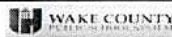


Update on H-6 Site Analysis

Presentation to Wake County
Board of Education and Board of Commissioners
November 18, 2009



H-6 Background



- ▶ On February 29, 2008 and March 3, 2008 the Board of Education (BOE) approved acquisition of the assemblage for the H-6 / Forest Ridge High School Site
- ▶ On August 4, 2008, there was a 4-3 vote by the Board of Commissioners not to approve the purchase
- ▶ On October 2, 2008 the BOE considered alternative site information and requested the Board of Commissioners reconsider the site
- ▶ On October 6, 2008:
 - ▶ WCPSS presented a comparison of 5 sites to the preferred H-6 assemblage referred to as DKK & Tucker/Page
 - ▶ The Board of Commissioners voted 5-2 to approve the purchase based on the information presented

H-6 Background (continued)

Sites Reviewed/Reexamined After August 4, 2008 BOC Meeting						
Site Features	Perry Farm	Fowler	Shearon	Buffaloe Road #1	Buffaloe Road #2	DKK & Tucker/Page
Within Target Area: Ability to Efficiently Relieve Overcrowding	No	Partially	Partially	No	No	Yes
High School Bldg Fits on Site	No	No	Yes	Yes	Yes	Yes
Price	??	\$5,750,000	\$3,500,000	\$9,341,280	\$10,500,000	\$4,690,523
Acres	82	115	70	99.8	300	80,802
Price per Acre	??	\$50,000	\$50,000	\$93,600	\$35,000	\$58,050
Water & Sewer Availability at site	No	No	No	Yes	No *	Yes
Wetlands/Streams Impact	Yes	Yes	Yes	Yes	Yes	Yes
Off-site Transportation Improvements Greater than "Normal & Customary"	Yes	Yes	No	Yes	Yes	No
On-site Transportation Improvements include public road(s) construction	No	No	No	Yes	Yes	Yes
Expected Rock Impact	Yes	Yes	Yes	Yes	Yes	Yes
Could support a 2011 HS opening	No	No	No	No	No	Yes
Additional Landbank School Site Included**	No	No	No	Yes	Yes	Yes
Notes:						

* 3 miles to sewer connection; Joint Development Agreement with City of Raleigh in place.

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- H-6 Background (continued)**
- ▶ WCPSS moved forward with design and moving to obtain sign-off on infrastructure requirements from the City of Raleigh and NCDOT
 - ▶ Preliminary infrastructures requirements identified in July 2009 were greater than originally estimated
 - ▶ Impacts to Chesterfield Village Neighborhood
 - ▶ Burlington Mills/Forestville Road intersection improvement timing
 - ▶ BOC requested that the County Manager work with the Superintendent to determine:
 - ▶ Options for infrastructure requirements
 - ▶ Possible alternative sites
 - ▶ County Manager and Superintendent convened a joint staff Work Group to accomplish the above two items
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H-6 Infrastructure Estimates

Public Infrastructure	October 2008 BOC (1)			July 2009 F & O Meeting		
	On-site	Off-site	Total	On-site	Off-site	Total
Canyon Drive (Cost share with Elementary School)						
Canyon Drive	1,510,529		1,510,529	1,510,529		1,510,529
Greenville Loop			-		846,465	846,465
Taylor's Ridge			-			-
Ligon Mill			-		445,633	445,633
Total Canyon Drive	1,510,529	-	1,510,529	1,510,529	1,292,098	2,802,627
Forestville Road		831,019	831,019		831,019	831,019
Second Drive on Forestville Road North of Hebert			-	450,751	315,482	766,233
N/S Residential Collector	1,626,575		1,626,575	1,626,575		1,626,575
Burlington Mills / Forestville Intersection (Cost share with Middle School)			-		696,571	696,571
Designs and Surveys			-		573,343	573,343
Water / Sewer		276,896	276,896		276,896	276,896
TOTAL	3,137,104	1,107,915	4,245,019	3,587,855	3,985,409	7,573,264

