

APPENDIX A
AMERICAN LEGION TASK FORCE MEMBERS

AMERICAN LEGION TASK FORCE MEMBERSHIP		
Name	Interest	Task Force Office
AT-LARGE APPLICANTS		
Rachel Schaevitz	Community Member	Member
Ryun Miller	Community Member	Member
Michael Andrews	Community Member	Member
Lew Brown	Community Member	Alternate
MAYOR & COUNCIL		
Mayor Pam Heminger	Mayor & Council	Member
Council Member Donna Bell	Mayor & Council	Member
Council Member Nancy Oates	Mayor & Council	Member
OTHER MEMBERSHIP		
Neal Bench	Planning Commission	Member
Joan Guilkey	Parks, Greenways, and Recreation Commission	Member
Wesley McMahon	Parks, Greenways, and Recreation Commission	Alternate
Dan Cefalo	Cultural Arts Commission	Member
Scott Radway	Business/commercial development	Member
Laurie Paolicelli	Chapel Hill/Orange County Visitors Bureau Executive Director	Member
Pat Heinrich	Chapel Hill Carrboro City Schools	Member

APPENDIX B
AMERICAN LEGION TASK FORCE CHARTER

American Legion Task Force



PROJECT	Task Force for American Legion Post 6 Future Land Use Discussion (American Legion Task Force)		
COMMITTEE OFFICERS	Rachel Schaevitz, Chair Neal Bench, Vice-Chair	STAFF LIAISONS	Corey Liles, Planning & Sustainability
MISSION	<p><u>Opportunity Statement:</u> 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.</p> <p><u>Goal:</u> 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.</p>		
BACKGROUND	<p>In June 2015, the Town Council considered an option to purchase the American Legion Property for \$10 million, and declined because of cost. To inform consideration of anticipated development proposals, on March 16, 2016, the Town Council held a work session to hear community interests on the property and to express Council interests for its future. Guiding principles for any future development were subsequently adopted on June 20, 2016. An applicant then submitted a concept plan for a multifamily and office development in the summer of 2016. The Council reviewed and provided comment on that plan at their meeting on September 19, 2016.</p> <p>As an outcome of continued discussion, the Town Council authorized the Town Manager to sign a contract to purchase the 35-acre American Legion Property on December 5, 2016. The purchase price was \$7.9 million to be paid in installments. Council further resolved that the property should be used for a mix of public and private purposes.</p> <p>The public engagement process to determine future land uses was initiated in March of 2017. Town Council endorsed the schedule and the selection of a consultant to facilitate the process on March 6, 2017. The charge and composition of the American Legion Task Force was subsequently approved on March 13, 2017.</p>		
DECISION POINTS	<ul style="list-style-type: none"> • Determine the most fitting and appropriate uses of the American Legion Property to include in the reports to the community and to Council • Determine how to refine a series of concept sketches to best illustrate these uses • Determine the format and forum used to communicate the report to the community • Determine the recommended next steps for continued land use planning and public engagement for the American Legion Property 		
DELIVERABLES	<ul style="list-style-type: none"> • Feedback and recommendations provided to consultant, to be included in the reports to the community and to Council 		

American Legion Task Force



<p>POTENTIAL STAKEHOLDERS</p>	<ul style="list-style-type: none"> • Town of Chapel Hill Residents • Current users of the American Legion Post facility, dance studio, and other portions of the property • Town Departments such as Planning & Sustainability, Parks & Recreation, and others • Groups and individuals interested in parks, trails, and open space issues • Groups and individuals interested in commercial development opportunities • Groups and individuals interested in affordable housing issues • Groups and individuals interested in environmental and stormwater issues • Town Advisory Boards and Commissions • Chapel Hill-Carrboro City Schools • Landowners with properties adjacent and near to the American Legion property
<p>COMMITTEE COMPOSITION, ROLES, AND RESPONSIBILITIES</p>	<ul style="list-style-type: none"> • [1] Task Force Chair to lead the task force, represent and liaise with the Town of Chapel Hill Council; facilitate discussion and decision-making, while endeavoring to maintain equal opportunity for all members to participate in discussion; and coordinate Town staff support to the task force • [12] Task Force Members (including Chair) representing the Town Council, Advisory Boards and Commissions, business/commercial development interests, the Visitors Bureau, the school system, and the community at-large. Task Force members will attend the Community Charrette; attend Task Force meetings; participate in discussion and decision-making, endeavoring to maintain equal opportunity for all members to participate in discussion; represent the interests of the community; and vote on Task Force decisions • [1] Town of Chapel Hill Staff liaison will support the task force with direction from the Chair. Support will include preparing information and maps related to the American Legion Property; meeting agendas; meeting scheduling and arrangements; public notification; preparing and providing information and documents to task force to assist in decision-making; preparing and disseminating meeting summaries to Task Force, Chair, and Town management.
<p>TIMEFRAME</p>	<ul style="list-style-type: none"> • Provide feedback and recommendations on reports prepared by consultants to the Council by June 2017.
<p>FACTORS FOR CONSIDERATION</p>	<ul style="list-style-type: none"> • Input received from stakeholders • Needs of the community • Wants/desires of the community • Guiding principles adopted by Town Council • Recommendations from the consultant • Physical and environmental constraints on the site
<p>BOUNDARIES OF SCOPE</p>	<p>The Task Force's charge is to provide future land use recommendations to the Council for the American Legion Post 6 property, 1714 Legion Road</p>
<p>COMMUNICATIONS</p>	<p>Main channels of communication for the team will include in-person meetings. Meetings will be scheduled by email, and noticed in accordance with Open Meetings Law.</p>

American Legion Task Force



	<p>Town staff will prepare a summary of each meeting, including meeting highlights, actions, points of consensus, issues of importance to the group, and attendance (but will not be verbatim). Meeting summary notes will be emailed to task force members, the Chair, and Town management following each meeting.</p> <p>The American Legion Task Force webpage will be updated with task force agendas, materials and meeting summary notes. The webpage will be managed by Town staff in coordination with the task force.</p>
SCHEDULE AND MAJOR MILESTONES	<ul style="list-style-type: none">• April 25, 2017: First task force meeting• May 2017: Additional task force meetings• June 2017: Report to the community• June 2017: Report to Town Council

APPENDIX C
TASK FORCE MEETING MINUTES



Town of Chapel Hill
AMERICAN LEGION TASK FORCE
Tuesday, April 25, 2017, at 02:00 p.m.
Chapel Hill Public Library, Meeting Room C
100 Library Dr., Chapel Hill, NC 27514

Draft Minutes

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

Staff Liaison: Corey Liles

- **Opening**

Meeting was called to order at 2:05pm by Mayor Pam Hemminger

- a. **Roll Call**

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

Members Absent: Council Member Donna Bell

Town Staff Present: Corey Liles, Kayla Seibel

Consultant Staff Present: Dan Jewell, Elizabeth Wilcox

- b. **Approval of Agenda**

- Action Taken: Mayor's Update added to Business section of Agenda

- **Welcome and Introductions**

Members of the task force briefly introduced themselves. Mayor Hemminger noted that the Council anticipates a presentation on their work by the end of June. The Town has closed on the property, though the Legion continue to occupy their facility for the next 3 years. There is time available for Council to decide on the best use for this property and the approach to commercial development.

- **Public Comment**

Lynne Kane noted that there had been debate over how much land could be sold to Liberty Healthcare; her stance is that this or other healthcare uses would be a welcome addition to the area. She voiced support for the sale of land for private development, given the financial resources needed to maintain public lands.

- **Business**

- a. **Task Force Charter and Charge from Town Council**

Background: The Town Council approved the charge of the American Legion Task Force at its meeting on March 13, 2017, and subsequently appointed the members of the task force at its meeting on April 5, 2017. The work of the task force is to participate in the public engagement process for the American Legion property and work with the project consultant to develop future land use recommendations for the property. The Town Council anticipates a community report-out in May 2017 and recommendations to the Council for review in late May 2017, prepared by the project consultant based on guidance from the task force.

Action Item: Review and discuss the charter and charge from the Town Council, goals and objectives, deliverables, background on the American Legion property, and a proposed work plan.

- Action Taken: The charter was discussed with a few clarifying questions and minor suggested edits from Task Force members. No action was taken.

Reports to the community and to Council are included as deliverables in the consultant's scope of work, and it was agreed that determining the form and method of dissemination would be one of the charges of the task force. There was general agreement that the May 2017 timeframe could be extended to June. A suggestion was made that 'wants of the community' be added to Factors for Consideration.

- b. **Election of Task Force Chair**

Background: The task force charter calls for a Chair to lead the task force, represent and liaise with the Town of Chapel Hill Council; facilitate discussion and decision-making, while endeavoring to maintain equal opportunity for all members to participate in discussion; and coordinate Town staff support to the task force.

Action Item: Elect a Task Force Chair

- Action Taken: The Task Force determined that a Vice-Chair was also needed. After reviewing the duties of the Chair and the qualifications of the candidates, the Task Force elected Rachael Shaevitz to serve as Chair and Neal Bench to serve as Vice-Chair.

