



# Wake County Board of Commissioners

## **Request for Approval and Funding of Board of Education Land Acquisition: South Central Wake County/Cary/Southern Raleigh Area (Second Reading)**

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WCPSS Real Estate Services Senior Director  
May 20, 2019

# Program Need Supporting Land Acquisition

- **6-12 Alternative Learning Program (ALP) School (Tier III):** A specific program need identified and prioritized through the Space Needs Analysis and Prioritization (SNAP) process.
- **Purpose/Function:** To provide services and intervention through the Alternative Learning Program for middle school and high school special education and regular education students for whom an alternative learning program is recommended.\*
- **Estimated Space Need:** ±54,000 sf building with site elements to support 200 students
- **Proposed Location:** Central Wake County/Cary/Southern Raleigh.
- **Proposed School Availability:** 2023

*\* Adjustments to the target population may be made after completion and review of the ongoing Alternative School Evaluation.*



# Site Assemblage Aerial

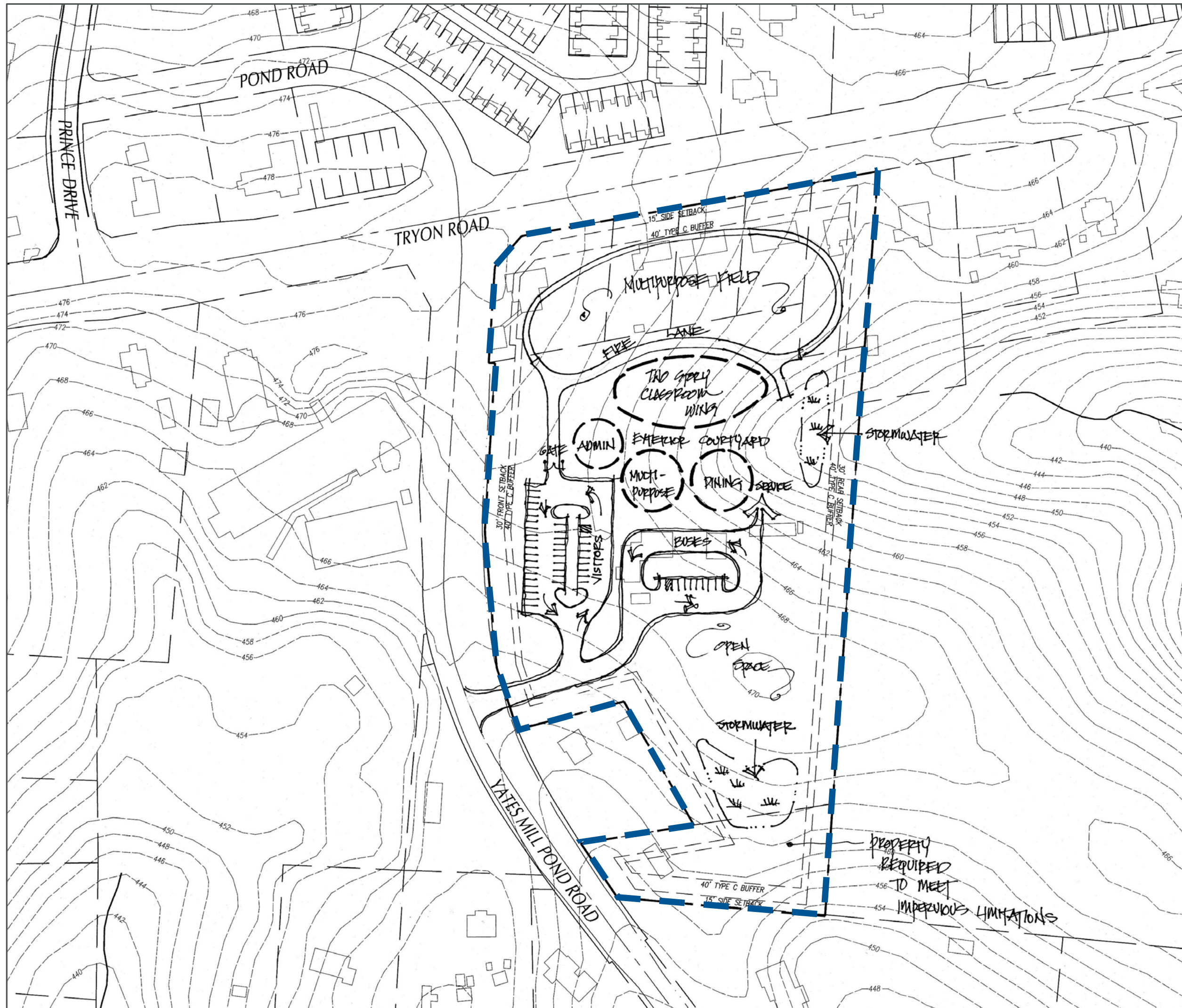


## Site Assemblage Information:

- 12.187 acre assemblage of seven parcels, each currently with a house
- Across Yates Mill Pond Road from Swift Creek Elementary School
- Frontage on Tryon Road and Yates Mill Pond Road
- R-40W Swift Creek Watershed Zoning
- Subject to the Swift Creek Land Management Plan of Wake County, Raleigh, Cary, Apex and Garner



# Preliminary 6-12 ALP Feasibility Study



- Assemblage Acreage:  $\pm 12.187$  acres
- 6-12 Alternative School Plan for 200 students
- Adequate circulation for parent queue
- Room for program elements
- Single entrance point to separation of driveways for car & bus traffic
- Service access off bus loop
- Compliant with established impervious surface limits

