



**AMERICAN LEGION TASK FORCE**  
REPORT TO TOWN COUNCIL // JUNE 2017



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This report was produced for the Town of Chapel Hill  
by Coulter Jewell Thames, PA.



The Chapel Hill Town Council in December 2016 agreed to purchase the American Legion property for \$7.9 million. The Town Council anticipated that the site – through public amenity, private partnerships, and a mix of uses – could serve local quality of life and integrate with the Town’s larger vision for future development in northeast Chapel Hill. Council initiated a public engagement process, led by Coulter Jewell Thames, PA, to learn about the community’s interests in the site and to begin developing a vision for how the site can best serve the community and the future of Chapel Hill.

The engagement process kicked off with a public design charrette on April 8, 2017. This document includes a description of the charrette process and of the goals and recommendations that were generated at the charrette. The report was presented to the American Legion Task Force, which was established by Council to consider future uses of the American Legion property.

The Task Force held four meetings during April, May and June of 2017. Comprised of 12 members, with two alternates, the Task Force included the Mayor, two Council members and community and business representatives. It also included representatives from the Planning Commission; the Parks, Greenways and Recreation Commission; the Cultural Arts Commission; the Chapel Hill/ Orange County Visitors Bureau; and Chapel Hill-Carrboro City Schools.

The goal of the Task Force, as adopted by the Town Council, is as follows:

*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.*

Task Force members heard comment from the public at the beginning and end of each meeting. Members representing the Parks, Greenways and Recreation Commission and the Chapel Hill/ Orange County Visitors Bureau made presentations to the Task Force, sharing those organizations’ insights into how Town needs could be met on the site. Kidzu Children’s Museum and the Chinese Cultural Center also made presentations regarding their interest in the property. A number of other organizations submitted materials indicating an interest in the property; all of those materials are available on the project website.

During the time allotted to it, the Task Force drafted and adopted *Development Principles and Future Considerations and Next Steps*, and it put forward a draft *List of Potential Land Uses*, which are based on uses identified during the charrette. The report that follows includes the Task Force’s work, along with the consultant’s work on and takeaways from the charrette.

## INTRODUCTION



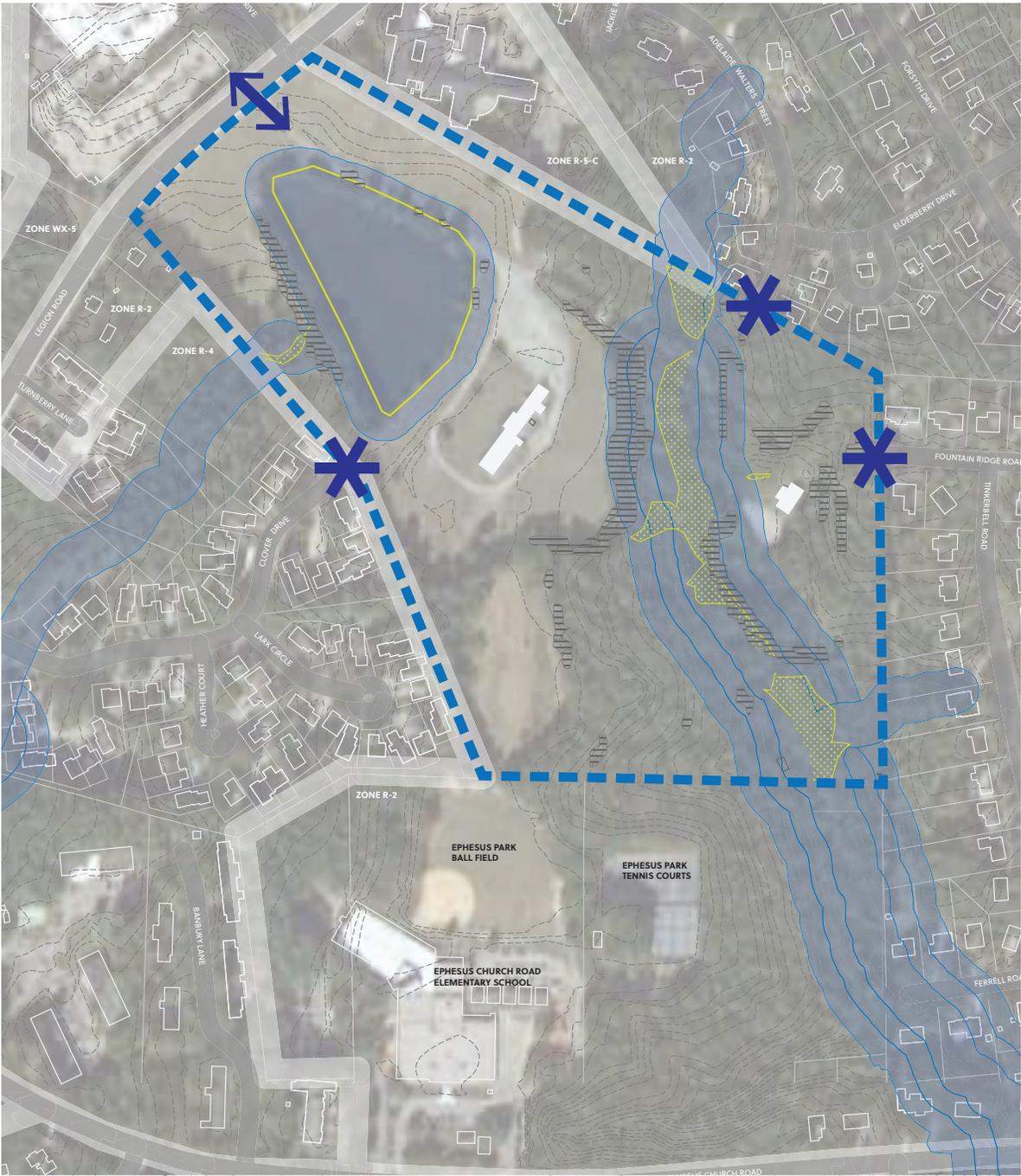
The American Legion property, situated between 15-501 and Ephesus Church Road, is a 36.2-acre parcel that has been home to American Legion Post 6 since 1961. The Post building is 8,400 square feet; other site features include a large pond close to Legion Road, a small dance studio, and a stream running north to south. The stream cuts through the eastern side of the property and is surrounded by woods. Foot paths in the woods connect to surrounding neighborhoods on the site's eastern and southwestern edges and to Ephesus Park and Ephesus Church Elementary School to the south. A retirement community is northeast of the site, and to the northwest is office space. The site is just south of the Ephesus Fordham zoning district, which includes some of Chapel Hill's older, suburban-style shopping centers. The property's current zoning is Residential-2.

