

DRAFT LIST OF DEVELOPMENT PRINCIPLES

FOR THE AMERICAN LEGION PROPERTY

1. Walkable paths connecting throughout site
 - School connections
2. A community gathering space for everyone in the community
 - Different ages, abilities, incomes, demographics
 - Variety of uses
3. Parking solutions that meet demand without too much surface parking onsite
 - Cooperative parking with surrounding uses
 - Prevent parking on neighborhood streets
4. Mitigate noise and light impacts on adjoining neighborhoods
 - Preserve the characteristics that brought people to these neighborhoods
 - Site should be viewed by neighbors as an enhancement to the area
 - No vehicle entry/exits (but consider emergency access)
5. Lay out clear guidelines for any public/private partnership
 - Don't let membership cost limit access
 - Should be an expansion of benefits to town – net gain
6. Devote entire tract to healthy lifestyle in some way, shape or form
 - Could apply to commercial and nonprofit uses
 - Look at intersection of health & recreation with economic development
7. Find ways for the Town to partner with Ephesus Elementary
8. Maintain visibility/presence of public gathering space on Legion Road frontage
9. Green building standards for all construction
10. Size and location of the pond can change
 - Stormwater will be managed onsite
 - Another location/size could still provide beauty and enjoyment
11. Functioning entry and exit for vehicles to site
 - Look at aligning access drive with Europa Dr
 - Some access possible from Ephesus Church Rd; not through traffic
 - Better pedestrian safety