

**ORANGE COUNTY
BOARD OF COMMISSIONERS
ACTION AGENDA ITEM ABSTRACT
Meeting Date: October 1, 2024**

**Action Agenda
Item No. 6-a**

SUBJECT: Greene Tract – Community Engagement, Master Plan, and Next Steps

DEPARTMENT: Planning and Inspections

ATTACHMENT(S):

1. Resolution and Master Plan
2. 2024 and Upcoming Timeline
3. Town of Carrboro “Pocket Questions”

INFORMATION CONTACT:

Perdita Holtz, Deputy Director, 919-245-2578
Cy Stober, Director, 919-245-2592

PURPOSE: To receive reports from the consultant teams and staff on the Greene Tract community engagement effort, resultant Master Plan, and next steps towards development of the Greene Tract, and to consider approval of a Resolution.

BACKGROUND: In late 2023, Orange County [contracted with Gensler](#) to provide community engagement services for a Greene Tract Master Plan. In early 2024, the County [contracted with Thomas & Hutton](#) to provide design services for a Greene Tract Master Plan. These contracts were entered into with the support of the joint property owners, the Towns of Chapel Hill and Carrboro, which have paid 43% and 14%, respectively, of the contract costs. The two consultant teams and staffs of the three local governments have been working together with the community throughout 2024 to create a Master Plan for development of the Greene Tract.

A website is maintained that contains additional history and information on the Greene Tract: <https://www.orangecountync.gov/3070/Greene-Tract>. The 2024 Master Plan effort included the following activities, which are available for viewing at the link immediately above:

- Three (3) well attended community workshops
 - April 14, June 9, and September 22, 2024
- Monthly Engagement Team meetings. (The Engagement Team includes residents of the Rogers-Eubanks community.)
- Monthly Newsletters
- Stakeholder Interviews
- Community Engagement Insights Report

The Master Plan contained in [Attachment 1](#) is the result of the 2024 community engagement efforts to produce a Master Plan created and supported by the community, with the goal of eventually developing affordable housing and other appropriate uses on the property. The Master Plan contains the following features:

- Housing
 - Detached Residential (Single-family and 2-family): 100 - 150 units, 750 – 2,000 square feet per unit
 - Attached Residential (Townhomes): 95 - 160 units, 750 – 2,000 square feet per unit
 - Multi-family Residential (Apartments/Condominiums) and Parking Areas: 270 - 360 units, 500 – 2,000 square feet per unit in 3 - 4 story buildings

- Non-Residential / Civic / Commercial
 - 10,000 – 25,000 square feet per building, 1 - 2 story buildings
- Street Network and Connections to Existing Roadways
- Pedestrian (Sidewalk / Trail / Greenway) Network and Connections to Surrounding Area
 - Parking Area for Trailhead
- Parks and Open Space, including Orchard Areas and Community Garden Areas
- Stormwater Facilities

The Gensler and Thomas & Hutton consultant teams will present summaries of their work at three meetings of the local governments:

- October 1, 2024 – Orange County BOCC
- October 9, 2024 – Chapel Hill Town Council
- October 15, 2024 – Carrboro Town Council

Next Steps

With a community-supported Master Plan near completion, the need to conduct a financial feasibility analysis of the Master Plan was identified. To this end, Orange County, with the support of the Towns of Chapel Hill and Carrboro, [entered into a contract](#) with the Development Finance Initiative (DFI) at the UNC School of Government in September 2024. DFI will conduct several iterations of the financial feasibility analysis, at varying levels of affordability, so that informed decisions can be made by the property owners (the three local governments) regarding development of the property. The [contract with Thomas & Hutton](#) was also amended and extended to provide any necessary modifications to the Master Plan that result from the financial feasibility analysis. DFI will also eventually market the project to private sector developers (both non-profit and for-profit) who would construct the Master Plan.

Additionally, the “entitlement process” (zoning approval) with the Town of Chapel Hill will begin shortly. The zoning approval process will be achieved via a “Development Agreement.” Annexation of the property into the Chapel Hill town limits will also occur. The timeline in [Attachment 2](#) includes 2024 and upcoming work.

Resolution

The Resolution supporting the Master Plan ([Attachment 1](#)) is to be adopted by the three local governments at the respective meeting dates listed above.

[Attachment 3](#) is the Town of Carrboro’s “Pocket Questions,” which are part of the Town’s agenda items, and is provided to ensure all three governing boards receive the same information.

FINANCIAL IMPACT: There is no financial impact with receiving the contract deliverables from the consultant teams. The contract with Gensler, which is scheduled to conclude on October 31, 2024, is for \$244,800. The initial contract with Thomas & Hutton was for \$155,000, and the contract amendment made in September to support DFI’s work on an as needed basis is for up to \$61,000.

Based on the [2021 Greene Tract Interlocal Agreement](#), the Towns reimburse funds to the County based on the adopted cost share agreement of 43% - Orange County, 43% - Chapel Hill, and 14% - Carrboro.

ALIGNMENT WITH STRATEGIC PLAN: This item supports:

- **GOAL 1: ENVIRONMENTAL PROTECTION AND CLIMATE ACTION**

OBJECTIVE 5. Review land use policies to promote and connect Town, County, and private trails and open spaces.

OBJECTIVE 6. Protect water supply/watersheds.

OBJECTIVE 7. Conserve and protect high priority open space, including Natural Heritage sites, nature preserves, watershed riparian buffers, and prime/threatened farmland.

- **GOAL 3: HOUSING FOR ALL**

OBJECTIVE 4. Prioritize and select County-owned land and/or facilities as part of an overall plan of facilities to create crisis, bridge, low barrier, affordable, and permanent housing.

OBJECTIVE 6. Partner with public agencies to increase opportunities for public employees to buy and rent homes where they work.

OBJECTIVE 7. Expand resources and invest in housing designed for our aging and disabled residents.

- **GOAL 5: PUBLIC EDUCATION/LEARNING COMMUNITY**

OBJECTIVE 1. Foster collaborative relationships with formal and informal educational organizations and agencies to provide opportunities for community members to meet, connect, and learn together.

