

MEMORANDUM

TO: Mayor and Town Council

FROM: W. Calvin Horton, Town Manager

SUBJECT: Follow Up Report - Proposed Process for Development of a Small Area Plan for the Rogers Road Neighborhood

DATE: January 23, 2006

PURPOSE

The purpose of this report is to provide additional information requested by the Council at its January 12, 2006 Planning Session regarding the proposed process for development of a Small Area Plan for the Rogers Road neighborhood.

The attached resolution would appoint members of the Council to initiate discussion with elected officials from the Town of Carrboro and Orange County regarding a Small Area Plan process for the Rogers Road neighborhood, including the Greene Tract, and request that the Carrboro Board of Aldermen and the Orange County Board of Commissioners appoint representatives for this purpose.

BACKGROUND

At the Planning Session on January 12, 2006, the Council discussed a proposed process for development of a Small Area Plan for the Rogers Road neighborhood. At that time, we informed the Council that we would return on January 23, 2006 with a resolution to begin this process.

DISCUSSION

Council Members agreed to ask elected officials from Carrboro and Orange County to participate in a multi-jurisdictional approach for development of a plan. The attached resolution would request that Carrboro and Orange County participate in this multi-jurisdictional process. The Council indicated a desire to begin planning for the area in July.

The Council also asked the staff to provide additional information on two issues:

Proposed Timeline

We recommend that the Committee of elected officials begin to meet as soon as possible to agree upon a proposed process, participants in the process, and joint staff work. If Carrboro and Orange County agree to participate in a multi-jurisdictional process, the Council requested that the process begin in July 2006 as originally scheduled. At the Planning Session, the Council also encouraged a multi-jurisdictional approach that would take no more than 18 months to complete.

Greene Tract Conservation Easement

The Greene Tract is a 164-acre parcel owned jointly by Chapel Hill, Carrboro and Orange County. An Interlocal Agreement from 1999 and amended in 2000, provides guidelines for division of the property located at the eastern terminus of Purefoy Road, adjacent the railroad.

A Greene Tract Work Group that included representatives of all the parties to the Interlocal Agreement began meeting in 2001 to discuss the proposed basic uses of affordable housing, open space and recreation space. Chapel Hill, Carrboro and Orange County adopted resolutions supporting these basic uses in concept:

- 18.1 acres on the northwest portion of the site adjacent the Purefoy Road neighborhood would be reserved for Affordable Housing; and
- 85.9 acres would be reserved for open space.
- 60 acres has been conveyed to Orange County. The Board of County Commissioners' position on the status of 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 this sixty acres remain undisturbed."

Included in the Work Group's resolution of June 26, 2002, was a recommendation that the open space area "should be protected by a conservation easement transferred first between July 1, 2003 and June 30, 2005. The conservation easement would protect the land in perpetuity." To date, the conservation easement has not been executed. According to the Interlocal Agreement, once a conservation easement is approved by the three parties, reimbursement to the Solid Waste/Landfill Enterprise Fund would begin. Chapel Hill's interest would be approximately \$363,892 as we understand it.

We will work with the managers in Carrboro and Orange County to determine options and a schedule for proceeding.

RECOMMENDATION

We recommend that the Council adopt the attached resolution appointing members of the Council to initiate discussions with elected officials from Carrboro and Orange County regarding a Small Area Plan process for the Rogers Road neighborhood, including the Greene Tract, and requesting that the Carrboro Board of Aldermen and the Orange County Board of Commissioners appoint representatives for this purpose.

ATTACHMENT

1. January 12, 2006 memorandum to the Mayor and Town Council (begin new page 1).

A RESOLUTION APPOINTING MEMBERS OF THE COUNCIL TO INITIATE DISCUSSIONS WITH ELECTED OFFICIALS FROM CARRBORO AND ORANGE COUNTY REGARDING A SMALL AREA PLAN PROCESS FOR THE ROGERS ROAD NEIGHBORHOOD, INCLUDING THE GREENE TRACT (2006-01-23/R-9)

WHEREAS, Carrboro, Chapel Hill, and Orange County each have an interest in the jointly owned 164-acre Green Tract as well as the larger Rogers Road community; and

WHEREAS, the Council wishes to initiate a Small Area Plan process for the multi-jurisdictional Rogers Road neighborhood including the jointly owned Greene Tract; and

WHEREAS, the Rogers Road neighborhood is situated within Chapel Hill, Carrboro and Orange County jurisdictions;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council appoints Council Members _____ and _____ to initiate discussions with elected officials from Carrboro and Orange County regarding a Small Area Plan process for the Rogers Road neighborhood, including the Greene Tract.

BE IT FURTHER RESOLVED that the Council requests that the Carrboro Board of Aldermen and Orange County Board of Commissioners appoint representatives for the purpose.

This the 23rd day of January, 2006.

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AGENDA #3a(2)**MEMORANDUM**

TO: Mayor and Town Council

FROM: W. Calvin Horton, Town Manager

SUBJECT: Proposed Process for Development of a Small Area Plan for the Rogers Road Neighborhood

DATE: January 12, 2006

PURPOSE

The purpose of this memorandum is to propose a process for development of a Small Area Plan for the Rogers Road neighborhood, including the Greene Tract. Please see Attachment 1 for a map of the area.

The attached resolution would appoint members of the Council to initiate discussion with elected officials from the Town of Carrboro and Orange County regarding a Small Area Plan Process for the Rogers Road neighborhood, including the Greene Tract, and request that the Carrboro Board of Aldermen and the Orange County Board of Commissioners appoint representatives for this purpose.

BACKGROUND

At the Council's Work Session on October 12, 2005, the Council discussed the need for a Rogers Road and Greene Tract Small Area Plan and asked the Manager to prepare a process to develop such a plan for discussion at the January planning session.

The Greene Tract is a 169-acre parcel owned jointly by Chapel Hill, Carrboro and Orange County. An Interlocal Agreement from 1999 (amended in 2000) provides guidelines for division of the property located at the eastern terminus of Purefoy Road, adjacent the railroad.

Regarding the Greene Tract, on November 11, 2002, the Council adopted a resolution endorsing a concept plan for the portion of the Greene Tract in joint ownership with Carrboro and Orange County (please see Attachment 2). This resolution established that 85.9 acres would be set aside for open space protected by conservation easements and 18.1 acres for affordable housing. The resolution also stated that Chapel Hill would conduct a Small Area Plan for the residential area west of the Greene Tract (Rogers Road, Purefoy Road area), including the affordable housing site on the Greene Tract. Specifically the plan is to include a more detailed look at the impacts of providing public services in the area, especially the extension of sewer, and the impacts on the area of developing an affordable housing site.

On June 27, 2005, we provided a report responding to the Council's request to identify how a Rogers Road Small Area Plan could be accomplished (please see Attachment 3). The report

stated that we would begin a Rogers Road Small Area Plan in June 2006, after completion of the four Neighborhood Conservation Districts currently underway.

DISCUSSION

The Council has asked the staff to begin a Small Area Plan process for this neighborhood this summer, following completion of the four Neighborhood Conservation Districts. As previously reported, typically the Small Area Plan Process would involve an intensive community participation process led by the Town's Planning Board with neighborhood representation and supported by Town staff, followed by Council review and ultimately, a formal public hearing process. In the past, the Small Area Plan process has taken 18 months to two years to complete.

The Rogers Road neighborhood is partially in the Chapel Hill planning jurisdiction, partially in the Carrboro planning jurisdiction, and partially in the Orange County planning jurisdiction. Because of these jurisdictional overlaps, we believe it will be necessary to approach development of a Small Area Plan through a multi-jurisdictional task force.

To initiate this work, we recommend that the Council request the Carrboro Board of Aldermen and the Orange County Board of Commissioners to appoint representatives to join Town Council representatives in developing a plan for a joint planning task force.

Alternately, the Council could authorize a separate Small Area Plan process for the residential area of the neighborhood in the Chapel Hill Planning jurisdiction, excluding the Greene Tract. Work would begin this summer as planned, following the completion of four Neighborhood Conservation Districts currently underway.

