

Wake County Board of Commissioners
Work Session
August 14, 2017
2:00 P.M.
Wake County Justice Center Room 2700

Commissioners Present:

Sig Hutchinson, Chairman
Matt Calabria, Vice-Chair
John Burns
Greg Ford
Jessica Holmes
Erv Portman
James West

Wake County Staff Present:

Jim Hartmann, County Manager; David Ellis, Deputy County Manager; Johnna Rogers, Deputy County Manager; Scott Warren, County Attorney; Allison Cooper, Senior Assistant County Attorney; Denise Hogan, Clerk to the Board; Yvonne Gilyard, Deputy Clerk to the Board; Michelle Cerett, Executive Assistant; Portia Johnson, Executive Assistant; Chris Dillon, Assistant County Manager; Denise Foreman, Assistant County Manager; Lisa Provencher, Senior Executive Assistant, County Managers' Office; Kerry McComber, External Communications Manager; Jennifer Heiss, Communications Specialist; Dara Demi, Communications Director; Frank Cope, Community Services Director; Regina Petteway, Human Services Director; Mark Foresteri, Facilities, Design, and Construction Director; Eric Staehle, Wake County Facilities, Design and Construction; Jason Horton, Community Services Manager; Alicia Arnold, Human Services Division Director; and Mark Edmondson, Facilities Project Manager.

Others Present:

Andrew Horton, Development Finance Initiative, Executive in Residence
David Summers, Development Finance Initiative, Project Manager
Ron Nawojczyk, South Wake Park Project

Proposal to Convert the Former Crooked Creek Golf Course into a County Park

Chairman Hutchinson called the meeting to order at 2:00 P.M.

The Chairman shared an overview of the agenda. He explained the Work Session will not include public comment or a vote by the board today. He welcomed those attending the meeting.

The Crooked Creek Golf Course closed in 2015 when the owners determined it wasn't profitable and a proposal to build new homes on the property was developed. Residents who wanted the golf course to stay open sued the owners and accused them of mismanagement.

A Superior Court judge ruled last summer in favor of the owners, but the residents appealed. Oral arguments in that case were heard this past May in the N.C. Court of Appeals and on July 18th the Court of Appeals opinion was released in favor of the property owners. At this time we do not know if the residents will petition for review at the Supreme Court level.

The former golf course is located off Hilltop Needmore Road, west of 401 and north of Fuquay-Varina. The property is 164 acres with the potential for additional land owned by the Triangle Greenways Council, which would increase the size of the potential park to 223 acres.

Residents in the community have organized into a group called the South Wake Park Project and have approached the County and requested that the former golf course be converted into a County park.

There is also an option in place for the County to purchase 21 acres of this land for an elementary school (E-44). This acquisition was scheduled to go the Board of Commissioners last September but has been placed on hold until the lawsuit is resolved. This acquisition would be a land banking opportunity for the school system since this school is not a project in the current CIP.

Mr. Ron Nawojczyk, HOA representative, South Wake Park Project, said that citizens in southern Wake County believe a park is needed. He said this is a grassroots community effort. He said there has been media coverage, some good and some negative. Some citizens feel that if the county purchases the property, it will be bailing out a failed golf course. Mr. Nawojczyk stated he feels this opportunity could save the county money in addition to doing something the community wants. He said the residents are opening up their back yards for the county to take advantage of.

He shared the value of parks and open space.

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

Mr. Nawojczyk shared information about the South Wake 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

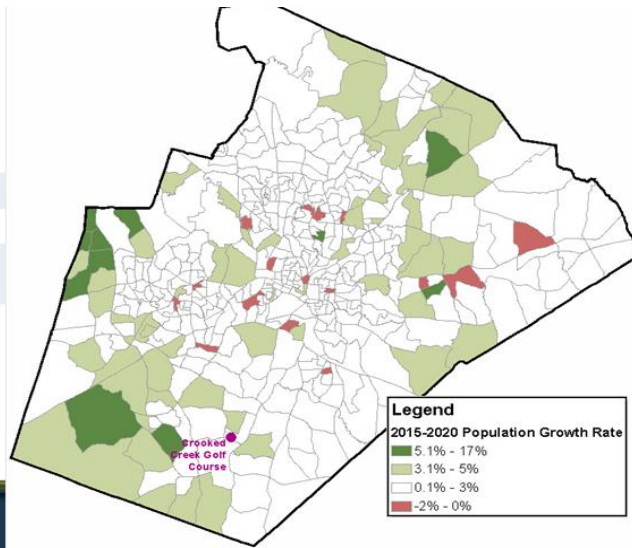
He said there are numerous developments coming to the area nearby. He said there are 12,157 new units being developed in the towns of Fuquay-Varina and Holly Springs in the next year. He said that I-540 is in the process of being developed, which will increase the growth to the area.

He shared charts of Wake County growth.

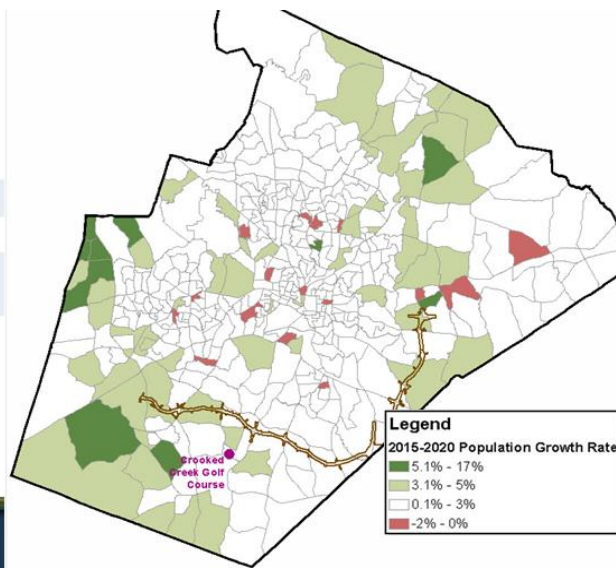
Wake County Growth		Population Estimates					
Important Facts: <ul style="list-style-type: none">• This is the fastest growing area in one of the fastest growing counties in the country.¹• 67 people a day move into Wake County ² The fastest growing areas are in the Fuquay Varina and Holly Springs area.		Source: U.S. Census Bureau, Population Division Release Date: May 2014					
		JURISDICTION	Decennial	July 1	2010-2013		
		(part within Wake County only)	Census Count	Annual Population Estimates	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%

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

Projected Population Growth

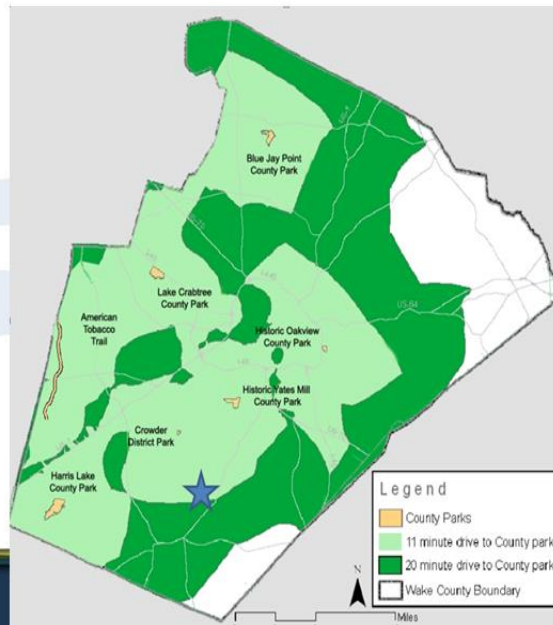


Projected Population Growth

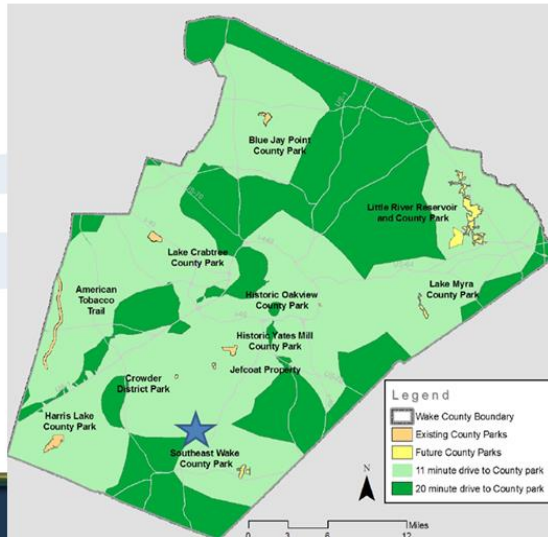


He shared the 2008 parks master plan for Wake County.

