



# Greene Tract Considerations

# Recommendation

- Consider adoption of:
  - *Revised* Resolution A (Establish a Process); and
  - Resolution B (Environmental Assessment Interlocal agreement).

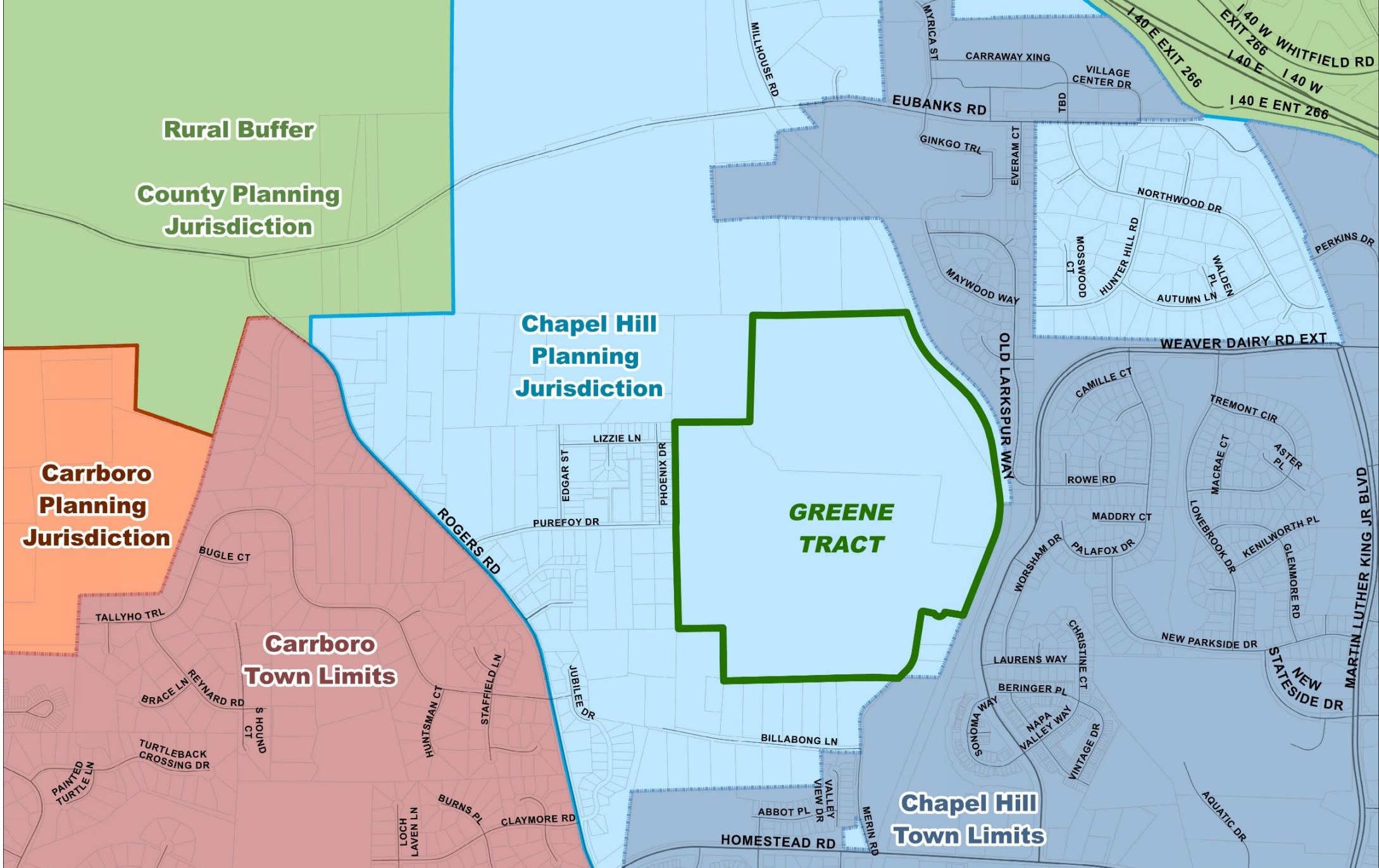
# Revised Resolution A

- WHEREAS, the 60-acre parcel (~~now known~~ designated as the Headwaters Preserve by the Orange County Board of Commissioners on October 18, 2016) 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 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 including the Historic Rogers Road 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

# Revised Resolution A

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

1. Jointly pursue an environmental assessment of the entire 164 acres to consider designating the most environmentally sensitive area as the Headwaters Preserve with a cost share Interlocal Agreement for that analysis of 43/43/14 percent (Orange County/Chapel Hill/Carrboro respectively).
  - a. Environmental assessment of the site should include site topography, habitat for species of special concern, wetlands, stream corridors, and cultural and historic resources.
  - b. Best practical alternative shall be evaluated to balance environmental and infrastructure needs (i.e. roadway, water, sewer, stormwater, etc.).
2. Jointly pursues a Memorandum of Understanding for future decision-making process. This document will be used to ensure the parties participate in good faith in the planning process for potential development of the Greene Tract. The document will describe community outreach efforts.
3. Jointly agrees to have a joint public information session that includes Orange County, Chapel Hill, and Carrboro a minimum of 2 months after the Environmental Assessment has been completed by the consultant and received by the jurisdictions.
4. Jointly agrees to not initiate formal further public engagement until completion of the Memorandum of Understanding document.
5. Jointly agrees any potential developers of the Greene Tract may rely upon and utilize the environmental assessment contemplated herein and shall not be required to conduct or obtain a separate environmental assessment.
6. Agrees to discussion of the Greene Tract at the 2020 Assembly of Governments meeting on January 28, 2020.



