



TOWN OF CHAPEL HILL

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

Legislation Details (With Text)

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Type: Discussion Item **Status:** Passed

File created: 9/13/2022 **In control:** Town Council

On agenda: 12/7/2022 **Final action:** 12/7/2022

Title: Receive the Recommendations of the Legion Property Committee and Consider Next Steps on the Future Use of the American Legion Property.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Draft Staff Presentation, 2. Legion Property Committee Recommendations, 3. Committee Recommendations, 4. Richard Mitchell Presentation, 5. American Legion Property Online Portal Report, 6. Staff Responses to Council Questions, 7. Emails from the Public, 8. A RESOLUTION APPROVING THE RECOMMENDATIONS OF THE LEGION PROPERTY COMMITTEE AND AUTHORIZING THE TOWN MANAGER TO PROCEED WITH NEXT STEPS (2022-12-07/R-11)

Date	Ver.	Action By	Action	Result
12/7/2022	1	Town Council	adopted	Pass

Receive the Recommendations of the Legion Property Committee and Consider Next Steps on the Future Use of the American Legion Property.

Staff:

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

Department:

Town Manager’s Office

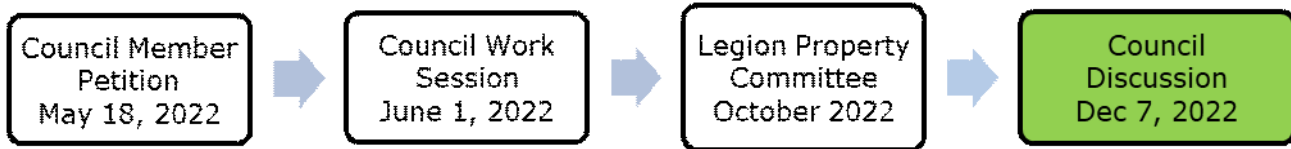
Overview: In October 2022, Mayor Hemminger formed the Legion Property Committee (LPC) to consider key interests and make high level recommendations to the full Council about future uses of the American Legion property and a path forward. The LPC’s work was informed by the previous work of the [American Legion Task Force <https://www.townofchapelhill.org/government/departments-services/communications-and-public-affairs/current-issues/american-legion-property/american-legion-task-force>](https://www.townofchapelhill.org/government/departments-services/communications-and-public-affairs/current-issues/american-legion-property/american-legion-task-force) along with input received from advisory boards and the public over the past few years - especially around interests in recreation, affordable housing, and climate resiliency.

☆ **Recommendation(s):**

That the Council consider approving the recommendations of the Legion Property Committee and authorizing the Town Manager to proceed with the next steps recommended by the LPC.

Fiscal Impact/Resources: The Town has not allocated any funding to the future use of this property in its five-year capital plan. Funding would need to be identified in order to carry out the next steps as described in the LPC recommendations.

Where is this item in its process?



Attachments:

- Resolution
- Draft Presentation
- Legion Property Committee Recommendations

A RESOLUTION APPROVING THE RECOMMENDATIONS OF THE LEGION PROPERTY COMMITTEE AND AUTHORIZING THE TOWN MANAGER TO PROCEED WITH NEXT STEPS (2022-12-07/R-11)

WHEREAS, in 2017 the Town purchased the 36.2-acre property at 1714 Legion Road (“the Legion property”); and

WHEREAS, the Town Council authorized the 2017 purchase with the expectation that the Legion property be used for a mix of purposes; and

WHEREAS, in 2017 the Council appointed an American Legion Task Force to participate in a public engagement process and to develop future land use recommendations for the Legion property, resulting in two Task Force reports that include recommended principles for development of the property and recommended criteria for evaluating uses and partnerships; and

WHEREAS, on February 12, 2020, the Council reviewed the recommendations of the Task Force and a design concept from the Town’s Urban Designer showing multiple potential uses on the site; and

WHEREAS, 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 Legion property; and

WHEREAS, on June 1, 2022, the Council discussed this petition and next steps; and

WHEREAS, in October 2022, Mayor Hemminger formed the Legion Property Committee to consider key interests and make high level recommendations to the full Council about future uses of the property and a path forward; and

WHEREAS, the Legion Property Committee’s recommendations are informed by the previous work of the American Legion Task Force along with input received from advisory boards and the public especially around interests in recreation, affordable housing, and climate resiliency.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council approves the recommendations of the Legion Property Committee as presented in the “Legion Property Committee Recommendations on the Future Use of the American Legion Property”, attached hereto, including that the Town:

- retain ownership of the entire property,
- combine approximately 27 acres of the Legion property with Ephesus Park for a Town Park that includes both active and passive recreation and can also accommodate the cultural arts,
- designate 8-9 acres fronting on Legion Road for affordable housing that complements the park and is consistent with the Town's Complete Community strategy,
- preserve existing natural areas including stream features and forests,
- determine the best placement of stormwater feature(s) on the site which might include a reduced pond.

BE IT FURTHER RESOLVED that the Council authorizes the Town Manager to proceed with the next steps as recommended by the Legion Property Committee.

This the 7th day of December, 2022.

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

PRESENTER: Maurice Jones, Town Manager

RECOMMENDATION: That the Council consider approving the recommendations of the Legion Property Committee (LPC) and authorizing the Town Manager to proceed with the next steps recommended by the LPC.