- c. **Mayor's Update**

- Action Taken: The Mayor reported on various considerations including nearby development, surrounding properties, and the work plan for the

Parks & Recreation Department that could have bearing on the Task Force's discussions. No action was taken.

Topics mentioned during the Update include:

- The opportunity for the Town to purchase the adjacent 3.5 acre Lindquist property.
- Development activity across Legion Rd including the Hillstone multifamily project, currently under review, and potential redevelopment of Quality Inn.
- The land held by Orange County for a park with outdoor athletic facilities off of Millhouse and Eubanks Rd, and the Mayors interest in moving that project forward.
- The work of the Town Properties Task Force and the potential for coordination between the two task forces (uses identified for American Legion could be considered for other Town-owned properties)
- The Visitors Bureau's ongoing study on local tourism
- Status of funds allocation from the recent Parks & Recreation Bond
- The footprint needed for typical commercial projects: 1 acre of land can accommodate around 10,000 sq ft of built space, including room for associated parking.
- Clarification that program registration for the Parks & Recreation Department would not take place at the Chapel Hill Police Department site, if the offices are moved there.
- Background on the pond and dam – this is a farm pond which does not serve a stormwater function. Relocating or resizing the pond is possible. The dam would require significant repair, and there is still the question of whether or not it is spring-fed.
- The ballfield located just south of American Legion is on the Elementary School property, while the tennis courts and associated parking lot are located on Town property.
- In regards to selling a portion of the property, this would put land back on the commercial tax rolls, but it is not the only method for raising revenue to pay the \$4 million owed on the American Legion property. Other options could be the staggering of bond projects, additional borrowing, or sale of other Town properties. A combination of measures could be used to extend the timeline for selling land.
- Liberty Healthcare has flexibility on the amount of land they are interested for an expansion.
- There has not been an appraisal done by the Town for the American Legion property, but that could be a recommendation of the task force.
- It is outside the task force's scope to address traffic generated by other developments along Legion Rd.

d. Presentation on Public Input and Concept Sketches

Background: Coulter Jewell Thames is serving as the Town's consultant for the public engagement process. Members of the consulting team will share refined sketches of the land use concepts that were developed during the April 8 charrette, along with a summary of public feedback received.

Action Item: Receive information. Provide feedback to consulting team on concept sketches and information to include in the reports to the community and to Council.

- Action Taken: The Task Force received a presentation from Coulter Jewell Thames staff. Members offered feedback, asked various clarifying questions, and discussed other information of interest. No action was taken.

Dan Jewell of Coulter Jewell Thames clarified that their charge to facilitate public discussion, not design or recommend uses. He gave a presentation on the design charrette which included the following takeaways:

- Around 120 participants attended throughout the day.
- A post-it note exercise asked participants to describe their vision for the property and then look at notes from others. This identified community desires, not necessarily needs.
- Common themes of the charrette public input included an interest in sound environmental practices, multimodal neighborhood connections, and recreation uses with a particular emphasis on passive recreation.
- Task force members who attended the charrette generally felt that participants' input was incorporated into the sketches well or somewhat well.
- Common elements of the 7 concept sketches included preservation of the stream corridor, some development along Legion Rd for commercial uses and community programs, creating a park entry experience on Legion Rd, networks of trails crossing the site and tying into neighborhood street stubs, a space for the Farmers Market, new athletic fields, indoor recreation space for various programs, smaller outdoor recreation uses, coordination with the elementary school, and in some cases low density and/or affordable housing.
- The sketches offer a mixture of recommendations for the pond – removing it, reducing its size, or keeping it as-is. Costs of either repairing the dam or removing the pond are significant; draining the pond would be required to determine if there is a spring.
- The sketches offer various approaches to parking

a. Other Task Force Discussion

The task force members and shared reactions to the consultant's presentation and brought up various topics of interest for discussion:

- A Legion member has stated that before the pond was built, there was a spring and a bog in that location. A certain answer will require US Army Corps determination which could take up to 18 months. Pursuing a determination could be a task force recommendation.
- Interest in seeing Ephesus Park facilities and other surrounding context on the sketches.
- Interested in innovative stormwater practices and green development for the site.
- Clarification that most sketched do not include site lighting, but that noise spillover was more of a concern to charrette participants than light pollution.
- Divided public feedback on a swimming pool for the site. Town pools are at capacity. If the YMCA replaced their current Chapel Hill-Carrboro facility at the Legion site and built a pool, it would only be available to members, but also not be a maintenance responsibility for the Town.
- Town Council is not interested in pursuing an expansion of Memorial Cemetery on this property.

- Many sketches include commercial development because charrette participants were given the impression that the Town had to sell off some land. Some portion of the Legion Rd frontage should be reserved to give street presence to the park/community facilities.
- The elementary school has a waiting list for after-school care and would be happy to “outsource” it to a quality program nearby run by others. They would also like safe connections that would allow neighborhoods to the north to be added to the school’s walk zone. The school will need a new ballfield location based on plans for expansion.
- The Cultural Arts Commission would like to see a public arts facility with classroom space. The town has lots of demand for arts classes and they do not require a lot of space. Arts programming lends itself well to partnerships with the school system, dance organizations, Kidzu, and the Arts Center. Any performance space should be small an ancillary, based on the site location. Forest Theater may have capacity for extra use.
- Tourism attracts 2.5 million visitors and generates \$184M annually for Orange County. This can be supported by recreation and green space with an economic development component that generates occupancy and revenue. Pickleball is increasingly becoming a tourism generator. Chapel Hill should examine surrounding communities and figure out what ‘niche’ it can serve from a tourism perspective.
- A community center appears on many of the sketches, but each group had their own ideas of what services it might provide. The space requirements of various programs should be more fully considered.
- There has also been interest expressed in space for small weddings.
- The Parks, Greenways & Recreation Commission should be looked to as a resource on community needs
- Next steps for the consulting team could include adding more contextual information to the concept sketches, and preparing some sample facility sizes to share. The task force could then develop a priority list of uses and select a few concept plans to send to Council.
- There was general agreement that a portion of the next meeting be used to develop guiding principles which would then be used to evaluate ideas.

a. Establish Future Meeting Dates

Background: The current timeline calls for a community report-out in May 2017 and recommendations to the Council for review in late May 2017, prepared by the project consultant based on guidance from the task force.

Action Item: Determine the number of additional meetings needed for the task force to complete its work, and set a meeting schedule through at least May 2017.

➤ Action Taken: The Task Force expressed a desire to have two meetings in May and determined that Tuesday afternoons tend to work well for members. A preference was expressed by several members for meeting on May 9. A Doodle poll will be used to confirm meeting dates. Prior to the next meeting, Task Force members will submit ideas for a working list of development principles which will be discussed at the next meeting. No action was taken.

- **Public Comment**

Lynne Kane stated that discussion of the arts was encouraging, and that it was good context to hear about athletic facilities being considered for Millhouse Rd.

- **Adjournment**

Meeting was adjourned at 4:03pm

Meeting Materials

- [Task Force Charter](#)
- [Memo on Task Force Communications](#)
- [American Legion Design Charrette Report to the Task Force](#)
- [Design Charrette Appendix](#)
- [Stakeholder Group Submissions](#)

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.



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

Draft Minutes

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

Meeting was called to order at 2:00 p.m. by Rachel Schaevitz, Chair

a. Roll Call

Members Present: 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 (by phone), Laurie Paolicelli, Scott Radway, Lew Brown (alternate), Wesley McMahon (alternate)

Members Absent: Ryun Miller

Town Staff Present: Corey Liles, Laura Selmer

Consultant Staff Present: Dan Jewell, Elizabeth Wilcox

b. Approval of Minutes for the April 25, 2017 Meeting

➤ Action Taken: Minutes Approved

c. Approval of Agenda

➤ Action Taken: Agenda Approved

2. Announcements

Vice-Chair Neal Bench requested that the Mayor restate her comments from the previous meeting about the American Legion property and the Council's direction for the task force. The Mayor mentioned the installment purchase structure of the property, the intent to work with Orange County for athletic fields on Millhouse Road, the availability of Cultural Arts Funds for arts education, the potential for partnerships with school, the opportunity for cross-sharing of

parking with the Europa Center, and the Town Council's intent to sell a portion of the land to grow the Town's tax base.

Council Member Nancy Oates shared that the Town Properties Task Force continues to evaluate Town assets and has identified a nearby parcel, approximately two acres, that could be considered for uses that meet community needs. The parcel was previously set aside with the intent to build a new fire station, but the site is no longer considered viable for such a use. The parcel is located near the edge of the cemetery near the Greenfield Place development.

