

2019-2020 Greenway RFP Evaluation and Results

Wake County Board of Commissioners
October 26, 2020



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Today's Discussion

- **Successes of the Open Space Program**
- **Use of the RFP Format**
- **Current Available Funding**
- **2019-2020 RFP Evaluation and Results**
- **Future Use of Recreation Land Dedication Ordinance Funding**



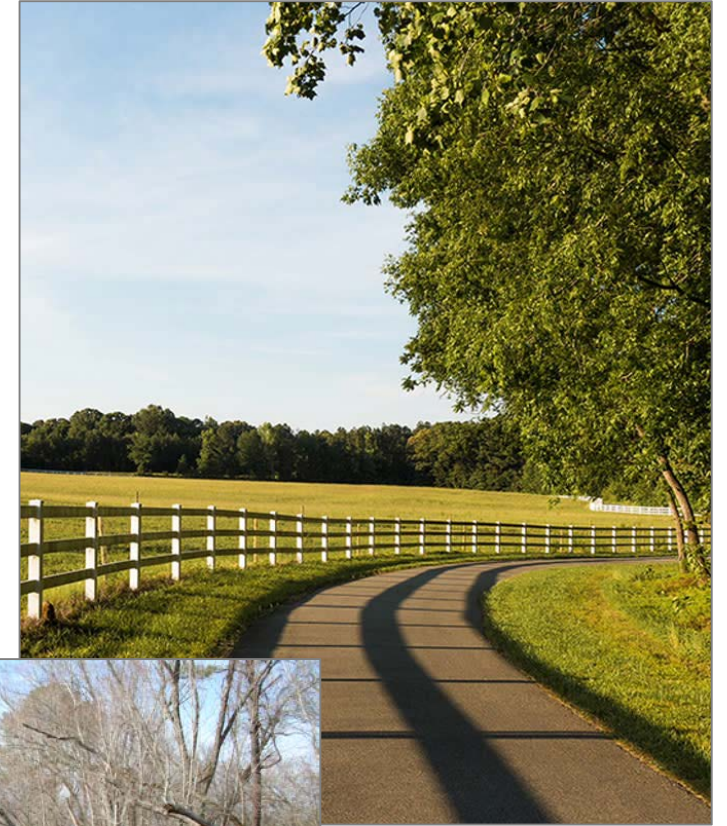
Successes

- **Three Open Space Bond Referenda**

- 7,672 acres in 139 acquisitions
- 23.7 miles of greenway in 11 projects
- Partnered with every municipality
- Two nature preserves open to the public
one under construction
- Open space and greenway planning

- **2018 PGROS Bond**

- \$20 M in open space funding
- \$20 M in greenways funding



The RFP Format

Four previous RFP cycles

- Identify property for acquisition and/or municipal/nonprofit projects
- Specifically target land and projects
- Evaluate against one-another



Available Funding

Greenways

- **\$5.0 M for greenway development**

Open Space

- **\$25.0 M for open space acquisition**
 - \$20.0 M Bond
 - \$5.0 M NC Department of Transportation (up to 25% match to County funds)



RFP Results

- **Process**

- Targeted private landowners, municipalities and non-profits
 - Landowners based on Open Space Model
 - All twelve municipalities, NCSU and Non-profits
- November 20, 2019 – January 17, 2020

- **Overall Results Greenways**

- 5 municipalities
- 8 projects totaling 6.6 miles
- Estimated project costs = \$21.3 million
- Requesting \$6.7 million (31.5%)

- **Overall Results Open Space**

- Landowner / municipal / non-profit
- 253 positive responses
- 6,963 acres valued at \$152 million

