



# Greene Tract Update

April 2021

## Background

---

### January 2020 – Greene Tract Resolution for a Path Forward

- The Towns and County adopted the 2020 Greene Tract Resolution. The resolution included the following:
  - Identified land use acreages for the Greene Tract
  - Initiated an environmental assessment
  - 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). The MMC completed a thorough reading and review of the draft ILA. Minor modifications were proposed by the MMC.

### April 2020 – Greene Tract Environmental Assessment

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

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

- MMC 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 reviewed the draft ILA from February 2020 and 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 which includes the following steps:
  - Determining preservation and development goals
  - Re-initiate discussions regarding land use type and location, density, affordable housing, and infrastructure
  - Creating a framework for a future development plan
  - Developing a community outreach plan
  - Site analysis of the proposed elementary school site (led by Chapel Hill – Carrboro City Schools)

### **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.
  - Webinars 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**

- Following approval of the ILA and community outreach, staff will initiate the drafting of a joint resolution for adoption.
- 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 to all three local governments for approval.