

# BOARD OF ALDERMEN

ITEM NO. E(2)

## AGENDA ITEM ABSTRACT MEETING DATE: November 19, 2002

**TITLE: Disposition of the Greene Tract**

<b>DEPARTMENT:</b> Town Manager	<b>PUBLIC HEARING:</b> YES ___ NO <u>x</u>
<b>ATTACHMENTS:</b> A. Resolution Adopting a Concept Plan B. Excerpt from 12/18/01 BOA Minutes C. Greene Tract Concept Plan	<b>FOR INFORMATION CONTACT:</b> Robert W. Morgan, 918-7315

### PURPOSE

The Inter-Local Greene Tract Work Group has recommended that the Board of Aldermen adopt a resolution approving a concept plan for the portion of the Greene Tract that remains in joint ownership. The purpose of this abstract is to present this resolution for the Board's consideration.

### INFORMATION

The Town of Chapel Hill, the Town of Carrboro, and Orange County purchased the 169-acre Greene Tract jointly in 1984 for use as a potential future landfill in Orange County. In 1999, the parties agreed to convey 60 acres of the Greene Tract to Orange County, with the disposition of the remaining 109 acres to be mutually determined in the future.

The Solid Waste Management Inter-Local Agreement signed by Orange County and the Town of Chapel Hill and the Town of Carrboro in September 1999 and amended in March 2000 provides guidelines under which the Greene Tract owners will resolve the disposition of the 109 acres of the parcel that remain in joint ownership. The Agreement anticipated that the owners would reach agreement during a negotiating period that ended on April 17, 2002--the two-year anniversary of the effective date upon which Orange County assumed overall responsibility for solid waste management.

A Greene Tract Work Group, with representatives from all the parties to the Interlocal Agreement, began meeting in October 2001 concerning the disposition of the Greene Tract. Carrboro's representatives were Aldermen Jacquie Gist and Alex Zaffron. The Work Group has now concluded its discussions and is requesting that the local governing Boards approve guidelines for the disposition of the property.

The Work Group began meeting in October 2001, and held a public forum in November 2001 on three proposed basic uses of affordable housing, open space, and recreation. The three governments subsequently adopted resolutions supporting these basic uses in concept, with some variations in emphasis (Attachment B).

The Work Group then continued meeting and developed a concept plan for the site (Attachment C). The map shows a concept plan with the potential locations of the land uses proposed by the Work Group, as of its last meeting on June 26, 2002 that includes the following:

- Affordable Housing, 18.1 acres on the northwest portion of the site adjacent to the Purefoy Road neighborhood (pink-shaded area on the map); and
- Open Space, 85.9 acres of the remainder of the site (green-shaded area on the map), including the area marked as a utility easement.

Also shown is the area owned by Orange County (orange-shaded area on the map). The Orange County Commissioners' position on this land is stated in a March 24, 2000 letter to the Town that it is the intent of the current Board of Commissioners that these sixty acres remain undisturbed.

The concept plan was developed taking into account a detailed environmental analysis of the site done by Orange County, as well as how public utilities might be extended to the housing site. Generally, the housing site is located on the environmentally suitable land for development. In addition, the Work Group determined after review of options for extending sewer to the site that it preferred an option which extends sewer up to Purefoy Road and eastward into the Greene Tract. This option was viewed as preferable because sewer would not need to be extended up Bolin Creek across the open space to be protected on the Greene Tract.

### Greene Tract Work Group Resolution

The potential agreement includes the following points:

- The elected boards would accept the concept plan showing affordable housing and open space as shown on the map (Attachment C).
- The area shown as open space should be protected by a conservation easement executed among the parties, with the easement transferred first between July 1, 2003 and June 30, 2005. The conservation easements would protect the land in perpetuity.
- The affordable housing acreage would go into a land trust.
- The Managers would investigate options for paying back the Landfill Fund for the use of portions of the site for affordable housing and open space.
- The Board of County Commissioners should consider protecting its 60-acre portion of the Greene Tract with a conservation easement as well.
- The Chapel Hill Town Council should consider initiating a small area planning process to examine desirable land uses for the Purefoy Road area.
- The property should be renamed in a manner that recognizes the significance of the area as headwaters for Bolin Creek, Booker Creek, and Old Field Creek.
- The governing boards should take note of the public investment already made in the general vicinity of the Greene Tract.

### ADMINISTRATION'S RECOMMENDATION

To adopt the resolution approving the concept plan for the portion of the Greene Tract that remains in joint ownership.