3. Public Comment

Lisa Van Deman, Executive Director of Kidzu Children's Museum, along with Kidzu board members, stated their interest in being involved in the Legion property discussions. The museum, a registered non-profit, is interested in exploring opportunities for community partnerships. Kidzu has a strong commitment to enhancing educational opportunities for children, including underserved populations. Kidzu is looking to build 20,000 SF of indoor space with additional outdoor learning space which could be located on the Legion property. Kidzu representatives shared copies of their 2016 Annual Report with task force members.

4. Business

a. Task Force Scope of Work

Background: The goals, decision points, and deliverables of this group are defined in the task force charter. The Chair will provide an overview of the proposed work plan which will allow the task force to fulfill this charge in the available timeframe.

Action Item: Receive information.

- Action Taken: Task force members discussed the scope of work, generally expressing support for having the list of development principles as a key deliverable, and recognizing that the timeframe did not allow for a full evaluation of ideas submitted by stakeholder groups. No action was taken.

Chair Rachel Schaevitz provided an overview of the proposed work plan. The task force is expected to provide a report to Council on June 26th which will include guiding principles for Council to consider in evaluating future proposals for land use.

The Mayor and Council Members expressed support for the guiding principles as a focus of the report to Council. Council Member Bell asked the task force members to identify what can only be done on this property and not elsewhere in the Town. Ms. Bell reiterated the Council's intent to make a portion of the property available for commercial use and not dedicate the entire parcel for recreational use. Mayor Hemminger stated that the guiding principles should reflect the best opportunities for the land and the needs of the community as a whole. She also suggested the task force put forward some 'nuts and bolts' recommendations such as what should happen with the pond and where commercial development should go.

Council Member Oates explained that the short task force timeline allows Town staff to work on assignments related to the American Legion property during the summer months. Discussion followed regarding the potential for continuing the task force's work after the June 26th Council report if there is a need for additional investigation of community needs and possible land uses.

Scott Radway drew the group's attention to charrette concept sketches which show the way land characteristics of the property can start to drive site planning. Discussion continued about the restriction of the main stream in particular, and the pond which impacts the commercial development footprint in its current location.

Mr. Radway also mentioned the impacts on surrounding properties, particularly with spillover parking at times of peak visitor use. Group discussion concluded that room for adequate future parking should be a consideration, impacts on the surrounding neighborhood should be mitigated, and shared parking opportunities with other nearby properties should be explored.

Mike Andrews proposed additional channels for public input that would target diverse and/or isolated populations to ensure recommendations are inclusive and truly reflective of community needs and desires.

Task Force members also discussed providing more detail to Council on the intent of the guiding principles, along with findings gathered from public input.

b. Principles for Development

Background: At the April 25, 2017 meeting, task force members expressed an interest in establishing a set of development principles for the American Legion site. This list is intended to capture the qualities and characteristics that are important to any development project on this land. The Guiding Principles adopted by Council in June 2016 serve as a starting point. Task force members have submitted ideas for development principles in advance of the meeting.

Action Item: Establish a set of principles for development of the American Legion site.

➤ Action Taken: Using the working list of ideas sent in advance of the meeting as a starting point, task force members crafted a condensed list of 11 development principles. The task force will review this list to refine the wording of principles. No action was taken.

The Chair recognized various task force members who each identified one or two principles they felt were most important. The goal was to refine the working list to 5-10 principles; at the close of discussion there were 11. There was general agreement that a description needed to be developed for each principle to give proper explanation.

The condensed draft list of development principles is posted online [at this link](#).

c. Sample Facility Sizing

Background: Consultant staff were tasked with sizing out sample facilities at the same scale as the concept sketches. They will present a series of facility footprints which are sized based on local examples and/or industry standards. This will help create a visual association between elements of the concept sketches and real-world examples, while also verifying whether elements of the concept sketches are appropriately sized.

Action Item: Receive information.

- Action Taken: Dan Jewell and Elizabeth Wilcox demonstrated the impact and development footprints of sample facilities on the overall property using a printed base map and transparency overlays. No action was taken.

d. Parks, Greenways & Recreation Commission Interests

Background: The Parks, Greenways & Recreation Commission held a meeting on May 3, 2017 to discuss their interests regarding the American Legion Property. The resulting list of interests is an update to the memorandum submitted to Council on February 17, 2016, based on changing conditions and additional discussion over the past year.

Action Item: Receive information.

- Action Taken: Joan Guilkey and Wesley McMahon presented the Commission's recommendations on uses for the American Legion site, along with proposed characteristics of various facilities. No action was taken.

Ms. Guilkey and Mr. McMahon noted the Parks & Recreation Comprehensive Master Plan identified the Legion property as a potential community park site in 2013. Interests of the Parks, Greenways & Recreation Commission include preservation of green space, land uses that promote healthy and active lifestyles, thoughts around vehicle and walking access, consideration of neighbors, and minimizing parking impact.

The presentation is posted online [at this link](#).

e. Evaluating Ideas from Constituent Groups

Background: Several concepts for developing portions of the American Legion property have been submitted by local stakeholders. The task force will discuss the strategy for the Town to formally receive and review these ideas, recognizing that this work will likely continue beyond the June 2017 timeframe.

- Action Taken: Further discussion of this topic was tabled for a future meeting due to time constraints.

f. Other Task Force Discussion

No other items discussed.

5. Public Comment

No additional public comments.

6. Adjournment

Meeting was adjourned at 4:05pm

Next Meeting: June 6th

Meeting Materials

- [Draft Minutes of the April 25, 2017 Meeting](#)
- [Working List of Principles for Development](#)
- [Revised Concept Sketches with Base Map](#)
- [Surrounding Development Map](#)
- [Town Properties Map](#) (also showing Millhouse Rd Park)
- [Updated Stakeholder Group Submissions 5.05.2017](#)

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.

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Resources:

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- 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.



Town of Chapel Hill
AMERICAN LEGION TASK FORCE
Tuesday, June 6, 2017 2:00 p.m.
Chapel Hill Town Hall, 1st Floor Meeting Room
405 Martin Luther King Jr. Blvd., Chapel Hill, NC 27514

Draft Minutes

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

Meeting was called to order at 2:00 p.m. by Rachel Schaevitz, Chair

a. Roll Call

Members Present: 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 (by phone), Ryun Miller (by phone), Laurie Paolicelli, Scott Radway, Wesley McMahon (alternate)

Members Absent: Lew Brown

Town Staff Present: Corey Liles, Laura Selmer

Consultant Staff Present: Dan Jewell, Elizabeth Wilcox

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

➤ Action Taken: Minutes Approved

c. Approval of Agenda

➤ Action Taken: Agenda Approved

2. Announcements

Vice-Chair Neal Bench stated that although it is the Council's intent to sell off a portion of the American Legion parcel, the task force has not yet taken a position on the amount of land to sell for commercial uses. Joan Guilkey offered that the task force may have a preference to make the whole property a park, however there was not agreement on that position. Ryun Miller noted that the task force serves in an advisory role rather than as a decision-making body.

Mayor Pam Hemminger shared that there is an opportunity for a matching grant with an outdoor fitness company interested in installing outdoor gyms and fitness parks. This opportunity will be further explored with Parks & Recreation staff to provide more information. The Mayor met with representatives of the Chinese Cultural Center proposal to discuss their interests in the property. Additional inquiries continue as interest in the property remains high. She also mentioned conversations that are ongoing with the neighboring Lindquist property and their interest in selling to the Town. Additionally, the Mayor highlighted her interest in creative placemaking after attending The Triangle Smart Cities Summit in Raleigh.

3. Public Comment

No public comments were made.

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.

Mr. Liles explained that priority projects are based on the recommendations of the 2013 Comprehensive Master Plan. There are additional priorities, not applicable to the work of the task force, that involve maintenance of existing facilities. Jim Orr, Director of the Department, provided clarification in a memo, noting that while priorities are influenced by national standards, local context and public input are weighted more heavily. An estimated \$3.4 million in bond funds remains for town-wide Parks & Recreation projects, after accounting for issued bonds and reserved funds for administrative offices.

Ms. Guilkey and Wesley McMahon reviewed the presentation from members of the Parks, Greenways & Recreation Commission provided at the May 9 meeting, highlighting the recommended uses for the American Legion site.

Scott Radway asked the project consultants to consider possibilities for interim uses of the property until long range goals are attainable.

Dan Cefalo highlighted an additional need for the community clay studio to expand.

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.

Ms. Paolicelli explained that the research project was commissioned by the Chapel Hill/Orange County Visitors' Bureau regarding feasibility and market demand for visitor oriented facilities. Research indicates an unmet market demand for sports and recreational tourism. A particular demand for pickleball is growing among older demographics, typically with disposable incomes, which represent a key population for tourism attraction. For any recreation facilities built by the Town, the Visitors' Bureau would recommend a memorandum of understanding in which the Bureau would have the ability to organize and advertise tournament events. Indoor facilities may offer more opportunity for regional tournament events, since year-round use is possible.

Michael Andrews noted that noise impacts should be considered for a large scale pickleball facility, considering the noise spillover of existing courts at Ephesus Park. Indoor courts could remove this concern or, as the Mayor noted, higher walls could be built. Additionally, size limitations may not be conducive to the needs of large-scale national tournaments.