We have been contacted by Orange County staff members who would like to discuss the Small Area Plan process. The Council has also been contacted by the Town of Carrboro to discuss a request from a resident to transfer some of the property in the Rogers Road area from Chapel Hill to Carrboro's jurisdiction. This item has been referred to the March 30, 2006 Assembly of Governments meeting.

We have been working with a group of students from the University of North Carolina Department of City and Regional Planning to begin some of the preliminary analysis of the neighborhood. We will provide additional information to the Council when we receive the students' report.

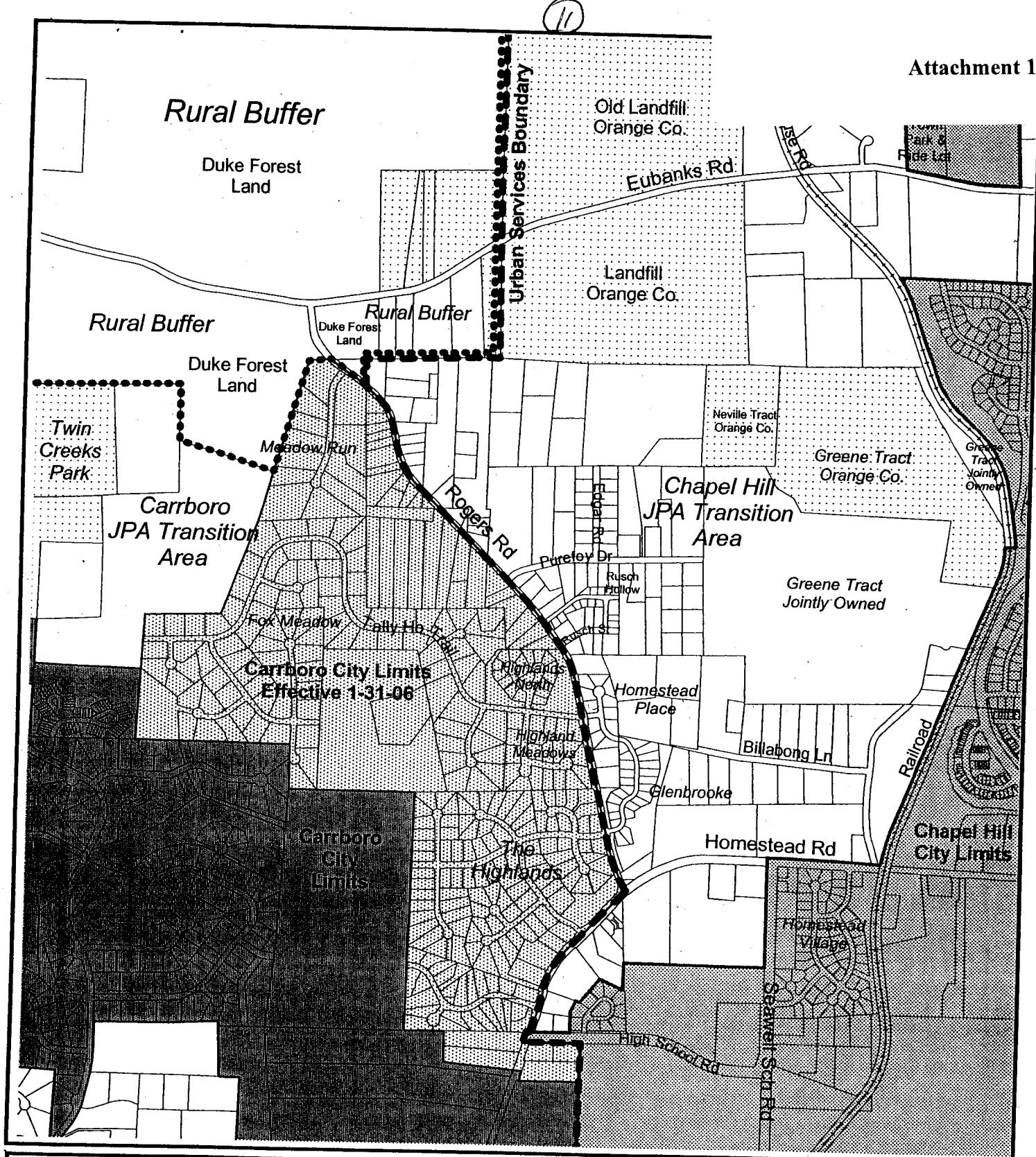
RECOMMENDATION

We recommend that the Council consider appointing members of the Council to initiate discussions with elected officials from Carrboro and Orange County regarding a Small Area Plan Process for the Rogers Road neighborhood, including the Greene Tract and requesting that the Carrboro Board of Aldermen and the Orange County Board of Commissioners appoint representatives for this purpose.

ATTACHMENTS

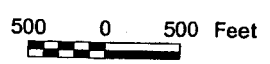
1. Area Map (p. 5).
2. November 11, 2002 Memorandum to the Mayor and Town Council (p. 6).
3. June 27, 2005 Memorandum to the Mayor and Town Council (p. 15).

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	Chapel Hill City Limits
	Carrboro City Limits
	Carrboro Annexation effective January 31, 2006
	Orange Co Owned Land
	Chapel Hill Urban Services Boundary
	Rural Buffer, Orange Co.

Area Map The Rogers Road Neighborhood Area



GIS Map prepared by
Chapel Hill Planning
January 9, 2006

(2)

AGENDA #10

MEMORANDUM

TO: Mayor and Town Council

FROM: W. Calvin Horton, Town Manager

SUBJECT: Rogers Road Small Area Plan Report

DATE: June 27, 2005

This report responds to the Council's request to identify how a Rogers Road Small Area Plan could be accomplished. Given current staff shortages and expected work load, we recommend that development of a Rogers Road Small Area Plan begin next June following completion of the four Neighborhood Conservation Districts.

BACKGROUND

The Council's goals for 2005 adopted on February 28, 2005 included a small area planning process for the Rogers Road neighborhood as its 8th highest priority for the year. The following excerpt from the goals document describes the context:

Description: The Council has discussed conducting an additional small area plan per the Council's action on the Greene Tract Work Group recommendations in November 2002. In the jointly adopted resolution among Orange County, Chapel Hill, and Carrboro, Chapel Hill agreed to conduct a small area plan for the residential area west of the Greene Tract (Rogers Road, Purefoy Road area), including the affordable housing site on the Greene Tract. The plan will include a more detailed look at the impacts of providing public services in the area, especially the extension of sewer, and the impacts on the area of developing an affordable housing site."

The product to be produced by the end of the second quarter of 2005 (June) was an initial report to Council on a potential process for proceeding. In our quarterly progress report to the Council on May 9, 2005, we reported that we planned to delay the initiation of developing this process and other projects until 2006 due to anticipated staff vacancies in the Planning Department.

On May 9, 2005, Ms. Susan Levy, Director of Habitat for Humanity, petitioned the Council to begin the process of developing a small area plan for the Rogers Road community early in the 2005-2006 fiscal year.

On June 15, 2005, the Council considered an item regarding the Planning Department Workload. A copy of the agenda item is attached. In the memorandum, we responded to the petition from Habitat for Humanity and recommended work priorities in view of the present staffing shortages in the Planning Department. We requested feedback from the Council if further adjustments were needed.

On June 15, the Council asked how a Rogers Road Small Area Plan might be accomplished this fall. The Council requested that a proposal be obtained from Clarion Associates, if possible, in this short time period.

DISCUSSION

Attached please find a letter from Clarion Associates which outlines a potential process and an estimated budget to do a Rogers Road Small Area Plan.

The process of completing a Small Area Plan is greater in scope than the planned work on developing neighborhood conservation district plans. Based on our experience with other area plans the Town has undertaken, an intensive community participation process led by the Town's Planning Board and supported by Town staff would be a component of that process, followed by Council review and ultimately, a formal public hearing process. Such a process in the past has taken 18 months to two years to completion with the adoption of a Small Area Plan.

