



Town of Chapel Hill AMERICAN LEGION TASK FORCE

Tuesday, April 25, 2017, at 02:00 p.m.
Chapel Hill Public Library, Meeting Room C
100 Library Dr., Chapel Hill, NC 27514

Meeting Agenda

Members: Mayor Pam Hemminger, Council Member Donna Bell, Council Member Nancy Oates, Michael Andrews, Neal Bench, Dan Cefalo, Joan Guilkey, Pat Heinrich, Ryun Miller, Laurie Paolicelli, Scott Radway, Rachel Schaevitz, Lew Brown (Alternate), Wesley McMahon (Alternate)

Staff Liaison: Corey Liles

- 1. Opening**
 - a. Roll Call**
 - b. Approval of Agenda**
- 2. Welcome and Introductions**
- 3. Public Comment**
- 4. Business**
 - a. Task Force Charter and Charge from Town Council**

Background: The Town Council approved the charge of the American Legion Task Force at its meeting on March 13, 2017, and subsequently appointed the members of the task force at its meeting on April 5, 2017. The work of the task force is to participate in the public engagement process for the American Legion property and work with the project consultant to develop future land use recommendations for the property. The Town Council anticipates a community report-out in May 2017 and recommendations to the Council for review in late May 2017, prepared by the project consultant based on guidance from the task force.

Action Item: Review and discuss the charter and charge from the Town Council, goals and objectives, deliverables, background on the American Legion property, and a proposed work plan.

b. Election of Task Force Chair

Background: The task force charter calls for a Chair to lead the task force, represent and liaise with the Town of Chapel Hill Council; facilitate discussion and decision-making, while endeavoring to maintain equal opportunity for all members to participate in discussion; and coordinate Town staff support to the task force.

Action Item: Elect a Task Force Chair

c. Presentation on Public Input and Concept Sketches

Background: Coulter Jewell Thames is serving as the Town's consultant for the public engagement process. Members of the consulting team will share refined sketches of the land use concepts that were developed during the April 8 charrette, along with a summary of public feedback received.

Action Item: Receive information. Provide feedback to consulting team on concept sketches and information to include in the reports to the community and to Council.

d. Other Task Force Discussion

e. Establish Future Meeting Dates

Background: The current timeline calls for a community report-out in May 2017 and recommendations to the Council for review in late May 2017, prepared by the project consultant based on guidance from the task force.

Action Item: Determine the number of additional meetings needed for the task force to complete its work, and set a meeting schedule through at least May 2017.

5. Public Comment

6. Adjournment

Meeting Materials

- [Task Force Charter](#)
- [Memo on Task Force Communications](#)
- [American Legion Design Charrette Report to the Task Force](#)
- [Design Charrette Appendix](#)
- [Stakeholder Group Submissions](#)

Opportunity Statement: The Town purchased the 36-acre American Legion Post 6 property in March of 2017. A consultant engaged by the Town will be leading a public engagement process to produce conceptual options for future use of the property that reflect the community's interests. The Task Force is a body representative of the community that can offer feedback on the design work done by the consultant and assist with finalizing the report for Council consideration. The Task Force can also advise on next steps in the overall planning process. This contribution is needed to help the Town achieve Council Goals and determine the most fitting and appropriate uses of the American Legion Property.

Goal: The American Legion Task Force will participate in the public engagement process and work with the project consultant to develop future land use recommendations for the American Legion property, along with next steps in the planning process, that uphold the Council's Guiding Principles for development of the property.

Resources:

- Project Web Page: <http://www.townofchapelhill.org/americanlegion>
- Board Web Page: <http://www.townofchapelhill.org/town-hall/government/boards-commissions>
(Scroll to American Legion Task Force)

Unless otherwise noted, please contact [Corey Liles](#) in the Office of Planning & Sustainability for more information.

American Legion Task Force



PROJECT	Task Force for American Legion Post 6 Future Land Use Discussion (American Legion Task Force)		
COMMITTEE CHAIR	TBD	STAFF LIAISONS	Corey Liles, Planning & Sustainability
MISSION	<u>Opportunity Statement:</u> The Town purchased the 36-acre American Legion Post 6 property in March of 2017. A consultant engaged by the Town will be leading a public engagement process to produce conceptual options for future use of the property that reflect the community's interests. The Task Force is a body representative of the community that can offer feedback on the design work done by the consultant and assist with finalizing the report for Council consideration. The Task Force can also advise on next steps in the overall planning process. This contribution is needed to help the Town achieve Council Goals and determine the most fitting and appropriate uses of the American Legion Property. <u>Goal:</u> The American Legion Task Force will participate in the public engagement process and work with the project consultant to develop future land use recommendations for the American Legion property, along with next steps in the planning process, that uphold the Council's Guiding Principles for development of the property.		
BACKGROUND	In June 2015, the Town Council considered an option to purchase the American Legion Property for \$10 million, and declined because of cost. To inform consideration of anticipated development proposals, on March 16, 2016, the Town Council held a work session to hear community interests on the property and to express Council interests for its future. Guiding principles for any future development were subsequently adopted on June 20, 2016. An applicant then submitted a concept plan for a multifamily and office development in the summer of 2016. The Council reviewed and provided comment on that plan at their meeting on September 19, 2016. As an outcome of continued discussion, the Town Council authorized the Town Manager to sign a contract to purchase the 35-acre American Legion Property on December 5, 2016. The purchase price was \$7.9 million to be paid in installments. Council further resolved that the property should be used for a mix of public and private purposes. The public engagement process to determine future land uses was initiated in March of 2017. Town Council endorsed the schedule and the selection of a consultant to facilitate the process on March 6, 2017. The charge and composition of the American Legion Task Force was subsequently approved on March 13, 2017.		
DECISION POINTS	• Determine the most fitting and appropriate uses of the American Legion Property to include in the reports to the community and to Council • Determine how to refine a series of concept sketches to best illustrate these uses • Determine the recommended next steps for continued land use planning and public engagement for the American Legion Property		
DELIVERABLES	• Feedback and recommendations provided to consultant, to be included in the reports to the community and to Council		

American Legion Task Force



POTENTIAL STAKEHOLDERS	• Town of Chapel Hill Residents • Current users of the American Legion Post facility, dance studio, and other portions of the property • Town Departments such as Planning & Sustainability, Parks & Recreation, and others • Groups and individuals interested in parks, trails, and open space issues • Groups and individuals interested in commercial development opportunities • Groups and individuals interested in affordable housing issues • Groups and individuals interested in environmental and stormwater issues • Town Advisory Boards and Commissions • Chapel Hill-Carrboro City Schools • Landowners with properties adjacent and near to the American Legion property
COMMITTEE COMPOSITION, ROLES, AND RESPONSIBILITIES	• [1] Task Force Chair to lead the task force, represent and liaise with the Town of Chapel Hill Council; facilitate discussion and decision-making, while endeavoring to maintain equal opportunity for all members to participate in discussion; and coordinate Town staff support to the task force • [12] Task Force Members (including Chair) representing the Town Council, Advisory Boards and Commissions, business/commercial development interests, the Visitors Bureau, the school system, and the community at-large. Task Force members will attend the Community Charrette; attend Task Force meetings; participate in discussion and decision-making, endeavoring to maintain equal opportunity for all members to participate in discussion; represent the interests of the community; and vote on Task Force decisions • [1] Town of Chapel Hill Staff liaison will support the task force with direction from the Chair. Support will include preparing information and maps related to the American Legion Property; meeting agendas; meeting scheduling and arrangements; public notification; preparing and providing information and documents to task force to assist in decision-making; preparing and disseminating meeting summaries to Task Force, Chair, and Town management.
TIMEFRAME	• Provide feedback and recommendations on reports prepared by consultants to the Council by May 2017.
FACTORS FOR CONSIDERATION	• Input received from stakeholders • Needs of the community • Guiding principles adopted by Town Council • Recommendations from the consultant • Physical and environmental constraints on the site
BOUNDARIES OF SCOPE	The Task Force's charge is to provide future land use recommendations to the Council for the American Legion Post 6 property, 1714 Legion Road
COMMUNICATIONS	Main channels of communication for the team will include in-person meetings. Meetings will be scheduled by email, and noticed in accordance with Open Meetings Law.

American Legion Task Force



	Town staff will prepare a summary of each meeting, including meeting highlights, actions, points of consensus, issues of importance to the group, and attendance (but will not be verbatim). Meeting summary notes will be emailed to task force members, the Chair, and Town management following each meeting. The American Legion Task Force webpage will be updated with task force agendas, materials and meeting summary notes. The webpage will be managed by Town staff in coordination with the task force.
SCHEDULE AND MAJOR MILESTONES	• April 25, 2017: First task force meeting • May 2017: Additional task force meetings • May 2017: Report-out to the community • May 22 or 29, 2017: Report to Town Council

American Legion Task Force



PROJECT	Task Force for American Legion Post 6 Future Land Use Discussion (American Legion Task Force)		
COMMITTEE OFFICERS	Rachel Schaevitz, Chair Neal Bench, Vice-Chair	STAFF LIAISONS	Corey Liles, Planning & Sustainability
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DECISION POINTS	• Determine the most fitting and appropriate uses of the American Legion Property to include in the reports to the community and to Council • Determine how to refine a series of concept sketches to best illustrate these uses • Determine the format and forum used to communicate the report to the community • Determine the recommended next steps for continued land use planning and public engagement for the American Legion Property		
DELIVERABLES	• Feedback and recommendations provided to consultant, to be included in the reports to the community and to Council		

American Legion Task Force



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120-Total emails about Legion Property (as of 3/16/16)

- 83% Oppose Luxury Apartments
- 70% Advocate for Park Space
 - Expand Ephesus trails and add bike paths
 - Farmer's Market
 - Preserve as much green space as possible
- 65% In support of non-luxury-apartment Development
 - Commercial/Retail/Office Space
 - Affordable/Lower-Density Housing
 - Rec Facilities
 - Indoor Track and Multi-Purpose Gym*
 - Pool and Aquatics Facilities
- 46% Oppose Connector Road to Colony Woods

Main Concerns:

1. Luxury apartments do not serve needs of current residents
2. Traffic congestion/School and road safety
3. Flooding and storm water problems in the area
4. Preservation of green space

Petitions: 91 total signatures

- “Our Town” Petition (2/9/16)—Rescind MOU, Park Space, Commercial Development, Farmer's Market, Workforce Housing
 - **74 Signatures**
- Meadows BOD (2/11/16)—Rescind MOU, Low-density Affordable Housing, Park Space, Storm Water and Traffic Concerns
 - **6 Signatures**
- Turnberry HOA (3/2/16)—Same as Meadows Petition
 - **11 Signatures**

MEMORANDUM

To: American Legion Task Force

From: Roger L. Stancil, Town Manager

Subject: Communications Best Practices for Task Force Consideration

Date: April 21, 2017

In the interest of facilitating a productive discussion that reflects the significant amount of community interest and contextual information associated with the American Legion property, Town staff advise that members of the American Legion Task Force adhere to the following best practices for communications:

Consideration of input shared by stakeholders groups. Members of the public are invited to submit suggestions, observations, and other input on future use of the American Legion property throughout the public engagement process, including public comment at Task Force meetings. Various Town Advisory Boards and Commissions, community organizations, and other stakeholder groups have also been submitting public input more formally, as a collective written statement on behalf of their individual members. It is the recommendation of the Town Manager that the Task Force, in providing guidance on future use of the American Legion property, give special consideration to input submitted by such groups representing stakeholders as detailed in the Task Force charter. Examples of groups that have submitted input include the Cultural Arts Commission; the Parks, Greenways, and Recreation Commission; and Chapel Hill Pickleball.

Requests for additional information to be a decision of the Task Force. To support their review and consideration of land use concepts for the American Legion property, a Task Force member may wish to have certain data and information for context which has not already been provided and/or which may require additional research. In such cases the member should propose a request for information to the Task Force as a whole. The Task Force would then make a decision, and in the case of approval this would serve as a request to Town staff to procure such data and information for distribution to all members of the Task Force.



C H A P E L H I L L • C A R R B O R O

CHILDREN'S MUSEUM

*Inspired Learning Through Creative and
Purposeful Play*

*Proposal and Concept
Kidzu's New Home at Legion Road
April 11, 2017*

THE IMPORTANCE OF PLAY

THE FUTURE OF EDUCATION

Play Matters.

The creative, hands-on play that takes place at Kidzu Children's Museum is so much more than fun. The Alliance for Early Childhood has described play as "the engine of learning in early childhood" and a vital force for a child's physical, social and emotional development. The American Academy of Pediatrics has expressed alarm over the disappearance of play from children's lives. Kidzu provides a joyful environment that celebrates the importance of play and provides intentional informal learning opportunities that offset decline in other areas of children's lives.

Kidzu Matters.

Kidzu fulfills vital needs in our community by:

Providing playful, engaging learning experiences for all children and families

Complementing and supporting the world of schools, pre-schools and child-care facilities

Creating an educational umbrella for partner organizations serving children and families

Fostering critical 21st century skills necessary for success in the adult world



Early Learning Matters.

High quality, playful educational experiences are especially important in children's early years when an exceptional amount of brain development and learning takes place. Research has shown that quality early learning experiences boost children's success in school and in life and yield tremendous social and emotional benefits. Kidzu provides just such necessary early learning experiences with a focus on family engagement, recognizing that a parent is a child's first teacher. Kidzu is accessible to all members of our community, helping all children reach their full potential.



WHAT IS KIDZU CHILDREN'S MUSEUM?

Our Mission: To inspire children and the adults in their lives to learn through creative and purposeful play.

Our Vision: To be a model of excellence as a “community-centered” children’s museum – that is to serve, celebrate and reflect the uniqueness of our region through developmentally appropriate exhibits and programs for children and the adults who care for them.

Core Values: creativity, collaboration, community, sustainability, play as lifelong learning, research + best practices

The CURRENT Kidzu at University Place:

- 8,500sf exhibit and program space
- 1,000sf office and back of house space
- 2,000sf outdoor space
- 90,000 visitors annually
- Thousands served through community outreach and special events
- Membership Households: 75% from Orange County, 18% Durham County, additional 7% from neighboring counties and seasonal tourism



Social Impact:

- **Kidzu serves children infant to tween** with developmentally appropriate exhibits, programs and activities addressing four broad themes: arts education, S.T.E.M., health and wellness and emerging literacy.
- **Kidzu serves approximately 15,000 low and mid-income children each year** through monthly *Open Access Sundays*, no cost field trips for Smart Start classrooms, and scholarships for summer camps and fee-based programs.
- **Kidzu maintains a roster of over 100 community partners** from academic, creative, scientific and civic sectors of the region, who collaborate with Kidzu on the development of programs, activities and large-scale initiatives – and who provide children and families access to real-world expertise.
- **Kidzu supports UNC-CH through management of 10-20 undergraduate and graduate internship opportunities annually, through regular work-study programs and a through a variety of classroom collaborations** with university academic departments, including the Schools of Education, Arts and Humanities, Applied Sciences and Kenan-Flagler School of Business.
- **Kidzu serves ESL families through programs and interpretive information translated into Spanish, Mandarin and Karen.** Kidzu maintains deep partnerships with cultural organizations serving these communities.



THE NEW KIDZU

Ideal Space Requirements:

- 20,000sf exhibit and program/classroom space
- Varying ceiling heights up to 1.5 stories to accommodate gross motor climbing structures, etc.
- 6,000sf office, storage, and exhibit maintenance spaces
- 5,000 sf +/- outdoor exhibit/public space
- 50 daytime parking spaces

Anticipated Audience:

- 200,000 visitors annually
- 100,000 through outreach
- Targeted radius of 25 miles



The new Kidzu will build upon its 11+ years of providing our community with family engagement opportunities, boundless creativity and educational innovation to create:

Interactive indoor and outdoor exhibits with focus on STEM/STEAM, the arts, child health and emerging literacy

One-of-a-kind community programs

Outreach and accessibility for children and families in need

After school and out-of-school programs

Caregiver education

Teacher professional development

Leadership and mentoring for teens

Academic research to better understand family learning in museums

KIDZU'S ECONOMIC IMPACT

Children's Museums: Cultivating Innovative Problem-Solvers*

- Children's Museums are the fastest growing segment of the museum industry.
- There are 341 children's museum members of the Association of Children's Museums, representing 22 countries.
- Children's Museums spend more than \$440m each year, contributing to the economic growth of their communities.
- Children's Museums welcome more than 35 million visitors each year.
- Children's Museums serve more than 5m through outreach programs each year.
- 35% of children's museums are flagships in downtown revitalization and/or expansion projects.



Economic Impact**:

- $175,000 \times .6 \times \$16 \times 2.01 = \$3,376,800$
(annual amount spent by in-county visitors who would have to travel out of county for similar venue)
- $25,000 \times .4 \times \$16 \times 2.01 = \$321,000$
(annual amount spent by out-of-county visitors in the Orange County economy)
- 35 FTE jobs

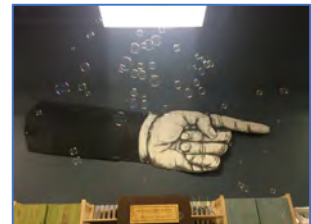
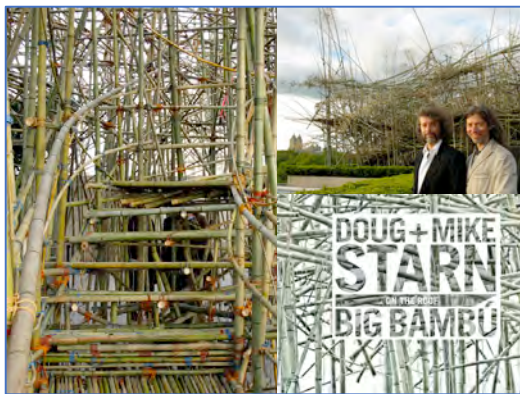
* Association of Children's Museums

** Assuming 200,000 visitors per year

Kidzu is a major attraction for families, drawing tens of thousands to University Place each year. These families also visit the restaurants and businesses during their day with Kidzu. In 2016, data showed that 86%+ of visiting families patronized another business before or after their visit to Kidzu.

Photograph: Barbara Tyroler

ARCHITECTURAL INSPIRATION FOR THE NEW KIDZU



KIDZU CHILDREN'S MUSEUM AT LEGION ROAD

LOCATION, LOCATION, LOCATION:

Locating Kidzu at Legion Road would benefit the community in many significant ways. And for Kidzu visitors, the central, easily accessible location, with additional family-friendly amenities on-site and in close proximity is key.

Regardless of where within the Legion Road development Kidzu is located, there is ample opportunity to create a destination that will serve this community for generations to come. At this time, we are envisioning a 1-2 story museum, designed to complement the natural environment, with adjacent outdoor space, surrounded by public park area that the museum would potentially co-curate with CH Parks and Recreation to include adaptive play equipment and water features.



The map on the next page identifies conceptual location ideas designated by the stars on the map. We imagine 3 possible scenarios:

1. **We could imagine Kidzu being developed close to the frontage along Legion Road**, and spreading back parallel to the current pond area. If low-rise commercial is included in the development, Kidzu would be a seamless addition to that portion of the property.



2. **Kidzu could be moved further back towards the current Legion Hall.** Should a community center be part of the overall development, close proximity with shared parking and possible space and program collaboration make this a potentially good location. If a public park area was located there, the museum could co-curate with CH Parks and Recreation to include adaptive play equipment and water features. If appropriate, Kidzu would enjoy working with the Arts Commission to create visual interest along Legion Road.
3. **Kidzu could be located towards the back end of the property, closer to Ephesus Elementary**, making access for the schoolchildren as simple as a short walk. Directional signage from the entrance off Legion Road, and perhaps a public art piece would signal to visitors to "come this way to Kidzu!"

LEGION ROAD PROPERTY MAP



KIDZU AT LEGION ROAD: INSIDE TO OUTSIDE, AND OUTSIDE TO INSIDE

A strong educational framework and a clear design vision will guide the growth of Kidzu at Legion Road “from the inside to the outside.” The design of the building will emerge from the need to create spaces where play is the work of children, and 21st century skills like creativity, collaboration and critical thinking are fostered. It will be built to house that community hub where public art, family engagement and a dynamic learning environment are front and center. The building will be designed so that it meshes seamlessly within the beauty of its surroundings, respecting – and celebrating - the natural environment.



The Museum's vision imagines a facility where the lines between indoor and outdoor

experiences are sometimes blurred. Legion Road provides the perfect environment to connect to nature, and where daylight, breezes, water, plants, animals and natural beauty are prominent features.