Mr. McMahon expressed concern that accessibility for lower income and local community members could be a challenge for activities that appeal to higher-earning demographics.

Mr. Miller noted that pickleball courts are non-permeable surfaces that could have an environmental impact on the property, and that striking a balance of local use and tourism attraction should be a priority.

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.

Edits were suggested by various task force members for principles addressing parking, impacts on the neighborhood, partnerships with the school and others, and the pond. Principles addressing green construction and Legion Rd frontage were tabled for consideration at the next meeting. Task force members were asked to provide additional feedback to staff via email.

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.

The project consultants briefly discussed the generalized sketch for proposed land uses, which was feedback from the April 8 charrette. Task force discussion highlighted the need to either adopt the sketch with a vote and include it as a recommendation to Council, or to present it clearly noted as a summary of the charrette input.

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

No other items discussed.

5. Public Comment

No additional public comments.

6. Adjournment

Meeting was adjourned at 4:07 p.m.

Next Meeting: June 14th, 2017

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.



Town of Chapel Hill
AMERICAN LEGION TASK FORCE
Tuesday, June 14, 2017, at 02:00 p.m.
Chapel Hill Public Library, Meeting Room A
100 Library Dr., Chapel Hill, NC 27514

Draft Minutes

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

Meeting was called to order at 2:05 p.m. by Rachel Schaevitz, Chair

a. Roll Call

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

Members Absent: Council Member Donna Bell

Town Staff Present: Corey Liles, Laura Selmer

Consultant Staff Present: Dan Jewell, Elizabeth Wilcox

b. Approval of Minutes for the June 6, 2017 Meeting

➤ Action Taken: Minutes Approved

c. Approval of Agenda

➤ Action Taken: Agenda Approved

2. Announcements

Corey Liles noted the inclusion of pool usage statistics for Town facilities and indoor court layouts for athletics in the meeting materials for task force information.

3. Public Comment

Dr. Hongbin Gu made a presentation on the proposed Chinese Cultural Center. The presentation included conceptual renderings which depict a campus style design with conference space, a tea house, gym facilities, and gardens. The Chinese Cultural Center would be unique for the Triangle region and the state, and would serve as a cultural learning space. Programming would cater to all ages and to multiple interests. Dr. Gu highlighted the Light Up festival held in January at University Place which attracted over 7,000 attendees, demonstrating a demand for cultural programming and potential for tourism.

Members of the task force asked how much space is needed and what funding is available for the project. Dr. Gu responded that the group is seeking a public-private partnership; exact contribution requested from the Town has not been determined. The current space estimate is 50,000 SF and 5-7 acres of land, but plans are conceptual and can be adapted.

4. Business

a. Principles for Development

Background: The principles for development are a key portion of the task force recommendations for the Report to Council. At the June 6, 2017 meeting, task force members approved the wording of several principles and suggested revisions for others. An updated list has been provided for the task force's consideration.

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

- Action Taken: The task force reviewed the updated descriptions for draft principles and suggested various edits. The task force approved all principles, completing their list to be included in the report.

Chair Rachel Schaevitz presented an updated list of development principles for the American Legion site, incorporating revisions submitted by task force members since the June 6th meeting. The task force discussed and refined the descriptions that were not previously approved.

Following language revisions, the task force voted unanimously to approve principles regarding: existing water features (after striking language regarding a water feature being visible from Legion Road), partnerships with Ephesus Elementary School, treatment of Legion Road frontage (after combining this principle with one regarding functional vehicular access), a comprehensive parking strategy, and green building standards for construction.

The task force voted with a majority (one opposed) to approve revised language for a principle regarding the mitigation of impacts on neighbors.

The task force voted with a majority (one opposed) to approve a principle regarding clear guidelines for public/private partnerships, after striking language that specified compliance with the AIA 2030 standards as a guideline.

b. Future Considerations and Next Steps

Background: Another key portion of the Report to Council will be recommendations on the ongoing development process for the American Legion site, including topics for future consideration and potential next steps. The task force members will review a draft list of recommendations based on ideas submitted in advance of the meeting.

Action Item: Refine the list of future considerations and next steps, determine the level of support from task force members for each item on the list.

- Action Taken: The task force reviewed the list of suggestions for future considerations and next steps, and suggested various edits. The task force approved recommendations to be included in the report.

Chair Schaevitz presented a list of potential future considerations and next steps, compiled from suggestions submitted by task force members.

The task force voted unanimously to request that Council approve the continuation of the task force. The requested scope of work includes reconvening in the fall, holding an additional six meetings to discuss public/private partnerships for the American Legion site, and completing work by April 2018.

The task force voted unanimously to strike a recommendation for the task force to brainstorm ways to make mortgage payments on the property. Mayor Hemminger noted that the Town has already committed to making the payments and any sale of a portion of the property would be a reimbursement to the Town.

The task force voted unanimously to recommend that Council begin earmarking funds in the FY19 budget for investigation and engineering related to the pond.

The task force discussed a recommendation that any land sale should yield the highest return possible for a use that fits in with the community gathering space. Some members felt this recommendation didn't go beyond stating the obvious, however there was general agreement to emphasize compatibility with community spaces. A majority of the task force voted to approve this recommendation.

The task force voted unanimously to strike a recommendation that Town staff assemble cost estimates for infrastructure improvements, since the infrastructure needs for the site are still unknown.

The task force discussed a recommendation for the Town to pursue a memorandum of understanding with the Chapel Hill/Orange County Visitor's Bureau for the advertising of tournament events. There was concern that since the facilities had not been determined, it was unknown whether any could host tournaments. However there was general agreement that the American Legion site should serve a tourism function. The task force revised the language and

voted unanimously to approve a recommendation regarding partnership with agencies such as the Visitors Bureau to generate revenue through tourism opportunities.

Michael Andrews commented that extending the task force would allow time to hold multiple sessions for public input. Mr. Andrews would like to see efforts made to engage isolated populations within the community that may not typically participate in public decision-making.

Pat Heinrich asked whether it was the intent of the extended task force to participate in a public/private partnership Request for Proposal process, noting that this could be an extensive process. Mayor Hemminger responded that the task force could conduct preliminary screenings of proposals to ensure consistency with development principles and Town values. This work would be of value to Council.

c. Potential Land Uses

Background: Various potential land uses for the American Legion site have been identified through the charrette and through user group submissions. The task force will review a compiled list of uses for inclusion in the Report to Council.

Action Item: Refine the list of potential land uses, determine the level of support from task force members for each item on the list.

➤ Action Taken: Task force members expressed concern about having a vote on potential land uses at this time. The item was tabled for future consideration.

The task force determined that the list of potential land uses, based on previous public input, would be included in the Report to Council with no prioritization from the task force.

d. Other Task Force Discussion

No other items discussed.

5. Public Comment

Council Member Ed Harrison expressed concern that the development principles did not address stormwater management.

Fred Lampe, community member, expressed concern for the removal of language relating to the AIA2030 green building standards. Mr. Lampe noted that the American Legion property presents the Town with an opportunity to set a new standard for building design and energy conservation, making an impactful statement on the Town's commitment to climate change mitigation.

Diane Willis, community member, concurred and added that referencing the AIA standards would send a clear message of the Town's support for the Paris Accords. Lynne Kane, community member, noted that consideration of construction cost is important.

Michael Andrews responded with an openness to consider more stringent building standards, should the term of the task force be extended. The extension would allow for time to the task force to better understand the AIA requirements. Pat Heinrich offered that AIA or other specific requirements could be considered as the key criteria for partnerships are developed. Mayor Hemminger noted that staff are currently reviewing a petition to Council for all development in town to meet AIA2030 challenge targets.

6. Adjournment

Meeting was adjourned at 4:12 p.m.

Report to Council: June 26, 2017 at Council Business Meeting

Meeting Materials

- [Draft Minutes of the June 6, 2017 Meeting](#)
- [Draft List of Development Principles](#) (updated 6-09-2017)
- [Draft List of Potential Land Uses](#)

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:

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(Scroll to American Legion Task Force)

Unless otherwise noted, please contact [Corey Liles](#) in the Office of Planning & Sustainability for more information.

APPENDIX D
CHARRETTE DESIGN TEAM

American Legion Design Charrette

Design Team:

Dan Jewell
Ashley Bush
Jared Martinson
Lindsey Naylor
Keri Welch

Project Manager:

Elizabeth Wilcox

APPENDIX E

MATERIALS AVAILABLE APRIL 8 AT EACH CHARRETTE TABLE

Town of Chapel Hill
American Legion Property Public Input Workshop
April 8, 2017

Agenda

9:00am - 9:15am	Introduction of site, recap of City Council principles and process
9:15am – 11:30am	Open public input, interact with designers on potential property uses
11:30 - noon	Small group reporting
Noon - 12:30	Break for designers
12:30pm - 2:45pm	Additional public input, designers refine concepts
2:45pm - 3:15pm	Designers draw and refine concepts
3:15pm - 4:00pm	Presentation by designers of concept plans and review of next steps

Public is encouraged to drop in and provide input on possible site uses, stay all day or drop in.

