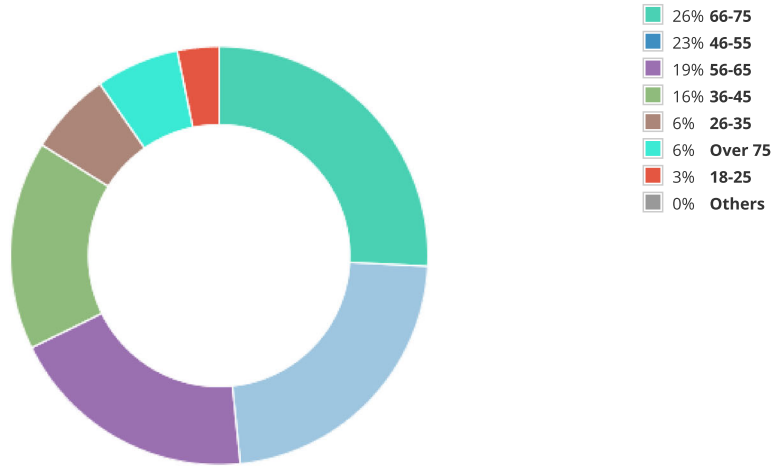


American Legion Property

Project Engagement

VIEWS 254 PARTICIPANTS 51 RESPONSES 197 COMMENTS 45

What is your age?



31 respondents

What is your race/ethnicity?

93%	White	27 ✓
7%	I prefer not to answer	2 ✓
3%	Black or African-American	1 ✓
3%	Asian	1 ✓
0%	Hispanic, Latino, or Spanish	0 ✓
0%	American Indian or Alaska Native	0 ✓
0%	Native Hawaiian or Other Pacific Islander	0 ✓
0%	Other	0 ✓

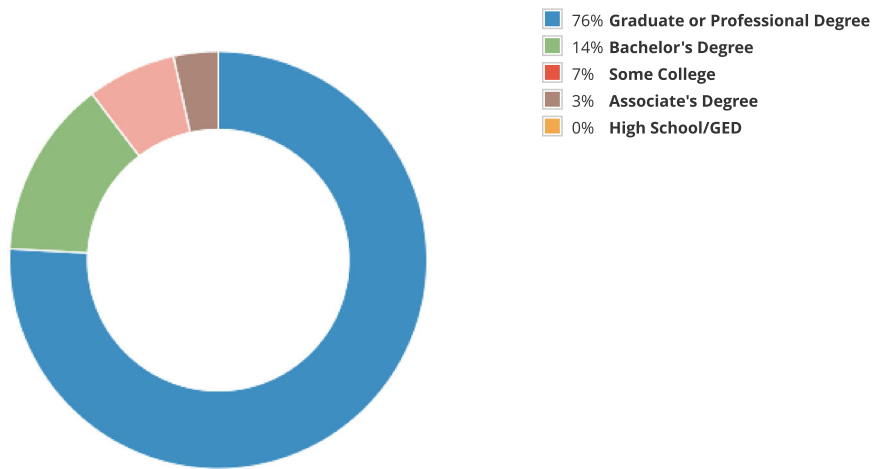
29 Respondents

What is your gender?



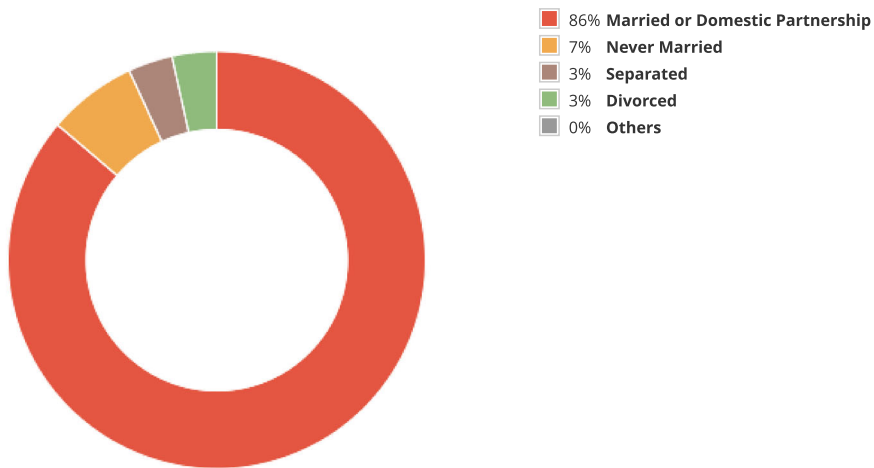
29 respondents

What is your highest formal education level?