Greenways



Greenway Evaluation & Recommendations

- **Minimum RFP Criteria**

- Shovel ready
- Maximum 50% match

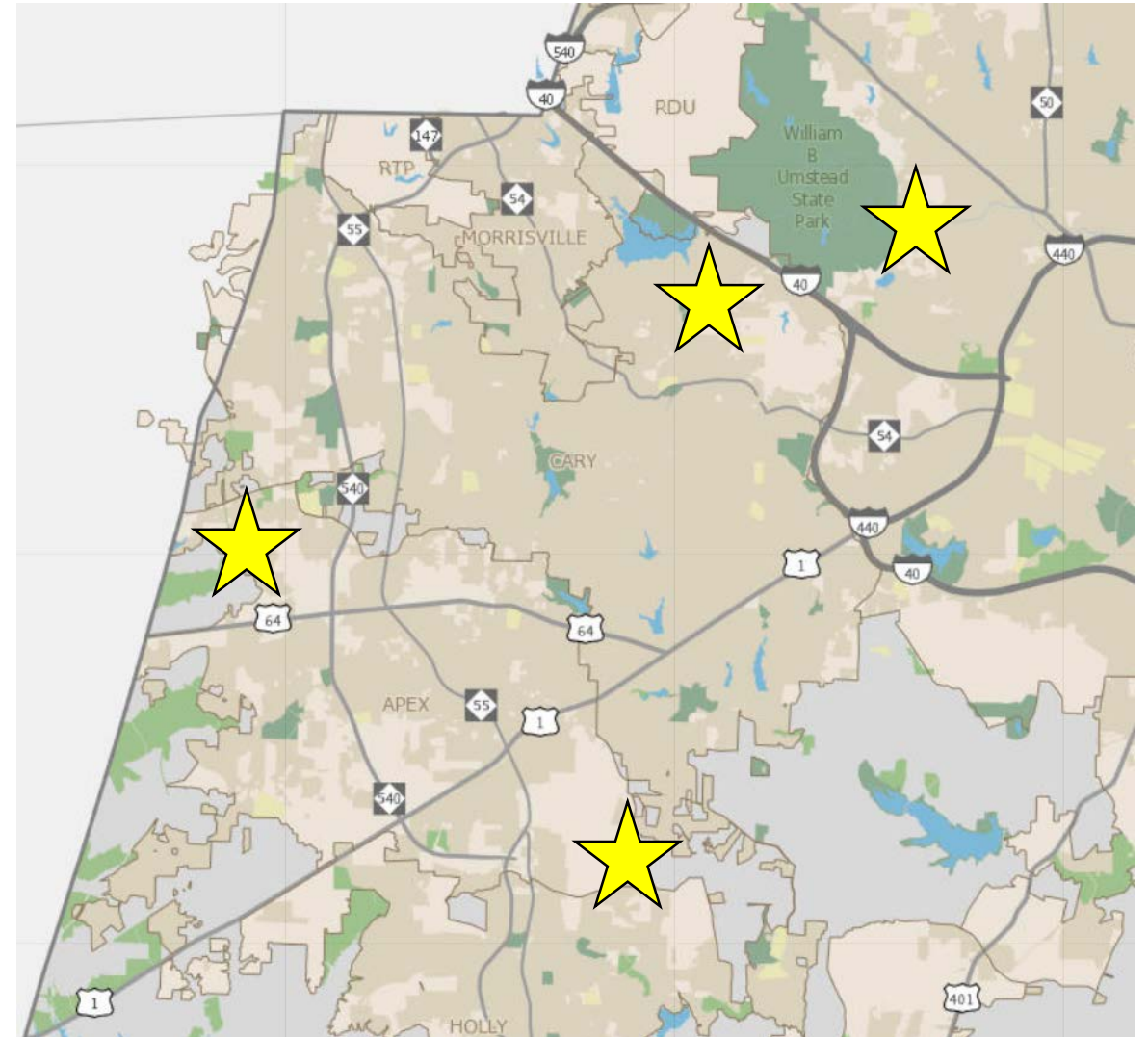
- **Recommendations**

- Apex (x2), Cary, Raleigh = 3.2 miles
- Estimated Project Costs = \$13.7 million
- Requesting \$4.7 million (34%)

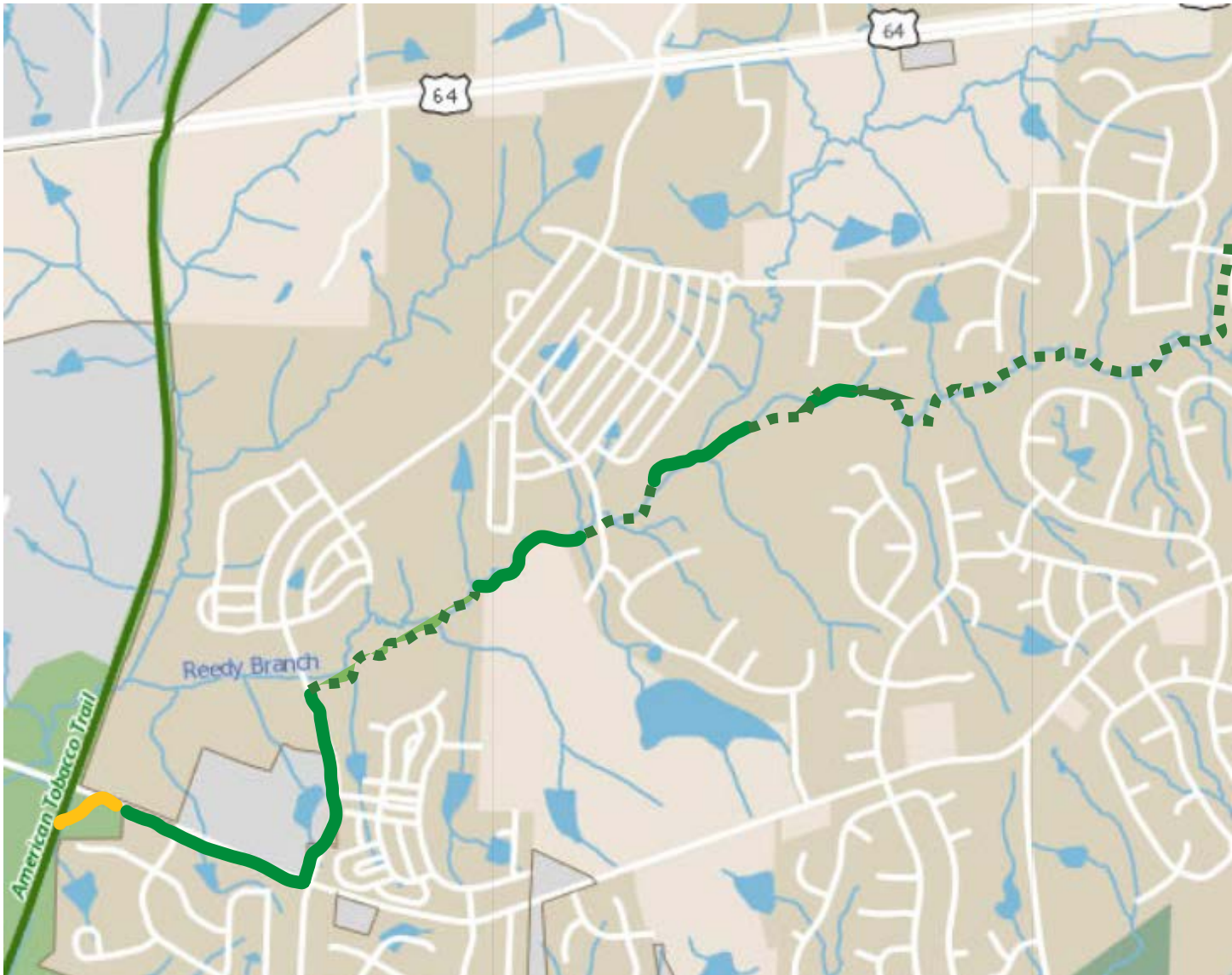


2020 Greenway Recommendations

- Apex – Beaver Creek Greenway
- Apex – Middle Creek Greenway
- Cary – Black Creek Greenway
- Raleigh – Crabtree Creek
Greenway West