Rural Buffer

County Planning  
Jurisdiction

Chapel Hill  
Planning  
Jurisdiction

Carrboro  
Planning  
Jurisdiction

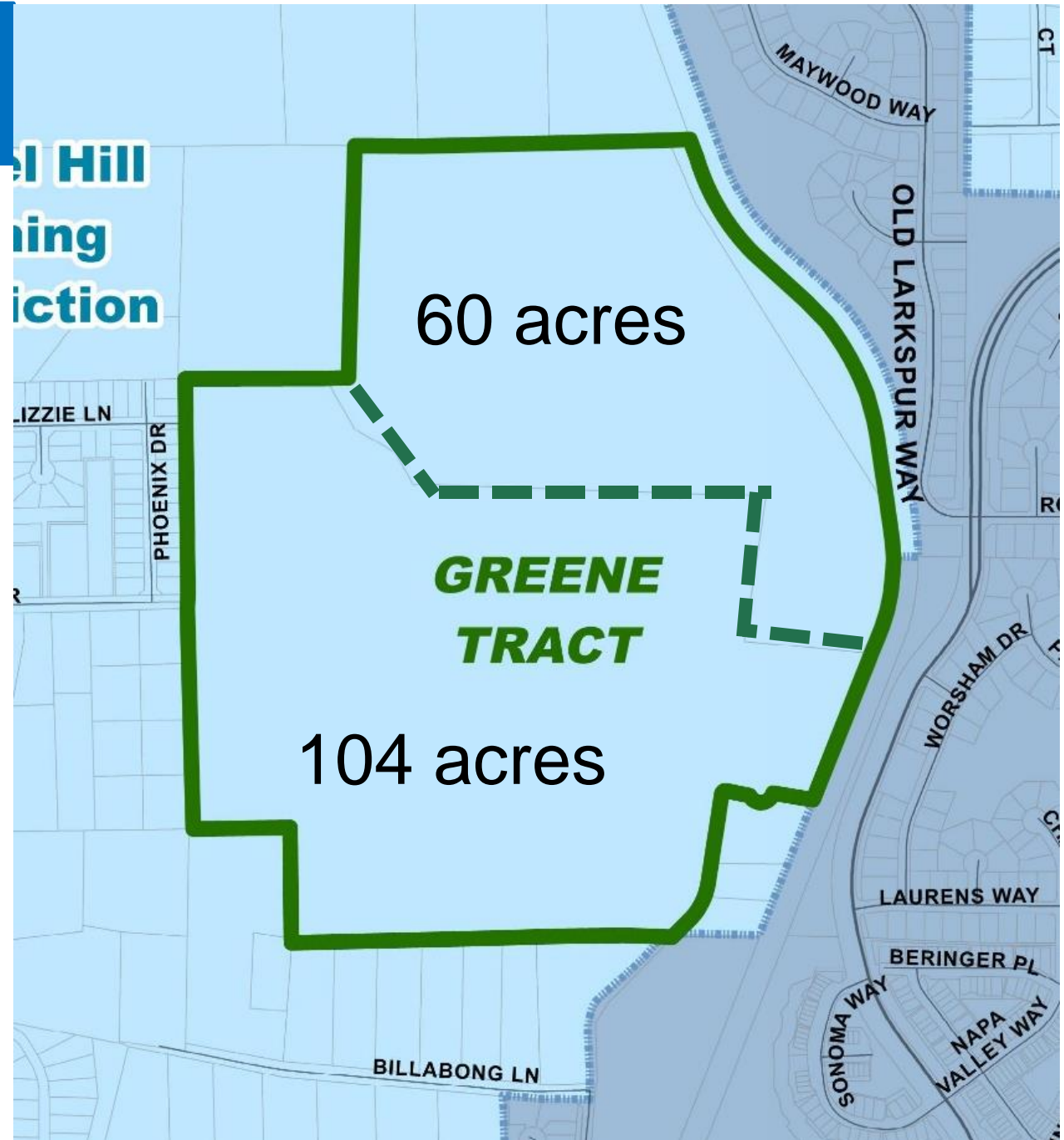
**GREENE  
TRACT**

Carrboro  
Town Limits

Chapel Hill  
Town Limits

# Ownership

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



# History

|         |  |
|---------|--|
| 1972    | Landfill opens on Eubanks Road                           |
| 1984    | Greene Tract purchased                                   |
| 2000    | Installation of water lines                              |
| 2002    | Greene Tract Resolution adopted                          |
| 2008    | Chapel Hill Transit extended route to Rogers Road        |
| 2012-13 | Creation of Historic Rogers Road Neighborhood Task Force |
| 2013    | Landfill officially closes                               |
| 2014    | Community Center opens                                   |
| 2017    | Rogers Road sewer work begins                            |
| 2019    | Variations to 2002 Resolution                            |

