



Town of Chapel Hill
AMERICAN LEGION TASK FORCE
Thursday, October 23, 2017, at 2:00 p.m.
Chapel Hill Public Library, Meeting Room C
100 Library Dr., Chapel Hill, NC 27514

Draft Minutes

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

Meeting was called to order at 2:05pm by Rachel Schaevitz, Chair

a. Roll Call

Members Present: Rachel Schaevitz (Chair), Mayor Pam Hemminger, Council Member Nancy Oates, Michael Andrews, Wesley McMahon, Laurie Paolicelli, Scott Radway, Lew Brown (Alternate), Council Member Donna Bell (by phone), Neal Bench (Vice-Chair)(by phone)

Member Absent: Dan Cefalo, Pat Heinrich, Ryun Miller

Town Staff Present: Corey Liles

Consultant Staff Present: Dan Jewell, Elizabeth Wilcox

b. Approval of Minutes for the September 7, 2017 Meeting

➤ Action Taken: Minutes approved

c. Approval of Agenda

➤ Action Taken: Agenda approved.

2. Announcements

Corey Liles announced that the public survey was launched on Friday, October 21st; to date there have been 120 responses. Some members of the public requested that “none of the above” be added to the response options. The task force agreed with this proposed addition.

The Task Force also discussed sharing the survey with various groups, including Mom’s Club, Parents Posse, and neighborhood listservs. The public survey will close November 12th.

Councilmember Oates also presented an idea offered from the public of a cable park, which is similar to a zip line over water for guiding water based activities such as skim boards as a possibility for the American Legion property.

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.

Corey Liles clarified that the Town can require sustainability standards for Special Use Permits and rezonings, but not projects approved administratively. The current standard is to exceed ASHRAE efficiency by 20%. The Task Force discussed whether adopting a specific proprietary standard (AIA 2030, ASHRAE, LEED, etc.) or specific benchmarks for buildings, sites, energy, etc. was preferred. Chair Rachel Schaevitz asked Mr. Liles if he could have more information on current Town standards at the next meeting.

Michael Andrewes made 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. The motion was seconded by Councilmember Oates and approved unanimously.

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. No action was taken.

Ms. Wilcox started reviewing criteria for input. However, Mayor Pam Hemminger indicated that she didn't believe Council had asked for input from the Task Force on disposition of the property to a third party. Mayor Hemminger would rather leave it to the Council to make that decision. Dan Jewell pointed out that according to meeting notes from the Council meeting authorizing the task force criteria for third-party dispositions.

The Task Force discussed the option of referring to the Guiding Principles already developed by the Task Force. Scott Radway noted that there are three layers to consider: Principles for Public Uses, Principles for Public Private Partnerships, and Principles for Private Development.

The consultant was tasked with revising the list to address the three scenarios.

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. No action was taken.

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. No action was taken.

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.

Ms. Paolicelli shared that she often hears from many visitors, including alumni, previous residents and visiting friends and family, who are disappointed that Chapel Hill has changed with development and loss of trees. The American Legion property offers the Town an opportunity for economic development focused on amateur athletics away from downtown.

5. Public Comment

6. Adjournment

Meeting was adjourned at 4:00 p.m. Next meeting: November 9, 2017, 2:00 p.m.

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.