



AMERICAN LEGION PROPERTY

Parks , Greenways, and
Recreation Commission
Recommendations

MASTER PLAN

IN 2013, TOWN COUNCIL
ADOPTED A
COMPREHENSIVE PARKS
PLAN THAT SPECIFICALLY
INDICATED THE LEASING
OR PURCHASE OF
AMERICAN LEGION
PROPERTY AS A WAY TO
MEET AN IDENTIFIED
NEED FOR A COMMUNITY
PARK ON THE EAST SIDE
OF TOWN.

2013 Comprehensive Parks Plan: Executive Summary, Page 8

In addition, the Town's most used park, Community Center Park, is extremely small by community park standards and limited in expansion by space and zoning regulations. An option for relieving the stress and overuse of the community park is the expansion of land and facilities at Ephesus Park.

Further detail on the proposal to expand Ephesus Park into a community park through the use of American Legion property is found in the section on Proposals.

2013 Comprehensive Parks Plan: Section 4, Proposals and Recommendations, Page 7

The eastern section of Chapel Hill is not served by a community park. The closest community park to this area is Community Center Park; which, as noted above is much smaller than a typical community park. One option for meeting the community park needs of the eastern section of Chapel Hill and relieving some over use of Community Center Park may be the expansion of Ephesus Park. Ephesus Park could be expanded by 1) adding facilities in undeveloped areas of the existing park property, 2) working with the school to expand/improve facilities on school property, and 3) purchasing or leasing acreage from the adjacent property owned by American Legion Post 6.

Through a combination of these expansion options, Ephesus Park could be changed into a community park. This would allow for more park land and a wider range of recreation facilities.

OVER ARCHING RECOMMENDATIONS

Europa Drive extended through to the American Legion property with a traffic light

