

# Update on the Legion Property Project



Town Council Work Session  
May 17, 2023



# Agenda

**1) Background**

**2) Update on Future Uses**

**3) Dam Engineering Report**

**4) Discussion**



# Background

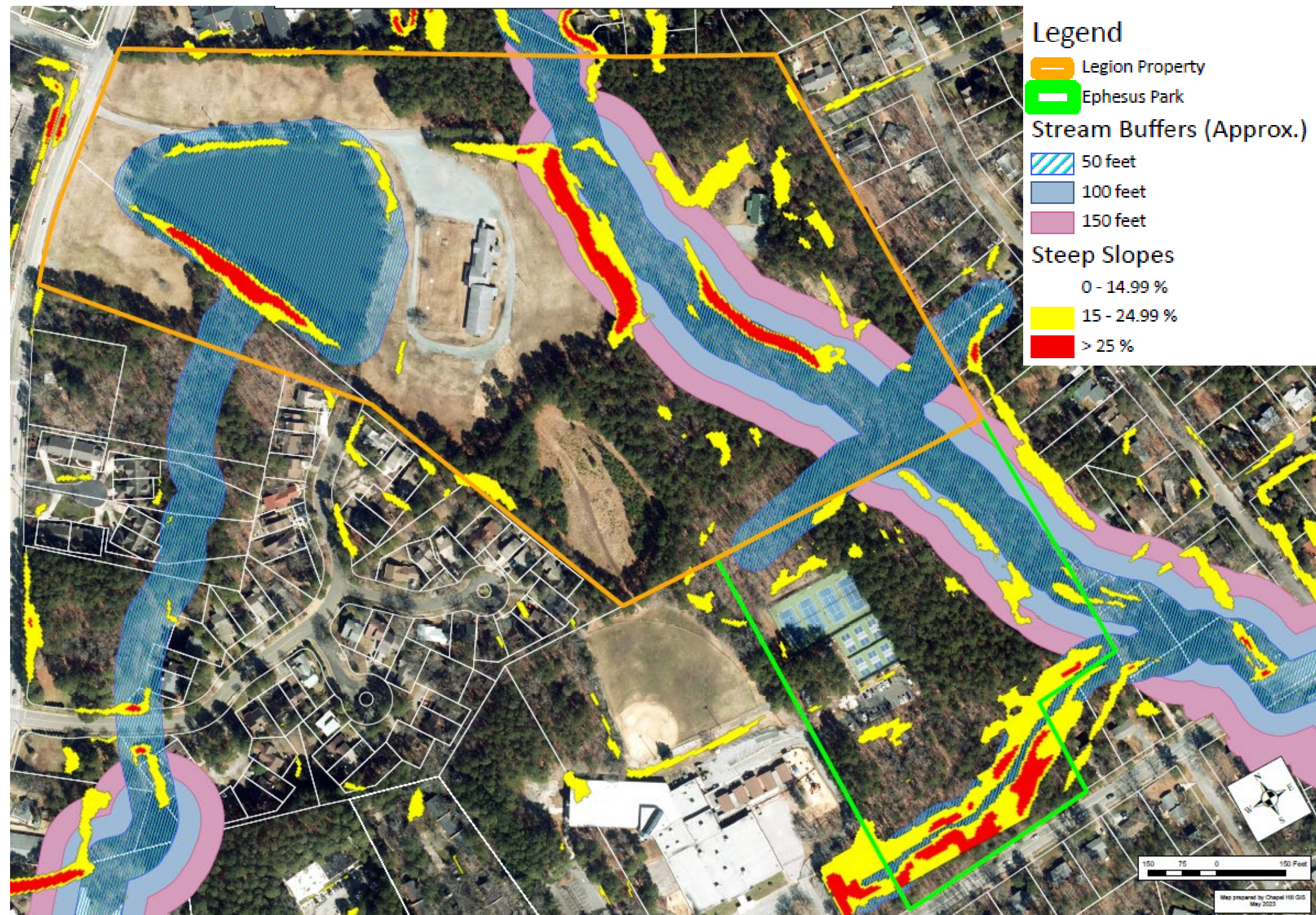
---





# Legion Property

- 36.2 acres
- ~22.2 acres outside buffers
- Adjacent to Ephesus Park





# 2022 Council Action

- Retain full ownership
- 8-9 acres along Legion Rd for affordable housing
- Remaining acreage combined with Ephesus Park for a new Town park
- Evaluate pond





# Update on Future Uses

---



# Goals for Affordable Housing on Legion Property

1. Affordable to a range of income levels
2. Maintain long term affordability
3. Leverage outside funding
4. Use sustainable development principles
5. Facilitate connections
6. Retain Town ownership
7. Complement park design
8. Complete Community/ Comprehensive Plan alignment





# Affordable Housing Development

## Partner Selection

1. Issue a request for proposals and qualifications (Summer 2023)
2. Select a potential partner (Fall 2023)
3. Update Council on partner selection (Fall 2023)



# Parks Master Plan Update

- Would inform park plan for Legion/Ephesus Park
- Master plan process: ~2 years
- Parks capital funding in FY24 Recommended Budget





# Next Steps

- a) Finalize Affordable Housing Goals
- b) Return to Council with request to authorize process for affordable housing development partner selection
- c) Move forward with pond recommendations
- d) Update timeline for affordable housing



# Dam Engineering Report

---





# Items of Note

- Multiple options available to the Town
- Any option will involve draining the pond
- Timelines will differ based on which option the Town chooses (1+ year to permit approval)
- Not all costs are captured in planning-level estimates



# Key Issues

- Risk with leaving pond as-is
- Info about underground water source and impacts of reduced-size pond still unknown
- Housing affordability gap continues to grow
- Affordable housing on Legion Road will be competitive for outside funding
- Park planning may be two years away
- Pond timeline impacts affordable housing schedule





# Staff Recommendations: Pond

- Continue to evaluate options for pond
- Move forward with RFQ process to select engineering firm
- Begin dam maintenance permit process
- Gather more information after pond is drained



# Dam Engineering Report

---





# Next Steps

- a) Finalize Affordable Housing Goals
- b) Return to Council with request to authorize process for affordable housing development partner selection
- c) Move forward with staff pond recommendations
- d) Update timeline for affordable housing