29 respondents

What is your marital status?



29 respondents

Any comments, questions, or concerns about the Legion Property Committee recommendations? **Please share them here!**

The Legion Road property is our last remaining green space in this part of Chapel Hill. We need a park. We do not need housing on this land. We need a park. All of the people in all of the recently built nearby apartment complexes need a park, a place to be outdoors without a car. Please do not develop this land; do not put housing along Legion Road. We need the open space.

18 hours ago

Please preserve the Legion Road plot as a park for use by residents.

18 hours ago

Chapel Hill could use more parkland, but it desperately needs more affordable housing. The Legion Road parcel offers the unique opportunity to increase both. I support the LPC recommendations.

19 hours ago

Recently I attended a food truck rodeo with tables of local non-profits and had a chance to view the property. Chapel Hill desperately needs affordable housing, and the Legion Park area offers the opportunity to have a beautiful park with nearby housing units. By building more affordable housing, Chapel Hill will provide for workers, retirees, and handicapped people to live in the city. If there was affordable housing available to hospital workers, teachers and members of law enforcement, for example, parking and traffic issues in Chapel Hill would lessen, leaving us with cleaner air, less stress, and a more diverse community. Please approve these recommendations

yesterday

The 2017 recommendations of the American Legion Task Force should be followed. Those recommendations were the result the broadest spectrum of input and the most thorough analysis of the various factors to be considered. Pages 10-13 of the Task Force's November 2017 report are particularly instructive. The Town Council accepted those recommendations in June of 2017. In this instance, the first thought was the best thought. The instinct that the Council had to preserve the property by acquiring it was the correct one. Thank you for your consideration.

yesterday

I support plan to use entire property as a public park.

yesterday

I thank the Chapel hill Town Council for their support to date for affordable housing. I strongly support that the Legion road property can support both a park and space for additional affordable housing.

yesterday

We need both natural areas and housing in Chapel Hill. I am a lifelong environmentalist, but I don't think we should neglect housing needs, especially on parcels so close to the already urbanized areas.

Bob Healy
Carol Woods

yesterday

There is no question that Chapel Hill needs both parks and affordable housing. The irreplaceable Legion property is uniquely qualified to serve as park land and is a necessity to counter the thousands of new apartments around it. Other land is available for affordable housing, such as Council member Searing's suggestion of the Chapel Hill airport. The Council has addressed affordable housing needs in multiple projects, but not recreational needs of all income levels. Further housing on Legion Road would greatly diminish access and limit possibilities for an important part of town planning, the balance of the remaining green space with the massive housing developments in the "Blue Hill" area.

I urge the Council to find other land more suitable for housing and to designate the Legion as a park. You can do it!

yesterday

I am an 11 year resident of Chapel Hill, live a few miles from the Legion property, and support the Legion Property Committee recommendations. Development of affordable housing on this property would be fantastic. What a great location for families!

yesterday

We need more parks.

yesterday

I fully support dedicating as much of the Legion property as possible for urgently needed new affordable housing!!

yesterday

I am writing for my son, a resident of a group home administered by RSI of Chapel Hill.

I attended the public information meeting on 29 November at the CH Public Library for development of this property, and was stunned to hear the loud objections to use of a corner of this property for affordable housing. I strongly support the affordable-housing component of the plan, and urge the Council to insist that this housing be made affordable to those with incomes less than 30 percent of the AMI of Chapel Hill. My son is a life-long Chapel Hill resident with a developmental disability, and options for independent living are quite scarce. I see this affordable-housing component of your plan as a way to increase opportunities for him and for many others in his situation, and urge you to retain and if possible expand it.

2 days ago

I volunteer in park for more than a year. I love to work on clearing park from invasive species or just walk around area and enjoy beautiful pond and open green space. I would love to see this unique place as it is. Quiet, beautiful. There is no other places in Chapel Hill like these. Especially public places. Some places that I enjoyed going are private and they changing to be more profitable, means I cannot just go there and relax (Honeysuckle tea house). I visualize this place as open and free to anyone to enjoy. Just hang the hammock or seat quietly at the pond and meditate. I believe we can build great community here, where people can volunteer at the park to save native trees, enjoy wildlife, birds. Nature is a Healer. Let's not destroy it. Let's use this property as great open space for community gathering so many people can enjoy and heal themselves. Let's save this land for future generations. There are other places to build affordable housing . I hope that we can find solution together for creating affordable housing community. Time to be creative and use new approaches that are economic, ecological and innovative.