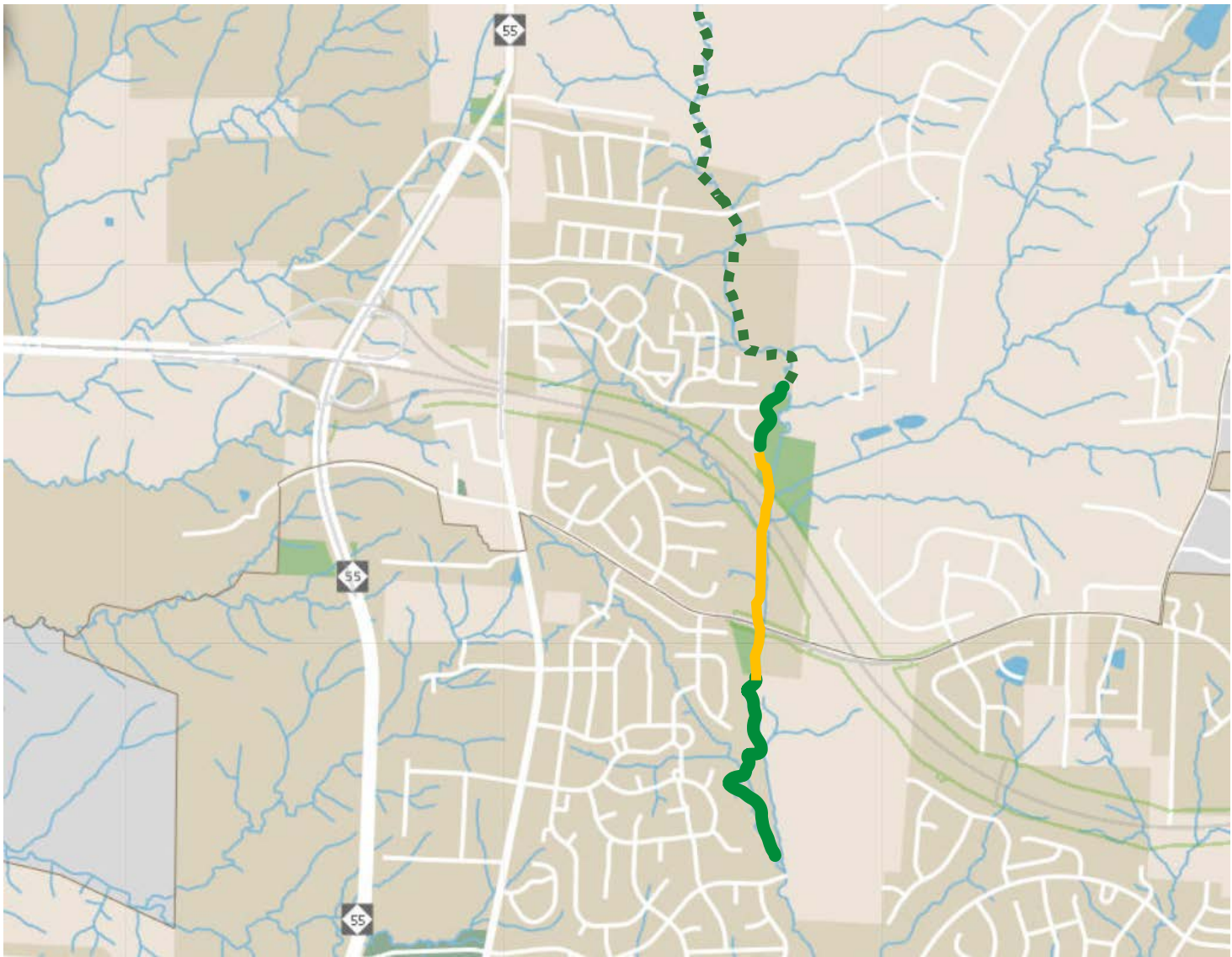


Apex - Beaver Creek Greenway



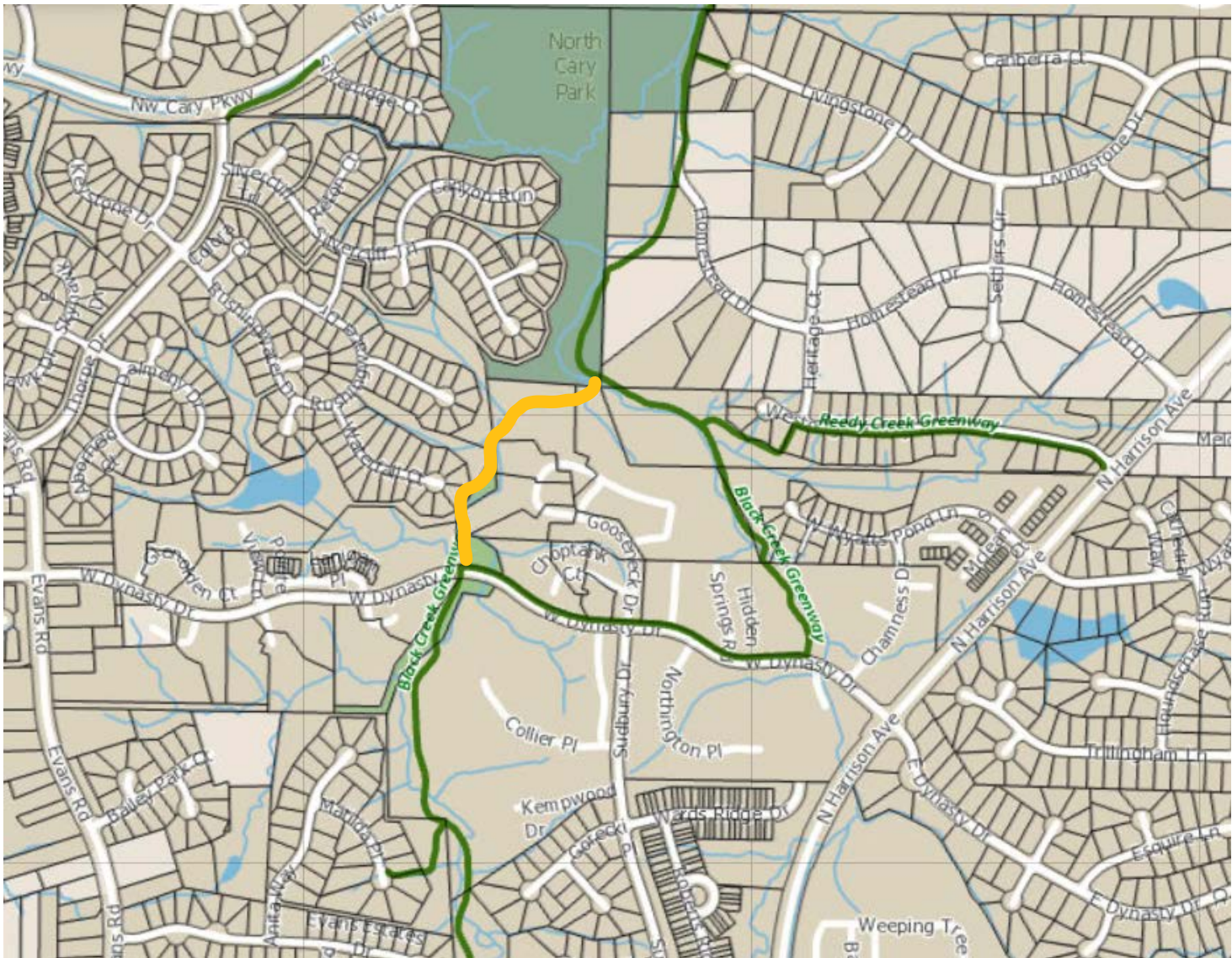
Total Project Cost	\$305 K
Amount Requested of Wake County	\$150 K
Request as a % of Total Project Cost	49%
Length (Linear Miles)	.1
Cost Per Mile (Total \$ / Linear Mile)	\$2.54 M

