



Greene Tract Update

April 2021

Background

January 2020 – Greene Tract Resolution for a Path Forward

- Towns and County adopted the 2020 Greene Tract resolution. The resolution included:
 - Land use acreages for the Greene Tract,
 - Initiate an environmental assessment of the Greene Tract, and
 - Initiated drafting of an Interlocal Agreement between the three jurisdictions

February 2020 – Managers, Mayors, and Chair (MMC) Meeting

- MMC met to review the draft Greene Tract Interlocal Agreement (ILA), as proposed in the 2020 Resolution.
- Detail decision-making process for the jurisdictions to moving forward.

April 2020 – Greene Tract Environmental Assessment

- Orange County entered into an agreement with SynTerra to complete the Greene Tract Environmental Assessment (EA), as proposed in the 2020 Greene Tract Resolution.
- SynTerra's tasks included:
 - Reviewed background information,
 - Conducted fieldwork, and
 - Completed an environmental analysis of the Greene Tract.
 - Jurisdictional Determination of wetlands application and submitted it to US Army Corps of Engineers.
 - The final EA was provided to three jurisdictions over the summer. The final EA can be found at the following links:
 - <https://www.townofcarrboro.org/DocumentCenter/View/8688/Greene-Tract-Environmental-Assessment--Suitability-Analysis-July-2020?bidId=>
 - <http://chplan.us/GreeneTract>
 - <https://www.orangecountync.gov/DocumentCenter/View/14103/2020-Greene-Tract-Environmental-Assessment>

January 2021 – Managers, Mayors, and Chair (MMC) Meeting

- MMC met and reviewed the Greene Tract Environmental Assessment and determine next steps for the Greene Tract including the draft ILA and community outreach.

February 2021 – Managers, Mayors, and Chair (MMC) Meeting

- MMC met and reviewed the ILA from February 2020.
- MMC agreed to present the ILA to their boards in April, 2021

April 2021 - Greene Tract Interlocal Agreement

- Greene Tract Interlocal Agreement was presented to the three local governments for adoption consideration.
 - Town of Carrboro – April 6, 2021
 - Orange County – April 6, 2021
 - Town of Chapel Hill – April 7, 2021

Next Steps

Implementation Strategy – Ongoing

- Staff work group has commenced work on an implementation strategy to begin:
 - Determining preservation and development goals,
 - Re-initiate discussions regarding land use type and location, density, affordable housing, and infrastructure
 - Creating a framework for future development plan
 - Developing community outreach plan
 - Site analysis work by Chapel Hill–Carrboro City Schools, for elementary school site on the Greene Tract.

Community Outreach – Ongoing

- Over the last couple of months, the MMC discussed various options to present the Greene Tract Environmental Assessment and review the next steps with the community.
- Due to concerns with public safety and equitable access, the MMC decided to delay in-person and/or virtual public meetings or outreach at this time and agreed to:
 - Revisit in late summer to determine how to proceed
 - Develop a public engagement timeline once community outreach resumes
- Planning staff is proceeding with the drafting of a virtual webinar in order to present the findings of the Greene Tract Environmental Assessment to the public and Board members.
 - Will be made available on all three local governments' webpages.
 - Listening sessions and other options to make the webinars accessible to the community will be explored.

Joint Resolution – Winter 2021

- Resolution for recombination of the Greene Tract to include:
 - New County-owned Headwaters Preserve area (60 acres),
 - Joint-owned preserve area (approximately 22 acres), and
 - Development area, which will contain the elementary school and recreational site (approximately 82 acres).
- Recombination survey will be presented for all three local governments for approval.