



July 26, 2016

DEVELOPER'S PROGRAM

History & Existing Conditions

The site is the home of the current American Legion Post 6 and is located at 1714 Legion Rd in Chapel Hill. It is approximately 36.23 acres, with two one-story buildings, open lawn areas, gentle topography, a pond and a stream. Due to being built over 50 years ago, the main building is in disrepair. In order to better serve their members with an up to date building, the Legion began soliciting offers to purchase their land in 2015. Woodfield made an offer to purchase this land in September of 2015, which triggered the Legion to immediately alert the Town so they have an opportunity to proceed with their Right of First Refusal. In meeting minutes released on December 18th 2015 by the Town, Council gave up their right to purchase this land (please refer to documents provided by Roger Stancil). The current zoning is R-2 and has a Future Land Use designation of "Parks / Open Space", suggesting Woodfield will be submitting for either a Zoning/SUP process or a Developer Agreement.

Following an initial neighborhood meeting held on January 13 of this year Woodfield has had ongoing discussions with the Town to establish the program that is represented in this Concept Plan submittal. A summary of the six council approved framework points and responses to concerns raised at the neighborhood meeting are attached.

Developer's Program

The developer, Woodfield, is proposing to build a development with a mix of uses to potentially include for rent medium density multifamily, 50,000 sf office building and a 50,000 sf office and a second 50,000 sf office, civic or flex space building. In order to redevelop the site, the two existing buildings would be demolished and the pond removed (due to poor conditions) and replaced with a stormwater facility that would be built to current standards. Woodfield has also agreed to a Memorandum of Understanding with the Town to build a road connection, alignment to be worked out with the Town, to Ephesus Church Road along with a trail system to enhance the current park facilities adjacent to this site. Our preliminary research shows a demand for this project in the highly sought after Chapel Hill market, which has led Woodfield to submit this application to the Community Design Commission.

**The John R. McAdams
Company, Inc.**

Raleigh / Durham, NC
2905 Meridian Parkway
Durham, North Carolina 27713
(919) 361-5000

Charlotte, NC
3436 Toringdon Way
Suite 110
Charlotte, North Carolina 28277
(704) 527-0800

McAdamsCo.com

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Buffers & Landscaping

The plans are extremely preliminary, but the developer will adhere to all Town buffer and landscaping requirements, in particular those related to the stream.