



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:

- 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.