2 days ago

It is a shame that every item the town plans on turns into such great controversy. This issue seems to be one that I would expect everyone in our community to be united on.

The town has already received (or researched and received) countless sources of data indicating there is a shortage of housing, especially housing that is affordable. There is no need for me to share any more. You all know it. We all know it. We also all understand the increasing hardship that many workers in town face with increasingly longer commutes to jobs inside town limits. We also know the financial burden of owning a car, and for that matter, families requiring two cars which doubles the burden. It's pretty basic. We do not have enough places for people to live in town and especially locations that are close to jobs and also close to transit options.

I see the town continuing hard work to address this. Jay Street and Trinity court are two recent examples. (and I thank you for those projects) But we cannot kid ourselves that we are finished. Projects like this have only scratched the surface. I accept the town alone will not meet all the needs. However, it is wrong for the town NOT to use this opportunity to address more affordable housing on land the town itself controls. I strongly urge the elected to direct the staff for the town to do all they can on this property, as well as on other properties the town controls.

The families that would live here need recreational space. We all need parks. And I understand the towns plans include space for a park. So why is this option not a win-win? There is already a modestly sized park adjacent to this land, and a reasonable portion of the former Legion property can and should be used to improve the size and create a better park for all.

However, please don't scrimp on the affordable housing. Consider especially the voices who are not as lucky as I and many others are to be able live in this great town.

Please keep an option to use a portion of the Legion land to accommodate a significant amount of affordable housing for the people who deserve to live in Chapel Hill alongside us all.

Thank you

John Rees

4 days ago

At the Public Information Meeting on Tuesday, November 29, I learned much about the American Legion property and about the diverse views of how this site would best serve our community.

My initial thought was that the Legion Property Committee's recommendations were good ones, that this property was intended to be developed with a combination of affordable housing and a community park. The feedback from the assembled public on November 29 convinced me more deeply that this property should definitely include both:

1. Affordable housing for essential but often-ignored or low-prioritized community members—from health care workers and public safety professionals to seniors living on fixed income and, importantly, people experiencing housing insecurity.

2. A community park—I'm greatly encouraged by information I've seen about the Town's Comprehensive Parks Plan recommending this area for a community park. If that plan meant that the adjacent Ephesus Park and Ephesus Elementary School, where there are already tennis courts, pickleball courts, restrooms, and some parking would be merged with the American Legion Property, that could be brilliant! Perhaps between them all there could be some new things like a "splash pad" and an accessible playground for kids of all abilities? At any rate, if there were to be a merging of these sites in a community park, that could allow maximum preservation and expansion of existing natural areas in the Legion Road property such as stream features and forest—the "passive greenspace" of the LPC recommendations.

My own background has given me many reasons to believe that that both affordable housing and a community park are needed. I have an American Studies PhD from the Univ. of Iowa and 30 years of teaching, so I know that the American record is not a good one of providing for those who are black or brown or indigenous—all those who have been victims of systemic oppression. We have sadly allowed funds and attention to be funneled largely to the privileged and powerful. On this account, we have debts to pay, a woundedness to heal, here and elsewhere.

As to the many ways that humans are interconnected in health and well-being with the natural world, I fully agree that we need to provide access for all to the "green world," as well as to protect and preserve it. As facilitator of the Earth Care Team at The Church of Reconciliation in Chapel Hill, I have helped us become certified as an Earth Care Congregation in the Presbyterian Church (USA). We have signed an Earth Care Pledge that directs our Worship and Discipleship, our Education, our Facilities, and our Outreach to answer God's call to be "careful, humble stewards of this earth." We pledge to "encourage public policy and community involvement that protects and restores the vulnerable and degraded earth as well as oppressed and neglected people."

I am grateful that the Legion Property Committee has brought forward a plan that addresses community needs for both affordable housing and stewardship of the precious natural areas of this property. An added plus would be to combine this property into a community park!

I sincerely hope that the Chapel Hill Town Council will endorse the wisdom of giving our community the model of such a blended plan.

Thank you for your consideration.

Nancy Corson Carter, PhD

4 days ago

Quality affordable housing is VERY necessary in Chapel Hill. I currently live in an affordable housing community... The quality of the building is substandard, despite the continual approvals of inspections. The quality of living does NOT live up to the quality of life expected in Chapel Hill, nor does it contribute to increasing the likelihood of the people to improve their personal lives. I LOVE Chapel Hill. The people... The climate of kindness... I want every piece of Chapel Hill to align with the beauty of the city. I believe an affordable housing property would work well in the proposed area as it gives walkability access to major necessities - grocery, pharmacy, library, and multiple bus lines. The only thing I would change is the name "Legion" - it reminds me of the biblical scripture in Mark 5:6-13 when Jesus spoke to the unclean spirit. Ephesus Church also did not repent and turn back to good works. Shall we make a better report to show Chapel Hill as one nation under God, and provide a more reflective positive name to the development?

