

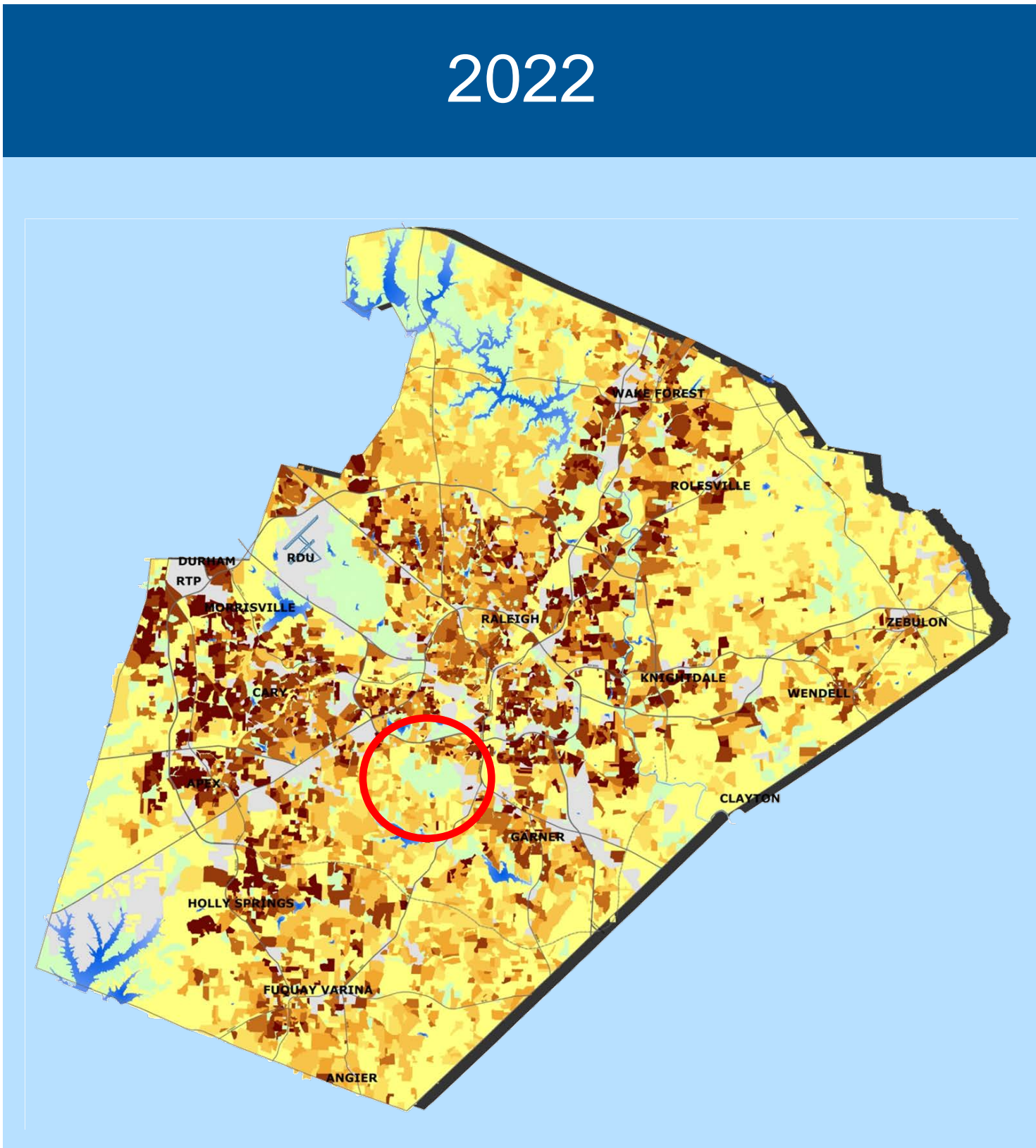
