

South Wake Park Project



Why this is such a great opportunity for all of Wake County!

Wake County Board of Commissioners Work Session

August 14, 2017

Ron Nawojczyk

South Wake Park Project

An advocacy group of citizens in Southern Wake County who believe:

- Parks Make Life Better
- We need to plan for growth
- We have a great opportunity to save Wake County money
- Making use of a beautiful existing greenspace can do all of these things



News

Should Wake County Spend Up to \$20 Million to Convert a Failed Fuquay-Varina Golf Course into a Park?

by Thomas Goldsmith

July 27, 2017

Absolutely not!

The fact is that this is an incredible opportunity and one that will disappear very soon if not acted on now.



The Value of Parks and Open Spaces

- Fact** - Communities with access to open spaces are more desirable places to live and work.
- Fact** - People who live near open spaces are happier and healthier.
- Fact** - Every \$1 invested in open spaces returns \$4-10 in economic benefits

References:

- [Economic & Health Benefits of Open Spaces](#)
- [Study: Green Space Make Us Happier for Longer](#)
- [The impact of open spaces on health and wellbeing](#)
- [Conservation Economics](#)
- [Healthy Spaces and Places](#)
- [Economic Benefits Of Trails](#)
- [Community & Environmental Benefits of Parks and Recreation](#)
- [Environmental Benefits of Green Space](#)
- [Health benefits of green spaces](#)

Wake County Growth

Important Facts:

- This is the fastest growing area in one of the fastest growing counties in the country.¹
- **67 people** a day move into Wake County ²
The fastest growing areas are in the Fuquay Varina and Holly Springs area.

1. thenorthcarolina100.com (Jan 2017): Wake County is the 9th fastest growing county in the country.
2. US Census Bureau Report, 2014.

Population Estimates

Source: U.S. Census Bureau, Population Division
Release Date: May 2014

JURISDICTION (part within Wake County only)	Decennial Census Count	July 1 Annual Population Estimates	2010-2013 Population Change			
	2010	2011	2012	2013	Number	Percent
Wake County	900,993	929,070	952,143	974,289	73,296	8.1%
Angier (pt.)	103	105	106	108	5	4.9%
Apex	37,476	38,787	40,460	42,214	4,738	12.6%
Cary (pt.)	133,812	140,301	144,285	149,513	15,701	11.7%
Fuquay-Varina	17,937	19,141	19,970	21,277	3,340	18.6%
Garner	25,745	26,348	26,749	26,772	1,027	4.0%
Holly Springs	24,661	25,775	26,871	28,915	4,254	17.2%
Knightdale	11,401	12,055	12,736	13,291	1,890	16.6%
Morrisville (pt.)	18,576	19,548	20,603	21,932	3,356	18.1%
Raleigh (pt.)	402,825	413,019	422,246	430,630	27,805	6.9%
Rolesville	3,786	4,039	4,253	4,649	863	22.8%
Wake Forest (pt.)	29,218	30,771	32,067	33,758	4,540	15.5%
Wendell	5,845		6,159	6,135	290	5.0%
Zebulon (pt.)	4,433	4,533	4,604	4,591	158	3.6%
Unincorporated Wake County	185,175	188,563	191,034	190,504	5,329	2.9%



AVAILABLE
Royal Oaks
919-948-3047

HomeGuard
Royal Oaks

HomeGuard
Royal Oaks

HomeGuard

HomeGuard

HomeGuard

HomeGuard

HomeGuard

HomeGuard

HomeGuard

HomeGuard

HomeGuard

HomeGuard

HomeGuard

HomeGuard

HomeGuard

HomeGuard

HomeGuard

HomeGuard

HomeGuard



FINANCING AVAILABLE
CALL MOVEMENT MORTGAGE
WWW.MOVEMENT.COM

HomeGuard
SAVVY HOMES
UnApplied.
HomeGuard
SAVVY HOMES
UnApplied.
HomeGuard
SAVVY HOMES
UnApplied.
HomeGuard
SAVVY HOMES
UnApplied.