Apex – Middle Creek Greenway



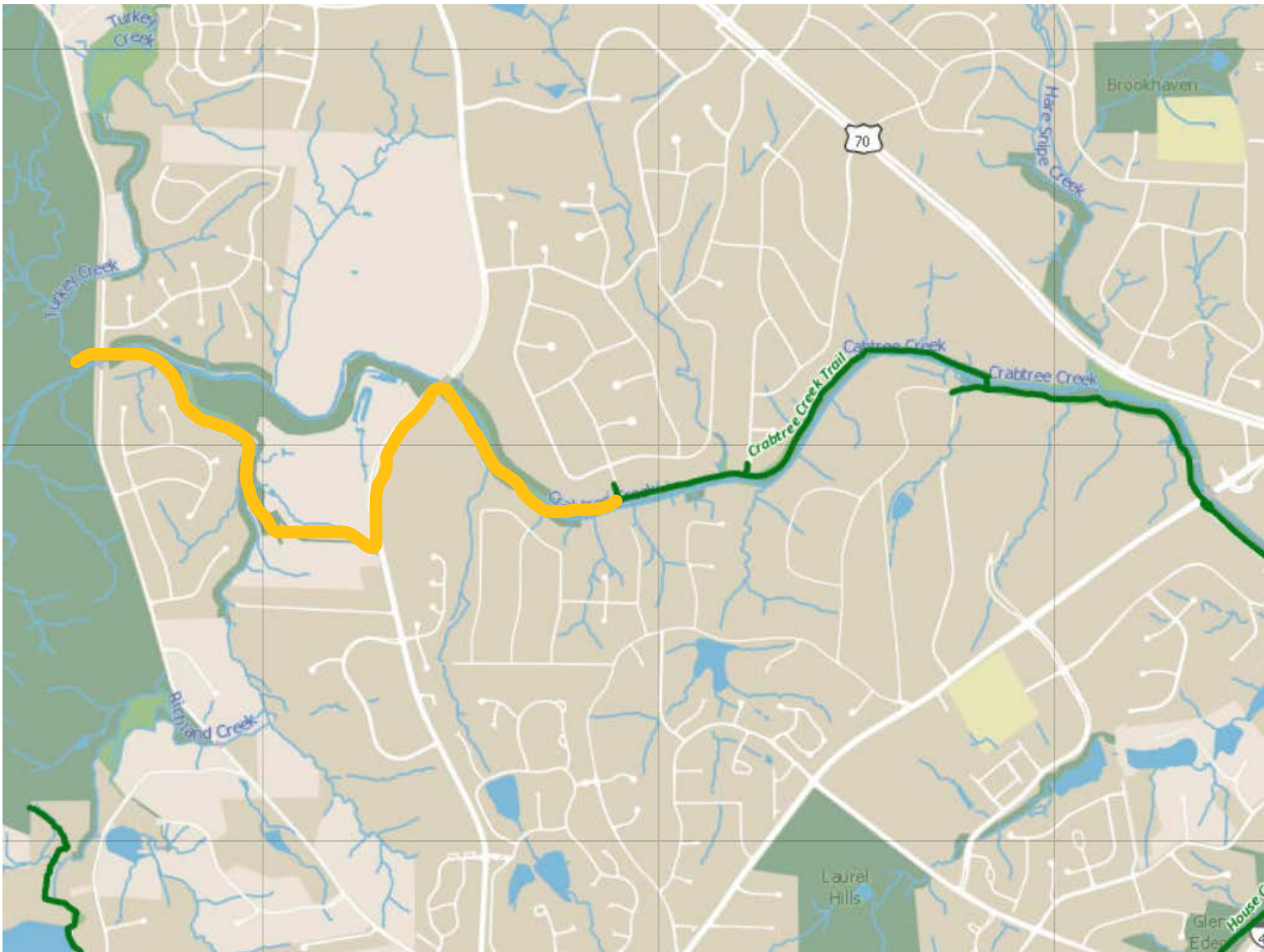
Total Project Cost	\$3.14 M
Amount Requested of Wake County	\$1.54 M
Request as a % of Total Project Cost	49%
Length (Linear Miles)	1
Cost Per Mile (Total \$ / Linear Mile)	\$3.08 M

Cary – Black Creek Greenway



Total Project Cost	\$1.65 M
Amount Requested of Wake County	\$165 K
Request as a % of Total Project Cost	10%
Length (Linear Miles)	.3
Cost Per Mile (Total \$ / Linear Mile)	\$5.81 M

Raleigh – Crabtree Creek West Greenway



Total Project Cost	\$8.61 M
Amount Requested of Wake County	\$2.80 M
Request as a % of Total Project Cost	33%
Length (Linear Miles)	1.8
Cost Per Mile (Total \$ / Linear Mile)	\$4.78 M



Next Steps:

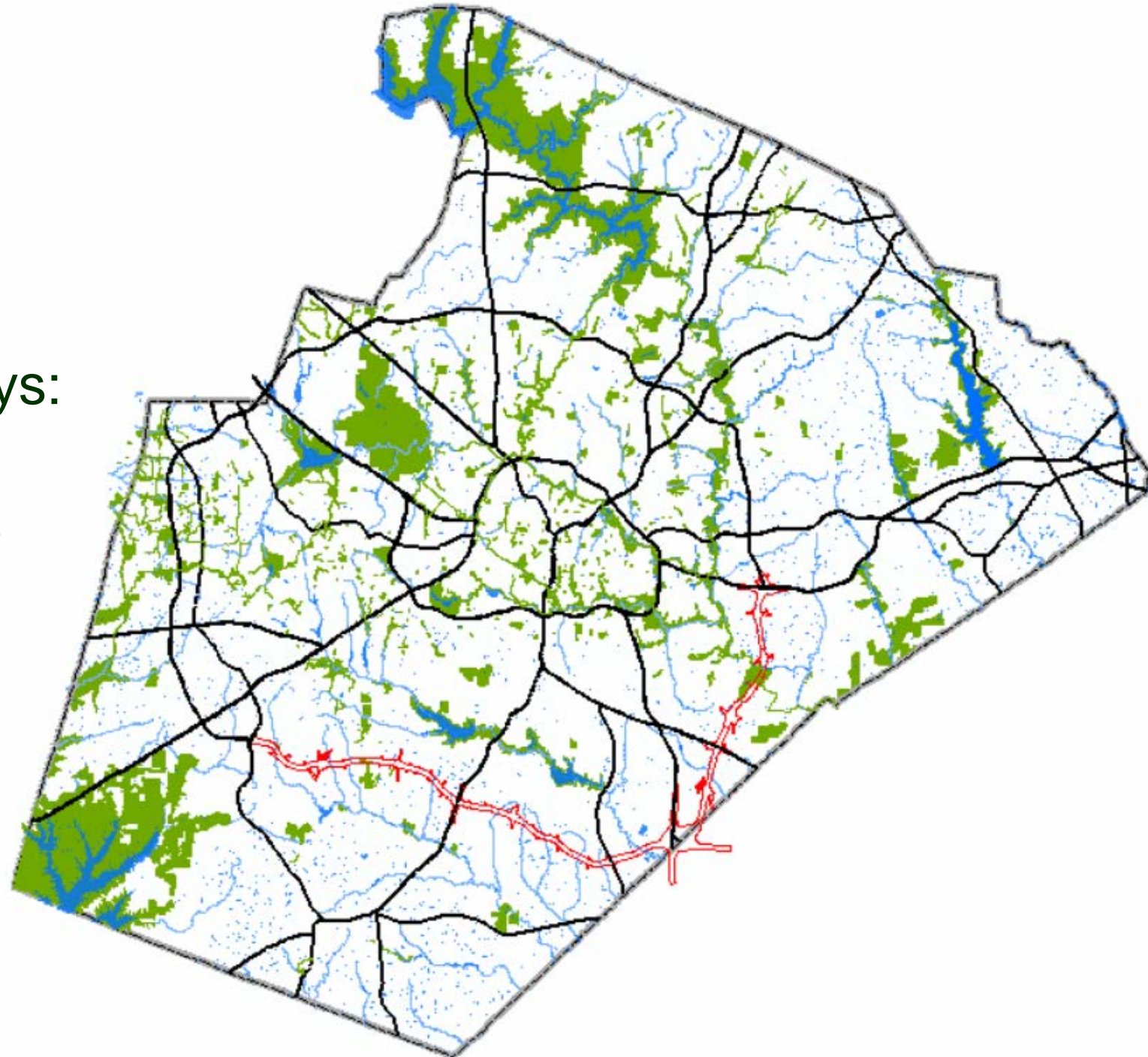
- **Authorize staff to move forward with funding agreements**
- **BOC approval of individual projects**