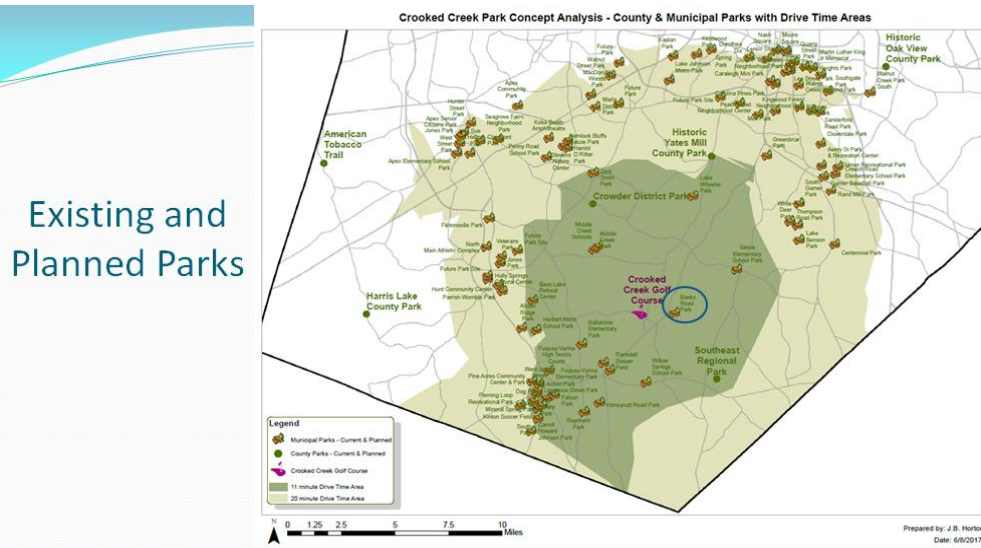
2008 Parks Master Plan



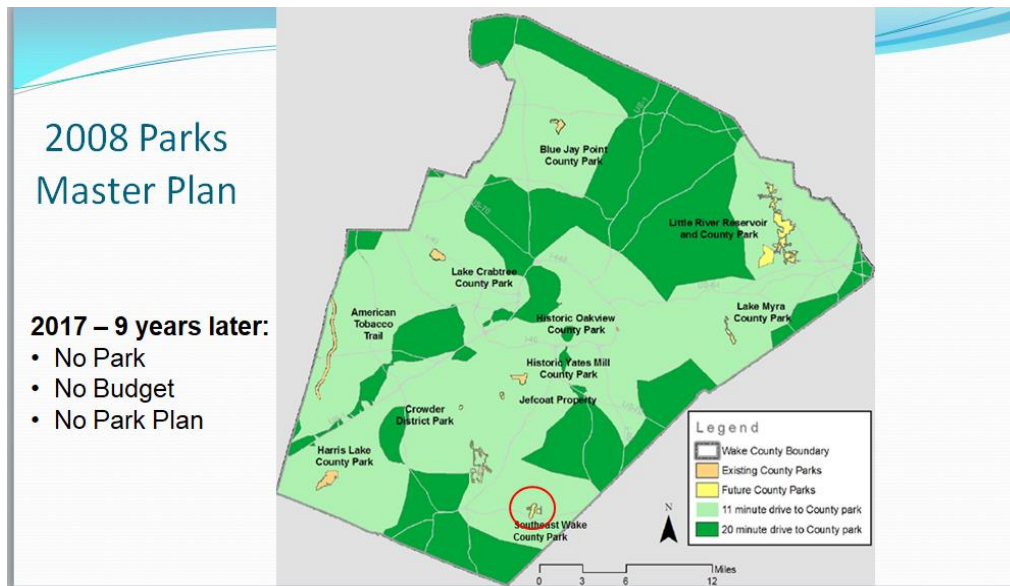
2008 Parks Master Plan



He shared a slide of existing and planned parks.

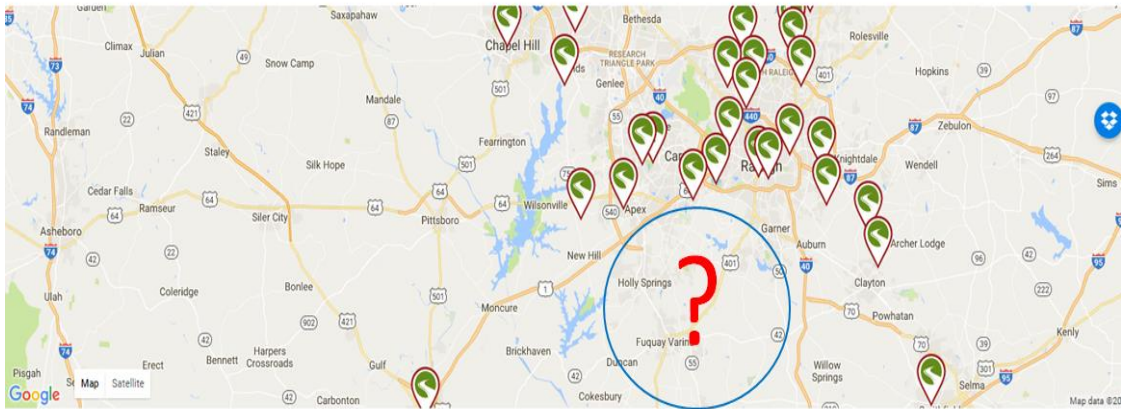


He shared a map of the 2008 parks master plan.



He shared a Fuquay-Varina bike trails and maps chart.

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



Running Trails



Walking Trails

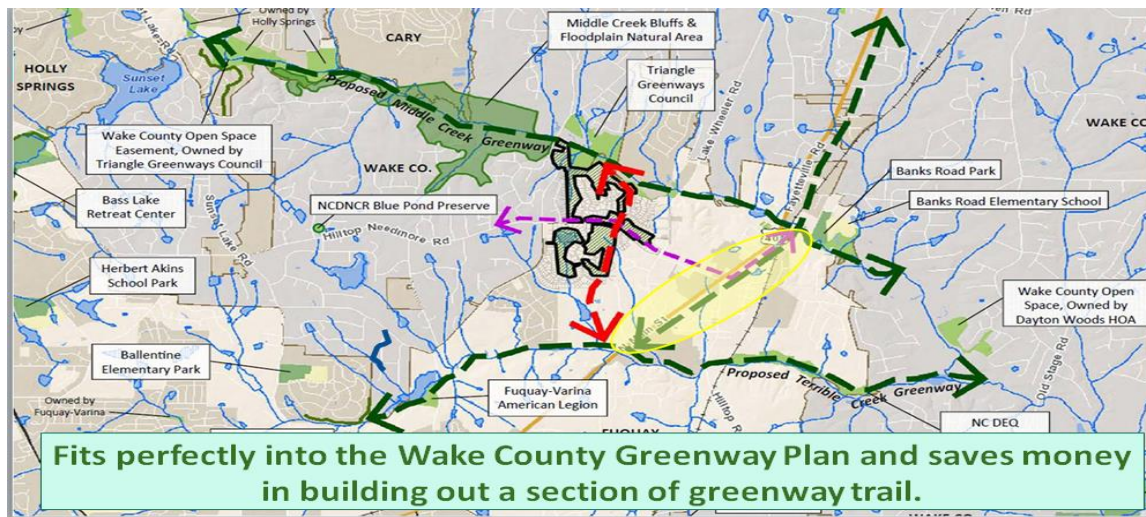


Dog Walking Trails

He shared photos of roads in the area that do not have adequate sidewalks and bike trails.



He shared a map of the Greenway and how the proposed park would fit into it.



He shared a concept map.