American Legion Property Fact Sheet

Charrette

4/8/2017

Land Area

Total:	36.16 acres
Resource Conservation District (Stream Buffer):	8.63 acres
Area in Steep Slopes:	1.34 acres
Developable Area:	28.19 acres
Pond Area:	3.12 acres

Planning Info

2020 Land Use Plan

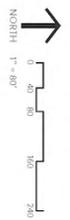
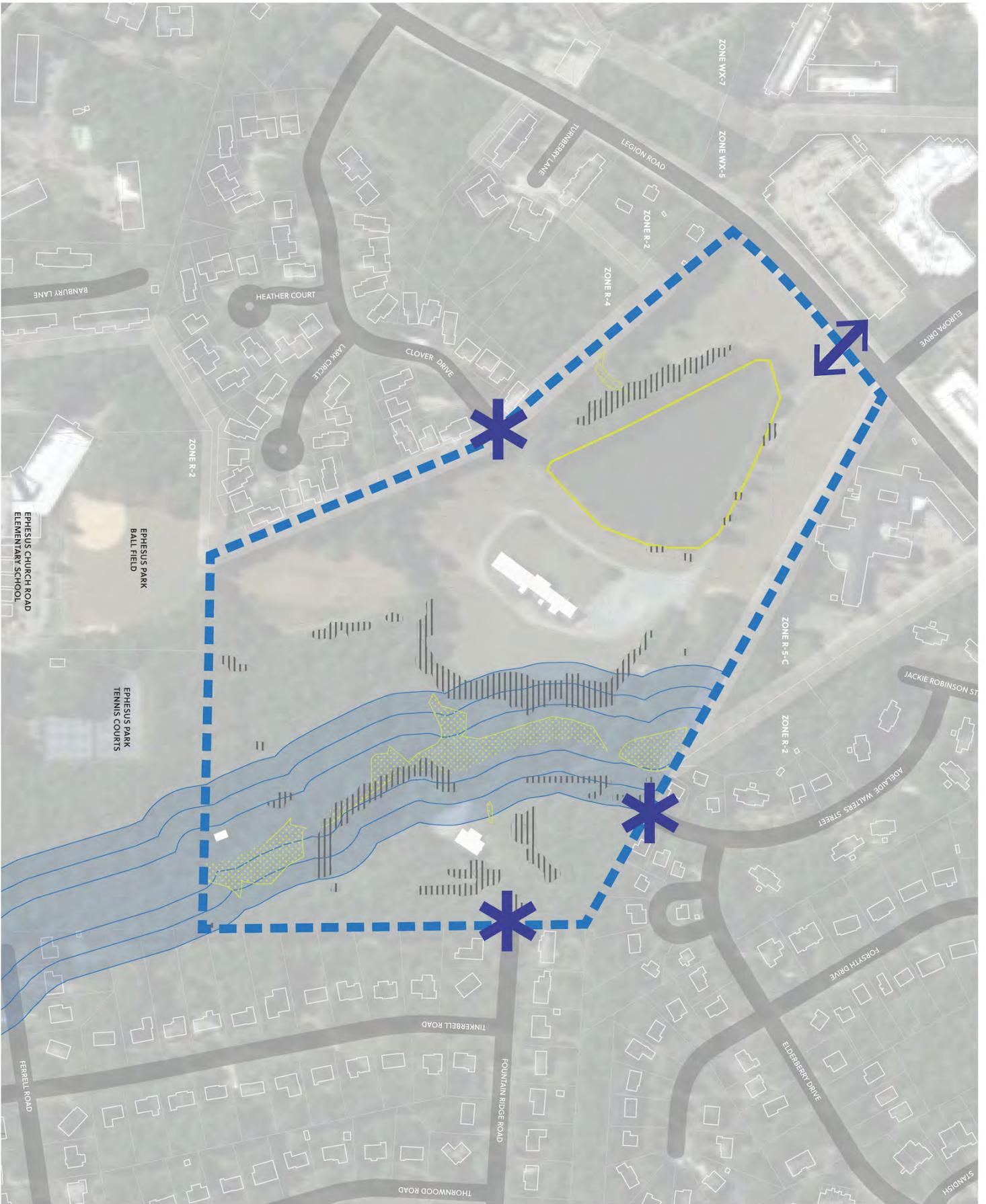
Designation: Parks /Open Space
Portion within North 15-501 Future Focus Area

Existing Zoning: R-2, Residential-2

Surrounding Uses: Northwest: Office
Southwest: Vacant & Single-family residential
South: Elementary School & Town Park
East: Single-family residential
Northeast: Liberty Health Care—Retirement Community

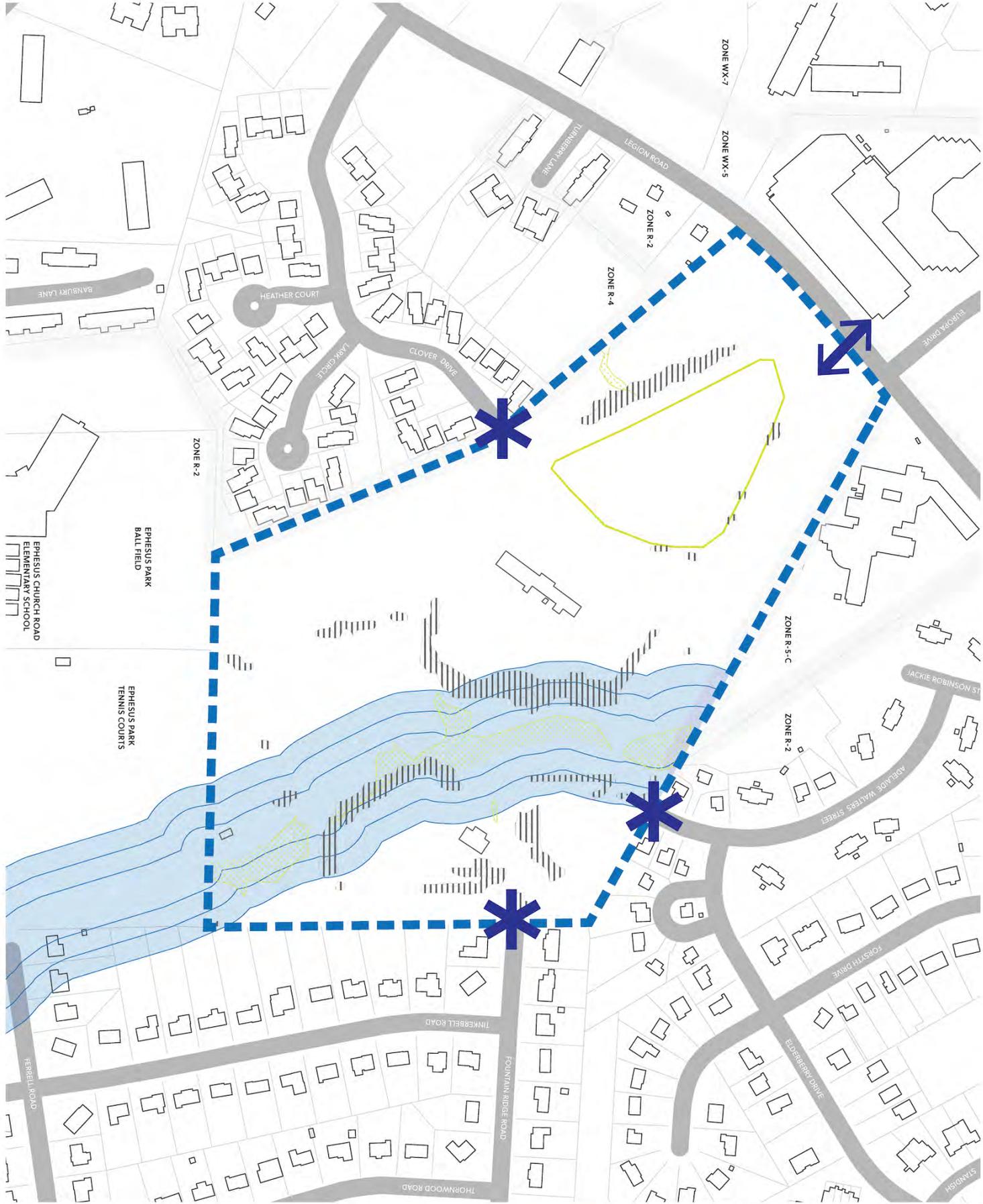
Street Frontage: Legion Road
531.7 feet

Utilities: Municipal water - Orange Water and Sewer Authority
Sanitary sewer - Orange Water and Sewer Authority
Electric - Duke Energy
Natural gas - PSNC Energy



