



Greene Tract Considerations

Recommendation

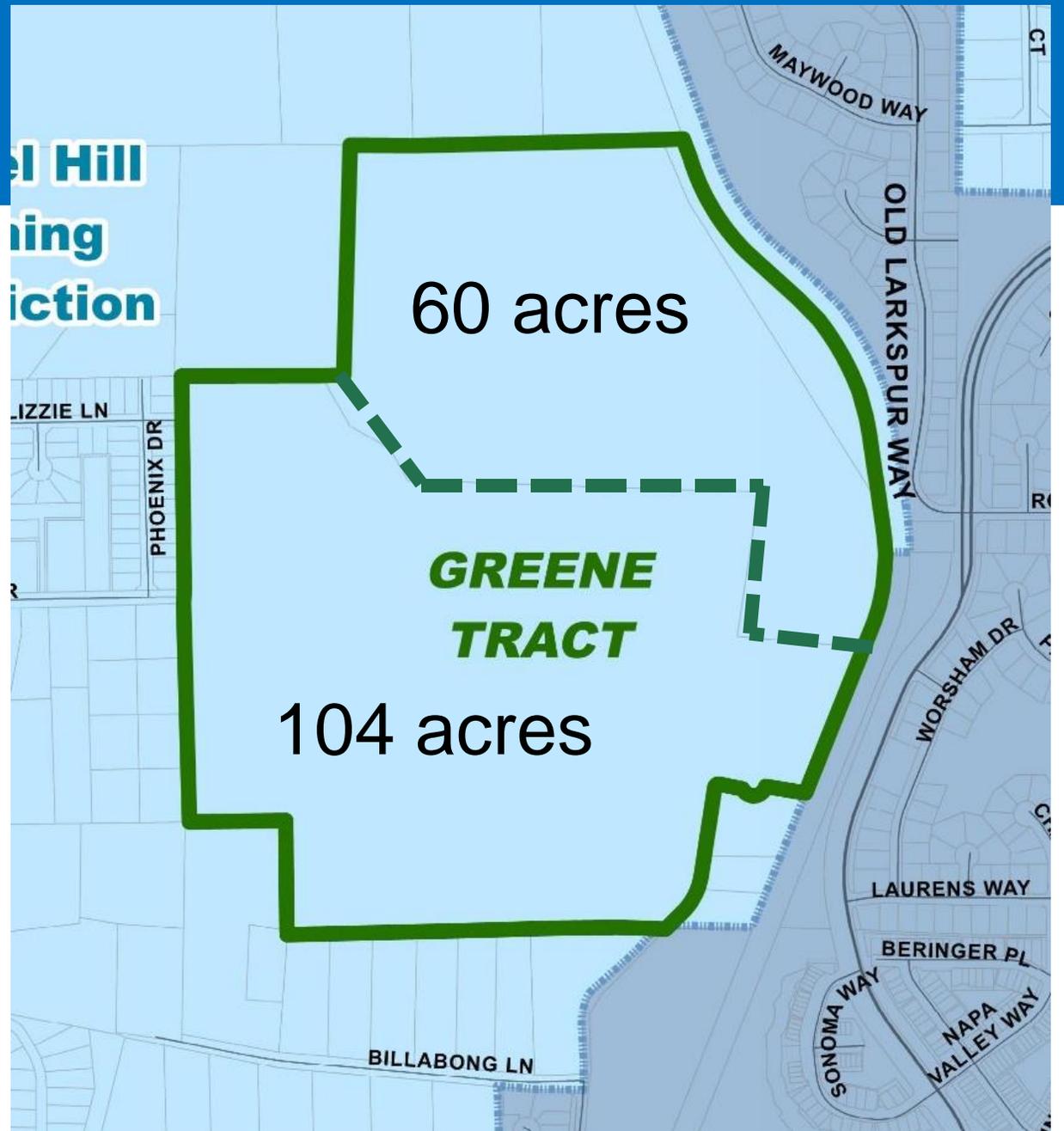
- Consider adoption of a Resolution
 - Looking for direction from Council on next steps