He shared the top seven 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

He said the cost of the initial phase will be \$240,000.

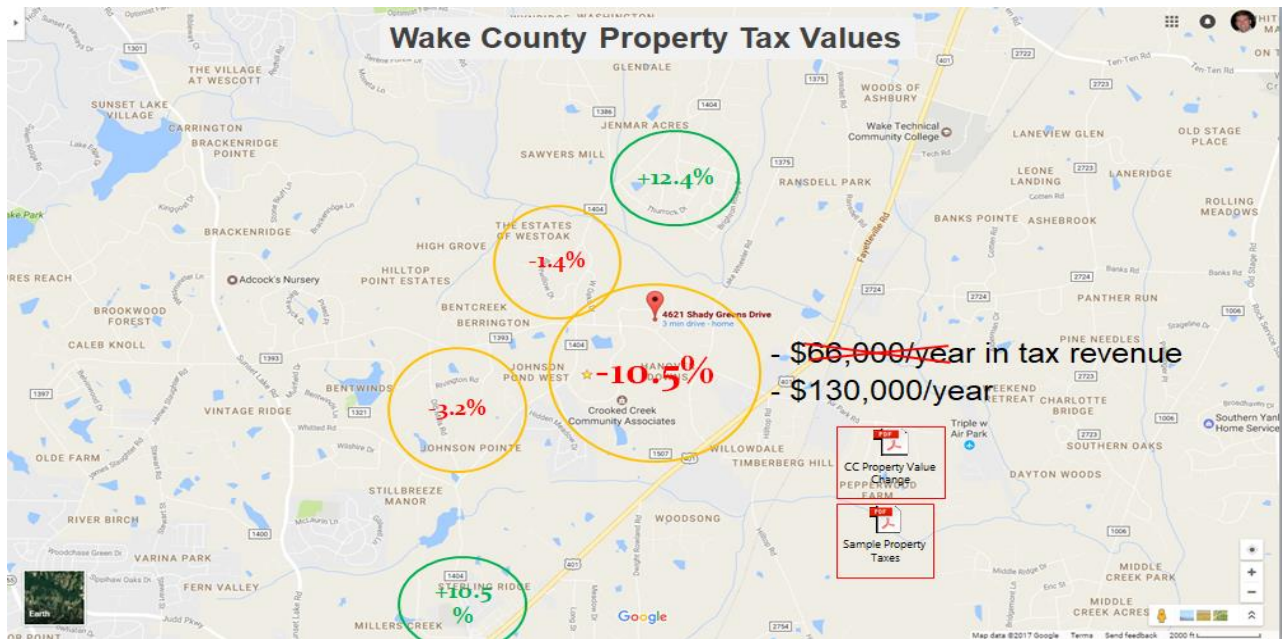
Mr. Nawojczyk shared information about the great partners that provide savings for Wake County.

- **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.

He shared information about the 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

He shared a chart of the Wake County Property Tax Values.



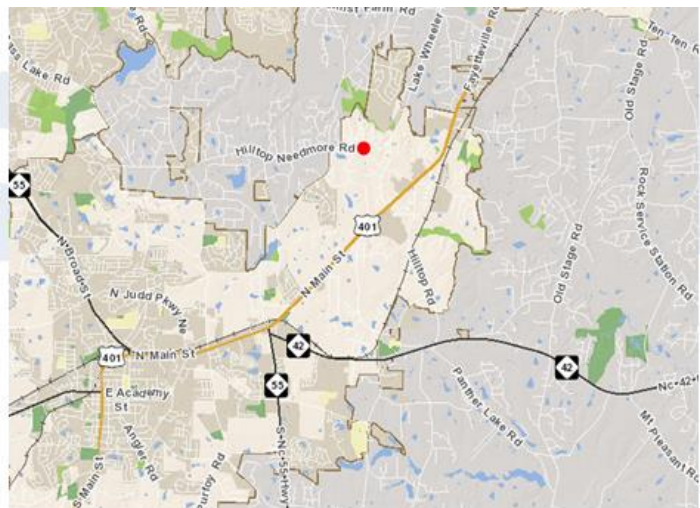
He shared a summary of the South Wake Park Project.

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

Mr. Frank Cope, Wake County Community Services Director, shared information about the Crooked Creek community.

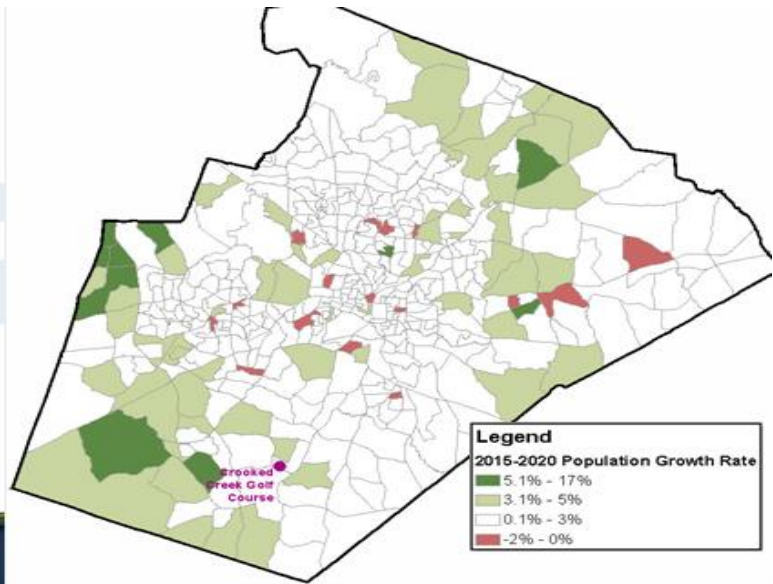
530 homes in Crooked Creek

**Most of the houses built
between 1993 and 2002**



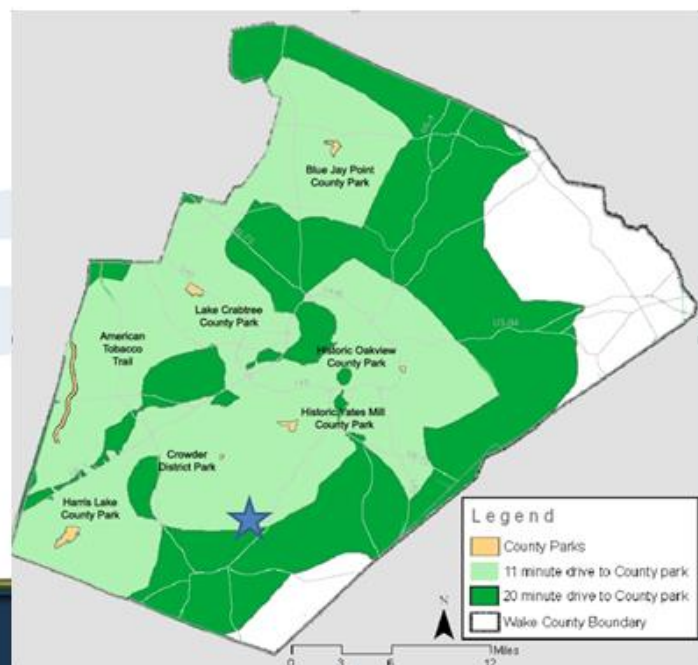
He shared a map of the projected population growth.