- 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 STUB STREETS
 - CURRENT SITE ENTRY FROM LEGION ROAD

AMERICAN LEGION PROPERTY SITE ANALYSIS MAP

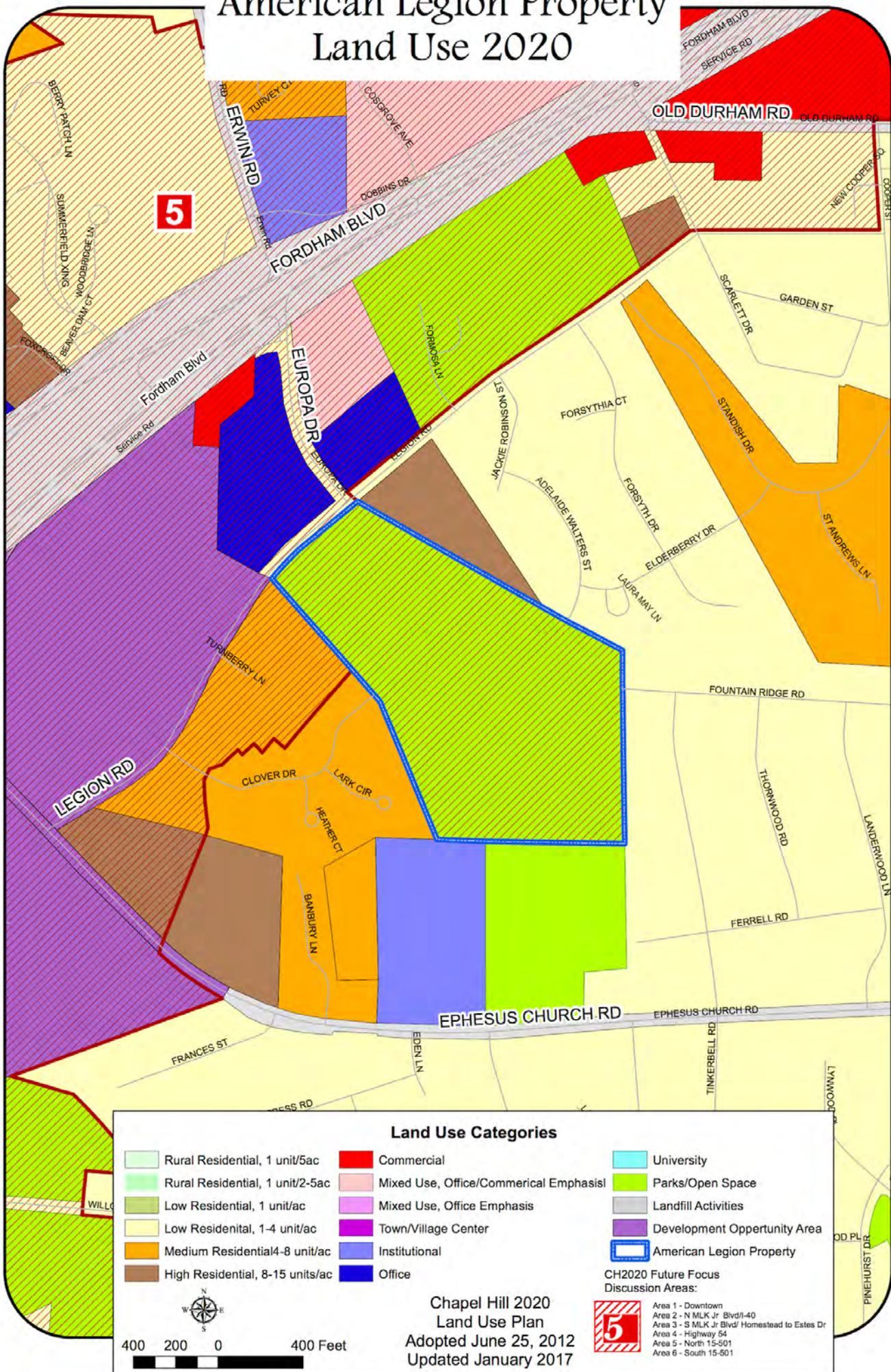


AMERICAN LEGION PROPERTY SITE ANALYSIS MAP

- 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 STUB STREETS
 - CURRENT SITE ENTRY FROM LEGION ROAD
 - FOUNTAIN RIDGE ROAD
 - FERRELL ROAD
 - THORNWOOD ROAD
 - TIKERBELL ROAD
 - ELDRERSBORO DRIVE
 - FORSHTH DRIVE
 - JACKIE ROBINSON ST
 - ADELROID WATERS STREET
 - ELMORE DRIVE
 - LEGION ROAD
 - HEATHER COURT
 - CLOVER DRIVE
 - LARK CIRCLE
 - BANBURY LANE
 - TIMBERLAINE LANE
 - STANDISH



American Legion Property Land Use 2020



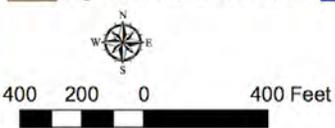
Land Use Categories

- | | | |
|---------------------------------|---------------------------------------|------------------------------|
| Rural Residential, 1 unit/5ac | Commercial | University |
| Rural Residential, 1 unit/2-5ac | Mixed Use, Office/Commerical Emphasis | Parks/Open Space |
| Low Residential, 1 unit/ac | Mixed Use, Office Emphasis | Landfill Activities |
| Low Residential, 1-4 unit/ac | Town/Village Center | Development Oppertunity Area |
| Medium Residential 4-8 unit/ac | Institutional | American Legion Property |
| High Residential, 8-15 units/ac | Office | |

CH2020 Future Focus
Discussion Areas:

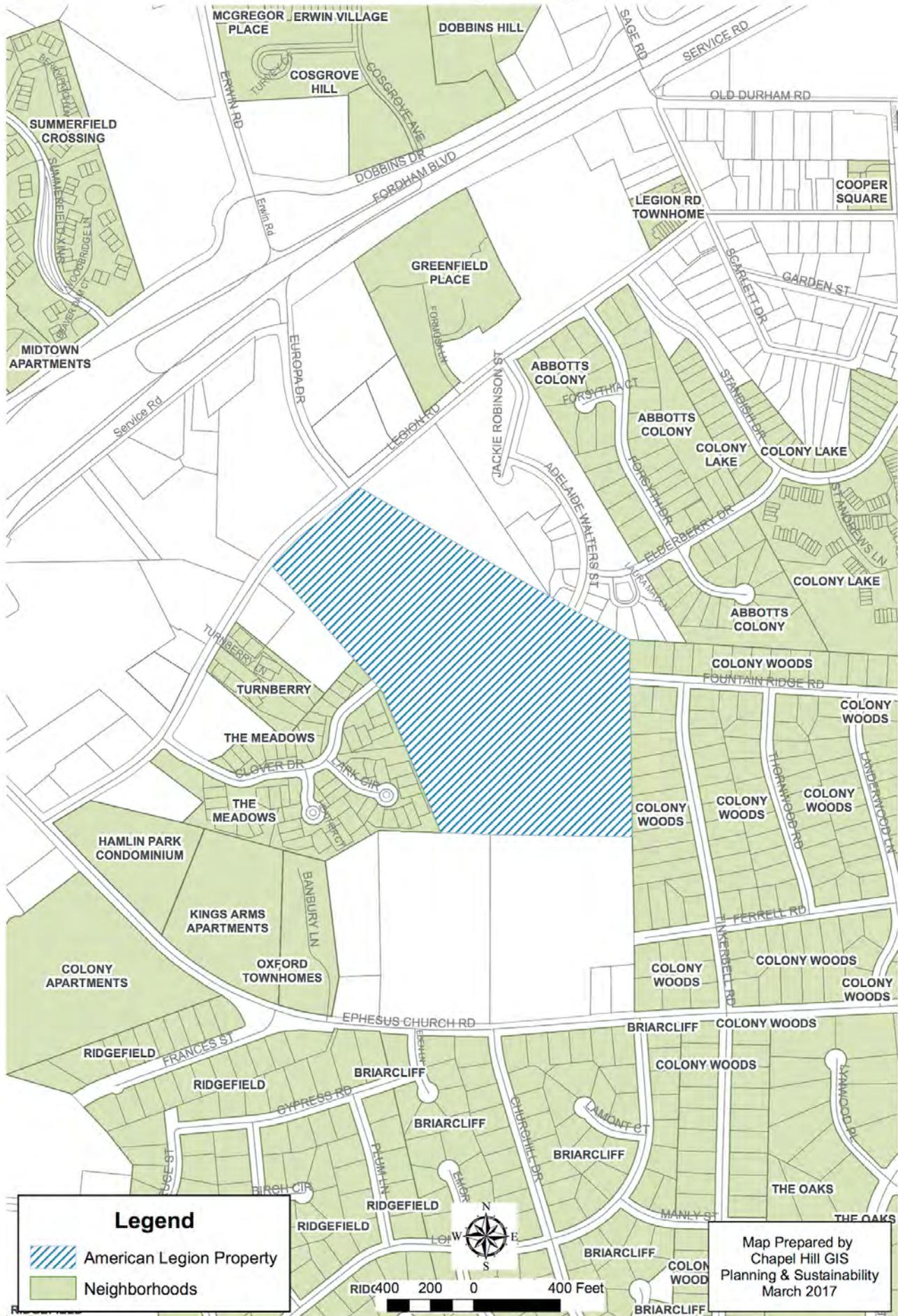


- Area 1 - Downtown
- Area 2 - N MLK Jr Blvd/I-40
- Area 3 - S MLK Jr Blvd/ Homestead to Estes Dr
- Area 4 - Highway 54
- Area 5 - North 15-501
- Area 6 - South 15-501