At Legion Road, Kidzu imagines multi-dimensional activity:

Inside the Museum:

- o Expanded maker education space and art studio, The Makery (the only maker space designed specifically for young children in the Carolinas)
- o Expanded spaces for dramatic play and collaborative learning (Farm to Fork, Millhouse Café, Forest Theatre)



- o Expanded spaces for gross motor activity (Treehouse, multi-story climber)



- o Expanded spaces for construction and fine motor activities (Build Guild)
- o Dedicated infant/crawler exhibit area (to keep our very youngest visitors engaged, curious and safe)
- o Multi-sensory experiences for all learners
- o Multiple multi-purpose rooms to host concurrent fee-based programs - camps, classes, birthday parties and facility rentals – as well as community meeting and event space

- o Temporary exhibit gallery to host traveling exhibits from other children's museums and science centers
- o Adequate office and back-of house space for storage and on-site workshop

Outside Experiences May Include:

- o Pollinator garden and vegetable garden with outdoor kitchen
- o Treehouse(s), water feature (boat-making, stream table), greenhouse
- o Whirligigs
- o Beehive climber
- o Shaded areas for snacking

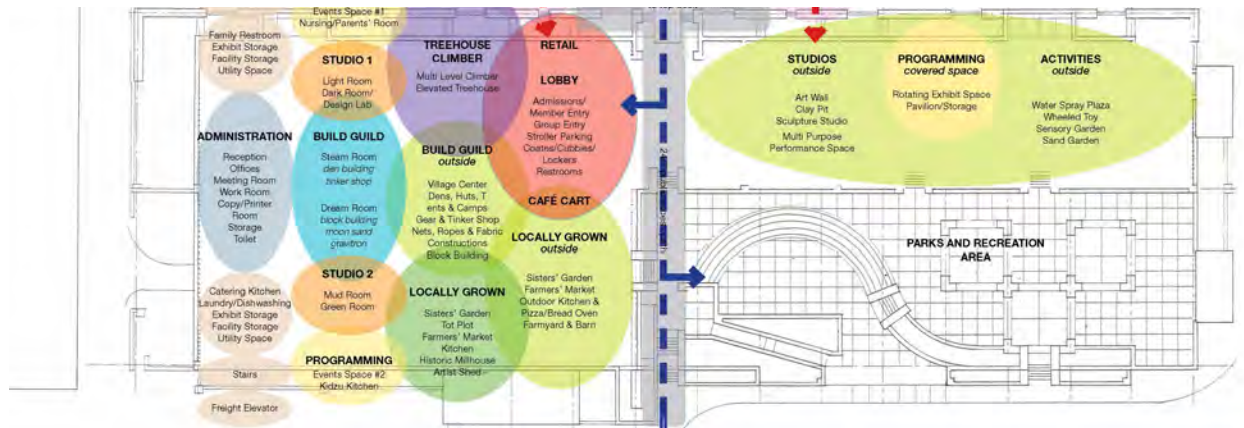
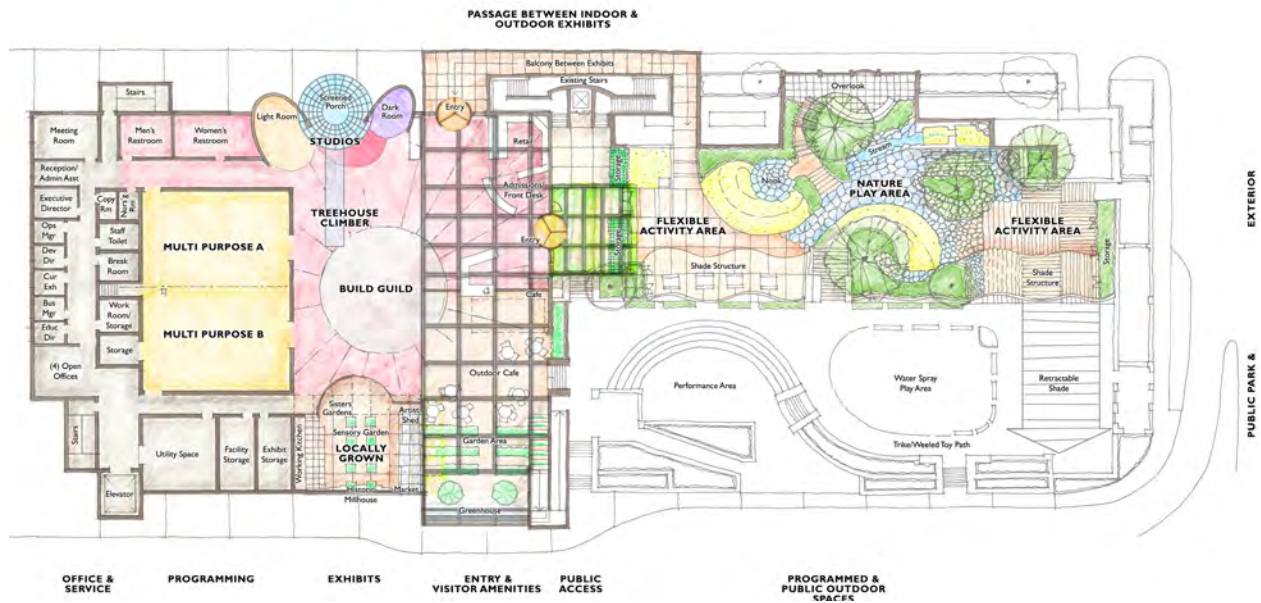


Beyond the Museum (free and accessible to all):

- o Park area with adaptive play equipment in collaboration with Parks and Rec
- o Large scale water features (splash pads, stream)
- o Educational Pavilion utilized by the CH Farmers Market and others, also serving as shaded picnicking area for families, school and scout groups, etc.

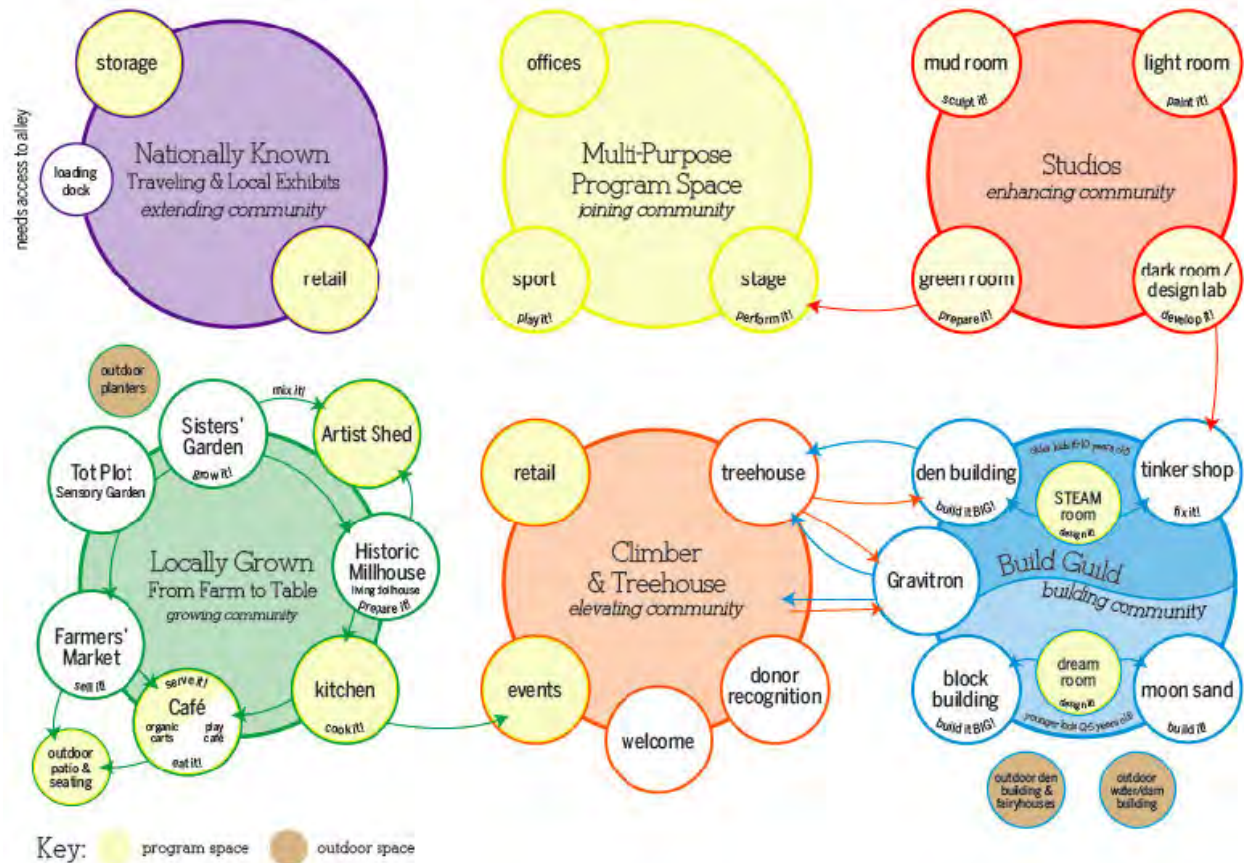


CONCEPTUAL SCHEME

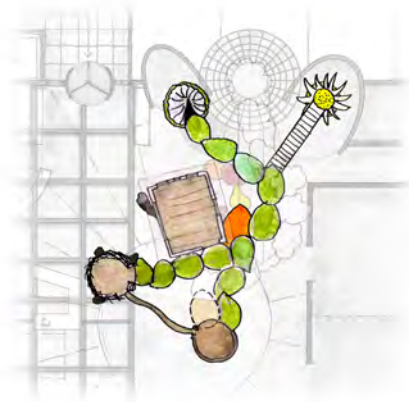


KIDZU EXHIBIT CONCEPTS

Kidzu Children's Museum: Exhibits

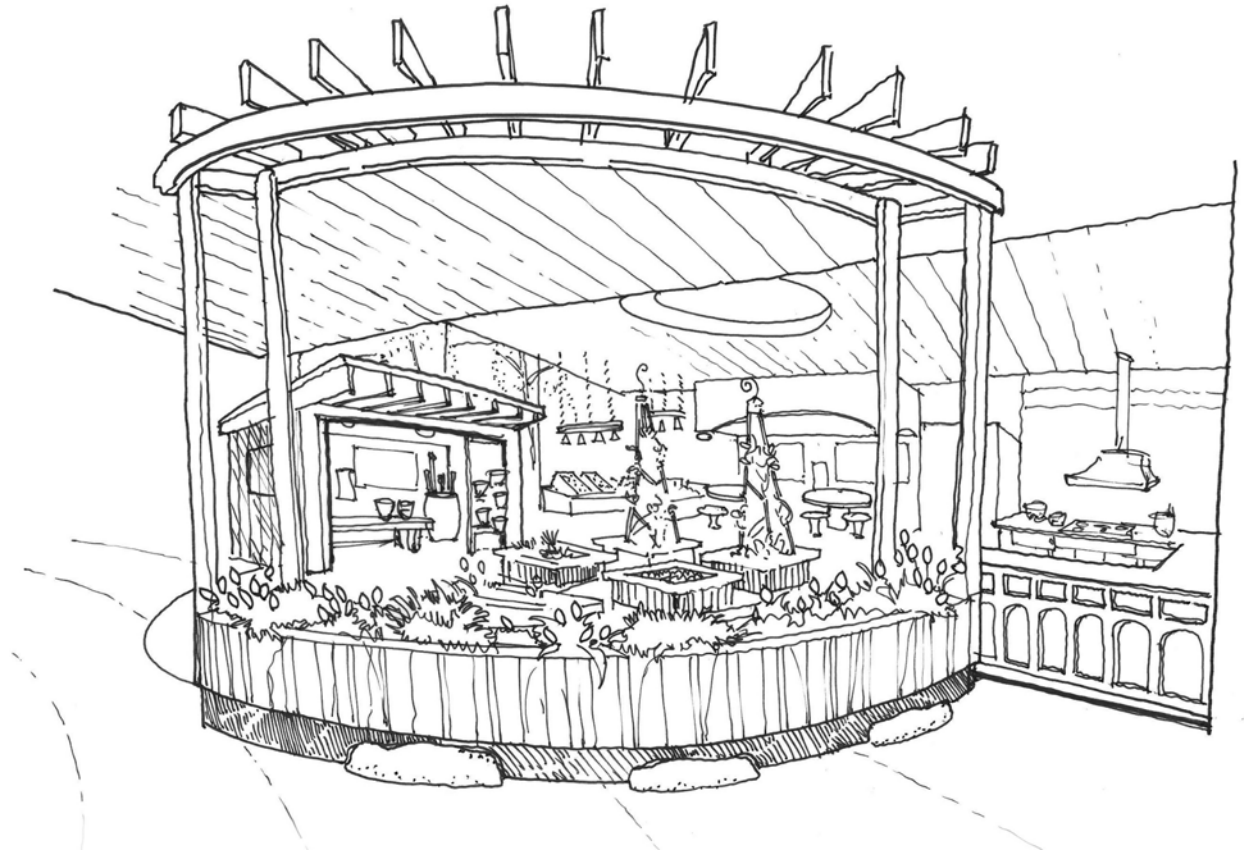


ICONIC TREEHOUSE CLIMBER



Kidzu maintains its Treehouse motif as the anchor to its design intent of bringing the outside in. Treehouses are quintessential examples of the meeting of natural and built environments. The Treehouse will be expanded through both horizontal and vertical climbing opportunities, and house literacy-based activities.

LOCALLY GROWN FARM TO FORK

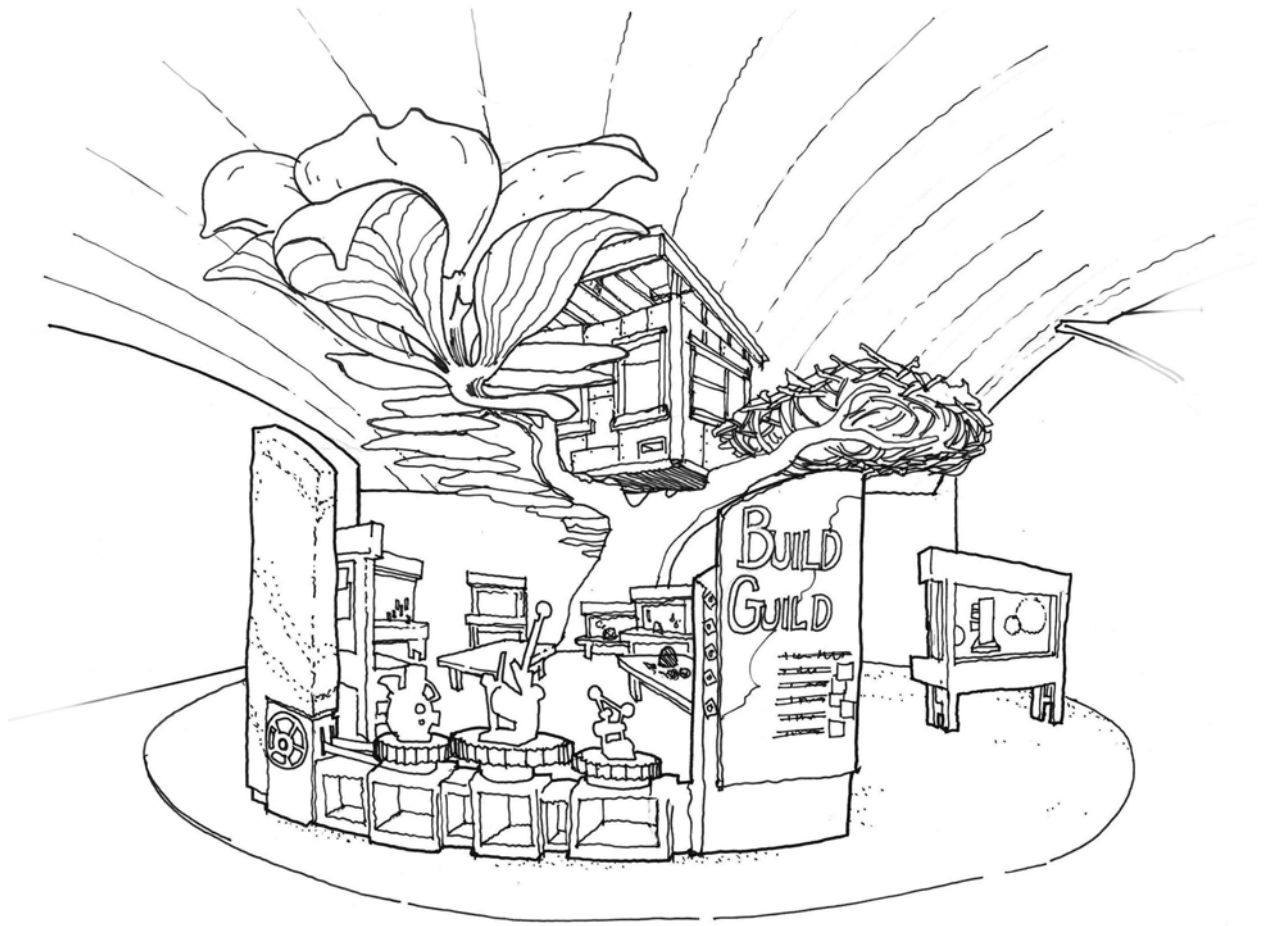


Kidzu's front door. Additionally, dramatic play opportunities abound in the expanded Millhouse Market, with its performance porch, play kitchen and farmer's market.

Kidzu's expanded Farm to Fork area will include access to an outdoor urban garden, and onsite cooking and preparation opportunities that underscore Kidzu's emphasis on child health and wellness. An ongoing partnership with the Chapel Hill Farmers Market will bring locally grown foods directly to



THE MAKERY: STEM & STEAM LEARNING



Kidzu is proud of its Makery, the first maker space designed specifically for young children in the Carolinas. Maker education is a direct connection to critical STEM learning for young and old alike. The freedom to tinker, design and build sparks exploration of all the STEAM (science, technology, engineering, art and math) disciplines. An expanded Makery will incorporate new opportunities for onsite partnerships with the UNC Maker initiative and other adult-driven design projects, influencing the scientists and engineers of the future.



TEMPORARY EXHIBIT SPACE

Rotating traveling exhibits will bring new experiences to our community, providing a wide variety of learning and play opportunities for children, families and school groups.

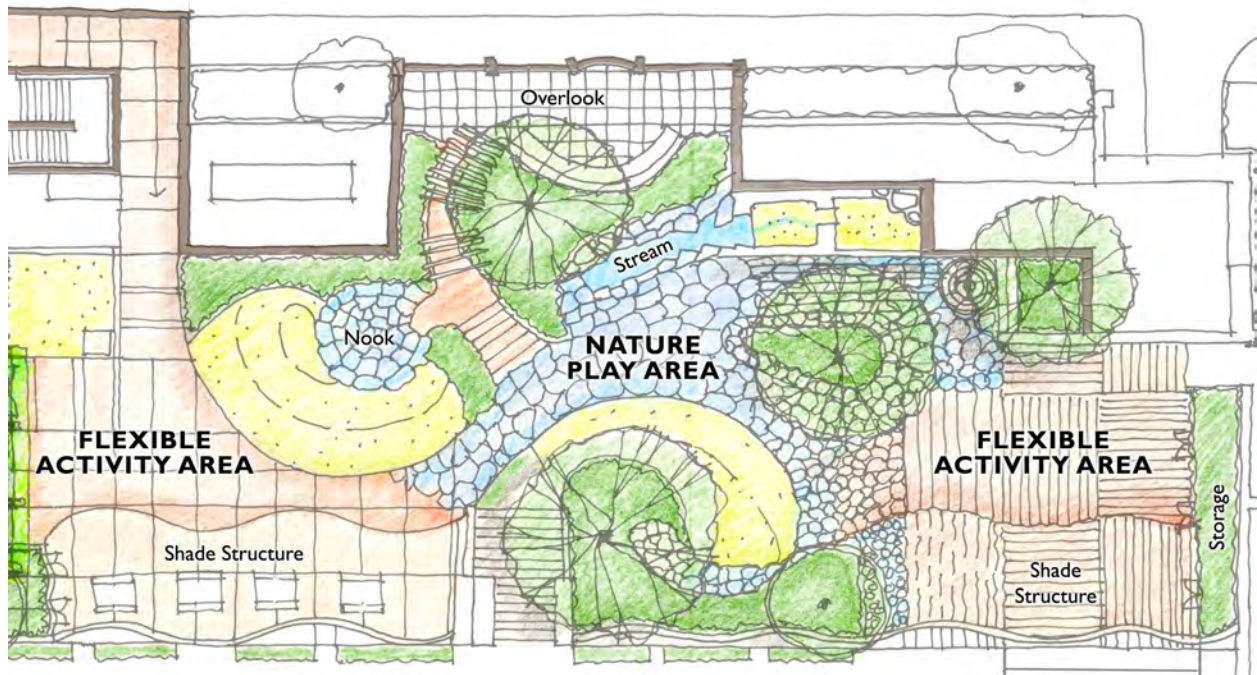


MULTI-PURPOSE ROOMS & SPACES

Dedicated multi-purposes spaces host field trip programs, summer camps, birthday parties, teacher professional development, corporate rentals and special programs.



OUTDOOR LEARNING



Children can run, jump, climb, splash and cultivate; experience interactive works of public art, tend plants, study pollinators, enjoy shady, cool nooks and water features, take part in outdoor activities and programs, and get plenty of exercise and sunlight to foster a healthy, active lifestyle.



PARTNERS AT LEGION ROAD

Kidzu maintains an active roster of over 100 community partners who infuse museum offerings with academic, creative and developmental rigor, while ensuring that Kidzu is a true reflection of the local community. Locating the new Kidzu Children's Museum at Legion Road provides distinctive opportunities to partner with other organizations located on site, as well as opportunities to expand and deepen relationships with others to provide the very best in learning and family engagement – both at the museum and in educational outreach to schools and community centers. These synergies will define the experience at Legion Road, and create a unique destination for children and families from all walks of life to come and enjoy learning and playing together.

On-Site Partners would include:

Chapel Hill Parks and Recreation – Kidzu will create or co-create an outdoor adaptive play area, including major water features, accessible to the entire community outside of museum admission.

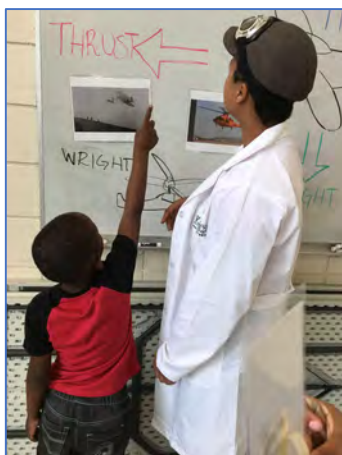
Chapel Hill Farmers Market – Kidzu has been working weekly with the Farmers Market for the past several years with its *To Market, To Market* program and both organizations are extremely interested in working together at Legion Road. There is potential to create an outdoor “Education Pavilion” that would serve the Farmers Market during the times the market is open, and provide an outdoor learning classroom for Kidzu groups during other times.



The NC Botanical Garden – The Garden is a long-time partner with Kidzu, and was instrumental in advising the museum and supplying native plants for its Outdoor Learning Garden funded through Burt's Bees Greater Good Foundation. Kidzu will work with the Botanical Garden on identification and selection of native plants and overall landscape design for the new museum.

Ephesus Elementary School – the close proximity of the School provides tremendous potential for educational outreach, teacher professional development, after-school programs and out-of-school camps and classes for Ephesus students. Walking distance to the new Kidzu would greatly enhance the potential for synergies and educational research in partnership with UNC Department of Education and the FPG Child Development Institute.





The Surrounding Neighborhoods – Kidzu, like children’s museums everywhere, is recognized as a community hub – a convening space for families, as well as a safe, neutral zone for positive interactions and simultaneous learning regardless of culture, religion, economic background or language barrier. Likewise, in neighborhoods that need it the most, Kidzu has a history of “going where the children are” through community outreach activities, summer enrichment at community centers, tween and teen mentorship, after-school programs in underserved neighborhoods and caregiver education. The opportunities to be a deep community partner with the neighborhoods surrounding Legion Road are limited only by our imaginations.



Possible Commercial Developers – Kidzu understands that there has been conversation about the opportunity for “light commercial development” as part of the Legion Road project. Kidzu has a proven history of partnering with its for-profit neighbors at University Place and on Franklin Street, and there may be a possibility of folding Kidzu into the portion of Legion Road identified as “light commercial” as a welcome addition for developers.



