



**CONSIDER ADOPTING A RESOLUTION FOR A PATH FORWARD PROCESS TO FURTHER ASSESS THE GREENE TRACT AND A RESOLUTION AUTHORIZING THE TOWN MANAGER TO EXECUTE AN INTERLOCAL AGREEMENT FOR GREENE TRACT ENVIRONMENTAL ASSESSMENT COST SHARE WITH CARRBORO AND ORANGE COUNTY**

**STAFF REPORT**

TOWN OF CHAPEL HILL  
Maurice Jones, Town Manager  
Judy Johnson, Interim Planning Director

**PROPERTY ADDRESS**

Greene Tract property (located east of Purefoy Road)

**BUSINESS MEETING DATE**

January 22, 2020

**STAFF'S RECOMMENDATION**

That the Council consider adopting the attached resolutions which would:

- Resolution A: Establish a process for the Towns of Chapel Hill and Carrboro and Orange County to move forward in their pursuit of development on the Greene Tract; and
- Resolution B: Authorize the Town Manager to execute an Interlocal Agreement for Environmental Assessment Cost Share with Carrboro and Orange County.

**DECISION POINTS**

**Resolution A:** Consider adopting the attached Resolution A, which would establish a process for the three jurisdictions to move forward in their pursuit of development on the Greene Tract and details guidance and next steps while the jurisdictions draft a memorandum of understanding for the future decision-making process. All three jurisdictions have scheduled the attached resolution to be presented for adoption at January 2020 meetings (Carrboro Town Council on January 21, 2020 and the Orange County Commissioners on January 21, 2020).

The resolution would:

1. Authorize an environmental analysis of the 164-acre Greene Tract to determine the most environmentally sensitive area to be designated as the Headwaters Preserve.
2. Authorize drafting of a Memorandum of Understanding between the three jurisdictions detailing a decision-making process for next steps regarding the Greene Tract.
3. Delay formal public engagement efforts until the jurisdictions agree on a Memorandum of Understanding.

**Resolution B:** Consider adopting the attached Resolution B, which would authorize the Town Manager to execute an Interlocal Agreement for Greene Tract Environmental Assessment Cost Share with Carrboro and Orange County. The purpose of this environmental assessment is to obtain site-specific information on environmental conditions present on the Greene Tract in order to identify areas of the property to be preserved and/or protected. The assessment will also inform future infrastructure considerations.

Key points of the Resolution:

1. Agrees to a cost sharing allocation of Orange County and the Town of Chapel Hill each contributing 43 percent of the cost and Carrboro contributing 14 percent (estimated cost of the environmental assessment is \$40,000). Project estimate for Chapel Hill is \$17,200 or 43 percent of the project cost.
2. Authorizes the Town Manager to sign the Interlocal agreement.

The attached Interlocal agreement has been reviewed by the respective attorneys of the three jurisdictions.

**NEXT STEPS**

The Greene Tract will be a discussion item at the Assembly of Governments (AOG) meeting on January 28, 2020. Discussion at the AOG meeting will be focused on next steps for the three jurisdictions to pursue.

## BACKGROUND

The Greene Tract is a 164-acre parcel of which 104 acres is jointly owned by Orange County and the Towns of Carrboro and Chapel Hill. Orange County owns 60 acres of the property that have been designated as the Headwaters Preserve.

Over the past two years, the Mayors from the Towns of Carrboro and Chapel Hill along with the Orange County Commissioners Chair have met to consider preservation and development options for the Greene Tract.

### July 15, 2019<sup>1</sup>:

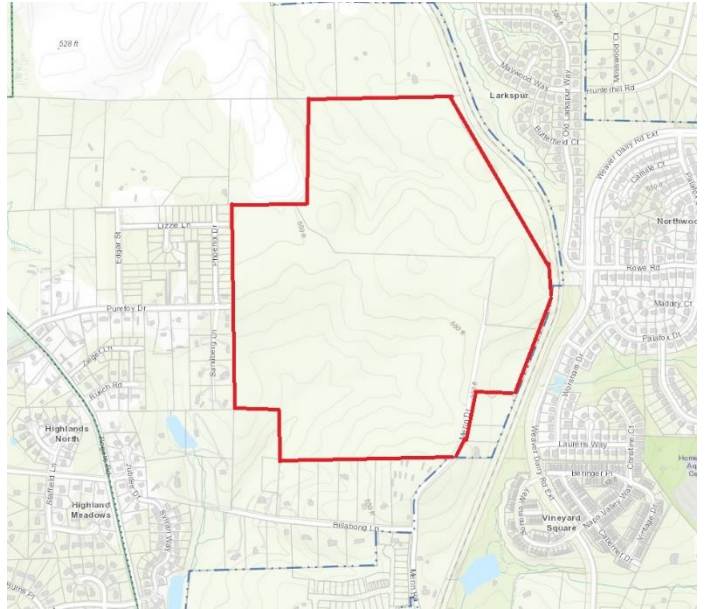
- Council adopted a resolution which
  - agreed to the proposed land uses of affordable housing/mixed income housing, recreation area, and a school site.
  - did not designate specific sites for the uses.
  - indicated a public engagement process along with initiating an environmental and connectivity analysis.

### February 20, 2019<sup>2</sup>:

- Council considered reconfiguring the Headwaters Preserve, preserving a school site, and housing options.

The Town of Carrboro's Board of Aldermen approved a resolution at its February 12, 2019<sup>3</sup> meeting. The Orange County Board of Commissioners approved a resolution at their February 19, 2019<sup>4</sup> meeting.

The Greene Tract is within the Chapel Hill's planning jurisdiction. Any development proposal process would require agreement from Chapel Hill, Carrboro and Orange County and would be also be subject to the Town's land use management regulations.



## ATTACHMENT

1. Draft Staff Presentation (to be distributed)
2. Resolution A (Path Forward Process for the Greene Tract)
3. Resolution B (Authorizing Town Manager to Execute Interlocal Agreement for Environmental Assessment Cost Share with Carrboro and Orange County)
4. Environmental Assessment Agreement (draft)
5. Background History of the Greene Tract handout

<sup>1</sup> <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=4061110&GUID=2E3D7ADB-DD5B-4016-924B-4EAE27719145>

<sup>2</sup> <https://chapelhill.legistar.com/LegislationDetail.aspx?ID=3863871&GUID=361F82B7-DD9A-4533-9DD9-A77350B4D0ED>

<sup>3</sup> <https://carrboro.legistar.com/LegislationDetail.aspx?ID=3857751&GUID=3278F55F-793F-4689-9052-A743A46DD9F7>

<sup>4</sup> <http://server3.co.orange.nc.us:8088/WebLink8/DocView.aspx?id=57594&dbid=0>