



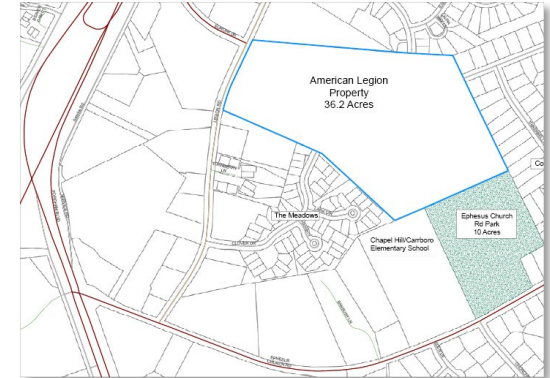
Future Use of American Legion Property



Legion Property Committee Recommendations

Goals for Tonight's Discussion

- Review of Legion Property Committee's (LPC) Recommendations
- Answer Council Clarifying Questions
- Gather public comment
- Consider adoption of LPC's Recommendations (R-11)



Council Member Petition

- May 2022 – Petition to develop a plan for future use of the property received
- Council discussed the petition in June 2022
- Mayor formed the Legion Property Committee in October 2022 to discuss key interests and make high level recommendations

LPC Meetings

- LPC met in October and November to discuss high level recommendations.
- Public Information Meeting – November 29th
 - Opinions varied:
 - All park
 - Mix of a park and affordable housing



Recommended Uses

- Retain full ownership of the Legion property
- Combine 27 acres of the property with Ephesus Park (11-12 acres) to create a new Town park
 - Passive and active recreation, accommodate cultural arts
 - Preserve Legion property's natural areas
- Reserve 8-9 acres along Legion Road for affordable housing, consistent with Complete Community strategy

The Pond



- Earthen dam is failing
- Does not serve a site-wide stormwater function
- LPC recommends evaluating pond to identify water source – long process
- Identify best placement for stormwater features on site

Next Steps

- Assessment of Ephesus Park for streams and steep slopes
- Develop refined recommendations on the pond

Next Steps

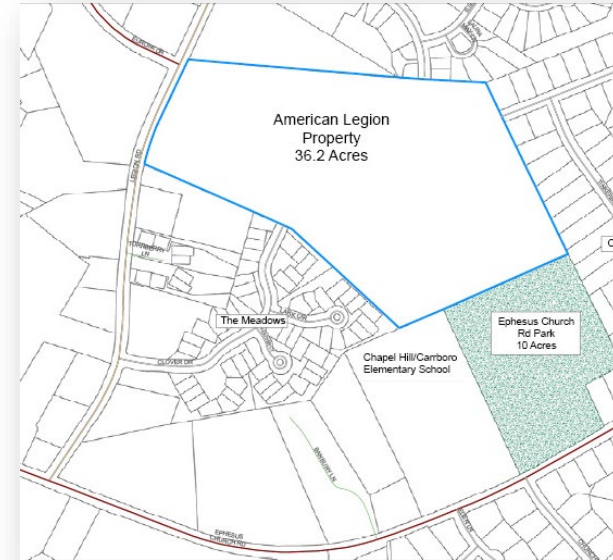
- Develop refined, actionable recommendations for uses
 - Engage the Housing Advisory Board; Parks, Greenways, and Recreation Commission; Cultural Arts Commission
 - Engage technical experts for site evaluation and infrastructure needs
 - Identify a greenway to and/or through the site