Open Space



Open Space in Wake County

- County Goal = 30% of County or 165,000 acres
- Preserved in different ways:
 - Regulation (60,000 acres)
 - Land development process (22,000 acres)
 - As park and conservation lands (83,000 acres)
- Currently ~65,000 acres or 78% of the park and conservation lands



Open Space Evaluation & Recommendations

- **Open Space Acquisition**

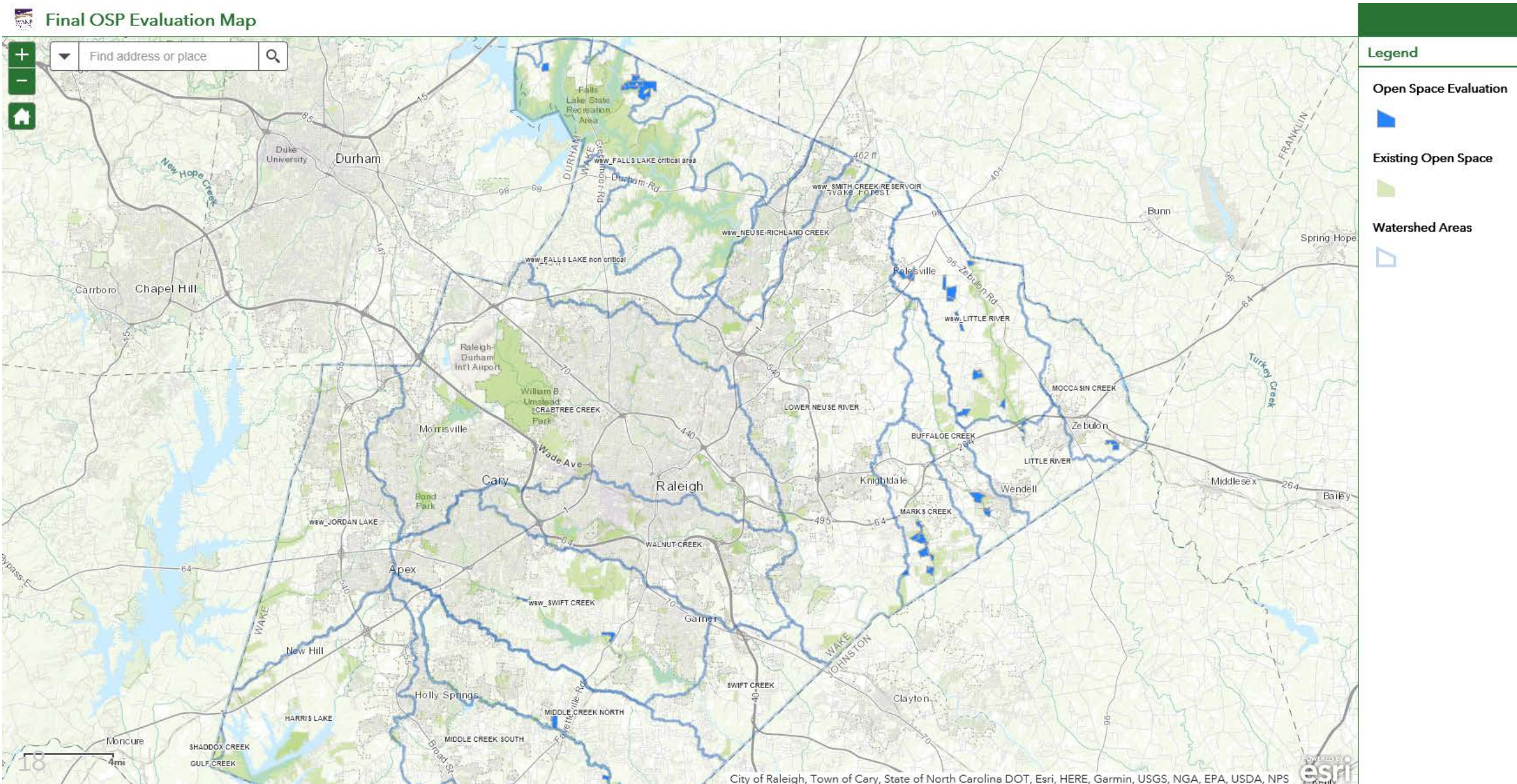
- Open Space Model
- Experience & Successes
- Special Opportunities