Development of the American Legion property is constrained by the Resource Conservation District, which totals 8.6 acres and includes the stream and stream buffer, and by areas with steep slopes greater than 15%, which total 1.3 acres. That leaves 28.2 developable acres, including the 3.1-acre pond, which could be partially or completely removed.

In 2005, American Legion Post 6 entered into an agreement with the Town of Chapel Hill to offer the town a right of first refusal on the property, should the Legion decide to sell it. Council considered an option to purchase the property in June 2015 for \$10 million and declined because of cost. In anticipation of development proposals for the property, Council held a work session in March 2016 to gauge community interest in the site. Council adopted in June 2016 a set of guiding principles for any future site development.

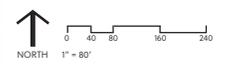
Those guiding principles, and the December 2016 Council resolution authorizing the purchase of the American Legion property, are included on the following pages.

## ABOUT THE PROPERTY



# AMERICAN LEGION PROPERTY SITE ANALYSIS MAP

- LEGEND**
- AMERICAN LEGION PROPERTY
  - PARCEL LINES
  - EXISTING STREETS
  - SITE POND AND WETLANDS
  - ZONING BOUNDARIES
  - CONTOUR LINES
  - 50' / 100' / 150' RCD BUFFERS
  - FULL RCD BUFFER
  - STEEP SLOPES (> 15%)
  - SITE ENTRIES AT NEIGHBORHOOD STUB STREETS
  - CURRENT SITE ENTRY FROM LEGION ROAD



**The following will guide future development of the American Legion property:**

Describe how proposed plan and timing of development would integrate with Town's vision for future development in northeast Chapel Hill.

Conduct analysis of traffic impacts on Legion Road.

Describe how proposed multi-family project would contribute to mix of housing options in town.

Provide mix of uses in proposed development, including office space.

Detail how project would help maintain quality of life, including how the project would provide green space, trails, and/or indoor recreation space.

Explore potential partnerships with other public or private entities to provide needed community amenities.

**GUIDING PRINCIPLES FOR THE PROPERTY**  
ADOPTED BY TOWN COUNCIL JUNE 2016

**A RESOLUTION AUTHORIZING THE TOWN MANAGER TO EXECUTE AN OFFER TO PURCHASE AND CONTRACT AND LEASE FOR THE AMERICAN LEGION PROPERTY (2016-12-05/R-8)**

WHEREAS, the Town Council and citizens of Chapel Hill have for some time indicated an interest in the possible acquisition by the Town of the 35 acre American Legion Property on Legion Road; and

WHEREAS, the Town Council has discussed the possibility of acquiring this parcel of land a number of times in public session and in closed session; and

WHEREAS, the 35 acre American Legion Property has the potential to be used for a number of possible purposes which would be beneficial to the Town and its citizens; and

WHEREAS, the Town closed the 2016 Fiscal Year with \$3.6 million over its targeted fund balance; and

WHEREAS, in November the residents of Chapel Hill approved a \$40.3 million bond referendum; and

WHEREAS, the American Legion renewed a previous opportunity to the Town to make an offer to purchase the property; and

WHEREAS, the Council authorized the Town Manager to enter into negotiations for the possible acquisition of the Legion Property; and

WHEREAS, as a result of those negotiations the Town has been given the opportunity to contract to purchase the property for \$7.9 million, subject to formal acceptance by the general membership of Chapel Hill Post 6, American Legion, Inc.; and

WHEREAS, the Council finds that the acquisition of the Legion property for this price is supported by a formal appraisal, informal estimates of value, and recent prices for land purchases in the Chapel Hill area; and

WHEREAS, the Council finds that the acquisition of the Legion property will provide the opportunity for the Town to consider opportunities for potential different uses for parts of the property which will provide benefit to the Town and its residents; and

WHEREAS, pending the development of a plan for the future uses of the property the Council finds that the lease of the buildings and surrounding open space back to the American Legion for 3 years for \$1.00 per years is reasonable.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council authorizes the Town Manager to execute an offer to purchase and contract to purchase the 35 acre American Legion property and lease of the buildings substantially in the form and under the terms presented to the Council on December 5, 2016 and to complete all necessary steps to finalize the transactions described therein and as presented to the Council.

This the 5th day of December, 2016.

**RESOLUTION AUTHORIZING PURCHASE**  
APPROVED BY TOWN COUNCIL DECEMBER 2016

**AMERICAN LEGION TASK FORCE WORK**  
APRIL, MAY AND JUNE 2017



## COMMUNITY BUILDING PRINCIPLES

### 1. A Community Gathering Space for Everyone

The American Legion site supports a variety of activities, appealing to many different interests and to people of all ages. The site is accommodating and inviting for visitors of all abilities. The site serves a variety of income levels with free and low-cost activities included. Anybody in Chapel Hill feels welcome and engaged here.

### 2. A Network of Walkable Paths

Trails, sidewalks, and greenways throughout the site provide access to all facilities, promote physical activity, allow for enjoyment of nature, connect to the surrounding neighborhoods and to the elementary school, and integrate with Chapel Hill's greenway system.

### 3. Support for Healthy Lifestyles

All uses of the American Legion site support healthy lifestyles through athletic and physical activity and/or interaction with nature. This applies not only to portions of the site devoted to recreation, but also to any commercial or institutional uses. The healthy lifestyle focus can be used as a branding element that generates tourism and economic development for the town.

### 4. Existing Water Features

Additional investigation related to the existing pond, including scenario cost, wetland status, and water source, is needed before further decisions about the pond are made. Contingent on those findings, the pond may be removed or reduced in size in order to enhance safety and provide more flexibility for site planning.

## RELATIONSHIPS TO ADJOINING PROPERTIES

### 5. Mitigation of Impacts on Neighbors

Amenities on the site enhance the value of surrounding neighborhoods and preserve their character. Appropriate buffers allow privacy of adjacent lots and reduce noise and light spillover. The design limits motor vehicle entry and exit points from neighborhood streets to maintenance and emergency access.

