



Town of Chapel Hill
AMERICAN LEGION TASK FORCE
Thursday, November 9, 2017, at 02:00 p.m.
Chapel Hill Public Library, Meeting Room C
100 Library Dr., Chapel Hill, NC 27514

Meeting Agenda

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 23, 2017 Meeting

c. Approval of Agenda

2. Announcements

3. Public Comment

4. Business

a. Review of Staff Considerations

Background: The task force has previously received presentations on the American Legion property related to tourism and economic development opportunity (Chapel Hill/Orange County Visitors Bureau), financial and economic considerations (Town of Chapel Hill), and preferred recreation uses (Town Parks & Recreation Department). A brief review will be provided to inform decision-making.

Action Item: Receive information

b. Preliminary Survey Results

Background: A survey on public preferences for future use of the property will run from October 20 through November 12. Town staff will share preliminary findings on which uses rank the highest among respondents, and how results may vary based on demographic types. This information will inform Use Prioritization.

Action Item: Receive information

- c. **Order of Magnitude Costs and Acreage Requirements of Uses**
Background: The project consultant previously shared information on the amount of land needed to support various potential uses (facilities and associated parking). More information will be provided on amount of land needed for supporting infrastructure and buffers; information on costs that the Town may be responsible for (a range of typical costs for each use) will also be provided. This information will inform Use Prioritization.

Action Item: Receive information

- d. **Use Prioritization**
Background: Considering input received to date and information presented at this meeting, the task force will assemble a set of recreation and public uses to recommend to Council for the American Legion property. The task force will determine which uses to recommend and whether to group them by varying level of priority.

Action Item: Approve a list of recommended recreation and public uses for inclusion in the Report to Council

- e. **Criteria for Partnerships and Private Development**
Background: Consultant has drafted a framework for applying the draft criteria, which are based on the task force's Development Principles, to various development scenarios. The task force will consider which criteria are applicable to public/private partnerships and to private developer sales.

Action Item: Approve a list of recommended criteria for inclusion in the Report to Council

- f. **Recommendation of Land Allocation**
Background: Considering input received to date and information presented at this meeting, the task force will discuss the amount of land that should be reserved for recreation and public uses.

Action Item: Approve a recommendation for inclusion in the Report to Council

- g. **Other Task Force Discussion**

5. **Public Comment**

6. **Adjournment**

Meeting Materials

- [Draft Minutes of the October 23, 2017 Meeting](#)
- [Summary of Staff Considerations](#)
- [Draft Criteria Matrix for Partnerships and Private Development](#)

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.