KIDZU CHILDREN'S MUSEUM SNAPSHOT

A DAY IN THE LIFE AT LEGION ROAD

10:30 a.m. A Thursday in the Future

It's another busy morning at Kidzu Children's Museum! Busloads of 1st graders chatter excitedly as they enter the museum, anticipating what's in store for them. Their teachers are delighted to bring their classes to Kidzu each year, through partnerships with CH-Carrboro, Orange and Chatham County schools. This morning's group will be participating in a curriculum-connected workshop called *Healthy Bodies, Healthy Minds*.

The design of the museum is simple and welcoming. Incorporating natural materials and lots of light, the building is designed to blend naturally with the beauty of its surroundings, bringing the outside in and the inside out.

Once inside the museum, sunlight streams through its windows, offering a splendid view of the woods and the changing seasons, the pond, a public park and Kidzu's outdoor learning garden. In the garden, a museum educator is working with families in learning about pollinators, and sharing honey samples from Kidzu's own beehive, curated through a partnership with Bee



Downtown. Other families are helping to harvest herbs and a new crop of veggies for use in the field trip programs on healthy eating, and for the afternoon's *Market to Market* program with the CH Farmers Market, also located onsite. A warm breeze activates the whirly gigs that are scattered throughout the garden. An outdoor treehouse structure is connected to its twin inside the museum through large scale talking tubes, literally connecting the inside and the outside. At the nearby pond, just beyond the treehouse activity, a group of 2nd graders are participating in a pond study with a Kidzu

educator, using large nets and waders to find critters living in the pond. Later, they'll take their samples back and look at them under microscopes in Kidzu's outdoor classroom space.

Back inside the museum, controlled chaos reigns. A mom's group from Stroller Strides have just arrived after using the surrounding parkland for their weekly exercise activity. Now they're bringing their babies for Kidzu's regular *Busy Baby Bees* program, and later *Caregiver Coffee Chat* with a representative from UNC Healthcare in one of Kidzu's multi-purpose classrooms. Other caregivers and little ones are engaged in a participatory story time (offered in English, Spanish and Mandarin!) facilitated by a UNC student group from the College of Education, who are working on a literacy project in collaboration with the museum.

The exhibit areas are swarming with children, climbing, jumping and crawling on and through the central treehouse structure that offers a safe-climb up to Kidzu's roof! In the Treehouse, children are engaged in literacy-based reading activities or talking



to their friends outside through the talk tubes connecting the Treehouse to its outdoor counterpart. Down below, children are engaged in dramatic play activities around the Millhouse Market, assembling healthy meals, and honing their math skills as they pretend to run the Market. In the Build Guild, others are making structures from natural objects.

Kidzu continues to lead the maker education movement for young children, and is our community's leader in informal STEM and STEAM learning for 0-8. Within the expanded Makery exhibit, groups of children and caregivers are working a variety of different projects, building, hammering, painting and designing.



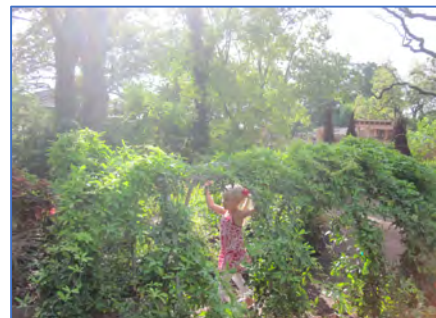
12:30 pm

Lunchtime! The field trip students are picnicking around Kidzu's garden, and surrounding parkland before they head back to school. Some caregivers and their charges are using the provided picnic tables or the shade of the outdoor classroom to eat a quick bite from a local food truck before heading home for naptime. Still others are taking advantage of the nearby Wegmann's and other family-friendly food providers a short distance from the museum.

1:00 pm

For the afternoon crowd, naptime has refreshed the little ones and the museum

continues to buzz with activity. Staff are prepping for this afternoon's *Market to Market* program. Out the window, they can see that the CH Farmers Market is starting to set up in the outdoor classroom space with their weekly goodies. Looks like the featured recipe of strawberry shortcake will have an abundance of juicy fruit to choose from today!



Today in *Makery Masterpieces*, a Kidzu educator is leading a workshop on Jackson Pollack. Children are learning about splatter painting and using paint filled balloons as a fun way to create mini-masterpieces. The children's work will be incorporated into set pieces for the weekend's puppet-making and performance workshop with Paperhand Puppets.

Kidzu's outreach staff is checking their material supplies for this afternoon's outreach to the afterschool program at Ephesus Elementary and the S. Estes Community Center. Every Thursday, Kidzu serves children on-site at several community centers in Orange County with specific learning programs connected to one or more of Kidzu's primary areas of focus – STEM/STEAM, the arts, child wellness and emerging literacy.



3:00 pm

Kidzu welcomes girls from its *Science Supergirls* afterschool program. These middle school students come to the museum weekly for homework support and STEM instruction. Many of these girls also volunteer at Kidzu in the summer months, earning status as learning facilitators and camp assistants.



Those participating in the *Market to Market* program are on their way out to the Farmers Market to greet the farmers, purchase their ingredients and come back to the Kidzu Kitchen to whip up a healthy and yummy recipe while learning about where our food comes from. Many participating families are regulars and they keep coming back because they know its Kidzu that has changed their child's eating preferences for food they can make themselves, with a focus on local and healthy!

5:00 pm

The museum is hosting a special member-only preview of a new temporary exhibit opening this weekend! One of the many perks for Kidzu members, exhibit previews happens 3 times per year, as Kidzu hosts other exhibits produced by its children's museum colleagues throughout the country. Thanks to Wegmann's for donating the cookies and to Luna Pops for the popsicles!

6:30 pm

The museum plays host for another after-hours event. This time the Chapel Hill Chamber is hosting its business after hours, giving the business community an opportunity to come play and learn, Kidzu-style. Business leaders remark on the beauty of the new Legion Road project from their vantage point of the floor to ceiling glass windows, looking out over parkland in bloom. Museum staff invite attendees to come back for the next over 21 event, *Crafterdark*. This month's theme is *Wine and Design*, featuring an interactive workshop by a local artist. The museum is rented frequently afterhours for a variety of events, ranging from adult birthday parties, to corporate team-building, to private parties and celebrations.

In the back exhibits workshop, other museum staff and interns are working on assembling the STEM activities for tomorrow night's *Family STEM Night* in partnership with the OCPYC. This year's event expects to serve over 300 low-income families from throughout Orange County coming for a museum-wide event just for them.

10:00 pm

The museum is quiet as remaining staff re-set the exhibit areas and lobby for another busy day tomorrow. In addition to the daytime activities and the *Family Stem Night*, Kidzu will be hosting their first Girl Scout camp-in on Saturday. Having hosted a variety of badge workshops, Kidzu is responding to community requests to host museum sleep over events, and the Scouts will be a great group to launch the program! They're looking forward to



evening stargazing and campfire activities plus a late-night movie before crawling into their sleeping bags at Kidzu!

Not included in today's snapshot are a wealth of other learning and family engagement opportunities for the community, including but not limited to:

Summer camps

Birthday parties

Parent Night Outs

School's Out programs

Holiday and special event programs

After-school and outreach programs to underserved audiences at area community centers

Teacher professional development opportunities and CIT workshops

Year-Round teen mentorship training and volunteer opportunities





AMERICAN LEGION DESIGN CHARRETTE

REPORT TO THE TASK FORCE // APRIL 2017



INTRODUCTION 4

ABOUT THE PROPERTY 6

GUIDING PRINCIPLES ADOPTED BY COUNCIL 8

COUNCIL RESOLUTION AUTHORIZING PURCHASE 9

PUBLIC OUTREACH 10

CHARRETTE PROCESS 11

CONCEPT NO. 1 12

CONCEPT NO. 2 14

CONCEPT NO. 3 16

CONCEPT NO. 4 18

CONCEPT NO. 5 20

CONCEPT NO. 6 22

CONCEPT NO. 7 24

POST-IT NOTE TAKEAWAYS 26

COMMON THEMES AND CONCEPTS 28

APPENDIX SETS

A – American Legion Task Force Members and Charrette Design Team

B – Materials Available April 8 at Each Charrette Table

C – Post-It and Table Notes Generated at Charrette

CONTENTS

This report was produced for the Town of Chapel Hill
by Coulter Jewell Thames, PA.



Coulter | Jewell | Thames P.A.

The Chapel Hill Town Council in December 2016 agreed to purchase the American Legion property for \$7.9 million. The Town Council anticipated that the site – through public amenity, private partnerships, and a mix of uses – could serve local quality of life and integrate with the Town’s larger vision for future development in northeast Chapel Hill. Council initiated a public engagement process, led by Coulter Jewell Thames, PA, to learn about the community’s interests in the site and to begin developing a vision for how the site can best serve the community and the future of Chapel Hill.

The engagement process kicked off with a public design charrette on April 8, 2017. This document includes a description of the charrette process and of the goals and recommendations that were generated at the charrette. The report will be presented to the American Legion Task Force, which was established by Council to represent a range of viewpoints in considering future uses of the American Legion property. The Task Force – after weighing community interests, site possibilities, and existing Town plans – will refine themes and concepts and will report to the Town Council.

INTRODUCTION



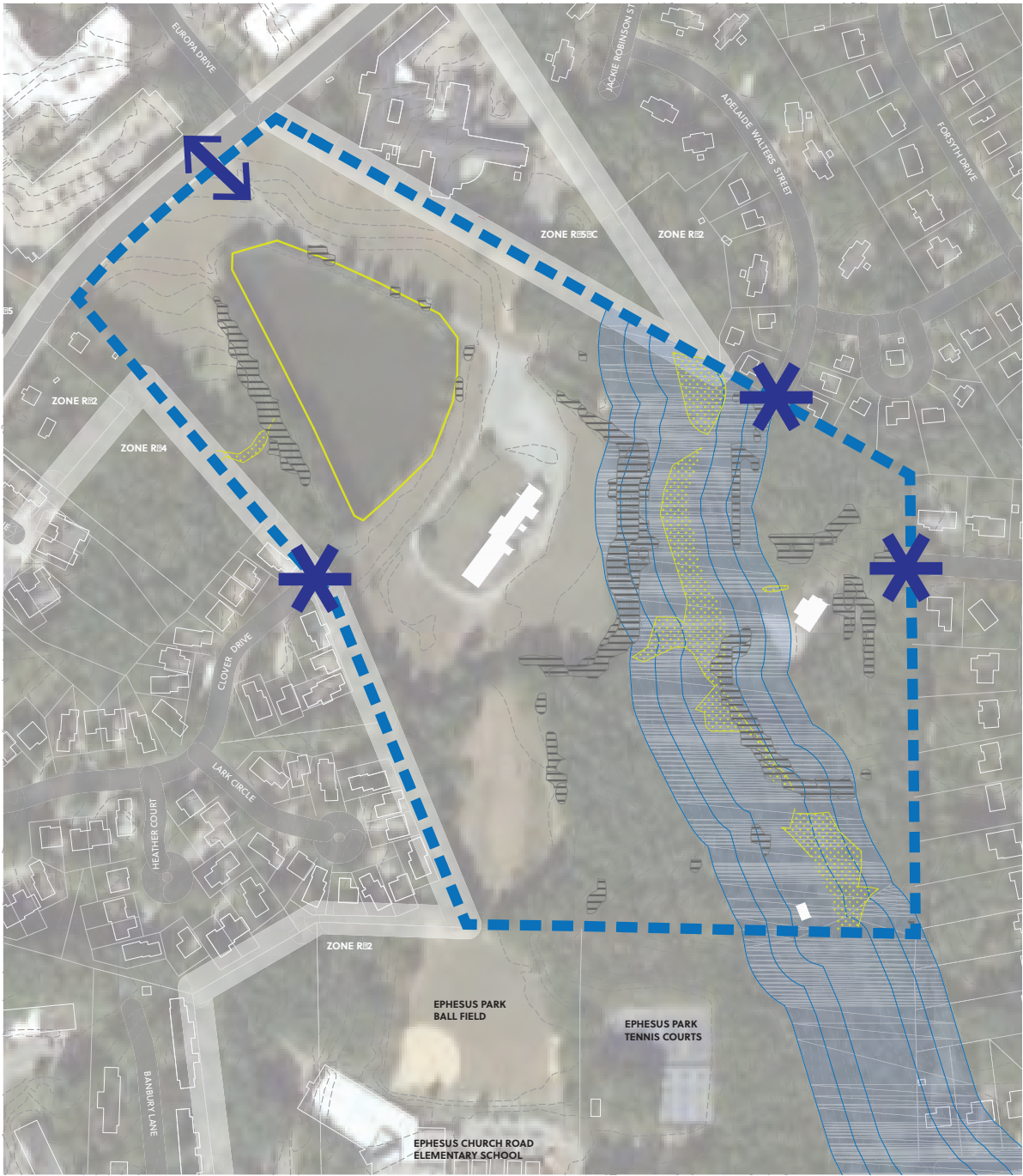
The American Legion property, situated between 15-501 and Ephesus Church Road, is a 36.2-acre parcel that has been home to American Legion Post 6 since 1961. The Post building is 8,400 square feet; other site features include a large pond close to Legion Road, a small dance studio, and a stream running north to south. The stream cuts through the eastern side of the property and is surrounded by woods. Foot paths in the woods connect to surrounding neighborhoods on the site's eastern and southwestern edges and to Ephesus Park and Ephesus Church Elementary School to the south. A retirement community is northeast of the site, and to the northwest is office space. The site is just south of the Ephesus Fordham zoning district, which includes some of Chapel Hill's older, suburban-style shopping centers. The property's current zoning is Residential-2.

Development of the American Legion property is constrained by the Resource Conservation District, which totals 8.6 acres and includes the stream and stream buffer, and by areas with steep slopes greater than 15%, which total 1.3 acres. That leaves 28.2 developable acres, including the 3.1-acre pond, which could be partially or completely removed.

In 2005, American Legion Post 6 entered into an agreement with the Town of Chapel Hill to offer the town a right of first refusal on the property, should the Legion decide to sell it. Council considered an option to purchase the property in June 2015 for \$10 million and declined because of cost. In anticipation of development proposals for the property, Council held a work session in March 2016 to gauge community interest in the site. Council adopted in June 2016 a set of guiding principles for any future site development.

Those guiding principles, and the December 2016 Council resolution authorizing the purchase of the American Legion property, are included on the following pages.

ABOUT THE PROPERTY



**AMERICAN LEGION PROPERTY
SITE ANALYSIS MAP**

- LEGEND**
- AMERICAN LEGION PROPERTY
 - PARCEL LINES
 - EXISTING STREETS
 - SITE POND AND WETLANDS
 - ZONING BOUNDARIES
 - CONTOUR LINES
 - 50'/ 100' / 150' RCD BUFFERS
 - FULL RCD BUFFER
 - STEEP SLOPES (> 15%)
 - SITE ENTRIES AT NEIGHBORHOOD STUB STREETS
 - CURRENT SITE ENTRY FROM LEGION ROAD



The following will guide future development of the American Legion property:

Describe how proposed plan and timing of development would integrate with Town's vision for future development in northeast Chapel Hill.

Conduct analysis of traffic impacts on Legion Road.

Describe how proposed multi-family project would contribute to mix of housing options in town.

Provide mix of uses in proposed development, including office space.

Detail how project would help maintain quality of life, including how the project would provide green space, trails, and/or indoor recreation space.

Explore potential partnerships with other public or private entities to provide needed community amenities.

GUIDING PRINCIPLES FOR THE PROPERTY

ADOPTED BY TOWN COUNCIL JUNE 2016

A RESOLUTION AUTHORIZING THE TOWN MANAGER TO EXECUTE AN OFFER TO PURCHASE AND CONTRACT AND LEASE FOR THE AMERICAN LEGION PROPERTY (2016-12-05/R-8)

WHEREAS, the Town Council and citizens of Chapel Hill have for some time indicated an interest in the possible acquisition by the Town of the 35 acre American Legion Property on Legion Road; and

WHEREAS, the Town Council has discussed the possibility of acquiring this parcel of land a number of times in public session and in closed session; and

WHEREAS, the 35 acre American Legion Property has the potential to be used for a number of possible purposes which would be beneficial to the Town and its citizens; and

WHEREAS, the Town closed the 2016 Fiscal Year with \$3.6 million over its targeted fund balance; and

WHEREAS, in November the residents of Chapel Hill approved a \$40.3 million bond referendum; and

WHEREAS, the American Legion renewed a previous opportunity to the Town to make an offer to purchase the property; and

WHEREAS, the Council authorized the Town Manager to enter into negotiations for the possible acquisition of the Legion Property; and

WHEREAS, as a result of those negotiations the Town has been given the opportunity to contract to purchase the property for \$7.9 million, subject to formal acceptance by the general membership of Chapel Hill Post 6, American Legion, Inc.; and

WHEREAS, the Council finds that the acquisition of the Legion property for this price is supported by a formal appraisal, informal estimates of value, and recent prices for land purchases in the Chapel Hill area; and

WHEREAS, the Council finds that the acquisition of the Legion property will provide the opportunity for the Town to consider opportunities for potential different uses for parts of the property which will provide benefit to the Town and its residents; and

WHEREAS, pending the development of a plan for the future uses of the property the Council finds that the lease of the buildings and surrounding open space back to the American Legion for 3 years for \$1.00 per years is reasonable.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council authorizes the Town Manager to execute an offer to purchase and contract to purchase the 35 acre American Legion property and lease of the buildings substantially in the form and under the terms presented to the Council on December 5, 2016 and to complete all necessary steps to finalize the transactions described therein and as presented to the Council.

This the 5th day of December, 2016.

RESOLUTION AUTHORIZING PURCHASE
APPROVED BY TOWN COUNCIL DECEMBER 2016

Town staff conducted a broad outreach to the Chapel Hill community, including posts and notices about the charrette through:

- Town of Chapel Hill website
 - News and Events page
 - Town Calendar
 - American Legion project web page
- News Release sent to the following groups (opt-in groups for Town communications)
 - eNews (weekly digest)
 - News Releases (general info)
 - Town-Sponsored Events
 - Economic Development
 - Parks & Recreation
 - Report to the Community
 - Ephesus Fordham Walkability
- Advisory Boards and Commissions (invitation sent by staff liaisons)
- Postcards sent to all property owners within 1,000 feet of the American Legion property
- Announced and/or discussed at Council meetings leading up to charrette
- Other news outlets covered the event, including:
 - The News & Observer (The Chapel Hill News)
 - Chapel Hill-Carrboro Chamber of Commerce
 - WCHL / Chapelboro
 - Our Town Chapel Hill

PUBLIC OUTREACH

The charrette was held on Saturday, April 8, 2017 at the American Legion property. More than 120 people attended at least part of the event, which ran from 9am to 4pm. While some people attended the entire day, others dropped by to provide their input.

The charrette was kicked off by Dan Jewell of Coulter Jewell Thames, who presented a summary of the property's opportunities and constraints. Participants were then encouraged to submit their major concerns about the property on Post-It notes, which were posted on the wall and reviewed with the entire audience.

Participants then worked in small groups with a designer – see Appendix A for the Design Team. Each table had base maps that highlighted property features including streams, stream buffers, steep slopes and neighborhood connections; site photos; trace paper; and pens and colored markers. As the designing began, participants worked in groups to suggest ideas, hopes and concerns that were translated to design concepts. Before a lunch break, participants visited each table to see and hear each group's major ideas, themes and concept designs. As town residents continued to drop in after lunch, some designers worked with members of their group to refine concepts, while others worked with newcomers to capture their ideas.

Scribes were also appointed to write down group ideas and members. At the end of the day, seven concepts with a range of ideas were presented by each group. The seven concepts are further discussed on the following pages. In addition to the opportunity to interact with designers to have their ideas translated into a drawing, participants were provided with Post-It notes and pens and encouraged to post their ideas to the wall. More than 200 ideas were captured, which generally fell into three categories: Guidelines and Principles for Design of the Property, Desired Uses, and Connectivity. See page 26 for the major themes gleaned from the Post-Its, and Appendix C for the full transcriptions.

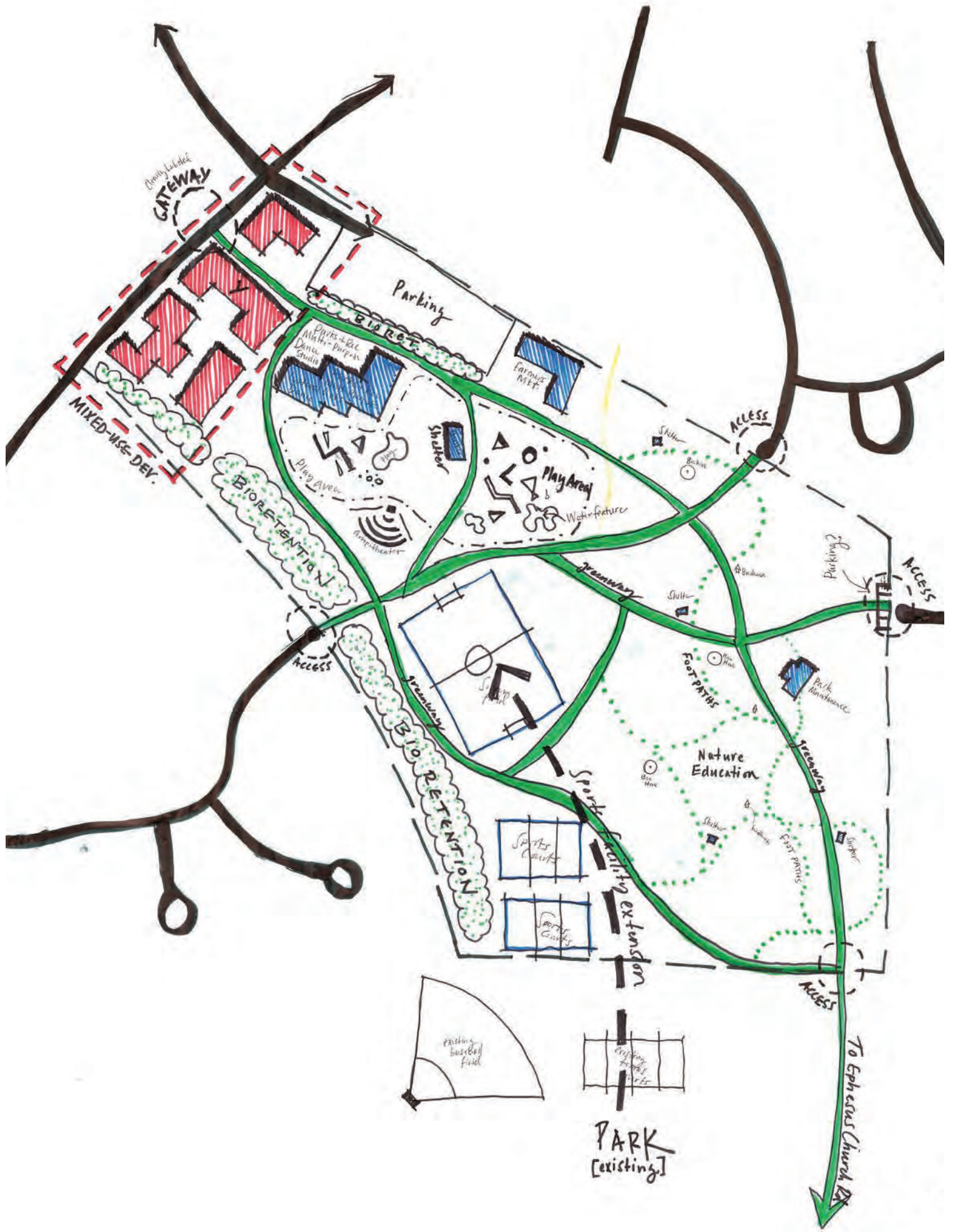
THE CHARRETTE PROCESS

KEY COMPONENTS AND TAKEAWAYS:

- Greenways and footpaths should provide the primary and secondary circulation throughout the site. The current gravel road should turn into a gateway greenway into the site, and a primary path from Legion Road to Ephesus Church Road should run through the site.
- Extend Europa Drive onto the site for vehicular access to a parking lot that is located as close as possible to Legion Road.
- To pay for the development and purchase of the site, a mixed-use development should be located as a dense district fronting Legion road. Possible tenants include the YMCA and residents of the nearby nursing home. Ideally this would be composed of buildings with shops and offices below and living quarters above.
- The site should be clearly divided into private [red] and public [blue/green] uses.
- Fill in the pond and replace it with a multifunction public facility, with space for uses including the parks and recreation department, a dance facility and a rentable event venue. This facility, as well as a farmers' market and a clear play area, would be located close to the parking lot for accessibility. The parks and recreation department would move from its current location close to the police and fire departments to this site, where it could be openly used by all residents.
- Include bioretention ponds south of the parking lot as well as in a 30-foot buffer along the southwest border of the site.
- South of the site, extend the existing park's sports facilities north into the site, to provide a continuation of sports courts and fields.
- The existing footpaths should be expanded and given clear signage and should be used as a nature education opportunity for the nearby elementary school and for the public. Beehives and bird feeders could be sprinkled throughout the park.
- Possible parking spots at neighborhood access points could be included.

