

RESOLUTION

A RESOLUTION RECEIVING AND ENDORSING THE SEPTEMBER 22, 2024 PLAN FOR NEXT STEPS ON THE 107-ACRE PORTION OF THE GREENE TRACT IN JOINT OWNERSHIP (2024-10-09/R-3)

WHEREAS, in 1984, Orange County and the Towns of Carrboro and Chapel Hill jointly purchased the property known as the Greene Tract (167 acres more or less); and

WHEREAS, in 2000, title to 60 acres of this property was deeded exclusively to the Orange County Solid Waste Enterprise Fund for non-landfill solid waste purposes under provisions of the 1999 Interlocal Agreement for Solid Waste Management; and

WHEREAS, at that time, the remaining 107 acres were retained in joint ownership by the three governments (with the intent that future land uses of the property would be determined at a future time); and

WHEREAS, in 2002, Orange County and the Towns of Carrboro and Chapel Hill adopted the 2002 Resolution which called for approximately 86 acres for open space and 18 acres for affordable housing on the jointly-owned land; and

WHEREAS, the Greene Tract is part of the Historic Rogers Road Neighborhood where the Towns of Carrboro and Chapel Hill have researched market development potential and zoning to implement a planning program in the overall area; and

WHEREAS, over the last 20 years, various joint planning studies, including the Historic Rogers Road Neighborhood Task Force Report and Mapping Our Community's Future, and collaborations with the community and school district have suggested land use and acreage needs; and

WHEREAS, the 60-acre parcel (designated as the Headwaters Preserve by the Orange County Board of Commissioners) was purchased by Orange County from the Solid Waste Enterprise Fund in 2016; and

WHEREAS, in 2020 the three property owners adopted the 2020 Greene Tract Resolution for a Path Forward Process including the following:

- Initiate an environmental assessment of the property to consider designating the most environmentally sensitive areas as the Headwaters Preserve
- Initiate a Memorandum of Understanding between the three property owners related to decision-making process; and

WHEREAS, the Chapel Hill-Carrboro City Schools, in a 2019 letter, indicated continued interest in designating a school site on the Greene Tract; and

WHEREAS, the three jurisdictions conceptually agreed to the following land use designations and adopted a resolution in 2021 with a land use map agreeing to:

- Approximately 22 acres for joint preserve;
- A minimum of 16 acres for public school site and public recreation site;
- Approximately 66 acres for housing/mixed use; and

WHEREAS, Orange County along with the Towns of Carrboro and Chapel Hill contracted with a community engagement firm in 2023 and the efforts included 3 community

workshops, monthly newsletters, Engagement Team meetings, stakeholder interviews, and a Community Engagement Insights Report; and

WHEREAS, Orange County along with the Towns of Carrboro and Chapel Hill also contracted with a design firm to create the September 22, 2024 plan for the Greene Tract that reflects the community's vision, as expressed during the 2024 engagement events; and

WHEREAS, the intent of the process is to create a shared vision with the community and elevate the voices of the Historic Rogers Road Neighborhood to ensure their priorities are part of the September 22, 2024 plan; and

WHEREAS, the September 22, 2024 plan process has included three interactive design workshops with community input and is before the elected boards for their endorsement; and

WHEREAS, the elected boards' action is an important step in the process in shaping and creating the September 22, 2024 plan for the Greene Tract, a framework for future growth; and

WHEREAS, on September 5, 2024, the Board of County Commissioners, with the support of the Towns of Carrboro and Chapel Hill, approved entering into a contract with the Development Finance Initiative (DFI) at the UNC School of Government to conduct a financial feasibility analysis of the September 22, 2024 plan; and

WHEREAS, the zoning approval process, with the Town of Chapel Hill as the approving agency, is scheduled to commence soon; and

Whereas, this resolution is adopted as a joint property owner, and does not bind the Town to any particular outcome as to the Town's future land use entitlement process; and

WHEREAS, the staff work group along with the respective managers have outlined the next steps for the Greene Tract including:

- Conducting a financial feasibility analysis of the September 22, 2024 plan by contracting with the Development Finance Initiative (DFI) at the UNC School of Government, who will also market the project to developers;
- Commencing a zoning approval process with the Town of Chapel Hill as the approving agency; and

WHEREAS, each elected board will consider a similar action in October 2024, receiving presentations from the community engagement consultant and the design firm consultant, and providing direction to their respective staff.

NOW, THEREFORE, BE IT RESOLVED THAT the Town of Chapel Hill Town Council:

1. Receives and endorses the meeting materials for the October 9, 2024 meeting including the September 22, 2024 plan, for the 107-acre joint-owned portion of the Greene Tract for the purposes of continued analysis.
2. Continues to solicit input from the community, specialized staff, and housing partners during the financial feasibility analysis and development agreement process.

This the 9th day of October, 2024.

