

## ALTERNATIVE RESOLUTION

Option B for consideration on July 15, 2019

Revised July 14, 2019

### **CHAPEL HILL'S ALTERNATIVE – A RESOLUTION APPROVING MODIFICATIONS TO THE 60-ACRE PORTION OF THE GREENE TRACT IN COUNTY OWNERSHIP AND CONCEPTUAL PLAN PROPOSAL FOR THE 104- ACRE PORTION IN JOINT OWNERSHIP (2019-07-15/R-1B)**

WHEREAS, in 1984 Orange County and the Towns of Carrboro and Chapel Hill jointly purchased 104 acres of property known as the Greene Tract from the joint solid waste management system; and

WHEREAS, in 2000 title to 60 acres (also known as Headwaters Preserve) of this property was deeded exclusively to the Orange County Solid Waste Enterprise Fund under provisions of the 1999 Interlocal Agreement for Solid Waste Management and was purchased by Orange County via reimbursement to the Solid Waste Enterprise Fund in 2016; 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 Chapel Hill and Carrboro ~~are researching~~ have researched market development potential and zoning to implement a planning program in the overall area; and

WHEREAS, over the last 16 years, various joint planning studies and collaborations with the community and school district have suggested land use and acreage needs; and

WHEREAS, the Chapel Hill Carrboro City Schools in a letter dated May 22, 2019, have indicated the district's continued interest in designation of a school site to be located on the Greene Tract with a minimum of 20 acres; and

WHEREAS, Mayors for Carrboro and Chapel Hill and the Orange County Board of Commissioners Chair have agreed to jointly pursue an update to the 2002 Resolution and have been meeting with respective management and supporting staff, as suggested by the elected officials at an Assembly of Governments meeting in 2017, to determine next steps for preservation and development of the Greene Tract; and

WHEREAS, analysis of the Greene Tract's past, present, and future identified the following land use needs and goals:

- Promote affordable and mixed-income housing opportunities
- Preserve valuable environmental features including tree canopy, open space, stream buffers, and wildlife corridors ~~Preserve valuable environmental features and corridors~~
- Protect historical and cultural resources
- Promote cost effective infrastructure
- Incorporate school and recreation site
- Earmark development areas for mixed income housing and mixed use potential
- Promote multimodal connectivity into and through the Greene Tract

WHEREAS, the staff work group considered direction from the respective governing boards, specialized staff, housing partners, and community in developing a conceptual ~~plan~~ process for the Greene Tract.

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

- ~~1. Approve the accompanying map to modify the existing county owned (60 acres) and jointly owned (104 acres) portions of the Greene Tract as shown in Exhibit 1.~~
2. Approve the accompanying conceptual master plan as shown in Exhibit 1 for the jointly-owned portion of the Greene Tract, not deeded exclusively to Orange County, which designates the following land uses:
  - Affordable and Mixed-income housing;
  - Approximately 22 acres for joint conservation preserve;
  - ~~Approximately 11 acres for public school site;~~
  - ~~Approximately 4 acres for public recreational facility site;~~
  - Approximately 67 acres for housing/mixed use.
  - Public school site and associated recreation facilities;
  - Mixed Use;
  - Open Space.
3. ~~Approve the exchange of acreage from Jointly owned to County owned and County owned to Jointly owned thereby commencing the recombination process as illustrated in Exhibit 2, subject to the completion of the steps required by law to effect said exchange.~~
4. ~~Explore~~ Initiate protecting the areas shown on the conceptual plan as the Joint Owned Conservation Preserve and Headwaters Preserve in perpetuity.
5. Commit to hold a series of community information meetings in the fall 2019 utilizing a "Community First" planning process regarding density, cultural and historical context, and development potential for the property.
6. Solicit input from the public and respective advisory boards and governing boards regarding land uses and ~~mixed income housing~~ density standards during the ~~master planning process~~ overall site planning process.
7. Work with our partners to initiate an environmental assessment and multimodal connectivity analysis of jointly-owned property.

~~This the 20<sup>th</sup> day of February, 2019.~~

This the 15<sup>th</sup> day of July, 2019.