AVAILABLE
SAVVY HOMES













Holly Springs

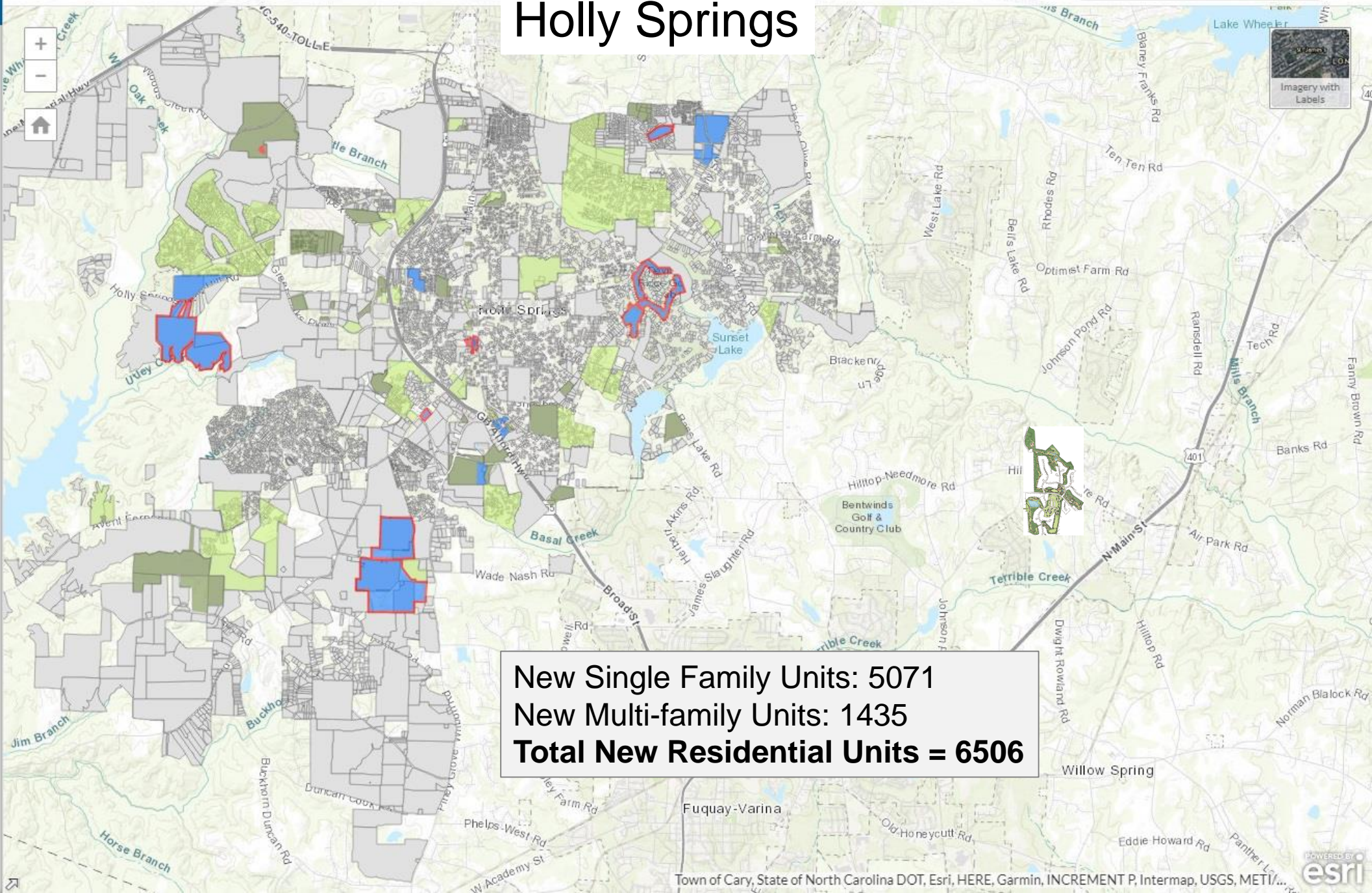
Legend

What's Coming to Town

- Proposed with Public Hearing
- Proposed
- Approved
- Under Construction
- Denied

Holly Springs Parcels

-



New Single Family Units: 5071
New Multi-family Units: 1435
Total New Residential Units = 6506

Fuquay-Varina

Residential Development Projects (as of July 2017)

Proposed Units	2,021
Approved Units	773
Under Construction	2,843
Completed	14

Fuquay Units	5,651
---------------------	--------------

Holly Springs Units	6,506
----------------------------	--------------

Combined Units	12,157
-----------------------	---------------

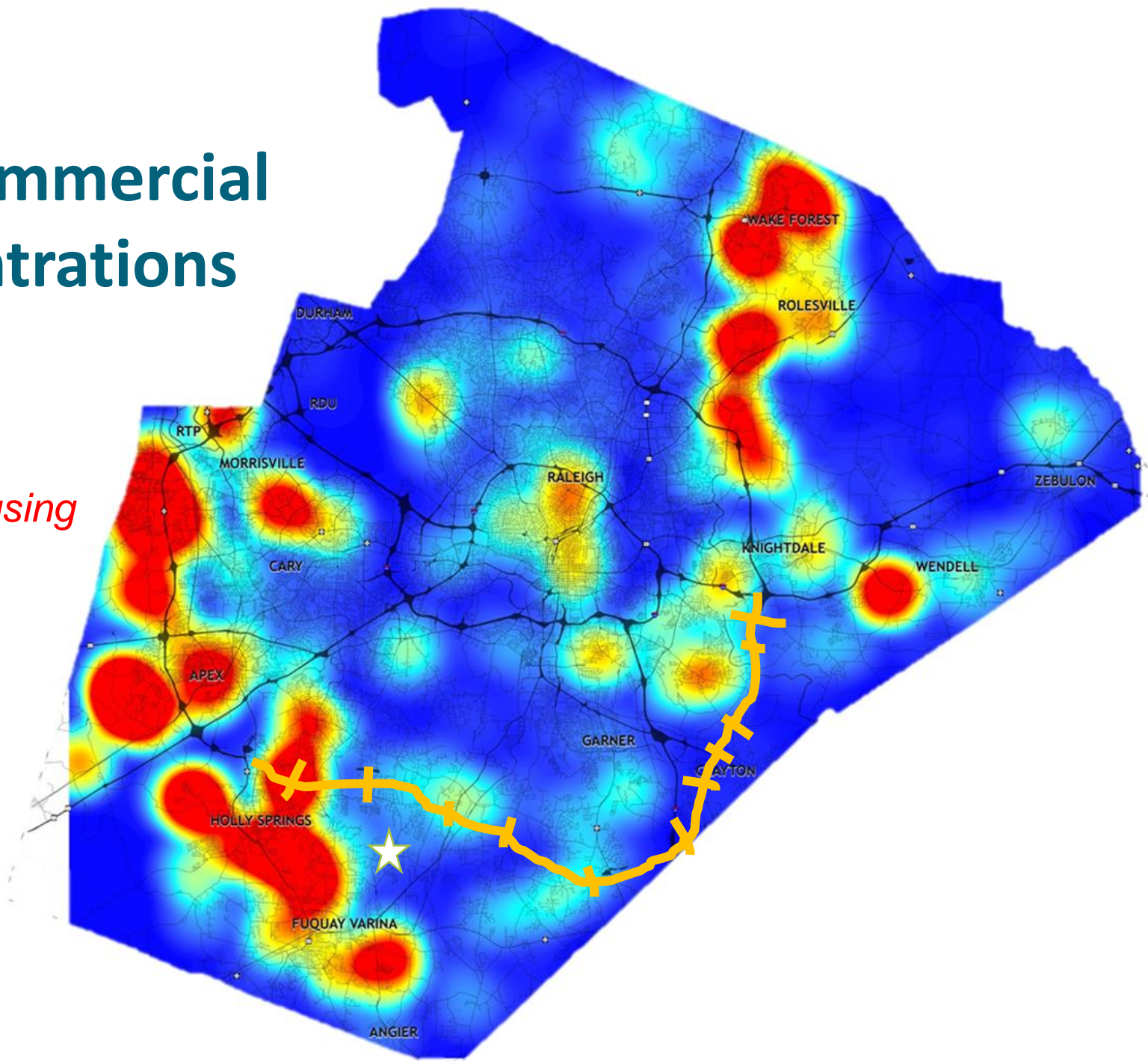
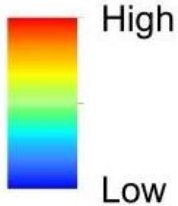


2016 Residential and Commercial Building Permit Concentrations

2017 - Between just Holly Springs and Fuquay Varina there are 12,157 new housing units representing 31,851 new residents