Agenda

1. Background
2. History
3. Earlier Efforts
4. Recent Changes
5. Next Steps

Ownership

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



Neville Tract



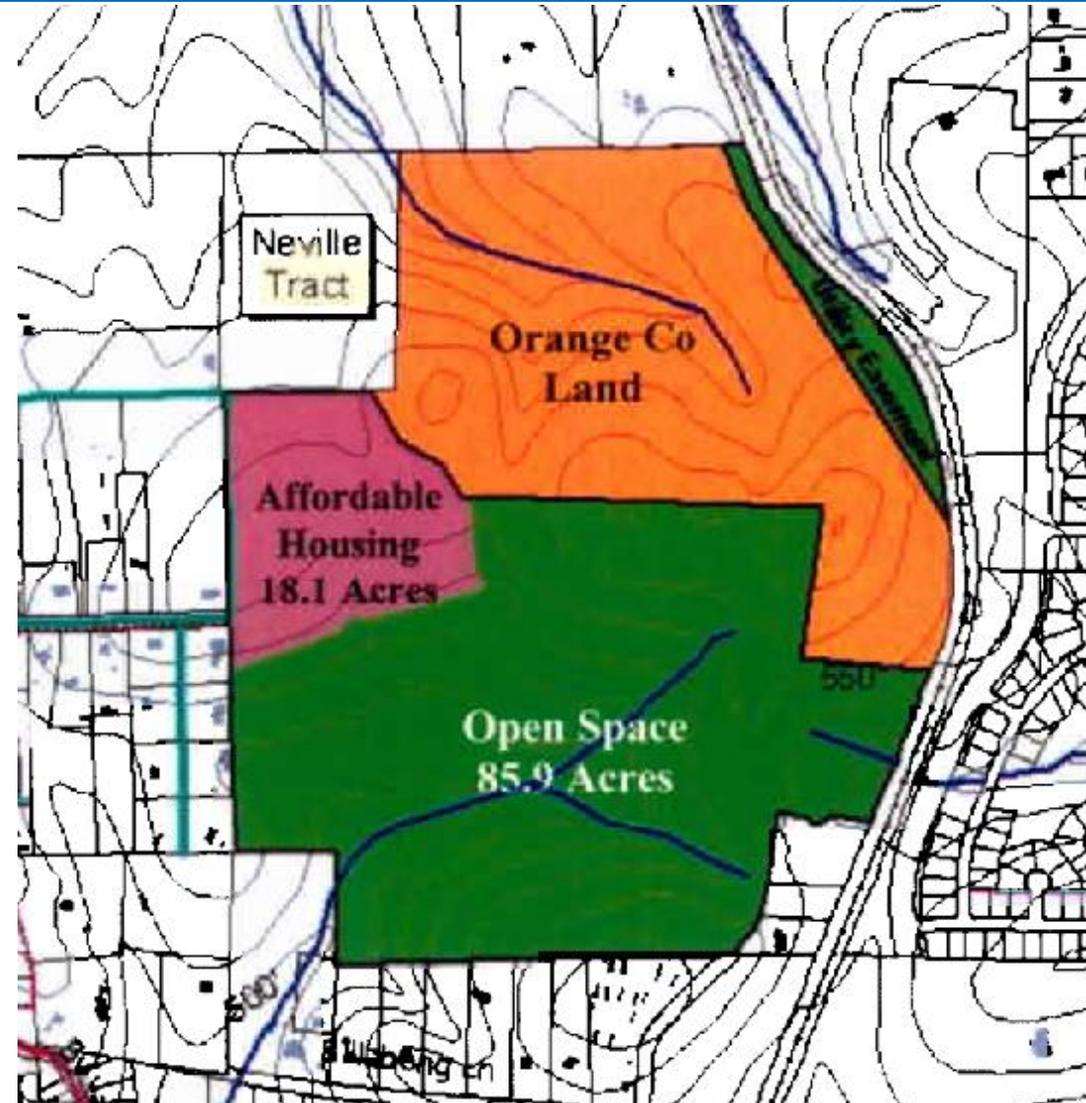
Neville Tract



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
2016	<i>Mapping our Community's Future</i> report published
2017	Rogers Road sewer work begins
2019	Rogers Road Zoning Initiative