(1) Items were identified but estimates were not provided.
Rock is included in the project cost, not public infrastructure



Infrastructure Requirements: Roads

- ▶ Traffic Impact Analysis (TIAs) had been prepared for access via Canyon Drive and Forestville Road
- ▶ On September 18, 2009, a meeting was held with representatives from Wake County, WCPSS, City of Raleigh and NCDOT to clarify infrastructure requirements to address traffic issues
- ▶ It was determined that two additional options would be considered:
 - ▶ Access via Leland Drive (in lieu of Canyon Drive)
 - ▶ Access via two entrances on Forestville Road only
- ▶ While the additional TIAs were being conducted, the work group begin the analysis for possible alternative sites



Site Analysis Assumptions / Criteria



- ▶ The original H-6 Target Ring plus an additional one-mile outside the ring would be the area under review
- ▶ A site should accommodate the full, standard high school program
 - ▶ 2200 capacity student school, 2 multipurpose fields, football field/track/stadium, baseball and softball fields, tennis courts, outdoor paved basketball courts, parking lots for students, faculty, buses and roads for circulation
- ▶ Sites within a one-mile radius of Heritage High School would be eliminated
- ▶ Sites with current uses that substantially preclude school use would be eliminated
 - ▶ Municipally-owned sites in park or other uses, existing quarry site, bounded by Neuse River and railroad with no road access, tract divided by I-540, substantial commercial development underway, HOA-owned property required as open space for subdivision, etc.

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Site Analysis Assumptions / Criteria



- ▶ Unimproved/under improved (defined as sites with less than \$400,000 building value per Wake County GIS System) parcels and/or assemblages would be considered
- ▶ Sites or assemblages that have greater than 60 net useable acres (net useable equals total acres less acres identified as flood plain or wetlands)
 - ▶ Capital Planning Assumptions identify 65 acres for a high school
- ▶ Wake County Water Quality would review hydrology to identify water issues that would make development unlikely
- ▶ Value of property was not considered in the initial review
- ▶ The review process would utilize readily available data from Wake County GIS and property tax records

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Overview of Narrowing of Sites

- ▶ **86 Individual Sites** were identified in the target ring
- ▶ 60 sites were eliminated based on preliminary criteria
- ▶ 26 sites forwarded to Review Group

Substantially Developed (Building Value Greater than \$400K)	10
Within One Mile of Heritage High School	8
Less than 60+ Net Acres (based on Wake County GIS Data)	22
Current Use that Precludes Use as HS Site	11
Hydrology (Per Wake County WQ)	8
Two or More of Above	1
Total Sites Eliminated	60

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Overview of Narrowing of Sites

- ▶ **44 Assemblages** were identified in the target ring
- ▶ 32 assemblages were eliminated based on preliminary criteria
- ▶ 12 assemblages forwarded to Review Group

Substantially Developed (Building Value Greater than \$400K)	0
Within One Mile of Heritage High School	0
Less than 60+ Net Acres (based on Wake County GIS Data)	18
Current Use that Precludes Use as HS Site	2
Hydrology (Per Wake County WQ)	2
Lack of Sufficient Current Road Access	2
Two or More of Above	8
Total Sites Eliminated	32



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Review Group Attendees

NCDOT	City of Raleigh - Transportation
Reid Elmore	Eric Lamb
Bradley Kimbrell	Bowman Kelly
	Paul Kallam
Wake County	City of Raleigh - Planning
Mike Aull	Stacy Barbour
Mark Edmondson	Doug Hill
Johnna Rogers	
Mark Forestieri	City of Raleigh - Public Utilities
Tim Gardiner	Robert Massengill
	Cesar Sanchez
WCPSS	Town of Rolesville
Joe Desormeaux	Matt Livingston
Betty Parker	Bryan Hicks
Sarah Beth Gentry	

