

Item Title: Donation of Bluffs at West Oaks HOA Property to Wake County for Open Space and Greenway Connection Purposes

Specific Action Requested:

That the Board of Commissioners accepts the donation of Bluffs at West Oaks HOA Property (WC REID 0414973) from the Bluffs at West Oaks Homeowners Association subject to terms and conditions acceptable to the County Attorney.

Item Summary:

Purpose: The Board of Commissioners approves all County real estate transactions and appropriates all expenditures.

Background: One goal of the 2018 Parks Greenways Recreation & Open Space bond was to continue the County's efforts toward open space preservation. To this end, staff put forward an open space Request for Proposals (RFP) in 2019 to solicit responses from landowners interested in preserving their property. Forty target acquisitions were presented to the Board of Commissioners at their October 26, 2020 work session.

The Bluffs at West Oaks HOA Inc. has offered this three-acre property to the County as a donation.

Acquisition costs of up to \$2,500.00 could be incurred for due diligence and recording fees.

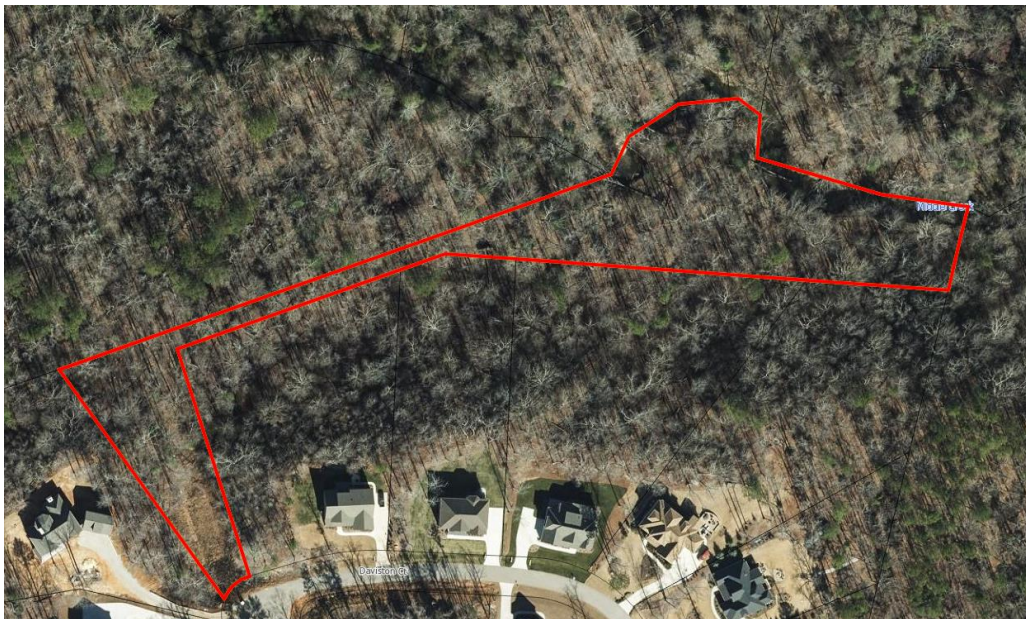
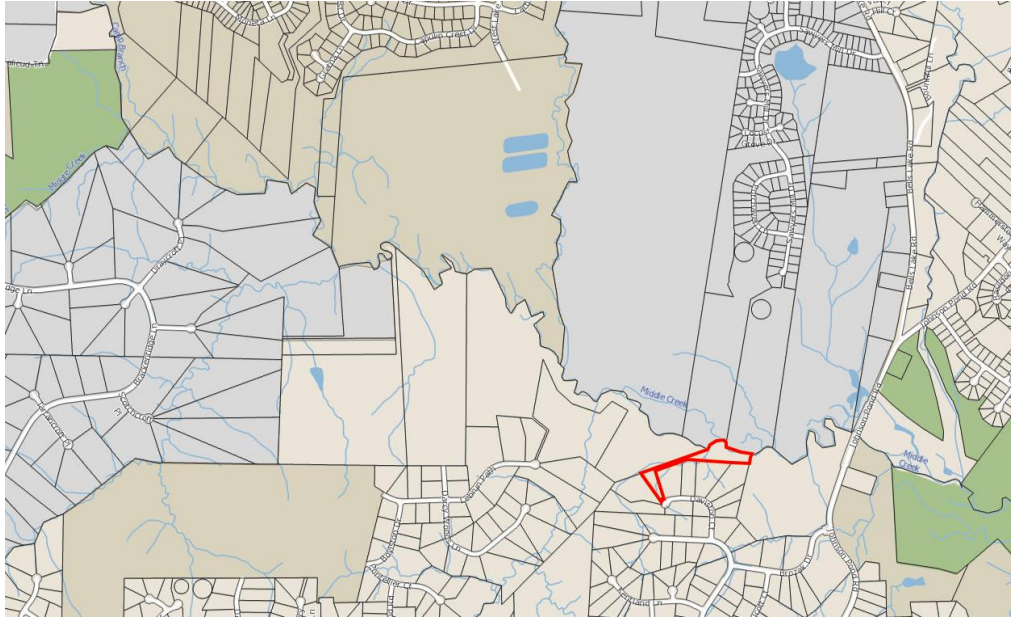
Board Goal: This action supports Growth and Sustainability Goal 4: Preserve open space and expand access to parks, preserves, recreation resources, and greenways.