4 days ago

I have major concerns about the process at the Legion public information meeting. First, the town staff should have made a formal presentation followed by a question and answer period.

For example, why was there no map showing the 8-9 acres of affordable housing and how it would displace pond and open space (forever)? Why no topological map with hydrology to show how loss of the pond and increase in impervious surface will impact stormwater flow to downstream residents? Why no update to the initial staff map (that Council approved), which showed how potential roads, parking and buildings will take up space?

Second, this should have been a forum where LPC members explain their thinking and defend their recommendations. Specifically, they should state why affordable housing trumps the Comprehensive Parks Plan, the Legion Task Force recommendation, the Parks, Greenways and Recreation Advisory Board's petition, the town's climate action plan, the Complete Communities initiative, social/park justice for those living in adjacent affordable housing, increased flooding potential, loss of critical natural habitat etc.

In short, the LPC recommendations are NOT a win-win as maintained. There are other options for affordable housing that do not sacrifice badly needed parkland. The town has devoted significant effort and resources to affordable housing and just allocated \$9M of new funding for six affordable housing projects. In contrast, our parks have been starved of funding for years and it shows.

4 days ago

Hi! My PACID group (Parent Advocates for Adult Children with Intellectual and/or Development Disability) represents over 200 families in the region looking for deeply affordable housing for their adult children. Many of them are parents over 60 years old, worried about what will happen to their disabled child when they die. Most get only about \$750 per month in income from Social Security, which is supposed to cover rent, food, utilities, clothing, etc. If they're lucky they get state/federal support for day services, but not housing. And HUD Section 8 vouchers are few and far between. PACID unfortunately is known only by word of mouth and lacks representation from the Black and Hispanic community, meaning that the demand for I/DD housing is even greater than the 200 in my group. Those in favor of keeping Legion Road ALL park say that you can build affordable housing "somewhere else". But that's not true for the I/DD crowd who can't drive to amenities. Nor can you build I/DD "high rises"--the federal government doesn't permit that kind of segregation. Integrated, inclusive, affordable housing is the answer and we need the Legion Road property for that purpose. (The state and federal policymakers in charge of I/DD issues are also pushing away from group homes, so that isn't an answer either.)

4 days ago

Thank you for holding that meeting. And thank you for the thoughtful approach to a difficult situation. I had a lot of other things to say, but after listening last night, I know you heard it. Like what, a hundred or more people came out on a weeknight to talk endlessly about that wonderful land that people who live there need and use and want to preserve. And to talk about how the best and brightest town in North Carolina allows people to sleep out in the cold and disabled people to live forever with their aging parents or in group homes. This is a wealthy town, and there is a potential supply of tax funding that could solve these problems. Someone asked a great question, why are we looking at carving away parts of what is currently a park for our underserved corner of town, where we already have town housing, elderly housing, cheap housing, and that we're surrounding with massively dense overpriced housing. Why are we carving THAT park to build housing and not planting a few town apartments on every big park we already have? Why are we about to follow so many municipalities deciding who gets trees and who gets cement? Yes, I understand the pickleball lobby is powerful (and not wrong, we want and need more parks with amenities like that). I'm not saying "put the housing somewhere else" I do think the Legion Road frontage is a good place to put a couple of nice buildings. It's not great as open space, the pond is a problem as it is (though please get wildlife experts in to do what can be done for what lives there). But I also think we need to look equally hard at a soccer field from one park, and a dog run in a posh neighborhood park, a park edge here and there. Consider sacrificing those to build what we need to house the people the market will never serve. Don't take it all out of the hide of these folks and flatten that forest down to 8.6 acres of mud. I don't live there anymore. I do have an overpriced home, and I think my property taxes are shamefully low. Let the people who can afford it do what we cannot say loudly enough, give us parks AND housing. We can absolutely afford to pay for it. Make us put our money where our mouth is. But don't build the d@mn Chicago "projects." Don't pave everything in an awkward corner of the town and shove all the unwanted people there. If this place that has been a wooded refuge for generations of people in the nearby town housing has to lose a pond people and wildlife love, and shrink to a smaller park, then by heck we should also be shrinking parks for everyone else. Or, and again, this problem can be solved with money, buy more town property to use and make us pay. for. it. with potentially abundant tax income. This really does not have to be a zero sum game.