Accessible by Walking

Parking Structure

Green Design, Build and Maintain

Education Components

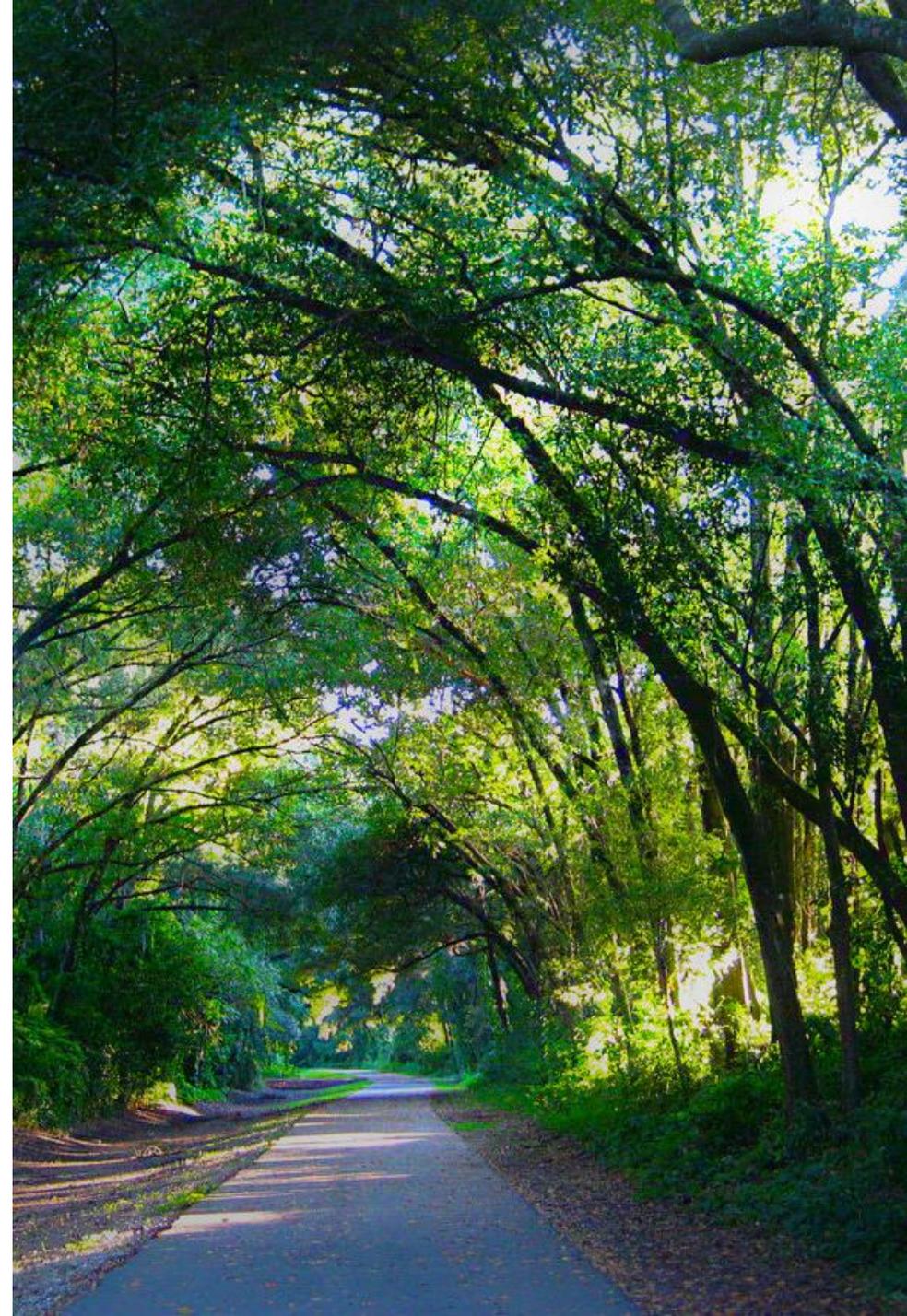
Tree Canopy, Natural Trails

Open Grass Spaces Visible from Legion Road

Consider Neighbors - Noise and Lighting

Entrance/Egress Legion Road

- Fire regulation may require entrance for emergency vehicles off of A. Walters Road (use bollards)





MULTI PURPOSE BUILDING/AREA FLEXIBLE SPACE

Gym (one or two)

- Divided Areas for Multiple Uses

Classrooms

Various Open Spaces

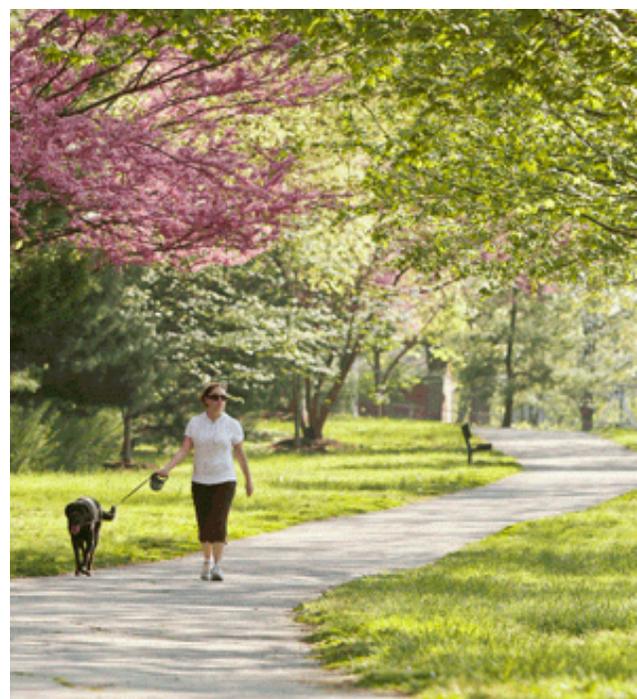
Pavilion

- Farmers Market
- Day Camps (currently over-subscribed)
- Rental Space

Pools (2)

- Indoor 50 Meter
- Outdoor Recreation with Splash Pad





GREENWAYS, SHELTERS AND POND

Greenways – Accessible Connections

- School to Legion Road
- Booker Creek Trail
- Affordable Housing, Senior Housing

Shelters

- For Camps
- Rented Space
- Movie Night

Pond

- Resize and move to handle storm water retention
- Design as an attractive/safe water feature





PLAYGROUND

Community Designed and Built

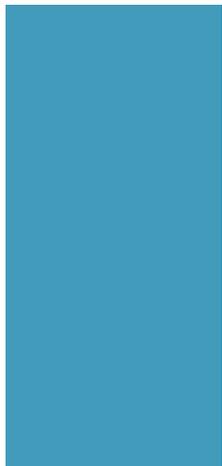
Swings

Accessible to All

Designed for Children, Teenagers, and Adults

Creative Place-making

Tables and Benches



COMMERCIAL DEVELOPMENT

The Master Plan calls for a Community Park in this area of town; there is no other place for this park.

The size based on the National Rec and Parks Association standard is 35 to 50 acres to service the population in surrounding area, not one neighborhood.

Advocate for a way to pay for/maintain the park (public-private partnership, fundraising campaign, grants, etc.)

Legion Road Frontage is 531.7 Feet – the park needs to be accessible both visually and physically from Legion Road

EF buildout – 168 acres (85% 7 story and mostly residential) - Land for sale next to Legion could be additional commercial

Any public private partnership would be designed, built, and operated in cooperation with Parks and Recs Department to support a healthy lifestyle.