In the June 15 report on workload, we proposed to concentrate our limited resources on the Council's highest priority goals of development of the downtown economic development initiatives, completion of the neighborhood conservation districts, continuation of work on the Horace Williams Property, development of a Transit Master Plan, and consideration of the Town's affordable housing goals. Each of these goals ranked higher than the Rogers Road Small Area Plan.

We believe that in order to accomplish a Rogers Road Small Area Plan now, it would be necessary to engage a consultant and to hire an additional staff person. We do not have the staff resources to provide the necessary administrative attention to the small area planning process in addition to the work already scheduled. Further, it would be necessary for the Planning Board to agree to supplement the Board's regular two meeting per month schedule to accommodate an additional initiative. The Planning Board has agreed to devote one meeting a month, over the next year, to the creation of the four neighborhood conservation districts proposed.

RECOMMENDATION

We believe the time commitment required of the Planning Board and the Town staff to conduct a Small Area Plan for the Rogers Road Area is not possible this year given the anticipated staff shortages and the work already scheduled. We recommend that work for a Small Area Plan be scheduled following completion of the four Neighborhood Conservation Districts next June and that the work be led by the Planning Board and supported by Town staff.

ATTACHMENTS

1. Letter from Clarion Associates (p. 3).
2. Memorandum from June 15 regarding Planning Department workload and its related attachments (begin new page 1).

14

Clarion Associates LLC
1526 E. Franklin Street, Suite 102
Chapel Hill, North Carolina 27514
919-967-9188
919-967-9077 fax

Planning and Zoning
Growth Management
Market Analysis
Real Estate Consulting
Appraisal

C L A R I O N

June 22, 2005

Mr. W. Calvin Horton
Town Manager
Town of Chapel Hill
405 Martin Luther King Jr. Boulevard
Chapel Hill, NC 27514

Re: Rogers Road Small Area Plan

Dear Mr. Horton:

Pursuant to your request, Clarion Associates has prepared a set of ideas describing how a process might be designed and implemented to prepare a Small Area Plan for the Rogers Road area in Chapel Hill's Planning Jurisdiction.

One way for the Town to proceed would be to set out a general framework for the project (along the lines suggested below or an alternate approach), and invite proposals for Town review.

A Small Area Plan process is best pursued, we believe, under the leadership and direction of a Steering Committee. In the past, Chapel Hill has successfully used a group for similar initiatives made up of the sitting Planning Board, supplemented with additional citizens appointed by the Town Council. In this case, because part of the area is outside of Chapel Hill's corporate limits and because of the importance of the Green Tract, representation from Orange County government would likely also be appropriate. Citizen involvement throughout the process would be critical, including outreach to residents, non-resident owners, institutional representatives, representatives of the development and design communities, and representatives of nonprofit and environmental organizations.

A Small Area Plan is data-intensive. Work needs to be programmed at the front end of this kind of process to prepare information about the area. Examples of information that would be needed include data about: topography, drainage characteristics, historical development patterns, existing and planned transportation systems, water and sewer availability, property ownership patterns, character of existing development, streams and wetlands, and institutional linkages.

One way to organize a project of this kind would be to construct a work plan and schedule that might contain the following components:

- Set up website, advertise for / recruit applicants for Steering Committee
- Council establishes area to be studied, appoints Steering Committee
- 1st Meeting of Committee
 - *Orientation*
 - *Review of Proposed Process, Map of area to be studied*
 - *Preliminary Discussion of Issues*
 - *Hand out cameras for photo exercise ("Likes and Dislikes")*
 - *Discuss Open House - - where, when, agenda*
 - *List topics for future discussion*
- Community Open House
 - *Present Map, Process, Schedule*
 - *Invite comments and participation*
 - *Break into Small Groups for discussions*
- 2nd Meeting of Committee
 - *Bring back cameras*
 - *Presentation of Existing Conditions*
 - *Discussion of topics identified at 1st meeting, Open House*
- 3rd Meeting of Committee
 - *Present results of visual exercise – Likes and Dislikes*
 - *Discuss opportunities, constraints, trends facing area*
 - *Begin discussion of Goals for the area*
 - *Discuss possible approaches to managing development in area*
- Community Forum
 - *Present Draft Goals*
 - *Discuss possible approaches to managing developments in the area*
- 4th Meeting of Committee
 - *Discuss ideas from Community Forum*
 - *Discuss Interim Report to the Town Council*
- Interim Report to the Council
- 5th Meeting of Committee
 - *Present first draft of Area Plan*
 - *Reactions, discussion, suggestions for changes*

- 6th Meeting of Committee
 - Present revised draft of Area Plan
 - Reactions, discussion, plans for final Community Forum
- Community Forum
 - Review of Draft Small Area Plan
 - Break into Discussion Groups to focus on specific topics / areas
- 7th Meeting of Committee
 - Committee to recommend final changes to draft, based on Forum
 - Prepare for Council Public Hearing
- Council Public Hearing
- Council Action
- Prepare Plan for Publication

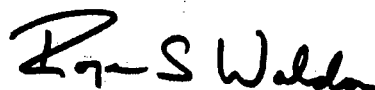
This proposed process would involve approximately 6-8 meetings of the Committee and 2-4 community events, leading to submittal of a draft plan to the Council for Public Hearing. We would expect a process of this nature to take approximately 9-12 months to complete.

Expectations of staff support for a project of this nature: If this project were undertaken by a consultant or other outside organization, staff assistance would be required to assemble background information and maps; set up and maintain a link on the Town's website; attend Planning Board (aka Rogers Road Committee) meetings; review products and offer advice to consultant throughout process; and copy / distribute materials for Planning Board and Council meetings.

If the Town were to seek consultant assistance for a project of this nature, we expect that a budget for the required services as outlined above would likely need to be in a range of approximately \$60,000 - \$80,000. A good approach would be for the Town to set out a general framework for the project, and invite proposals for Town review.

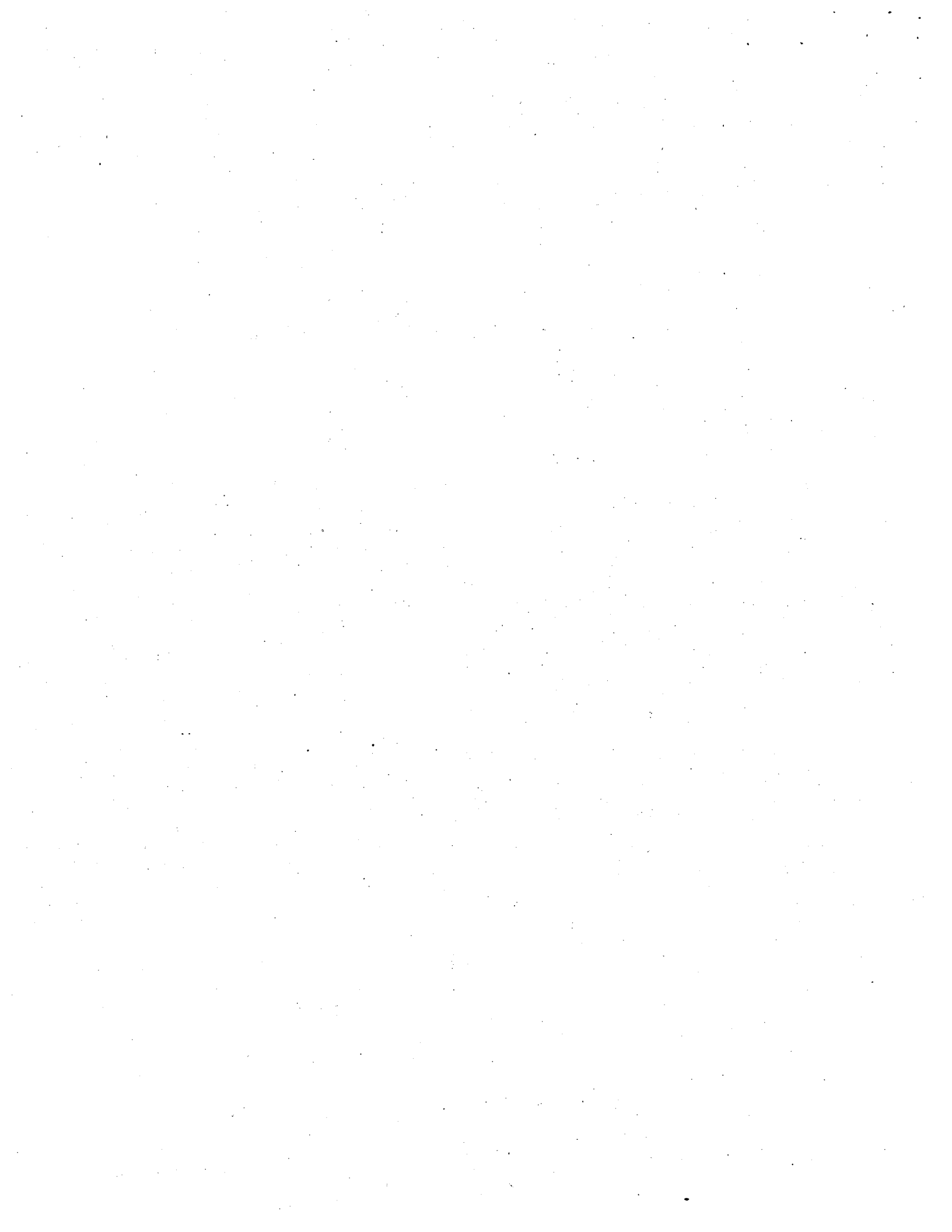
I hope these suggestions are helpful.