Projected Population Growth

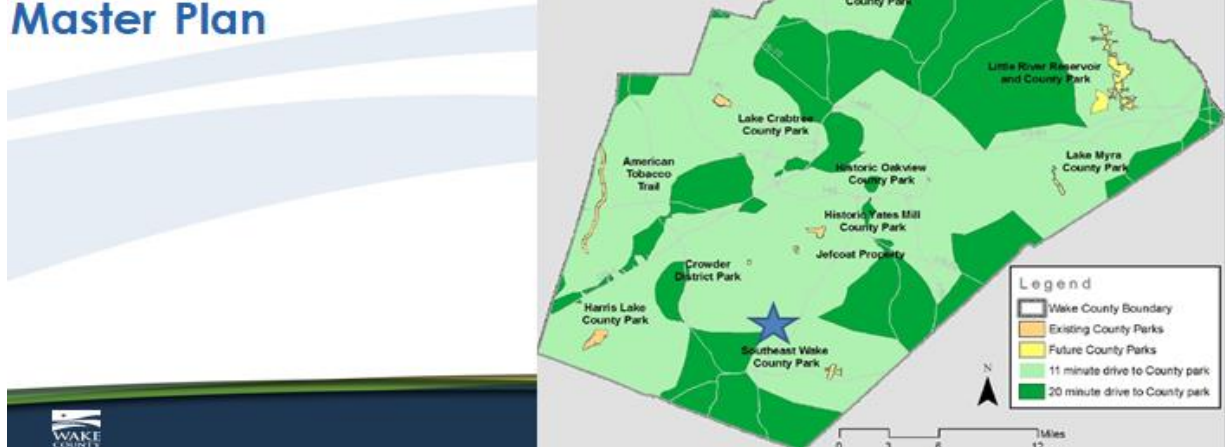


He shared maps of the master plan that highlights the drive time.

2008 Parks Master Plan



2008 Parks Master Plan



He said there are 20 parks within an eleven minute drive to the proposed park. He shared information from the Triangle Greenways Council.

Triangle Greenways Council

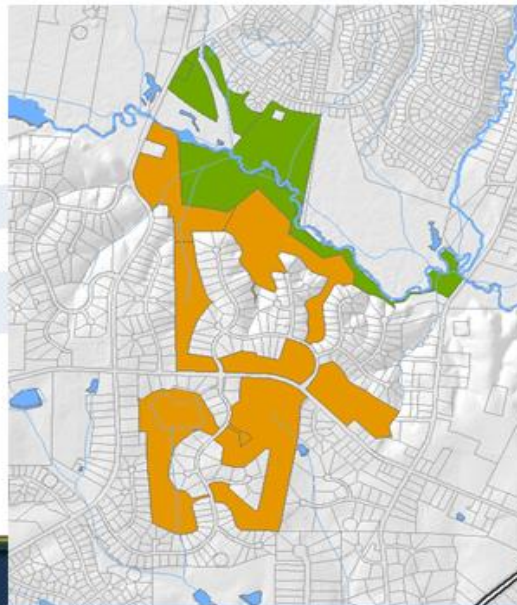
All-volunteer organization

Promotes the expansion and use of greenway corridors throughout the Triangle Region

Accumulates land through donations and acquisitions from public and private entities and grant money.

Approximately 80 acres

Most of the property is in a floodplain



He shared information about the Conservation Fund and the Clean Water Management Trust Fund.

Conservation Fund

- Nonprofit organization providing conservation planning and acquisition assistance to nonprofit, corporate, and government partners.
- Contract to purchase the former Crooked Creek Golf Course.
 - \$3.95 million
 - Expires September 30, 2017

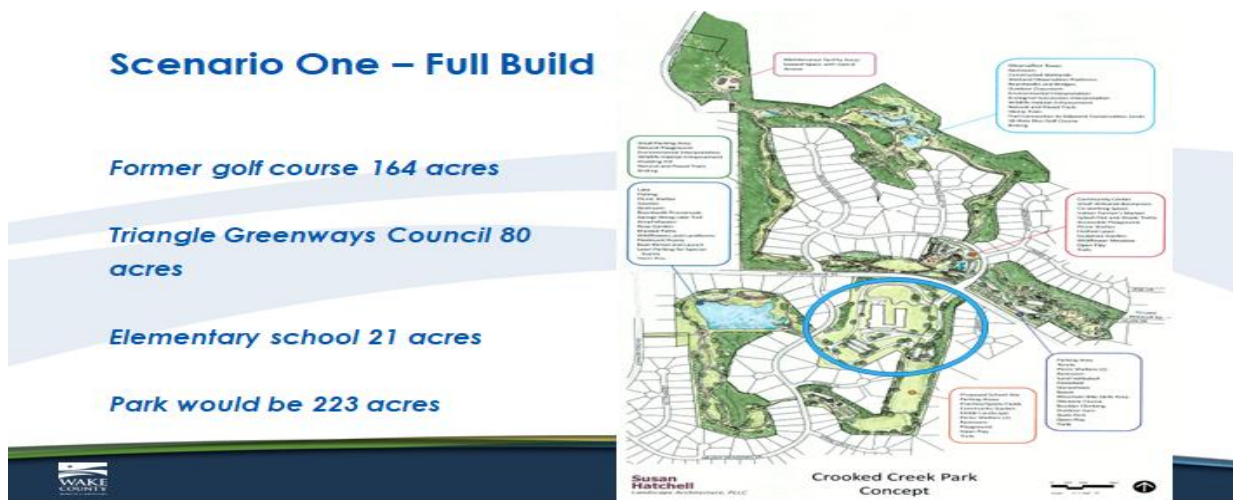
Clean Water Management Trust Fund

- Provides grant assistance to conservation non-profits, local governments and state agencies for the protection of surface waters in North Carolina.
- \$502,550 request for funding has been submitted.
- CWMTF expects to award over \$25 million this year.
- Over \$67 million in requests

Mr. Cope shared the typical park planning process.

- 6 – 9 month process
- Consultant \$50 - 75k
- Public Input
- Recommend Plan with associated cost presented to Board of Commissioners

He shared three scenarios outlining full and minimal build and no park use on this property. He also stated that the scenarios and cost estimates were prepared by the Parks, Design and Construction Department as well as current park staff.



Scenario One – Full Build

Initial Equipment: \$172,000

Annual Operating: \$383,000

Costs do not include extension of water and sewer and road improvements that may be required by the Town of Fuquay-Varina

Costs do not include any improvements on the land owned by the Triangle Greenways Council

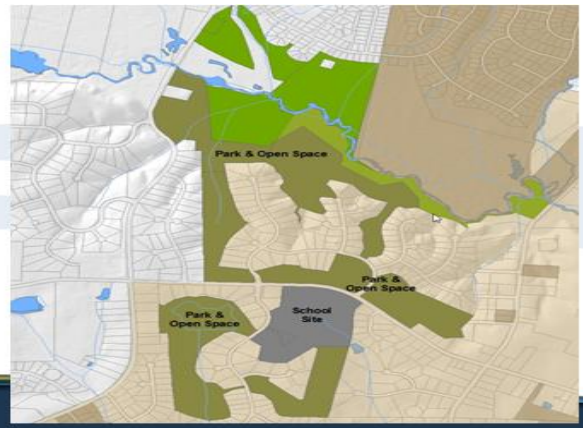
20% contingency included in construction cost

Scenario One Full Build	
District	Opinion of Cost
Central	\$ 2,131,000
East	\$ 3,016,000
North	\$ 3,269,000
South	\$ 385,000
Southwest	\$ 2,502,000
Total Construction	\$ 11,303,000
Land and Due Diligence	\$ 4,000,000
Total Project Cost - Full Build	\$ 15,303,000

Scenario Two – Minimal Build

Basic park amenities:

- Park Center / Restrooms
- Trails
- Parking
- Playgrounds
- Picnic Shelter
- Disc Golf
- Site Amenities
- Maintenance Facility



Scenario Two Minimal Build

Initial Equipment: \$135,000

Annual Operating: \$271,000

Costs do not include extension of water and sewer and road improvements that may be required by the Town of Fuquay-Varina

Costs do not include any improvements on the land owned by the Triangle Greenways Council

20% contingency included in construction cost

District	Opinion of Cost
Central	\$ 1,293,000
East	\$ 323,000
North	\$ 2,279,000
South	\$ 262,000
Southwest	\$ 670,000
Total Construction	\$ 4,827,000
Land and Due Diligence	\$ 4,000,000
Total Project Cost - Minimal Build	\$ 8,827,000



Scenario Three – Non-Park Use

Former golf course 164 acres

*Triangle Greenways Council
80 acres*

Elementary school 21 acres

Non-Park Use 21 acres

Park would be 202 acres



Scenario Three Non-Park Use	
Initial Equipment:	\$135,000
Annual Operating:	\$271,000
Costs do not include extension of water and sewer and road improvements that may be required by the Town of Fuquay-Varina	
Costs do not include any improvements on the land owned by the Triangle Greenways Council	
20% contingency included in construction cost	
District	Opinion of Cost
Central	\$ 1,062,000
East	\$ 0
North	\$ 2,279,000
South	\$ 262,000
Southwest	\$ 670,000
Total Construction	\$ 4,273,000
Land and Due Diligence	\$ 4,000,000
Total Project Cost - Minimal Build/Non-Park Use	\$ 8,273,000

Mr. Cope shared information if the board wants to proceed.

