



**Town of Waxhaw**  
**Board of Commissioners Meeting**

**November 28, 2017**

# Investment



## \$40.2 Million

- STEM (\$19.8M)
- Building A (\$6.9M)
- Building B (\$2.3M)
- Tyson Center (\$4.9M)
- **Western Union County (\$6.3M)**

## Key Considerations

- To ensure SPCC is the most comprehensive and relevant training institution for our students and employers
- Develop key partnerships that contribute to higher education accessibility, workforce preparedness and relevancy, and quality of life enhancement

# Student Location Data

Data Point	Union County	Western Union County (Zip Codes: 28108, 28104, 28173)
Number of students attending <b>any community college</b>	4,216	1,397
Percentage of community college students attending <b>South Piedmont</b>	46%	31%
Percentage of community college students attending <b>CPC</b>	41%	*61%

*\*Nearly half attend CPC Levine Campus*

# Western Union County Land Criteria

## Accessibility

- Close to major roads
- Reasonable drive times for target population

## Acreage

- Approximately 10 acres for growth and campus feel

## Land Prep

- Minimal preparation

## Price

- Donation or in-kind

## Utilities

- Accessible water and sewer

# Ongoing discussions

## Developers

- Land options presented that do not meet all criteria
- High prices

## Municipalities

- Strong advocacy to locate in Waxhaw through Rotary, listening sessions, donor interest
- Explored several potential sites

## Universities

- Several discussions regarding partnership with Wingate

# Concept

## *Explore the possibility of an Education and Quality of Life Partnership*

### **Education**

- Establish collaborative agreements between SPCC and Wingate University for students to obtain seamless and progressive levels of higher education without leaving the site
- Share resources as in-kind donations to create an innovative and modern educational facility
- Co-brand site to increase reach and perceived value

### **Quality of Life**

- Collaborate with municipality to build and preserve surrounding land as a park amenity for town and region while creating campus feel
- Share resources as in-kind donations to increase opportunities for citizens to participate in quality of life activities

# Feasibility Study

## Interest/Request

Develop a team consisting of representatives from South Piedmont Community College, Wingate University, and the Town of Waxhaw to conduct a **feasibility study** regarding the Education and Quality of Life Partnership concept, evaluating the 34.66 acre site on Waxhaw-Marvin Road owned by the Town of Waxhaw

# Accessibility

From	To	Drive Times (min)	Via
Cuthbertson High School	Potential Site	10	Cuthbertson Rd
	CPCC Levine Campus	22 - 40	Waxhaw-Indian Trail Rd
Marvin Ridge High School	Potential Site	5	Waxhaw-Marvin Rd
	CPCC Levine Campus	22 - 27	I – 485 Inner Loop
Parkwood High School	Potential Site	21 - 25	NC 75E and Crow Rd
	OCH Monroe Campus	17 - 20	Rocky River Rd
	CPCC Levine Campus	30 - 31	Potter Road
Weddington High School	Potential Site	12 - 16	New Town Rd
	CPCC Levine Campus	16 - 26	I-485 Outer Loop
SPCC OCH Campus	Potential Site	24 - 35	Cuthbertson Rd
CPCC Levine Campus	Potential Site	25 - 33	I-485 Inner and NC 16N



# Feasibility Study Elements



## Genesis

- Project definition
- What is the rationale for the partnership, facility design, programming?

## Doability

- Is the partnership feasible financially, technically, operationally, practically?
- Does the market research support such a partnership?
- What do the economic and financial analyses show?
- What are the risks and responsibilities of the partners?

## Plan and Test:

- Final project definition
- What is the best way to complete the project?
- Has the plan been thoroughly tested to assess market demand, public and stakeholder feedback, and economics?
- Any potential “fatal flaws” that could derail the project?

# Feasibility Study Timeline

## Proposed Timeline

- Name study team: December 15, 2017
- Kickoff Feasibility Study: January 8, 2018
- Progress Reports: Monthly
- Final Report: April 2018
- Decision: May 2018

## Timeline Influencers:

- Increasing costs over time, lowering bond value
- Wingate University relocation from Ballantyne
- Need for growth



**Thank you for your consideration**