Very truly yours,



Roger S. Waldon

cc: J.B. Culpepper, Acting Planning Director



MEMORANDUM

TO: Mayor and Town Council

FROM: W. Calvin Horton, Town Manager

SUBJECT: Planning Department Workload

DATE: June 15, 2005

This report recommends work priorities in view of the present staffing shortages in the Planning Department. We request feedback from the Council if further adjustments are needed.

BACKGROUND

Planning Director Roger Waldon retired on June 1 and Long Range Planning Coordinator Chris Berndt plans to retire in July. We also will temporarily lose the services of another planner who soon will begin parental leave for several months. At a minimum, the department's production capacity will be reduced by 120 hours per week. Because of the dedication of Roger Waldon and Chris Berndt, we know that we will lose substantially more than 40 hours per week from each of them.

We are working on options to fill positions, both temporarily and permanently, and will do so as promptly as we can. However, in order to address the highest priorities of the Town Council, particularly this fall, some work will need to be deferred.

We anticipate that the vacancy from the paternity leave will be temporary with the planner returning in early fall. We anticipate organization changes to fill the position vacated by Chris Berndt this summer. The vacancy created by Roger Waldon's retirement is anticipated to be filled late this year. We also expect that Chris Berndt will be hired part-time to help with the downtown economic development initiative. We have requested and received a proposal to use the services of Clarion with the creation of Neighborhood Conservation Districts.

DISCUSSION

We believe the Council has provided guidance on work items that are of the highest priority for this fall. Tonight, we continue to seek guidance and direction. We recommend that the staff focus on the highest priority items and defer several items as shown below.

Work Items of Highest Priority:

- Neighborhood Conservation Districts (please refer to the accompanying memorandum)
- Affordable Housing Task Force to investigate the addition of inclusionary zoning provisions to the Land Use Management Ordinance (work plan to be provided on June 27)

- Downtown economic development initiatives (Planning Department. to provide resources and assist the Manager's Office)
- Long Range Transit Master Plan and Short Range Transit Plan
- 2040 Regional Transportation Plan
- 2005 Mobility Report Card
- Downtown transit transfer study
- Bicycle and Vehicular Parking Adjustments to Land Use Management Ordinance
- Demolition by Neglect Provisions for the Land Use Management Ordinance

Work Items Recommended for Delay

- Rogers Road Small Area Plan (please refer to Attachment 1 for additional information)
- Advisory Board review of Comprehensive Plan Goals
- Land Use Management Ordinance amendments for Dark Skies/Lighting Changes
- Tree Ordinance Changes
- Transfer of Development Rights
- Land Use Management Ordinance amendment to establish Use Patterns (descriptions of particular types of development that would represent desirable forms of development)

We will continue to communicate with the Council to report progress and make further adjustments in our work focus. As vacancies are filled we will be able to give attention to additional tasks.

CONCLUSION

We will appreciate the Council's further guidance if we need to make adjustments in our proposed priorities.

ATTACHMENT

1. Rogers Road Small Area Plan Additional Information (p. 3).
2. Habitat for Humanity petition (p. 4).

Information Regarding Rogers Road Small Area Plan

On May 9, 2005, Ms. Susan Levy, Director of Habitat for Humanity, petitioned the Council to begin the process of developing a small area plan for the Rogers Road community early in the 2005-2006 fiscal year. A copy of the petition is attached.

The Council's goals for 2005 adopted on February 28, 2005 included a small area planning process for the Rogers Road neighborhood as its 8th highest priority for the year. The following excerpt from the goals document describes the context:

Description: The Council has discussed conducting an additional small area plan per the Council's action on the Greene Tract Work Group recommendations in November 2002. In the jointly adopted resolution among Orange County, Chapel Hill, and Carrboro, Chapel Hill agreed to conduct a small area plan for the residential area west of the Greene Tract (Rogers Road, Purefoy Road area), including the affordable housing site on the Greene Tract. The plan will include a more detailed look at the impacts of providing public services in the area, especially the extension of sewer, and the impacts on the area of developing an affordable housing site."

The product to be produced by the end of the second quarter of 2005 (June) was an initial report to Council on a potential process for proceeding. In our quarterly progress report to the Council on May 9, 2005, we reported that we planned to delay the initiation of developing this process and other projects until 2006 due to anticipated staff vacancies in the Planning Department.

The process of completing a small area plan is greater in scope than the planned work on developing neighborhood conservation district plans. Based on our experience with other area plans the Town has undertaken, an intensive community participation process led by the Town's Planning Board would be a component of that process, followed by Council review and ultimately, a formal public hearing process. Such a process in the past has taken 18 months to two years to completion with the adoption of a small area plan.

In this report on workload, we propose to concentrate our limited resources on the Council's highest priority goals of development of parking lots 2 and 5, completion of the neighborhood conservation districts, continuation of work on the Horace Williams Property, development of a Transit Master Plan, and consideration of the Town's affordable housing goals. Each of these goals ranked higher than the Rogers Road Small Area Plan.



May 6, 2005

Dear Mayor Foy,

On behalf of Habitat for Humanity of Orange County, I would like to request that the Town of Chapel Hill begin the small area plan process for the Rogers Road community. As you know, the completion of the small area plan for this community is one of the requirements for planning for the acreage on the Greene Tract that has been designated by Chapel Hill, Carrboro, and Orange County for the development of affordable housing.

Through its development of New Homestead Place and Rusch Hollow off of Rogers Road, Habitat has extended sanitary sewer service along the route designated by the County engineer to provide sewer service to the Greene tract. Recently, Habitat purchased additional property on Purefoy Road, and if CDBG and HOME funds are approved by the Town on May 9th, Habitat will further extend the sewer along Purefoy Road to the edge of the Greene Tract. This extension of the sewer will make development of the affordable housing component of the Greene Tract possible within the next fiscal year.

The extension of the sewer, the needs expressed by residents of the Rogers Road community at numerous public hearings for sewer and for bus service, as well as Habitat's intention to create additional affordable housing opportunities on the property we recently acquired on Purefoy Road, all point to the need to begin the small area planning process now.

On behalf of Habitat, I urge the Town Council to ask staff to make the small area planning process for the Rogers Road community a priority, and to begin the process early in the 2005-2006 fiscal year.