### 6. Partnership with Ephesus Elementary School

The Town and the School District work together to identify complementary programs that could be carried out in partnership along with opportunities to share facilities. The network of paths allows students and families access to and through the site, supporting neighborhood walk-to-school programs.

## DEVELOPMENT PRINCIPLES

ADOPTED BY THE TASK FORCE JUNE 14, 2017

## DESIGN AND USE PRINCIPLES

### 7. Legion Road Frontage and Access

Legion Road remains the main public motor vehicle entry point for the entire property. If feasible, the site entry is aligned with Europa Drive. The community space is clearly and highly visible from the entrance, with significant frontage reserved for prominent gateway features.

### 8. Comprehensive Parking Strategy

Parking near the main facilities accommodates early demand and can be expanded for future demand. Enough parking is provided to prevent spillover onto neighborhood streets. Opportunities are pursued for shared parking with the Europa Center, Ephesus Elementary School, and others, with a goal of minimizing new surface parking. Public transit, along with bicycle and pedestrian connections, provide alternatives to accessing the site by car.

### 9. Green Building Standards for All Construction

All facilities on the American Legion site (indoor and outdoor) pursue ambitious standards for using water and energy efficiently, minimizing waste, and avoiding the use of harmful materials. The site design minimizes environmental impact and preserves the tree canopy.

## SHARING THE SITE – PARTNERSHIP EVALUATION

### 10. Clear Guidelines for Public/Private Partnerships

Before any private organizations are chosen as partners, Town Council should define key criteria for evaluating partnerships, related to design, construction, and programming. All partnerships, must benefit the overall Chapel Hill community. Recommended criteria for public/private partnerships include:

- Partner programs should have free or low-cost options.
- Any private development along Legion Rd should be compatible in design with the public entrance to the property.

## ACTIONS FOR TASK FORCE

- Request to Council that the Task Force reconvene in the fall to continue work on the evaluation of potential partnerships. The scope would include:
  - Develop a list of key criteria to fulfill the Development Principles for Public/Private Partnerships, with support from Town staff.
  - Recommend to Council an evaluation process for potential partners.
  - Participate in the evaluation process by reviewing proposals.
- The Task Force anticipates six additional meetings (including at least one public session) and will complete its work by April 2018.

## ACTIONS FOR TOWN COUNCIL AND TOWN STAFF

- The Task Force recommends that Council begin earmarking money in the Town Budget, beginning FY19 (budget year beginning July 1, 2018), for additional investigation and engineering related to the pond.
- The Task Force recommends that if any land is sold, it should yield the highest return possible for a use that fits in with the community gathering space.
- The Task Force recommends that the Town partner with agencies such as the Chapel Hill/ Orange County Visitors Bureau to generate revenue through tourism opportunities that make use of future facilities on the site.

All recommendations received a vote in favor from at least 70% of Task Force members.

## FUTURE CONSIDERATIONS AND NEXT STEPS

## FROM CHARRETTE POST-IT NOTES

- Passive recreation such as trails, parkland and natural areas
- Lawn for open play (frisbee, kites, throwing footballs, etc.)
- Farmer's market
- Athletic fields and courts
- Skate park
- Other programmed outdoor recreation
- Playground
- Splash pad
- Children's natural play
- Outdoor performance venue (amphitheater)
- Affordable housing
- Workforce housing
- Other housing
- Educational uses – service-learning, afterschool, vocational
- Community center
- Cafes/ eateries
- Space for food trucks
- Outdoor gathering and picnic spaces
- Children's museum
- Cemetery expansion
- Indoor recreation space
- Cultural/ arts facility – classroom and makerspace
- Dog park
- Event venue – rental opportunity
- Child and senior daycare (combined)
- Commercial and retail uses
- Pool (indoor/ outdoor)

## FROM CHARRETTE CONCEPT SKETCHES

- Community garden
- Pickleball courts
- Gymnasium (as part of community center)
- Boy Scout amphitheater (preserved)
- Dance studio (preserved or replaced)
- Nursing home/ assisted living
- Parks & Recreation administrative offices

# DRAFT LIST OF POTENTIAL LAND USES

## COMPILED FROM CHARRETTE MATERIALS

**AMERICAN LEGION DESIGN CHARRETTE**  
APRIL 8, 2017



Town staff conducted a broad outreach to the Chapel Hill community, including posts and notices about the charrette through:

- Town of Chapel Hill website
  - News and Events page
  - Town Calendar
  - American Legion project web page
- News Release sent to the following groups (opt-in groups for Town communications)
  - eNews (weekly digest)
  - News Releases (general info)
  - Town-Sponsored Events
  - Economic Development
  - Parks & Recreation
  - Report to the Community
  - Ephesus Fordham Walkability
- Advisory Boards and Commissions (invitation sent by staff liaisons)
- Postcards sent to all property owners within 1,000 feet of the American Legion property
- Announced and/or discussed at Council meetings leading up to charrette
- Other news outlets covered the event, including:
  - The News & Observer (The Chapel Hill News)
  - Chapel Hill-Carrboro Chamber of Commerce
  - WCHL / Chapelboro
  - Our Town Chapel Hill

## PUBLIC OUTREACH

The charrette was held on Saturday, April 8, 2017 at the American Legion property. More than 120 people attended at least part of the event, which ran from 9am to 4pm. While some people attended the entire day, others dropped by to provide their input.

The charrette was kicked off by Dan Jewell of Coulter Jewell Thames, who presented a summary of the property's opportunities and constraints. Participants were then encouraged to submit their major concerns about the property on Post-It notes, which were posted on the wall and reviewed with the entire audience.

Participants then worked in small groups with a designer – see Appendix A for the Design Team. Each table had base maps that highlighted property features including streams, stream buffers, steep slopes and neighborhood connections; site photos; trace paper; and pens and colored markers. As the designing began, participants worked in groups to suggest ideas, hopes and concerns that were translated to design concepts. Before a lunch break, participants visited each table to see and hear each group's major ideas, themes and concept designs. As town residents continued to drop in after lunch, some designers worked with members of their group to refine concepts, while others worked with newcomers to capture their ideas.