RECOMMENDATION(S): The Manager recommends the Board:

1. Receive the reports from the consultant teams and staff; and
2. Approve the resolution in Attachment 1.

RES# RES-2024-051

ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS

A RESOLUTION APPROVING THE MASTER PLAN FOR THE 107-ACRE PORTION OF THE GREENE TRACT IN JOINT OWNERSHIP

WHEREAS, in 1984, Orange County and the Towns of Carrboro and Chapel Hill jointly purchased the property know as the Greene Tract (167 acres more or less); and

WHEREAS, in 2000, title to 60 acres of this property was deeded exclusively to the Orange County Solid Waste Enterprise Fund for non-landfill solid waste purposes under provisions of the 1999 Interlocal Agreement for Solid Waste Management; and

WHEREAS, at that time, the remaining 107 acres were retained in joint ownership by the three governments (with the intent that future land uses of the property would be determined at a future time); 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 Carrboro and Chapel Hill have researched market development potential and zoning to implement a planning program in the overall area; and

WHEREAS, over the last 20 years, various joint planning studies, including the Historic Rogers Road Neighborhood Task Force Report and Mapping Our Community's Future, and collaborations with the community and school district have suggested land use and acreage needs; and

WHEREAS, the 60-acre parcel (designated as the Headwaters Preserve by the Orange County Board of Commissioners) was purchased by Orange County from the Solid Waste Enterprise Fund in 2016; and

WHEREAS, in 2020 the three property owners adopted the 2020 Greene Tract Resolution for a Path Forward Process including the following:

- Initiate an environmental assessment of the property to consider designating the most environmentally sensitive areas as the Headwaters Preserve
- Initiate a Memorandum of Understanding between the three property owners related to decision-making process; and

WHEREAS, the Chapel Hill-Carrboro City Schools, in a 2019 letter, indicated continued interest in designating a school site on the Greene Tract; and

WHEREAS, the three jurisdictions conceptually agreed to the following land use designations and adopted a resolution in 2021 with a land use map agreeing to:

- Approximately 22 acres for joint preserve;
- A minimum of 16 acres for public school site and public recreation site;
- Approximately 66 acres for housing/mixed use; and

WHEREAS, Orange County along with the Towns of Carrboro and Chapel Hill contracted with a community engagement firm in 2023 and the efforts included 3 community workshops, monthly newsletters, Engagement Team meetings, stakeholder interviews, and a Community Engagement Insights Report; and

WHEREAS, Orange County along with the Towns of Carrboro and Chapel Hill also contracted with a design firm to create a Master Plan for the Greene Tract that reflects the community's vision, as expressed during the 2024 engagement events; and

WHEREAS, the intent of the process is to create a shared vision with the community and elevate the voices of the Historic Rogers Road Neighborhood to ensure their priorities are part of the Master Plan; and

WHEREAS, the Master Plan process has included three interactive design workshops with community input and is before the elected boards for their approval; and

WHEREAS, the elected boards' action is an important step in the process in shaping and creating the Master Plan for the Greene Tract, a framework for future growth; and

WHEREAS, on September 5, 2024, the Board of County Commissioners, with the support of the Towns of Carrboro and Chapel Hill, approved entering into a contract with the Development Finance Initiative (DFI) at the UNC School of Government to conduct a financial feasibility analysis of the Master Plan; and

WHEREAS, the zoning approval process, with the Town of Chapel Hill as the approving agency, is scheduled to commence soon; and

WHEREAS, each elected board will consider this resolution in October 2024, receiving presentations from the community engagement consultant and the design firm consultant, and providing direction to their respective staff;

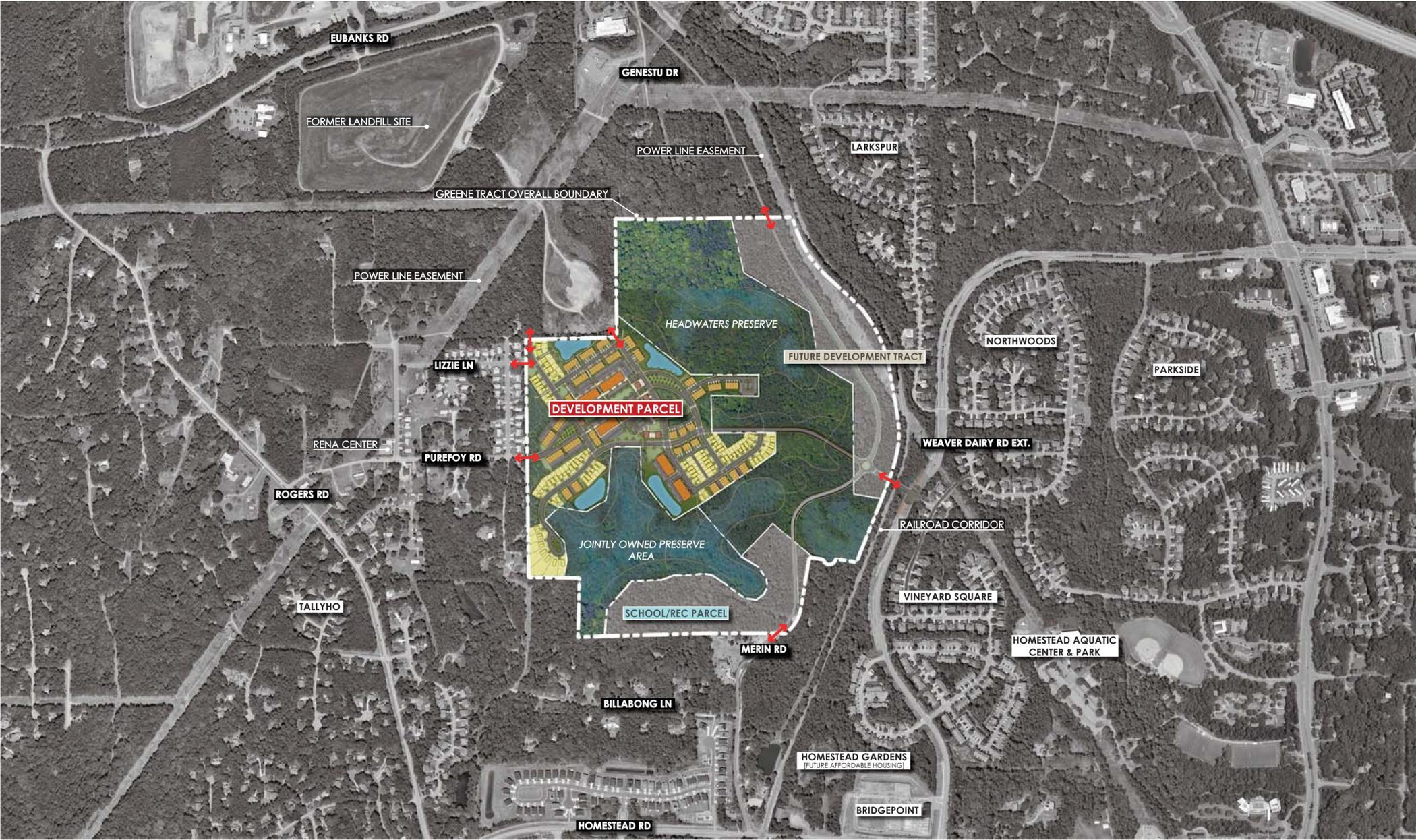
NOW, THEREFORE, BE IT RESOLVED THAT the Board of County Commissioners:

1. Approves the Master Plan, as shown in on the attached pages for the 107-acre joint-owned portion of the Greene Tract which designates and defines the following:
 - a. Mixed income housing opportunities with rental and ownership choices and options for seniors and veterans;
 - b. 22 acres of jointly-owned property as preserve;
 - c. Network of transportation facilities;
 - d. Recreation opportunities;

- e. Makers-space, small business opportunities, and community space for seniors, teens, and/or veterans;
 - f. 16-acre public school and public recreation site.
2. Continues to solicit input from the community, governing boards, specialized staff, and housing partners during the financial feasibility analysis and development agreement process.

Upon motion of Commissioner _____, seconded by Commissioner _____, the foregoing amendments were adopted this the _____ day of _____, 2024.

Laura Jensen, Clerk, Orange County Commissioners

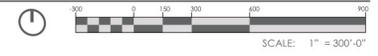


MAP "I"

GREENE TRACT - CONCEPTUAL PLAN - CONTEXT
Orange County | Chapel Hill | Carrboro

SEPTEMBER 22, 2024

THOMAS & HUTTON
This map illustrates a general plan of the development which is for discussion purposes only. It does not bind or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.





GUIDING PRINCIPLE 01

ACTIVATE STRATEGIC LOCATIONS THROUGHOUT THE DEVELOPMENT FOR COMMON USES THAT BRING MULTI-GENERATIONAL RESIDENTS TOGETHER.

GUIDING PRINCIPLE 02

USE BUILT ELEMENTS IN THE PUBLIC REALM TO HONOR AND RESPECT THE HISTORIC ROGERS-EUBANKS COMMUNITY'S RICH, CULTURAL HISTORY.

GUIDING PRINCIPLE 03

PROVIDE SERVICES AND RESOURCES WITHIN WALKING DISTANCE THAT SUPPORT YOUTH, FAMILIES, AND THE ABILITY FOR SENIORS TO AGE IN PLACE.

GUIDING PRINCIPLE 04

ESTABLISH BUILDING SCALING AND HOUSING DENSITY THAT BUILD ON THE STRENGTHS OF THE SURROUNDING NEIGHBORHOOD.

GUIDING PRINCIPLE 05

PRIORITIZE RENTED AND OWNED AFFORDABLE HOUSING AND SUPPORT SPACE FOR SMALL BUSINESSES.

GUIDING PRINCIPLE 06

PROVIDE A NETWORK OF SAFE, CONNECTED STREETS AND PUBLIC TRANSIT TO ENABLE MOBILITY FOR RESIDENTS OF ALL AGES AND ABILITIES.

GUIDING PRINCIPLE 07

MINIMIZE THE IMPACT OF ROADS AND DEVELOPMENT ON THE NATURAL ECOSYSTEM WITHIN THE PRESERVE AREA.

GUIDING PRINCIPLE 08

USE NATURAL AND PAVED SURFACES TO PROVIDE OUTDOOR RECREATION OPPORTUNITIES AND CONNECT TO NEARBY TRAIL NETWORKS.

MAP "B"

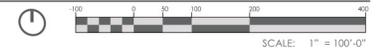
THOMAS & HUTTON

This map illustrates a general plan of the development which is for discussion purposes only. It does not bind or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.

GREENE TRACT - CONCEPTUAL MASTER PLAN

Orange County | Chapel Hill | Carrboro

SEPTEMBER 22, 2024



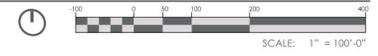


MAP "C"

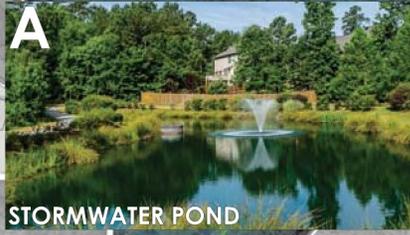
GREENE TRACT - CONCEPTUAL MASTER PLAN
Orange County | Chapel Hill | Carrboro

SEPTEMBER 22, 2024

THOMAS & HUTTON
This map illustrates a general plan of the development which is for discussion purposes only. It does not bind or bind the owner/developer, and is subject to change and revision without prior written notice. To the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.



