



Council Work Session

June 1, 2022



Future Use of the American Legion Property

1714 Legion Road

Tonight's Questions

Should staff pursue next steps on potential uses as described in the Council member petition?

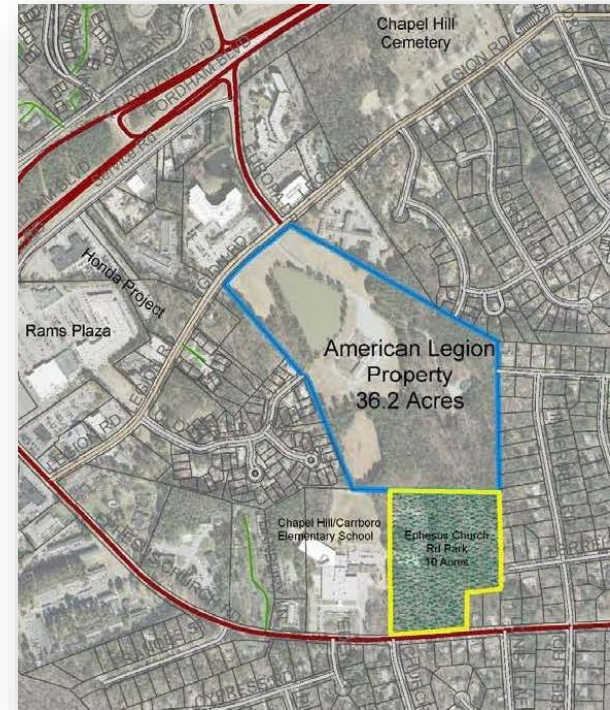
Is the timeline suggested in the petition for staff follow-up, public engagement, and a Council decision acceptable?

Tonight's Presentation

- Property overview
- Public Engagement / American Legion Task Force (ALTF)
- Potential future uses
- Discuss possible next steps

Property Overview

- 36.2-acres, zoned R-2
- Town purchase (2017-2019)
 - \$3.6 million General Fund excess fund balance
 - \$4.3 million General Obligation bonds (Recreation Facilities)



American Legion/ Ephesus Park Properties



Public Engagement / ALTF

- March 2017: American Legion Task Force formed
- April 2017: community charette
- June 2017: first ALTF report
- Oct-Nov 2017: ALTF survey
- Nov 2017: second ALTF report

ALTF: Recommended Criteria for Evaluating Future Uses

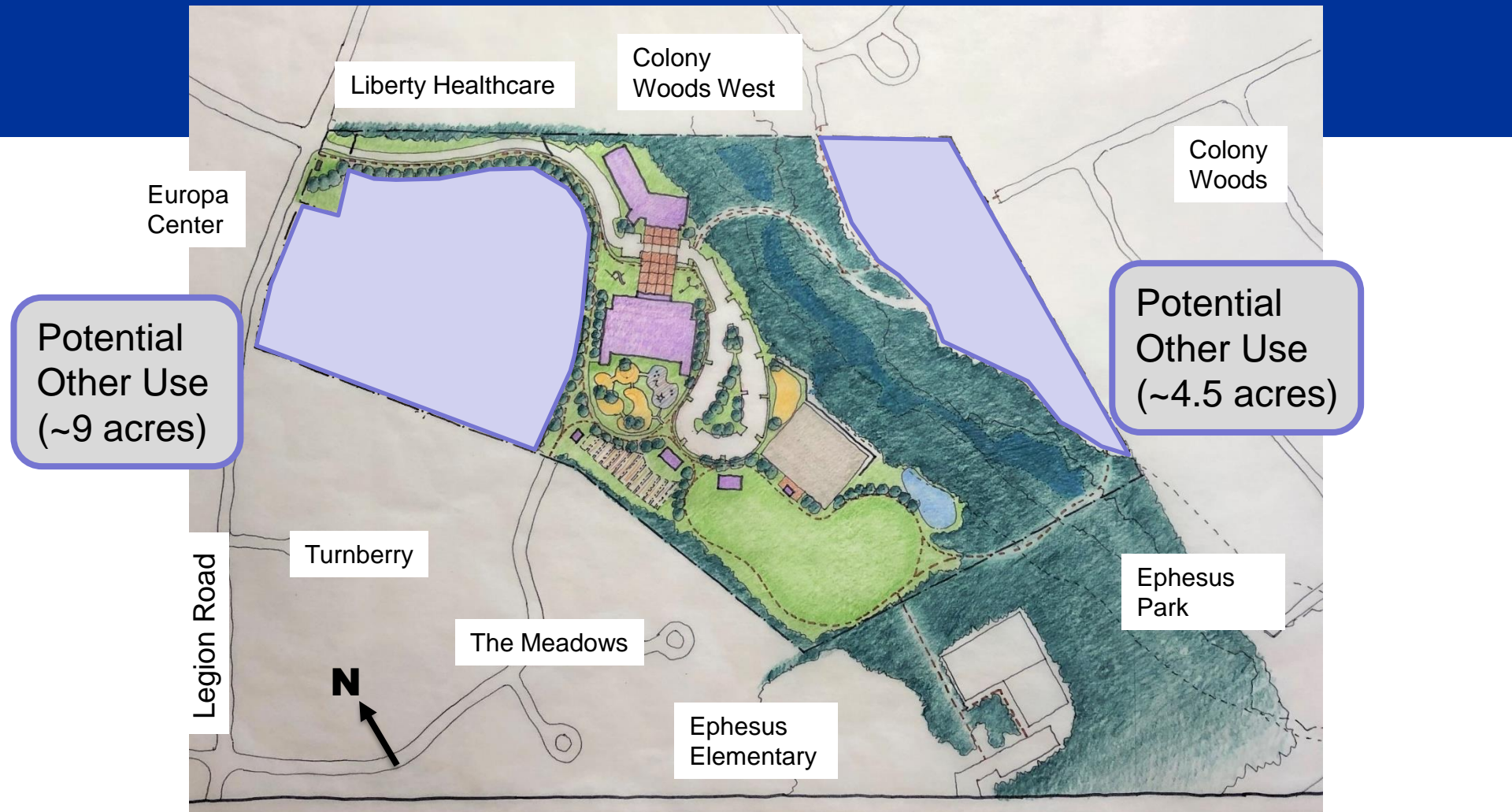
1. Creates a community gathering space for everyone
2. Supports healthy lifestyles
3. Mitigates impacts on neighbors
4. Provides a comprehensive parking strategy
5. Legion Road frontage and access
6. Provides clear public benefit to the overall Chapel Hill community

Council Member Petition

- Develop an implementable plan for future use of the property by Fall 2022
- Public engagement on draft plan through early 2023
- Council vote on final plan in Q1 2023

Potential Future Uses

- Passive/Active Recreation
- Affordable Housing
- Private Development



Liberty Healthcare

Colony Woods West

Colony Woods

Europa Center

Potential Other Use (~9 acres)

Potential Other Use (~4.5 acres)

Turnberry

Ephesus Park

Legion Road

The Meadows

Ephesus Elementary



Possible Next Steps

- Design recreation amenities
- Pursue affordable housing
- Consider private development

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