4 days ago

I am a parent of a young adult with developmental disabilities. Across the triangle, there are precious few affordable housing options for people like my son, and I wanted to express my support for the Town's previously stated interest in developing a portion of the American Legion property for affordable housing units (some of which I hope could be allocated for people with developmental disabilities). Even though I am not an Orange County resident, progress made in Chapel Hill on this topic will serve as a role model for the region and can impact housing development initiatives in Durham, Wake, and other counties. So, I invite the Town of Chapel Hill to seize this opportunity to once again prove itself a leader in progressive community-oriented policy by enabling the American Legion property development efforts to include some affordable housing. Of course, we all want green space preserved, but at 30+ acres, I feel some of the land could be allocated for affordable housing and still have a substantial (and wonderful) green space preserved in this section of Chapel Hill. Thank you for considering my perspectives.

4 days ago

While I would have preferred for the town to recover its investment by selling part of the property, I think the decision arrived at by the committee is one that takes into consideration the many voices at the table and offers the town an opportunity to build substantial amounts of affordable housing on the site. (Note: I do hope the town explores options that include market-rate housing, like Weavers Grove). Thank you for taking the time to work on this proposal, and I look forward to seeing it adopted.

4 days ago

I would be content to see the plan go through as currently outlined (affordable housing + park, no commercial use). I am relieved to see the current plan excludes selling off any land for commercial development. My fear was that the Legion frontage would be sold to a developer while affordable housing would be placed on what is, I think it's safe to say, significantly less viable land in or around the stream buffer.

In turn I don't have much in the way of suggested change to the park + housing plan, but I do have some commentary. I think the development of the town in other areas, specifically luxury apartments, has left relatively little land. As you have seen in the public commentary, this has caused a divide between advocates of "park land" and advocates of "affordable housing." This is unfortunate since these groups really should be closely ideologically aligned. However, the scarcity mindset created has managed to pit like-minded residents against each other. I hope in future development, we as a town would learn and continue being thoughtful about development across the whole of town.

Related to that, I would like to raise the point of the concentration of affordable housing along Legion Road. Affordable housing works best when it's truly integrated in the community. In the best case, these "luxury" apartments around town would be required to have a certain percentage of units that are affordable. That way affordable housing wouldn't just be integrated at the neighborhood or block level, but all the way down to the building level.

On balance, I think affordable housing on the Legion property will be set up for success (access to grocery stores, public transit, moderate socioeconomic diversity of the area, and what will be a wonderful park as the back yard). However, I think community integration and dispersion of affordable housing across town is a really important point of focus. The Town should continue to be mindful of not creating a proverbial "wrong side of the tracks," and create affordable housing that's integrated with the community.

Thank you so much for offering me as a citizen the opportunity to participate in our civic process.

4 days ago

In general I am not surprised by the recommendations. And perhaps it is they best of a very difficult situation. In my opinion, the damage done to our end of Chapel Hill by a previous mayor and previous town council, in adopting form based code and allowing for numerous luxury apartment complexes to be built in this end of town, with NO affordable housing, and while tearing down affordable housing in at least one area (thereby making the affordable housing crisis worse) has led us to this point. And what is this point? We are now looking at the last reasonably sized piece of land and trying to figure out how much to give to needed green and park, and how much to give to needed affordable housing. Both needs are valid, and both deserve attention. And this could have been avoided, but for whatever reason was not. It is sad really. We should not be in this situation. And I fault the town leadership for not, at the very least amending the form based code by now, if not eliminating it entirely. The meeting on Tuesday November 29 was disappointing. If there was to be a presentation other than the posters at the back it was deleted from the agenda. If there was not expected to be a presentation to augment the posters, that was an oversight. It left the meeting to be almost entirely public comments, which wound up being a repetitive process of listening to those who want all park, and those who want some or more affordable housing. While it was mostly friendly, it was clearly pitting one group of citizens against another without a moderator to guide the process and to avoid yet another person saying pretty much the same as we have already heard. More importantly it led to the belief that we are in an either/or situation. I believe the recommendation from the committee is an attempt to do both, and while I do not object to it in principle, I also worry that other ways to to both were not fully explored. This meeting would have been a better use of time and energy had it actually be led by Town Staff to explain and explore, and use public comments to guide a productive conversation. Mostly I am sad that we are in this position, that prior leaders made tragically bad decisions in the past that dictated that today we would be trying to do everything with this one bit of property. It is still possible that more creative thinking might still be able to avoid this, if there is the will in the current leadership

4 days ago

I am in support of housing and park space on the parcel and prefer selling a portion of the land to fund park improvements.

