

## **SUBSTITUTE RESOLUTION**

### **Option C for consideration on July 15, 2019**

#### **A RESOLUTION FOR A PROCESS FOR FURTHER ASSESSING THE POSSIBLE FUTURE USES OF THE 104- ACRE PORTION IN JOINT OWNERSHIP (2019-07-15/R-1C)**

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 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; and

WHEREAS, on February 20, 2019 the Chapel Hill Town Council voted to approve the exchange of acreage from Jointly-owned to County-owned and County-owned to Jointly-owned thereby commencing the recombination process for the Headwaters Preserve; and

WHEREAS, on February 20, 2019 the Chapel Hill Town Council approved the exploration of ways to protect the County-owned Headwaters Preserve and the Jointly-Owned preserve areas; 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
- 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

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

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

1. For the jointly-owned portion of the Greene Tract, not deeded exclusively to Orange County, supports the following land uses:
  - Affordable and Mixed-income housing;
  - Public school site and associated recreation facilities;
  - Mixed Use;
  - Open Space.
2. Explore protecting the Joint Conservation Preserve and Headwaters Preserve in perpetuity.
3. Solicit input from the public, appropriate advisory boards, and relevant governing boards regarding land uses and density standards during the overall site planning process.

BE IT FURTHER RESOLVED by the Council of the Town of Chapel Hill that the Council approve the following goals and target dates for next steps:

1. Promote multimodal connectivity into and through the Greene Tract
2. Commit to hold a series of community information and input meetings in the fall 2019 and spring 2020 utilizing a "Community First" planning process regarding density, cultural and historical context, and development potential for the property.
3. Work with our partners to conduct an environmental assessment and multimodal connectivity analysis of the properties.
4. Work with our partners to achieve the following timeline:
  - August 2019
    - 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 2019
    - Sept 11 -Draft Environmental Scope and RFQ
    - Sept 23 –Tentative Initial Community Meeting
    - Explore property preservation in perpetuity
  - October-November 2019
    - Environmental and multi-modal studies underway
    - Draft scope and RFQ for Multi-modal Access Analysis
  - November-December 2019
    - 2<sup>nd</sup> Community Meeting
    - Update and discussions with:
      - Council
      - Mayors, Managers, & Chair (MMC) group
      - Intergovernmental Workgroup
  - January-February 2020
    - 3<sup>rd</sup> Community Meeting
    - Assembly of Government meeting

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