Susan Levy
Executive Director
Habitat for Humanity, Orange County



(21)

AGENDA #6

MEMORANDUM

TO: Mayor and Town Council
FROM: W. Calvin Horton, Town Manager
SUBJECT: Disposition of the Greene Tract
DATE: October 21, 2002
REISSUED: November 11, 2002

The attached resolution would approve a concept plan and other points of agreement for the future use of the portion of the Greene Tract that remains in joint public ownership.

BACKGROUND

The 169 acre Greene Tract was purchased by the Town of Chapel Hill, the Town of Carrboro, and Orange County jointly in 1984 for use as a potential future landfill. For several years, discussions ensued concerning the appropriate location for a 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 Interlocal 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.

The Town Council adopted a process for considering the disposition of the Greene Tract on August 27, 2001 (please see Attachment 1), and outlined its goals for the negotiation on September 10, 2001 (please see Attachment 2). A Greene Tract Work Group with representatives of all the parties to the Interlocal Agreement began meeting in October 2001 concerning the disposition of the Greene Tract, and met seven times. Chapel Hill representatives were Mayor Kevin Foy and Council Member Bill Strom. The Council received an interim report on May 13, 2002. 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 process adopted by the Council on September 10, 2001, called for referral of the options to the Planning Board prior to Council consideration. The Planning Board considered this item at its meeting of August 20, 2002, and completed its evaluation on October 15, 2002, when the wording of the draft resolution was available.

DISCUSSION

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.

Concept Plan

The Work Group then continued meeting and developed a concept plan for the site (please see Attachment 3). The map shows a concept plan with the potential locations of the land uses proposed by the Work Group, as of its last meeting of June 26, 2002:

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

(Note: These acreages add up to 104 acres. At the time of conveying the 60 acres to Orange County, a survey of the Greene Tract indicated that the site was actually 164 acres, not 169 acres. Therefore, the remainder in joint ownership is 104 acres.)

Also shown is the area owned by Orange County (orange-shaded area on map). The Board of Orange County Commissioner's position on the status of 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 this 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 more 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 then 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.

The Work Group also felt that the concept plan and sewer plan called for careful planning with the surrounding neighborhood; therefore, the Group is recommending that Chapel Hill undertake a small area plan for the Rogers Road/Purefoy Road area. In 1993-94, Chapel Hill undertook a Northwest Small Area Plan for a larger northwest area of Chapel Hill. In 1998, the Town Council voted not to adopt this plan.

The Work Group discussed showing the acreage for the affordable housing site versus specifying a density or number of units. The draft resolution discussed below is based on the approach of designating an acreage.



Greene Tract Work Group Resolution

The potential agreement includes the following points (please see Greene Tract Work Group resolution of June 26, 2002 in Attachment 4):

- The elected boards would accept the concept plan showing affordable housing and open space as shown on the map in Attachment 3.
- 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 easement would protect the land in perpetuity.
- The affordable housing acreage would go into the 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 (please see Attachment 5 for an estimate of the costs of reimbursement).
- 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 the 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 as cataloged in the accompanying table (please see Attachment 6).

Relationship to Comprehensive Plan

On May 8, 2000, the Town Council adopted a new Comprehensive Plan for Chapel Hill that included a Land Use Plan identifying the Greene Tract as suitable for Housing/Open Space. The concept plan developed by the Work Group is consistent with this designation.

An agreement on the future disposition of the Greene Tract is linked to the consideration of pending Joint Planning item concerning the Town's Comprehensive Plan. On April 11, 2001, a joint public hearing was held to receive public comment on a proposal to amend the Joint Planning Land Use Plan and Map to incorporate the Town's Comprehensive Plan in the northwest area Joint Planning Transition Area.

On May 7, 2001, the Chapel Hill Town Council adopted a resolution to amend the Joint Planning Land Use Plan and Map and designate the Greene Tract as Housing/Open Space. The Carrboro

Board of Aldermen took action on the amendments in June 2001; its motion included a recommendation that the Greene Tract be designated for Public Use. The Orange County Board of Commissioners has not acted on the resolution to amend the Joint Planning Land Use Plan and Map. At an April 29, 2002 Assembly of Governments meeting, the governing boards discussed the status of the proposed amendments, and decided to consider the Comprehensive Plan amendments in the context of resolving the issues relating to the disposition of the Greene Tract.

NEXT STEPS

Tonight, the Chapel Hill Town Council receives and considers action on the Greene Tract Work Group recommendations. The Orange County Board of Commissioners received a report on the Greene Tract Work Group on October 15, 2002, and the Orange County Manager will be reporting on questions raised that night at a future meeting. The Carrboro Board of Aldermen will also be receiving the report and considering action.

RECOMMENDATION

Manager's Recommendation: We recommend the Council adopt the attached resolution approving a concept plan and other points of agreement for the remaining portion of the Greene Tract in public ownership.

Planning Board Recommendation: The Planning Board recommends approval of the concepts listed in the Greene Tract Work Group's resolution of June 26, 2002, with additional comments (please see Attachment 7, Summary of Planning Board Action).

ATTACHMENTS

1. Town Council Resolution of August 27, 2001 (p. 7).
2. Town Council Resolution of September 10, 2001 (p. 8).
3. Greene Tract Concept Plan, 6/26/02 (p. 9).
4. Resolution from the Greene Tract Work Group, June 26, 2002 (p. 10).
5. Calculation of Estimated Reimbursements, 6/24/02 (p. 12).
6. Public Investment in the Greene Tract Area, compiled 3/20/02 (p. 13).
7. Summary of Planning Board Action (p. 14).
8. **Additional Attachment – e-mail from Robert Dowling of October 21, 2002 (p. 15).**

A RESOLUTION APPROVING A CONCEPT PLAN FOR THE PORTION OF THE GREENE TRACT IN JOINT OWNERSHIP (2002-11-11/R-9)

WHEREAS, Orange County and the Towns of Carrboro and Chapel Hill acquired the property known as the Greene Tract in 1984 as an asset of the joint solid waste management system; and

WHEREAS, title to 60 acres of this property was deeded exclusively to Orange County in 2000 under the provisions of the 1999 Interlocal Agreement for Solid Waste Management; and

WHEREAS, Orange County, Carrboro and Chapel Hill agreed on a process to be pursued jointly to resolve the disposition of the remaining acres of the Green Tract, including appointment of the Green Tract Work Group; and

WHEREAS, the Greene Tract Work Group has adopted a resolution on June 26, 2002 reporting the recommended concept plan for the Greene Tract and other points of agreement as contained in Attachment 4 of the Manager's Memorandum to Council of October 21, 2002;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council accepts the accompanying map as shown in Attachment 3 of the Manager's Memorandum to Council of October 21, 2002, as the concept plan for that portion of the Greene Tract not deeded exclusively to Orange County, with the acreage to be set aside for open space protected by conservation easements approximating 85.9 acres and the acreage for affordable housing approximating 18.1 acres.

BE IT FURTHER RESOLVED that the Council agrees that the acreage for affordable housing be placed in the Land Trust.

BE IT FURTHER RESOLVED that the Council requests that the Town Manager investigate options with the Managers of Orange County and Carrboro for reimbursement of the Solid Waste/Landfill Enterprise Fund for the portions of the site designated for affordable housing and open space.

BE IT FURTHER RESOLVED that the Council recommends that the triggering mechanism for reimbursement to the Solid Waste/Landfill Enterprise Fund should be formal action taken by all three boards to approve conservation easements protecting the designated open space, with such approvals taking effect no sooner than July 1, 2003, and no later than July 1, 2005.

BE IT FURTHER RESOLVED that the Council recommends that the following additional steps be taken:

- The area shown on the concept plan as open space be protected by executing a conservation easement among appropriate parties;
- The Board of County Commissioners consider protecting its 60 acre portion of the Greene Tract by executing a conservation easement with an appropriate party;
- The Chapel Hill Town Council consider initiating a small area planning process to examine desirable land uses for the Purefoy Road area;

- The property be renamed in a manner that recognizes the significance of this area as the headwaters for three important streams (Bolin Creek, Old Field Creek, and Booker Creek); and
- The governing boards take note of the public investment already made in the general vicinity of the Greene Tract, as catalogued in Attachment 6 to the Manager's Memorandum to Council of October 21, 2002.