2023.09.13.14.0000.Landscape Architecture Illustrative Plan (Design) Title: Greene Tract Open Space Plan - Final Deliverable



MAP "D"

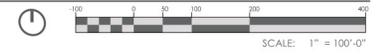
GREENE TRACT - OPEN SPACE

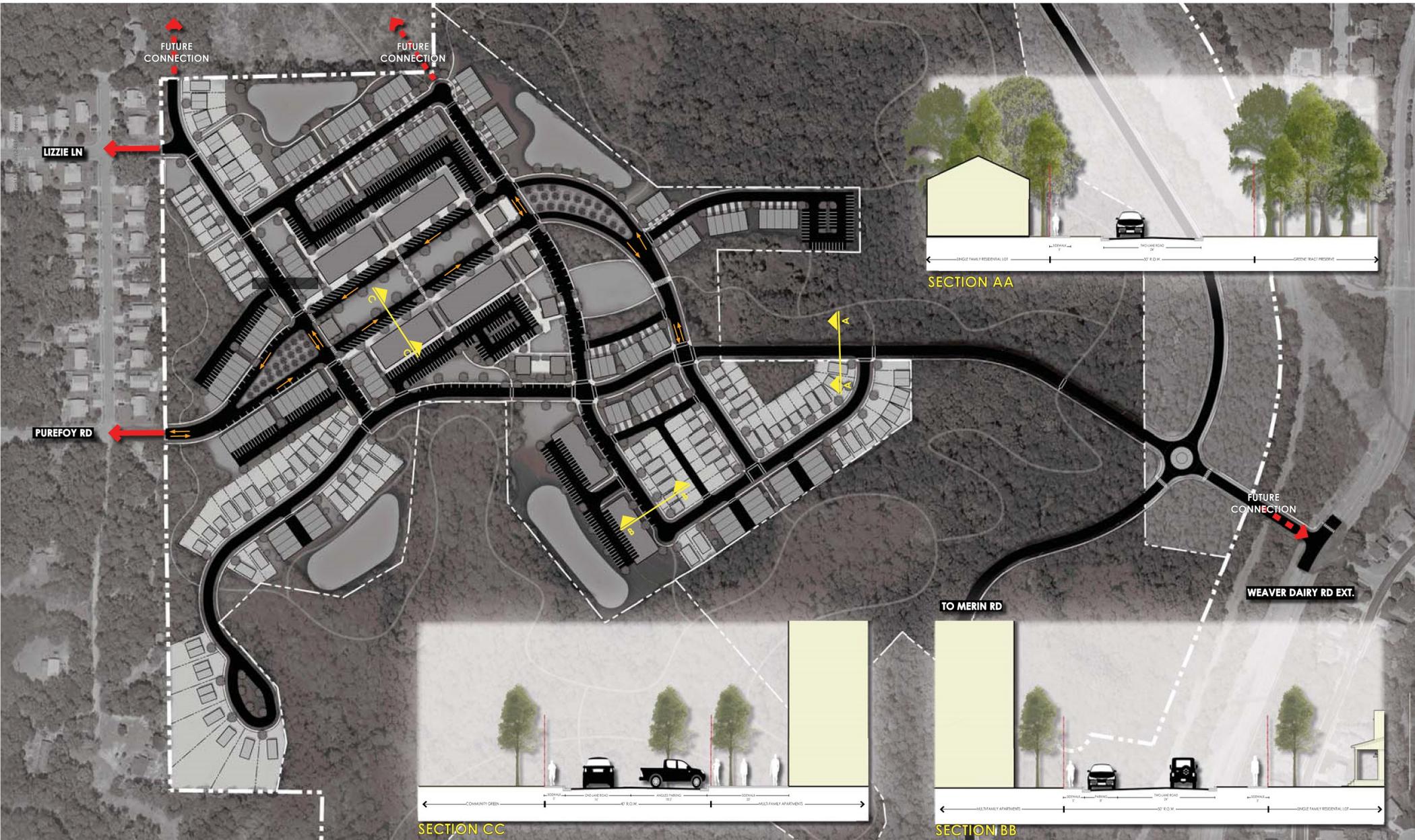
Orange County | Chapel Hill | Carrboro

SEPTEMBER 22, 2024

THOMAS & HUTTON

This map illustrates a general plan of the development which is for discussion purposes only, does not bind or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.



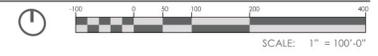


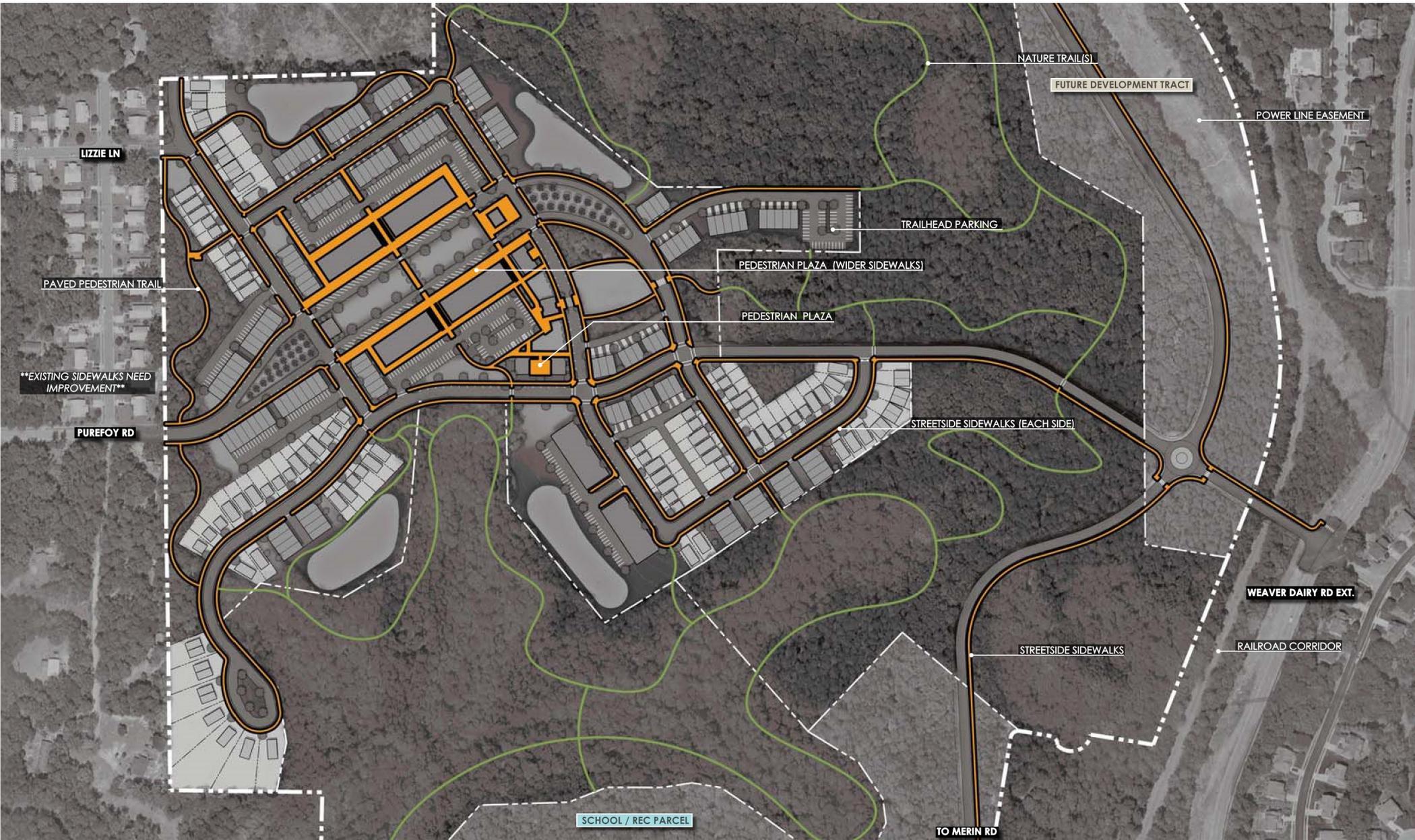
MAP "E"