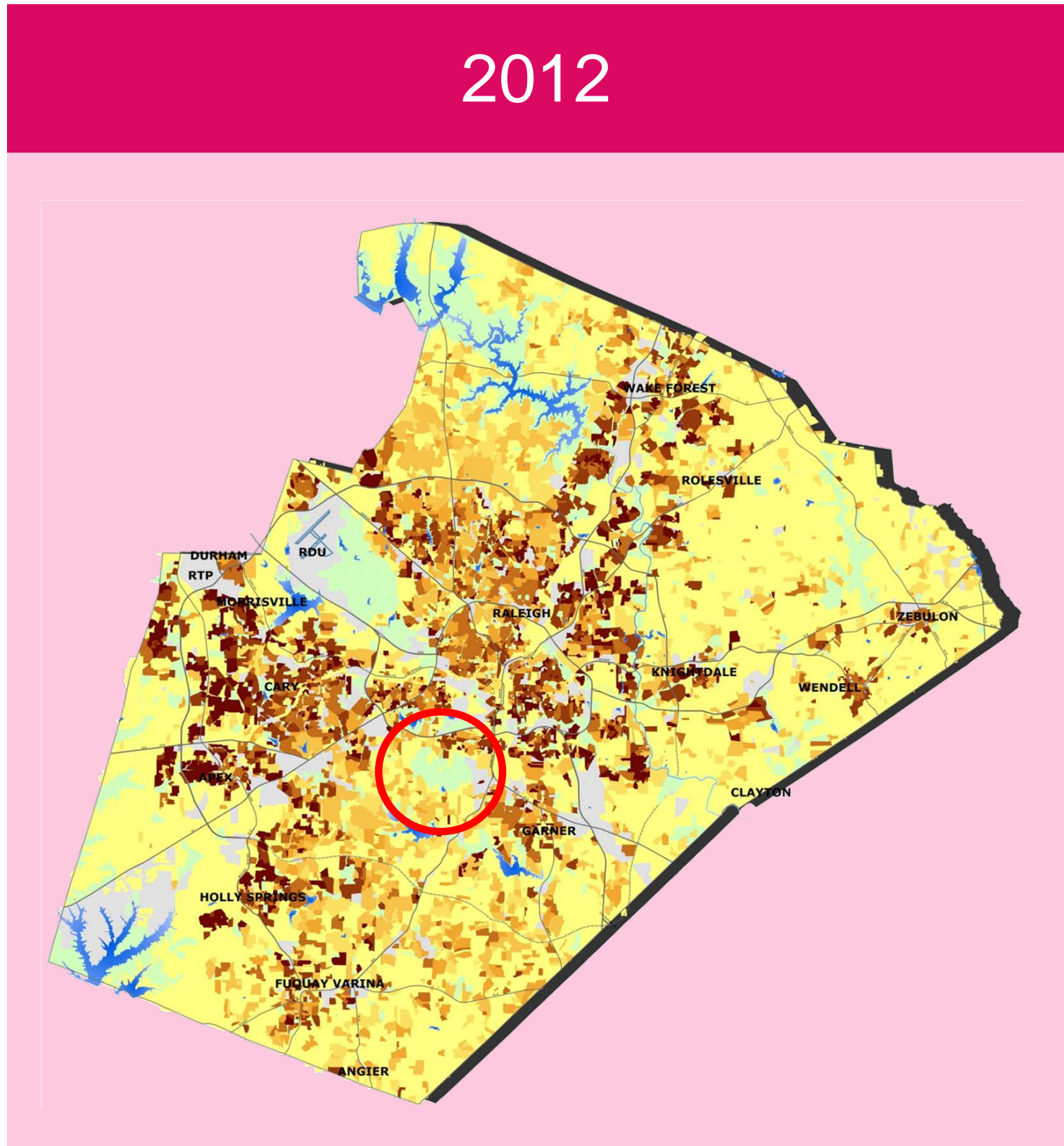