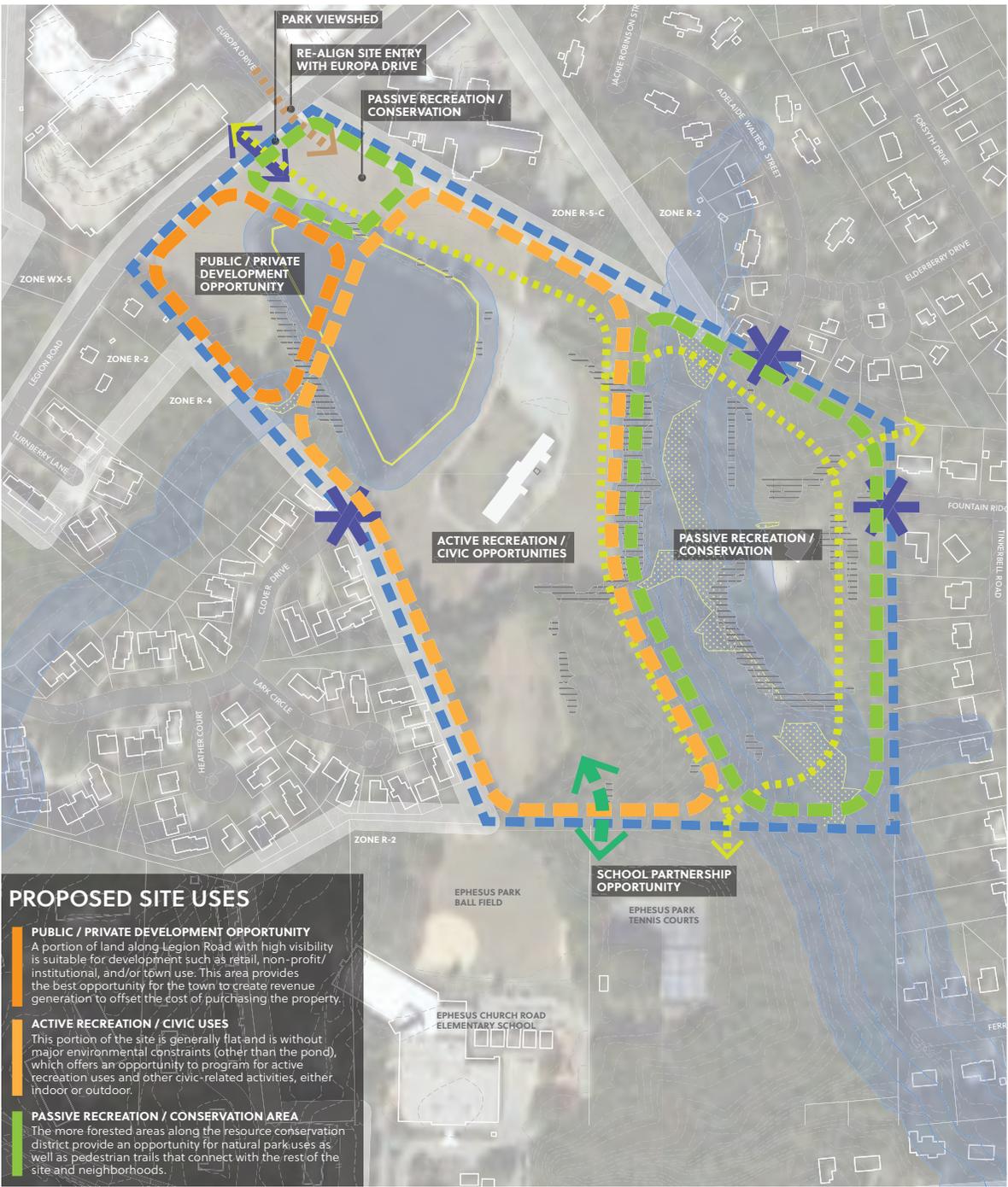
Scribes were also appointed to write down group ideas and members. At the end of the day, seven concepts with a range of ideas were presented by each group. The seven concepts are further discussed on the following pages. In addition to the opportunity to interact with designers to have their ideas translated into a drawing, participants were provided with Post-It notes and pens and encouraged to post their ideas to the wall. More than 200 ideas were captured, which generally fell into three categories: Guidelines and Principles for Design of the Property, Desired Uses, and Connectivity. See page 36 for the major themes gleaned from the Post-Its, and Appendix F for the full transcriptions.

## THE CHARRETTE PROCESS

This plan represents consensus of the seven concepts created at the charrette. Two plans did depart from this consensus: One showed no development along Legion Road and showed the entire site as a park, and a second showed a vehicular connection from the west connecting to the site entrance at Legion Road.

## CHARRETTE SUMMARY MAP

# AMERICAN LEGION PROPERTY CHARRETTE SUMMARY MAP



**LEGEND**

- AMERICAN LEGION PROPERTY
- PARCEL LINES
- EXISTING STREETS
- SITE POND AND WETLANDS
- ZONING BOUNDARIES
- CONTOUR LINES
- 50' / 100' / 150' RCD BUFFERS
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- SITE ENTRIES AT NEIGHBORHOOD SUB STREETS
- CURRENT SITE ENTRY FROM LEGION ROAD

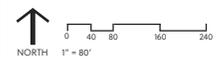
## PROPOSED SITE USES

- PUBLIC / PRIVATE DEVELOPMENT OPPORTUNITY**

A portion of land along Legion Road with high visibility is suitable for development such as retail, non-profit/institutional, and/or town use. This area provides the best opportunity for the town to create revenue generation to offset the cost of purchasing the property.
- ACTIVE RECREATION / CIVIC USES**

This portion of the site is generally flat and is without major environmental constraints (other than the pond), which offers an opportunity to program for active recreation uses and other civic-related activities, either indoor or outdoor.
- PASSIVE RECREATION / CONSERVATION AREA**

The more forested areas along the resource conservation district provide an opportunity for natural park uses as well as pedestrian trails that connect with the rest of the site and neighborhoods.



## KEY COMPONENTS AND TAKEAWAYS:

- Greenways and footpaths should provide the primary and secondary circulation throughout the site. The current gravel road should turn into a gateway greenway into the site, and a primary path from Legion Road to Ephesus Church Road should run through the site.
- Extend Europa Drive onto the site for vehicular access to a parking lot that is located as close as possible to Legion Road.
- To pay for the development and purchase of the site, a mixed-use development should be located as a dense district fronting Legion road. Possible tenants include the YMCA and residents of the nearby nursing home. Ideally this would be composed of buildings with shops and offices below and living quarters above.
- The site should be clearly divided into private [red] and public [blue/green] uses.
- Fill in the pond and replace it with a multifunction public facility, with space for uses including the parks and recreation department, a dance facility and a rentable event venue. This facility, as well as a farmers' market and a clear play area, would be located close to the parking lot for accessibility. The parks and recreation department would move from its current location close to the police and fire departments to this site, where it could be openly used by all residents.
- Include bioretention ponds south of the parking lot as well as in a 30-foot buffer along the southwest border of the site.
- South of the site, extend the existing park's sports facilities north into the site, to provide a continuation of sports courts and fields.
- The existing footpaths should be expanded and given clear signage and should be used as a nature education opportunity for the nearby elementary school and for the public. Beehives and bird feeders could be sprinkled throughout the park.
- Possible parking spots at neighborhood access points could be included.