TEAM KERI: CONCEPT NO. 1

OPPORTUNITIES FOR PUBLIC/PRIVATE PARTNERSHIPS



KEY COMPONENTS AND TAKEAWAYS:

- The site should allow for collaboration with the school and provide for future school expansion.
- Teacher and other workforce housing should be part of the otherwise commercial uses at Legion Road.
- Relocate the access drive across from Europa Drive.
- Reuse part of the pond as an amphitheater.
- Reconfigure the existing drive and parking.
- The new site design should include the reestablishment of existing pedestrian paths and the Boy Scout amphitheater.
- Separate the water pond for fishing or other recreational use.
- Accommodate the integration of community programs like the Chapel Hill Farmer's Market and Kidzu.
- Consider reusing portions of the existing building.

TEAM JARED: CONCEPT NO. 2

MIXED USES AND PARTNER OPPORTUNITIES



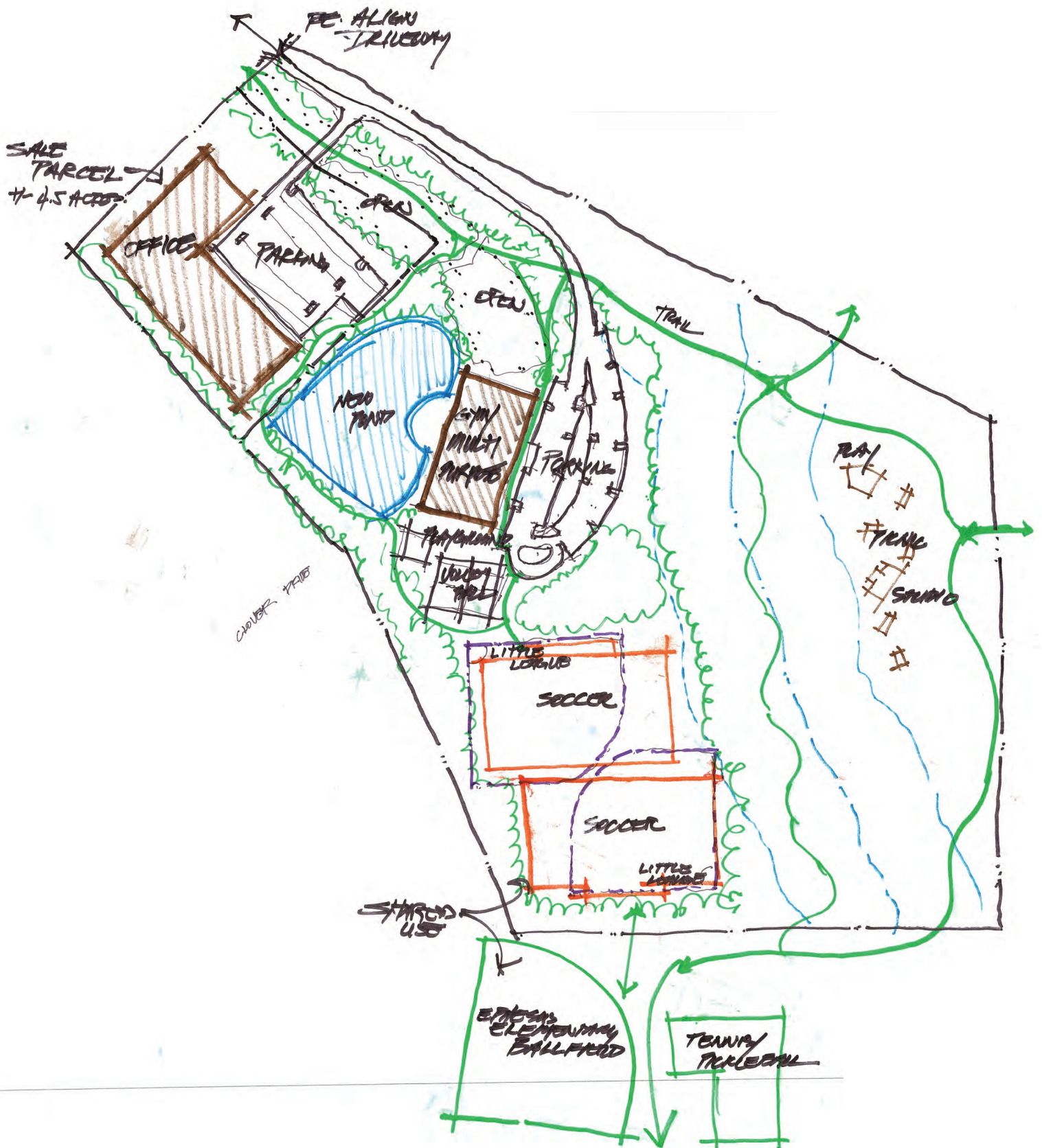
JARED
KIM
ALAN
CRIS
PAT

KEY COMPONENTS AND TAKEAWAYS:

- Keep as much green space as possible, including some open-play, multi-use fields.
- The fields would ideally be at the south end of the park, where they can be shared with the school.
- The pond is an amenity, although it can be reconstructed and made smaller.
- Create a multi-purpose community building that can accommodate a gymnasium, meeting space, dance floor, indoor table tennis, indoor pickleball and other community events.
- Develop a robust walking trail system.
- Develop a greenway that connects through the site from Ephesus Church Road to Legion Road, with a crosswalk at Europa Drive.
- Shift the driveway so that it aligns with Europa Drive.
- It is acceptable to sell four to five acres along the Legion Road frontage for development of some type.
- The development parcel should be at the northwest corner of the property and oriented such that it does not comprise more than 50% of the Legion Road frontage. The goal is to maintain views of the park.
- Provide adequate parking for the proposed uses, but share parking with the potential development parcel in the front of the property, and explore shared parking opportunities with the Europa Center.

TEAM DAN: CONCEPT NO. 3

SHARED SCHOOL LIFE



KEY COMPONENTS AND TAKEAWAYS:

- Place a 24-court pickleball complex roughly in the southern third of the property.
- Build an expanded community center building with two gymnasiums, in order to accommodate indoor play and tournaments.
- Provide additional parking.
- Place a stand-alone restroom building near the pickleball courts.
- The loss of one open play field in the southern end of the property could accommodate the pickleball courts.

TEAM DAN: CONCEPT NO. 4

PICKLEBALL SCHEME

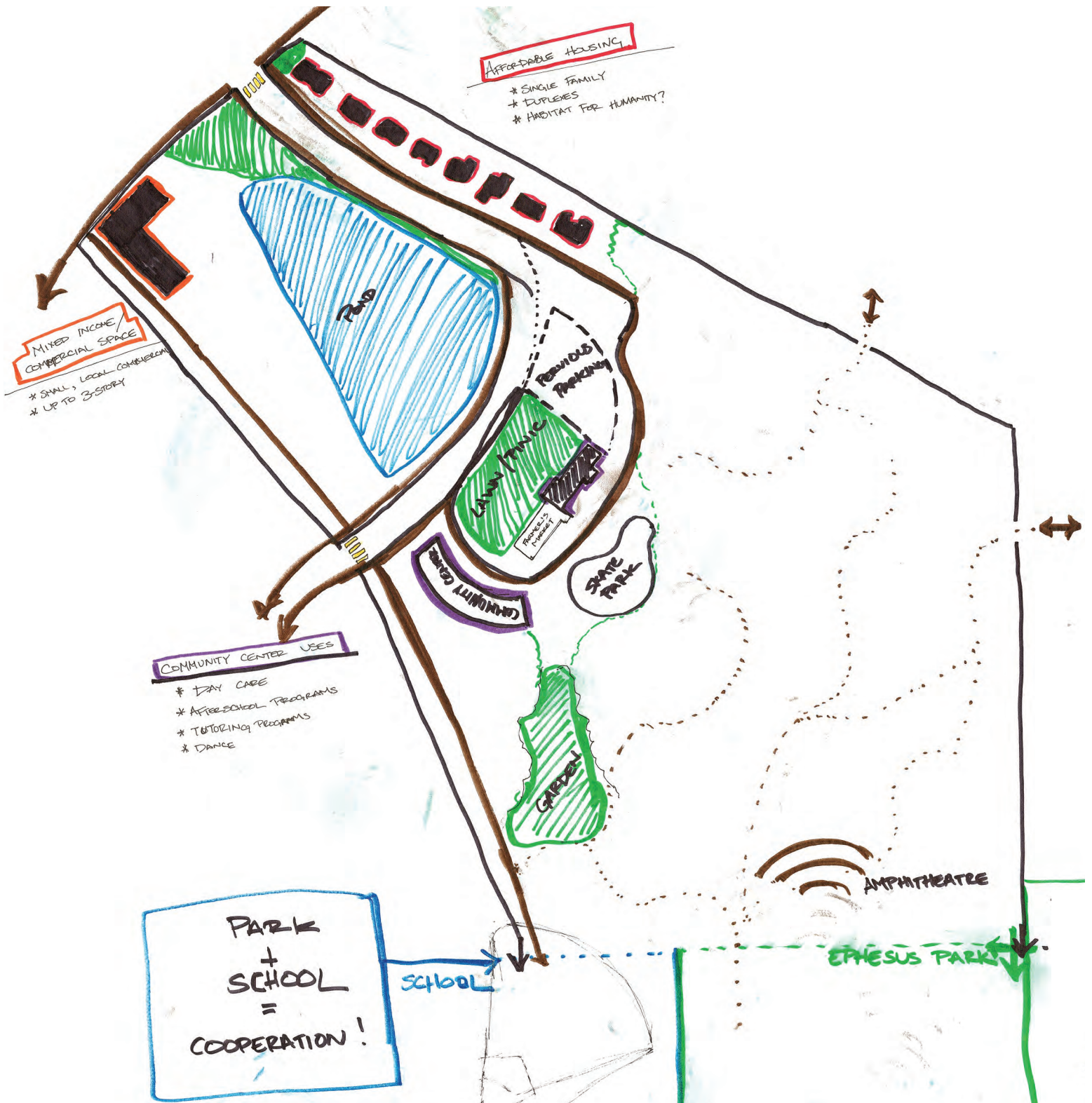


KEY COMPONENTS AND TAKEAWAYS:

- The majority of the space should remain green.
- Keep the pond if it is feasible to do so.
- Collaborate with the school and with the parks and recreation department to create partnerships and shared spaces.
- The site focus should be community-oriented.
- If commercial or retail is needed, the stores should be affordable and mirror the needs of the community.
- Formalize the trails and have them maintained by parks and recreation.
- Be sure to emphasize slower traffic. If cars must pass through, make sure the site design discourages speed.
- Build a community center that offers adult classes as well as afterschool programs.
- Partner with home-building organizations like Habitat for Humanity to build affordable housing.
- Provide a permanent Chapel Hill Farmer's Market facility in the bones of the existing building.

TEAM ASHLEY: CONCEPT NO. 5

GREEN OASIS AND CONNECTIVITY

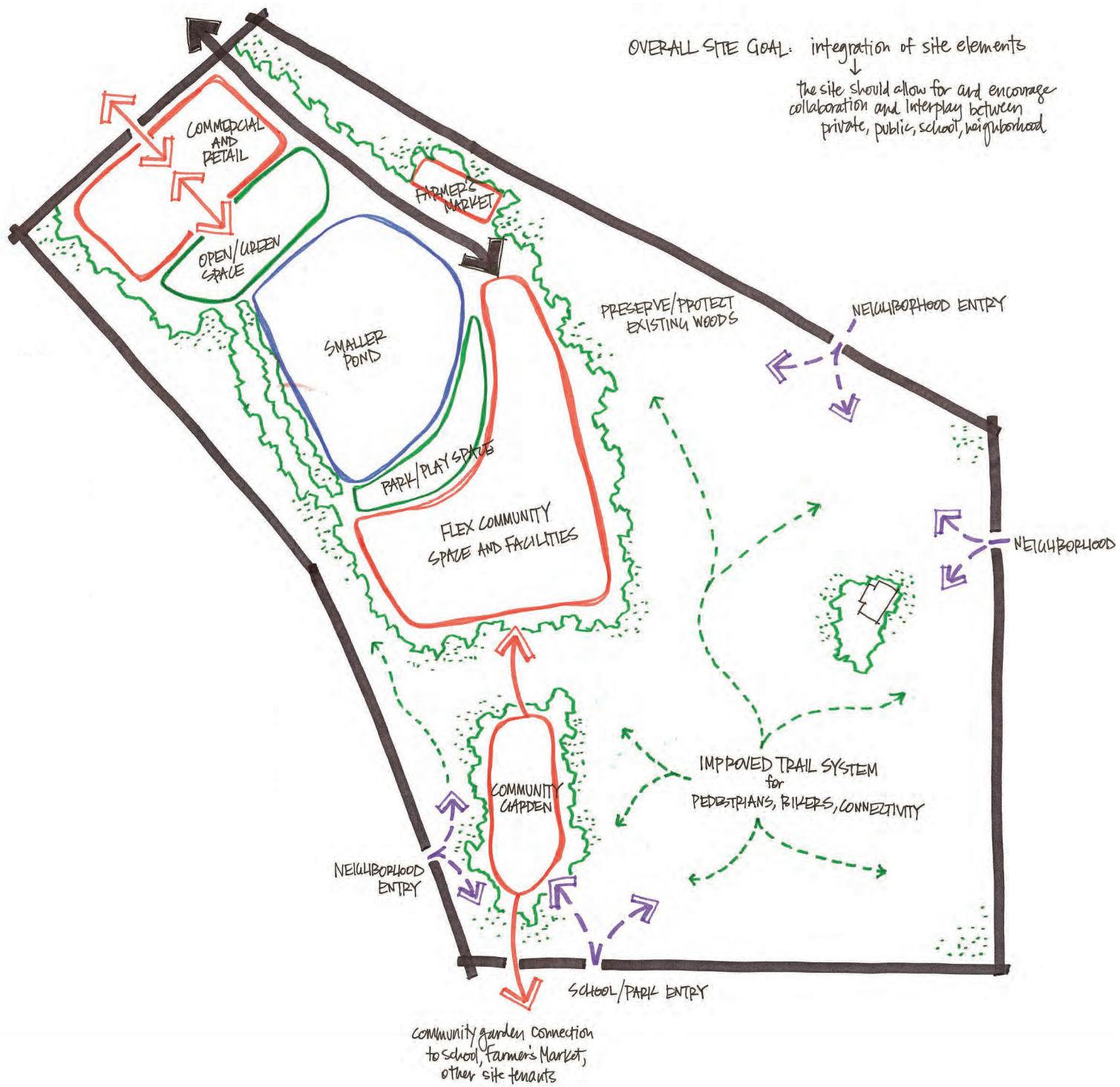


KEY COMPONENTS AND TAKEAWAYS:

- The site should allow for and encourage collaboration and interplay between private and public, for-profit and non-profit, school and neighborhood.
- It is acceptable to build commercial and retail space on Legion Road to allow for the development and maintenance of the public amenities on the rest of the site.
- The commercial and retail should relate in form and in use to the buildings across Legion Road, and to the pond and the rest of the site. A restaurant or cafe would be a nice use against the pond.
- Keep the pond as a site amenity, but make it smaller.
- Provide space for the Chapel Hill Farmer's Market, either on the site's northeast edge or in the space between commercial uses and the pond.
- Preserve the existing trees.
- Improve the trail system to serve pedestrians, hikers and bikers, and to improve connectivity between the surrounding school, park and neighborhoods.
- Build a community garden on the clearing where the baseball field used to be, and use it to make connections to the school, the Farmer's Market and the community.
- Build a community center facility that includes flex space to serve multiple community constituencies. Uses should include recreation, meeting space, afterschool programs, arts and performances, low-cost venue rentals, and a combined daycare for young children and seniors.
- Build structured or underground parking, so that the site has as little asphalt as possible.

TEAM LINDSEY: CONCEPT NO. 6

SITE-BASED COLLABORATIONS AND BROAD PUBLIC BENEFIT

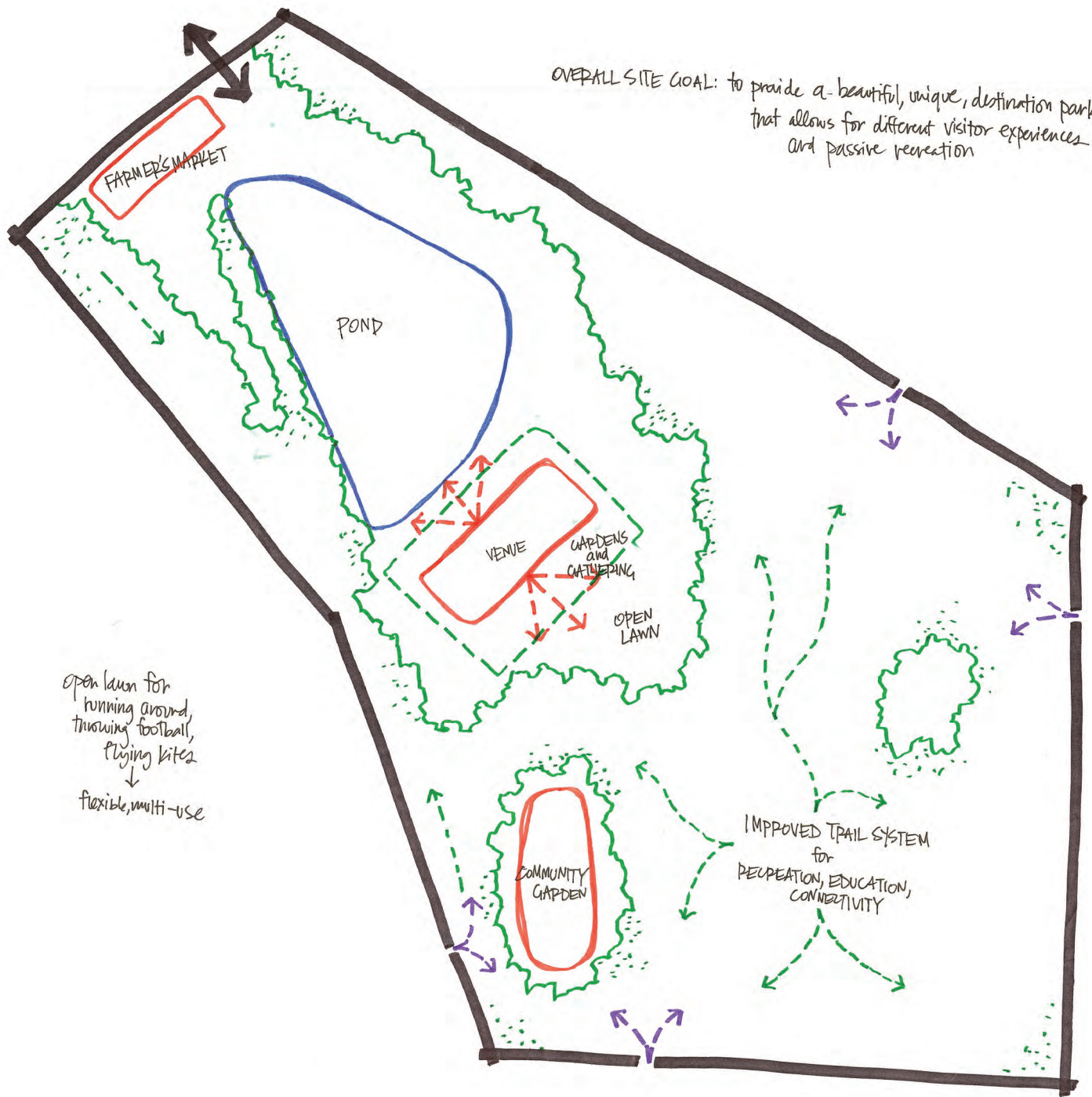


KEY COMPONENTS AND TAKEAWAYS:

- The site should be a beautiful, unique, public destination park that allows for different visitor experiences and passive recreation.
- Keep the pond as a site amenity.
- Build partnerships with local schools, universities and non-profits to make the site into a learning laboratory about nature and the environment.
- Use the existing woods and new gardens as visitor amenities and as educational opportunities.
- Keep and improve the trail system for recreation and connectivity.
- Build a community garden with connections to the school and to the educational mission of the site.
- Build a unique event venue that fits the site and creates revenue through rentals.
- Build spaces for gathering.
- Maintain an open lawn for running around, picnicking, throwing a football, flying kites and other uses.
- Allow for the Chapel Hill Farmer's Market to build a location on Legion Road and to connect to the rest of the site.