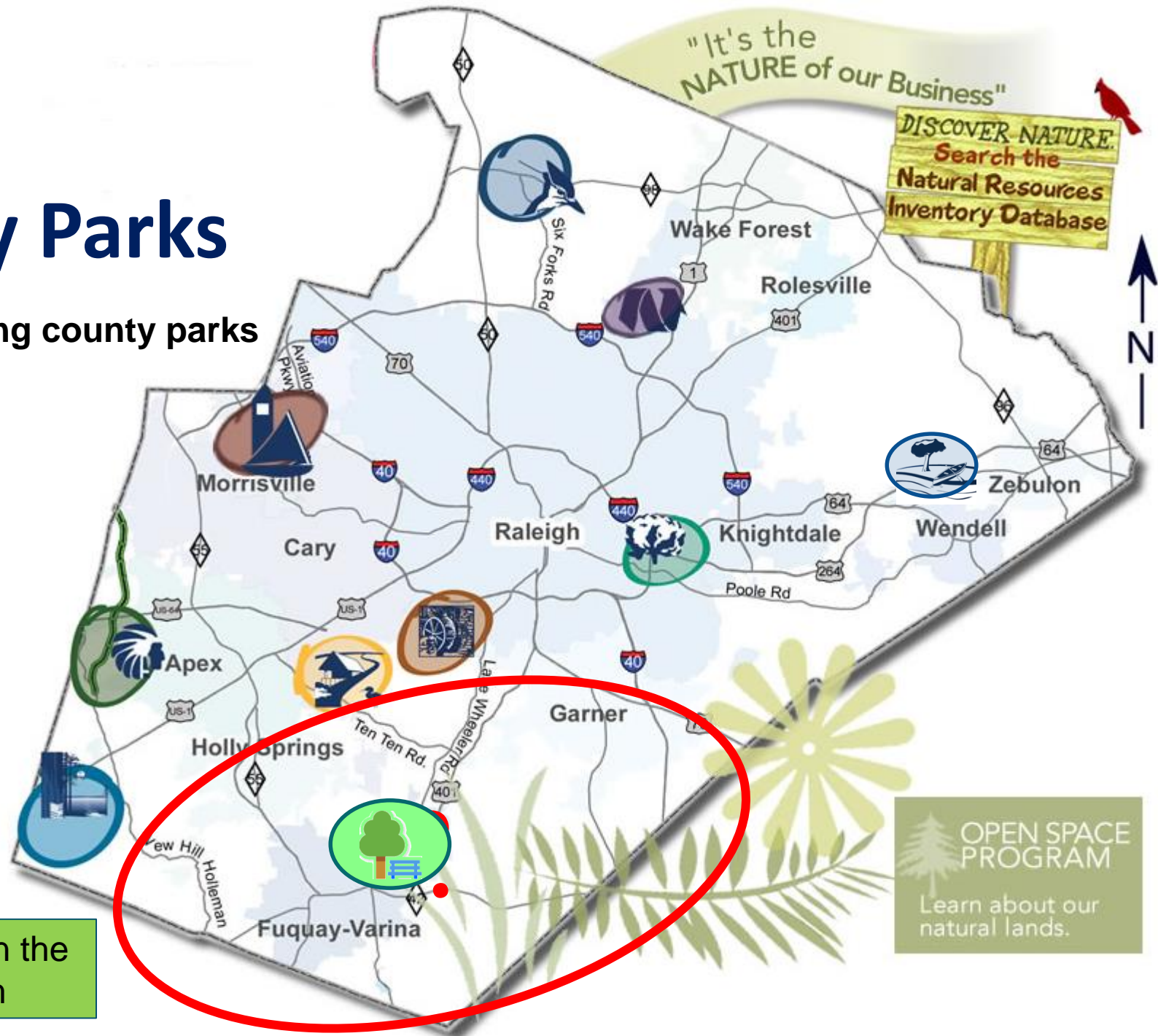
Legend

2016 Building Permits



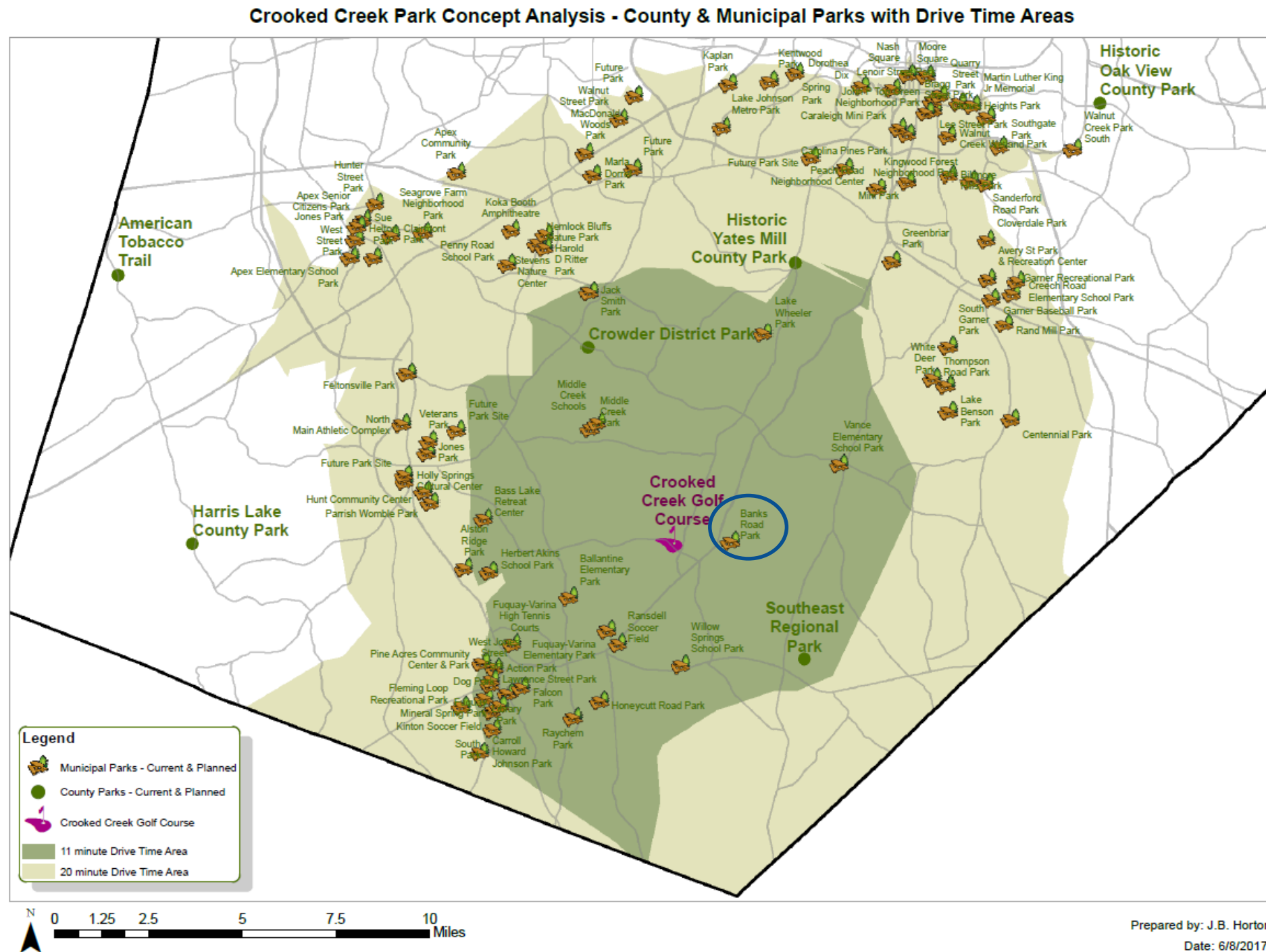
Wake County Parks

This is a map of the 9 existing county parks



Fill in a great gap in the county park system

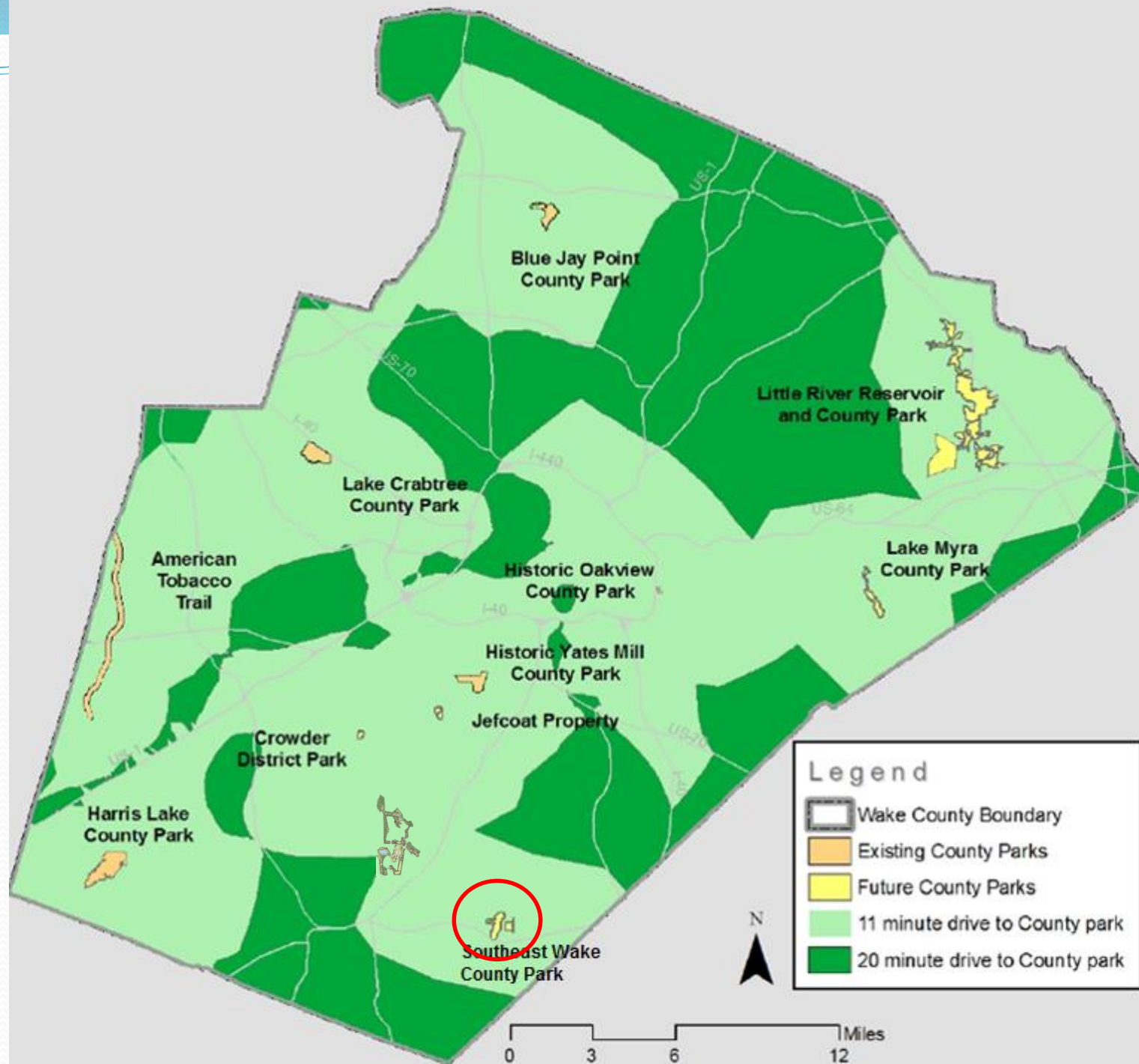
Existing and Planned Parks



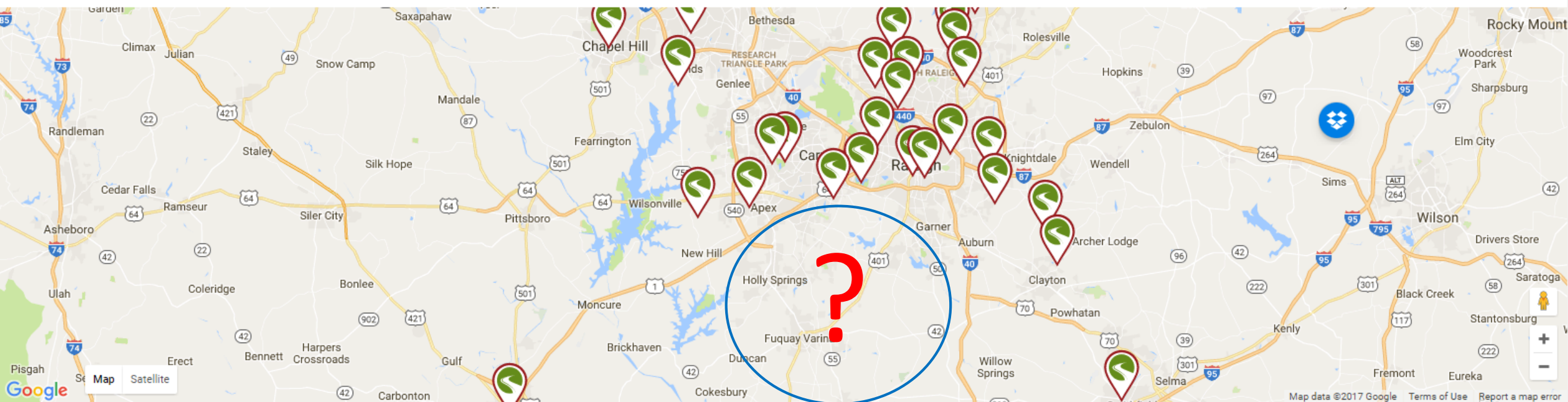
2008 Parks Master Plan

2017 – 9 years later:

- No Park
- No Budget
- No Park Plan



Fuquay Varina Bike Trails and Maps



Looking for the best Bike trails around Fuquay Varina?

Find the top rated bike trails in Fuquay Varina, whether you're looking for an easy short bike trail or a long bike trail, you'll find what you're looking for. Click on a bike trail below to find trail descriptions, trail maps, photos, and reviews.