2002



Historic Rogers Road Neighborhood Task Force



Recommendations

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

Community Center



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

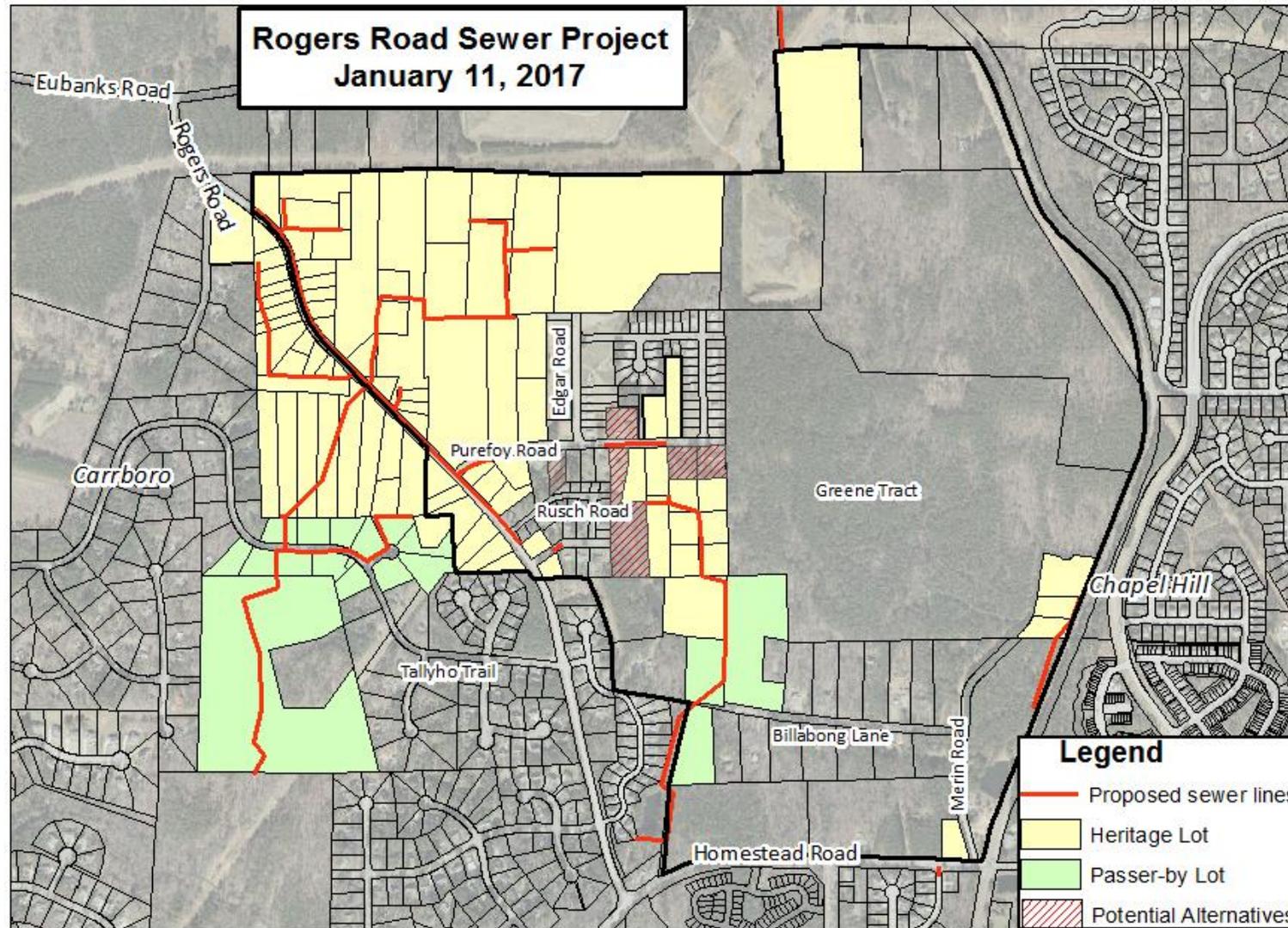


Rogers Road:
Mapping our Community's Future

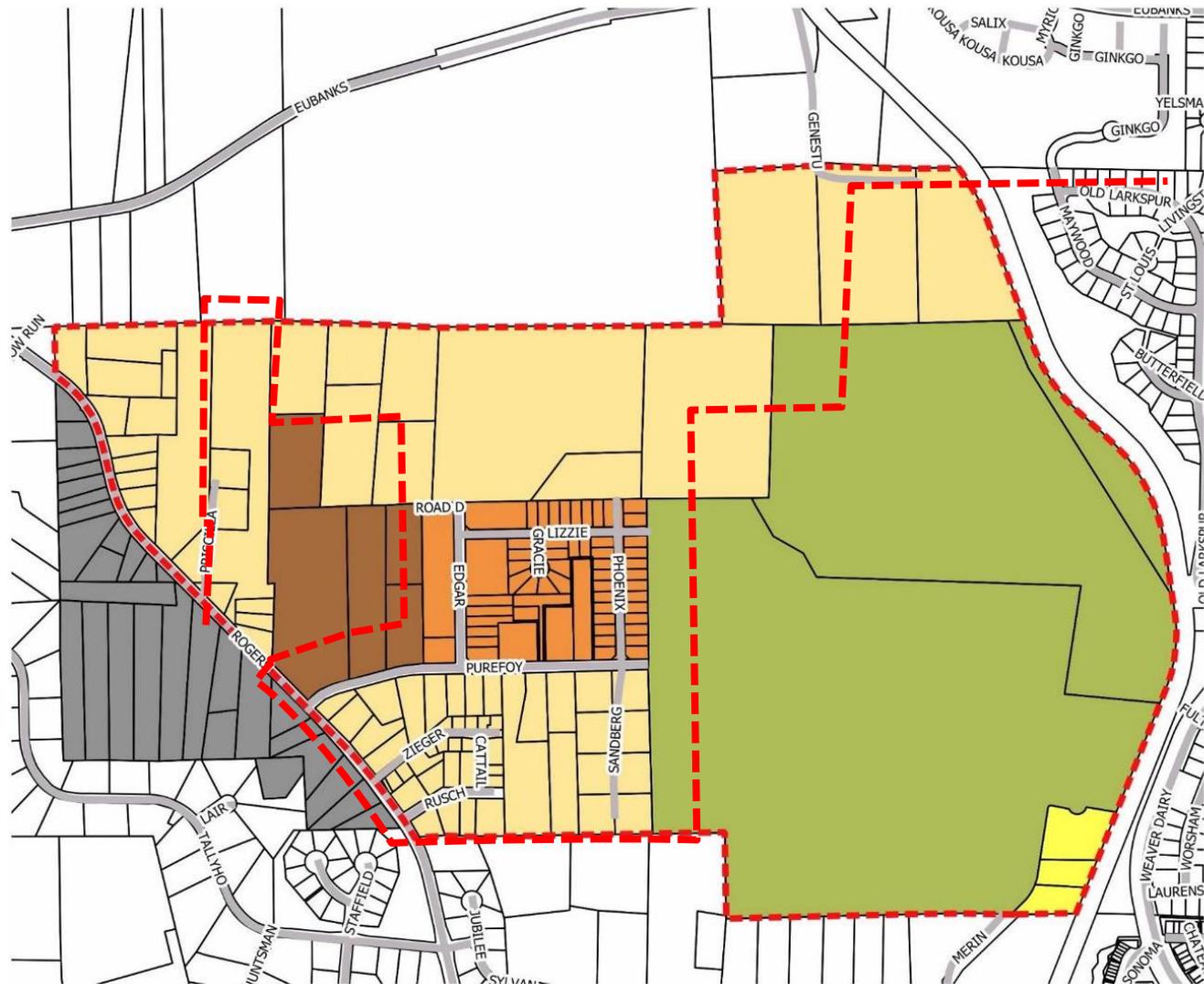
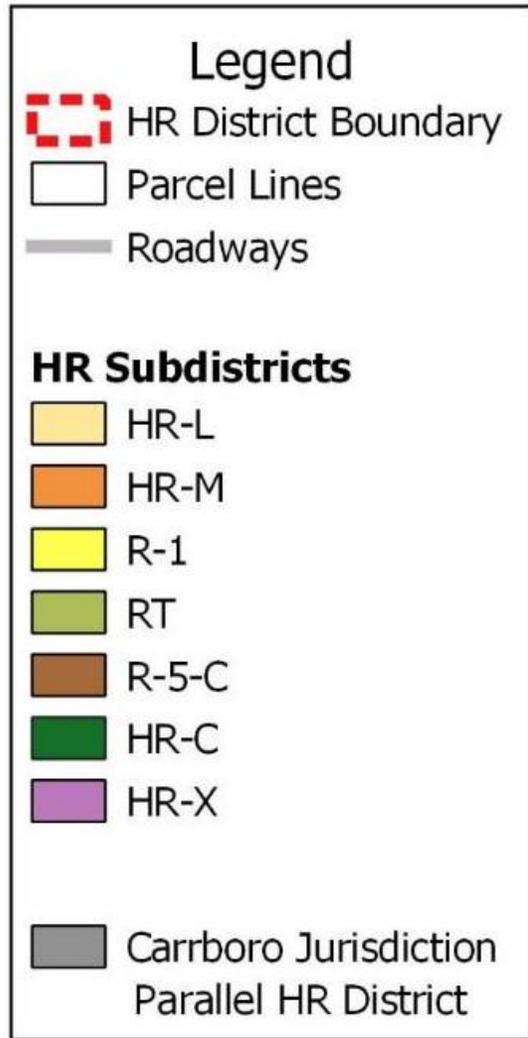
MAY 2016