TEAM LINDSEY: CONCEPT NO. 7

BEAUTIFUL PUBLIC PARK



OVERALL SITE GOAL: to provide a beautiful, unique, destination park that allows for different visitor experiences and passive recreation

open lawn for
running around,
throwing football,
flying kites
↓
flexible, multi-use

opportunities for school connections through
educational signage, trails

Charrette visitors were asked to list their top goals for the site on Post-It notes and to stick them to the wall. The notes fit roughly into three categories: *Guidelines and Principles*, *Connectivity*, and *Desired Uses*. Following are the themes or suggestions that rose to the top in each category.

GUIDELINES & PRINCIPLES

This category includes suggestions intended to guide broad aspects of the site development and design. Refer to Appendix C for the table that lists full comments.

25 notes expressed interest in principles that would govern the design of the site. Of those, 14 were concerned about following sound environmental practices, and 11 offered design suggestions for features like potential viewsheds and landmarks.

17 notes expressed a preference that the site remain passive and peaceful.

13 notes shared suggestions and concerns about covering the costs of site design and development.

11 notes urged public, civic use of the property.

6 notes shared thoughts about site maintenance and potential partnerships.

3 notes expressed a concern about traffic.

2 notes expressed a hope that the site would serve a diverse cross-section of the community.

CONNECTIVITY

This category includes suggestions about site accessibility. Refer to Appendix C for the table that lists full comments.

13 notes offered suggestions for neighborhood connections.

7 notes pushed for walkability, bikeability and multi-modal site access.

2 notes offered opinions about car access.

POST-IT NOTE TAKEAWAYS

DESIRED USES

This category breaks down the most common ideas for potential site uses. Refer to Appendix C for the table that lists full comments.

42 notes: passive recreation such as trails, parkland, natural areas and lawn

19 notes: Chapel Hill Farmer's Market location

18 notes: programmed outdoor recreation such as skate park and sports fields

15 notes: children's play such as splash pads, playgrounds and natural play

9 notes: outdoor performance venue

9 notes: housing, particularly affordable and workforce housing

7 notes: educational uses such as service-learning, afterschool and vocational

6 notes: community center

5 notes: food options such as permanent cafes or space for food trucks

4 notes: outdoor gathering and picnic spaces

4 notes: Kidzu location

4 notes: cemetery expansion

3 notes: indoor recreation space

3 notes: arts facility

2 notes each: dog park, venue rental, commercial uses and combined child and senior daycare

The charrette table discussions and Post-It suggestions generated a wealth of creative and exciting ideas for the development of the American Legion property. The full concept descriptions on the previous pages, and the Post-It and table notes listed in full in Appendix C, capture the breadth of views expressed and conversations held.

Following are the most common themes and concepts that emerged from across all forms of feedback.

PRIVATE DEVELOPMENT

Consider small-scale development along Legion Road, to benefit the whole town and to generate revenue for the maintenance of the rest of the property.

PARK

Protect the environment and the natural character of the site, while also providing space for active recreational amenities.

ACCESS

Limit car access to the site, and improve bicycle and pedestrian connectivity.

PARTNERSHIPS

Focus on partnerships with local institutions such as the Chapel Hill Farmer's Market, Kidzu, Ephesus Elementary School and the YMCA.

COMMON THEMES & CONCEPTS

APPENDIX A

AMERICAN LEGION TASK FORCE MEMBERS AND CHARRETTE DESIGN TEAM

AMERICAN LEGION TASK FORCE MEMBERSHIP		
Name	Interest	Task Force Office
AT-LARGE APPLICANTS		
Rachel Schaevitz	Community Member	Member
Ryun Miller	Community Member	Member
Michael Andrews	Community Member	Member
Lew Brown	Community Member	Alternate
MAYOR & COUNCIL		
Mayor Pam Heminger	Mayor & Council	Member
Council Member Donna Bell	Mayor & Council	Member
Council Member Nancy Oates	Mayor & Council	Member
OTHER MEMBERSHIP		
Neal Bench	Planning Commission	Member
Joan Guilkey	Parks, Greenways, and Recreation Commission	Member
Wesley McMahon	Parks, Greenways, and Recreation Commission	Alternate
Dan Cefalo	Cultural Arts Commission	Member
Scott Radway	Business/commercial development	Member
Laurie Paolicelli	Chapel Hill/Orange County Visitors Bureau Executive Director	Member
Pat Heinrich	Chapel Hill Carrboro City Schools	Member

American Legion Design Charrette

Design Team:

Dan Jewell
Ashley Bush
Jared Martinson
Lindsey Naylor
Keri Welch

Project Manager:

Elizabeth Wilcox

APPENDIX B

MATERIALS AVAILABLE APRIL 8 AT EACH CHARRETTE TABLE

Town of Chapel Hill
American Legion Property Public Input Workshop
April 8, 2017

Agenda

9:00am - 9:15am	Introduction of site, recap of City Council principles and process
9:15am – 11:30am	Open public input, interact with designers on potential property uses
11:30 - noon	Small group reporting
Noon - 12:30	Break for designers
12:30pm - 2:45pm	Additional public input, designers refine concepts
2:45pm - 3:15pm	Designers draw and refine concepts
3:15pm - 4:00pm	Presentation by designers of concept plans and review of next steps

Public is encouraged to drop in and provide input on possible site uses, stay all day or drop in.

American Legion Property Fact Sheet

Charrette

4/8/2017

Land Area

Total:	36.16 acres
Resource Conservation District (Stream Buffer):	8.63 acres
Area in Steep Slopes:	1.34 acres
Developable Area:	28.19 acres
Pond Area:	3.12 acres

Planning Info

2020 Land Use Plan

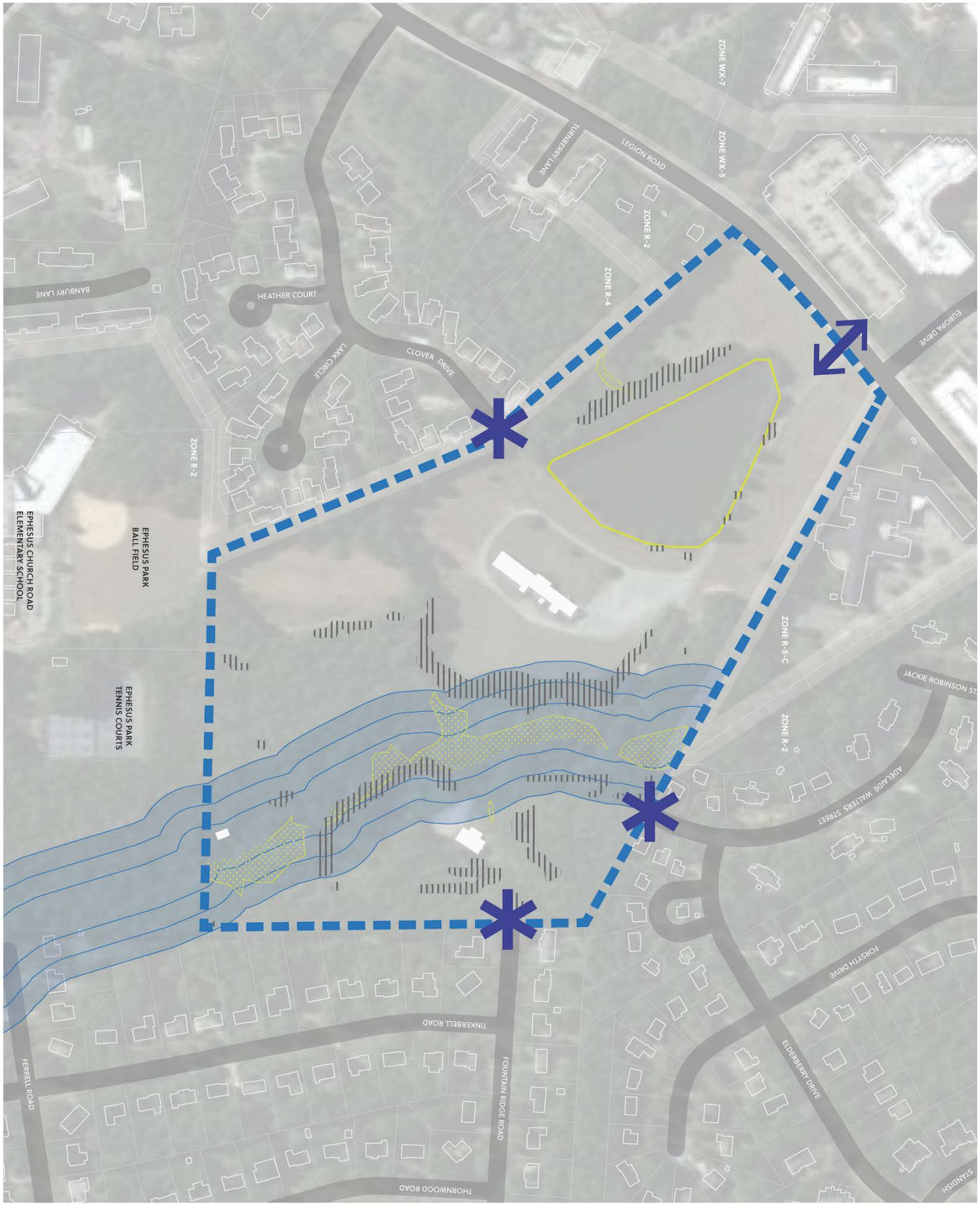
Designation: Parks /Open Space
Portion within North 15-501 Future Focus Area

Existing Zoning: R-2, Residential-2

Surrounding Uses: Northwest: Office
Southwest: Vacant & Single-family residential
South: Elementary School & Town Park
East: Single-family residential
Northeast: Liberty Health Care—Retirement Community

Street Frontage: Legion Road
531.7 feet

Utilities: Municipal water - Orange Water and Sewer Authority
Sanitary sewer - Orange Water and Sewer Authority
Electric - Duke Energy
Natural gas - PSNC Energy



North ↑

0 50 100 200

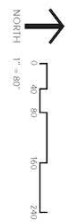
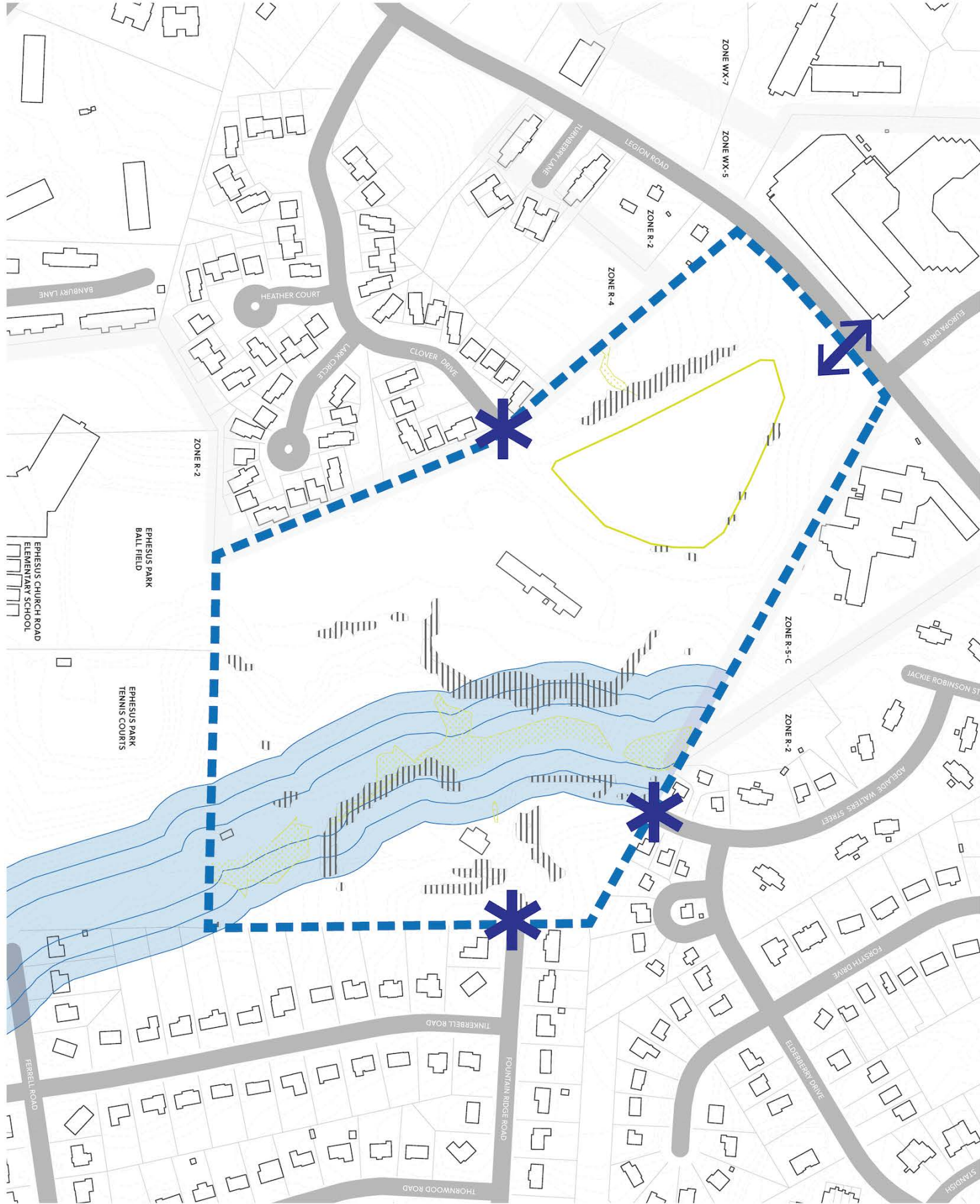
1" = 80'

LEGEND

- AMERICAN LEGION PROPERTY
- PARCEL LINES
- EXISTING STREETS
- SITE POND AND WETLANDS
- ZONING BOUNDARIES
- CONTOUR LINES
- 50' / 100' / 150' RCD BUFFERS
- FULL RCD BUFFER
- STEEP SLOPES (> 15%)
- SITE ENTRIES AT
- STUB STREETS
- CURRENT SITE ENTRY FROM LEGION ROAD

AMERICAN LEGION PROPERTY

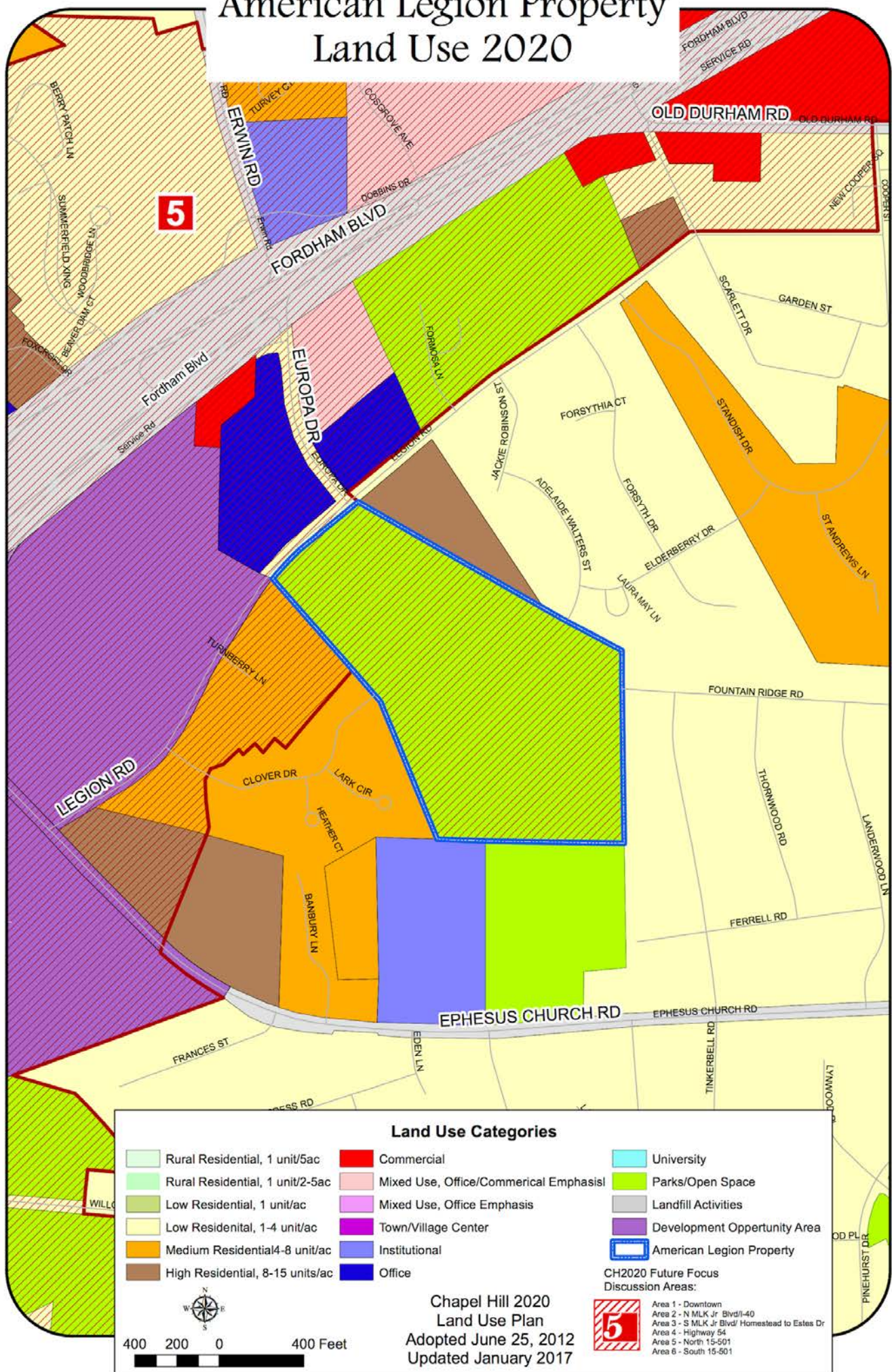
SITE ANALYSIS MAP



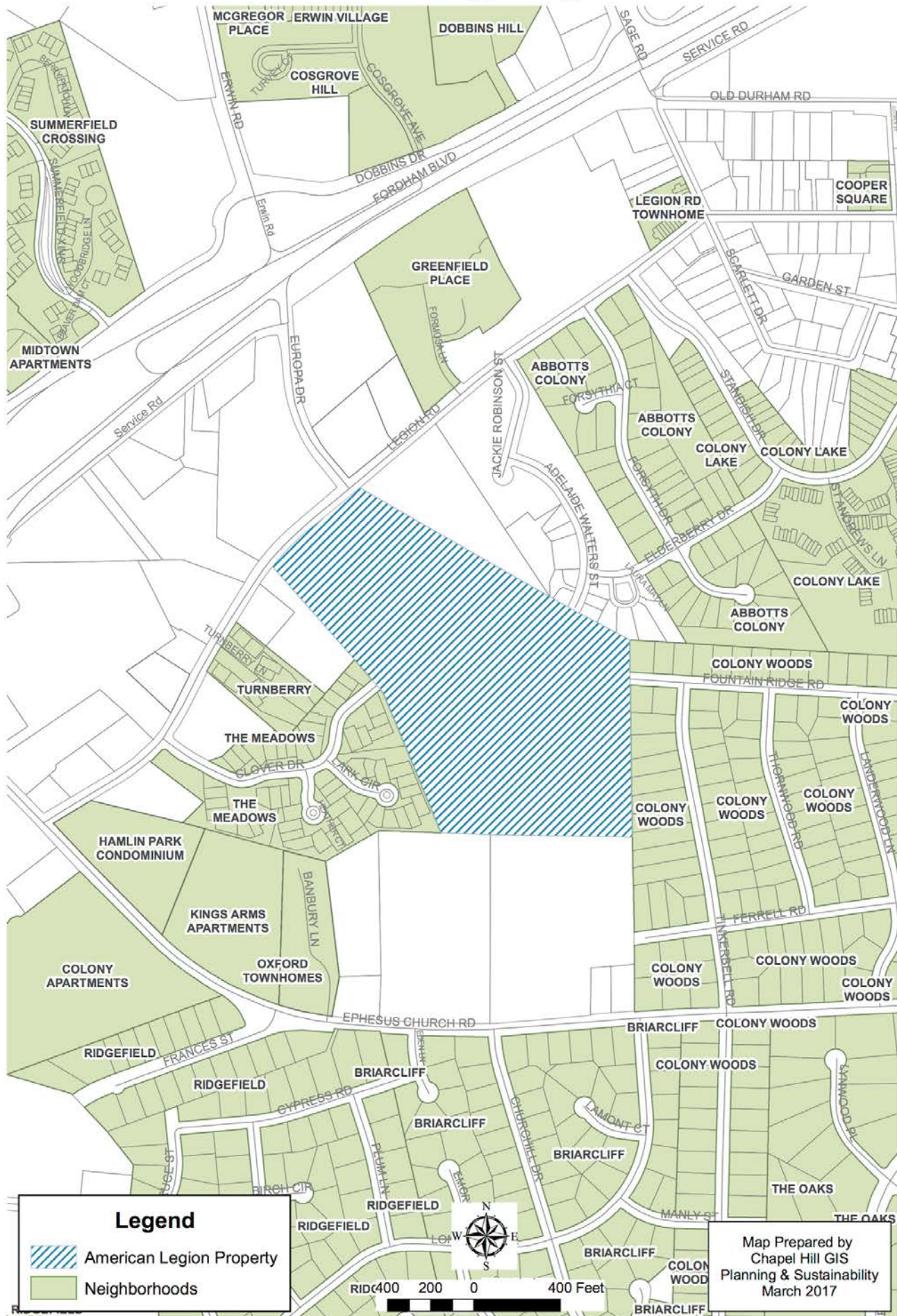
- LEGEND**
- AMERICAN LEGION PROPERTY
 - PARCEL LINES
 - EXISTING STREETS
 - SITE POND AND WETLANDS
 - ZONING BOUNDARIES
 - CONTOUR LINES
 - 50' / 100' / 150' RCD BUFFERS
 - FULL RCD BUFFER
 - STEEP SLOPES (> 15%)
 - SITE ENTRIES AT
 - STUB STREETS
 - CURRENT SITE ENTRY FROM LEGION ROAD