## TEAM KERI: CONCEPT NO. 1

### OPPORTUNITIES FOR PUBLIC/PRIVATE PARTNERSHIPS



## KEY COMPONENTS AND TAKEAWAYS:

- The site should allow for collaboration with the school and provide for future school expansion.
- Teacher and other workforce housing should be part of the otherwise commercial uses at Legion Road.
- Relocate the access drive across from Europa Drive.
- Reuse part of the pond as an amphitheater.
- Reconfigure the existing drive and parking.
- The new site design should include the reestablishment of existing pedestrian paths and the Boy Scout amphitheater.
- Separate the water pond for fishing or other recreational use.
- Accommodate the integration of community programs like the Chapel Hill Farmer's Market and Kidzu.
- Consider reusing portions of the existing building.

## TEAM JARED: CONCEPT NO. 2

### MIXED USES AND PARTNER OPPORTUNITIES



- - - - - ADA-compliant walk/bike path
- Tree line/natural areas
- . - . - . Development area
- Park Buildings
- Water feature
- Sports field
- - - - - Buffer zone
- Test
- Gravel Road

JARED  
 KIM  
 AVAN  
 CHRIS  
 PAT

**FINAL B**

## KEY COMPONENTS AND TAKEAWAYS:

- Keep as much green space as possible, including some open-play, multi-use fields.
- The fields would ideally be at the south end of the park, where they can be shared with the school.
- The pond is an amenity, although it can be reconstructed and made smaller.
- Create a multi-purpose community building that can accommodate a gymnasium, meeting space, dance floor, indoor table tennis, indoor pickleball and other community events.
- Develop a robust walking trail system.
- Develop a greenway that connects through the site from Ephesus Church Road to Legion Road, with a crosswalk at Europa Drive.
- Shift the driveway so that it aligns with Europa Drive.
- It is acceptable to sell four to five acres along the Legion Road frontage for development of some type.
- The development parcel should be at the northwest corner of the property and oriented such that it does not comprise more than 50% of the Legion Road frontage. The goal is to maintain views of the park.
- Provide adequate parking for the proposed uses, but share parking with the potential development parcel in the front of the property, and explore shared parking opportunities with the Europa Center.

## TEAM DAN: CONCEPT NO. 3

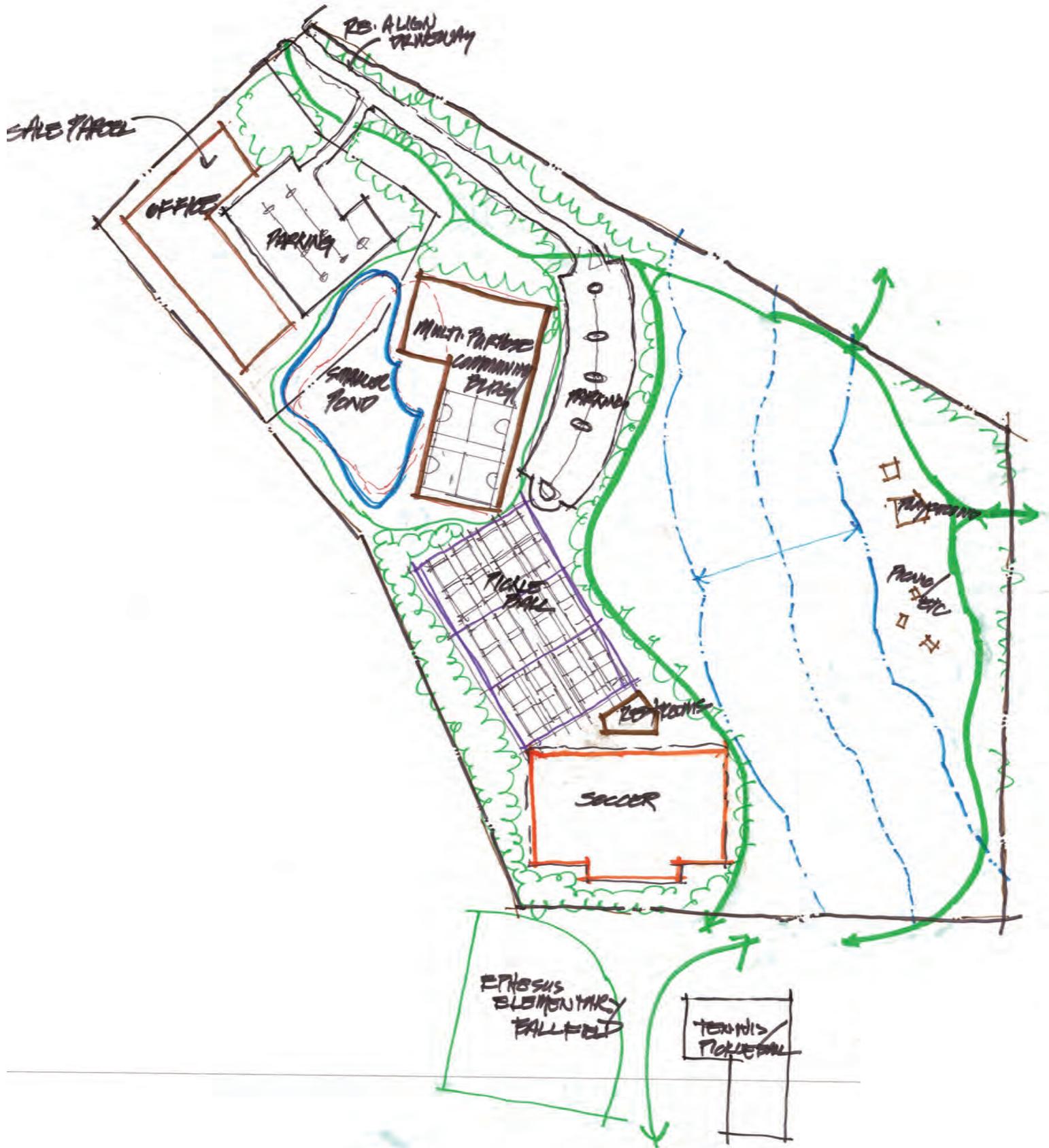
### SHARED SCHOOL LIFE



## KEY COMPONENTS AND TAKEAWAYS:

- Place a 24-court pickleball complex roughly in the southern third of the property.
- Build an expanded community center building with two gymnasiums, in order to accommodate indoor play and tournaments.
- Provide additional parking.
- Place a stand-alone restroom building near the pickleball courts.
- The loss of one open play field in the southern end of the property could accommodate the pickleball courts.