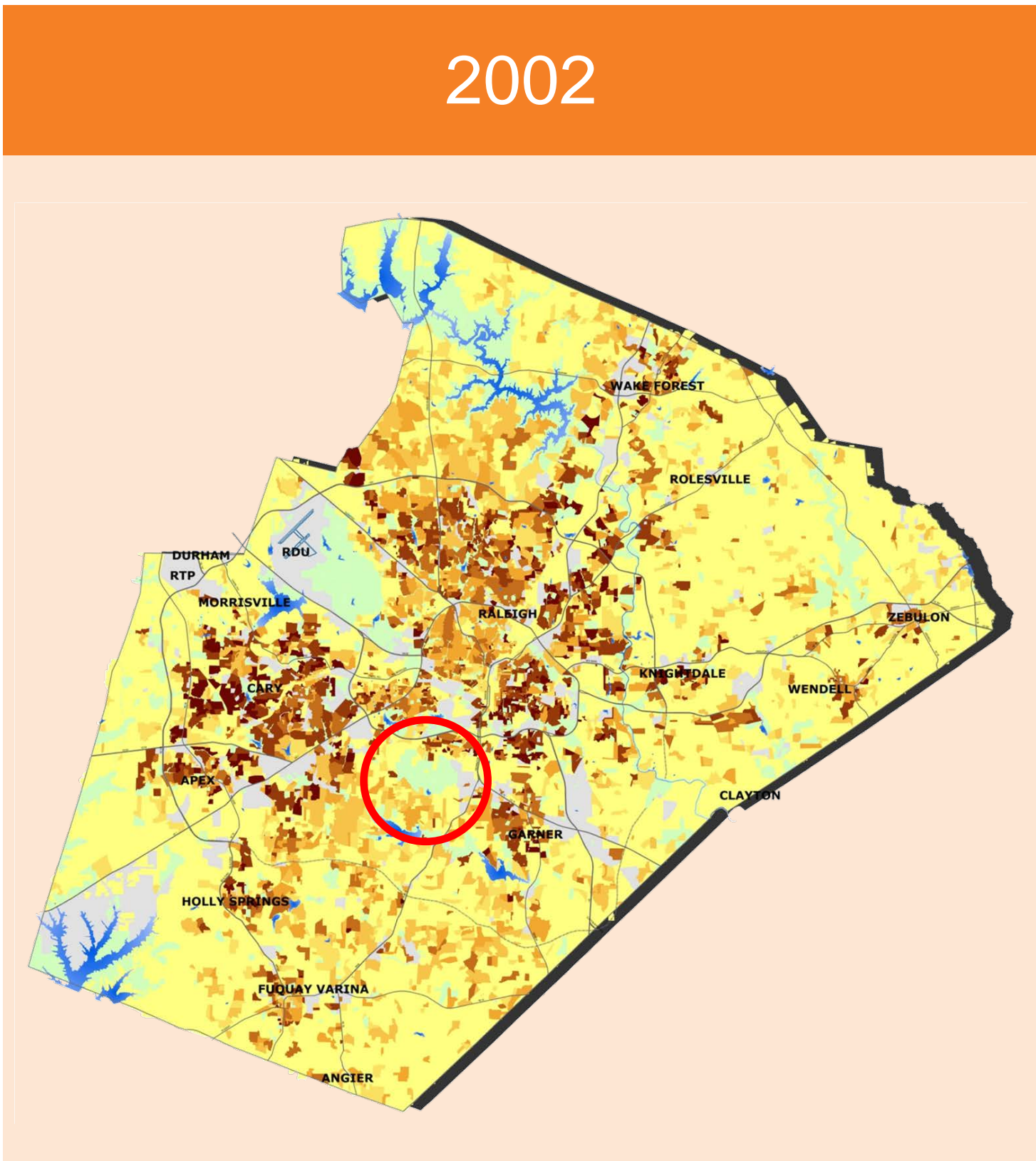