# Greene Tract

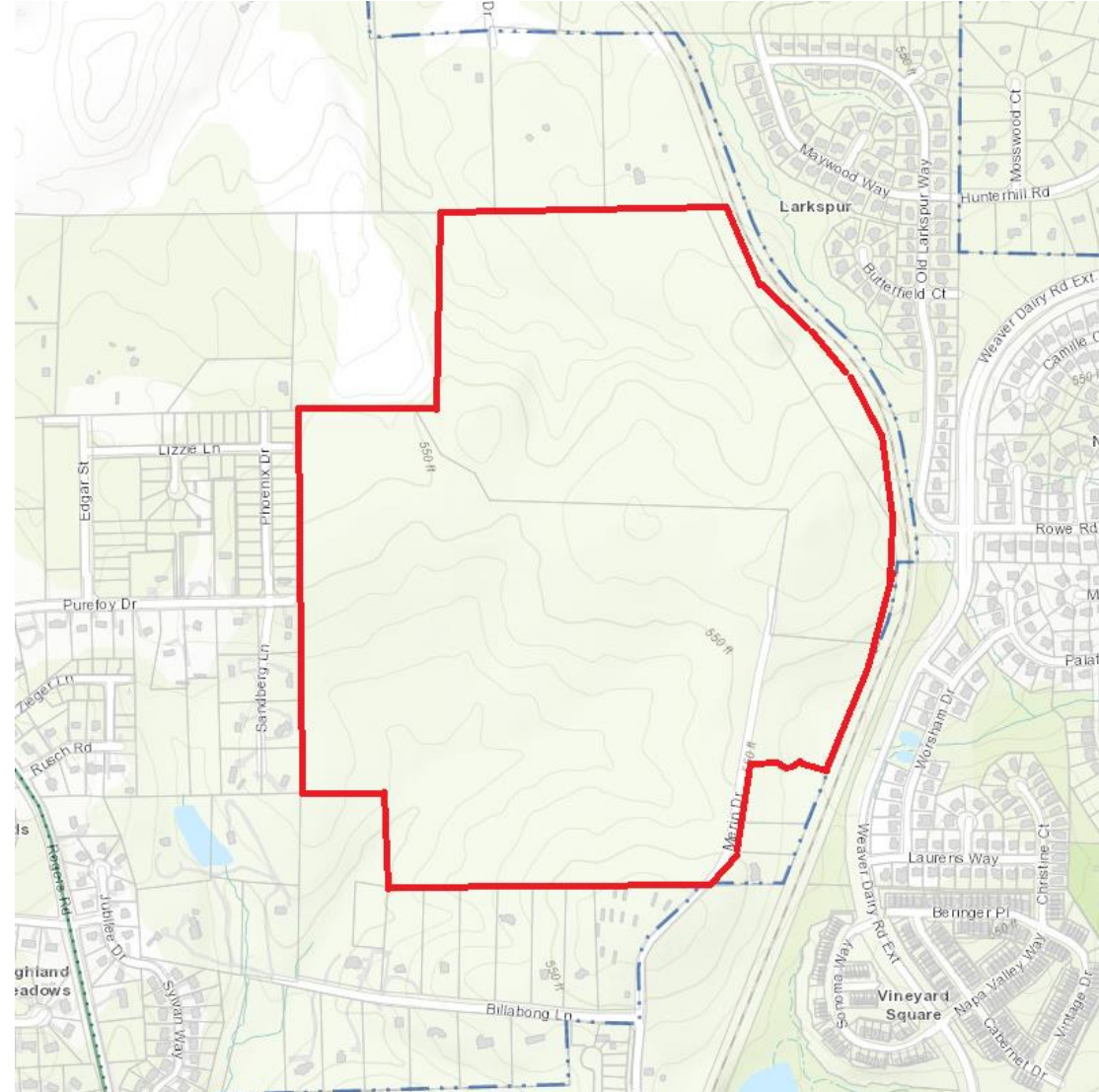




# Resolution A

## Would Authorize:

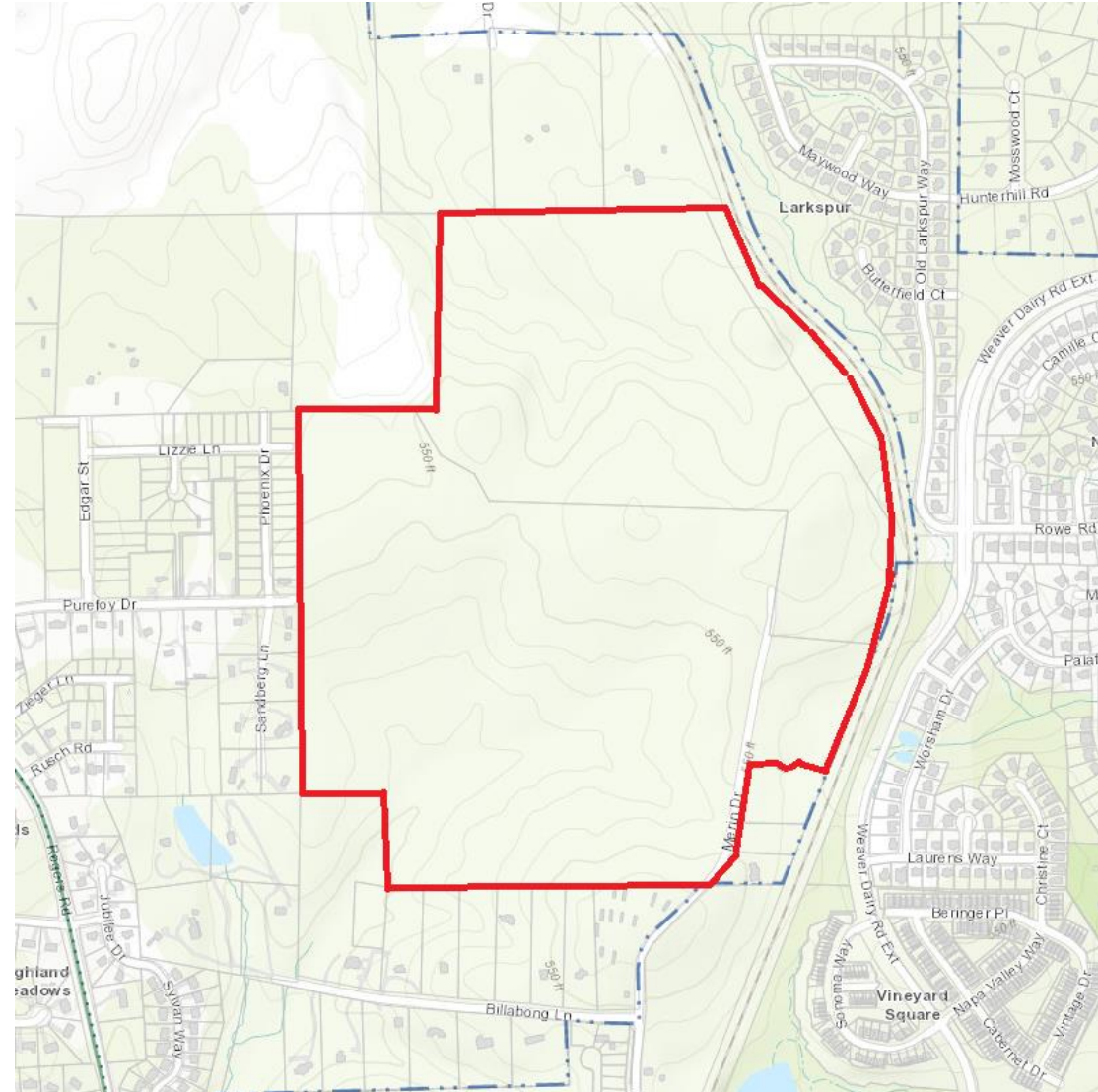
- Environmental Assessment
- Drafting of Memorandum of Understanding between 3 jurisdictions
- Initiate with public meetings with completion of MOU