AMERICAN LEGION PROPERTY SITE ANALYSIS MAP

American Legion Property Land Use 2020



American Legion Property with Surrounding Neighborhood



APPENDIX C

POST-IT AND TABLE NOTES GENERATED AT CHARRETTE

Post-It Notes: Guidelines & Principles

Post-It Note Comment
Offset town's \$7M by selling-partnering with portion of the property
So much noise increase next to Meadows & even Turnberry
A safe space for kids
A place for students for study
Place to showcase the cultural diversity in the community
Park maintenance cost! Noisy, yells, no control of who comes in -- as after now to steal from abutters houses.
Community uses! This is town Land!
Do NOT let in any more development. No shops. No restaurants. No apartment.
Please use the botanical garden buildings as you model. Permeable parking, water retention, covered walkways
We want a park
Please offset any loss of trees with replacement in other areas.
Incorporate citizen emails received in Jan/Feb 2017
Does the pond have a spring as a source? Would that keep us from removing it? What is pond depth?
Take into account full ongoing maintenance cost for any new development that town is responsible for.
invite scout troops and local volunteers to help maintain or help create some areas.
Please consider increasing taxes as an option. This in an investment for the town. We many never have the chance again.
invite the NC botanical garden to advise re: native plants and help get rid of invasive.
Do things with this space that can only be done there.
Do not have anything that will require a lot maintenance/funds
Leave some untouched areas for wild life.
Well integrated with other public and private areas
Be visible, but edge of property, no vertical stores, garden appearance from distance
Do we need to replicate community park on Estes? No.
Preserve wooded areas, no subtraction of tree canopy.
Traffic improvements on Ephesus Church Road
Asset for entire community
Chapel Hill homeschools would love to have some space and work with you.
Consult parks master plan
No plan addressed or discussed millennials
No development at all unless affordable
Leverage with school to build better community facilities
Preserve stream corridor 100' buffer not 150' foot.
Retain storm water as much as possible
Retain local governmental control of site - do not cede to private developer whose interests do not align with the town's, or HOA which can fall prey to tiny minority of control freaks
Make the public parties work together
Rename larger park area from "Ephesus's Park" to "Legion Park"
Keep lots of wooded areas - large park with natural surface trails too!!
Subdivide section behind and to the left of the existing building to reduce cost of property
No mixed use development
Green oasis new for larger development
Keep as much currently forested land as possible in forested condition
What is wrong with tree and park that everyone can enjoy. No noise. No kiddy playground
Modest revenue generating to offset purchase price
Consider effect of development on neighborhood's property values
Figure out how to handle increased traffic on Legion Road
As little concrete as possible
Be certain that commercial/mixed use will pay for what is the "P.C." demanded space
Priority -- that this BENEFITS the exiting community / neighborhoods

Post-It Notes: Guidelines & Principles

[illegible]

Post-It Notes: Connectivity

[illegible]

Post-It Notes: Desired Uses

Post-It Note Comment
Building for art / music / dance
Community has lost Deepdish Theater. Provide good space and equipment for 12-month use.
Cemetery that could look like a garden/hillside--no headstones; as much space as they can get.
Cemetery Advisory Board allocate portion near road for cemetery land does not have to
Out of space at Memorial Cemetery would prefer location near Legion Road
Use part of the land for cemetery expansion/annex with affordable housing project being up on land reserved for cemetery expansion as needed, there are no burial plots in Chapel Hill fits alongside parks, athletes, apartments, etc.
Adventure (nature) playground no 8 -16
Fenced playground with shade suitable for a range of ages
Make a kids playground
Perimeter kids train (paid tickets)
Playground area. Please include swings
Please, please, please put in a splash pad for children. Example Coeur de _____ Idaho.
Recreation facilities for young children
Splash garden!
Splash pad
Splash pad
Splash pad
Splash park
Classes for all ages: Pottery; Photography; Language; Computer skills/coding; Yoga
Community center inclusive of LGBTQ, Vets, Refugees
Community center like Homestead and Seymour Senior Center, pool skateboard, inside meeting space and coffee shop
Use existing building for community centers -- classes for teens -- seniors -- arts/language/fitness
Very localized congenial building along Legion
Garden or after school space
Children's garden
Community garden
Community garden opportunities
Daycare - Senior Center Combo
Head start combined with adult day services/dementia care program/intergenerational
A bar/dog park, where people could have fun with dogs or they want a coffee or something like that to relax while playing with your dog.
Dog park
After school & summer camp
High school service learning opportunities
Make sure to save space for new schools to accommodate all of that new development
Outdoor education for CH/C students - include area east of elementary school - could become self sustaining by offering program to other districts for a fee - use the pond , ropes course, zip line course
Vocational training programs - tech repair food service, welding, electricity, auto mechanics
Outdoor recreation space (Farmer's Market, selling space for local artists, theater, picnic areas
Farmer's Market + Trails + Natural Playground
Farmer's Market with park
Event space for farmer's market, which could create income for the City.
Farmer's Market
Farmer's Market is a a great idea.
Farmer's Market!
Farmer's Market!
Farmer's Market!
Farmers Market Pavilion (with community events in summer)
Love the Farmer's Market idea!!!
Multi-purpose pavillion
Multi-purpose pavillion for Farmer's Market and events
Multi-use canopy structure (like Carrboro Town Commons, Durham Central Park, State Farmers Market)
Permanent farmer's market
Permanent space for Farmer's Market
Space for Farmer's Market near parking and light industry (no housing)
Farmer's Market -- What does it draw to (i.e. people who go to the current location may also go into the Mall) Complementary -- food truck rodeos, other events.

Post-It Notes: Desired Uses

Some combination of kid space, art space, commercial (food?) establishments
This has been very successful in New Orleans: City Park, pop up coffee shop; ice cream shop, making a profit and paying rent
Mixed use that keeps a lot of green space. Retail / housing combo with AFFORDABLE SMALL SCALE housing (ie 2 small business w/ 2-3 rental properties)
Affordable housing
Family-friendly multi-family housing
If housing, identified for teachers
Lean into Senior Housing -- Age targeted use
Mixed income housing
Mixed-use housing
Need increase single family or townhouse residential
Teacher housing (affordable housing for faculty / staff of CHCCS)
Gym
Indoor rec facility for Ephesus School to use during the day and and community during evenings and weekends
Indoor sports facility to generate income (instead of retail/offices along Legion Road)
Children's museum, Outdoor space, ground floor café
Kidzu
Kidzu
Kidzu
Picnic shelter
Picnic shelter w/grills and bathrooms
Community gathering place
Food trucks, with local bands playing in amphitheater
Amphitheater
Band shell
Covered shelter for performance -- amphitheater
Dance pavilion
Outdoor amphitheater
Space for outdoor concert series.
Performance space outdoor stage
Mostly park, with trails, natural areas, maybe children's playground
Park / Nature Center/ Community Center
Make it a beautiful park with a building with a kitchen for wedding, meeting events and dancing with permanent Farmer's Market
Park / Recreational Area
Natural areas (gardens)
Accessible park for all ages and all abilities. Wheelchair accessible. Fitness equipment handicapped accessible. Charging station electric wheel chairs. Restrooms w/adult changing table. See Arc Park in Richmond, VA.
More trails for quiet walking to get away from technology and organized life.
Allow old baseball field to stay natural - maybe plant trees and make shady area and picnic tables. Ultimate goal less structuring
Bike trails
Expand Ephesus Park with wooded and some field and batting field
Expansion of Ephesus Park
Great big park
Green space
Greenways and trails
Meadows, picnics, games, drones, kites. Like Dix in Raleigh or Merritt's Pasture
Open area to play Frisbee, pick up games - not formal ballfield.
Park - park - park :)
Park land (with picnic areas)
Park space
Park space (at least part of main part of property left undisturbed except trails, tables, etc.)
Park with integrated greenways
Parks and recreation space
Please turn land over to quiet outdoor space. Trails. Ponds. People need to get away from noise and technology and find peace and quiet.
Preserve or expand area with foot/bike trails.
Trails
Unstructured open space. Maintain open areas for play, relaxation, etc.
Use all land for park and recreation

Post-It Notes: Desired Uses

Walking / biking trails
Walking paths
Walking trails
Fishing deck/pier if pond retained at current size
Keep lake for fishing
Keep pond -- nature lovers, birders appreciate
Paddle boats
Paddle boats on exiting pond
Pond in some form, trails
Replace the dam on the west side of the pond
Stock pond with fish for catch and release
Allow the northeas field to regrow / replace plants, shrubs and trees
Wildlife corridors
Recreational / play space
Active recreation space
Outdoor recreation facilities such as sports facilities
Pool
Public amenities e.g. tennis courts, pool
Public amenities e.g. tennis courts, pool
Ropes course team building activities zip line
Skate park
Skate park
Sports and healthy lifestyle theme
Sports venue
Tennis
Zip line
Sports venue with lots of active groups and parks and rec headquarters
Adjoining baseball fields
Explore recreation use
Skateboarding & skating area -- maybe when Farmer's Market is not in use
Gathering space for concerts, movies, meetings, maybe weddings (could be rented out)
Renovate existing hall (+grounds) to create a space that could be rented for events / weddings/ conferences,etc.
Commercial along Legion Road
Liberty Health will provide needed services in Chapel Hill. Let them expand and help support open land costs
Benches with backs on them
Create veterans area designed by veterans, flag, benches, gardens, monument,
Don't keep pond. Mosquitoes and not natural anyway
Fountain
Joint use opportunities
Leave studio how it is
Library extension
Limited commercial on Legion Road
Police substation in existing building
Possible small low-impact parking at entrance to plot, no big thru pads
Public space
Sculptures dotted through wooded and park areas, but used as an income option were community members could pay for a spot and supply the sculpture keeping with community standards.
Use existing building for activities for all ages
Focus on multi-use facilities (i.e. not a dedicated pickle ball facility)

- project for school expansion (Ephesus Elem. may eventually expand onto part of existing baseball field)
- day care or pre-k
- nonprofit to rent community center space to facilitate programs/activities
- incubator for Town/nonprofit partnership / Schools
- any retail development should serve people of all income levels
 - ↳ subsidize retail space rent

-
- mobile library
 - community forest
 - ~~efforts~~
 - spaces that encourage people of all ages to engage alongside each other
 - group members remarked that development of NC Art Museum and NC Botanical Gardens could inform dev. of American Legion property
 - transit service btwn Am Leg. and University Mall
 - mixed income / mixed use dev.

- Preserve existing amphitheater
- porous parking
- partnering with the schools (Ephesus Elementary)
- 20 acres^{park} added to existing Ephesus park to yield 30 acre community park
- plan in conjunction w/ CHCCS (schools)
- consult parks masterplan
- stormwater feature
 - ↳ can existing feature be retained?
- school walk zone / bike
 - ↳ to pave or not to pave walking paths?

- walking paths - connections to greenways
- walkability from property to Ephesus-Fordham district
- could existing pond be transformed into tiered amphitheater?
- community center for all ages (shared resource) - like Seymour Center for birth - 100+
- retention pond

- gathering space - eat + drink
- picnic area
- Small groups to present dramas
- Skateboarding, bike riding
- community garden
- school expansion zone
(connect to community garden)
- some housing - affordable
- dog park
- ropes course
- flexible recreation space

JARED

EXPAND WOODS AREA

MAKE PARK BIGGER

EVENT VENUE

+ STORM H₂O RETENTION
SCHOOL PARTNERSHIP

+ PATHS + CONNECTIONS
LAKE/pond · SIZE · LOCATION
CAN STREAM BE DAMMED

PEDESTRIAN + BIKE

OFFICIAL TOWN GREENWAY 10'-12'

BUILDINGS FLEXIBLE COMMUNITY BUDGS

OUTDOOR POOL

Team Dan Table Notes

Kevin's Table (Page 1)

Take (or park) & then figure out how to develop
 Parkland immediately after RCD (consider around steps above - getting people there...)
 Consider use of other urban infrastructure steps above
 Good big connection
 Consider w/ another roadway - will have a RCD lobby
 Tennis field next to lobby entrance
 Consider multi-purpose space
 Planners & then just RCD for recreation & open space as material zone
 Add park shelter. Can something be built in RCD?
 Use surrounding park being considered now - have aquatic center, community park
 Need courts for (volleyball, basketball) play ground
 Hockey rink, big park - more around steps
 Add lobby parking to tennis courts
 Consider school parking
 Park lobby (not connection, but, consider that & figure out
 upgrade, have ball field & outdoor swimming
 Recreation / multi lobby
 Encourage use of second part of SRP
 Connection from RCD to lobby
 Flat area - just for development - maybe shop, Am. Legion foundation perhaps
 Access field - 700' x 800' flat area needed
 Court recreation area will need adjacent parking
 Main entrance should be off RCD Rd
 2) Low point for public venue for performance space
 RCD entrance in low area in 4th corner
 Commercial garden
 Need economic generation to support cost
 Commercial use along RCD Rd
 Don't build lobby for office of lobby & the RCD. Put lobby for office on this site, connected to part of site
 Public office
 Multi-purpose
 Multi-commercial space
 If space, areas for lobby, need space for snacks
 If time, area could have space then grassed field
 Make Cooper Drive this & w/ RCD site for traffic flow
 Making this to development
 1st page →

Kevin's Table (Page 2)

Take main entrance. This up of Cooper Drive
 Keep parking near lobby, don't want going steps into lobby
 Commercial parking near front
 Recreation parking block, steps, entrance, etc.
 Not mixed use, but not think as residential use
 2) Proposed 2-16 (not driving yet) - need something else that challenges them & lobby connected with house
 and not project open
 Commercial development should attract sports - potential business
 and some more & should not space - need in way making
 development with recreational oriented - commercial, mixed use, play areas
 Don't sell off any portion!
 Points & public / play spaces
 Have main entrance connection to generate to the zone
 "Town Center" along RCD & connect to the zone
 Steps are behind commercial area public recreation
 Red connection from between baseball field, & street & with Town Center
 2) Don't build playground behind entrance & out of parking area to be clear and
 3) Make building potential location here, but need to step forward
 4) Use building to create a block to step or connection
 5) Commercial field or potential, but in top corner
 6) 7) 8) 9) 10) 11) 12) 13) 14) 15) 16) 17) 18) 19) 20) 21) 22) 23) 24) 25) 26) 27) 28) 29) 30) 31) 32) 33) 34) 35) 36) 37) 38) 39) 40) 41) 42) 43) 44) 45) 46) 47) 48) 49) 50) 51) 52) 53) 54) 55) 56) 57) 58) 59) 60) 61) 62) 63) 64) 65) 66) 67) 68) 69) 70) 71) 72) 73) 74) 75) 76) 77) 78) 79) 80) 81) 82) 83) 84) 85) 86) 87) 88) 89) 90) 91) 92) 93) 94) 95) 96) 97) 98) 99) 100)
 Have softball court close to athletic tennis courts & playground area behind lobby
 Tennis courts adjacent to parking. Consider multi-purpose pool (outdoor, outdoor)
 Part of lobby the residential portion could be main living, target age group area right to RCD
 Replication along driveway w/ access to parking
 Tennis shelter to be located along informal foot path
 New second intermediate runoff so long generation & connection w/ connection to
 2) 3) 4) 5) 6) 7) 8) 9) 10) 11) 12) 13) 14) 15) 16) 17) 18) 19) 20) 21) 22) 23) 24) 25) 26) 27) 28) 29) 30) 31) 32) 33) 34) 35) 36) 37) 38) 39) 40) 41) 42) 43) 44) 45) 46) 47) 48) 49) 50) 51) 52) 53) 54) 55) 56) 57) 58) 59) 60) 61) 62) 63) 64) 65) 66) 67) 68) 69) 70) 71) 72) 73) 74) 75) 76) 77) 78) 79) 80) 81) 82) 83) 84) 85) 86) 87) 88) 89) 90) 91) 92) 93) 94) 95) 96) 97) 98) 99) 100)
 Developed flat area just for back development then circulation pattern, then public park
 development for mixed use lobby, office space
 Should have been considered?
 Have day / night activities for safety & maximizing use

- Notes: Concerns & Questions AL Public Mtg 4/8/17
- Additional Public Mtgs -
 - REACH OUT TO CHINESE COMMUNITY!!
 - How is Town going to manage traffic - KUMAR
 - No dev. until comprehensive traffic study.
 - SECU - PAY TAXES?? ~~NOT SURE~~ - YES!!
 - Consideration of limited amount of property to LIBERTY
 - Class A office space in Flat. w/ Parking underneath.
 - Walkability thru neighborhood to A. LES. Property
 - Open space for unstructured Play
 - Flat area for recreation
 - Partner w/ School -
 - Parks & Rec. Admin. office -
 - Social Dance Space

Open Field near school

- Use for second football field? Does school need one? - School could expand facilities if needed
- Any athletic fields need parking Existing one
- Community garden
- Farmers market - should it be further back
- Indoor recreation space - dance, theater
- Basketball courts Classrooms, events
- Gym

Existing building

- Maintenance issues
- doesn't need to be preserved blank slate

Community uses should serve as many as possible
not small contributions/specialized uses

Flexible space for multiple uses

Affordable event space, weddings

School athletic uses should be shared w/ community

Outdoor Education uses for school, after-school programs

Strengthen larger partnership between Town & School system
Avoids need to bus students to Town facilities

School interested in building gymnasium on existing
ballfield, build new one on Legion property
Gym could be used by community

Affordable Housing - Existing Developments Nearby

Keep it in those areas
Spread it throughout town, not concentrated in this
part of town

This side of town needs more park space

Keep it as walkable as possible

Legion Rd will need widening - 4 lanes,

turn lanes
At least a turn lane for site

Can there be a road connection with steep slope areas?

Private Debt - Council resolution establishes intent to
use some area for private debt to recoup costs

Front of property near Legion - Commercial use

- private debt if it has to be somewhere
- recoup costs for park uses - construction & maintenance
- arts uses - indoor/outdoor theater
- Farmers market

Questions

How many entrances will be needed?
- depends on uses, traffic generation

Legion Rd frontage could have buildings pulled up to street - urban streetscape

or allow views into property
have buildings overlook pond

Integrate uses on site - commercial up front
with recreation further back
with school & surrounding neighborhoods
Encourage walking - pedestrian connectivity

Pond - make half-2/3 size of existing
use space for picnic tables, ~~with~~ walking, recreation

Farmers Market facility - could it have other uses throughout the week?

↓
Aircraft for
stormwater mgmt,
avoid flooding

How can public continue to look at maps & sketches, other than online? - Exhibit at Library or Town Hall

Questions

Does NCSECU pay property taxes on the BCBS building?

yes, plus
\$500,000
to meet
the state

Farmers Market - could use site as pop-up space
or more permanent, with a pavilion structure

Parking could be structured, with a building
or open space on top

Shared parking with European Center

- interest in
underground parking,
but high cost

Programming for all ages & income levels, bring age groups
Community center w/ senior programs, children/youth
together
programs

Kris ->
O'Brien
1/27/2024

Not necessarily a place for seniors to live

Available funds - determine uses & vision, then
identify funding sources (CM notes)

Parks & Rec bond - may need to be reallocated
Or look into a future bond

Land could be leased for private dev. rather than sold
or buildings built by Town & leased -> more

How would rent compare to tax collection? -> costly

Town may not want to be a landlord

Hillstone & other multifamily will create demand
for restaurants, park, event space

Existing zoning - allows residential, low density/height
Confirm size of existing Pond - 84,000 sf

Near-Term Access to parts of property away from Legion Bldg Remove No Trespassing Signs
Allow use of paths

Trails on site - paved, bike & ADA accessible
vs unpaved, less disturbance

Road & greenways can cross stream, not run alongside it

Pond - Can it move to another part of site
away from road and near stream
Another option is to make it smaller
Legal Liability issue - poses a risk

Is it an asset?

Pros

Fishing
Scenic
Water feature

Cons

Ongoing maintenance costs
Risk of injury
Takes up valuable land
Dam repair costs

Don't clear woods to relocate pond
Can be smaller and still useful

Questions

How close can a pond be to the stream? RCD regs

Engineering Cost of Repairing Dam vs Removing Pond

Does Town maintain ballfield on school property?

What maintenance has Legion done on pond & dam, if any

- Area density studies?
- Only 1/3 of site intended by Town to be retained/designated as parkland? and the rest encumbered by revenue-generating mixed-use or public/private partnership? Needs clarification.
- Carefully consider impact of/need for motorized connectivity to neighborhoods.
- Stormwater controls to avoid neg. impact/flooding of Colony Lake. Mosquitoes.

March 27, 2017

Mr. Joe Starr, PE
Senior Consultant
Hart & Hickman, PC
3334 Hillsborough St.
Raleigh, NC 27607

Re: Preliminary Engineering Evaluation
Town of Chapel Hill – American Legion - Pond

Dear Joe:

Garrett & Moore, Inc. (Engineer) is pleased to provide this letter report summarizing our review of the pond at the American Legion property in the Town of Chapel Hill (the Town). The Town is considering purchasing the land and desires to understand the benefits and consequences of keeping and maintaining the pond versus breaching the pond's dam and removing the pond should they take ownership of the property.

We completed a review of the current Chapel Hill stormwater master plan and stormwater ordinances as they pertain to the pond, a review of NC Dam Safety criteria and rules as they pertain to the pond, and identification of engineering tasks (and budgets) that would be required for a detailed evaluation of the pond options (keep & maintain vs. remove). The purpose of this preliminary engineering step was for us to develop a mutual understanding of the goals of the project and to identify regulatory and engineering requirements and costs necessary to prepare a comprehensive evaluation for the pond options.

Site / Pond Description

The American Legion property is located at 1714 Legion Road in Chapel Hill, NC. The property is 35.12 acres and includes an approximate 2.7 acre pond. Information regarding the pond's dam height and storage capacity are not readily available to the author at this time and the pond does not appear in the current (November 2016) NC Dams Inventory.

Preliminary review of the property indicates it is within Chapel Hill's town limits, is located within the Lower Booker Creek drainage basin, and is within Chapel Hill's Watershed Protection District and the greater Jordan Lake Watershed Protection District. The pond is not located within the floodplain. According to the Town of Chapel Hill Interactive Map, the pond outfall appears to form an intermittent stream, which flows generally southwest as a tributary to Booker Creek.

Preliminary Engineering Evaluation

Task 1 – Review Chapel Hill's Stormwater Masterplan and Applicable Ordinances.



Figure 1. The American Legion Property in Chapel Hill.

The American Legion property (**Figure 1**) site contains an existing earthen dam, one stream along the northeastern boundary of the site, another stream leading out of the dam from its discharge point, and protected buffer areas around the dam and the pond it encloses, as well as the northeastern stream (**Figure 2**).