Chapel Hill 2020
Land Use Plan
Adopted June 25, 2012
Updated January 2017

American Legion Property with Surrounding Neighborhood



APPENDIX F

POST-IT AND TABLE NOTES GENERATED AT CHARRETTE

Post-It Notes: Guidelines & Principles

Post-It Note Comment
Offset town's \$7M by selling-partnering with portion of the property
So much noise increase next to Meadows & even Turnberry
A safe space for kids
A place for students for study
Place to showcase the cultural diversity in the community
Park maintenance cost! Noisy, yells, no control of who comes in -- as after now to steal from abutters houses.
Community uses! This is town Land!
Do NOT let in any more development. No shops. No restaurants. No apartment.
Please use the botanical garden buildings as you model. Permeable parking, water retention, covered walkways
We want a park
Please offset any loss of trees with replacement in other areas.
Incorporate citizen emails received in Jan/Feb 2017
Does the pond have a spring as a source? Would that keep us from removing it? What is pond depth?
Take into account full ongoing maintenance cost for any new development that town is responsible for.
invite scout troops and local volunteers to help maintain or help create some areas.
Please consider increasing taxes as an option. This in an investment for the town. We many never have the chance again.
invite the NC botanical garden to advise re: native plants and help get rid of invasive.
Do things with this space that can only be done there.
Do not have anything that will require a lot maintenance/funds
Leave some untouched areas for wild life.
Well integrated with other public and private areas
Be visible, but edge of property, no vertical stores, garden appearance from distance
Do we need to replicate community park on Estes? No.
Preserve wooded areas, no subtraction of tree canopy.
Traffic improvements on Ephesus Church Road
Asset for entire community
Chapel Hill homeschools would love to have some space and work with you.
Consult parks master plan
No plan addressed or discussed millennials
No development at all unless affordable
Leverage with school to build better community facilities
Preserve stream corridor 100' buffer not 150' foot.
Retain storm water as much as possible
Retain local governmental control of site - do not cede to private developer whose interests do not align with the town's, or HOA which can fall prey to tiny minority of control freaks
Make the public parties work together
Rename larger park area from "Ephesus's Park" to "Legion Park"
Keep lots of wooded areas - large park with natural surface trails too!!
Subdivide section behind and to the left of the existing building to reduce cost of property
No mixed use development
Green oasis new for larger development
Keep as much currently forested land as possible in forested condition
What is wrong with tree and park that everyone can enjoy. No noise. No kiddy playground
Modest revenue generating to offset purchase price
Consider effect of development on neighborhood's property values
Figure out how to handle increased traffic on Legion Road
As little concrete as possible
Be certain that commercial/mixed use will pay for what is the "P.C." demanded space
Priority -- that this BENEFITS the exiting community / neighborhoods

Post-It Notes: Desired Uses

Post-It Note Comment
Building for art / music / dance
Community has lost Deepdish Theater. Provide good space and equipment for 12-month use.
Cemetery that could look like a garden/hillside--no headstones; as much space as they can get.
Cemetery Advisory Board allocate portion near road for cemetery land does not have to
Out of space at Memorial Cemetery would prefer location near Legion Road
Use part of the land for cemetery expansion/annex with affordable housing project being up on land reserved for cemetery expansion as needed, there are no burial plots in Chapel Hill fits alongside parks, athletes, apartments, etc.
Adventure (nature) playground no 8 -16
Fenced playground with shade suitable for a range of ages
Make a kids playground
Perimeter kids train (paid tickets)
Playground area. Please include swings
Please, please, please put in a splash pad for children. Example Coeur de _____ Idaho.
Recreation facilities for young children
Splash garden!
Splash pad
Splash pad
Splash pad
Splash park
Classes for all ages: Pottery; Photography; Language; Computer skills/coding; Yoga
Community center inclusive of LGBTQ, Vets, Refugees
Community center like Homestead and Seymour Senior Center, pool skateboard, inside meeting space and coffee shop
Use existing building for community centers -- classes for teens -- seniors -- arts/language/fitness
Very localized congenial building along Legion
Garden or after school space
Children's garden
Community garden
Community garden opportunities
Daycare - Senior Center Combo
Head start combined with adult day services/dementia care program/intergenerational
A bar/dog park, where people could have fun with dogs or they want a coffee or something like that to relax while playing with your dog.
Dog park
After school & summer camp
High school service learning opportunities
Make sure to save space for new schools to accommodate all of that new development
Outdoor education for CH/C students - include area east of elementary school - could become self sustaining by offering program to other districts for a fee - use the pond , ropes course, zip line course
Vocational training programs - tech repair food service, welding, electricity, auto mechanics
Outdoor recreation space (Farmer's Market, selling space for local artists, theater, picnic areas
Farmer's Market + Trails + Natural Playground
Farmer's Market with park
Event space for farmer's market, which could create income for the City.
Farmer's Market
Farmer's Market is a a great idea.
Farmer's Market!
Farmer's Market!
Farmer's Market!
Farmers Market Pavilion (with community events in summer)
Love the Farmer's Market idea!!!
Multi-purpose pavillion
Multi-purpose pavillion for Farmer's Market and events
Multi-use canopy structure (like Carrboro Town Commons, Durham Central Park, State Farmers Market)
Permanent farmer's market
Permanent space for Farmer's Market
Space for Farmer's Market near parking and light industry (no housing)
Farmer's Market -- What does it draw to (i.e. people who go to the current location may also go into the Mall) Complementary -- food truck rodeos, other events.

Post-It Notes: Desired Uses

Some combination of kid space, art space, commercial (food?) establishments
This has been very successful in New Orleans: City Park, pop up coffee shop; ice cream shop, making a profit and paying rent
Mixed use that keeps a lot of green space. Retail / housing combo with AFFORDABLE SMALL SCALE housing (ie 2 small business w/ 2-3 rental properties)
Affordable housing
Family-friendly multi-family housing
If housing, identified for teachers
Lean into Senior Housing -- Age targeted use
Mixed income housing
Mixed-use housing
Need increase single family or townhouse residential
Teacher housing (affordable housing for faculty / staff of CHCCS)
Gym
Indoor rec facility for Ephesus School to use during the day and and community during evenings and weekends
Indoor sports facility to generate income (instead of retail/offices along Legion Road)
Children's museum, Outdoor space, ground floor café
Kidzu
Kidzu
Kidzu
Picnic shelter
Picnic shelter w/grills and bathrooms
Community gathering place
Food trucks, with local bands playing in amphitheater
Amphitheater
Band shell
Covered shelter for performance -- amphitheater
Dance pavilion
Outdoor amphitheater
Space for outdoor concert series.
Performance space outdoor stage
Mostly park, with trails, natural areas, maybe children's playground
Park / Nature Center/ Community Center
Make it a beautiful park with a building with a kitchen for wedding, meeting events and dancing with permanent Farmer's Market
Park / Recreational Area
Natural areas (gardens)
Accessible park for all ages and all abilities. Wheelchair accessible. Fitness equipment handicapped accessible. Charging station electric wheel chairs. Restrooms w/adult changing table. See Arc Park in Richmond, VA.
More trails for quiet walking to get away from technology and organized life.
Allow old baseball field to stay natural - maybe plant trees and make shady area and picnic tables. Ultimate goal less structuring
Bike trails
Expand Ephesus Park with wooded and some field and batting field
Expansion of Ephesus Park
Great big park
Green space
Greenways and trails
Meadows, picnics, games, drones, kites. Like Dix in Raleigh or Merritt's Pasture
Open area to play Frisbee, pick up games - not formal ballfield.
Park - park - park :)
Park land (with picnic areas)
Park space
Park space (at least part of main part of property left undisturbed except trails, tables, etc.)
Park with integrated greenways
Parks and recreation space
Please turn land over to quiet outdoor space. Trails. Ponds. People need to get away from noise and technology and find peace and quiet.
Preserve or expand area with foot/bike trails.
Trails
Unstructured open space. Maintain open areas for play, relaxation, etc.
Use all land for park and recreation

- project for school expansion (Ephesus Elem. may eventually expand onto part of existing baseball field)
- day care or pre-k
- nonprofit to rent community center space to facilitate programs/activities
- incubator for Town / nonprofit partnership / Schools
- any retail development should serve people of all income levels
 - ↳ subsidize retail space rent

-
- mobile library
 - community forest
 - ~~affordable~~
 - spaces that encourage people of all ages to engage alongside each other
 - group members remarked that development of NC Art Museum and NC Botanical Gardens could inform dev. of American Legion property
 - transit service btwn Am Leg. and University Mall
 - mixed income / mixed use dev.