- **Recommendations**

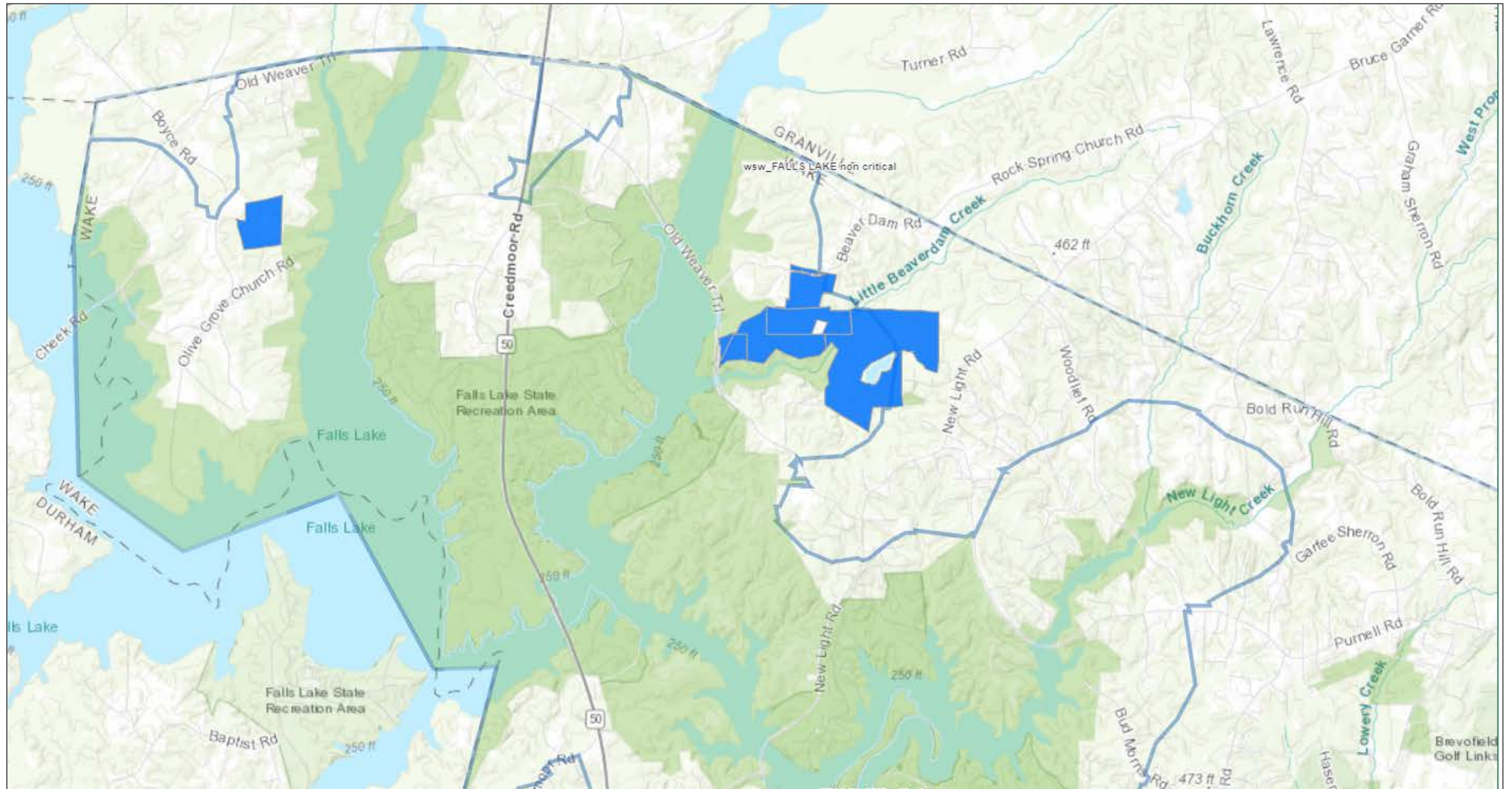
- Landowners, Wendell & TLC
- 41 parcels = 2,140 acres, w/ value of \$29.5 million



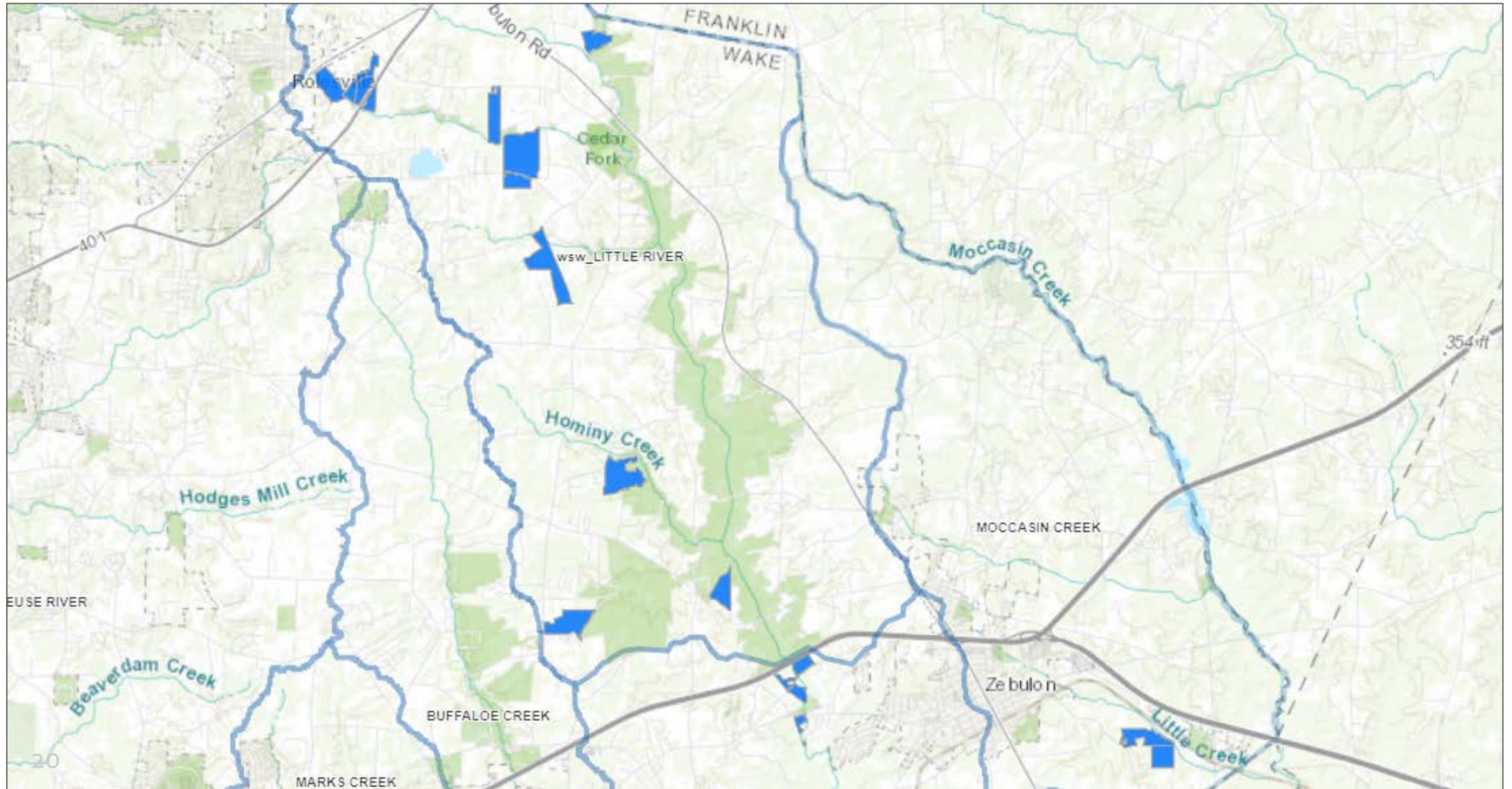
Map of Final 2020 OS Results: Top \$30 Million