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Review Group Approach

- ▶ Total sites / assemblages reviewed: 38
- ▶ Evaluated sites based on the Review Group's knowledge of:
 - ▶ Acreage
 - ▶ Hydrology
 - ▶ Availability/ Distance of Water and Sewer
 - ▶ Public Road Improvements Requirements (On-site and Off-Site)
 - ▶ Current Uses
 - ▶ Current Road Access
 - ▶ Ability to purchase at/below market value

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WAKE COUNTY
PUBLIC SAFETY SERVICES

WAKE COUNTY
PUBLIC SAFETY SERVICES

Results of Site Analysis – Individual Sites

Planning Jurisdiction	Less than 60+ Net Acres (based on Wake County GIS Data)	Current Use that Precludes Use as HS Site	Hydrology (Per Wake County WQ)	Lack of Water Service Availability/ Distance	Lack of Sewer Service Availability/ Distance	Lack of Sufficient Current Road Access	Requires Significant Public Road Improvements (On-Site)	Requires Significant Public Road Improvements (Off-Site)	Inability to Purchase at/below Market Value
Raleigh		X		X	X	X			
Rolesville		X	X			X			X
Wake County		X	X	X	X				
Raleigh						X	X	X	
Raleigh						X	X	X	
Wake County			X	X	X				
Wake County		X					X	X	
Raleigh							X	X	
Raleigh						X	X	X	
Rolesville						X			X
Wake County				X	X				
Wake County			X			X			
Wake County				X	X				
Wake County				X	X				
Wake County				X	X				
Raleigh		X							
Raleigh		X							
Rolesville		X							
Rolesville						X			
Rolesville		X							
Rolesville		X							
Wake County		X							
Rolesville	X								
Raleigh									
Wake County									
Wake County									

WAKE COUNTY
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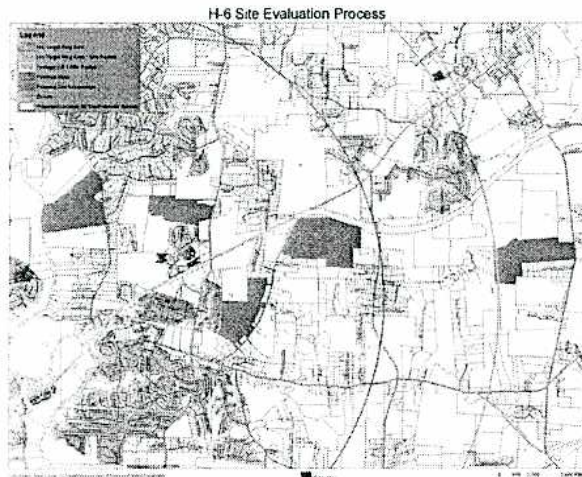
Results of Site Analysis – Assemblages

Assemblage	Less than 60+ Net Acres (based on Wake County GIS Data)	Current Use that Precludes Use as HS Site	Hydrology (Per Wake County WQ)	Lack of Water Service Availability/ Distance	Lack of Sewer Service Availability/ Distance	Lack of Sufficient Current Road Access	Requires Significant Public Road Improvements (On-Site)	Requires Significant Public Road Improvements (Off-Site)	Inability to Purchase at/below Market Value
X	X			X	X				
B		X				X			
E		X				X			
L				X	X				
M				X	X				
N				X	X				
H						X			
O		X							
P		X							
Q									X
F									
S									

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Review Group Results

- ▶ **The Review**
 Group identified 4 additional sites / assemblages for further analysis. Two of the sites are located in the City of Raleigh jurisdiction and two are in the Town of Rolesville.



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Next Steps

- ▶ For the 4 sites identified by the Review Group, develop infrastructure estimates for off-site and/or on-site infrastructure based on specific info from NCDOT and City of Raleigh
- ▶ Perform further analysis on site conditions and ability to accommodate the program
- ▶ Analyze formal response from NCDOT on the traffic impact analysis (TIA) for the Forestville Road site
- ▶ Prepare a comparative analysis of the 4 additional sites and the Forestville Road site

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