



TOWN OF CHAPEL HILL

Town Hall
405 Martin Luther King Jr.
Boulevard
Chapel Hill, NC 27514

Legislation Details (With Text)

File #: [22-0486] **Version:** 1 **Name:**

Type: Discussion Item **Status:** Agenda Ready

File created: 5/13/2022 **In control:** Town Council

On agenda: 6/1/2022 **Final action:**

Title: Discuss the Future Use of the American Legion Property, 1714 Legion Road.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Draft Staff Presentation, 2. Staff Report - 2022.06.pdf, 3. May 2022 Petition from Council Members, 4. Council Questions with Staff Response, 5. Emails From The Public, 6. Staff Presentation

Date	Ver.	Action By	Action	Result
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Discuss the Future Use of the American Legion Property, 1714 Legion Road.

Staff:

Maurice Jones, Town Manager
Ross Tompkins, Assistant to the Town Manager

Department:

Town’s Manager’s Office

Overview: The Town purchased the 36.2-acre parcel located along Legion Road from American Legion Post 6 in March 2017. The property includes the 8,400 square-foot Post building, a small dance studio, and a 3.1-acre pond. A stream running north to south through the property, and its associated buffer, make up about 8.6 acres.

After the Town purchased the American Legion property, the Council appointed the American Legion Task Force (ALTF) to develop future land use recommendations for the property. The ALTF recommended a set of Development Principles to the Council in June 2017, as well as a [list of Evaluation Criteria and Prioritized Uses <https://chapelhill.granicus.com/MetaViewer.php?view_id=&clip_id=3369&meta_id=181778>](https://chapelhill.granicus.com/MetaViewer.php?view_id=&clip_id=3369&meta_id=181778) in November 2017.

As a condition of the sale, the Post leased a portion of the property (including both buildings) from the Town until the Post moved off the property in Summer 2020. The Council has not had any formal discussions about the future use of the property since this time. On May 18, 2022, the Council received a petition from several Council members requesting the Town move forward with developing and implementing a plan for the future use of the property.

★ **Recommendation(s):**

That the Council receive information regarding possible future uses on the American Legion property and provide feedback to staff.

Decision Points:

- Consider possible uses on the property, including passive recreational space, a community park, affordable housing, a private use, or some combination of uses.

Key Issues:

- The Town has not allocated any funding to the future use of this property in its five-year capital plan.
- Revenue from selling a portion of the property may not fully offset the costs of future uses.

Fiscal Impact/Resources: The Town purchased the property for \$7.9 million, paying in three annual installments from 2017-2019. The purchase was made using a combination of General Fund excess fund balance (\$3.6 million) and 2015 General Obligation bonds authorized for recreation facilities (\$4.3 million).



Attachments:

- Draft Staff Presentation
- Staff Report
- May 2022 Petition from Council Members

The Agenda will reflect the text below and/or the motion text will be used during the meeting.

PRESENTER: Ross Tompkins, Assistant to the Town Manager

The purpose of this item is for Council to receive information regarding possible future uses on the American Legion property and provide feedback to staff.