



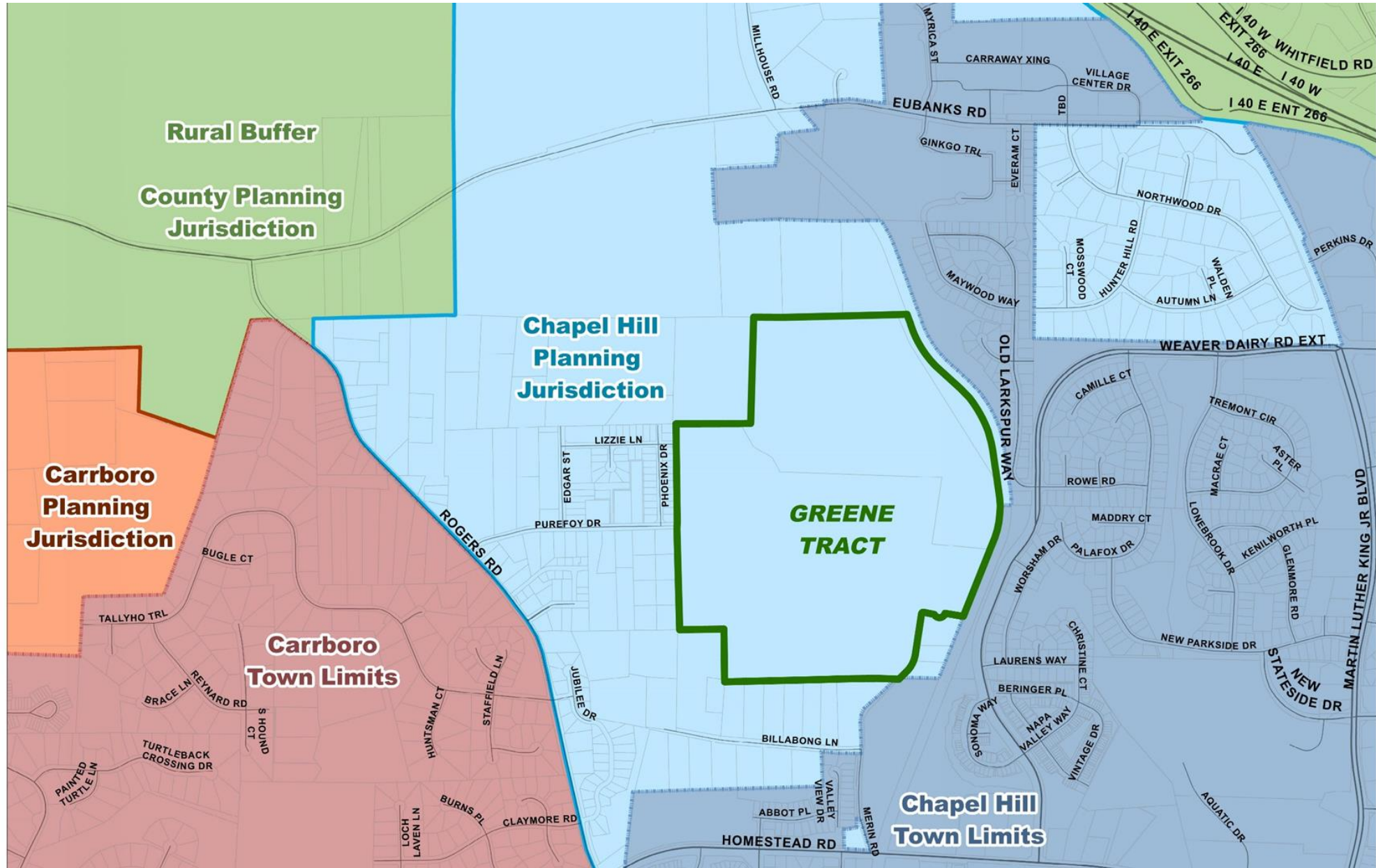
Greene Tract

Environmental Assessment and Memorandum of Understanding

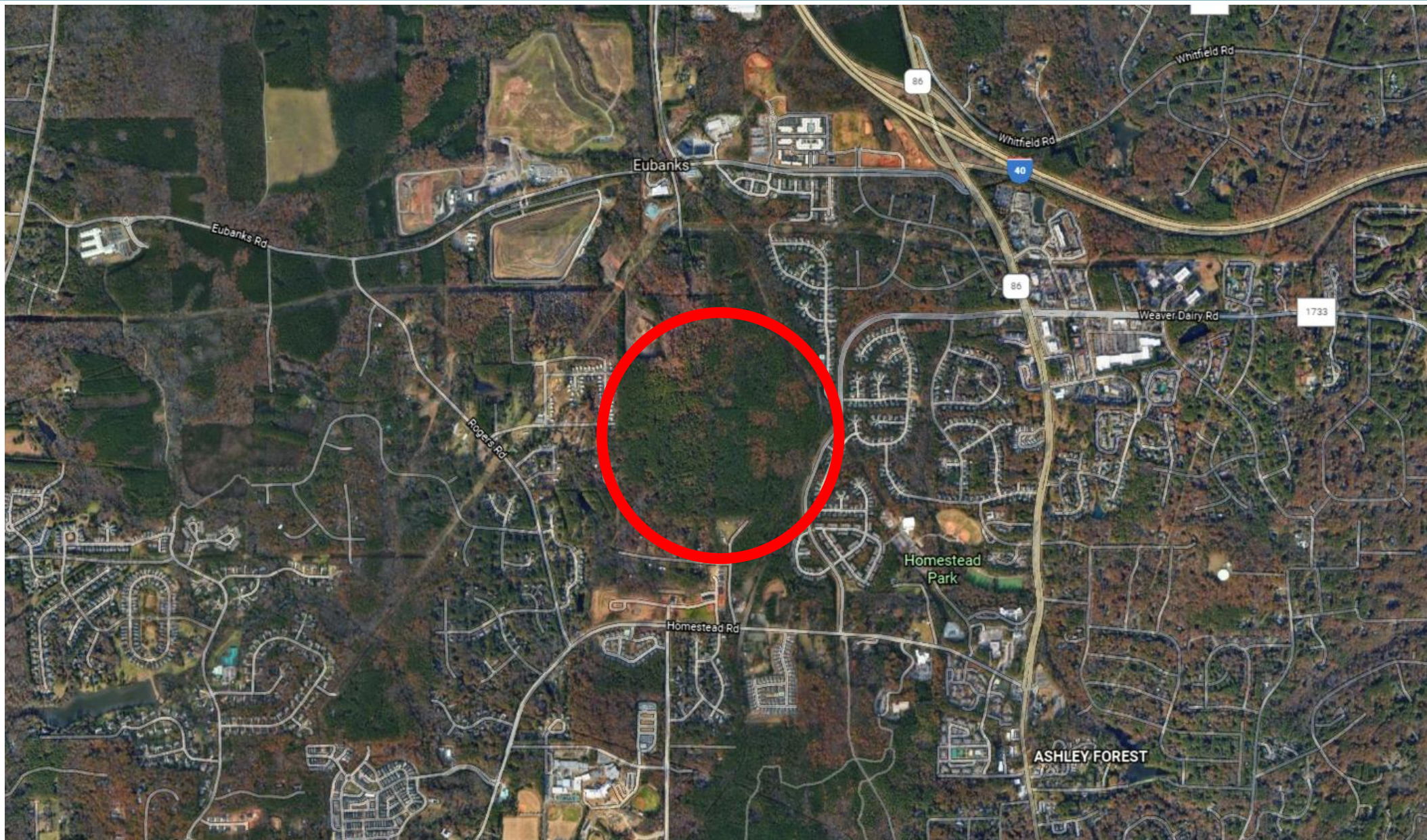
Tonight

1. Background
2. Environmental Assessment Update
3. Memorandum of Understanding/Interlocal Agreement

Location

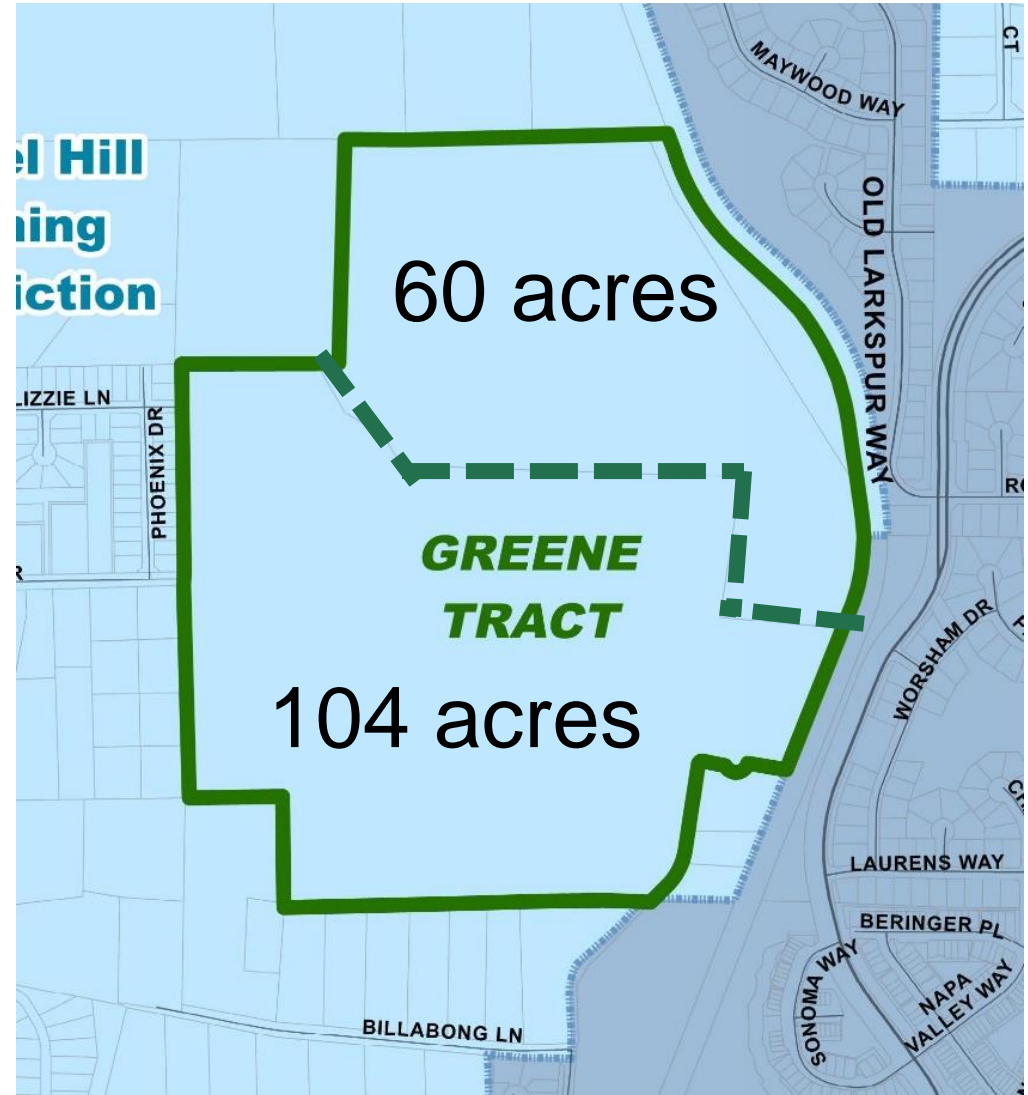


Location



Ownership

60 acres County-owned
+ 104 acres jointly-owned
= 164 acres total



History

1972	Landfill opens on Eubanks Road
1984	Greene Tract purchased
2000	Water lines installed
2002	Greene Tract Resolution adopted
2008	Chapel Hill Transit extended route to Rogers Road
2012-13	Historic Rogers Road Neighborhood Task Force created
2013	Landfill officially closes
2014	Community Center opens
2016	<i>Mapping our Community's Future</i> report published
2017	Rogers Road sewer work begins

Greene Tract Resolutions

February - July 2019 Resolutions

- 22 acres for joint preserve
- 16 acres school site and recreation
- 66 acres for housing/mixed use

January 2020 Path Forward Resolution

- Environmental Assessment
- Memorandum of Understanding
- Joint community information session on EA
- Initiate further public engagement after completion of MOU

Environmental Assessment

Elements

1. Analysis on Existing Environmental Conditions

- Geology and Geography
- Land Use
- Soils
- Streams, Wetlands, and Water Resources
- Aquatic Wildlife Communities
- Terrestrial Vegetation Communities
- Wildlife and Protected Species
- Public Lands and Open Space
- Cultural and Historical Resources