- Staff would develop an agenda item for presentation in September
- The Conservation Fund would need to secure the property or obtain an extension
- Staff would continue working to address legal, zoning, budget/grant/financial questions
- County would acquire the services of a consultant to design and provide a cost estimate for proposed facility

Commissioner Portman asked about the differences between the staff estimates and neighborhood estimates. He also stated there is a strong desire to maintain concurrency in Wake County and to protect natural beauty with cost in mind.

Mr. Eric Staehle, Wake County Facilities, Design and Construction, Senior Facilities Project Manager, said that the estimates were based on items they indicated were important to build out the entire park system.

Commissioner Portman requested the details on the difference between the two estimates. He also said there are three costs to the project, which are acquisition of the land, improvements to the land and operating costs to maintain the park once it is complete.

Mr. Cope said that in order for the Crooked Creek property to truly be a county park, a certain amount of amenities are needed in the park. He said it is not known what those costs are until a professional consultant performs an assessment. He also stated ADA compliance is a factor.

Commissioner Portman made reference to Bond Park in Cary and the history of how it developed. He asked for comparisons from neighborhood professionals on the cost of that park compared to the estimates for this project. He said that development pressure will occur because of the addition of I-540 in the future.

Commissioner Holmes asked for a preliminary estimate on the cost of the water, sewer and road improvements. Mr. Cope said the Town of Fuquay-Varina planning staff have

indicated road improvements, water line extensions and annexation would likely need to occur if the use of the land increases by 25 percent. He said the town may also request the county four-lane Hilltop Needmore adjacent to the park with a median. Commissioner Holmes asked if the Town of Fuquay-Varina would be contributing to these costs. Mr. Cope said that based on staffs conversation with them, they have showed no interest in contributing financially to this project.

Commissioner Holmes asked Mr. Nawojczyk if affordable housing has been discussed by the HOA. Mr. Nawojczyk said that the property is governed by the HOA covenant. Therefore, 90 percent approval from the home owners would be needed if the property were to be used for residential housing. As an example, he said a school is being placed in the middle of the community, which is not in violation of the covenants.

Commissioner Holmes asked County Attorney Scott Warren for clarification on how the county could be restricted on the use of the property if the county owns it. Mr. Warren stated that he is not able to certify the title since he is not in private practice, but he has reviewed correspondence from the attorney representing the neighborhood. He said he agrees with a lot of the correspondence he has reviewed, but if the board wants to pursue other uses, a private attorney would need to be consulted.

Commissioner West said that looking at the needs of all citizens is important. He said he has some concern about the competing needs of the county. He commented on the vision, mission, and values of parks and stated they are important to the quality of life. He asked how the values differ from the county parks to city or municipalities parks. He said consistency and adhering to the nine strategic goals of the Board are important. Mr. Cope said county parks have large acreage with passive recreation. Municipal parks are active recreation. Mr. Cope said that the Crooked Creek property fits within the passive recreation criteria.

Commissioner West said partnerships with youth at risk are of concern and asked if this park would provide opportunities for them. Mr. Cope said that schematic design is necessary to determine what amenities are needed but the hope is to create a passive recreation area.

Commissioner Burns asked about the types of uses that are anticipated for the property that would not detract from the open space assemblage if the county were to go with the third scenario of non-park use. Mr. Cope said there may be opportunities for non-profit use and a few parcels have been identified for workforce housing.

Commissioner Burns said that road improvements may be necessary and the decisions made by the Board of Commissioners will require an understanding of the cost and the look of the property. He said there is a lack of affordable housing and other needs in the county and support from later projects will be needed. He said that support from the Town of Fuquay-Varina is needed.

Mr. Cope said addition of the four-lane on Hilltop Needmore will be constructed whether there is a school or park placed in the area.

Commissioner Ford said that due diligence is a part of decisions being made. He said safety is first and foremost and he feels the road widening on Hilltop Needmore will

improve safety in that area. He said he has heard comments that this park does not fit into the county facilities master plan, which was approved in May.

Mr. Cope said the Facilities Master Plan that was approved in May was the plan to improve existing parks and not new parks. Mr. Cope said there has been feedback about the Southeast Regional Park being on the Master Plan but not being completed. He said that area has been identified as a potential area for a park but not all the owners are ready to sell. He confirmed that Southeast Regional Park and this project are not in competition with each other.

Commissioner Ford said that the feedback from the community has been well received and due diligence is important. He asked which of the parcels in the project have been identified as possible affordable housing opportunities. Mr. Cope said that Workforce Housing has been discussed in the central district because it is closest to the future school site.

Commissioner Ford asked about the language of funding structure. Mr. Warren said restrictions of the funding structure will be determined based on the Board of Commissioner's decisions about development of land if the county purchases it.

Commissioner West said there are challenges throughout Wake County and an educational process is very necessary for ownership and understanding of public policy.

Commissioner Portman asked if anyone on staff was able to speak to the significance of the Strategic Water Plan. Mr. Cope said it is important to protect the watershed.

Commissioner Portman said there are examples of the town and county partnering on deferring and sharing cost. Mr. Cope said this would need to be leveraged with the town.

Commissioner Holmes said there are wants, desires, and needs in the county. She said affordable housing is a big need in the county and the restrictions on the property are important for review.

Chairman Hutchinson asked about the \$3.95 Million from the Conservation Fund. Mr. Cope said conversations would need to be made with the Conservation Fund to determine the terms and language of the contract. Chairman Hutchinson said there are other partners that are interested in assisting with funding for this project. Mr. Cope said the \$3.95 Million includes all of the Crooked Creek land except the school site.

Chairman Hutchinson asked if mitigation credits were available and if the schools can assist with ballfields. Mr. Cope said both are possible. Chairman Hutchinson noted there are other potential funding partners that may be available.

Vice-Chair Calabria asked about the requirements of the Town of Fuquay-Varina. Mr. Cope stated that in conversations staff has had with the Fuquay-Varina Planning Department, annexation will be required. Vice-Chair Calabria asked about the typical contingency for this type of project. Mr. Cope said the typical contingency is 10 percent but he figured 20 percent since no facility assessments have been completed. He also stated that the cost could increase or decrease. Mr. Staehle said throughout the design process more questions could be answered.

Mr. Justin Boner, Director of Real Estate Conservation Acquisition, said that Crooked Creek is an opportunity for citizens to invest and the closing date is the end of September. He said a phased transition will be needed. He said the National Heritage will be a protector of the natural area as well as assisting with connecting to the greenways.

Commissioner Portman asked how the community support for this project compares to others. Mr. Boner said there are similar projects throughout the county and public use and ownership is common.

Commissioner Ford thanked Mr. Boner and his staff. He asked what the plan is if the board does not move forward. Mr. Boner said if the project does not move forward the contract with the owners would be terminated.

Mr. Nawojczyk clarified that there is a contract in place for the County to purchase the portion of the land that will be used for the school. The current owners are responsible for one half of the water, sewer and road work to the property, which is estimated at \$400,000.00.

Mr. Steve Mesa, Vice-President, 3 Irish Jewels Farm, said that 3 Irish Jewels is a non-profit organization that seeks to develop farm based housing for autistic adults. He said that his organization is willing to contribute funding for the acquisition of this property. He said that the organization would be willing to assist with funding for a club house. He said that the organization provides vocational training for the residents. He said the organization would desire partnership with the elementary school. He spoke of the challenges of writing policy for autism and getting government funding for programs. He said the desire is to develop a farm and preserve open space.

Commissioner West asked about the perfect match of the site and the criteria. Mr. Mesa said it is difficult to obtain land with water and sewer access. He said the central location and the land availability is the draw for the land.

Vice-Chair Calabria asked about how much acreage would be needed for the farming. Mr. Mesa said twenty acres would be ideal, but his organization could work with less.