Go to:

[Bike Trails](#)

[Walking Trails](#)

[Running Trails](#)

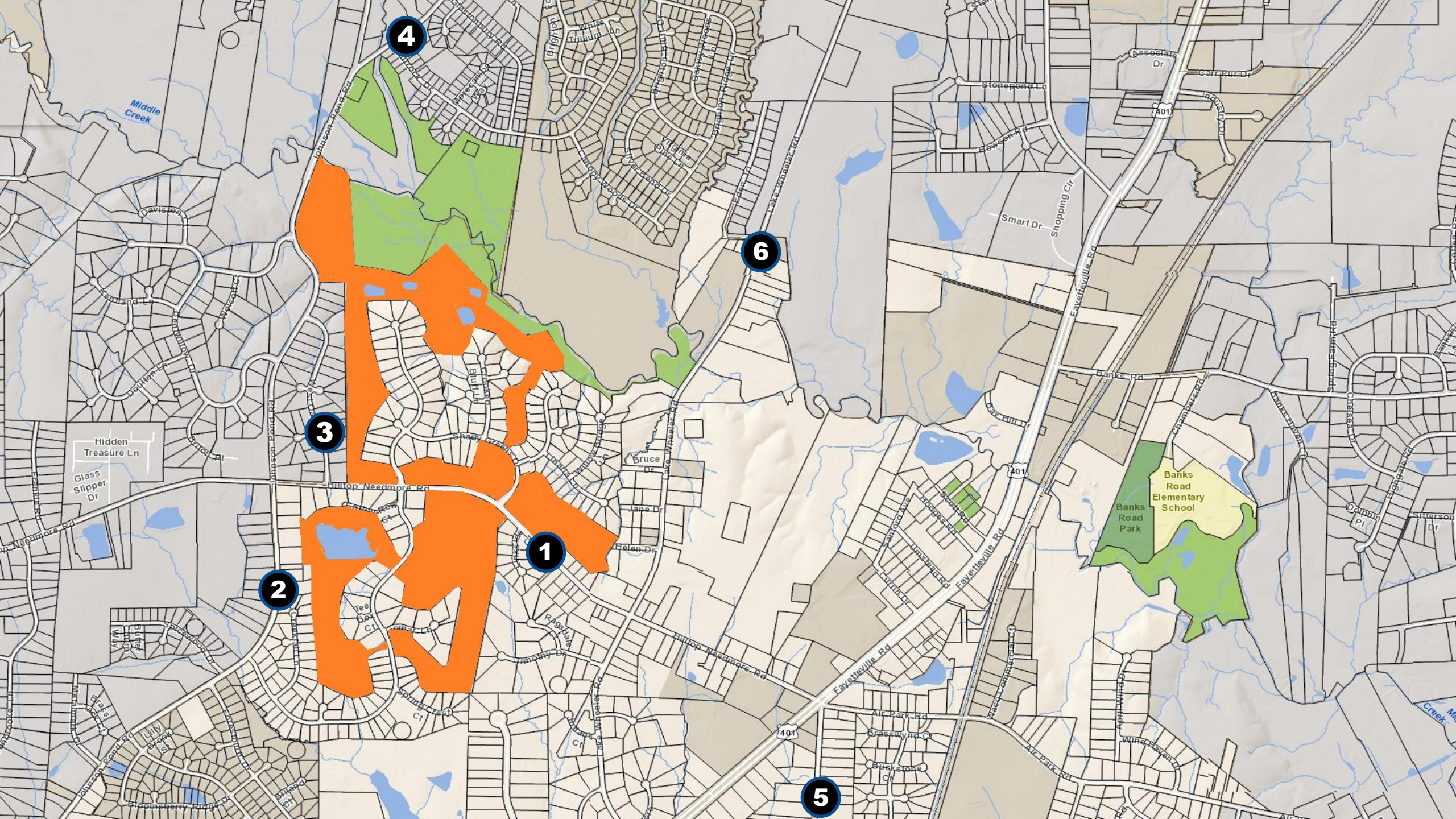
[Dog Walking Trails](#)



Bike Paths

A list of places to safely ride a bike in this area:

0



4

6

3

1

2

5

Banks Road Elementary School

Banks Road Park

Middle Creek

Hidden Treasure Ln
Glass Slipper Dr

Bruce Dr

Jane Dr

Helen Dr

Stonepond Ln

Howson Rd

Smart Dr

Shopping Cir

Fayetteville Rd

Banks Rd

Chambers Rd

Delphin Pl

Sutton Dr

401

401

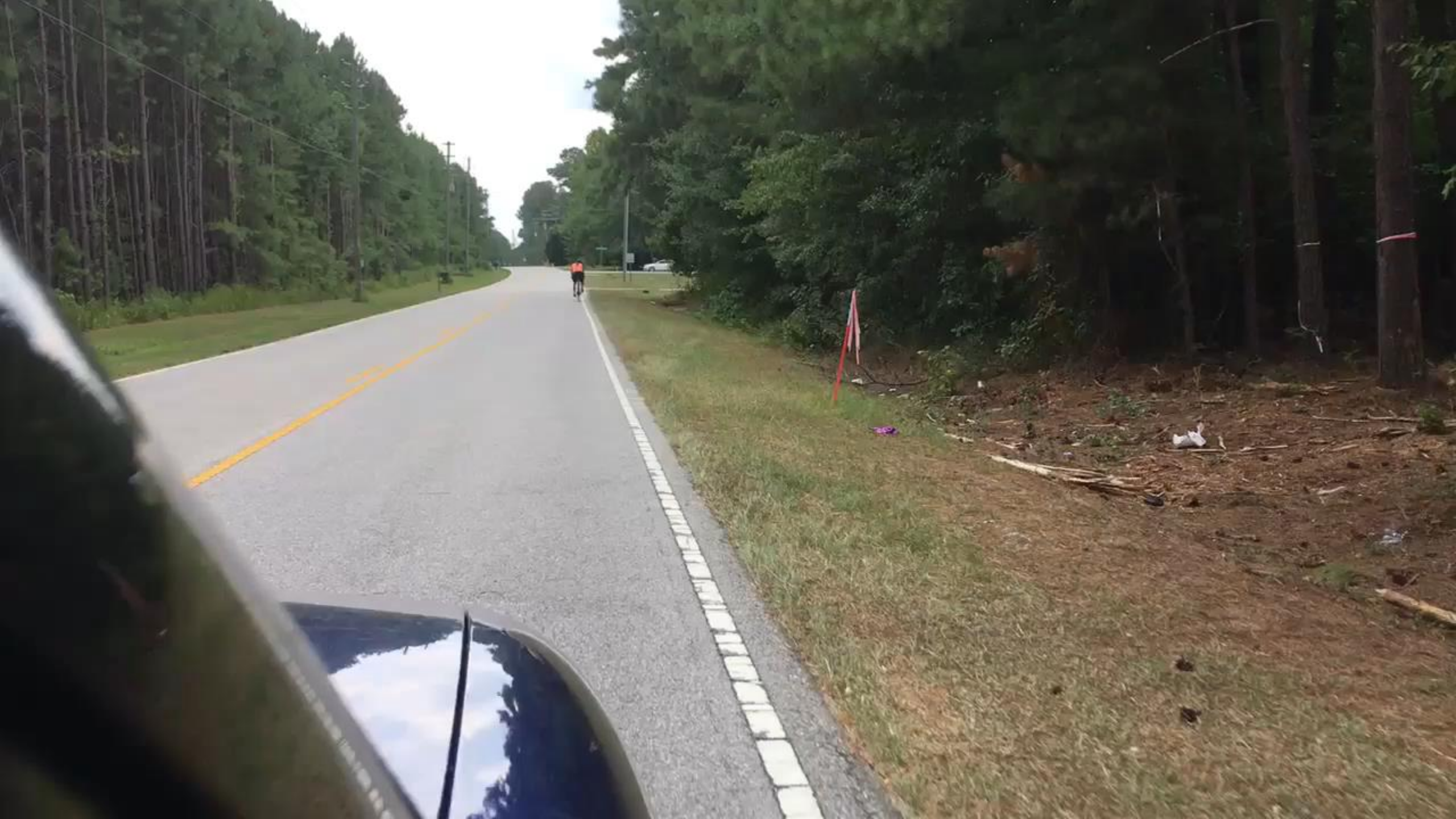
Air Park Rd

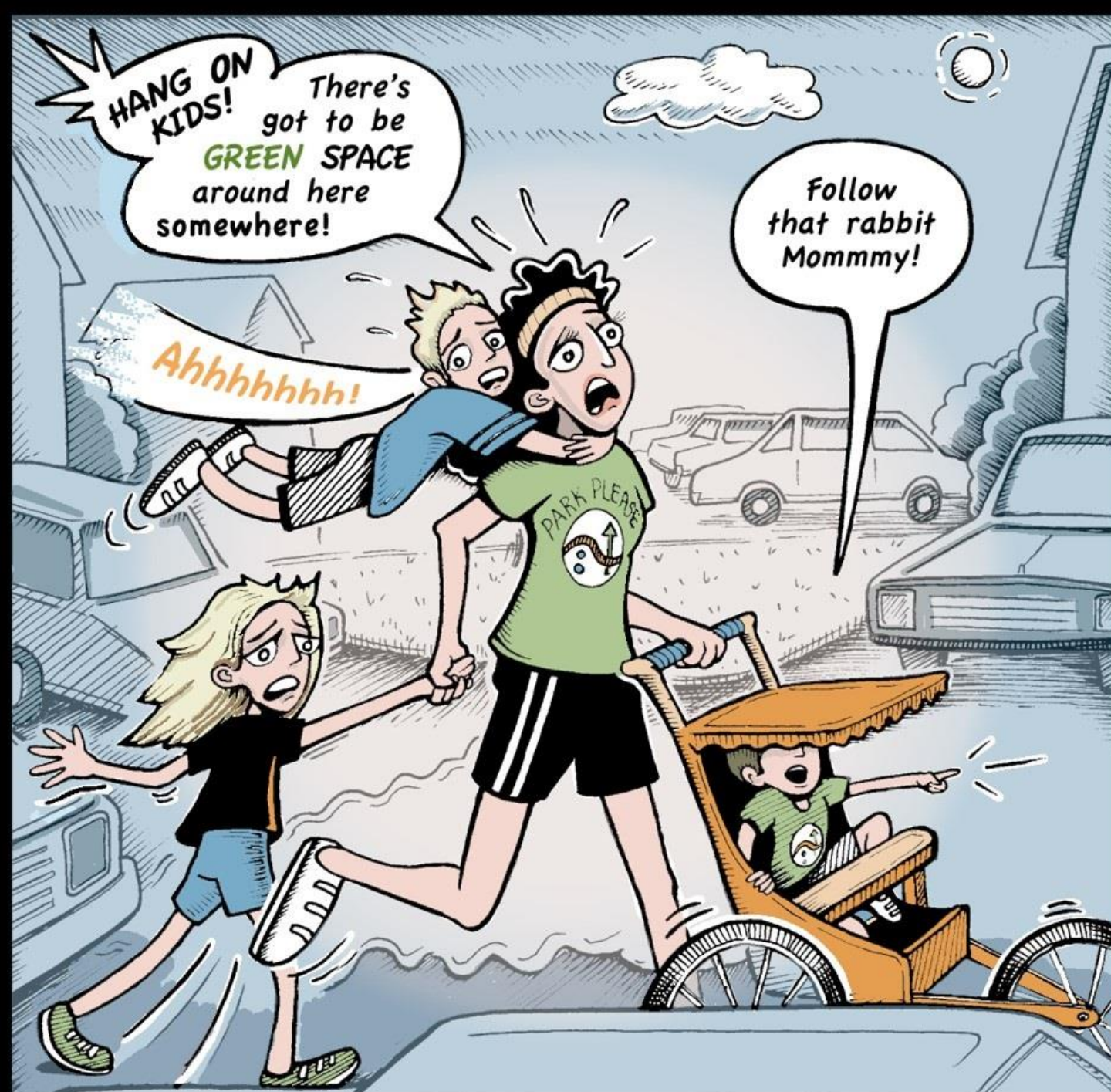
Grassway Dr

Shelstone Ct

Wingway Dr

Creek







Health Remedies

- Americans can substantially improve their health and quality of life by including moderate amounts of physical activity in their daily lives
- As one solution to the increased incidence of obesity, the Center for Disease Control has called for more parks and playgrounds. Studies have shown that when people have access to parks, they exercise more
- Creation of or enhanced access to places for physical activity combined with informational outreach produced a 48.4 percent increase in the frequency of physical activity
- Easy access to a place to exercise results in a 5.1 percent median increase in aerobic capacity, along with weight loss, a reduction in body fat, improvements in flexibility, and an increase in perceived energy
- Parks provide children with opportunities for play, and play is critical in the development of muscle strength and coordination, language, and cognitive abilities

A Solution is Available Right Now!

The former Crooked Creek Golf Course property is practically a park ready to open and serve the public need for this area.

Proposed Park

The property includes:

Varied terrain: flat, hilly, bluffs, wetlands

5 ponds and 2 streams

4.5 miles of paved trails

3 restroom facilities

Irrigation system throughout property

6 bridges, a dam, and a tunnel

Community/Visitor Center

Maintenance facility



Proposed Park

The property includes:

Varied terrain: flat, hilly, bluffs, wetlands

5 ponds and 2 streams

4.5 miles of paved trails

3 restroom facilities

Irrigation system throughout property

6 bridges, a dam, and a tunnel

Community/Visitor Center

Maintenance facility



Property is Park Prepped



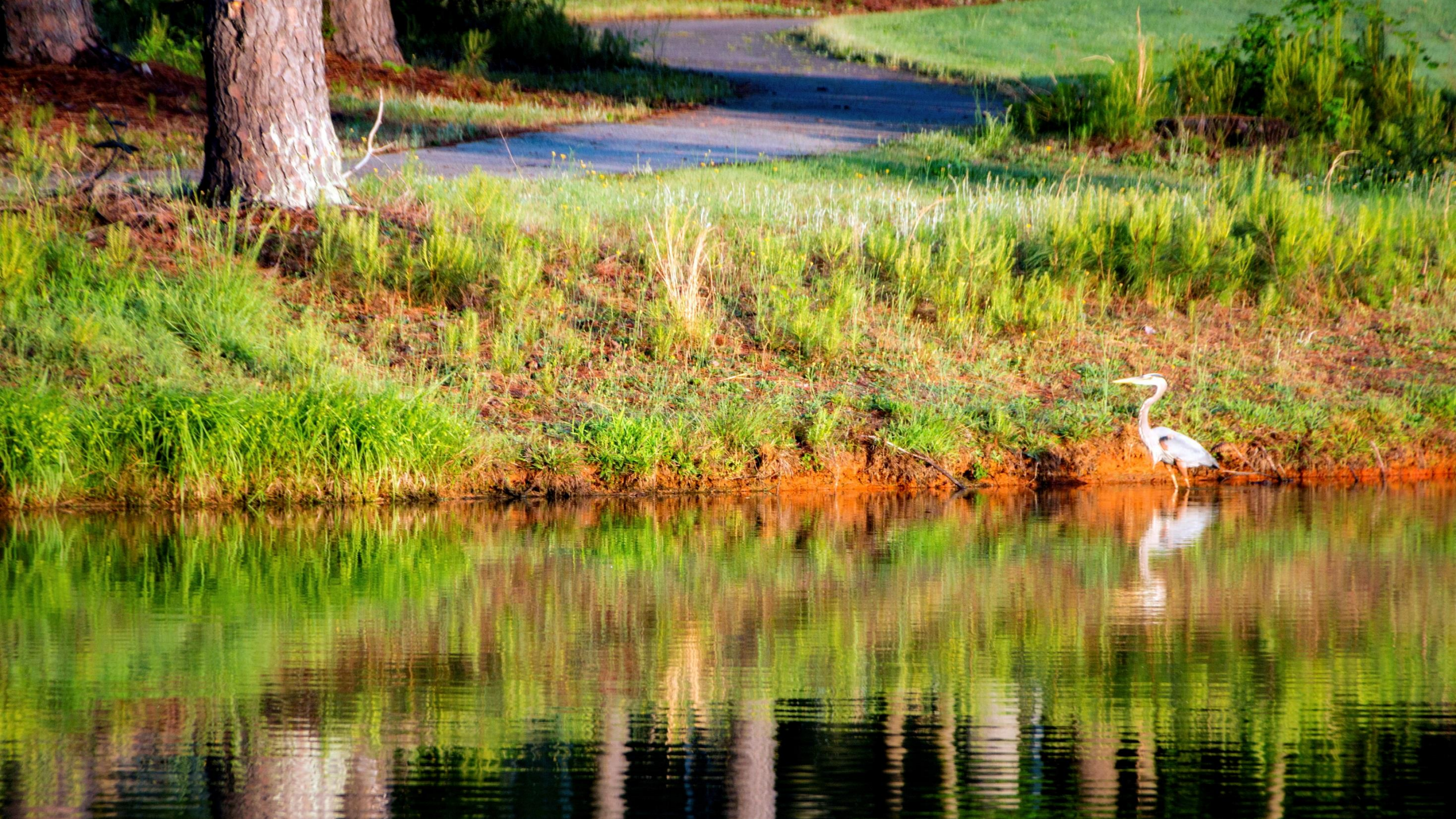


















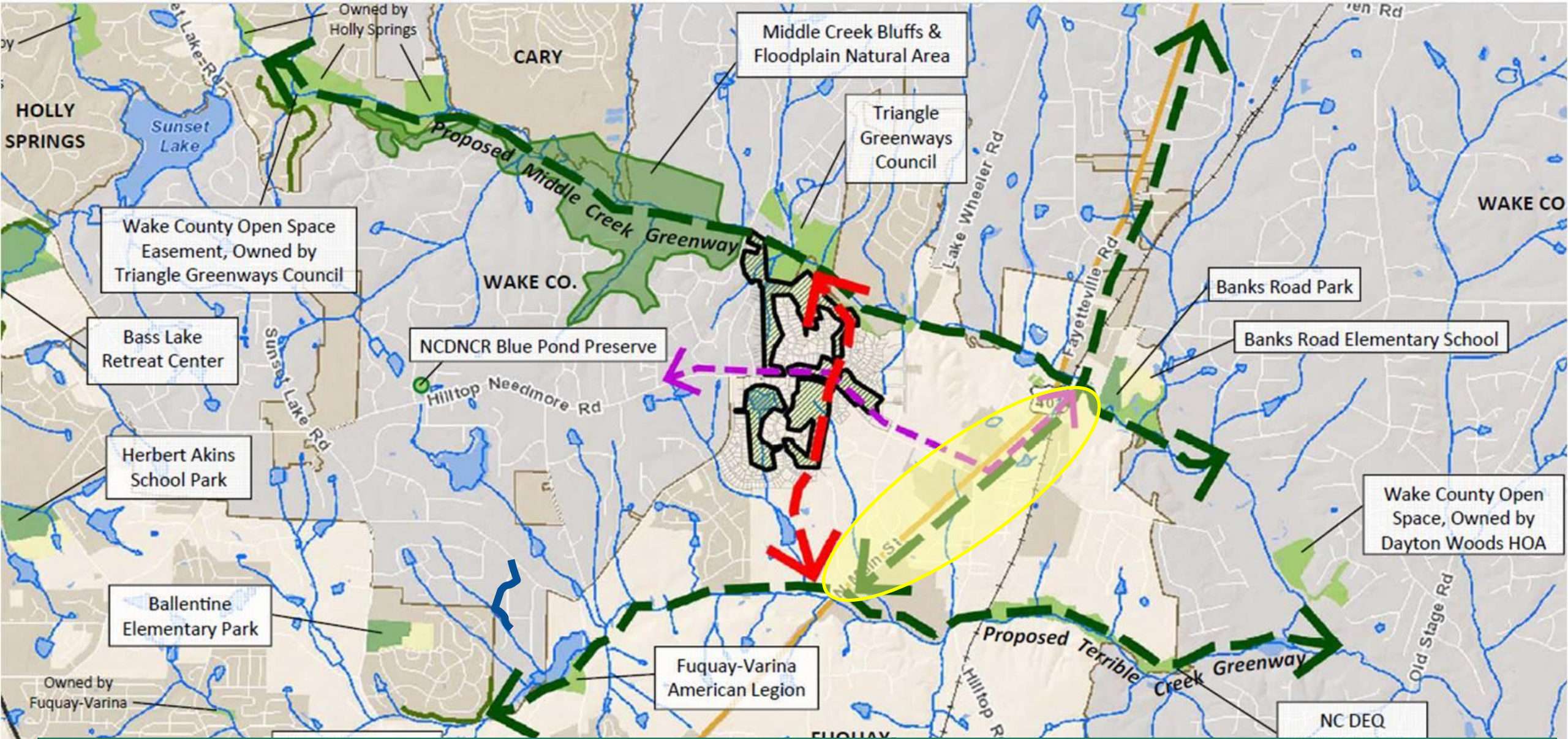












Fits perfectly into the Wake County Greenway Plan and saves money in building out a section of greenway trail.