2. Suitability Analysis for Development

- Summarizes the four preservation and development alternatives

3. Land Use Alternatives

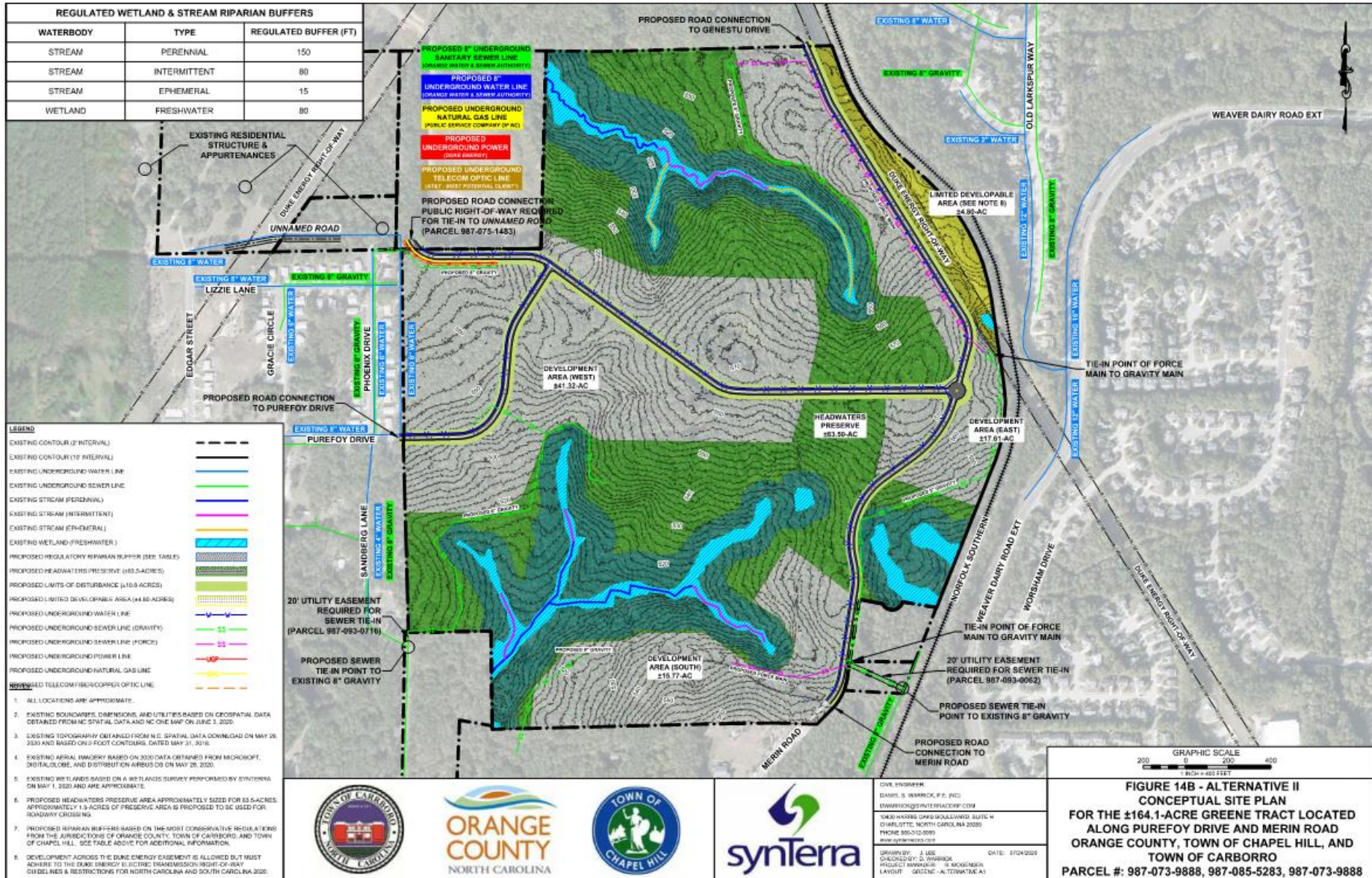
Environmental Assessment



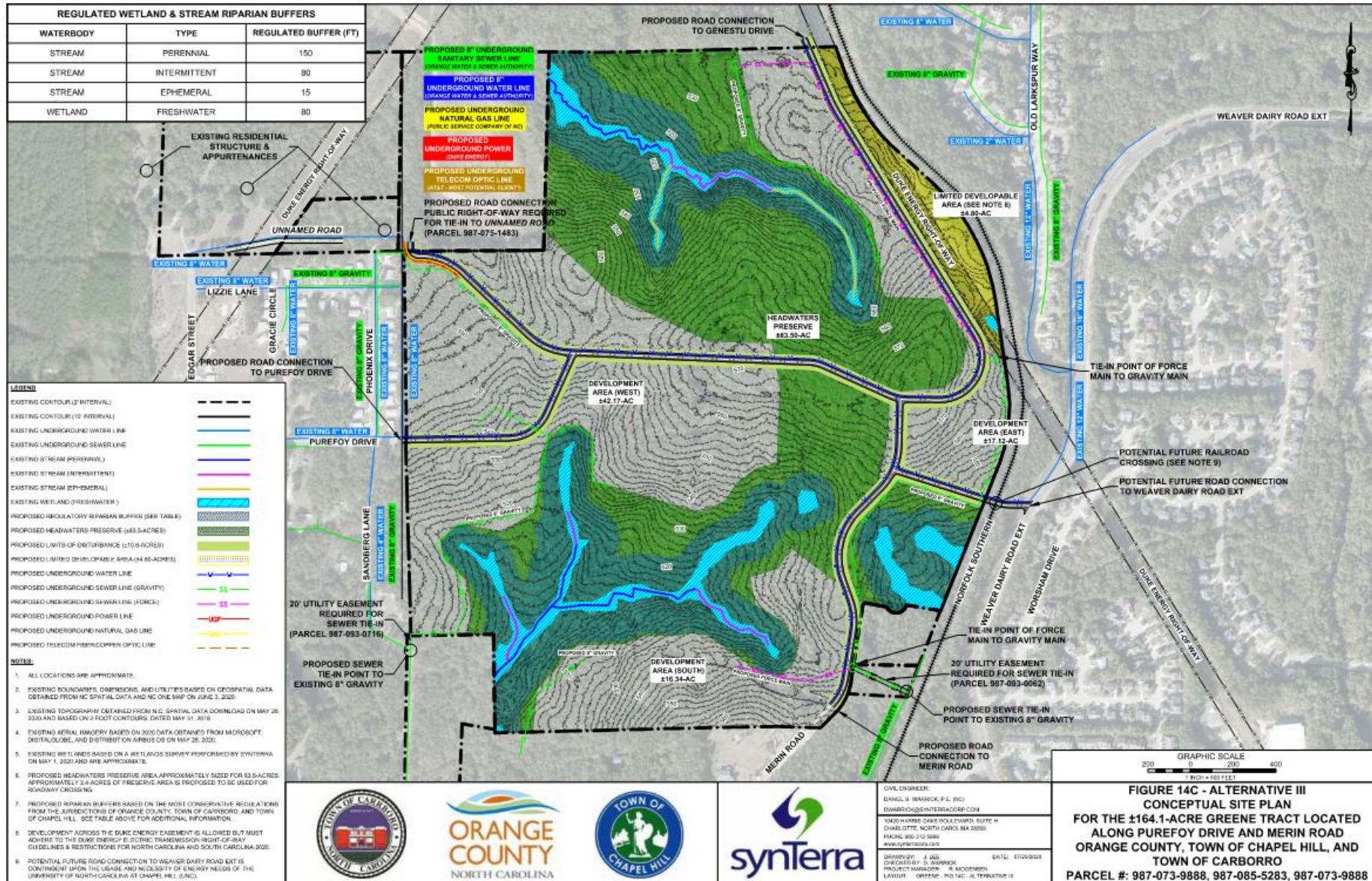
Conceptual Site Plan Preservation Area 1 Road Network 1



Conceptual Site Plan Preservation Area 2 Road Network 1



Conceptual Site Plan Preservation Area 1 Road Network 2



Conceptual Site Plan Preservation Area 2 Road Network 2



Memorandum of Understanding

1. Term and Termination
2. Responsibilities of the Parties
3. Public Participation and Decision-Making
 - Public Engagement
 - Affordable and Mixed Income Housing and other uses
 - School Site with Public Recreation
 - Joint Preserve
 - Connectivity
 - Recombination
 - Development Agreement
4. Final Determination
5. Disputes
6. Division or Sale
7. Notice

Next Steps

1. Consideration of MOU - April 7 meeting
2. Develop Public Engagement Plan
 - Webinar
 - Community meetings
3. Recombination of Headwaters Preserve