## TEAM DAN: CONCEPT NO. 4 PICKLEBALL SCHEME

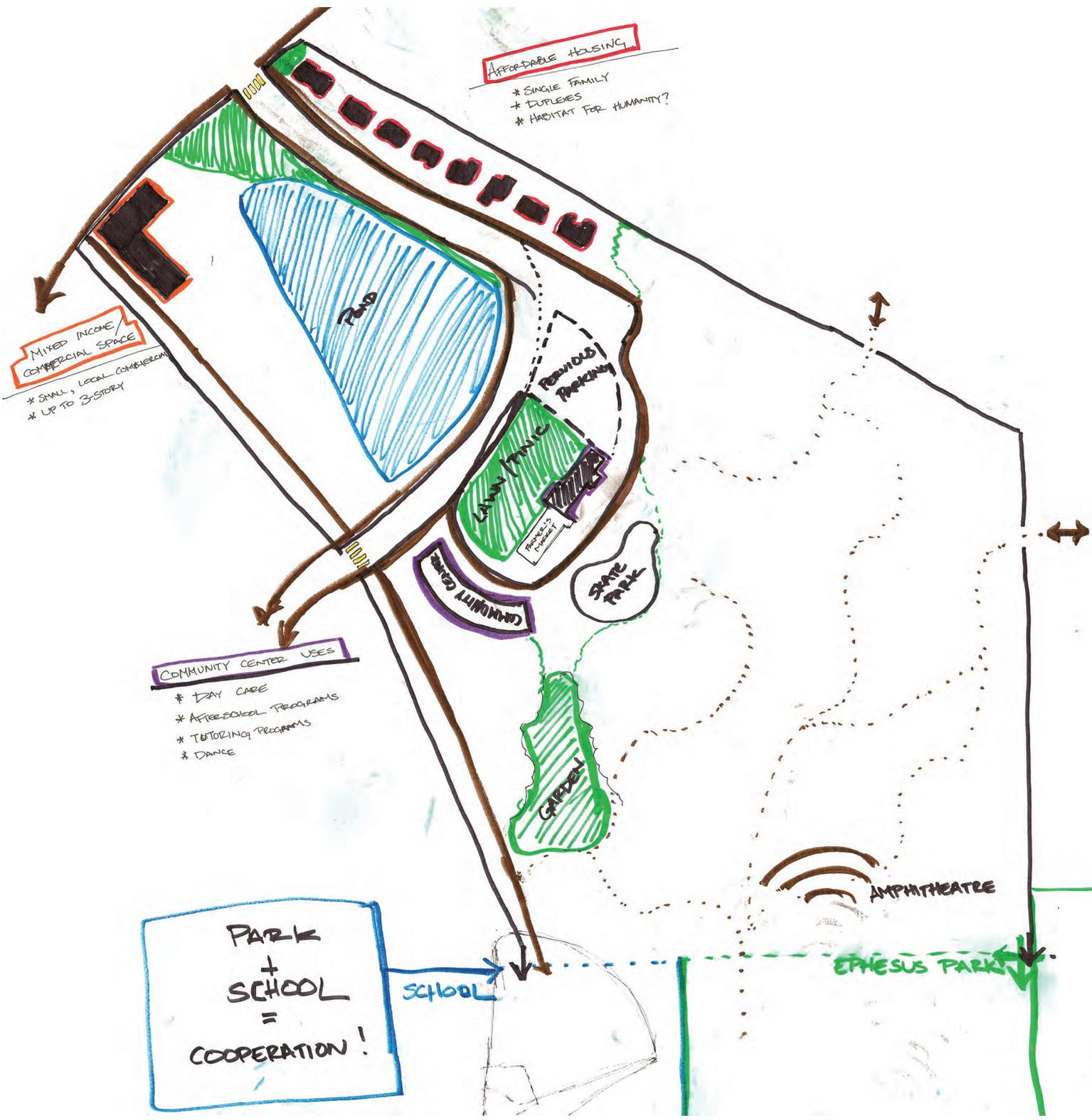


## KEY COMPONENTS AND TAKEAWAYS:

- The majority of the space should remain green.
- Keep the pond if it is feasible to do so.
- Collaborate with the school and with the parks and recreation department to create partnerships and shared spaces.
- The site focus should be community-oriented.
- If commercial or retail is needed, the stores should be affordable and mirror the needs of the community.
- Formalize the trails and have them maintained by parks and recreation.
- Be sure to emphasize slower traffic. If cars must pass through, make sure the site design discourages speed.
- Build a community center that offers adult classes as well as afterschool programs.
- Partner with home-building organizations like Habitat for Humanity to build affordable housing.
- Provide a permanent Chapel Hill Farmer's Market facility in the bones of the existing building.