Fiscal Impact: This item reallocates \$2,500 of existing PGROS Bonds already budgeted in Future Open Space for acquisition costs.

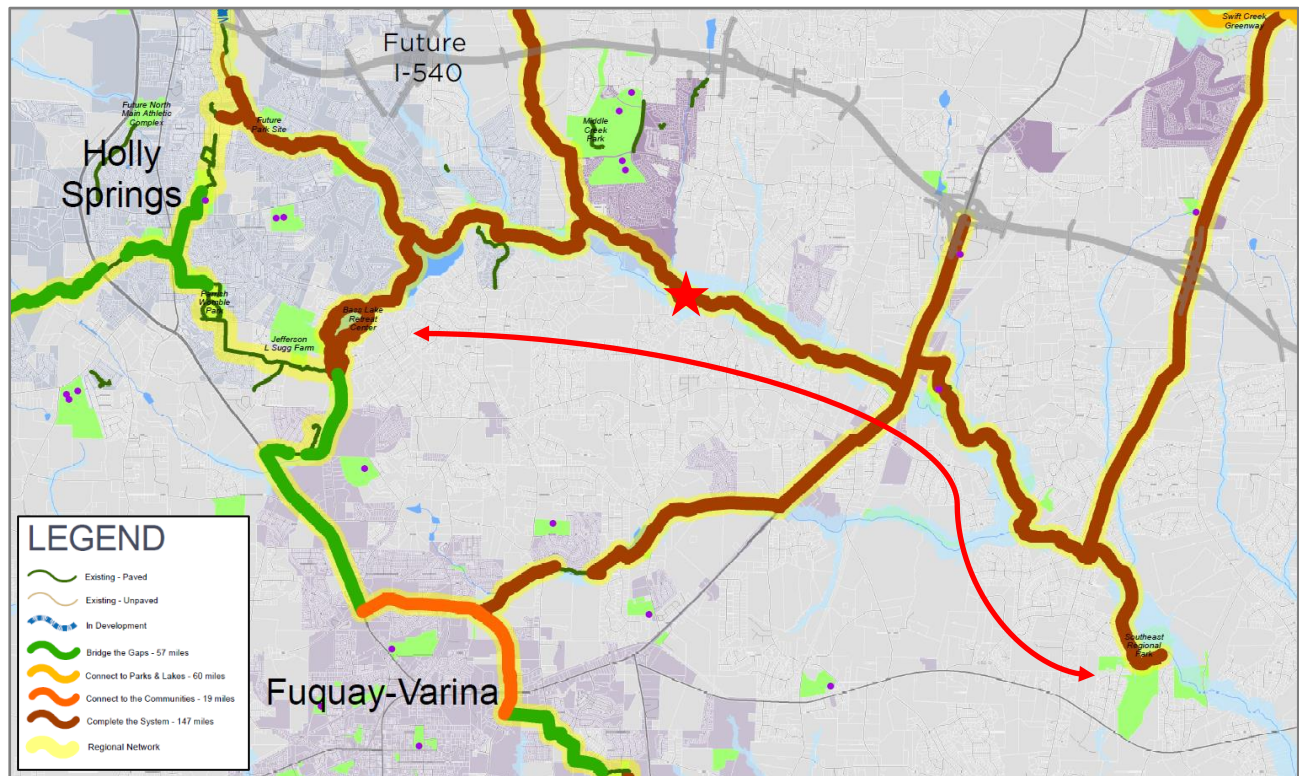
Additional Information:

The successful 2018 Parks Greenways Recreation & Open Space bond reserved approximately \$20 million to continue the County's efforts toward open space preservation. In 2019, County staff put forward an open space Request for Proposals (RFP) to solicit responses from landowners interested in preserving their property. From over two hundred responses, staff presented approximately 40 target acquisitions to the Board of Commissioners at their October 26, 2020 work session.

This approximately 3-acre property was originally on the 2019 Open Space RFP list due to its proximity to the future Middle Creek Greenway corridor. The property did not make the final cut once staff had ranked the original 252 RFP properties based on funding.



The future Middle Creek Greenway corridor was identified in the County's 2018 County-Wide Greenway System Plan. The corridor runs northwest along Middle Creek from the County's planned Beech Bluff County Park with the goal of connecting to the Town of Holly Springs and its facilities at Bass Lake and Sugg Farm.



The property is owned by The Bluffs at West Oaks HOA Inc, and the HOA has offered this property to the County as a donation.

Acquisition costs of up to \$2,500 could be incurred for due diligence and recording fees.

The Open Space and Parks Advisory Committee (OSAPAC) reviewed this acquisition at its March 22, 2021 meeting and voted unanimously to forward the item to the Board of Commissioners for their consideration.

Attachments:

1. Bluffs at West Oaks HOA Property Area Map
2. Bluffs at West Oaks HOA Property Site Map