This the 11th day of November, 2002.

A RESOLUTION AFFIRMING A PROCESS FOR RESOLVING THE DISPOSITION OF THE REMAINING 109 ACRES OF THE GREENE TRACT (2001-08-27/R-14)

WHEREAS, Orange County and the Towns of Carrboro and Chapel Hill acquired the 169 acre property known as the Greene Tract in 1984 as an asset of the joint solid waste management system; and

WHEREAS, title to 60 acres of this property was deeded exclusively to Orange County in 2000 under provisions of the 1999 interlocal "Agreement for Solid Waste Management"; and

WHEREAS, under the same interlocal agreement the County and Towns agreed to bargain in good faith during the two year period following the effective date of the agreement to determine the ultimate use or disposition of the remaining 109 acres of the Greene Tract; and

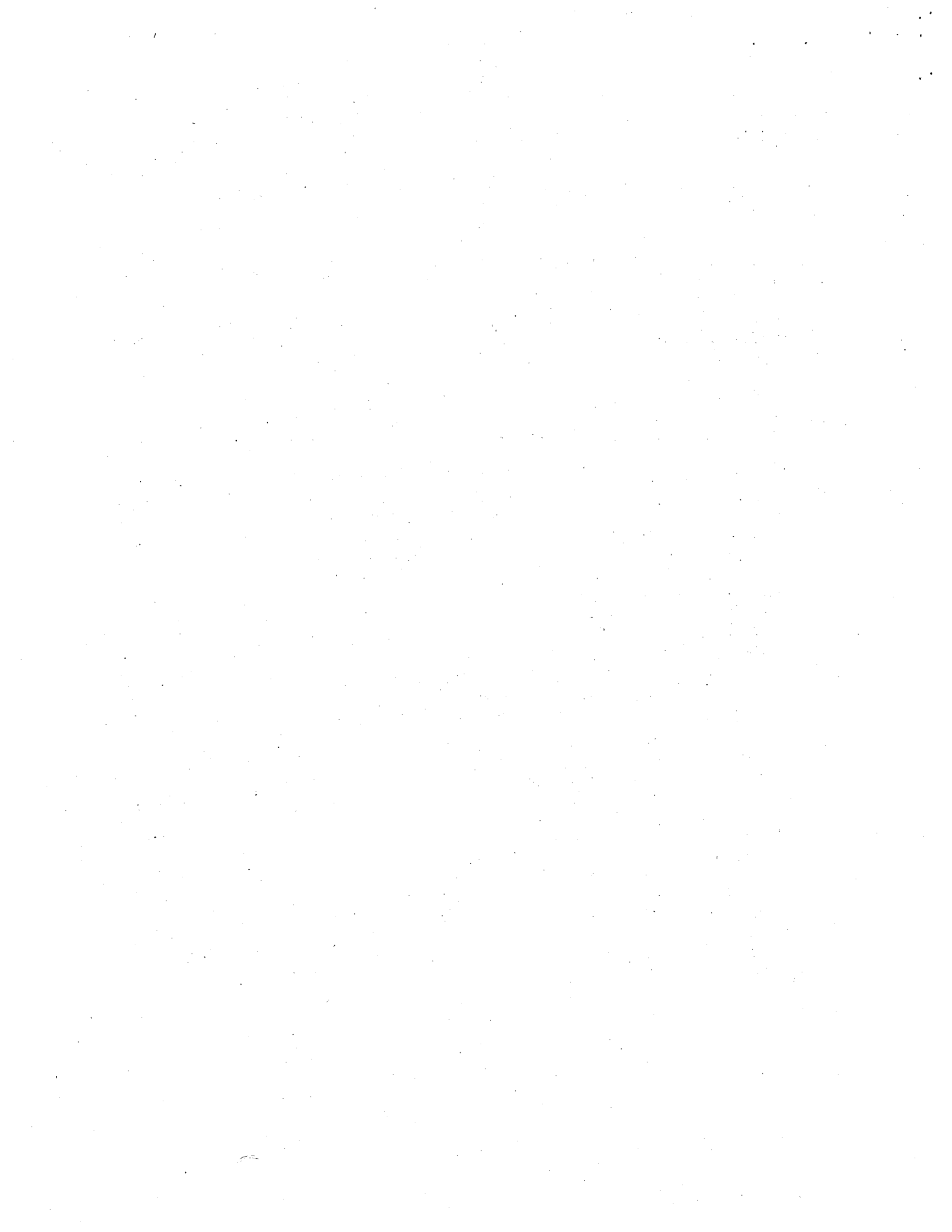
WHEREAS, the end date of the "bargaining period" as defined in the agreement is April 17, 2002, the second anniversary of the date upon which the County assumed overall responsibility for solid waste management in Orange County;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council hereby affirms that it will consider the following general uses of the Greene Tract: open space, affordable housing, school sites, and other non-solid waste public purposes.

BE IT FURTHER RESOLVED that the Council does hereby affirm the following points as the process to be pursued jointly with Orange County and the Town of Carrboro to resolve the disposition of the remaining 109 acres of the Greene Tract:

- All three governing boards adopt a formal resolution affirming the general proposed uses of the property they would be willing to consider.
- Consideration of uses should be based on the cultural and biological resources assessment reports that were produced regarding this property.
- Jointly appoint a working group comprised of two elected officials from each of the three entities.
- Each Manager assigns specific staff to support the work group in planning different options, consistent with the general direction from the three governing boards.
- Hold a public forum on the general uses affirmed by the three governing boards during the early part of the process.
- Consider the use of consultants to assist in developing a realistic site analysis and preliminary land use plan.
- Refer the options developed to each of the three jurisdictions' Planning Boards for comment.
- Try to develop options that provide as much specificity as possible (e.g. roadbeds, utility lines, drainage, building footprints, buffers, etc.).
- Target completion of the work group recommendations during September-October 2001.
- Target reaching agreement among all three governing boards on the disposition of the remaining 109 acres between October-December 2001.

This the 27th day of August, 2001.



28

A RESOLUTION REGARDING DISPOSITION OF THE GREENE TRACT (2001-09-10/R-9)

WHEREAS, the Council on August 27, 2001, adopted a resolution affirming a process for resolving the disposition of the remaining 109 acres of the Greene Tract, including the establishment of an interjurisdictional working group; and

WHEREAS, the Council desires to give specific direction for the Council's representatives to bring to the working group discussions;