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

Sewer Installation



Zoning Initiative



Rogers Road Business Analysis



Rogers Road Business Analysis

Prepared for the
Town of Chapel Hill and the Town of Carrboro

December 12, 2018



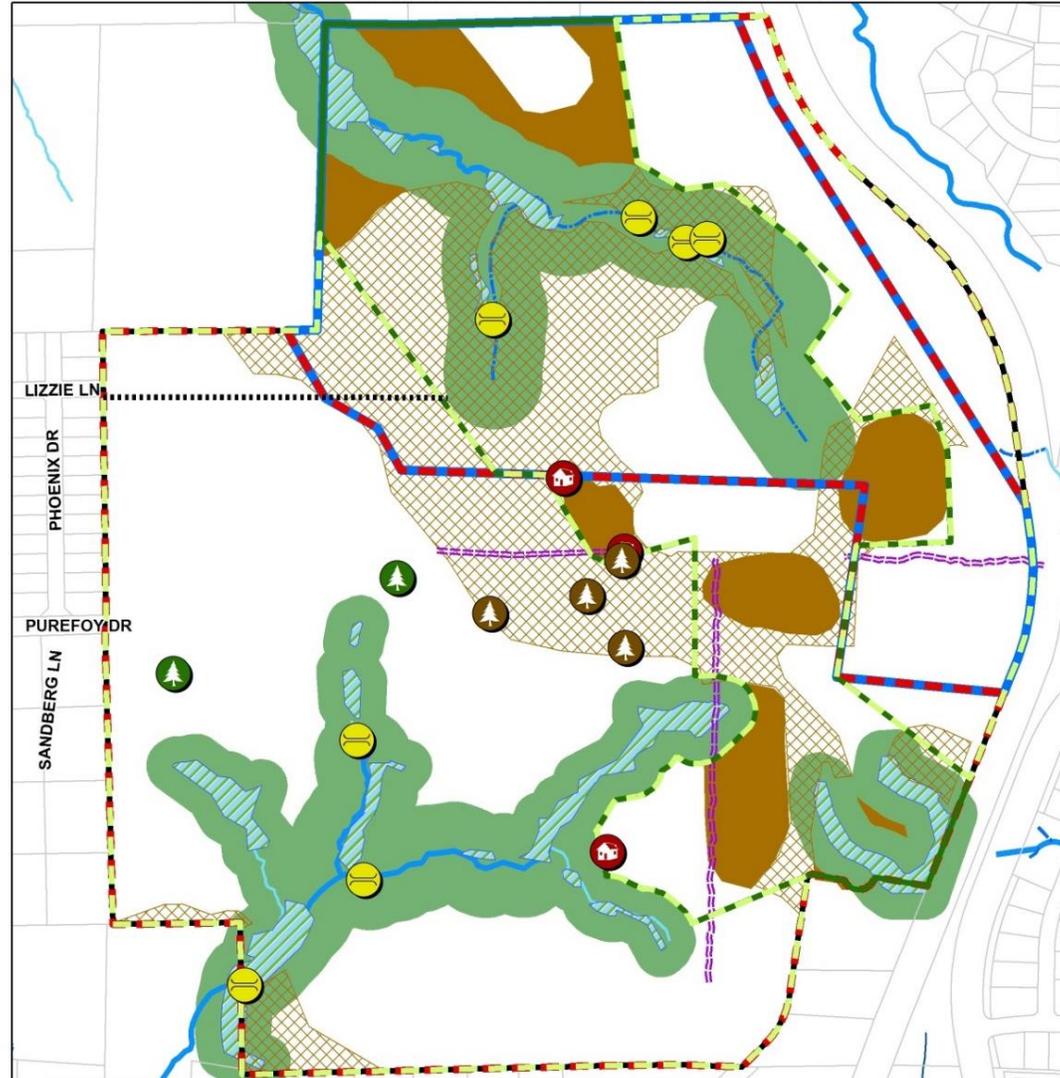
Findings

- Limited retail opportunities
- Greater mixed use potential for sites close to Rogers Road
- Opportunities:
 - Coffee, Snacks, and Convenience Items
 - Personal Services
 - Housing Construction and Maintenance
 - Catering and Artisanal Food Production