## TEAM ASHLEY: CONCEPT NO. 5

### GREEN OASIS AND CONNECTIVITY



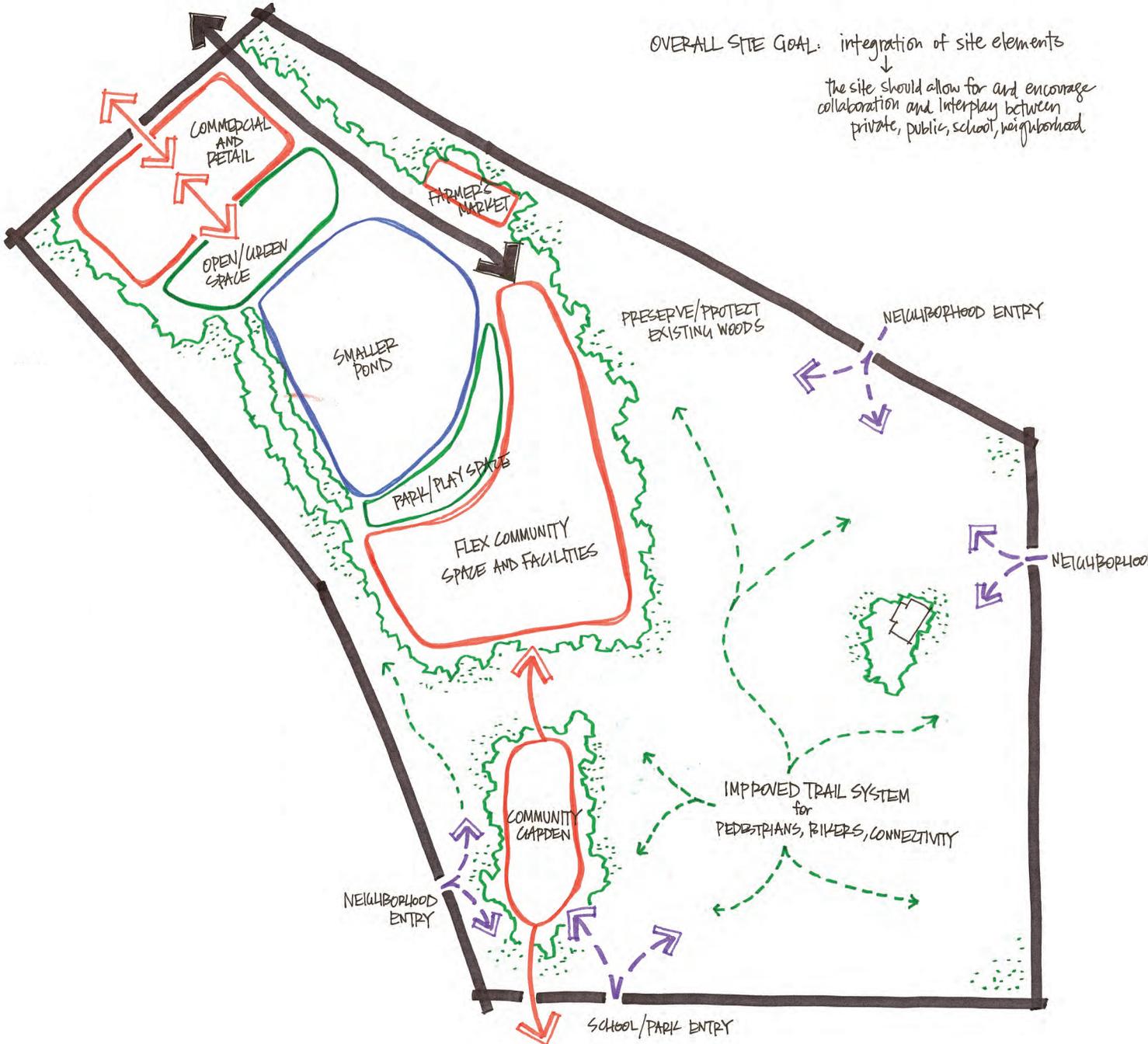
## KEY COMPONENTS AND TAKEAWAYS:

- The site should allow for and encourage collaboration and interplay between private and public, for-profit and non-profit, school and neighborhood.
- It is acceptable to build commercial and retail space on Legion Road to allow for the development and maintenance of the public amenities on the rest of the site.
- The commercial and retail should relate in form and in use to the buildings across Legion Road, and to the pond and the rest of the site. A restaurant or cafe would be a nice use against the pond.
- Keep the pond as a site amenity, but make it smaller.
- Provide space for the Chapel Hill Farmer's Market, either on the site's northeast edge or in the space between commercial uses and the pond.
- Preserve the existing trees.
- Improve the trail system to serve pedestrians, hikers and bikers, and to improve connectivity between the surrounding school, park and neighborhoods.
- Build a community garden on the clearing where the baseball field used to be, and use it to make connections to the school, the Farmer's Market and the community.
- Build a community center facility that includes flex space to serve multiple community constituencies. Uses should include recreation, meeting space, afterschool programs, arts and performances, low-cost venue rentals, and a combined daycare for young children and seniors.
- Build structured or underground parking, so that the site has as little asphalt as possible.

## TEAM LINDSEY: CONCEPT NO. 6

### SITE-BASED COLLABORATIONS AND BROAD PUBLIC BENEFIT

OVERALL SITE GOAL: integration of site elements  
↓  
the site should allow for and encourage collaboration and interplay between private, public, school, neighborhood