- Preserve existing amphitheater
- porous parking
- partnering with the schools (Ephesus Elementary)
- 20 acres ^{park} added to existing Ephesus park to yield 30 acre community park
- plan in conjunction w/ CHCCS (schools)
- consult parks masterplan
- stormwater feature
 - ↳ can existing feature be retained?
- school walk zone / bike
 - ↳ to pave or not to pave walking paths?

- walking paths - connections to greenways
- walkability from property to Ephesus-Fordham district
- could existing pond be transformed into tiered amphitheater?
- community center for all ages (shared resource) - like Seymour Center for birth - 100+
- retention pond

- gathering space - eat + drink
- picnic area
- Small groups to present dramas
- Skateboarding, bike riding
- community garden
- school expansion zone
(connect to community garden)
- some housing - affordable
- dog park
- ropes course
- flexible recreation space

JARED

EXPAND WOODS AREA

MAKE PARK BIGGER

EVENT VENUE

+ STORM H₂O RETENTION

SCHOOL PARTNERSHIP

+ PATHS + CONNECTIONS

LAKE/pond · SIZE · LOCATION

CAN STREAM BE DAMMED

PEDESTRIAN + BIKE

OFFICIAL TOWN GREENWAY 10'-12'

BUILDINGS FLEXIBLE COMMUNITY BLDGS

OUTDOOR POOL

Team Dan Table Notes

Kevin's Table - Page 1

Take the park & then figure out how to develop
Parkland, community, also need to consider more steps along with parking (the...)
Need big connection
Diverse w/ multiple pathways - will have a good ability
Tennis/Hall Court with ability to connect
Include multi-purpose space
Pavilion & then just need for recreation & open space as material
Add park shelter. Can something be built in 2008?
re-organizing park being considered now - have aquatic center, community park
need courts for (volleyball, basketball) play ground
shooting range, big park - more courts
that add parking to tennis courts
at school parking
Park like that connection, but, please think & figure out
upgrade, have ball fields & please community
Recreation/ind. shop
Encouraging second part of 2008
Committee from Robert White -
That was last for development - maybe shop for figure foundation perhaps
Some fields - 2008/2009 flat area included
Court recreation areas will need adequate parking
Main entrance should be off Region Rd
if some good for public venue for performance space
This situation is how area in 400 corner
Commercially possible
Need economic generation to support cost
Commercial area along Region Rd
Don't build the office of the Dept. of Public Works on this site, consider to part of site
Public office
Multi-purpose
multi-commercial space
if space areas for kids, would going for snacks
if some more could lease space then good - but
Make Cooper Drive this is w/ Region site for traffic flow
Need this to be developed
11/14 page ->

Kevin's Table - Page 2

Take them into the site of Cooper Drive
Keep parking near Region Road & don't go along with the lot
Commercial parking area of site
Recreation parking that support another p.
2008 impact use, but not think on residential use
*Proposed 2-16 (but don't get) and recreation use that challenges them & ability connected with house
and not proper open
Commercial development should attract sports-oriented business
and some more & change use space - need in way making
help with site recreation oriented - commercial, mixed use, play areas
Don't sell off any portions!
Points of public / play spaces
Have main tennis connection to generate 8-10 years
"Open lot" along Region & connect with a parking
Keep one behind commercial area public recreation
But connection from between baseball field, & street & with Town Drive
Also, this proposed behind commercial & out of parking area to be cleared,
if that building potential location, has, but need to step forward
Use building to create a deck to help or connection
if commercial field or potential, but in top support
on site & need for 2 person - restaurant, outdoor cafe, gymnasium, craft rooms
Have softball courts close to existing tennis courts & playground area behind field
James's market adjacent to parking - include multi-purpose pool (outdoor outdoor)
Part of what the residential portion could be remain along, target age gap area right to Built
Cooper Drive along driveway w/ access to parking
Pavilion shelter to be located along informal foot path
How much water runoff so long generation & increase size to accommodate
E/W & N/S parking connections across site
Develop flat areas just for best development then circulation pattern, then public park
to support for mixed use site, offer space
Should form be considered?
Have day/night activities for safety & maximizing use

- Plan
- CONCERNS & COLLECTORS
- AL. PUBLIC MEETING
4/8/17
- Additional Public Mtgs -
 - REACH OUT TO CHINESE COMMUNITY!!
 - How is Town going to manage traffic -
KUMAR
 - No dev. until comprehensive traffic study.
 - SECU - PAY TAXES?? ~~NOT SURE~~ - YES!!
 - Consideration of limited amount of property to
LIBERTY
 - Class A office space in front
w/ parking underneath.
 - Walkability thru neighbor hood to A. LES.
Property
 - Open space for unstructured PLAY
 - Flat area for recreation
 - Partner w/ School -
 - Parks & Rec. Admin. office -
 - Social Dance Space

Open Field near school

- Use for second kniffield? Does school need one? - School could expand facilities replace existing one
- Any athletic fields need parking
- Community garden
- Farmers market - should it be further back
- Indoor recreation space - dance, theater
- Basketball courts - classrooms, events
- Gym

Existing building

- Maintenance issues
- doesn't need to be preserved - blank slate

Community uses should serve as many as possible
not small courtyards/specialized uses
flexible space for multiple uses
Affordable event space, weddings

School athletic uses should be shared w/ community

Outdoor Education uses for school, after-school programs
Strengthen larger partnership between Town & School system
Avoids need to bus students to Town facilities
School interested in building gym + cafeteria on existing ballfield, build new one on Legion property
Gym could be used by community

Affordable Housing - existing developments nearby

Keep it in these areas
spread it throughout town, not concentrated in this part of town
This side of town needs more park space
Keep it as walkable as possible

Legion Rd will need widening - 4 lanes, turn lanes
At least a turn lane for site

Can there be a road connection with steep slope areas?

Private Debt - Council resolution establishes intent to use some area for private debt to recoup costs

Front of property near Legion - commercial use
- private debt if it has to be somewhere
- recoup costs for park uses - construction & maintenance
- arts uses - indoor/outdoor theater
- farmers market

Questions

How many entrances will be needed?
- depends on uses, traffic generation

Legion Rd frontage could have buildings pulled up to street - urban streetscape

or allow views into property have buildings overlook pond

Integrate uses on site - Commercial up front with recreation further back with school & surrounding neighborhoods Encourage walking - pedestrian connectivity

Pond - make half-2/3 size of existing use space for picnic tables, ~~walk~~ walking, recreation

Farmers Market facility - could it have other uses throughout the week?

↓
Account for stormwater mgmt, avoid flooding

yes, plus
of similar
to what
the school

How can public continue to look at maps & sketches, other than online? - Exhibit at Library or Town Hall

Questions

Does NCSECU pay property taxes on the BCBS building?

Farmers Market - could use site as pop-up space or more permanent, with a pavilion structure

Parking could be structured, with a building or open space on top

Shared parking with Europa Center

- interest in underground parking, but high cost

Programming for all ages & income levels, bring age groups together

Community center of senior programs children/youth programs

Not necessarily a place for seniors to live

Analyze funds - determine uses & vision, then identify funding sources (CM Gates)

Parks & Rec bond - may need to be reallocated Or look into a future bond

Land could be leased for private dev. rather than sold or buildings built by Town & leased → more

How it would rent compare to tax collection? Costly

Town may not want to be a landlord

Hillstone & other multifamily will create demand for restaurants, park, event space

Existing zoning - allows residential, low density/height Confirm size of existing Pond - 84,000 sf

Kris O'Keefe 1/27/24

Near-Term Access to parts of property away from Legion Bldg Remove No Trespassing Signs Allow use of paths

Trails on site - paved, bike + ADA accessible vs unpaved, less disturbance

Road + greenways can cross stream, not run alongside it

Pond - can it move to another part of site away from road and near stream
Another option is to make it smaller
about Liability issue - poses a risk

Is it an asset?

Pros
Fishing
scenic
water feature

Cons
Ongoing maintenance costs
risk of injury
takes up valuable land
dam repair costs

Don't clear woods to relocate pond
Can be smaller and still useful

Questions

How close can a pond be to the stream? RCD regs

Engineering Cost of Repairing Dam vs Removing Pond

Does Tom maintain ballfield on school property?

What maintenance has Legion done on pond + dam, if any

- Area density studies?
- Only 1/3 of site intended by Town to be retained/designated as parkland? and the rest encumbered by revenue-generating mixed-use or public/private partnership? Needs clarification.
- Carefully consider impact of/need for motorized connectivity to neighborhoods.
- Stormwater controls to avoid neg. impact/flooding of Colony Lake. Mosquitoes.