GREENE TRACT - VEHICULAR NETWORK
Orange County | Chapel Hill | Carrboro

SEPTEMBER 22, 2024

THOMAS & HUTTON
This map illustrates a general plan of the development which is for discussion purposes only. It does not bind or limit the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.





MAP "F"



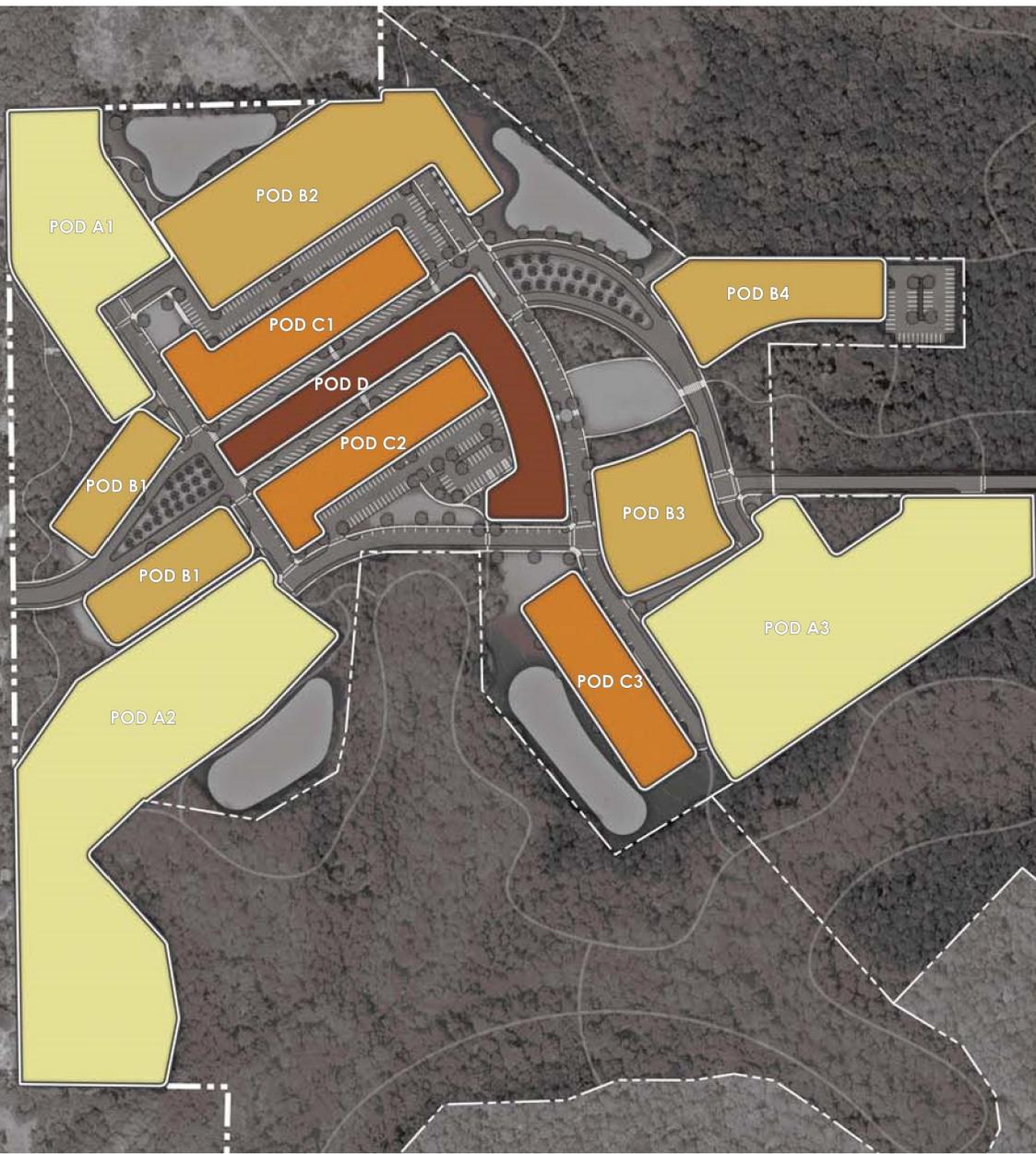
This map illustrates a generation of the development which is for discussion purposes only. It does not bind or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.