4 days ago

Thank you for the Council's transparency in this matter and its commitment to the intentions held at purchase. I support the open space AND housing plan recommended by the Legion Property Committee. Please prioritize the need for affordable housing.

4 days ago

I'm strongly in favor of developing part of the Legion property as affordable housing. My daughter is disabled, and housing for people with developmental disabilities is in critically short supply. The site offers the opportunity to allow HOPE to carry out its vision of building inclusive, affordable housing that would help both people with disabilities and essential workers like nurses and teachers find homes in our community. Affordable housing was a part of the town's original intentions for the site, and the town should follow through.

5 days ago

I attended the public information meeting last night at the library. I thank the town staff for their work to get ready for, and administer, the session.

Like many, I left feeling utterly appalled at the animosity and hostility in the room. I am, however, quite convinced that this was intentionally engineered; it is an ancient trope that pits rich against poor, white against BIPOC folks, "nature" against affordable housing. As a psychologist, I could see several ways in which this could have been avoided. If you had the wish to do so, Council members, you could have made sure it was avoided, but that does not fit with (most of) your wishes, nor your MOs.

I fail to understand why town-owned property to the north of Legion Park cannot be used (between the Europa and Standish Drive). I completely fail to understand how this Town Council - who did not pass Form-Based Code - lacks the spine to alter or even abolish it. The crisis in affordable housing is a crisis *entirely of your own making*, my friends. It was YOU who allowed 200 affordable units to be torn down at the former Colony Apartments; it was YOU who allowed hundreds of luxury apartments to be built along Fordham Boulevard, when all of them could have been affordable housing had YOU said that FBC must be abolished, or at least modified. You lack the will to do the right thing, and then you have the nerve to pit groups of neighbors against each other.

But here is where we are. Clearly, the fix is in - was already in. We are going to have 9 more acres of impervious surface along Legion Road. My neighbors in Colony Woods report disastrous flooding onto their properties due to the development upstream of Colony Lake. This will make it worse (and, by the way, those single-family homes are among the most affordable in Chapel Hill, housing teachers, nurses, and police officers).

What can be done to save the pond or create a new one? That would at least give water someplace to go, not to mention being essential for the wildlife currently occupying the space, and therefore as a laboratory for schoolchildren, a haven for all those experiencing anxiety and depression (in other words, all of us), and for those living in affordable housing nearby.

It is very easy, in this town, to lose faith in the democratic process. Why bother to vote when, once elected, councilors don't work to find solutions that will work for *all* of us? Why bother to speak up when no councilor ever responds? Why bother to care about the aesthetic of the town? Who cares? Pretty clearly, not members of the council.

I would love to be proven wrong.

5 days ago

I have major concerns about the process at the Legion public information meeting. First, the town staff should have made a formal presentation followed by a question and answer period.

For example, why was there no map showing the 8-9 acres of affordable housing and how it would displace pond and open space (forever)? Why no topological map with hydrology to show how loss of the pond and increase in impervious surface will impact stormwater flow to downstream residents? Why no update to the initial staff map (that Council approved), which showed how potential roads, parking and buildings will take up space?

Second, this should have been a forum where LPC members explain their thinking and defend their recommendations. Specifically, they should state why affordable housing trumps the Comprehensive Parks Plan, the Legion Task Force recommendation, the Parks, Greenways and Recreation Advisory Board's petition, the town's climate action plan, the Complete Communities initiative, social/park justice for those living in adjacent affordable housing, increased flooding potential, loss of critical natural habitat etc.

In short, the LPC recommendations are NOT a win-win as maintained. There are other options for affordable housing that do not sacrifice badly needed parkland. The town has devoted significant effort and resources to affordable housing and just allocated \$9M of new funding for six affordable housing projects. In contrast, our parks have been starved of funding for years and it shows.

5 days ago

It is self evident that there is desperate need for affordable housing. Also evident that chapel hill has more greenways, parks and trails than almost any other urban area in NC.

The choice is a no brained- develop all of the Legion road property into low income housing so that police, teachers, medical care workers can live where they work.

Added bonus: less driving-better air/environment.

5 days ago

It's great that the committee is recommending both a world class park and 8 to 9 acres for affordable housing.