# Resolution A

## Jurisdictions agree to:

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



# Resolution A

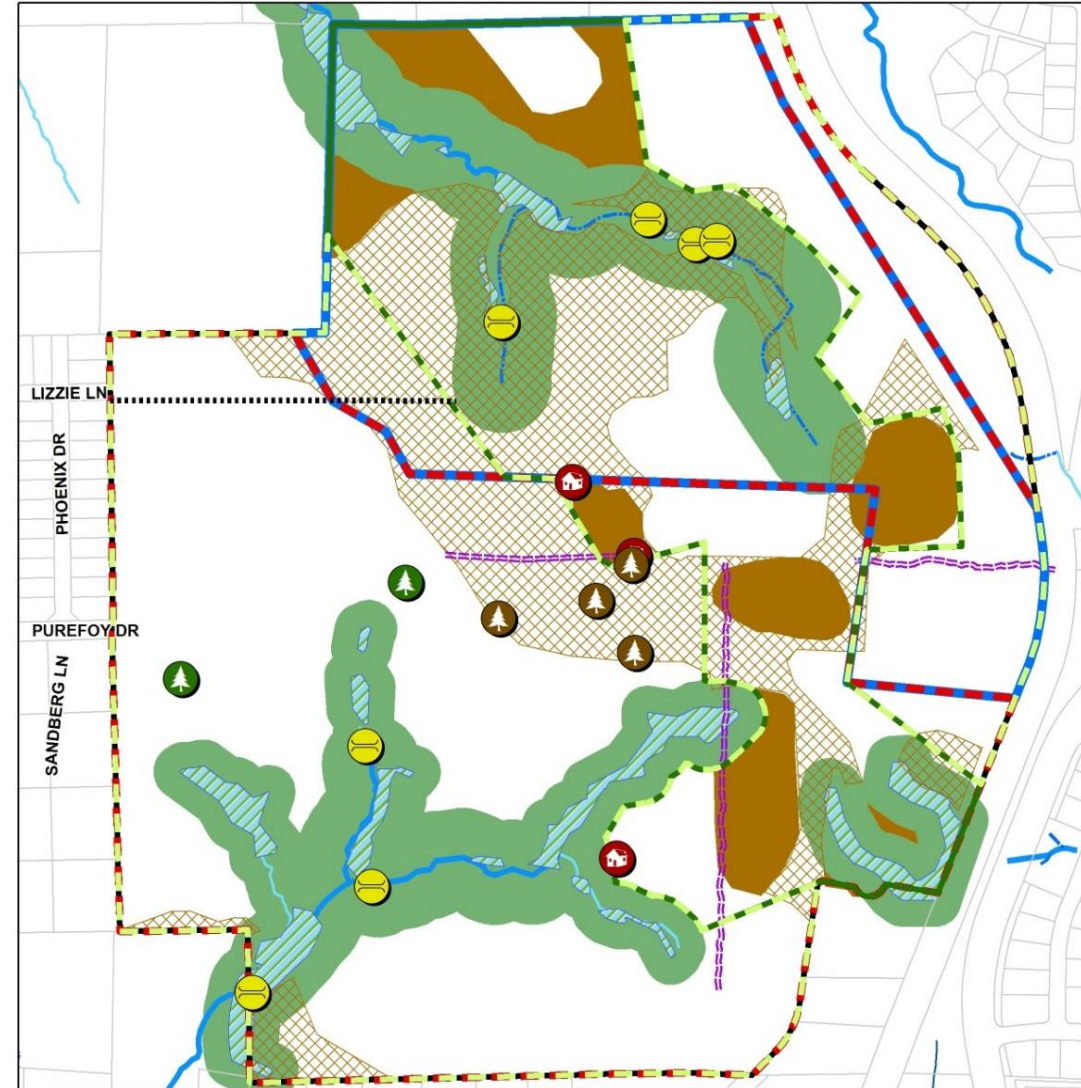
## **Land Use needs and goals:**

- Preserve environmental features
- Protect cultural and historic features
- Promote cost-effective infrastructure
- Include school and recreation site
- Designate mixed-income housing areas

# Resolution B

Would Authorize:

- Interlocal Agreement with 3 jurisdictions
- Cost share 43/43/14



# Where We are

January 21, 2020 – Carrboro Town Council

January 21, 2020 – Board of County Commissioners

January 22, 2020 – Chapel Hill Council

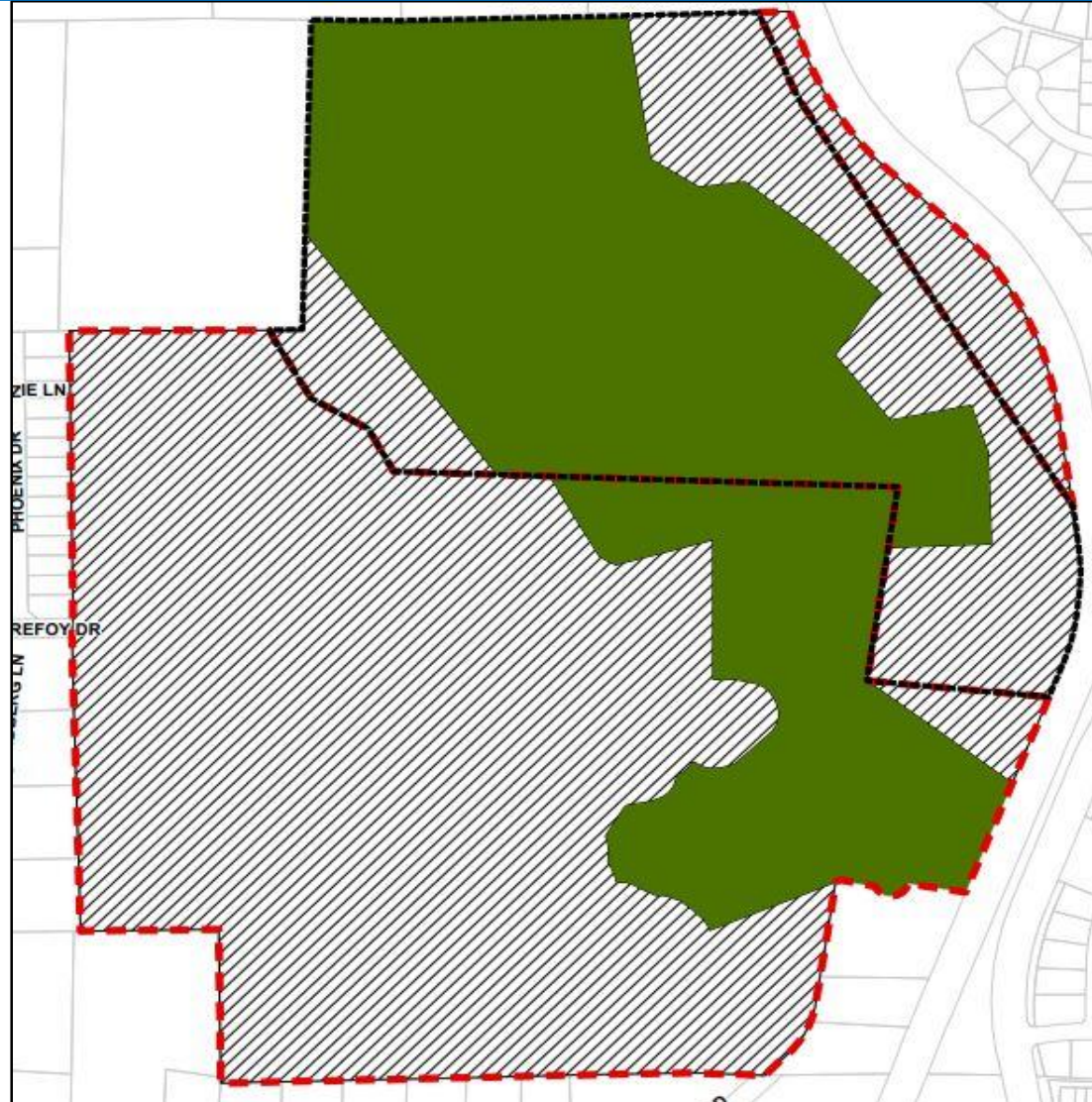
January 28, 2020 – Assembly of Government





# Recommendation

- Consider adoption of:
  - *Revised* Resolution A (Establish a Process); and
  - Resolution B (Environmental Assessment Interlocal agreement).



# Recombination



-  Headwaters Preserve (County Owned)
-  Joint Owned Property (104 ac.)
-  Proposed Joint Owned Property (104 ac.)
-  Proposed Headwaters Preserve (County Owned)



# What's Next

## Fall 2019

### August

- Check in with partners – engage with staff and Managers, Mayors, and Chair (MMC) group
- Draft scope and proposals (environmental, multi-modal, and land use analysis)

### September

- Sept 11 Council meeting – Check in and confirm public process
- Sept 23 – Tentative date for Initial Community Meeting
- Initiate property preservation in perpetuity

### October-November

- Environmental and multi-modal studies underway

# What's Next

## Fall 2019-2020, cont.

### November-December

- 2<sup>nd</sup> Community Meeting
- Update and discussions with:
  - Council
  - Mayors, Managers, & Chair (MMC) group
  - Intergovernmental Workgroup

### January-February

- 3<sup>rd</sup> Community Meeting/Community workshop
- Assembly of Government meeting