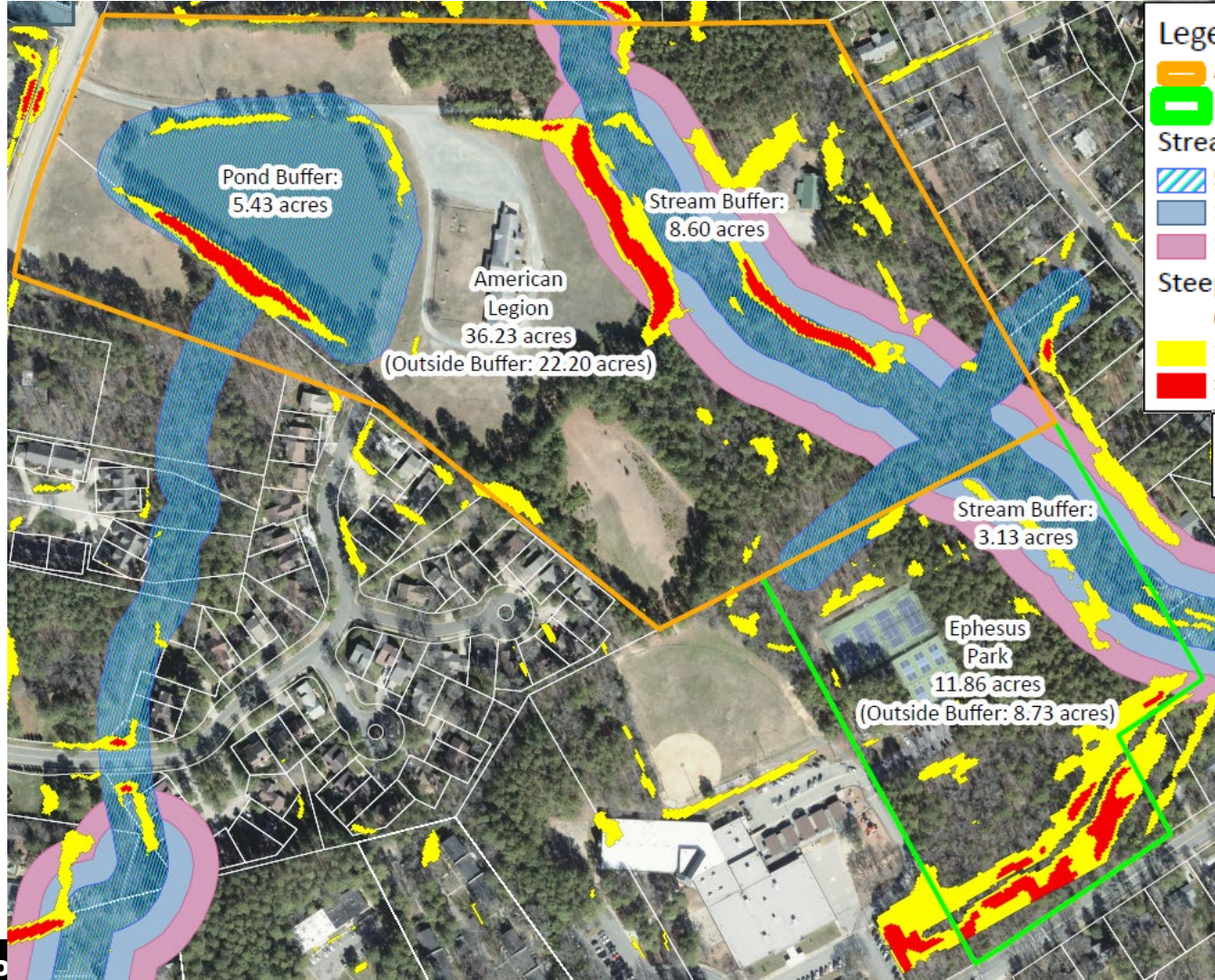
Next Steps

- Develop refined, actionable recommendations for uses
 - Prepare RFQ's for consultant work
 - Finalize affordable housing plan and solicit potential partners
 - Develop a plan to keep the public informed and engaged throughout the process

Recommendation

- Gather public comment
- Consider adopting Resolution R-11 approving the recommendations of the Legion Property Committee and authorizing the Town Manager to proceed with next steps





Legend

- American Legion
- Ephesus Park

Stream Buffers (Approx.)

- 50 feet
- 100 feet
- 150 feet

Steep Slopes

- 0 - 14.99 %
- 15 - 24.99 %
- > 25 %

The areas are an approximate estimation of the acreage

Pond Buffer:
5.43 acres

Stream Buffer:
8.60 acres

American
Legion
36.23 acres
(Outside Buffer: 22.20 acres)

Stream Buffer:
3.13 acres

Ephesus
Park
11.86 acres
(Outside Buffer: 8.73 acres)