As the Town Council knows, despite the Town's best efforts over many years, the need for affordable housing has only increased in recent years. Building affordable homes on publicly owned land will still require subsidy, but not as much subsidy as would be the case if the land had to be acquired.

5 days ago

I have major concerns about the process for the public information meeting. First, the staff should have made a formal presentation followed by a question and answer session. Why, for example, was there no map showing the 8-9 acres for housing overlaid on the current map? This graphic would reveal how much pond and green space would be lost (forever). Why was there no topographical map showing the current hydrology and how stormwater flow will change once the pond is removed and green space is replaced with impervious surface? There was no update to the initial staff map that council approved, which showed potential buildings also taking space.

Second, the format should have been a forum in which members of the LPC each explained their thinking and defended their recommendations, specifically, why 100% park (as recommended by advisory boards and a petition with 1000 signatures) was not even an option, why affordable housing trumped the climate action plan, the Complete Communities initiative, social/park justice for surrounding affordable housing neighborhoods, increased flooding potential, loss of critical natural habitat - to name a few.

In short, the LPC recommendations are NOT a win-win as maintained. The town has put considerable effort and resources into affordable housing with six new projects in the pipeline and \$9M in new funds not to mention an AH bond, and dedicated tax revenue. In contrast, our parks have been starved of funding for years. There are other viable options to meet these housing needs WITHOUT sacrificing what little green space we have left.

5 days ago

Public policy is about trade-offs, and when put into practice, it often comes down to balancing wants and needs. We should not sleep one night in perfect comfort with the status quo until every last one of our brothers and sisters that live on Franklin Street; those with disabilities; those who struggle to make ends meet in this wealthy, well-resourced town of ours; until they all can sleep in perfect comfort, too. I am proud of the Town Council for prioritizing the construction and funding of affordable housing over this past year; I ask with respect and admiration that you stick to the course and address this critical need.

5 days ago

I support efforts to expand access to housing in CH in addition to a park

5 days ago

Housing!

5 days ago

It is absolutely necessary that there be affordable housing on the Legion Property. The property itself is massive and, therefore, is fully capable of possessing housing and parks. To act as if it can only be one or the other when there is an affordable housing crisis in our community (as well as across the country) is willfully neglectful of the needs of people who live, work, and study in Chapel Hill. Current waitlists for affordable housing are months-years long. People are sleeping outside -- in tents, parking garages, cars -- and the Legion Property Committee has the opportunity to make a decision that could dramatically impact homelessness and housing insecurity in Chapel Hill and Orange County.

5 days ago

I think the Town needs to build permanently affordable housing to address decades of backlogged demand. So many people have to drive long distances to work here that cannot afford to live here. This also helps address our climate crisis by allowing people to live in a walk, bike, bus accessible area.

5 days ago

I think the current plan of 8-9 acres for affordable housing and 27 acres of park is a great plan. I hope the pond can stay.

5 days ago

I would love to see the Legion property used for affordable housing and park land. That was the intended use and we need so much more affordable housing. It would be irresponsible not to use it to house more of our community members.

5 days ago

Asked several Council members questions but only got vague "preliminary exploration" answers. The Nov 29 meeting upsetting because it falsely promoted misunderstanding and divisiveness between The Green Space folks and affordable housing agencies. The green space folk want green space for everyone. It is cheap and healthy recreation ESPECIALLY for those without means. The homeless housing problem is a societal problem that cannot be fixed by this isolated piece of land. I also need an answer on whether all the units to be built are to be affordable or just a few....

5 days ago

The past several years have been challenging, to say the least. Local families have been priced out of the housing market, inflation is making it harder to afford basic necessities, and many families continue to feel the effects of the COVID-19 pandemic. The recommendations make it clear that the town prioritizes a public park on the Legion Road property AND recognizes the housing crisis facing our community. With the growing needs in the community, it is past time to make something happen on this property. Please approve these recommendations so we can begin to move forward on creating a housing development and a park that we can all be proud of.

5 days ago

I'm a resident of Colony Woods, which is adjacent to 1714 Legion Rd. I've lived in Colony Woods for 15+ yrs as an adult and also for 8 years as a child. Full disclosure: I'm co-chair of Orange County Affordable Housing Coalition and work for a non-profit that develops affordable housing. That experience helps inform my perspective, even though I'm not speaking on behalf of those groups.