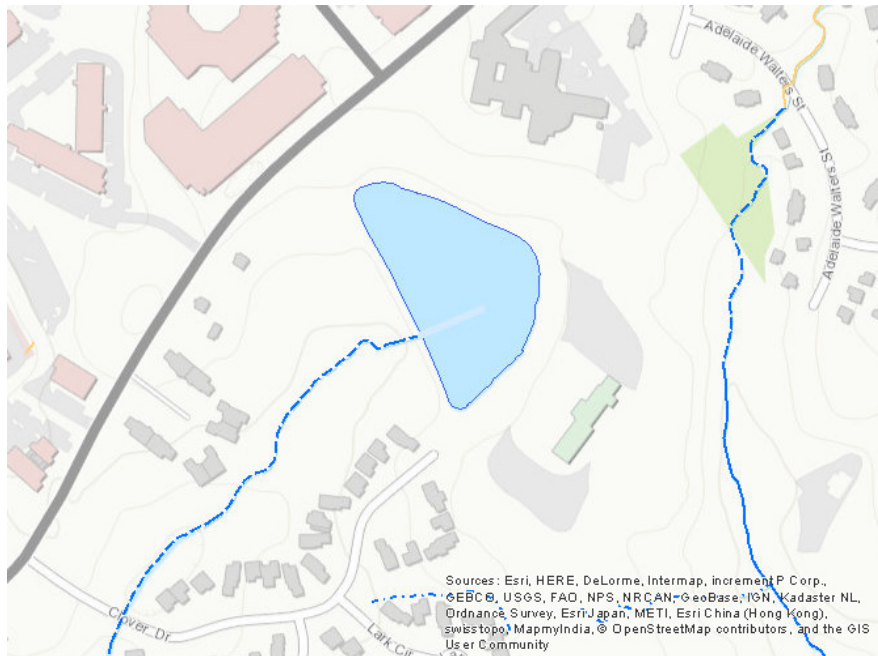


Figure 2. Property streams.

The conditions of the dam are as follows:

- Upstream: The area upstream of the dam is lined with trees up to 17-inches in diameter, and there is freeboard from about 4-feet to 2-feet.
- Crest: The crest of the dam ranges from 8- to 10-feet wide and is approximately flat. This area does not contain any trees, but contains some visible tree root growth.
- Downstream: at the downstream edge, the dam is about 15-feet high at the center alignment. The downstream slope of the dam is between 1.5:1 and 2:1, and is lined with trees up to 21-inches in diameter. An 8-inch PVC overflow device extends out of the southern face of the dam, near the center alignment. This overflow device has separated at a joint, and erosion at this break has created a hole that is about 4-feet deep and 3-feet wide, as well as a narrow below-grade channel between the 4-foot hole and the toe of the dam.
- Toe: The toe of the dam contains trees of varying size, up to 21-inches in diameter. There is no energy dissipater or geotextile at the outlet of the PVC device, and as such there is minor erosion at this point. There are no other major signs of erosion or seepage.
- Groins: Trees cover the groins of the dam. There are no signs of erosion or seepage.

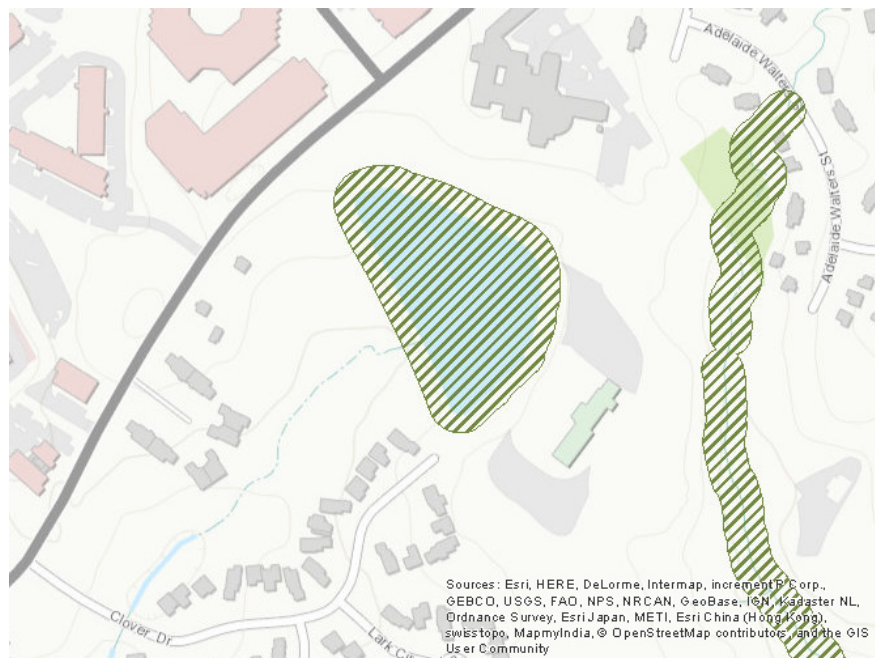


Figure 3. Buffers on the American Legion property.

The stream along the northeastern boundary of the site is perennial at its eastern-most point, and transitions into an intermittent stream at the northern edge of the property. The protective buffer around the perennial portion of this stream is 150-feet wide (50-feet for stream side, 50-feet for managed use, and 50-feet for the upland region). The buffer around the intermittent portion is 50-feet wide, for stream side only. The Town has determined that a 50-foot buffer applies to the pond (**Figure 3**).

The stream leading from the outlet of the dam is entirely intermittent, based on discharges from the dam. GIS data does not identify a protected buffer for this stream (**Figure 3**).

The site does not appear to be part of the Chapel Hill Stormwater Management Program Master Plan, nor to contain impaired waters or monitoring sites, so the Town's stormwater rules do not currently apply.

A Stewart Engineering boundary survey demarcated the pond contained by the dam, the northeastern stream, and the intermitted stream from the dam outlet as wetland features on the site. Based on the Hart-Hickman review of applicable stream buffers and wetland rules, maintenance of the on-site dam is an activity that can be exempted from the limitations imposed upon the Wetlands Protection District.

The U.S. Army Corps must make a jurisdictional determination regarding the pond, as to whether or not it is a Water of the United States. The current indication is that it is non-jurisdictional.

Task 2 – Review NC Dam Safety Criteria and Rules as They Pertain to the Pond.

Garrett & Moore reviewed the following rules as they apply to the site:

- Dam Safety Law of 1967 (NCGS 143-215.23 through 37)
- Senate Bill 1004
- NCAC Title 15A Subchapter 2K: Dam Safety

The Engineer has determined, based on the area downstream of the dam in question, that the hazard associated with the dam should be classified as 'High' (**Table 1**). This should be verified by the state.

Table 1. Dam hazards classification.

Hazard Classification	Description	Quantitative Guidelines
Low	Interruption of road service, low volume roads	Less than 25 vehicles per day
	Economic damage	Less than \$30,000
Intermediate	Damage to highways, Interruption of service	25 to less than 250 vehicles per day
	Economic damage	\$30,000 to less than \$200,000
High	Loss of human life*	Probable loss of 1 or more human lives
	Economic damage	More than \$200,000
	*Probable loss of human life due to breached roadway or bridge on or below the dam.	250 or more vehicles per day

Two flow charts delineating the procedural paths for the actions of interest to this evaluation: 1) Repair / modify a dam, and 2) Breach a dam, are attached at the end of this letter. The flow charts outline the procedures/steps to follow for the two scenarios under consideration.

Whether or not a permit is required per the Dam Safety Rules, the States procedures for the ensuing work will be followed.

Task 3 – Engineering Task Budgets & Construction Planning Cost Estimates.

Preliminary planning budget cost estimates for the construction and maintenance work anticipated for both pond options are presented in Tables 2 and 3. Please note that these are preliminary estimates for the dam maintenance only. A more refined cost estimate would be needed if the project moved forward to fully capture costs that extend beyond dam maintenance (e.g., fish removal and restocking, a safety shelf, a pier, etc.).

Figure 4 and Figure 5 provide preliminary conceptual plans for each option, which were the basis for the quantity estimates in the cost evaluations.

In following the State's procedures for the work, both the Repair and the Removal options will require that the pond be drained and the dam be breached.

If the Repair option is chosen, 401/404 permits generally do not apply, but section 5.18.7 (Requirements for Uses and Activities) of the Chapel Hill Riparian Buffer Protection Ordinance should be abided by. The riser barrel structure of the dam will be replaced and a filter diaphragm, an energy dissipater, and a drainage blanket will be added. The preliminary budget estimate for the Repair option is approximately \$400,000.

If the Removal option is chosen, the Army Corps jurisdictional determination of the pond will affect the scope and the timeline of the project. If non-jurisdictional, then just as for the Repair option, 401/404 permits do not apply but the Use table of the Buffer Protection Ordinance should be followed. If jurisdictional, we can proceed with the breaching of the dam, but the pond must be left for several months (6 to 12, or longer, to allow for at least a growing season) to see if the pond is fed by a groundwater recharge or if a wetland is reestablished. If a stream or wetland emerges, then we will need to proceed with another jurisdictional determination and 401/404 permitting prior to filling the pond. As before mentioned, the current indication is that it is non-jurisdictional. If the pond is considered non-jurisdictional by the Corps, the preliminary budget estimate for the Removal option is approximately \$400,000. If the Corps determines that the pond is jurisdictional, then the cost to remove the pond could approach \$600,000 or more.

Future work on the pond and earthen dam includes obtaining the preliminary jurisdictional determination from the Army Corps and proceeding with the Repair or the Removal of the dam and pond as determined by the Town.

In closing, we appreciate the opportunity to assist you with this project. If you have any questions or need additional information, please call.

Sincerely,

GARRETT & MOORE, INC.



Bernie Garrett, P.E.

Table 2. Dam Repair preliminary budget estimate.

Dam Repair					
No.	Item	Quantity	Unit	Unit Cost	Cost
1	Dam Engineering & Permitting	1	LS	\$ 25,000	\$ 25,000
2	401 / 404 Permitting	1	LS	\$ 3,000	\$ 3,000
3	Compensitory Mitigation (401 / 404)	1	LS	\$ -	\$ -
4	Bid/Construction Documents	1	LS	\$ 25,000	\$ 25,000
5	Silt Fence - Double Row	700	LF	\$ 10	\$ 7,000
6	Sediment Trap	1	LS	\$ 10,000	\$ 10,000
7	Dewatering Pump	1	LS	\$ 10,000	\$ 10,000
8	Coffer Dam / Dewatering Pit	1	LS	\$ 15,000	\$ 15,000
9	Clear Trees on D/S Slope of Dam	1.5	AC	\$ 7,000	\$ 10,500
10	Remove & Dispose Stumps on D/S Slope of Dam	1.5	AC	\$ 3,000	\$ 4,500
11	Pipe Trench Excavation/Backfill	250	CY	\$ 15	\$ 3,750
12	Riser Barrel Structure	1	LS	\$ 40,000	\$ 40,000
13	Filter Diaphragm	1	LS	\$ 10,000	\$ 10,000
14	Energy Dissipator	1	LS	\$ 5,000	\$ 5,000
15	Select Fill - Drainage Blanket	5,000	CY	\$ 20	\$ 100,000
16	Backfill (Off-site Soils)	2,500	CY	\$ 15	\$ 37,500
17	Hydroseeding	1.5	AC	\$ 5,000	\$ 7,500
18	Surveying	1	LS	\$ 5,000	\$ 5,000
19	Engineer Site Visits/Certification	1	LS	\$ 20,000	\$ 20,000
	Subtotal				\$ 338,750
	Contingency	20%		\$ 67,750	\$ 67,750
Total Budget Estimate					\$ 406,500

Table 3. Dam Removal preliminary budget estimate.

Dam Removal					
No.	Item	Quantity	Unit	Unit Cost	Cost
1	Dam Engineering & Permitting	1	LS	\$ 25,000	\$ 25,000
2	Individual Permit (404 Corps permit)	1	LS	\$ 40,000	\$ 40,000
3	Pond Mitigation (404 Jurisdiction)	1.5	AC	\$ 80,000	\$ 120,000
4	Bid/Construction Documents	1	LS	\$ 25,000	\$ 25,000
5	Silt Fence - Double Row	700	LF	\$ 10	\$ 7,000
6	Sediment Trap	1	LS	\$ 10,000	\$ 10,000
7	Dewatering Pump	1	LS	\$ 10,000	\$ 10,000
8	Clear Trees on D/S Slope of Dam	1.5	AC	\$ 7,000	\$ 10,500
9	Remove & Dispose Stumps on D/S Slope of Dam	1.5	AC	\$ 3,000	\$ 4,500
10	Excavate and Stockpile Unsuitable Soils	10,000	CY	\$ 8	\$ 80,000
11	Excavation/Backfill (On-site Soils)	10,000	CY	\$ 10	\$ 100,000
12	Hydroseeding	4.2	AC	\$ 5,000	\$ 21,000
13	Surveying	1	LS	\$ 5,000	\$ 5,000
14	Engineer Site Visits/Certification	1	LS	\$ 30,000	\$ 30,000
	Subtotal				\$ 488,000
	Contingency	20%		\$ 97,600	\$ 97,600
Total Budget Estimate (if pond is deemed jurisdictional by Corps)					\$ 585,600
Total Budget Estimate (if pond is deemed non-jurisdictional by Corps)					\$ 393,600

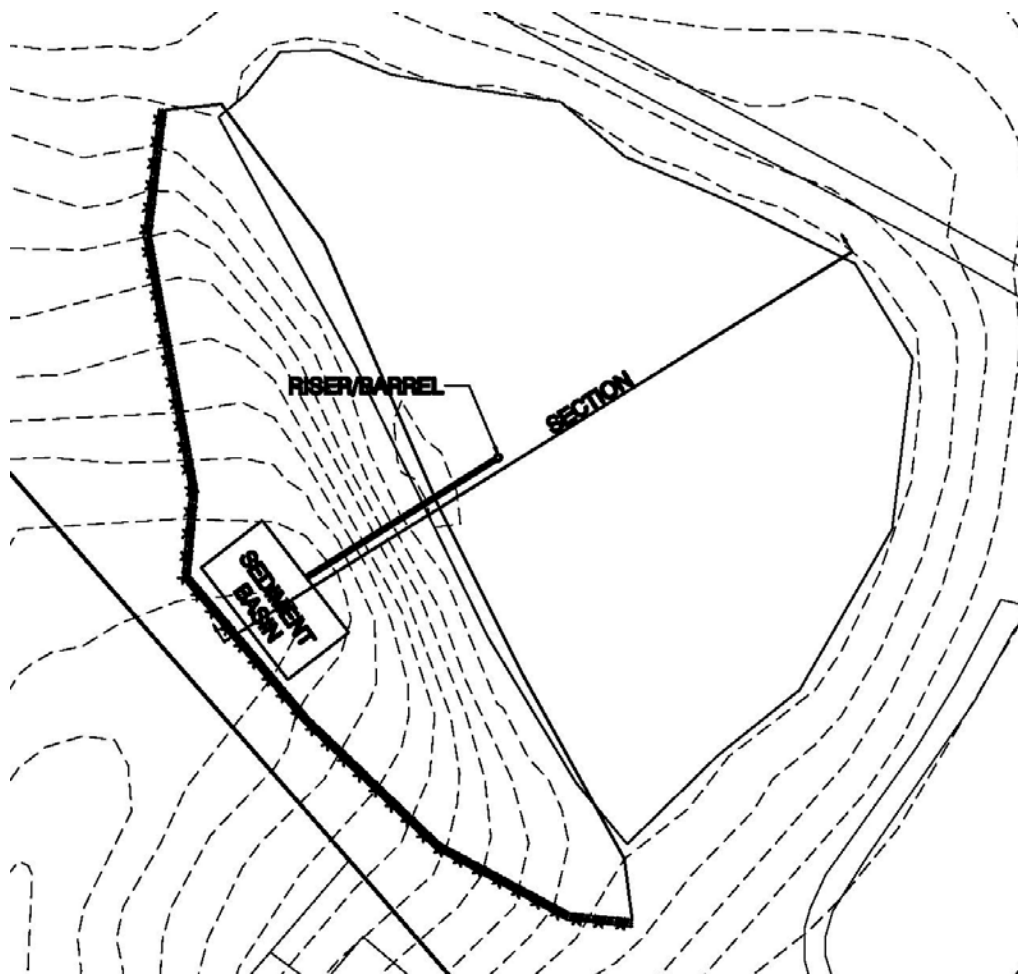


Figure 4. Dam Repair Option plan view.

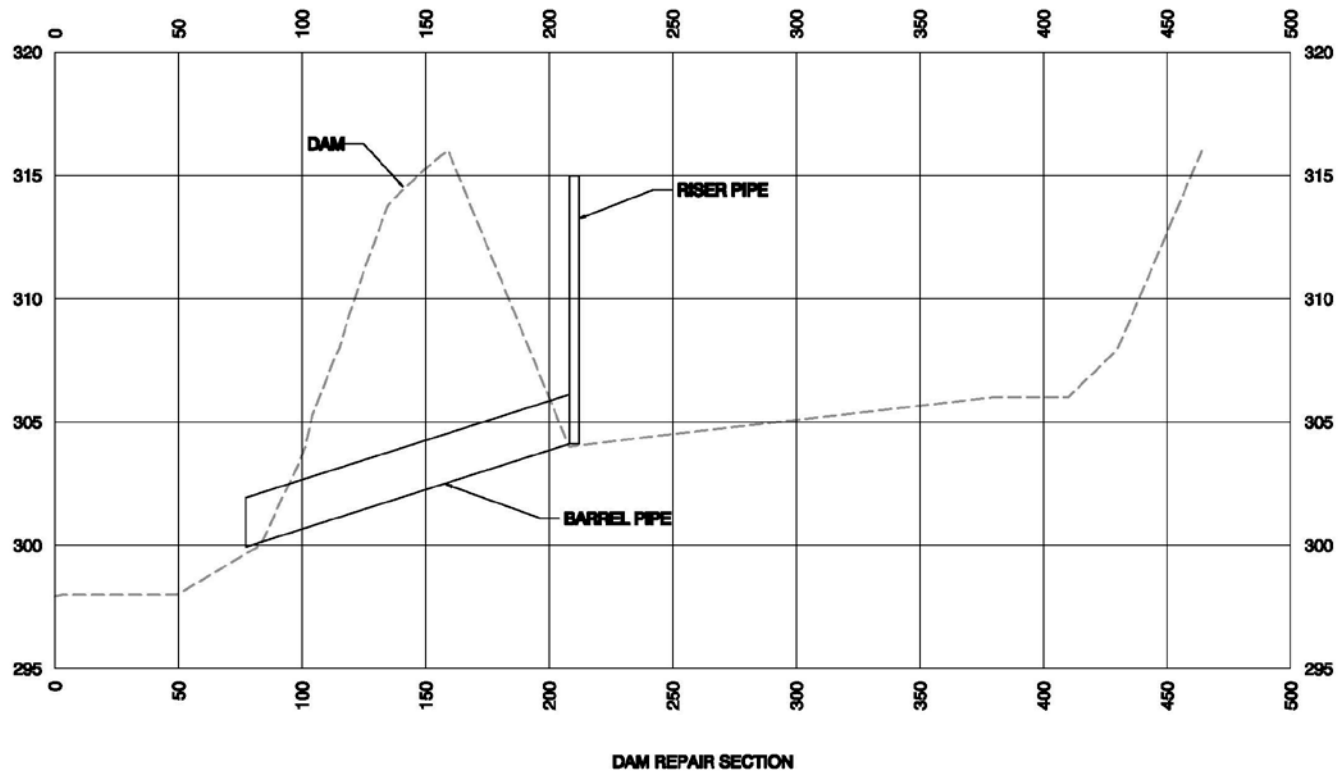


Figure 5. Dam Repair Option profile view.

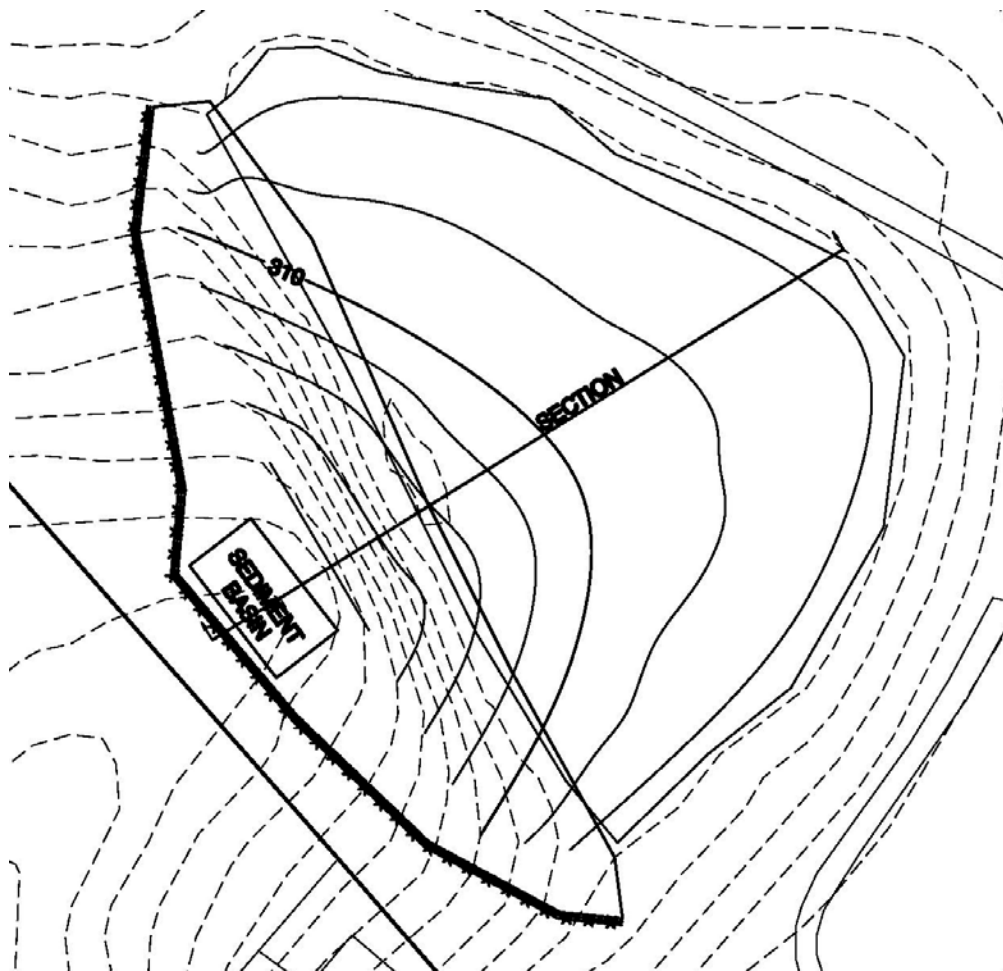


Figure 6. Dam Removal Option plan view.

