

American Legion Task Force



PROJECT	Task Force for American Legion Post 6 Future Land Use Discussion (American Legion Task Force)		
COMMITTEE OFFICERS	Rachel Schaevitz, Chair Neal Bench, Vice-Chair	STAFF LIAISONS	Corey Liles, Planning & Sustainability
MISSION	<p><u>Opportunity Statement:</u> The Town purchased the 36-acre American Legion Post 6 property in March of 2017. A consultant engaged by the Town will be 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 design work done by the consultant and assist with finalizing the report 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.</p> <p><u>Goal:</u> 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.</p>		
BACKGROUND	<p>In June 2015, the Town Council considered an option to purchase the American Legion Property for \$10 million, and declined because of cost. To inform consideration of anticipated development proposals, on March 16, 2016, the Town Council held a work session to hear community interests on the property and to express Council interests for its future. Guiding principles for any future development were subsequently adopted on June 20, 2016. An applicant then submitted a concept plan for a multifamily and office development in the summer of 2016. The Council reviewed and provided comment on that plan at their meeting on September 19, 2016.</p> <p>As an outcome of continued discussion, the Town Council authorized the Town Manager to sign a contract to purchase the 35-acre American Legion Property on December 5, 2016. The purchase price was \$7.9 million to be paid in installments. Council further resolved that the property should be used for a mix of public and private purposes.</p> <p>The public engagement process to determine future land uses was initiated in March of 2017. Town Council endorsed the schedule and the selection of a consultant to facilitate the process on March 6, 2017. The charge and composition of the American Legion Task Force was subsequently approved on March 13, 2017.</p>		
DECISION POINTS	<ul style="list-style-type: none"> • Determine the most fitting and appropriate uses of the American Legion Property to include in the reports to the community and to Council • Determine how to refine a series of concept sketches to best illustrate these uses • Determine the format and forum used to communicate the report to the community • Determine the recommended next steps for continued land use planning and public engagement for the American Legion Property 		
DELIVERABLES	<ul style="list-style-type: none"> • Feedback and recommendations provided to consultant, to be included in the reports to the community and to Council 		

American Legion Task Force



<p>POTENTIAL STAKEHOLDERS</p>	<ul style="list-style-type: none"> • Town of Chapel Hill Residents • Current users of the American Legion Post facility, dance studio, and other portions of the property • Town Departments such as Planning & Sustainability, Parks & Recreation, and others • Groups and individuals interested in parks, trails, and open space issues • Groups and individuals interested in commercial development opportunities • Groups and individuals interested in affordable housing issues • Groups and individuals interested in environmental and stormwater issues • Town Advisory Boards and Commissions • Chapel Hill-Carrboro City Schools • Landowners with properties adjacent and near to the American Legion property
<p>COMMITTEE COMPOSITION, ROLES, AND RESPONSIBILITIES</p>	<ul style="list-style-type: none"> • [1] Task Force Chair to lead the task force, represent and liaise with the Town of Chapel Hill Council; facilitate discussion and decision-making, while endeavoring to maintain equal opportunity for all members to participate in discussion; and coordinate Town staff support to the task force • [12] Task Force Members (including Chair) representing the Town Council, Advisory Boards and Commissions, business/commercial development interests, the Visitors Bureau, the school system, and the community at-large. Task Force members will attend the Community Charrette; attend Task Force meetings; participate in discussion and decision-making, endeavoring to maintain equal opportunity for all members to participate in discussion; represent the interests of the community; and vote on Task Force decisions • [1] Town of Chapel Hill Staff liaison will support the task force with direction from the Chair. Support will include preparing information and maps related to the American Legion Property; meeting agendas; meeting scheduling and arrangements; public notification; preparing and providing information and documents to task force to assist in decision-making; preparing and disseminating meeting summaries to Task Force, Chair, and Town management.
<p>TIMEFRAME</p>	<ul style="list-style-type: none"> • Provide feedback and recommendations on reports prepared by consultants to the Council by June 2017.
<p>FACTORS FOR CONSIDERATION</p>	<ul style="list-style-type: none"> • Input received from stakeholders • Needs of the community • Wants/desires of the community • Guiding principles adopted by Town Council • Recommendations from the consultant • Physical and environmental constraints on the site
<p>BOUNDARIES OF SCOPE</p>	<p>The Task Force's charge is to provide future land use recommendations to the Council for the American Legion Post 6 property, 1714 Legion Road</p>
<p>COMMUNICATIONS</p>	<p>Main channels of communication for the team will include in-person meetings. Meetings will be scheduled by email, and noticed in accordance with Open Meetings Law.</p>

American Legion Task Force



	<p>Town staff will prepare a summary of each meeting, including meeting highlights, actions, points of consensus, issues of importance to the group, and attendance (but will not be verbatim). Meeting summary notes will be emailed to task force members, the Chair, and Town management following each meeting.</p> <p>The American Legion Task Force webpage will be updated with task force agendas, materials and meeting summary notes. The webpage will be managed by Town staff in coordination with the task force.</p>
SCHEDULE AND MAJOR MILESTONES	<ul style="list-style-type: none">• April 25, 2017: First task force meeting• May 2017: Additional task force meetings• June 2017: Report to the community• June 2017: Report to Town Council