GREENE TRACT - PEDESTRIAN NETWORK
Orange County | Chapel Hill | Carrboro

SEPTEMBER 22, 2024



SCALE: 1" = 100'-0"



POD A1
 USE: DETACHED RESIDENTIAL
 STYLE: SINGLE FAMILY, 2-FAMILY
 DENSITY: MIN 15 UNITS, MAX 30 UNITS
 UNIT SIZE: 750 SF MIN / 1,500 SF MAX
 PARKING: PER UNIT

POD A2
 USE: DETACHED & ATTACHED RESIDENTIAL
 STYLE: SINGLE FAMILY, 2-FAMILY, TOWNHOMES
 DENSITY: MIN 35 UNITS, MAX 60 UNITS
 [MAX 30% TOWNHOMES]
 UNIT SIZE: 750 SF MIN / 2,000 SF MAX
 PARKING: PER UNIT

POD A3
 USE: DETACHED & ATTACHED RESIDENTIAL
 STYLE: SINGLE FAMILY, 2-FAMILY, TOWNHOMES
 DENSITY: MIN 50 UNITS, MAX 60 UNITS
 [MAX 30% TOWNHOMES]
 UNIT SIZE: 750 SF MIN / 2,000 SF MAX
 PARKING: PER UNIT

POD B1
 USE: ATTACHED RESIDENTIAL
 STYLE: TOWNHOME
 DENSITY: MIN 25 UNITS, MAX 40 UNITS
 UNIT SIZE: 750 SF MIN / 1,500 SF MAX
 PARKING: PER UNIT WITH REAR LOADED SURFACE OR GARAGE

POD B2
 USE: ATTACHED RESIDENTIAL
 STYLE: TOWNHOME
 DENSITY: MIN 40 UNITS, MAX 60 UNITS
 UNIT SIZE: 750 SF MIN / 2,000 SF MAX
 PARKING: PER UNIT WITH FRONT LOADED GARAGES

POD B3
 USE: ATTACHED RESIDENTIAL
 STYLE: TOWNHOME
 DENSITY: MIN 15 UNITS, MAX 25 UNITS
 UNIT SIZE: 750 SF MIN / 1,500 SF MAX
 PARKING: PER UNIT WITH REAR LOADED SURFACE OR GARAGE

POD B4
 USE: ATTACHED RESIDENTIAL
 STYLE: TOWNHOME
 DENSITY: MIN 15 UNITS, MAX 25 UNITS
 UNIT SIZE: 750 SF MIN / 2,000 SF MAX
 PARKING: PER UNIT WITH FRONT LOADED GARAGES

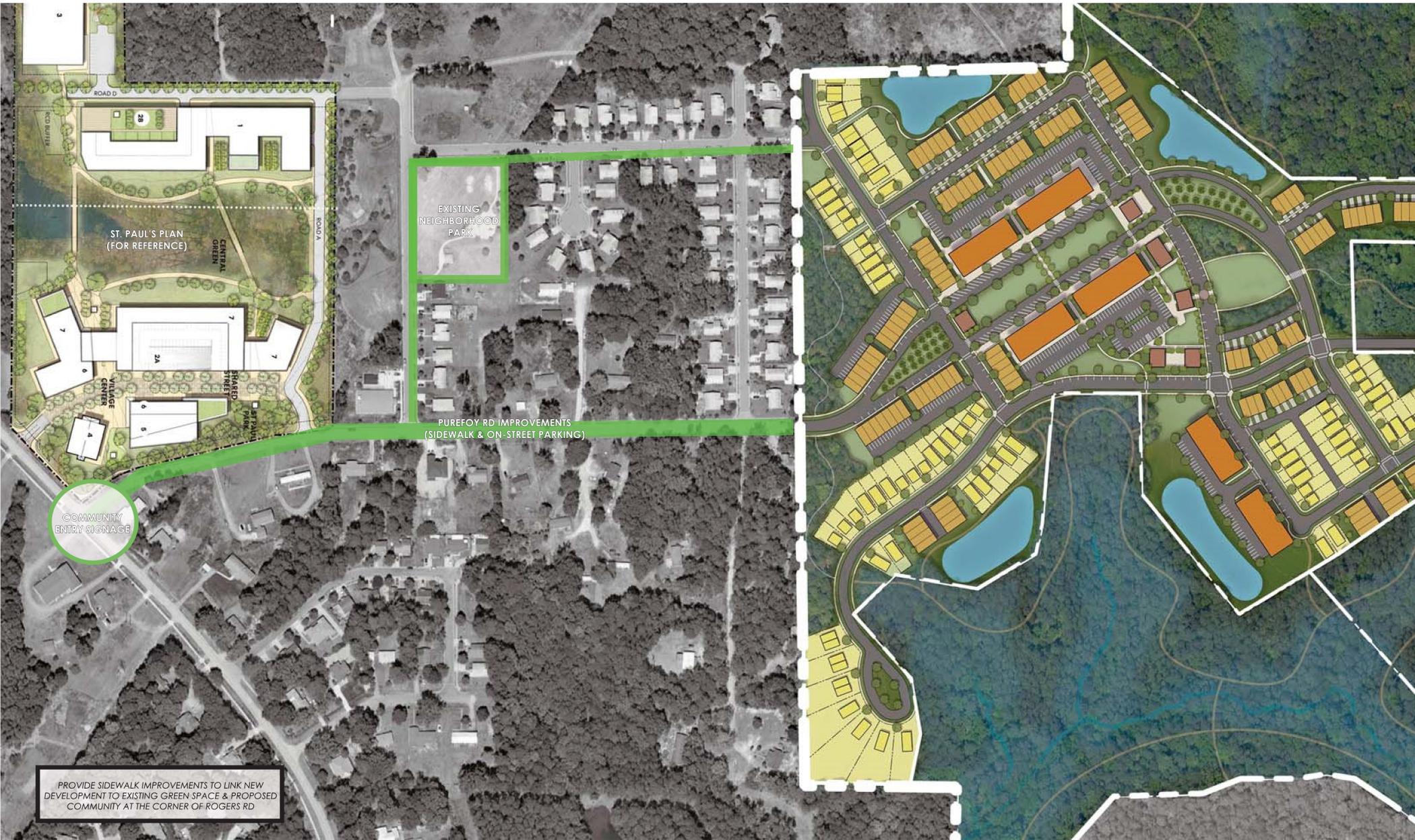
POD C1
 USE: MULTI-FAMILY RESIDENTIAL
 STYLE: APARTMENT, CONDOMINIUM,
 DENSITY: MIN 100 UNITS, MAX 130 UNITS
 UNIT SIZE: 500 SF MIN / 1,500 SF MAX
 HEIGHT: 3 STORY MIN / 4 STORY MAX.
 PARKING: PER UNIT, 1 MIN, 1.5 MAX