Commissioner Holmes asked how 3 Irish Jewels became interested in the property. Mr. Cope said Ms. Erin O'Loughlin, Founder and President, 3 Irish Jewels understands there would be an open competitive process and that criteria for the use of the property would need to be met.

Commissioner Ford thanked Mr. Mesa for his service to the community. He asked about the meaning of 3 Irish Jewels. Mr. Mesa stated Ms. Loughlin has three children all of which are Irish.

Chairman Hutchinson thanked Mr. Mesa for attending the meeting. He asked how many people are involved with 3 Irish Jewels and how many families they serve. Mr. Mesa stated they have several volunteers, one paid staff person, and serve between 20 and 30 families.

Commissioner Burns asked for examples of past planned acquisitions. Mr. Cope said he is not aware of any past planned acquisitions but there is potential for additional parcels to expand a park. Commissioner Burns asked about the lawsuit against the developer. Mr. Kenneth Boone, President of Friends of Crooked Creek, said that a Superior Court Judge ruled last summer in favor of the owners, but the residents appealed. Oral arguments in that case were heard this past May in the N. C. Court of Appeals and on July 18th, the Court of Appeals opinion was released in favor of the property owners.

Commissioner Ford asked Mr. Cope about staffs' recommendation to the Board on this project. Mr. Cope stated that all parks are good and benefit the community. He said staff recommends moving forward with the agenda item in September to allow staff and the attorney's office more time for action.

Commissioner Portman asked how much the county has invested in the Adams Family Park. Mr. Cope said \$2.4 million to date and the upcoming acquisition in September will increase that to \$2.7 million. Commissioner Portman asked when the last new park was opened. Mr. Cope said Yates Mill Park was the last park opened and that occurred in 2006.

Commissioner Holmes asked if the Open Space and Parks Advisory Committee has been consulted on this project. Mr. Cope said that the committee heard the presentation, but no action was taken. She asked that the committee provides a recommendation to the Board of Commissioners at the September 5, 2017, Regular Meeting of the board.

Commissioner Holmes asked if the Conservation Fund or the county would be responsible for the maintenance of the property in the initial phase. Mr. Cope said this information could be brought forward at the September 5, 2017 Regular Meeting.

Commissioner West said that it is important that the project be looked at in relation to restraining and driving forces (positives and negatives).

Commissioner Burns thanked Vice-Chair Calabria for his leadership on this project. He thanked the citizens for their feedback on the issue. He asked for patience from the citizens since staff will bring forward additional information to the board. He said that the control of the property may change including the look of the property. He said there are competing needs in the county. He said there is benefit to preserving open space and asked for commitment by the community to support the needs that exist to help others.

Commissioner Ford said that staff and the board will provide due diligence toward the issue.

Commissioner Portman said the proposal involves stewardship with tax dollars, managing resources, and protecting the beauty of Wake County. He said the challenge is to maintain consistency and provide opportunity. He said that he visited the property and noted the quality of life for families. He said he would like to review the staff assessment of upfit costs and the neighborhood assessment of upfit cost at the September 5, 2017 Regular Meeting.

Commissioner West said citizen engagement is important to the determination of the use of the property. He said he has toured the property and the board must determine a

common interest with the community taking cost into account. He said remaining open and objective is the goal.

Chairman Hutchinson commended Vice-Chair Calabria for his leadership toward the efforts of bringing the issue forward. He thanked the community for their passion toward their community. He said that Wake County is moving forward toward nature, water quality, and a trail opportunity for the citizens in Wake County. He said there are partnerships that can be made with the opportunity to develop the property. He said that green space drives economic development and what it means for the community for the current and future residents. He said that there have been opportunities through the years to create parks from other uses. He said the support from the community is evident.

Vice-Chair Calabria thanked the citizens and the leadership toward the issue. He said that the citizens have been engaged and commissioners have toured the property to provide an understanding of the needs to the community. He said there is economic benefit to the idea. He said there is a need for bikeways, sidewalks, and other amenities. He said there are other demands in the community and this opportunity is time sensitive. He said the project is not in direct conflict with other needs that are in the county. He thanked the citizens for their support for the use of the property. He said that staff will provide more information to the board for consideration at the September 5, 2017 Regular Meeting.

Chairman Hutchinson announced at 10 minute break at 4:30 p.m.

Wake County Recreational Facilities Study – Preliminary Feasibility Analysis

Mr. Staehle said at the January 23, 2017 Work Session, the Board of Commissioners received a presentation that described the background of the project. RDU Airport recently completed a master planning effort, including the property leased by Wake County for Lake Crabtree County Park. A number of stakeholders discussed the possibility of enhanced recreational opportunities on RDU properties and adjacent properties.

At the February 6, 2017 meeting, the Board of Commissioners approved a consultant agreement with the UNC School of Government Development Finance Initiative (DFI) to complete a recreational feasibility analysis that includes Lake Crabtree County Park and parcels that are owned by RDU Airport and adjacent to William B. Umstead State Park.

DFI was established in 2011 to assist communities in achieving their community and economic development goals. DFI brings specialized development and finance expertise to attract private investment into transformative projects for the public interest.

The Wake County recreational feasibility analysis addressed four primary areas as part of a pre-development study process to develop a preliminary program.

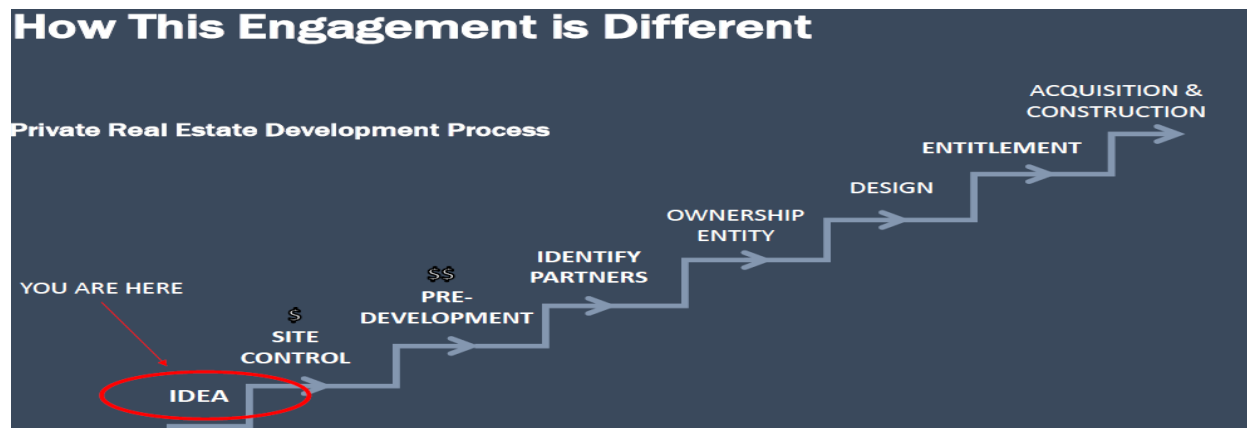
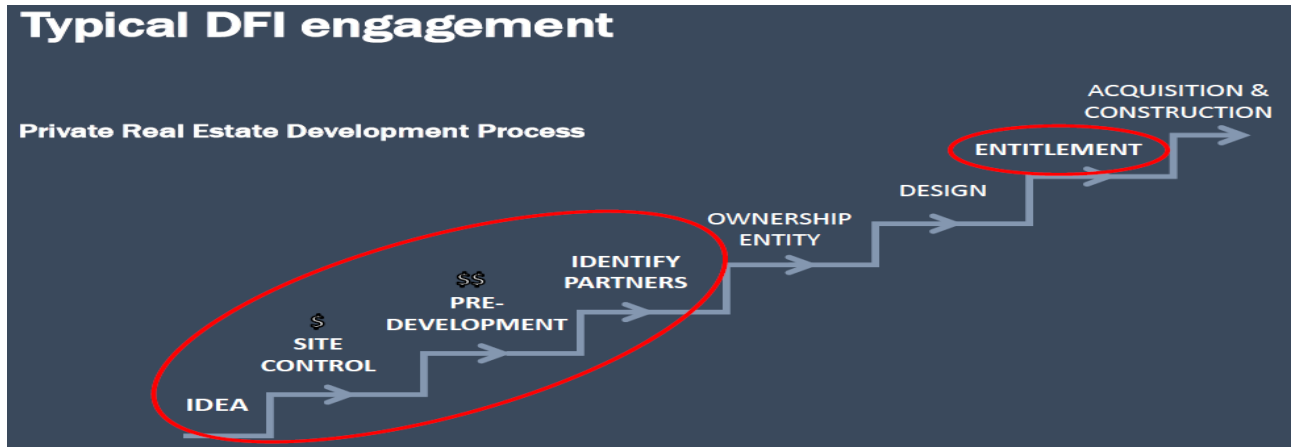
- Site Analysis
- Market Analysis
- Public Engagement

- Financial Feasibility

The Board will receive a presentation on the results of the preliminary feasibility analysis.