Greene Tract



Environmental Scan



Historical/Cultural Context



Where We've Been

February 12, 2019 - Carrboro Aldermen

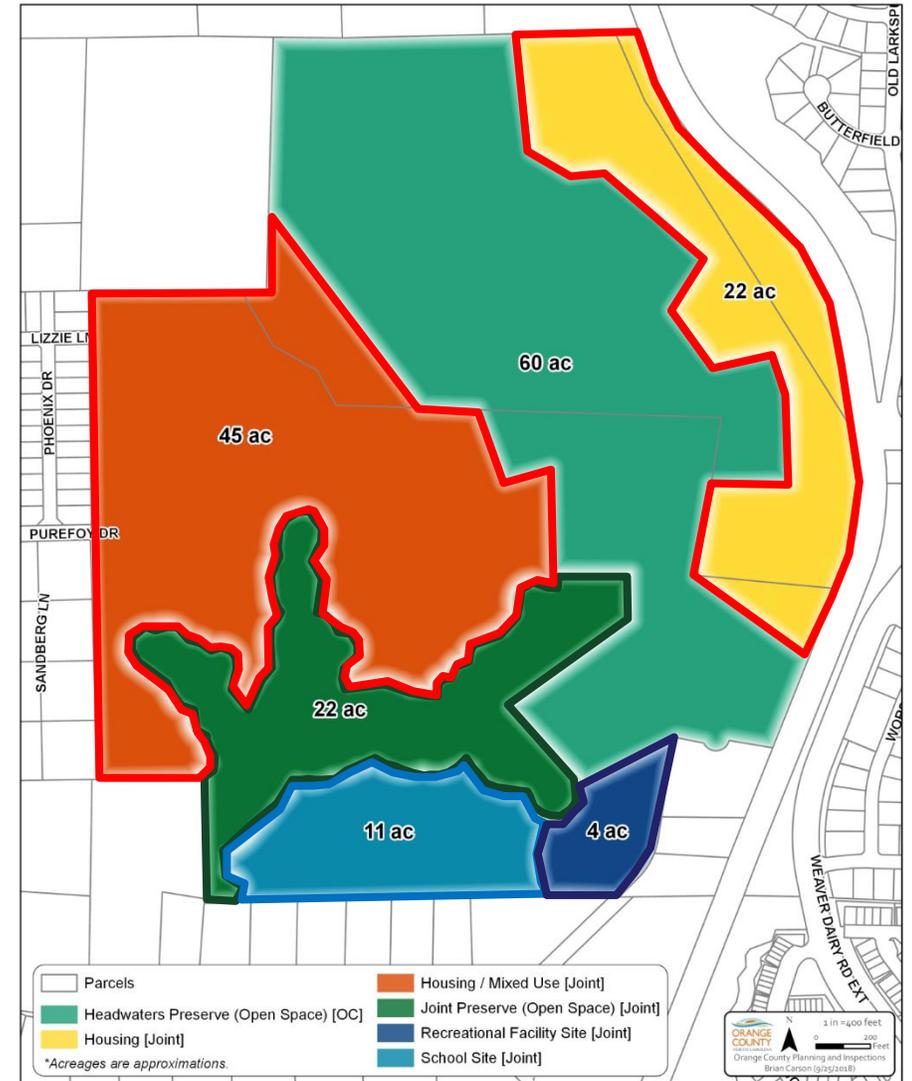
February 19, 2019 – Board of County Commissioners