All 3 jurisdictions update resolution following AOG meeting

# Historical/Cultural Context



# Mapping our Community's Future



Retain families who have lived here for decades/  
generations



Connect us with each other and the larger  
community



Preserve socioeconomic and cultural diversity  
for the future



Respect the physical/natural character of the  
neighborhood



**Rogers Road:**  
*Mapping our Community's Future*

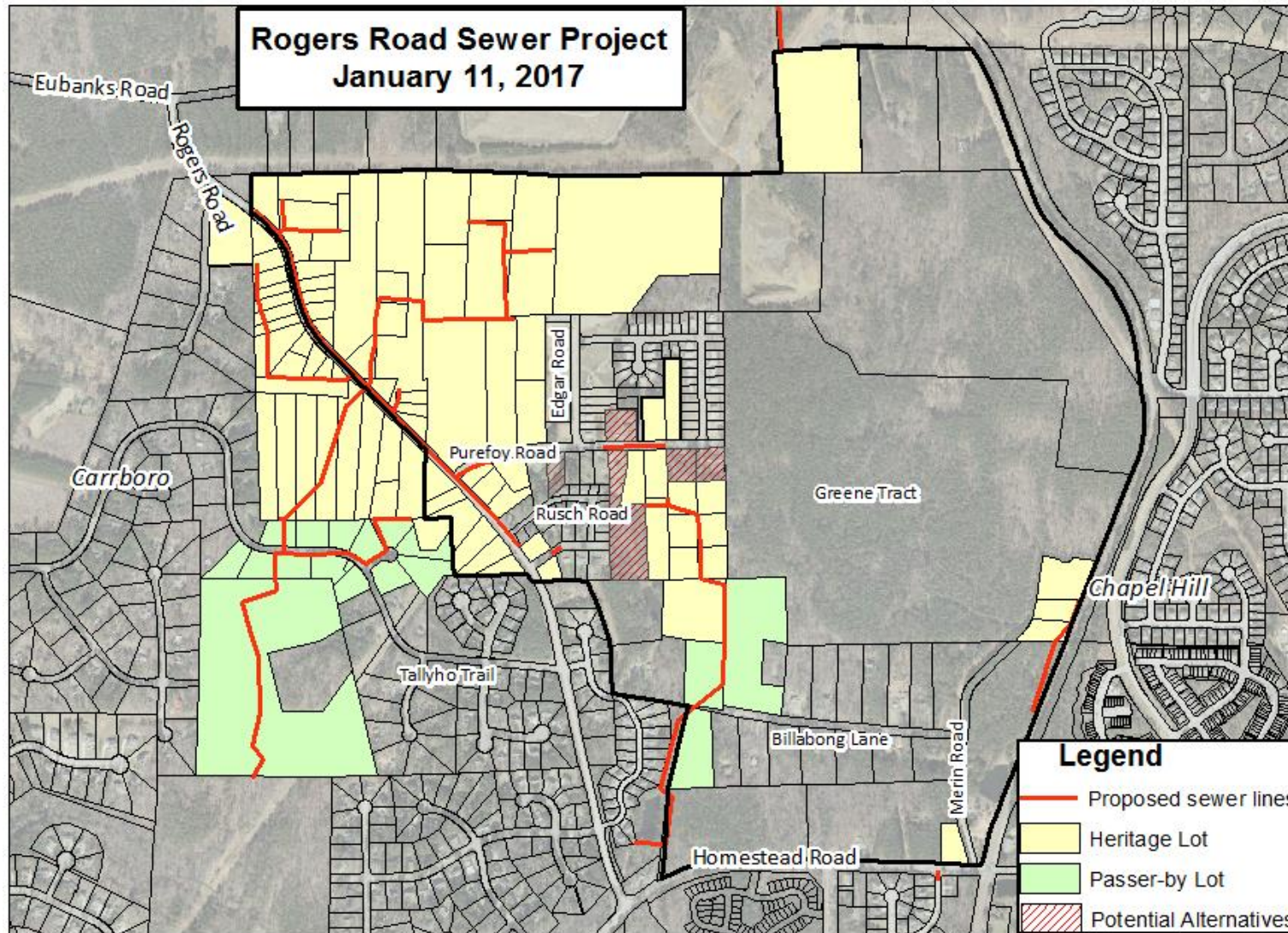
MAY 2016

*The compilation of an intensive 9 month planning effort with community stakeholders  
to create a shared vision for Rogers Road development for the next 10 years & beyond*