Mr. Andrew Holten, Development Finance Initiative (DFI), Executive in Residence, said that his company works with partners to assist with the needs of local government. He said there could be capacity in the RDU area.

He shared the DFI engagement and explained how the engagement is different.



He shared the relationship to RDU.

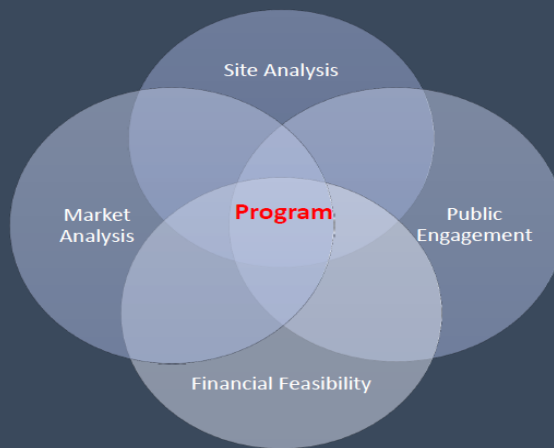
Relationship to RDU

- Recently concluded 2040 Vision Plan
- Working towards pre-determined goal and values
- Complicated ownership and regulatory structure



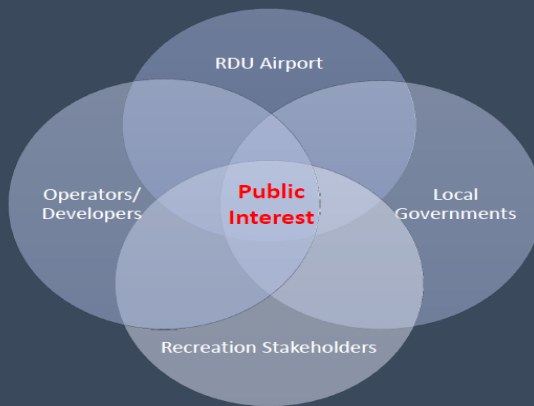
He shared the “modified” pre-development process.

DFI’s “modified” Pre-Development Process



He shared the public engagement information. He said there have been 42 stakeholder meetings.

Public Engagement – 42 stakeholder meetings



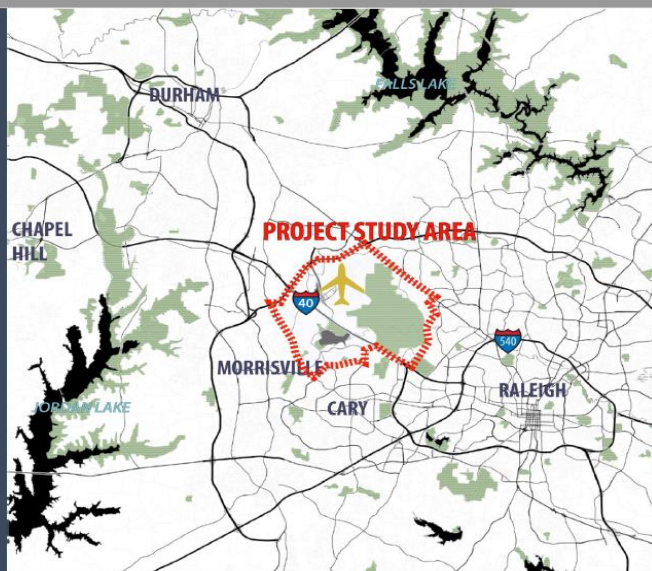
He shared that public engagement identifies public interest.

- 1) Maintain a thriving airport that meets growing regional needs
- 2) Private investment should pay for public infrastructure
- 3) Distinctive opportunities for quality of life and recreation
- 4) Opportunity to create a regional identity

Mr. Holten shared the project and study areas.

Project Area

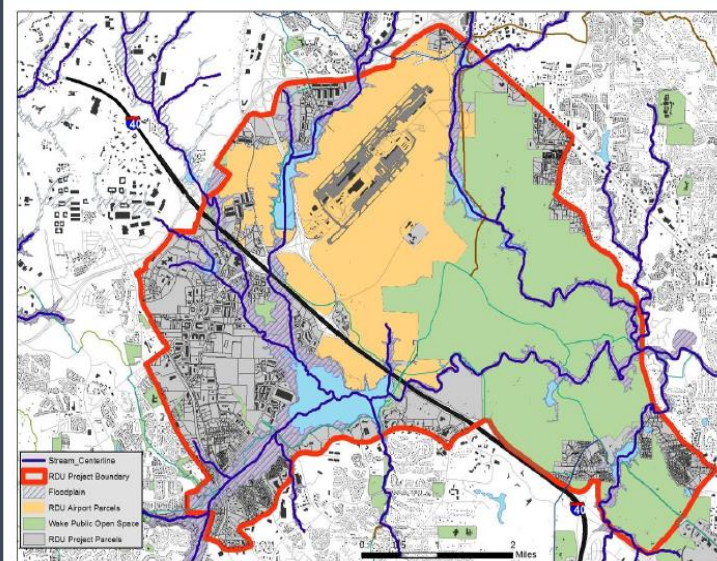
A Central District in the
Raleigh Durham Combined
Statistical Areas



Study Area

Peripheral Study Area

- 27 miles
- 2,162 Parcels
- 30.2 M built SF
- \$3.1 B Taxable Value

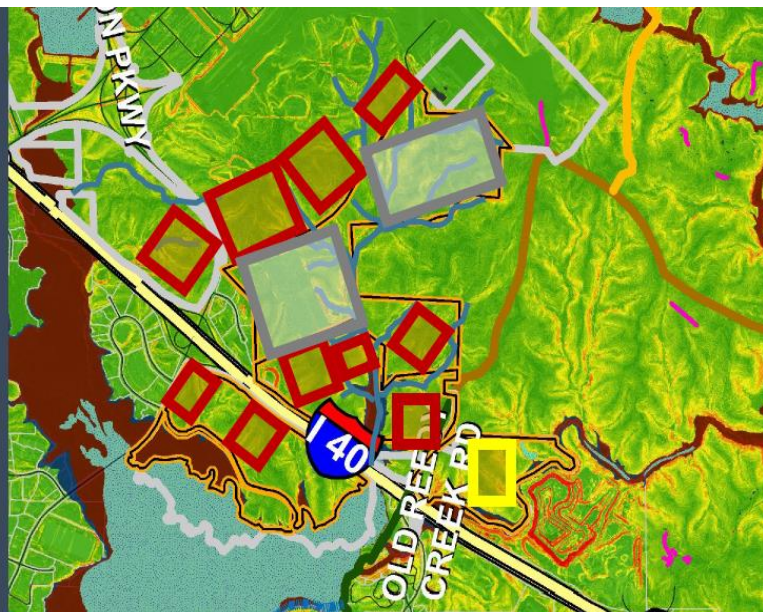


He shared the chart of the project area that depicts the vision for 2040 for the preferred land use alternative.