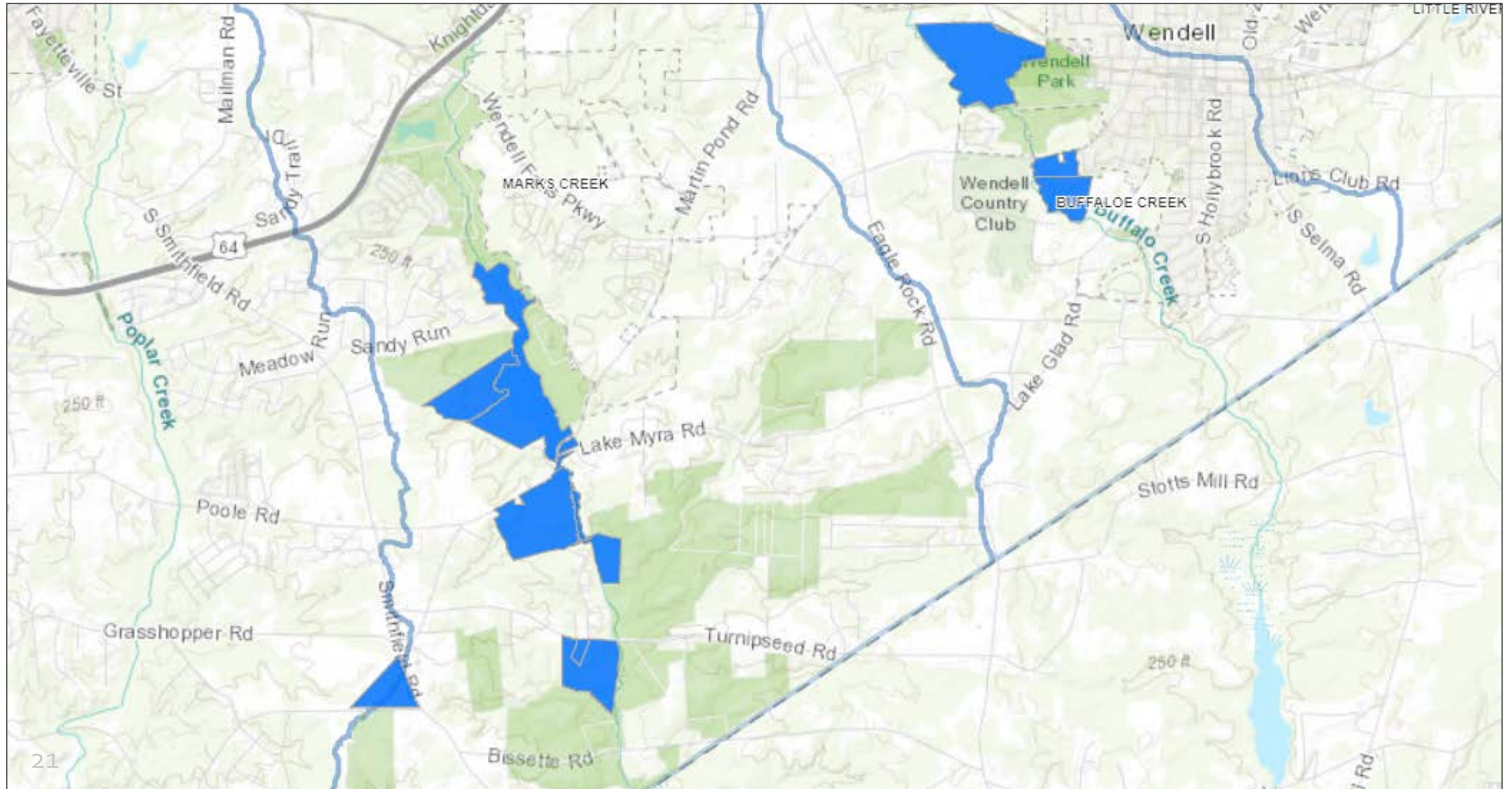
2020 OS Results: Northern Wake County



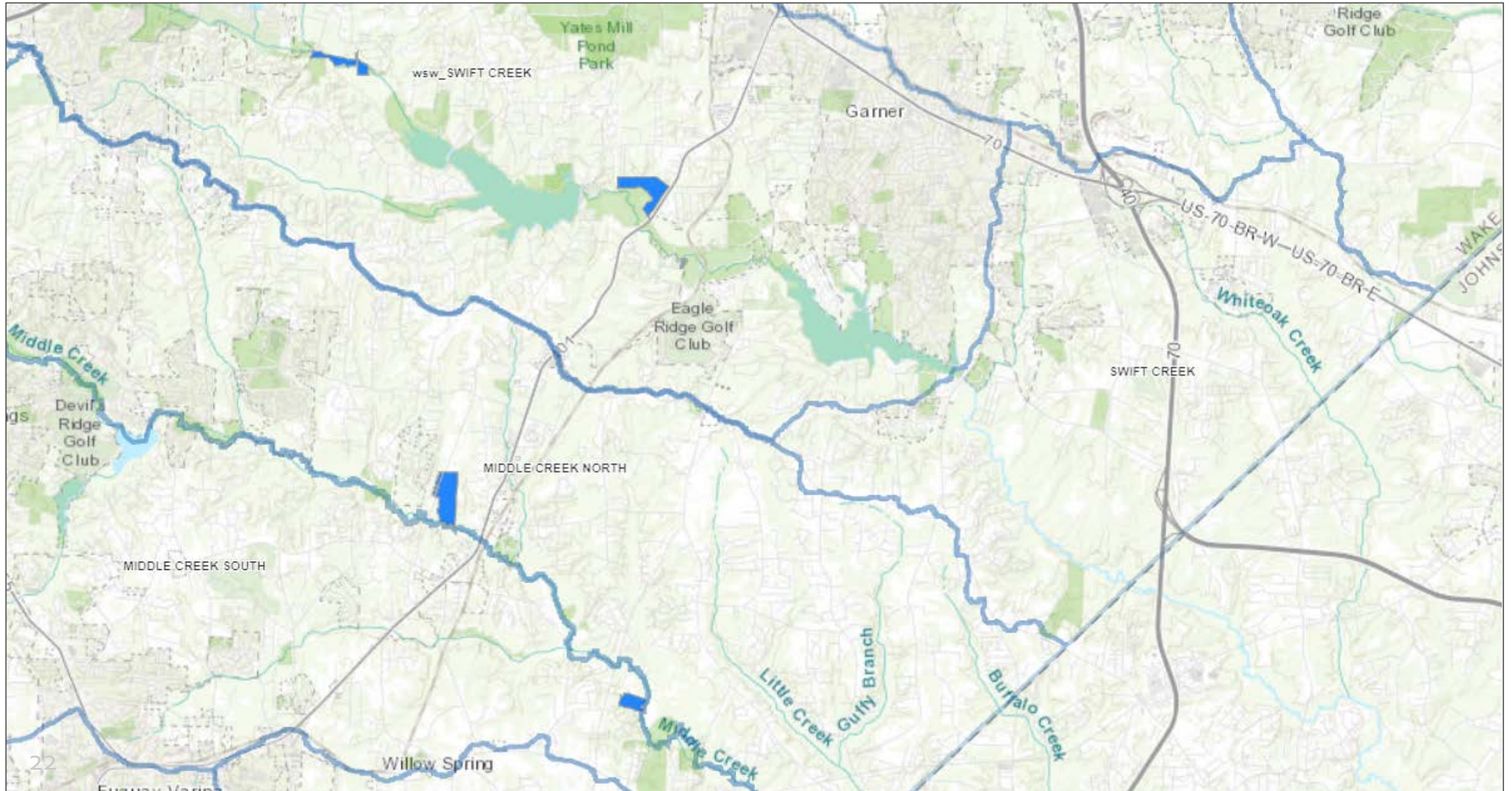
2020 OS Results: Little River



2020 OS Results: Marks Creek & Buffalo Creek



2020 OS Results: Swift Creek & Middle Creek



Next Steps:

- **Authorize staff to move forward with landowner negotiations and partner funding agreements**
- **BOC approval of individual projects**

Use of Recreation Land Dedication Ordinance Funding

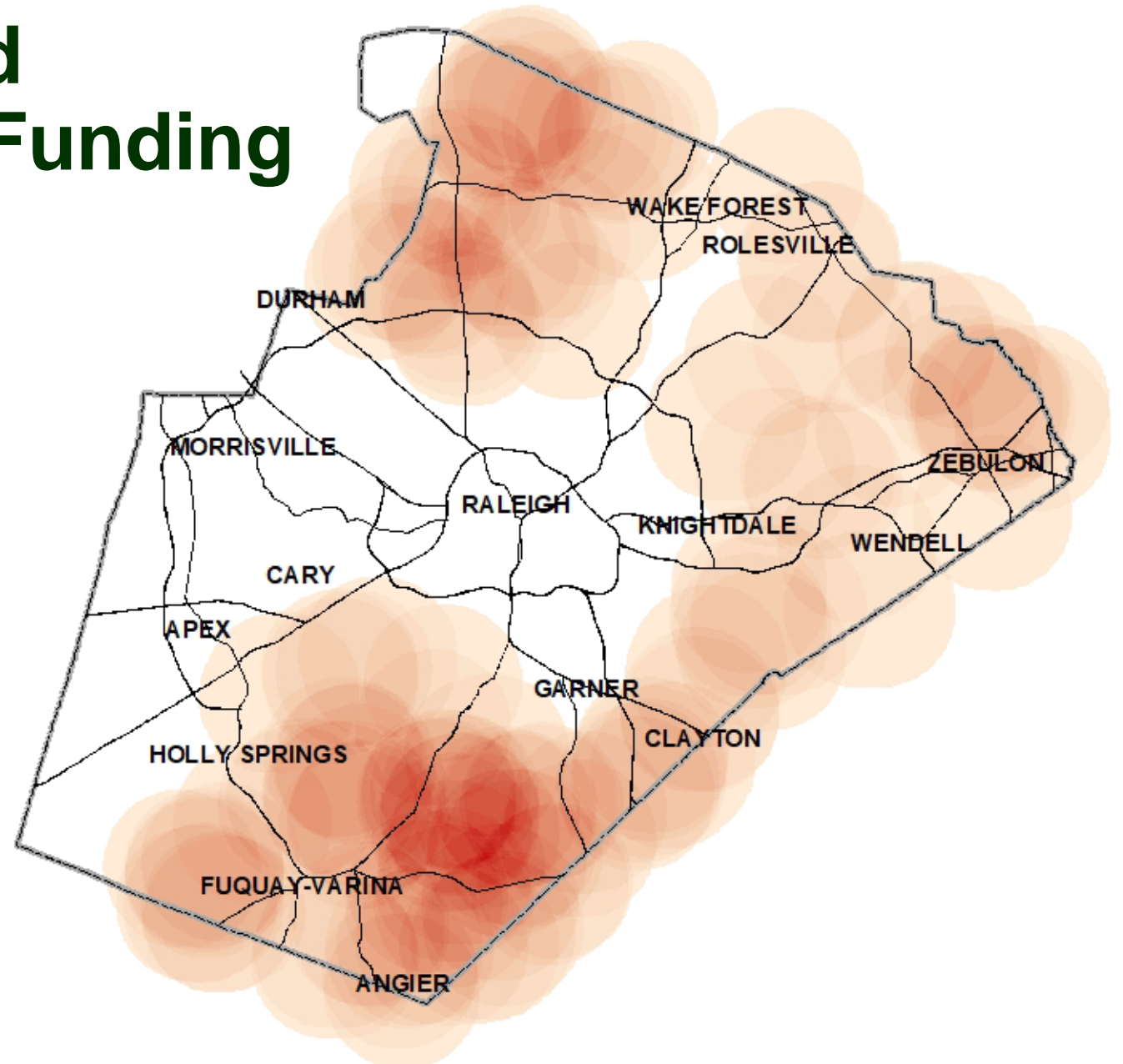


Use of Recreation Land Dedication Ordinance Funding

- Added to the Unified Development Ordinance in 2002
- Goal of generating funding for park land acquisition
- Required a dedication of land or payment in lieu of dedication
- Funding could only be used to acquire land within the immediate area of where it was collected
- Removed from the Unified Development Ordinance in 2011
- Nine (9) parcels totaling 154 acres were dedicated; payment of fee in lieu totaling \$1,767,779 was received.

Use of Recreation Land Dedication Ordinance Funding

- Three-mile restriction was very problematic leading to small pockets of funding across the County
- Staff recommends eliminating the restriction and allow the funds to be used to acquire land County-wide



Next Steps

If you concur, staff will prepare an agenda item for your future consideration.