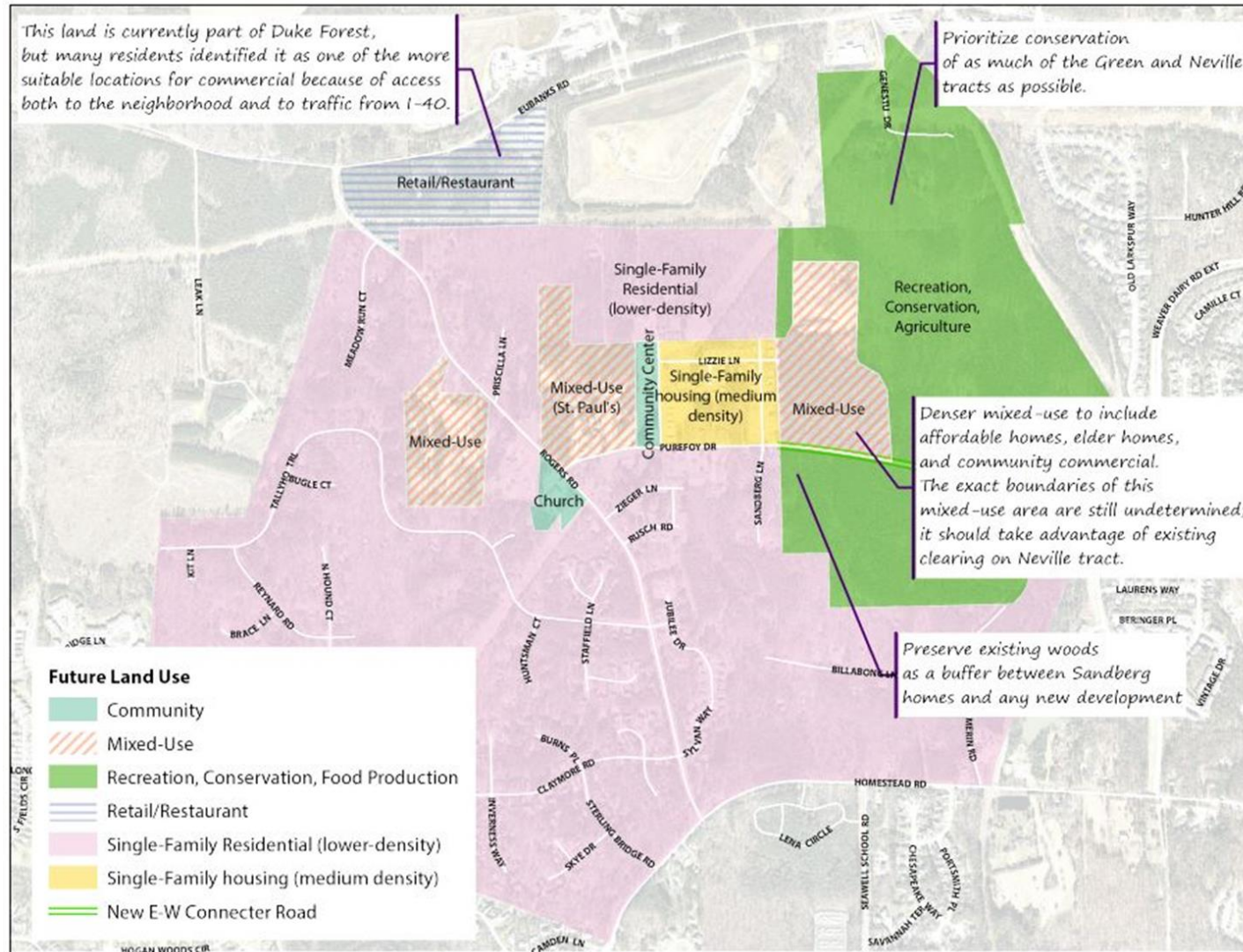
# Community Center



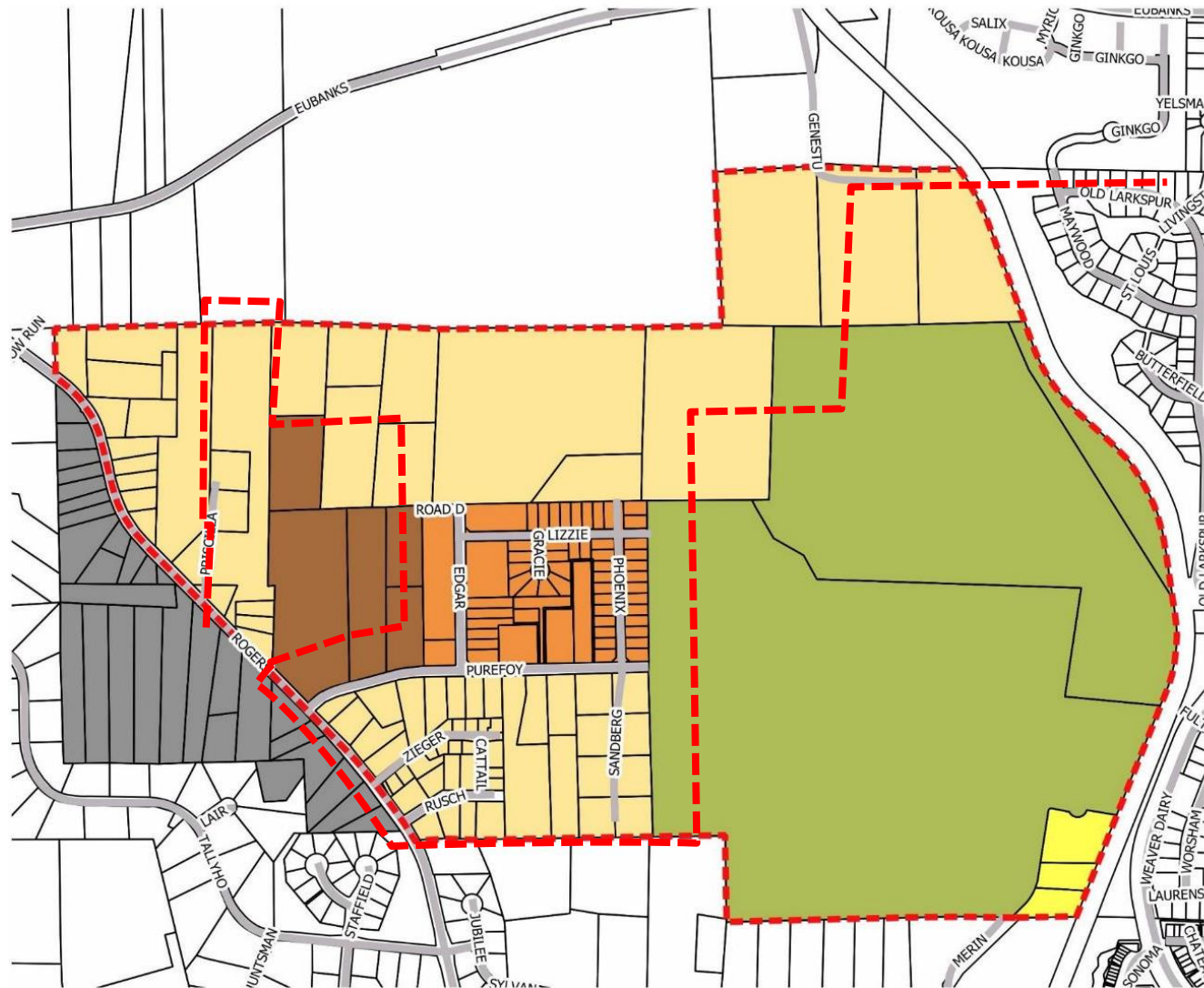
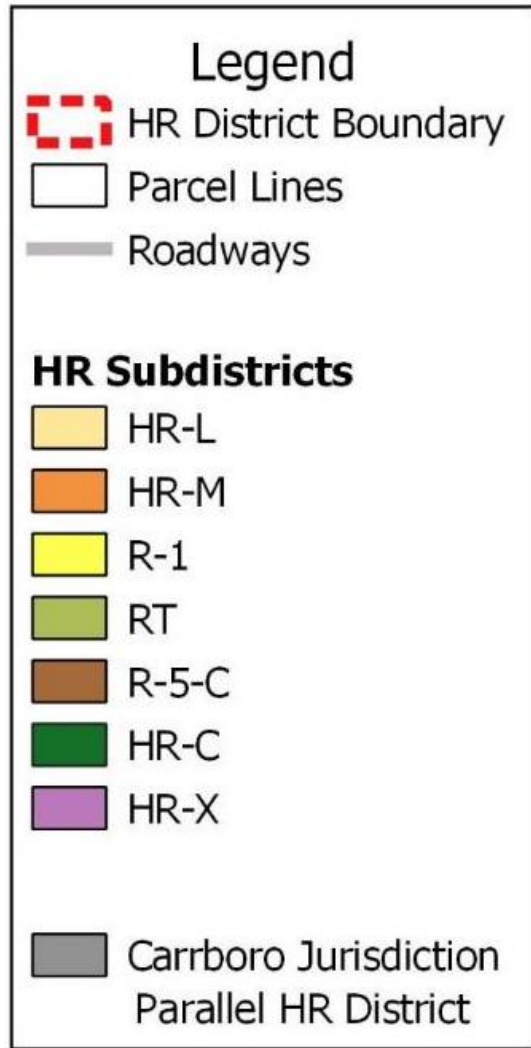
# Sewer Installation