Wake County Board of Commissioners

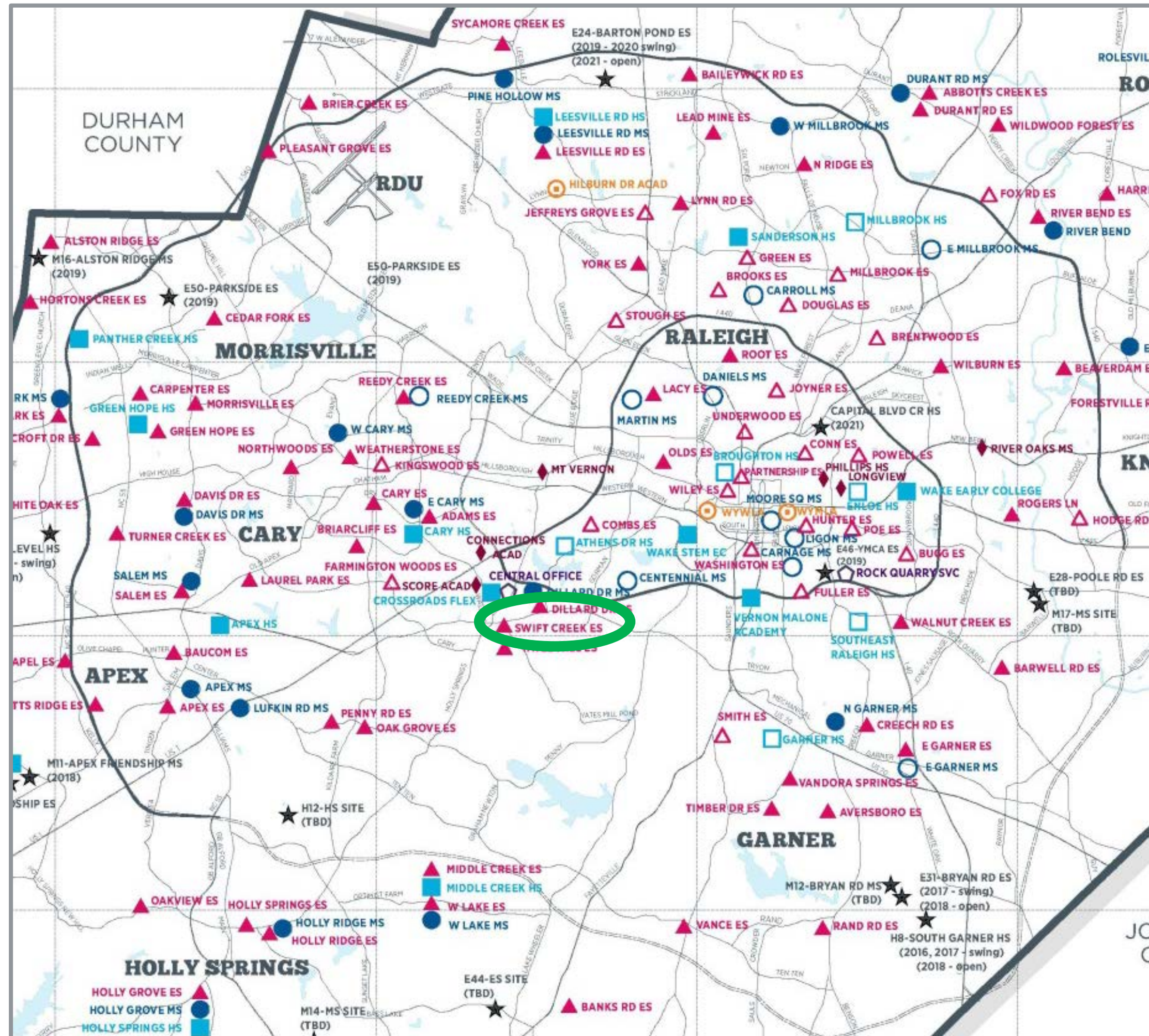
Request for Approval and Funding of Board of Education Land Acquisition: South Central Wake County - Parcel Adjacent to Swift Creek Elementary School

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WCPSS Real Estate Services Senior Director
February 4, 2019

Growth Trends: Actual Student Density by Planning Units of Residence



South Central Wake County –Swift Creek ES School Location



- ❑ Major renovation is included in Seven Year CIP
- ❑ Currently Planned to start construction in '21
- ❑ Currently Planned to open in '22
- ❑ Planned relocation to Garner 9th swing space during construction