POD C2
 USE: MULTI-FAMILY RESIDENTIAL
 STYLE: APARTMENT, CONDOMINIUM,
 DENSITY: MIN 100 UNITS, MAX 130 UNITS
 UNIT SIZE: 500 SF MIN / 1,500 SF MAX
 HEIGHT: 3 STORY MIN / 4 STORY MAX.
 PARKING: PER UNIT, 1 MIN, 1.5 MAX

POD C3
 USE: MULTI-FAMILY RESIDENTIAL
 STYLE: APARTMENT, CONDOMINIUM,
 DENSITY: MIN 70 UNITS, MAX 100 UNITS
 UNIT SIZE: 500 SF MIN / 2,000 SF MAX
 HEIGHT: 3 STORY MIN / 5 STORY MAX.
 PARKING: PER UNIT, 1 MIN, 1.5 MAX

POD D
 HEIGHT: 1 OR 2 STORY
 SIZE: 10,000 SF MIN / 25,000 SF MAX
 PARKING: PER LUMO
 POTENTIAL USES:
 + BARBER SHOP / HAIR SALON
 + MEDICAL CLINIC
 + DAY CHAPTER
 + DAY CARE
 + POLICE / FIRE

ALL RESIDENTIAL USES MAY INCLUDE:
 + TINY HOMES
 + MICRO APARTMENTS
 + VETERAN HOUSING
 + SENIOR HOUSING
 + CO-LIVING
 + ACCESSORY DWELLING UNITS



MAP "H"

GREENE TRACT - CONCEPTUAL PLAN (WEST TO ROGERS RD)

SEPTEMBER 22, 2024



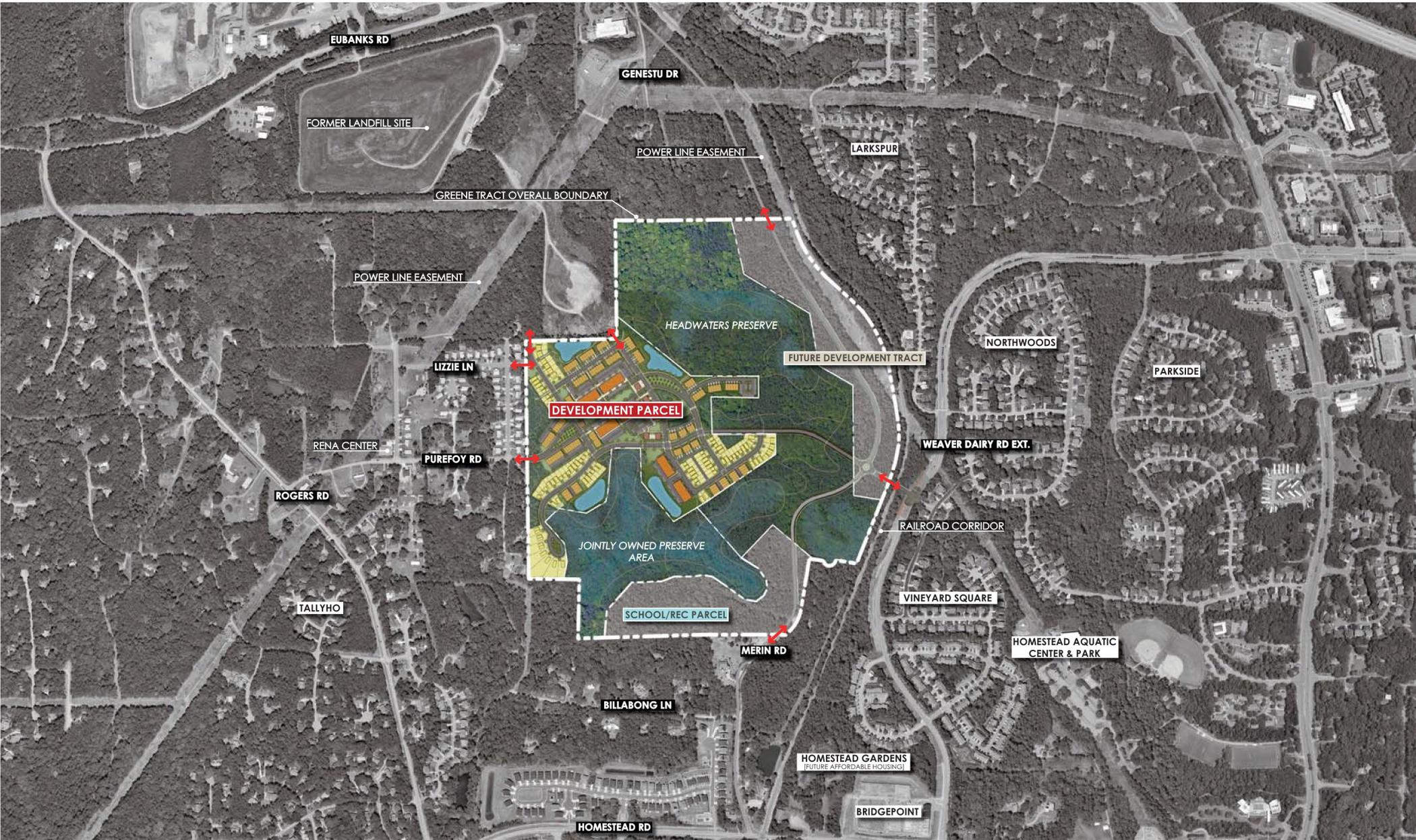
THOMAS
&
HUTTON

This map illustrates a general plan of the development which is for discussion purposes only, does not bind or limit the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.

