superior Court judge ruled last summer in favor of the owners, but the residents appealed. Oral arguments in that case were heard this past May in the NC Court of Appeals and on July 18th the Court of Appeals opinion was released in favor of the property owners. At this time, we do not know if the residents will petition for review at the Supreme Court.

Residents in the community have organized into a group called the South Wake Park Project and have approached the County and requested that the former golf course be converted into a County park.

The former golf course is located off Hilltop Needmore Road, west of 401 and north of Fuquay-Varina. The property is 164 acres with the potential to additional land owned by the Triangle Greenways Council which would increase the size of the potential park to 223 acres.

There is also an option in place for the County to purchase 21 acres of this land for an elementary school (E-44). This acquisition was scheduled to go the Board of Commissioners last September but has been placed on hold until the lawsuit is resolved. This acquisition would be a land banking opportunity for the school system since this school is not a project in the current CIP.

The Board will receive a presentation from both the South Wake Park Project representative as well as staff on the proposal. The presentation will include high level estimates for park development, initial equipment cost and annual operating costs.



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Action Requested: That the Board of Commissioners receives the information and provides feedback to staff.

Attachments:

1. South Wake Park Project Presentation
2. Staff Presentation
3. Crooked Creek Concept Plan – Susan Hatchell, Landscape Architecture, PLLC

Note: There will be a short break from 3:30pm – 3:45pm.

Session 2: 3:45pm – 5:00pm:

II. Wake County Recreational Facilities Study – Preliminary Feasibility Analysis
– Eric Staehle, Wake County Facilities Design & Construction, Senior Facilities Project Manager, Andrew Holton, Development Finance Initiative, Executive in Residence and David Summers, Development Finance Initiative, Project Manager

At the January 23, 2017 Work Session, the Board of Commissioners received a presentation that described the background of the project. RDU Airport recently completed a master planning effort, including the property leased by Wake County for Lake Crabtree County Park. A number of stakeholders discussed the possibility of enhanced recreational opportunities on RDU properties and adjacent properties.

At the February 6, 2017 meeting the Board of Commissioners approved a consultant agreement with the UNC School of Government Development Finance Initiative (DFI) to complete a recreational feasibility analysis that includes Lake Crabtree County Park and parcels that are owned by RDU Airport and adjacent to William B. Umstead State Park.

DFI was established in 2011 to assist communities in achieving their community and economic development goals. DFI brings specialized development and finance expertise to attract private investment into transformative projects for the public interest.



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The Wake County recreational feasibility analysis addressed four primary areas as part of a pre-development study process to develop a preliminary program:

- Site Analysis
- Market Analysis
- Public Engagement
- Financial Feasibility

The Board will receive a presentation on the results of the preliminary feasibility analysis.

Action Requested: That the Board of Commissioners receives the information and provides feedback to the County Manager.

Attachments:

1. Presentation

Note: If you would like full-size copies of any presentations or other attachments used during this meeting, they can be accessed on the County's website at:
<http://www.wakegov.com/commissioners/Pages/meetings.aspx>