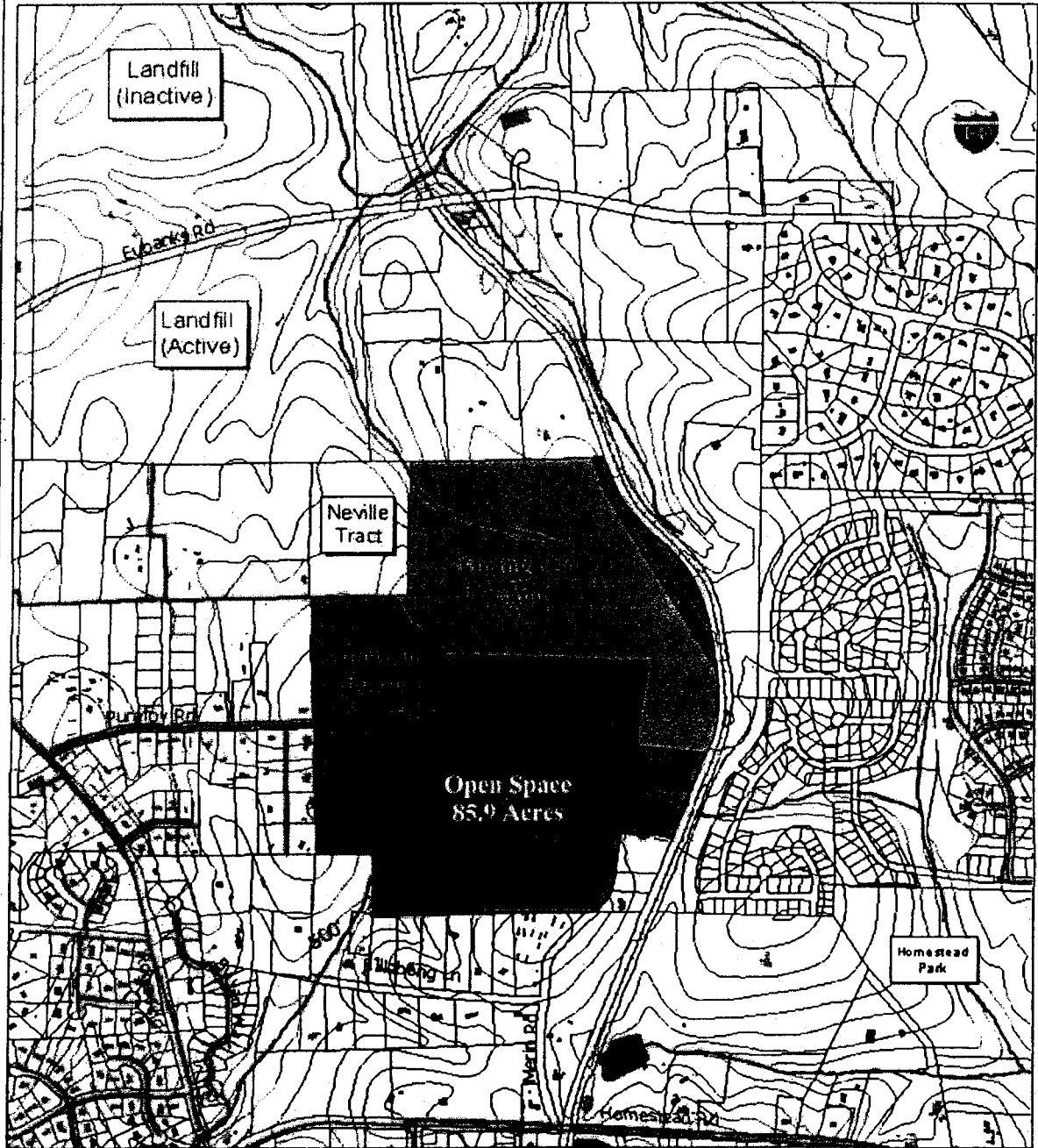
NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill:

- Agree that the Greene Tract be kept as publicly owned land. (Include the Neville Tract with this, as well as the 60+ acres of the Greene Tract deeded to the County).
- Agree that the Greene Tract (including the 60+ acres deeded to the County) be kept largely in a natural state with selected areas used for a mixture of low and moderate income housing for single citizens and families.
- Agree that the Neville Tract should be used as a park with both passive and active recreation facilities when its use as a landfill cover is complete. Since most of the Neville Tract will have been cleared of vegetation and bulldozed flat, it will be a natural choice for recreational activities. This should include very large buffers for neighbors and with lighting for any playing fields that are build to be sensitive to both wildlife and neighbors.
- Agree that the Greene Tract (including the 60+ acres and the Neville Tract) be placed under an appropriate conservation easement, or will be put in a community land trust or trusts developed exclusively for these tracts. The nature of the land trust(s) could be developed later, with the possibility of one land trust for both the preserved area and the housing or two land trusts, one administering the preserved land and another land trust administering the housing.
- The make up of the land trust(s) could be agreed on later, but it could possibly include Orange County elected officials; neighbors of the tracts; residents of the low and moderate include housing, if such is built; and citizens from throughout the County.
- Agree that any buildings built on this land would be built according to green building standards, which would include, but not be limited to: certified green building materials; the highest energy efficiency standards possible; and use of renewable energy.

This the 10th day of September, 2001.

Greene Tract Concept Plan

Approved by the Greene Tract Workgroup, 6/26/02



- Potential Barrier Line
- Existing Barrier Line
- Railroad
- Access Line
- Off-Road
- Contour Lines
- Farms
- Structures
- Orange County Land
- LMA Size
- Agricultural Zoning (R-10) Acres
- Open Space 85.9 Acres



Orange County
 Environment & Resource
 Conservation Department
 June 27 2002
 B. Young



GREENE TRACT WORK GROUP**A RESOLUTION REPORTING THE RECOMMENDED CONCEPT PLAN FOR THE PORTION OF THE GREENE TRACT THAT REMAINS IN JOINT OWNERSHIP**

WHEREAS, Orange County and the Towns of Carrboro and Chapel Hill acquired the property known as the Greene Tract in 1984 as an asset of the joint solid waste management system; and

WHEREAS, title to 60 acres of this property was deeded exclusively to Orange County in 2000 under provisions of the 1999 interlocal "Agreement for Solid Waste Management"; and

WHEREAS, under the same interlocal agreement the County and Towns agreed to bargain in good faith during the two year period following the effective date of the agreement to determine the ultimate use or disposition of the balance of the acreage on the Greene Tract; and

WHEREAS, the end date of the "bargaining period" as defined in the agreement was April 17, 2002, the second anniversary of the date upon which the County assumed overall responsibility for solid waste management in Orange County; and

WHEREAS, the Greene Tract Work Group considered direction from the respective governing boards, comments from interested citizens and organizations, and information developed by staff in response to Work Group inquiries in developing a recommended concept plan for the balance of the Greene Tract; and

WHEREAS, the Work Group reported to all three governing boards in a resolution dated March 21, 2002 that it had reached substantial agreement on a concept plan providing for approximately 78 acres to be earmarked for open space protected by conservation easements and approximately 15 acres to be earmarked for affordable housing but had not yet reached agreement regarding what designation should be placed on the remaining 11 acres; and

WHEREAS, the Work Group had recommended in that March 21, 2002 resolution that the following additional steps be taken:

- The area shown on the concept plan as open space should be protected by executing a conservation easement between appropriate parties
- The Board of County Commissioners should consider protecting its 60 acre portion of the Greene Tract by executing a conservation easement with an appropriate party
- 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 this area as the headwaters for three important streams (Bolin Creek, Old Field Creek, and Booker Creek)
- The governing boards should take note of the public investment already made in the general vicinity of the Greene Tract, as cataloged in an accompanying table; and

WHEREAS, the governing boards of all three jurisdictions approved resolutions extending the bargaining period beyond April 17, 2002 in order to allow the Greene Tract Work Group additional time to try to reach consensus on the basic uses to be established for the approximately 11 acres at that time unresolved; and

(31)

WHEREAS, the Work Group received a technical report from the County Engineer outlining the basic alternatives available and approximate costs for providing sewer service to a portion of the Greene Tract, which service would be necessary for the economical and practical provision of affordable housing; and

WHEREAS, the Work Group concluded by consensus that "the carrying capacity of the land" should be the determining factor in establishing how much of the unresolved 11 acres should be earmarked for specific purposes, and that the ridge line reflected on the accompanying concept map determines the portion (approximately one-third) of the 11 acres that can practically be used for affordable housing served by a sewer line that would access the Greene Tract via Purefoy Road:

NOW, THEREFORE, BE IT RESOLVED THAT the Greene Tract Work Group does hereby recommend that the Carrboro Board of Aldermen, the Chapel Hill Town Council, and the Orange County Board of Commissioners accept the accompanying map as the Work Group's consensus recommendation for a concept plan for that portion of the Greene Tract not deeded exclusively to Orange County, with the acreage to be set aside for open space protected by conservation easements approximating 85.90 acres and the acreage for affordable housing approximating 18.10 acres;

BE IT FURTHER RESOLVED THAT the Greene Tract Work Group does hereby recommend to the three governing boards that the acreage for affordable housing be placed in the Land Trust;

BE IT FURTHER RESOLVED THAT the Greene Tract Work Group does hereby recommend to the three governing boards that the Managers investigate options for reimbursement of the Solid Waste/Landfill Enterprise Fund for the portions of the site designated for affordable housing and open space; and

BE IT FURTHER RESOLVED THAT the Greene Tract Work Group does hereby recommend to the three governing boards that the triggering mechanism for reimbursement to the Solid Waste/Landfill Enterprise Fund should be formal action taken by all three boards to approve conservation easements protecting the designated open space, with such approvals taking effect no sooner than July 1, 2003, and no later than July 1, 2005.