Orange County | Chapel Hill | Carrboro



SCALE: 1" = 100'-0"

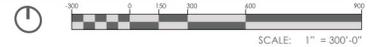


MAP "J"

GREENE TRACT - CONCEPTUAL PLAN - CONTEXT
Orange County | Chapel Hill | Carrboro

SEPTEMBER 22, 2024

THOMAS & HUTTON
This map illustrates a general plan of the development which is for discussion purposes only. It does not bind or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.





Race and Equity Pocket Questions

Title and purpose of this initiative: Greene Tract – Community Engagement, Master Plan, and Next Steps. The purpose of this initiative is to receive reports from the consultant teams and staff on the Greene Tract community engagement effort, resultant Master Plan, and next steps towards development of the Greene Tract, and to consider approval of a Resolution.

Department:

Planning,

What are the racial and equity impacts?

The 164-acre tract is within Chapel Hill's Extraterritorial Jurisdiction (ETJ) and located on the eastern border of the Historic Rogers Road Neighborhood boundary, a historically Black community located in Carrboro and Chapel Hill. Roughly 60 acres of the land have been set aside for an Orange County Headwaters Preserve (headwaters of three creeks, Bolin, Booker and Old Field Creek, with the layout of the remaining 104 acres to be identified in this master plan. The engagement process for the plan was designed to be inclusive, encompassing diversity, race, and equity components and emphasizing input from historically underserved or disenfranchised communities and communities of color. The Community Engagement report is available at https://www.orangecountync.gov/DocumentCenter/View/28506/240724_Greene-Tract-Community-Engagement_Updated-Insights-Report?bidId= and details the strategies used to emphasize interests identified by existing residents and neighborhood representatives.

The work of the three local government partners, Orange County, Carrboro, and Chapel Hill has proceeded very intentionally to actualize the vision of the 2012 Task Force, which embraced a community first model to address longstanding commitments that had been overlooked in relation to development of the Eubanks Road landfill. Continued attention to these interests has informed the Environmental Assessment completed in 2020 of the Greene Tract identifying road, utility, and land use development layouts and the protection of sensitive ecological areas, including the 60-acre Headwaters Preserve.

Development on the tract could have racial impacts; the master plan includes a new community that could include new homes, (with affordable homes and market rate homes of different types), new buildings for businesses, recreative and educational facilities, access to the Preserve, trails, and other natural areas. Streets and related infrastructure to support this level of development, including locations for transit stops, are identified. The master plan includes creation of space for new homes, employment, and businesses, increasing the spaces where existing Rogers Road residents and families can live and work and play within the historic neighborhood, celebration and protection of historic and natural features of the property, separation and protection of existing Rogers Road /Purefoy residents in a design that allows for visual and physical connections and full access. The level of investment and development identified in the master plan could also affect the property values in nearby neighborhoods.

Who is or will experience community burden?

Individuals who prefer that the property is left largely as is will experience burden. The plan includes extensive development of a property that has been used at low intensity, without homes or fields or electricity or vehicle travel for many decades. Trees and associated understory, soils and other geologic materials will be removed and reshaped to implement the plan. Individuals who agree with this version of the master plan could experience burden should the master plan in some way be infeasible to implement changing the types and number of features identified by the community (e.g. affordable homes, jobs/business spaces).

Who is or will experience community benefit?

Residents will benefit from the increased number of spaces for homes, businesses, jobs, closer proximity to a school site, trails and natural areas.

The Master Plan development process has prioritized historically marginalized and disenfranchised communities, including the Historic Rogers Road Neighborhood. This prioritization has identified them as key stakeholders with agency to explore the types of benefits they hope to see from future land uses. These could include resources such as pedestrian access to recreational and educational facilities, open space, and low intensity commercial and maker spaces that supplement the RENA Community Center.

What are the root causes of inequity?

Root causes of inequity can be related to discrimination that limited or prevented access to spaces and services based on race, or, as in the case of the historic Rogers Road neighborhood, involved the landfill siting on Eubanks Road.

What might be the unintended consequences of this action or strategy?

An unintended consequence of the master plan could be that some interests are not sufficiently addressed in the design and the potential of this property to serve community interests is not fully realized. An unintended consequence from long-term development might be changes to property values, affordability and/or character of nearby neighborhoods and properties. Increased investment and development of new utilities and infrastructure could increase property values could add to generational wealth of owners and also result in increased living costs for existing residents and lead to gentrification and displacement. Another unintended consequence may be new stressors from the development processes and change in use on ecologically sensitive lands like streams and riparian buffers as well as the totality of the ecosystem services (trees, soils, understory plants, flowers, pollinators, and related) provided by the property in its current condition.

How is your department planning to mitigate any burdens, inequities, and unintended consequences? To keep the momentum going on this effort, next steps are already queued up. Proceeding with a financial feasibility analysis has begun and the process of receiving



development approval from the Town of Chapel Hill will get underway shortly. A Development Agreement will be utilized for zoning approval and annexation of the property in the Chapel Hill town limits will occur. The Development Finance Initiative (DFI) at the UNC School of Government in September 2024. DFI will conduct several iterations of the financial feasibility analysis, at varying levels of affordability, so that informed decisions can be made by the property owners (the three local governments) regarding the viability of implementing the master plan and developing the Greene Tract. The design team who prepared the Master Plan will assist in this process and the expectation is that DFI will also eventually market the project to private sector developers (both non-profit and for-profit) who would construct the Master Plan.

Additional mitigation of any burdens, inequities, and unintended consequences will be identified and implemented as has been done with zoning changes Chapel Hill and Carrboro completed to implement the goals of the *Mapping Our Community's Future* community planning, this master planning for the Greene tract by using the tools of One Orange (<https://carrboro.legistar.com/LegislationDetail.aspx?ID=5398852&GUID=D3093EFE-6567-4F6F-BAD1-55CBAECF126B&Options=&Search=>) and focusing on protecting the character of the existing lower-density areas in the Rogers Road community while allowing for new homes and related uses.