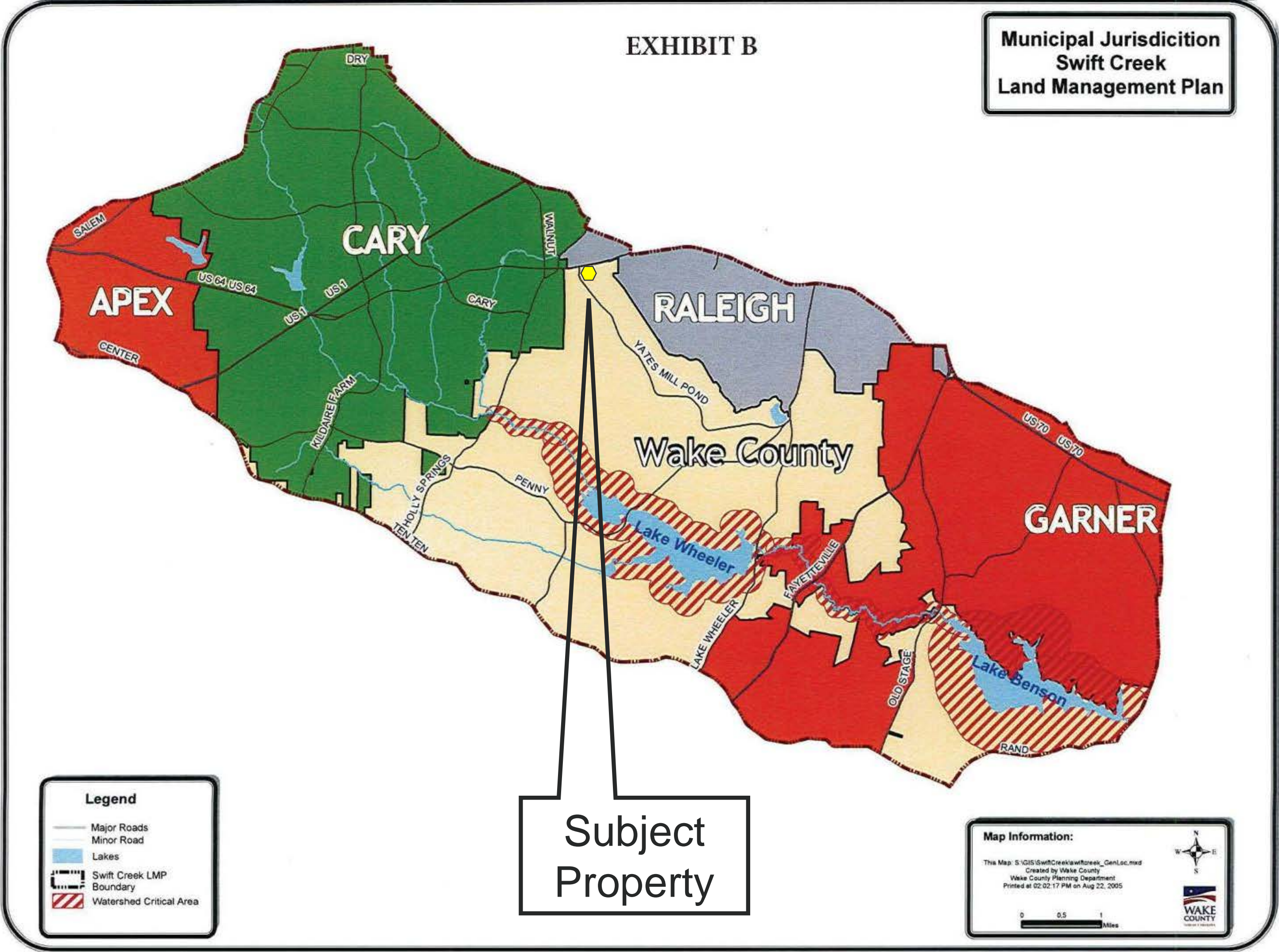


# Swift Creek Land Management Plan

- Guides development management in the water supply watersheds to protect water quality.
- Includes land use classifications and attendant performance standards based on maximum density, impervious limits, storm water requirements, and whether municipal sewer connections are allowed.
- Changes to the Plan are governed by an Interlocal Agreement signed by all parties.
- An Amendment to the SCLMP ILA is needed to support the location of the school facility and extension of utilities within the SCLMP area.
- Stakeholder municipalities are in the process of formal consideration of the Amendment.
- Storm water runoff and nutrients from the school development are expected to be less than or equal to what is currently being contributed from the existing parcels.
- School development are expected not to result in an exceedance of watershed development limitations required by the SCLMP for the Town of Cary service area.