# Mapping our Community's Future

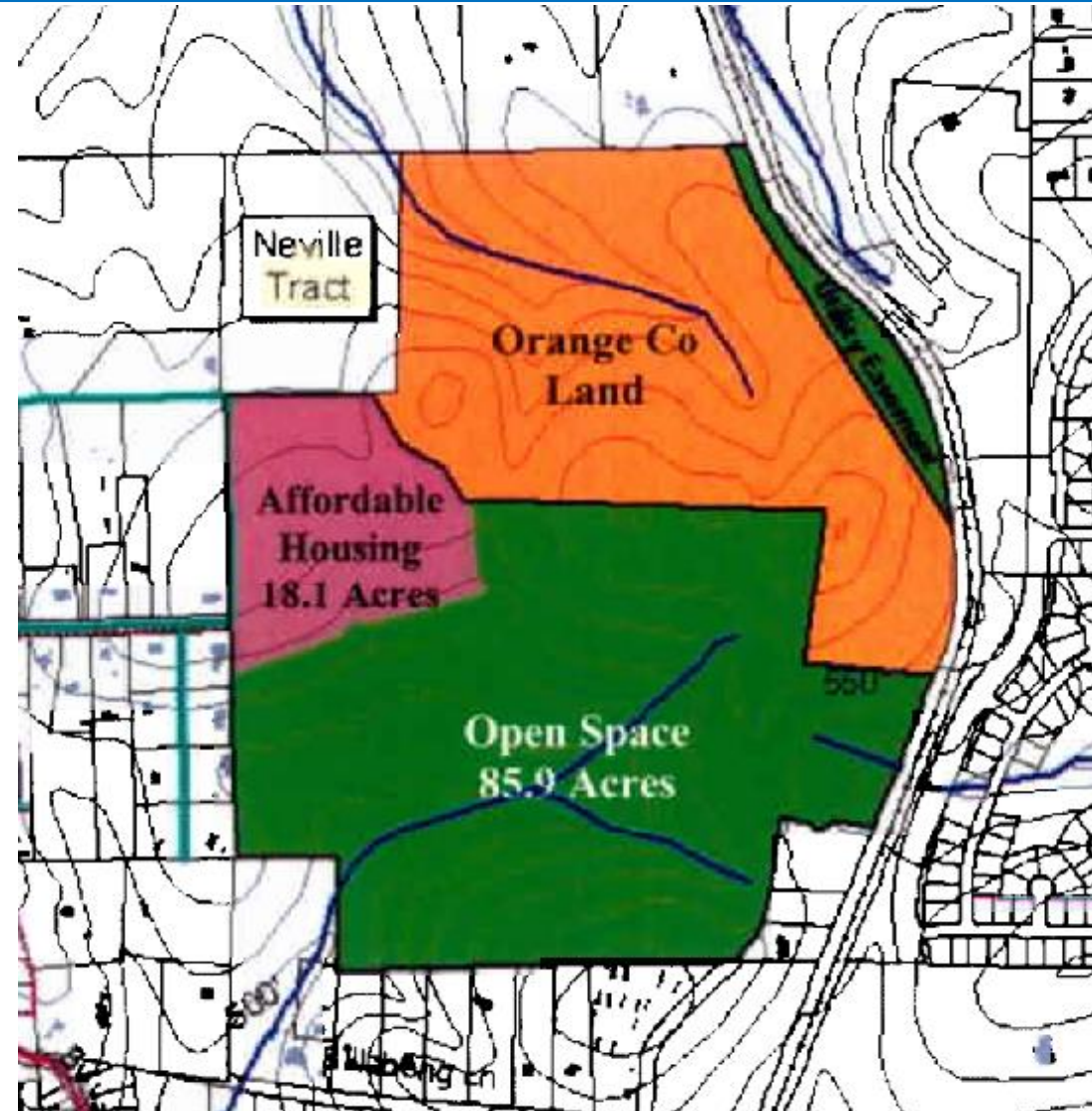


# Zoning Initiative





2002



# Historic Rogers Road Neighborhood Task Force



## Recommendations

- Construct Community Center
- Purchase Greene Tract
- Sewer Installation
- Sewer Connections