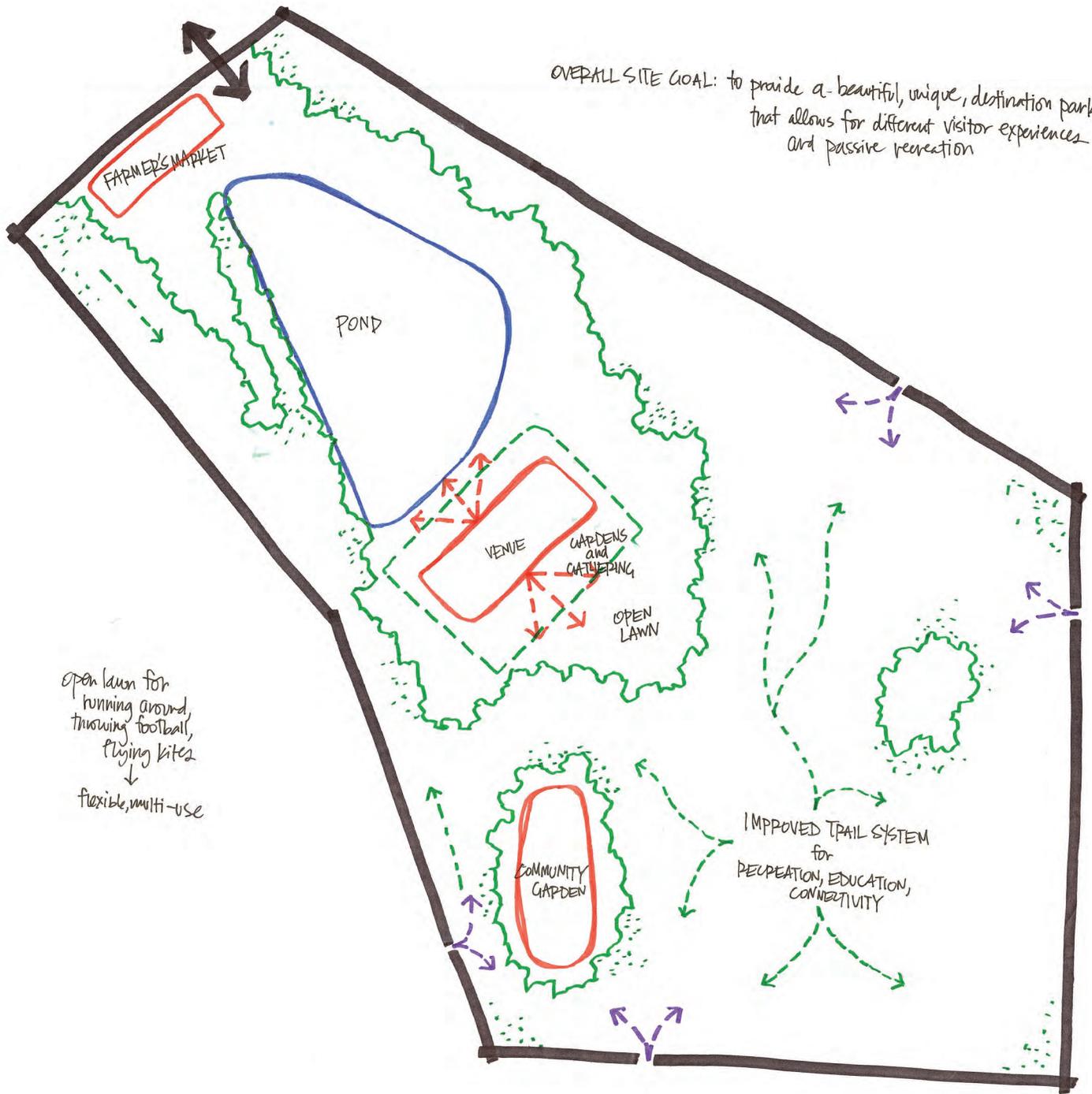
community garden connection to school, farmer's market, other site tenants

## KEY COMPONENTS AND TAKEAWAYS:

- The site should be a beautiful, unique, public destination park that allows for different visitor experiences and passive recreation.
- Keep the pond as a site amenity.
- Build partnerships with local schools, universities and non-profits to make the site into a learning laboratory about nature and the environment.
- Use the existing woods and new gardens as visitor amenities and as educational opportunities.
- Keep and improve the trail system for recreation and connectivity.
- Build a community garden with connections to the school and to the educational mission of the site.
- Build a unique event venue that fits the site and creates revenue through rentals.
- Build spaces for gathering.
- Maintain an open lawn for running around, picnicking, throwing a football, flying kites and other uses.
- Allow for the Chapel Hill Farmer's Market to build a location on Legion Road and to connect to the rest of the site.

## TEAM LINDSEY: CONCEPT NO. 7

### BEAUTIFUL PUBLIC PARK



OVERALL SITE GOAL: to provide a beautiful, unique, destination park that allows for different visitor experiences and passive recreation

open lawn for running around, throwing football, flying kites  
 ↓  
 flexible, multi-use

opportunities for school connections through educational signage, trails

Charrette visitors were asked to list their top goals for the site on Post-It notes and to stick them to the wall. The notes fit roughly into three categories: *Guidelines and Principles*, *Connectivity*, and *Desired Uses*. Following are the themes or suggestions that rose to the top in each category.

## GUIDELINES & PRINCIPLES

*This category includes suggestions intended to guide broad aspects of the site development and design. Refer to Appendix F for the table that lists full comments.*

**25 notes** expressed interest in principles that would govern the design of the site. Of those, 14 were concerned about following sound environmental practices, and 11 offered design suggestions for features like potential viewsheds and landmarks.

**17 notes** expressed a preference that the site remain passive and peaceful.

**13 notes** shared suggestions and concerns about covering the costs of site design and development.

**11 notes** urged public, civic use of the property.

**6 notes** shared thoughts about site maintenance and potential partnerships.

**3 notes** expressed a concern about traffic.

**2 notes** expressed a hope that the site would serve a diverse cross-section of the community.

## CONNECTIVITY

*This category includes suggestions about site accessibility. Refer to Appendix F for the table that lists full comments.*

**13 notes** offered suggestions for neighborhood connections.

**7 notes** pushed for walkability, bikeability and multi-modal site access.

**2 notes** offered opinions about car access.

## POST-IT NOTE TAKEAWAYS

## DESIRED USES

*This category breaks down the most common ideas for potential site uses. Refer to Appendix F for the table that lists full comments.*

**42 notes:** passive recreation such as trails, parkland, natural areas and lawn

**19 notes:** Chapel Hill Farmer's Market location

**18 notes:** programmed outdoor recreation such as skate park and sports fields

**15 notes:** children's play such as splash pads, playgrounds and natural play

**9 notes:** outdoor performance venue

**9 notes:** housing, particularly affordable and workforce housing

**7 notes:** educational uses such as service-learning, afterschool and vocational

**6 notes:** community center

**5 notes:** food options such as permanent cafes or space for food trucks

**4 notes:** outdoor gathering and picnic spaces

**4 notes:** Kidzu location

**4 notes:** cemetery expansion

**3 notes:** indoor recreation space

**3 notes:** arts facility

**2 notes each:** dog park, venue rental, commercial uses and combined child and senior daycare

The charrette table discussions and Post-It suggestions generated a wealth of creative and exciting ideas for the development of the American Legion property. The full concept descriptions on the previous pages, and the Post-It and table notes listed in full in Appendix F, capture the breadth of views expressed and conversations held.

Following are the most common themes and concepts that emerged from across all forms of feedback.

## PRIVATE DEVELOPMENT

*Consider small-scale development along Legion Road, to benefit the whole town and to generate revenue for the maintenance of the rest of the property.*

## PARK

*Protect the environment and the natural character of the site, while also providing space for active recreational amenities.*

## ACCESS

*Limit car access to the site, and improve bicycle and pedestrian connectivity.*

## PARTNERSHIPS

*Focus on partnerships with local institutions such as the Chapel Hill Farmer's Market, Kidzu, Ephesus Elementary School and the YMCA.*

# COMMON THEMES & CONCEPTS