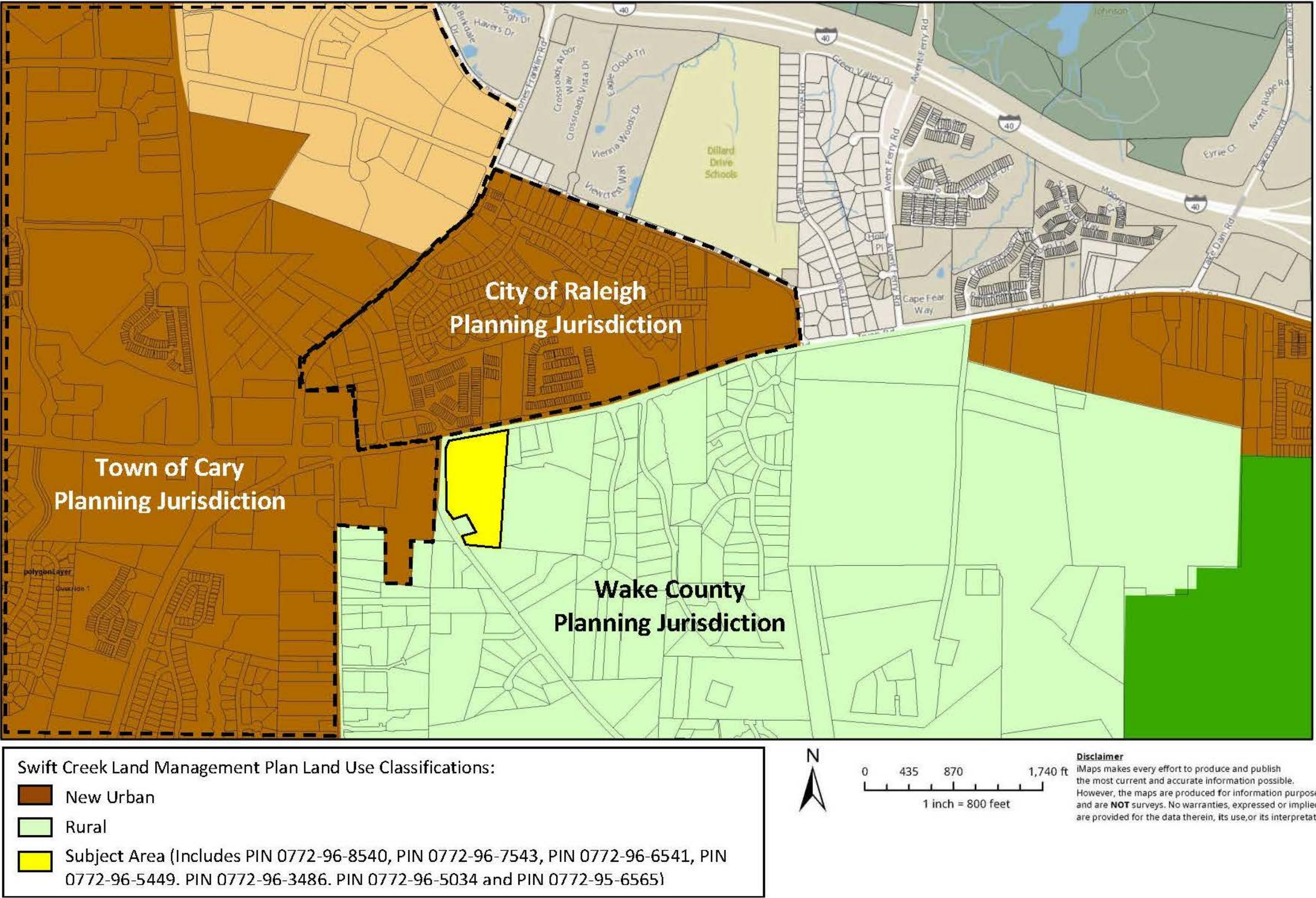


# Swift Creek Land Management Plan – Municipal Jurisdictions





# SCLMP Land Use Classifications of Adjacent Properties





# Contract Terms and Information:

- **Sellers:** Jeffrey Butler, as Trustee for The Shirley T. Warner Revocable Trust dated 8/30/2001, The Luther and Shirley Warner Charitable Trust dated 7/29/2016, & The Luther D. Warner Revocable Trust.
- **Asset Description:** Seven parcel assemblage of 12.187 acres, with houses and outbuildings located in the southeastern quadrant of the intersection of Tryon Road and Yates Mill Pond Road, across from Swift Creek Elementary.
- **Proposed Utilization:** 6-12 ALP location
- **Negotiated Assemblage Purchase Price:** \$1,582,000
- **Appraised Value:** \$1,696,500
- **Utilities:** Water & sewer services are available at the site



# Contract Terms and Information:

- **Target Opening:** School year '23-'24 predicated on timing of available funding.
- **Funding Source:** Site acquisition costs are funded from the Land Acquisition line item of the ongoing CIP.
- **Operational Cost Impacts:** Modest utility and site landscape maintenance costs are anticipated until site development begins. While some program costs are in the current operational budget, additional operational costs may be incurred with relocation facilitating program growth to meet existing needs once the facility is constructed.
- **Interim Site Management:** A Property Management/Stewardship Plan will be developed to minimize potential risks and to promote responsible stewardship and sustainability for the land bank period in advance of the school development project.
- **Additional Approvals Needed In Advance Of Development:**
  - Amendment to the Wake County Land Use Plan
  - Annexation into Town of Cary



# Land Acquisition Comparison

	Est. Date of Acquisition	Acreage	Sales Price	Appraised Value	Sales Price Over/(Under) Appraised Value
<b>Site Assemblage (Warner Assemblage)</b>	5/2019	12.187	\$1,582,000	\$1,696,500	(\$114,500)

Recently Acquired Sites In The Area	Date of Acquisition	Acreage	Total Sales Price	Appraised Value (Per Acre)	Sales Price (Per Acre)
<b>Tryon Road (Mann) (Beside Swift Creek ES)</b>	3/2019	4.04	\$1,100,000	1,215,000	(\$115,000)



# End of Presentation

End of Second Reading Presentation.

Board approval is requested.