This, the 26th day of June, 2002.

Moses Carey, Jr.
Chair
Greene Tract Work Group

ESTIMATED GREENE TRACT REIMBURSEMENT AMOUNTS

Under the interlocal "Agreement for Solid Waste Management", the term "Reimbursement Amount" is defined as follows:

"(1) in the case of disposition to a North Carolina local government that is also a Party, so long as that government devotes the transferred portion to public purposes, (a) \$608,823, being the original purchase price of the Greene Tract, multiplied (b) by a fraction, the numerator of which is the number of whole acres of the Greene Tract being disposed and the denominator of which is 169, plus (c) un compounded interest on the product of (a) and (b) at the annual rate of 6.00% from March 30, 1984 to the effective date of any disposition, and (2) in the case of any other disposition, the greater of either (a) the Reimbursement Amount to a North Carolina local government that is also a Party, or (b) the net proceeds of a sale after the costs of the sale are paid."

Assuming a July 1, 2003 disposition date, the total reimbursement amount would be approximately:

Original Purchase Price	\$608,843
Annual Interest at 6% un compounded	36,529
Total Interest (19 years 3 months)	703,190
Total Reimbursement Amount	\$1,312,033

The respective shares of the local governments in making reimbursements to the Solid Waste/Landfill Operations Enterprise Fund would be approximately:

Entire Greene Tract	169 acres	\$1,312,033
Orange County deeded portion	60 acres	\$465,772
Orange County interest in remainder	43% of 109 acres	\$363,892
Chapel Hill interest in remainder	43% of 109 acres	\$363,892
Carrboro interest in remainder	14% of 109 acres	\$118,477

Assuming repayment to Solid Waste/Landfill Operations Enterprise Fund over a 5 year period at 6% interest beginning July 1, 2003, each entity's annual payment would be as follows:

Orange County	\$185,811
Chapel Hill	\$ 81,497
Carrboro	\$ 26,534

Complete amortization schedules are attached.

33

PUBLIC INVESTMENT IN THE GREENE TRACT AREA

ITEM	VALUE	COMMENTS
Eubanks Road Landfill (202 acres)	235,000	Original land acquisition cost
Greene Tract (169 acres)	608,800	Original land acquisition cost
Neville Tract (14.4 acres)	100,800	acquired in February 1996 for the purpose of removing soil to use for various landfilling related uses due to a soil imbalance on the main landfill property
Johnson Tract (12.8 acres)	96,900	Original land acquisition cost
Chapel Hill Community Development Program 2001-02	50,000	Habitat for Humanity Rusch Road Subdivision
Chapel Hill Housing Loan Trust Fund 2001-02	50,000	Habitat for Humanity Rusch Road Subdivision
HOME Consortium Funds 1999-00	50,000	Habitat for Humanity Rusch Road Subdivision property acquisition
Orange County 1997 Bond Funds	110,000	Habitat for Humanity – assist in construction of mixed development off Rusch Road – 6 owner-occupied and 6 rental units (recent award, funds not yet expended)
Orange County Impact Fee Reimbursement 2000	33,000	Homestead Place subdivision – 11 units
Chapel Hill Community Development Program 2002-03	17,000	Projected
Chapel Hill Community Development Program 1997-98	200,000	Habitat for Humanity Rogers Road Subdivision
Rogers Road Main Water Line	710,000	Provision of public water service (main trunk line) to approximately 119 properties in the Historical Rogers Road Neighborhood
Greene Tract Cultural Resources Survey	9,100	Conducted to ascertain whether culturally significant features existed on the Greene Tract prior to division of the property, pursuant to the Interlocal Agreement -final report presented in February 2000
Greene Tract Biological Resources Survey	16,400	Conducted to ascertain whether biologically significant features existed on the Greene Tract prior to division of the property, pursuant to the Interlocal Agreement - final report presented in March 2000
TOTAL	\$2,287,000	

SUMMARY OF PLANNING BOARD ACTION

Subject: Disposition of the Greene Tract

Meeting Date: October 15, 2002

Recommendation: The Planning Board recommends that the Council adopt the draft resolution prepared by the Greene Tract Work Group concerning the disposition of the 109 acres of the Greene Tract in joint public ownership, and urges the following issues be addressed:

- the location on the site of affordable housing;
- access to the affordable housing site and open space;
- provision of sewer and other social equity issues for the Rogers/Purefoy Road neighborhood; and
- the lack of specificity about the concept, design, and density of affordable housing on the site.

The Planning Board strongly supports the concept of doing a Small Area Plan and believes the issues listed above should be resolved in the context of doing a Small Area Plan. Therefore, the Board recommends that the Small Area Plan be done before other implementation measures are undertaken, especially before the conservation easement is put into place. The Board believes that the Small Area Plan process needs a commitment up-front to give special attention to community organizing and involvement of the neighborhood.

Vote: 7-2

Aye: Scott Radway, Julie Coleman, Coleman Day, Timothy Dempsey, Gay Eddy, Thatcher Freund, Ruby Sinreich

Nay: Sally Greene, Nancy Gabriel

Comments: The first dissenting member felt that additional information is not needed and that the Planning Board's recommendation will slow down the process. The second dissenting member stated she did not agree with the concept plan, the perpetuity provisions of the conservation easement, or the affordable housing; she felt the headwaters could be preserved while still doing more with the property.

Prepared by:

Gay Eddy, Acting Chair, Planning Board *GE by*
Chris S. Berndt, Long Range Planning Coordinator *CSB*

-----Original Message-----

From: Cal Horton
Sent: Wednesday, October 23, 2002 8:25 AM
To: Roger Waldon
Subject: FW: Greene Tract

Please include this item with the agenda material presented to the Council. Cal

W. Calvin Horton, Town Manager
306 North Columbia Street
Chapel Hill, North Carolina 27516
919-968-2744 Bell South
919-682-8636 Verizon
919-969-2063 FAX
919-967-2626 Home
<mailto:calhorton@townofchapelhill.org>

Note: Mail sent to or received from the Town Manager is subject to publication under the provisions of the North Carolina open records law.

-----Original Message-----

From: Robert Dowling [mailto:rdowling@ochlt.org]
Sent: Monday, October 21, 2002 3:31 PM
To: Kevin Foy
Cc: Loren Zawawi; Alex Zaffron; Eleanor Howe; Wayne Kunc1; Susan Levy; Ruffin Slater; Laurie Charest; Garry Sronce; Chris Moses; Bateman, Flicka; Barbara Kaminsky; Amy Newton; Amy Hannon; Marceia Blake; Gary Giles; Nina Moseley; Cal Horton
Subject: Greene Tract

Mayor Foy,

I would like to make a few short comments about the Town's proposed resolution on the Greene Tract. Please note that the Land Trust Board has not discussed this resolution, so these comments are my own as an advocate for affordable housing.

1. I very much appreciate the inclusion of 18 acres as a set-aside for affordable housing. I also very much appreciate the environmental concerns that spurred the Work Group to advocate for 146 acres of Open Space.
2. As a critical watershed area, the Greene Tract warrants protection. I would not advocate that affordable housing be built, if developing the land would result in irreparable environmental damage.
3. The process for arriving at tonight's resolution did not include many opportunities for public comment. As an affordable housing advocate, I would be interested in seeing the environmental studies that were conducted that led the Working Group to decide that 18 acres was all that should be developed.
4. Since we do not know what the best community use of this property will be in 20 years, I would prefer that a perpetual conservation easement not be approved as part of the resolution. Perhaps the decision makers of the year 2025 would prefer alternative uses on that site.

Again, I appreciate the efforts of the Working Group and the Town Council to balance environmental concerns with the need for affordable housing in our community. Thank you for your personal commitment to both of these very important community priorities.

Robert Dowling