Elementary School Utilization In South Central Wake

Elementary Schools	School Capacity	2017-2018 Enrollment	School Capacity Crowding %: 2017-2018	Current # of Trailer Classrooms	Actual Crowding %: 2017-2018
Swift Creek ES	510	434	85.1%	2	78.3%
Dillard Drive ES	466	687	147.4%	10	100.1%
Yates Mill Pond ES	492	611	124.2%	0	124.2%
Oak Grove ES	632	710	112.3%	5	95.7%
Penny Road ES (YR)	474	613	129.3%	7	97.6%
Farmington Woods	520	782	151.0%	10	106.1%
Adams ES (YR)	702	672	95.7%	8	76.5%
Combs ES	466	913	195.9%	13	121.4%
Smith ES	652	505	77.5%	0	77.5%
Seat Shortage (w/o SCES)	1,089				

Note: The crowding percentages in all elementary schools for '18-'19 will be higher than for '17-'18 due to K-3 class size limits legislation.

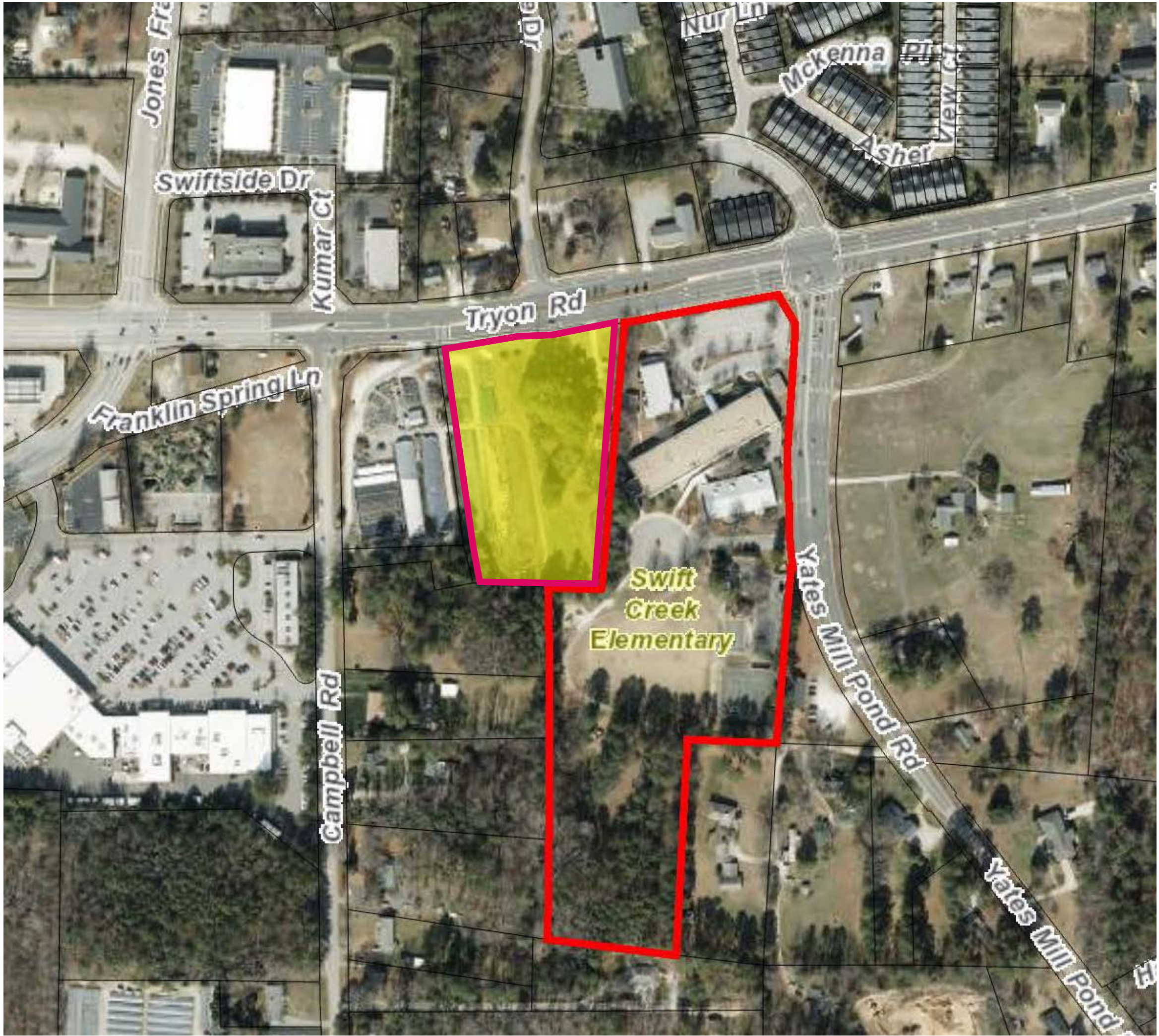
Swift Creek ES Aerial



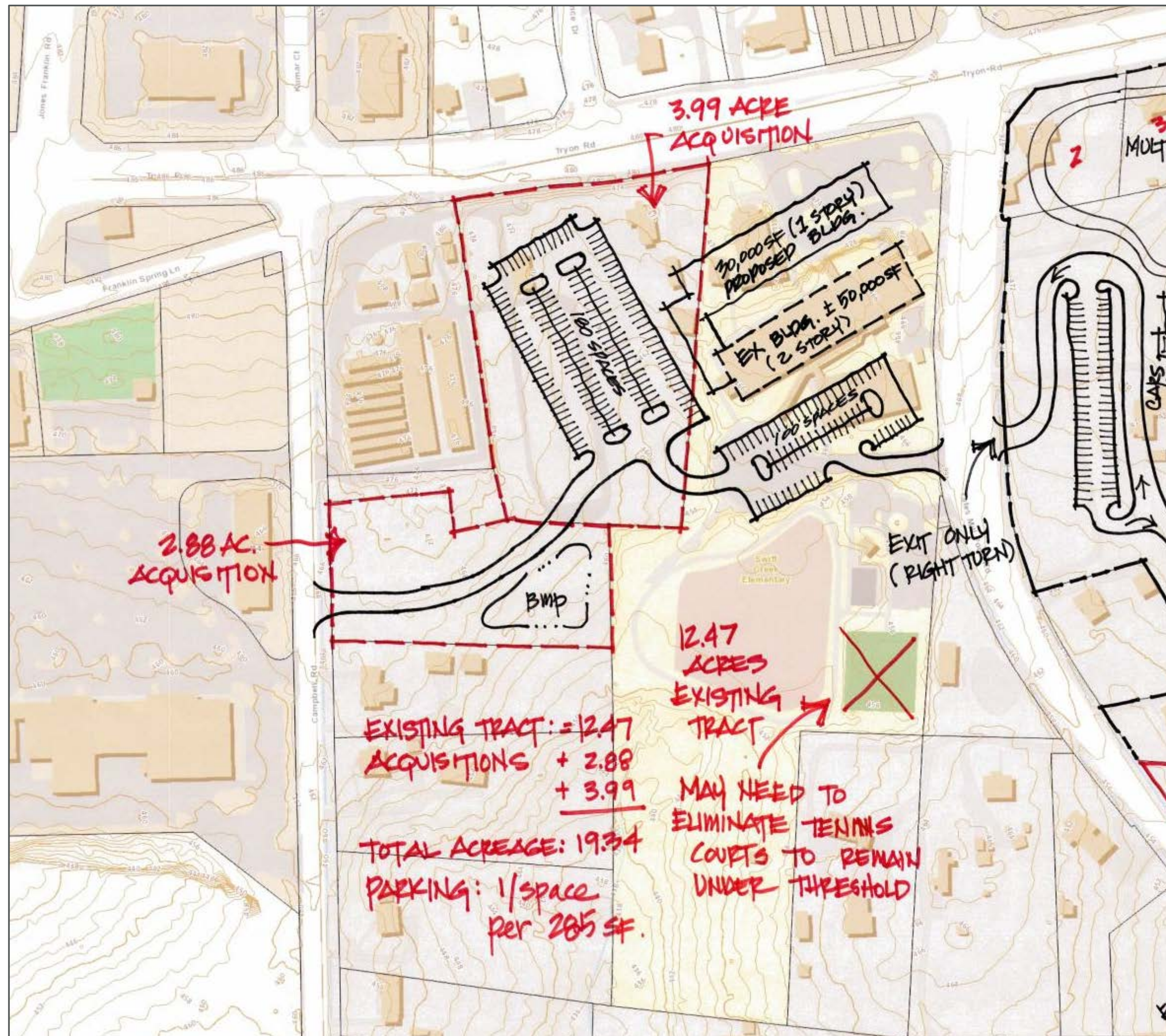
SCES Site Information:

- ❑ 12.47 acre site
- ❑ ±70,898 sf in 3 main buildings
- ❑ Primary space use is ±8 acres
- ❑ R-40W Swift Creek Watershed
- ❑ Site redesign restrainers:
 - Shape
 - Size
 - Access
 - Queueing requirements
 - Storm water requirements
 - Impervious surface limits
- ❑ Insufficient for planned ES major renovation given increased site requirements

Adjacent Parcel Option To Support ES School Needs



Preliminary Elementary School Assemblage Feasibility Study:



- ✓ Additional Acreage: ±4.04 acres
- ✓ Total Site Acreage: ±16.51 acres
- ✓ Accommodates Small Elementary School Plan
- ✓ Adequate circulation for parent queue
- ✓ Accommodates standard program elements
- ✓ School Park tennis courts removal anticipated to reduce impervious area
- ✓ 30% impervious utilization meets limits
- ✓ Additional access acquisition preferred to Campbell Road to provide two entrance points from separate roads for car & bus traffic

Contract Terms and Information: Mann

- **Purpose:** Swift Creek Elementary School site addition to support planned renovation
- **Seller:** Gerald W. Mann, Successor Trustee of the Inez Haley Mann Revocable Trust under that certain trust agreement dated January 23, 2004. Land was acquired by William S. Mann and wife, Mary Inez Haley Mann in 1958.
- **Description of Land To Be Purchased:** A 4.04 acre parcel with a house and outbuildings located on the southern side of Tryon Road adjacent to Swift Creek ES.
- **Zoning:** Wake County R-40W, but within Town of Cary urban service area and identified as a “Destination Center” per its long range plan. Annexation is anticipated.
- **Negotiated Purchase Price:** \$1,100,000 Dollars (\pm 4.04 acres @ \$6.25/ SF)
- **Appraised Value:** \$1,215,000 (\$7.00/SF) per MAI-certified appraisal procured to establish fair market value price point and inform negotiations.

Contract Terms and Information: Mann

- **Funding Source:** Site acquisition costs are funded from the Land Acquisition line item of the ongoing CIP.
- **Operational Cost Impacts:** Additional utility and maintenance costs are anticipated with acquisition of the additional buildings until such time as they are removed to support the future site use.
- **Intermediate Use:** As the property will not be in use for the intended purpose for a year or more, the potential for an appropriate intermediate use may exist. In order to minimize potential risks while taking advantage of possible income potential and/or community collaboration while keeping responsible stewardship and sustainability in the forefront of decision making, a site management plan will be developed for the land bank period in advance of the renovation project.
- **Acquisition Result:** The assemblage of the subject property with the Swift Creek ES property will vest ownership in the Board of 16.04 acres.

West Assemblage Contract Terms and Information - Mann

■ Utilities:

- Swift Creek ES has existing water and sewer services at the site.
- With the renovation, the existing lengthy off-site force main line will likely be realigned to a much closer gravity sewer line within Campbell Road.

■ Subject to Potential Easement Conveyance:

- The adjacent mini-storage developer may need a 0.27 acre conservation/landscaping easement along the western boundary of the Mann tract
- The proposed easement location and use is not expected to adversely effect the property use for school construction.
- If needed, per preliminary agreement the easement will be conveyed in exchange for appropriate compensation paid to the Board of Education.

End of Presentation

End of First Reading Presentation.

Questions?