Chapel Hill is experiencing a housing crisis largely of our own creation. For many decades, we made it difficult to build housing for any income level. According to Town data, over 5,000 affordable homes are needed to serve people earning less than 60% AMI. Thankfully, the vast majority of Town Council is actively working to address this crisis. Even if housing were easier to build, we'd have a moral responsibility to invest in dedicated affordable housing for our lower income neighbors—and for the many workers who make our town wonderful and want to be our neighbors yet cannot afford to live here. 1714 Legion is an opportunity to address this crisis head-on, while also building a beautiful public park that protects woodlands and streams.

Ironically, much of the anti-housing sentiment we've built into our local policies and politics comes from misinformed pseudo-environmentalism, which fails to recognize the dire impacts of pushing housing to other communities when it comes to fossil fuel use, pollution, climate change, open space and wildlife conservation, traffic congestion and reliance on single-driver cars, and more. Virtually all the housing advocates I know are in favor of building a park at 1714 Legion; after all, people and parks go together like barbecue and slaw, or (since this is Chapel Hill) perhaps I should say like wine and cheese.

The plan presented by the LPC is consistent with the Town's publicly expressed vision for the property since its acquisition in 2017. Thankfully, the 1714 Legion site is over 36 acres and it is adjacent to 12 acres of existing land at Ephesus Park as well as 13 acres at Ephesus Elementary that includes a large ballfield, two playgrounds, and basketball courts. In total, this is 61 acres of public land. The LPC proposal leaves well over 50 acres for community uses of parks, the school, and open space, including preserving about 27 acres of 1714 Legion.

It should be an easy decision for Council to move forward with a park plus affordable housing at 1714 Legion Rd. I look forward to the community coming together, embracing this plan and getting to work making it happen.

5 days ago

Dear Mayor and Council,

Apparently a member of the Chapel Hill Planning commission Stephen Whitlow posted a toxic article today on the triangle blog: <https://triangleblogblog.com/2022/11/29/please-let-this-be-the-last-time-i-saw-richard/>

He was appointed by the town.

This level of toxicity is unacceptable and should not be tolerated, and he should have no influence or effect on any planning of the Legion Park project.

We would like the town to address this kind of behaviour at the meeting today or next week.

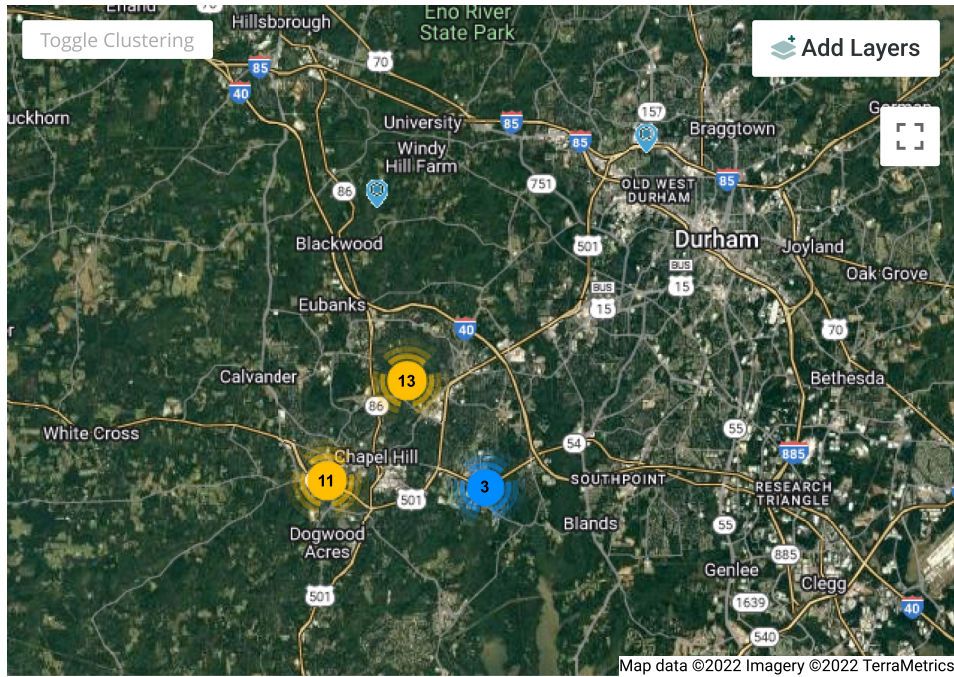
5 days ago

I'm writing to support building affordable housing on Legion Road land. Affordable housing is a public amenity, and one that is too scarce and severely underfunded in Chapel Hill.

5 days ago

On the map below, please use your computer mouse to drag the circle to the area where you live.

(Use the plus (+) or minus (-) buttons to zoom in/out to view where you live. Or type in your address in the search tool)



What is your zip code?

