



# **Town of Chapel Hill**

## **AMERICAN LEGION TASK FORCE**

**Tuesday, June 6, 2017, at 02:00 p.m.**

Chapel Hill Town Hall, First Floor Conference Room  
405 Martin Luther King Jr. Blvd., Chapel Hill, NC 27514

### **Meeting Agenda – Action Notes**

Members: Rachel Schaevitz (Chair), Neal Bench (Vice-Chair), Mayor Pam Hemminger, Council Member Donna Bell, Council Member Nancy Oates, Michael Andrews, Dan Cefalo, Joan Guilkey, Pat Heinrich, Ryun Miller, Laurie Paolicelli, Scott Radway, Lew Brown (Alternate), Wesley McMahon (Alternate)

Staff Liaison: Corey Liles

#### **1. Opening**

##### **a. Roll Call**

##### **b. Approval of Minutes for the May 9, 2017 Meeting**

##### **c. Approval of Agenda**

#### **2. Announcements**

#### **3. Public Comment**

#### **4. Business**

##### **a. Town-wide Priorities for Parks & Recreation**

Background: At the previous meeting, the task force received a presentation from members of the Parks, Greenways & Recreation Commission on recommended uses for the American Legion site, along with proposed characteristics of various facilities. Staff were subsequently asked to provide more information on Town-wide priorities for parks and recreation facilities, based on the capacity and demand for existing facilities and programs.

Action Item: Receive information.

- Action Taken: Corey Liles presented information on the 2015 priorities developed by the Department of Parks & Recreation, along with the current status of Parks & Recreation bond funds and the applicability of national standards. The task force discussed how this information may guide the development of the American Legion property. No action was taken.

**b. Visitors' Bureau Research Study Findings**

Background: Laurie Paolicelli will present a summary of a research project commissioned this year by the Chapel Hill / Orange County Visitors Bureau to study the feasibility of a public assembly facility, sports fields or other visitor-oriented development for the purpose of driving new tourism, hotel room nights and economic impact to Chapel Hill and Orange County. The summary outlines the key findings associated with Phase One of a two-phased study. Phase One focuses on the potential market demand and potential development scenarios. Paolicelli will review key details surrounding the research, analysis and conclusions.

Action Item: Receive information.

- Action Taken: Laurie Paolicelli presented the purpose of the Visitors Bureau Study and the Phase One findings concerning indoor recreation facilities that could support tourism and economic development. The task force discussed how this information may guide the development of the American Legion property. No action was taken.

**c. Principles for Development**

Background: At the May 9, 2017 meeting, task force members drafted a set of development principles intended to capture the qualities and characteristics that are important for any development on the American Legion site. The current list has 11 potential principles. Staff have drafted descriptions to help explain the meaning of each principle.

Action Item: Refine and finalize the list of principles for development of the American Legion site.

- Action Taken: The task force reviewed the draft principles with descriptions and suggested various edits. The task force approved the following principles: A Community Gathering Space for Everyone, A Network of Walkable Paths, Support for Healthy Lifestyles, and Functional Vehicular Access.

**d. Synthesis of Charrette Sketches**

Background: Small groups at the April 8 charrette produced seven concept sketches for development of the site which are included in the Draft Design Charrette Report. There were many common features shared by the majority of the sketches. The project consultant has developed a single sketch that incorporates these common features into a more general layout of proposed land uses, to be presented for consideration by the task force.

Action Item: Provide feedback on the generalized sketch to the consultant.

- Action Taken: Task force members expressed concern about having a vote on the sketch, and the consultant staff suggested that it be included

in the report as a summary of the charrette input rather than a recommendation of the task force. Further discussion of this topic was tabled for a future meeting due to time constraints.

**e. Outline of Report**

Background: The draft report includes background information on the American Legion property, concept sketches with descriptions, and a summary of common themes from charrette public input. The task force has discussed adding sections on development principles and items for future consideration. Finalizing an outline of the report will allow the consultant to complete a second draft for the June 14 task force meeting.

Action Item: Review items to be included in the Report to Council and identify any additional information to include.

➤ Action Taken: Discussion of this topic was tabled for a future meeting due to time constraints.

**f. Other Task Force Discussion**

**5. Public Comment**

**6. Adjournment**

## Meeting Materials

- [Draft Minutes of the May 9, 2017 Meeting](#)
- [Parks Master Plan Future Development Priority List](#)
- [Draft List of Development Principles](#)
- [General Land Use Sketch](#)
- [Draft Report Outline](#)

**Opportunity Statement:** The Town purchased the 36-acre American Legion Post 6 property in March of 2017. A consultant engaged by the Town will be 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 design work done by the consultant and assist with finalizing the report 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.*