February 20, 2019 – Chapel Hill Council

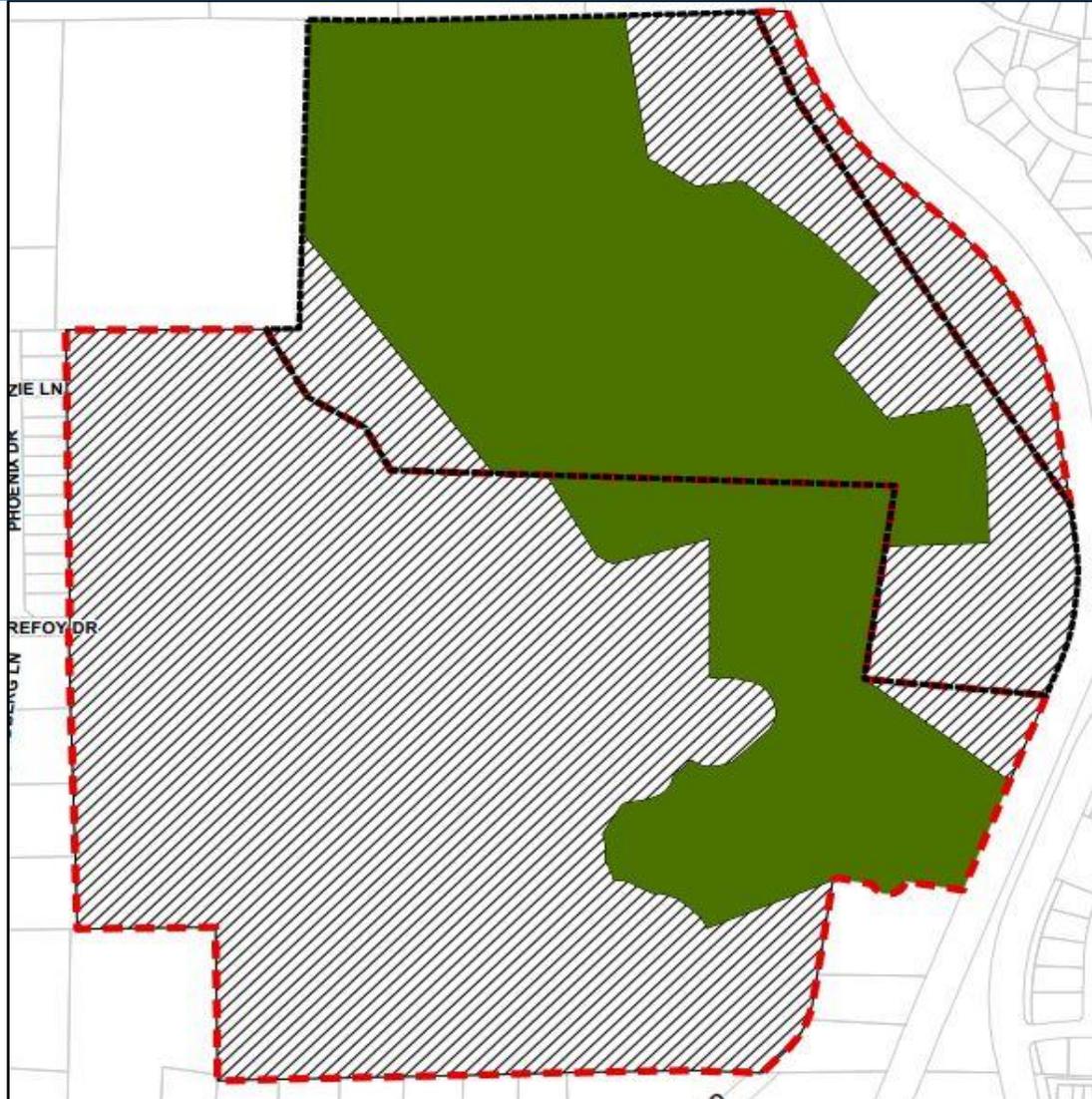
Original Resolution

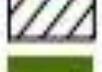
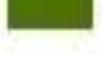
Proposed Future Land Use Map

- 22 acres for joint preserve
- 11 acres for school site
- 4 acres for recreational facility
- 67 acres for housing/mixed use



Recombination



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

Community Input

April 2 – Open House

April 2 – Planning Commission Meeting

April 16 – Planning Commission Meeting

April 28 – Community Meeting

June 14 – Affordable Housing Coalition

Key Issues:

