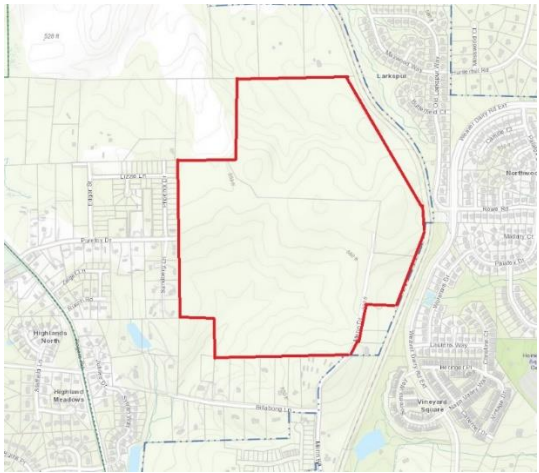




GREENE TRACT UPDATE

SUMMARY REPORT

TOWN OF CHAPEL HILL
 Chris Blue, Town Manager
 Britany Waddell, Planning Director
 Judy Johnson, Assistant Planning Director

<p>PROPERTY ADDRESS Greene Tract</p>	<p>MEETING DATE March 8, 2023</p>	<p>SHARED BY Towns of Chapel Hill, Carrboro, and Orange County</p>										
<p>STAFF RECOMMENDATION</p> <p>That the Council receive this report. Similar reports are concurrently being shared with the Town of Carrboro Council and Orange County Commissioners</p>												
<p>NEXT STEPS</p> <table border="1"> <thead> <tr> <th>Date</th> <th>Action</th> </tr> </thead> <tbody> <tr> <td>March 10, 2023</td> <td>Orange County issue RFP</td> </tr> <tr> <td>April 24, 2023</td> <td>Mayors and County Commissioner Chair (MMC) review</td> </tr> <tr> <td>Mid-April 2023</td> <td>Proposals due</td> </tr> <tr> <td>Mid-May 2023</td> <td>Contract award</td> </tr> </tbody> </table>	Date	Action	March 10, 2023	Orange County issue RFP	April 24, 2023	Mayors and County Commissioner Chair (MMC) review	Mid-April 2023	Proposals due	Mid-May 2023	Contract award	<p>MASTER PLAN FRAMEWORK</p> <p>Staff from the three jurisdictions have initiated efforts to draft a Master Plan for the Greene Tract to build on the goals and conceptual plan contained in the 2021 Resolution¹. The plan will include goals and objectives, and development recommendations related to land uses and open space. These elements will be used to guide future development and set forth guidelines applicable to the Greene Tract. In addition, the plan shall focus on affordable housing needs, support the Historic Rogers Road Neighborhood, and address access and connectivity on and off the site. Drafting of the plan would include significant community engagement and input.</p> <p>Based on the adopted 2021 Resolution, a consultant will be engaged for the Master Plan and Orange County will coordinate the bid process for the RFP. The 2021 Interlocal Agreement² identifies the cost share agreement between the jurisdictions with Chapel Hill and Orange County each providing 43 percent and Carrboro providing 14 percent.</p>	
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<p>BACKGROUND</p> <p>The Greene Tract is a 167-acre site of which 107 acres are jointly owned by Orange County and the Towns of Chapel Hill and Carrboro. Orange County solely owns 60 acres of the property designated as the Headwaters Preserve.</p> <p>Over the past several years, the Mayors of the Towns of Chapel Hill and Carrboro along with the County Commission Chair (MMC) have met to consider preservation and development options for the Greene Tract.</p> <p>The Greene Tract is within Chapel Hill’s planning jurisdiction. Any development proposal would require agreement from Chapel Hill, Carrboro, and Orange County and would be subject to the Town’s Land Use Management Ordinance (LUMO) regulations.</p>												
<p>2021 GREENE TRACT RESOLUTION</p> <p>On November 17, 2021³, the Council adopted a resolution approving the draft recombination plan and conceptual plan for the 60-acre portion of the Greene Tract in County ownership and the 107-acre portion of the Greene Tract in joint ownership. Similar resolutions have been adopted by Orange County and Carrboro. These resolutions detailed the four next steps including:</p> <ul style="list-style-type: none"> • Approve the draft recombination plat • Approve the concept plan designated land uses and land areas • Authorize the Town Manager to sign the draft recombination plat • Continue to solicit input from stakeholders during the master planning and development agreement process 	<p>PROJECT LOCATION</p> 											

¹ <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=5215731&GUID=A97A03E0-ACCB-45A5-9EBC-36ECCAFF5C23>
² <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4900329&GUID=EE50F873-4A6E-49C3-89E8-F8C39C97D897>
³ <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=5215731&GUID=A97A03E0-ACCB-45A5-9EBC-36ECCAFF5C23>