South Wake Park Concept

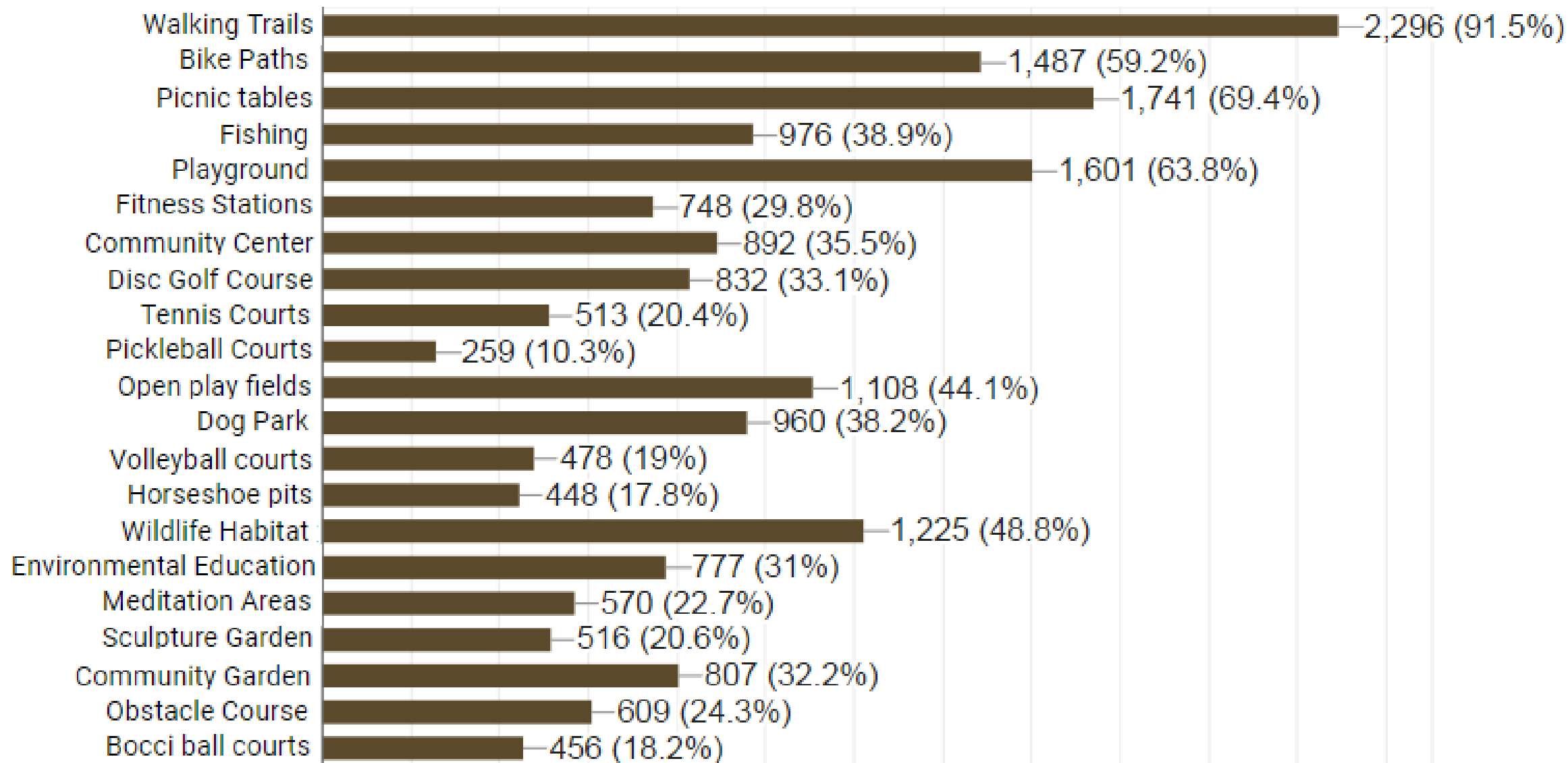


0' 125' 250' 500'
Scale: 1" = 250' - 0"



If a regional park is built near Hilltop Needmore and Johnson Pond Road,
which of the following amenities would you most like to see there?
(You can make multiple selections)

2,510 responses



Top 7 most desired amenities

Amenity	% in Favor	Existing Facilities	Cost
Walking Trails	91.5	4.5 miles of paved trails	Trail repairs
Picnic Tables	69.4	None	?
Playground	63.8	None	?
Bike Paths	59.2	4.5 miles of paved trails	Trail repairs
Wildlife Habitat	48.8	streams, ponds, woods, wetlands, fields (deer, raccoon, fox, heron, hawks, woodpeckers, squirrels, beaver, rabbits, fish, turtles, frogs, snakes)	None
Open Play Fields	44.1	50+ acres	Cut the grass
Fishing	38.9	5 ponds	None

South Wake Park

Concept



0' 125' 250' 500'

Scale: 1" = 250' - 0"



Great Partners Mean More Savings for Wake County

- **The Conservation Fund** believes this is an incredible opportunity and is willing to fund the acquisition of the property over a 3-5 year period.
- **The Triangle Greenways Council** also believes this is an amazing opportunity and is willing to donate an additional 80 acres to help connect to future greenway systems.
- **The Clean Water Management Trust Fund** believes this is an important project and we have a grant application into them for \$500,000 toward the creation of this park which will help protect the future of the Middle Creek water supply.

Save Millions of \$\$ for Wake County

- Creating a park is expensive. Land must be cleared and graded. Paths and parking must be established. Water and electricity must be made accessible. Restrooms, public buildings, and maintenance facilities must be built. For a park over 200 acres in size, those costs run into the millions of dollars.
- **All that work has already been done on this existing property!**
- Wake County plans to build more parks in the future. Why wait when the county can literally save millions of dollars by taking action now on an incredible opportunity to get a regional park for a fraction of the normal cost?

Operating Cost Savings

Hedonic Price Modeling

- Wake County uses this to determine property values
- Homes Closer to Open Spaces are more valuable

Additional tax revenue without any additional load on:

- Schools
- Roads
- Libraries
- Other County Services

Wake County Property Tax Values

+12.4%

-1.4%

-10.5%

-3.2%

+10.5%

- ~~\$66,000/year~~ in tax revenue
- \$130,000/year

 CC Property Value
Change

 Sample Property
Taxes

South Wake Park Project

Summary:

1. Save a beautiful piece of land in an area that is being rapidly overdeveloped
2. Infrastructure already in place that reduces the cost and time of creating this park
3. An immediate opportunity to provide a park to an area of the county that does not have one
4. Multiple partnerships that reduce the cost of this project and provide many unique opportunities and benefits



“This is a generational decision—make the right choice for the next generation.”

Native American Proverb