Location of affordable housing

Percent of land uses

Development/school site/open space

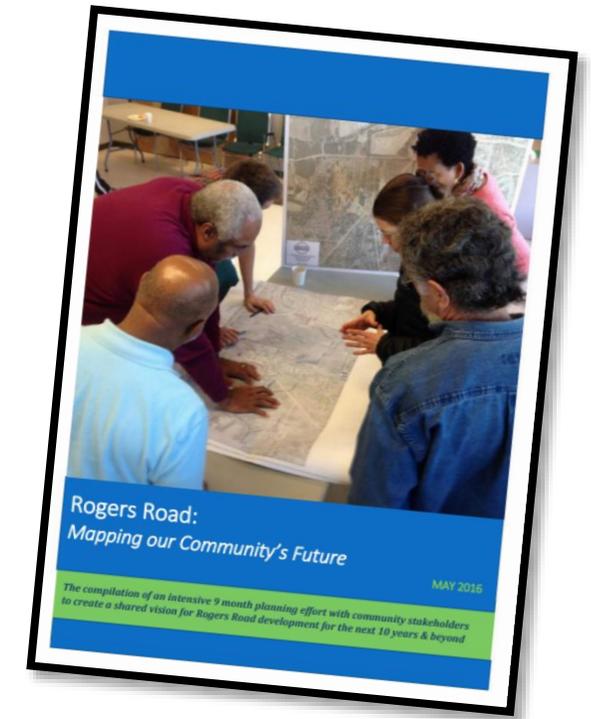
Alternate Resolution

- Approve the following land uses:
 - Affordable and Mixed-income housing
 - Public school site and associated recreation facilities
 - Mixed Use
 - Open Space
- Joint Conservation Preserve and Headwaters Preserve in perpetuity
- Community information meetings beginning fall 2019
- Input from public regarding land uses and density standards during the overall site planning process
- Initiate an environmental and multimodal connectivity analysis

Community First Process

Expanding on *Mapping our Community's Future* process by:

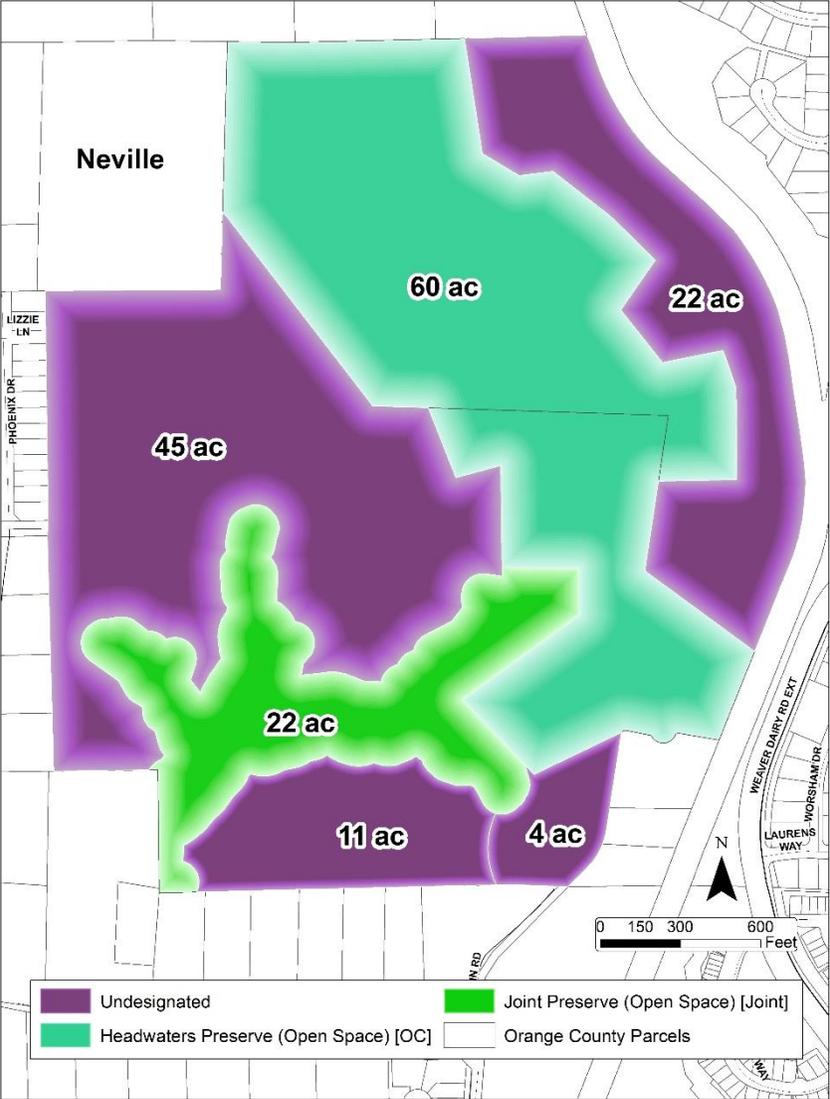
- Confirming community's priorities
- Identifying community's key stakeholders
- Using creative communication strategies
- Understanding needs, assets, and interests
- Creating map of future development vision
- Creating action plan including benefits and challenges



Tonight

- Consider adoption of a Resolution
 - Looking for direction from Council on next steps

Greene Tract Proposed Future Land Use Map



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

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

January-February

- 3rd Community Meeting/Community workshop
- Assembly of Government meeting

All 3 jurisdictions update resolution following AOG meeting