



**Town of Chapel Hill**  
**AMERICAN LEGION TASK FORCE**  
**Monday, October 23, 2017, at 02:00 p.m.**  
Chapel Hill Public Library, Meeting Room C  
100 Library Dr., Chapel Hill, NC 27514

**Meeting Agenda – Action Notes**

Members: Rachel Schaevitz (Chair), Neal Bench (Vice-Chair), Mayor Pam Hemminger, Council Member Donna Bell, Council Member Nancy Oates, Michael Andrews, Dan Cefalo, Pat Heinrich, Ryun Miller, Wesley McMahon, Laurie Paolicelli, Scott Radway, Lew Brown (Alternate)

Staff Liaison: Corey Liles

1. **Opening**
  - a. **Roll Call**
  - b. **Approval of Minutes for the October 5, 2017 Meeting**
  - c. **Approval of Agenda**
2. **Announcements**
3. **Public Comment**
4. **Business**
  - a. **Review AIA 2030 High Performance Building Design**

Background: Task Force members have expressed interest in learning more about the AIA 2030 Challenge, to consider it in the context of the American Legion property. An overview was distributed at a previous meeting.

Action Item: Receive information.

➤ Action Taken: The task force discussed the benefits of AIA 2030 in comparison to other sustainability standards, as well as related Town efforts to encourage green building. The task force approved a motion to recommend that all construction and development by the Town on the American Legion property meet or exceed the Town's current preferred standards for energy efficiency and sustainability.

- b. **Overview of Recommendations from Town Properties Task Force**

Background: Town staff will share recommendations from the June 2017 report of the Town Properties Task Force that have relevance for the work of the American Legion Task Force. Areas of interest include Guiding

Principles for Disposal of Properties and prioritized uses for other Town properties.

Action Item: Receive information.

➤ Action Taken: No action was taken.

**c. Site Specific Criteria for Potential Public/Private Partnerships**

Background: Consultant has prepared draft criteria related to land that might be sold or leased to a third party, to start the discussion amongst the task force on criteria to forward to the Town Council. The draft criteria are based on the task force's Development Principles. The Town must follow State regulations for selling or leasing property it owns. Further, the above-referenced Town Properties Task Force has provided guidance to the Town.

Action Item: Discuss criteria for inclusion in the report to Town Council.

➤ Action Taken: Elizabeth Wilcox, project consultant, presented the criteria and received feedback. After discussion about the applicability of the criteria, the task force determined that the list would be more relevant to co-located uses on Town property, but that certain criteria pertaining to any private development site may be recommended to Council.

**d. Order of Magnitude Costs and Acreage Requirements of Uses**

Background: Consultant will share information on cost and acreage requirements that serve as factors to consider when evaluating potential uses for the property. Costs that the Town may be responsible for will be discussed in terms of order of magnitude (ie a range of typical costs for this use). Acreages will be presented as minimums and/or maximums based on best practice.

Action Item: Receive information.

➤ Action Taken: Dan Jewell, project consultant, presented the acreage requirements for various recreation and public facilities. The task force discussed how these considerations could impact the amount of land needed for public purposes. Cost information will be shared at a later date, following review by parks and recreation staff.

**e. Site Test-Fit of Priority Facilities**

Background: At the previous task force meeting, Town staff presented potential scenarios for selling some portion of the property. Using those scenarios and the acreage requirements in the previous item, consultant will present test-fit layouts of parks & recreation facilities under consideration by the task force. This will inform the evaluation of potential uses and the amount of land recommended for public purposes.

Action Item: Receive information.

- Action Taken: Dan Jewell provided the task force with base maps and sample facility overlays, as a visual representation of facility sizes discussed in the previous item.

**f. Other Task Force Discussion**

- Action Taken: Laurie Paolicelli shared the graphic layout options for a digital flyer to promote the online survey. The task force provided feedback and indicated a preference for the first layout option in the packet.

**5. Public Comment**

**6. Adjournment**

Next meeting: November 9, 2017, 2:00PM

**Meeting Materials**

- [Draft Minutes of the October 5, 2017 Meeting](#)
- [AIA 2030 Challenge Overview](#)
- [Town Properties Task Force Guiding Principles](#)
- [Use Comparison Table](#) (Town Properties and American Legion Task Forces)
- [Town Properties by Recommended Use](#)
- [Draft Criteria for Potential Public/Private Partnerships](#)

**Opportunity Statement:** The Town purchased the 36-acre American Legion Post 6 property in March of 2017. A consultant engaged by the Town is leading a public engagement process to produce conceptual options for future use of the property that reflect the community's interests. The Task Force is a body representative of the community that can offer feedback on the work done by the consultant and assist with finalizing reports for Council consideration. The Task Force can also advise on next steps in the overall planning process. This contribution is needed to help the Town achieve Council Goals and determine the most fitting and appropriate uses of the American Legion Property.

**Goal:** The American Legion Task Force will participate in the public engagement process and work with the project consultant to develop future land use recommendations for the American Legion property, along with next steps in the planning process, that uphold the Council's Guiding Principles for development of the property.

**Resources:**

- Project Web Page: <http://www.townofchapelhill.org/americanlegion>
- Board Web Page: <http://www.townofchapelhill.org/town-hall/government/boards-commissions>  
(Scroll to American Legion Task Force)

*Unless otherwise noted, please contact [Corey Liles](#) in the Office of Planning & Sustainability for more information.*