Study Area

Core Site Analysis

- Elevation analysis
- Slope analysis
- Hydrology analysis



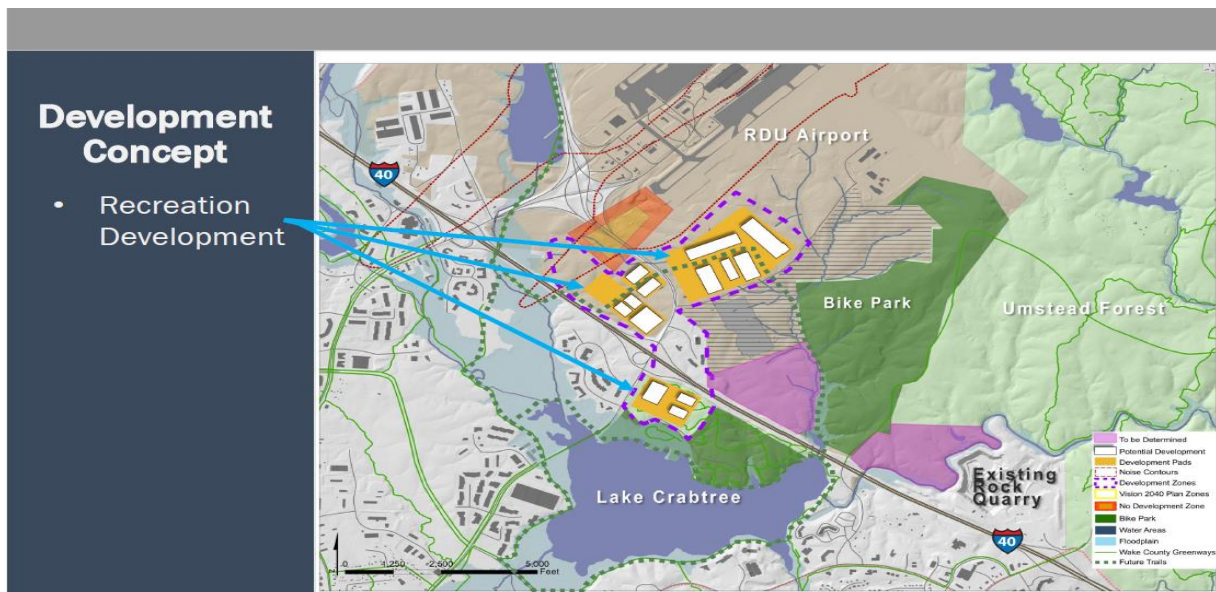
Project Area

Vision 2040
Preferred Land
Use Alternative



Commissioner Portman asked if there was a description from the airport. Mr. Holten said the description is flexible for the airport authority.

Mr. David Summers, Development Finance Initiative, Project Manager, said DFI focuses on private investment to develop public infrastructure. He shared a map of the development concept.



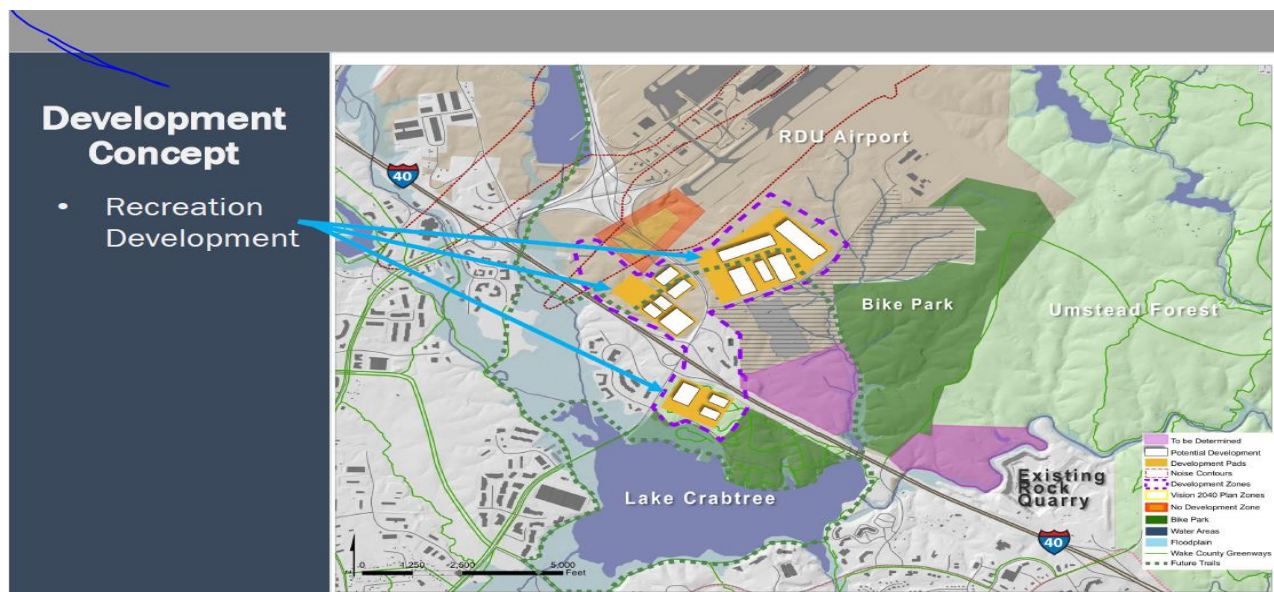
Commissioner Burns asked about the key drivers of the purple highlighted properties. Mr. Holton said there has been discussion with the Authority for mountain bike trails. He said there has been discussion about partners to invest with Wake County to place an offer into the Conservation Fund.

Chairman Hutchinson asked if there was discussion about expansion of the quarry as part of the development concept.

Mr. Jim Hartmann, County Manager, said the Airport Authority is evaluating the offer from the Conservation Fund and the quarry.

Commissioner Burns asked if the airport will make a determination of the property. Mr. Hartmann said that there is continuous discussion with the planning process. He said that the information is time sensitive and the board will be asked for direction. Commissioner Burns asked if a leasing option would be available during the development stage. Mr. Holton said that this is an option. He said that the Conservation Fund offer was based on the appraisal. He said that the state is willing to provide a bike trail to a portion of the western portion of property.

Mr. Summers shared a chart of the development concepts.



Mr. Hartmann said there have been meetings and the presentation is a result of the 2040 Plan and to determine the potential for offices and other development at the airport.

Mr. Summers said the potential trails do not need to be contiguous and provides unique ways to travel around RTP.

Mr. Summers shared a chart of potential development scenarios.

Potential Development Scenarios

Probable Investment Amounts				
Asset	Size	Conservative	Moderate	Aggressive
Indoor Leisure Venue	65k	23M	24.2M	26.5M
Multi-Sport Facility	86k	19M	20M	22M
Adventure Zone	10 acres	7M	7.35M	8.1M
Hotel	63k	30M	32M	35M
Retail	215k	37M	39M	43M
Office	300k	81M	85M	93.2M
TOTAL		197M	207.5M	227.8M
Ride Center & Trails		765k	803k	880k

\$200M
Private Investment

- \$2M in annual tax revenue
- up to \$33M in Public Infrastructure
- \$20 - \$30M in Land Value to RDU

Commissioner Portman asked about the viable options. Mr. Holton said that the focus has been seeking alternatives.

Commissioners discussed options and potential uses for the property.

Chairman Hutchinson said the airport is sensitive with the development of the land. He said the expansion of the quarry is a separate transaction. He said he would like to engage the board in conversation about a long-term lease of the property.

Commissioner West asked if this is a long-term process of the airport. He said that the airport's 2040 plan does not include a bike plan and includes preservation of land. He asked the manager and staff to discuss the lease for the continuation of Lake Crabtree and 286 trails for expansion of Umstead State Park.

Commissioner West said the process is how to provide better recreation at the airport.

Mr. Hartmann said that he would discuss this information with the airport staff. He said there is an offer for the Rocky Road property. He said the numbers will be market driven.

Commissioner Portman asked if the Airport Authority has the ability to move forward without the approval from the Board of Commissioners. Mr. Warren said the Airport Authority can move forward without Board of Commissioner approval.

Mr. Hartmann said that in order to identify time frame and the cost, term of the lease further discussions are needed. He said that DFI and the Facilities, Design, and Construction staff have been excellent to work with.

Adjourn

Commissioner Hutchinson adjourned the meeting at 6:05 p.m.

Respectfully submitted,

Denise Hogan
Clerk to the Board, NCMCC