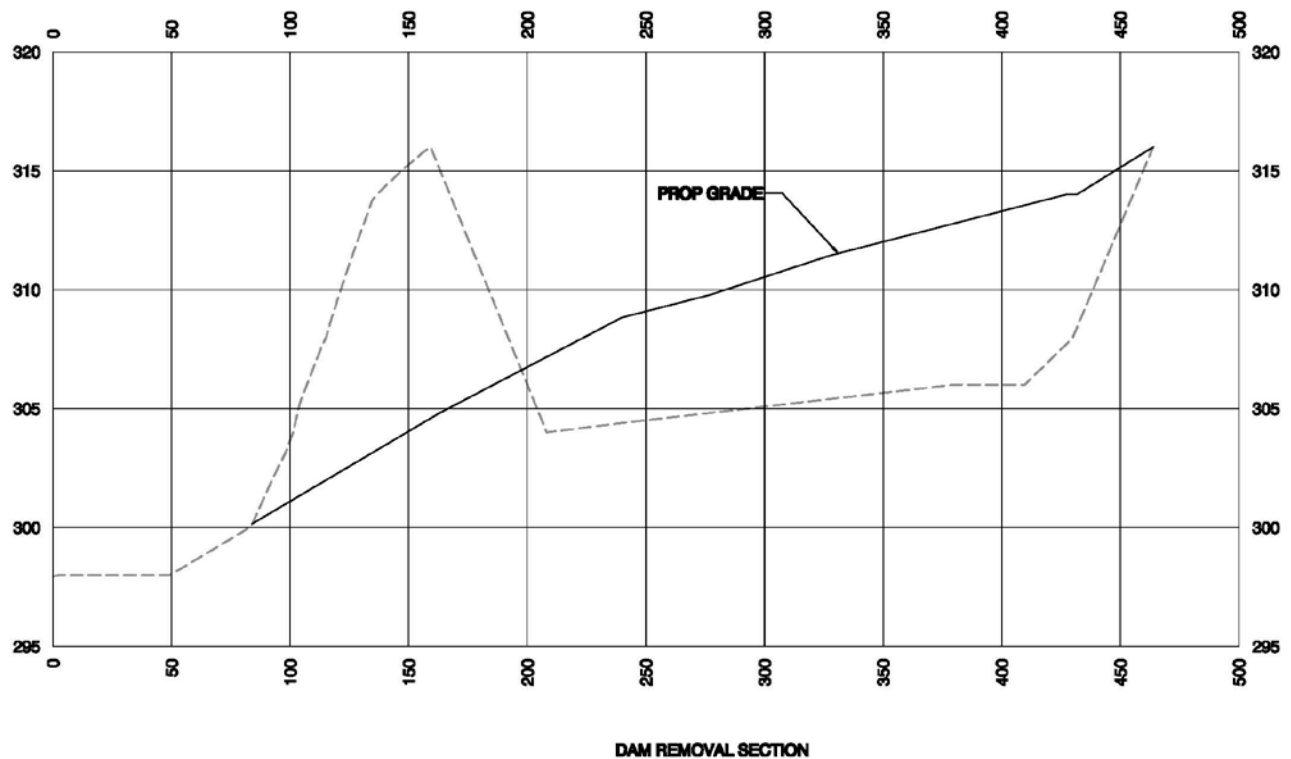
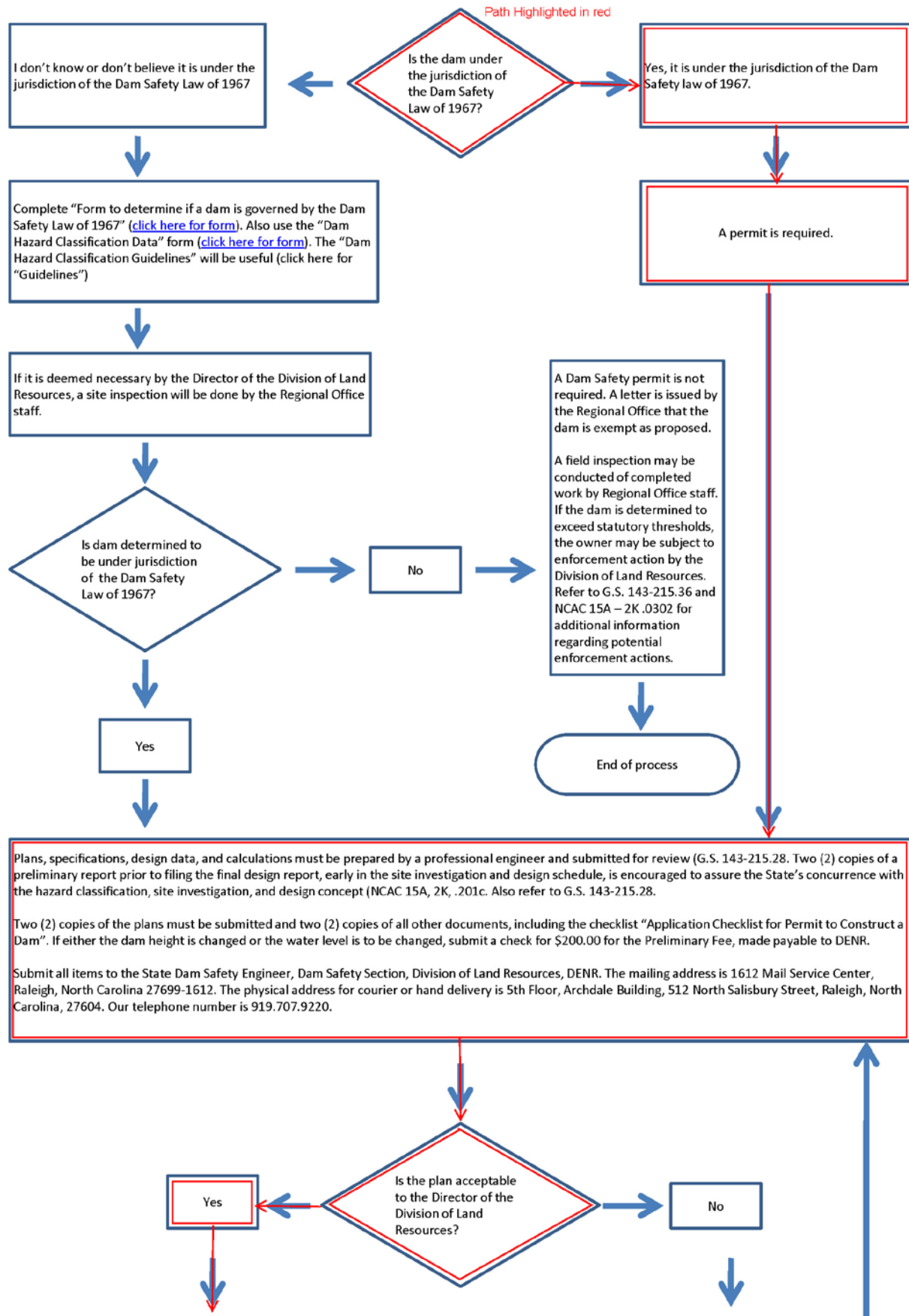
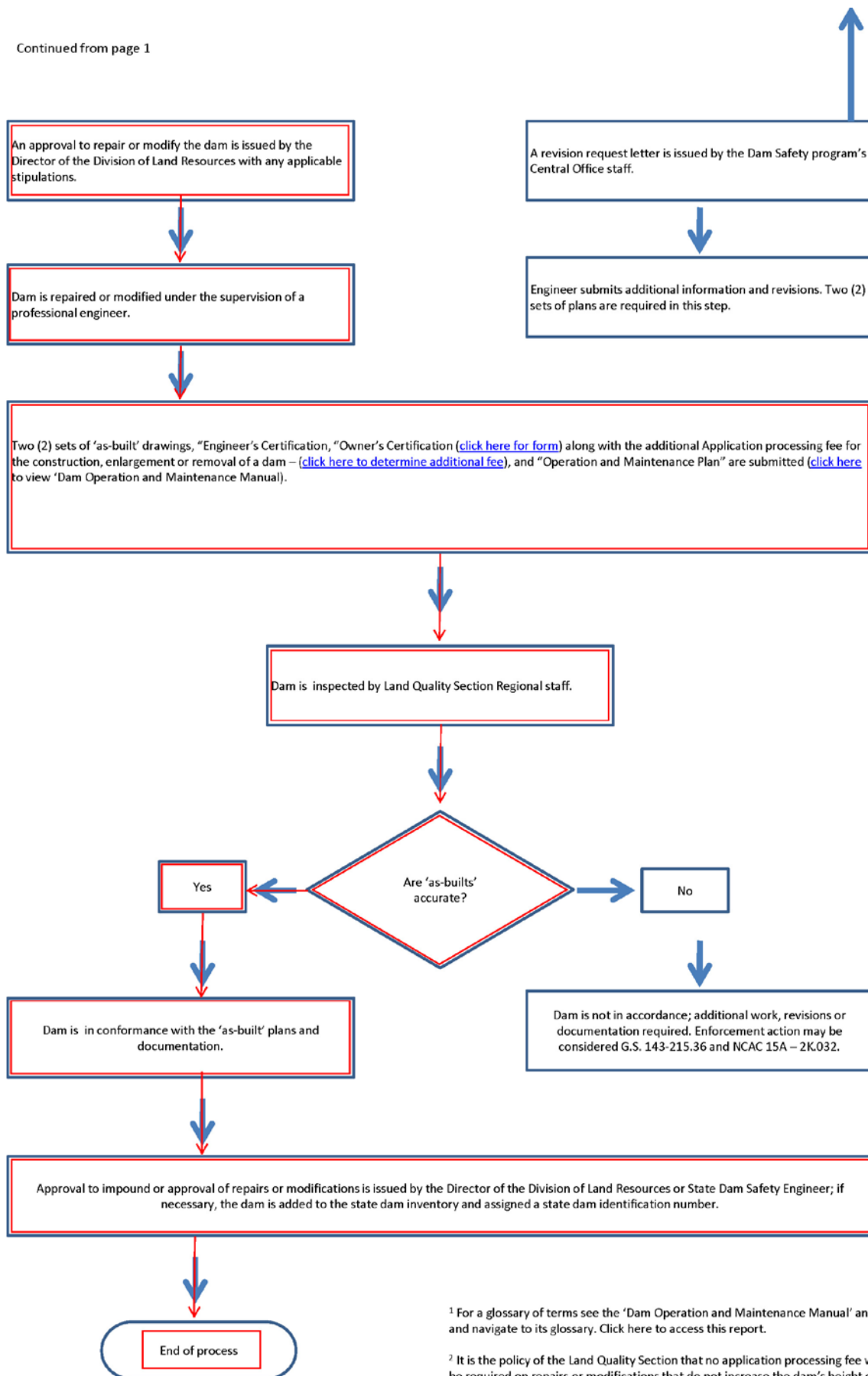


Figure 7. Dam Removal Option profile view.

Procedure to repair or to modify a dam
Rev. 3.0 – 25 February 2013



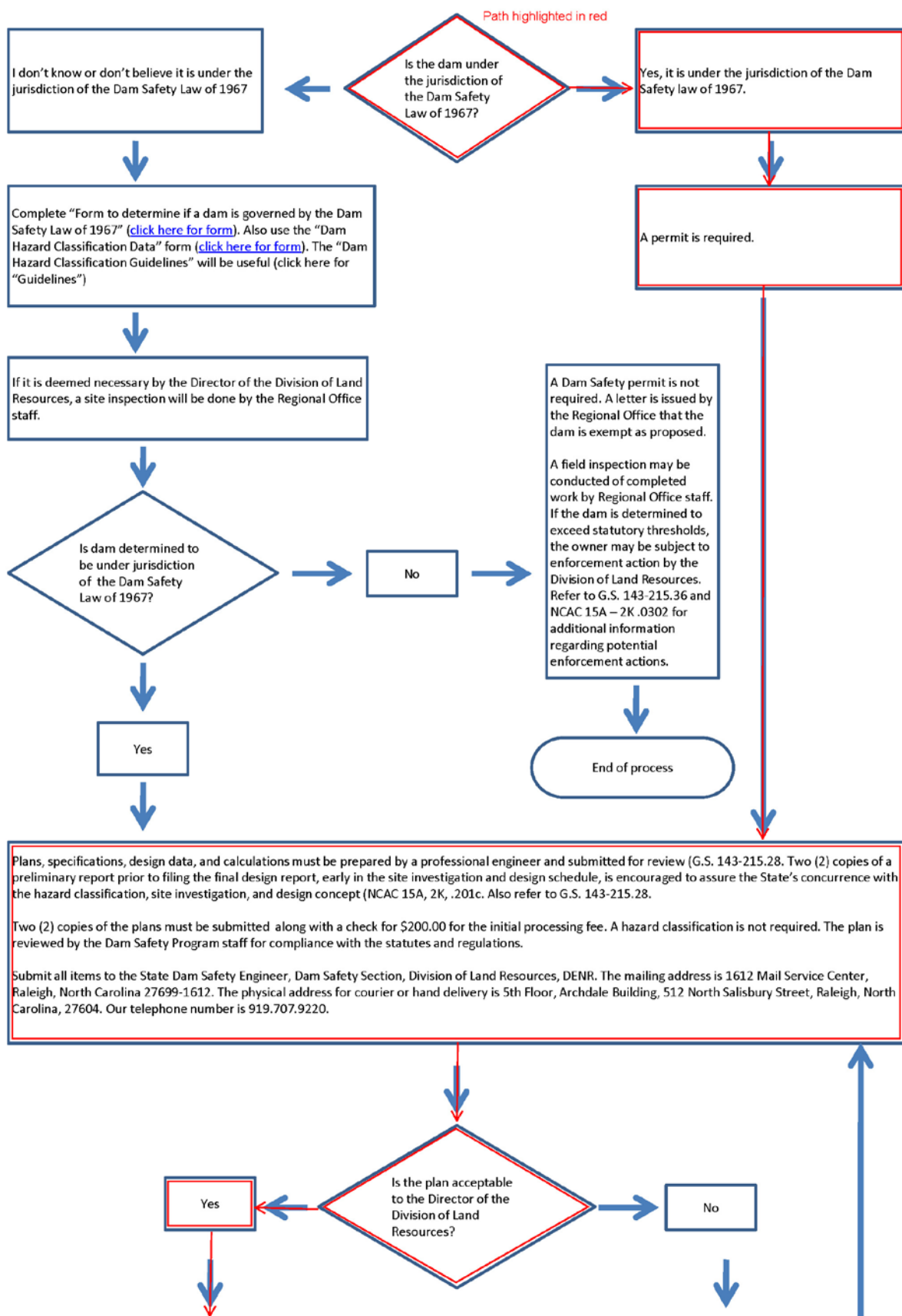
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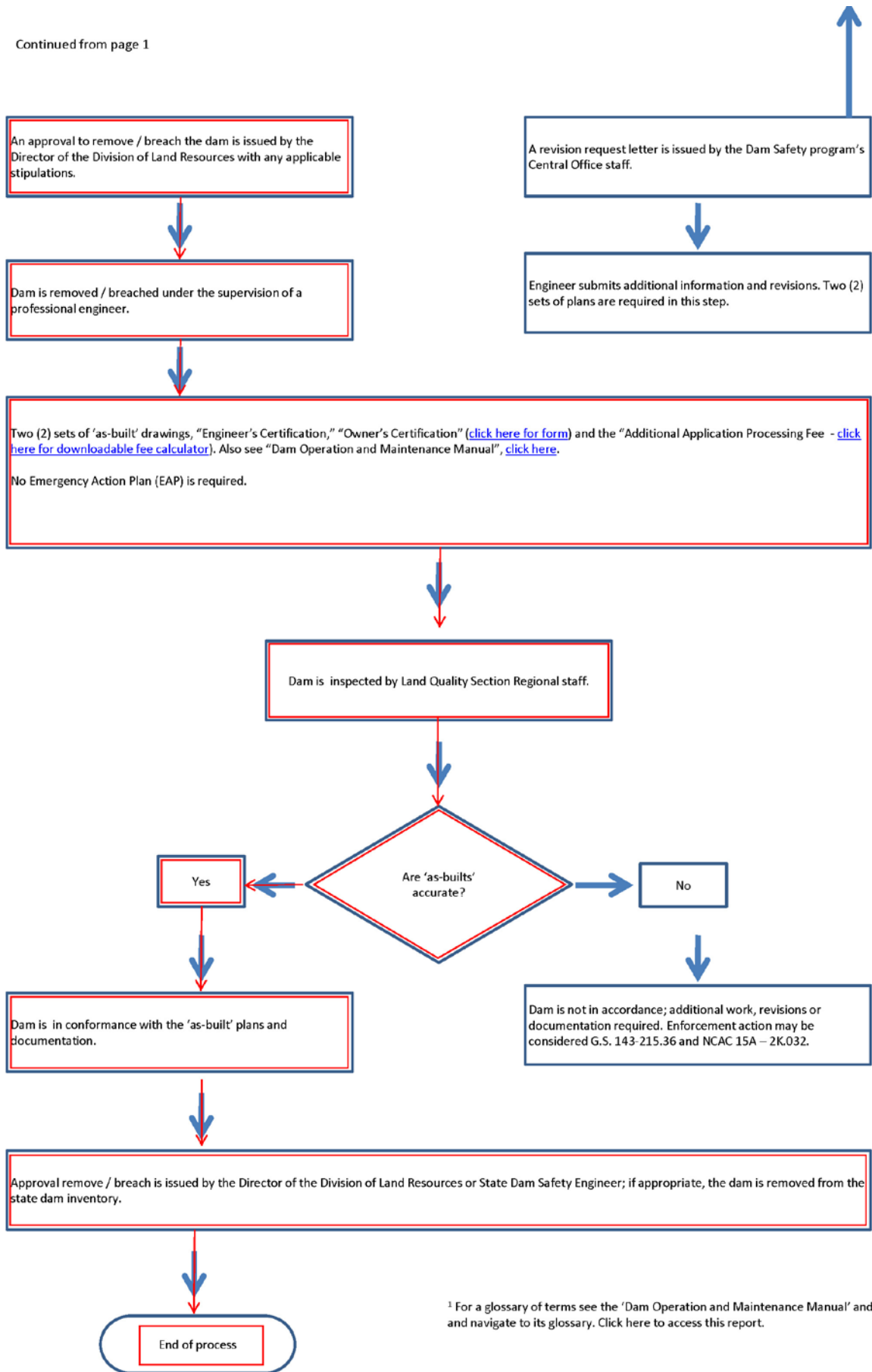
¹ For a glossary of terms see the 'Dam Operation and Maintenance Manual' and navigate to its glossary. Click here to access this report.

² It is the policy of the Land Quality Section that no application processing fee will be required on repairs or modifications that do not increase the dam's height or the impoundment's normal pool.

Procedure to breach a dam ¹ Rev. 3.0 – 25 February 2013



Continued from page 1



¹ For a glossary of terms see the 'Dam Operation and Maintenance Manual' and and navigate to its glossary. [Click here](#) to access this report.

MEMORANDUM

TO: Mayor and Town Council

FROM: Erin Crouse, Chair,
Parks, Greenways, and Recreation Commission

SUBJECT: Potential Recreation Uses for the American Legion Property

DATE: February 17, 2016

At our February 17, 2016 meeting, the Commission considered a list of possible recreation amenities that might serve the community if they could be located on a portion of the American Legion property. The following are possible amenities that might work well in this area and are needs identified in our current Master Plan:

1. It appears that a road is being considered that would use a portion of Ephesus Park to connect the Legion property with Ephesus Church Road. If a road is built through the western portion of the park the existing restroom facility will have to be relocated and a new facility built.
2. Any such road should be routed through the park property in order to avoid the school property.
3. A greenway trail connecting Legion road to Ephesus Church Road would greatly increase connectivity. Any such trail should be built to standard Town design, be ADA accessible, and be designed for both bicycle and pedestrian use.
4. A dog park with separate enclosures for large and small dogs.
5. A large playground area to serve the eastern part of Town.
6. Picnic shelter and other picnic areas along the proposed trail.
7. Provide additional parking at the tennis courts.
8. Upgrade the ballfield at the school.
9. Recreational/cultural arts programming space near the proposed lake.
10. The lake should be designed with environmentally sound “best practices” rather than just “water to a grassy edge.”
11. Improve the Ferrell Road access trail (neighborhood connectivity)
12. A connection from Adelaide Waters Street.
13. A community center building.
14. An outdoor pool.

Members Present: Erin Crouse (Chair), Joe Battle, Regina Blalock, Joan Guilkey, Mary Musacchia, Bob Myers, Jochen Schwarz, and Raymond Wong

Members not present: Steve Price (Vice Chair)

CHAPEL HILL CULTURAL ARTS COMMISSION

December 21, 2016

MEMORANDUM- AMERICAN LEGION PROPERTY

Mayor and Town Council

Town of Chapel Hill

Chapel Hill, North Carolina

Mayor and Council

The Chapel Hill Cultural Arts Commission noted that The Chapel Hill Town Council on December 5, 2016, authorized the Town Manager to sign a contract to purchase the 35-acre American Legion Property at 1714 Legion Road for \$7.9 million. The Contract was signed by the Town Manager on December 6, 2016. The Contract provides, in Section 9, that the sale is contingent on the approval of the General Membership of Chapel Hill Post 6, American Legion, Inc. On December 15, 2016 the General Membership met and voted to approve the contract.

With this document Chapel Hill Cultural Arts Commission as part of the Chapel Hill Parks and Recreation Department and Cultural Arts Division would request inclusion in the conversation and planning pertaining to any future development within the American Legion Property.

Through our public feedback meeting during the development of the Cultural Arts Plan, we heard the community express their desire to have "makerspace" and classroom space for the arts and artists within our community. Currently, most of these services are being provided by third parties (UNC, ArtsCenter, Teen Center, etc.) If at some point the Town elects to build on this property, this space would fill a major need for CHCAC and for Town of Chapel Hill residents.

Sincerely yours,

Dan Cefalo- Chair Chapel Hill Cultural Arts Commission

Chapel Hill Pickleball Legion Rd Planning Proposal April 2017

This document is a short summary covering status of pickleball in Chapel Hill, and suggestions for how the town of Chapel Hill, in particular the Parks and Recreation department, can help support the sport of Pickleball in Chapel Hill in conjunction with the potential development of the Legion Rd site.

History

Pickleball is a relatively new sport. It is a paddle sport created for all ages and skill levels. The rules are simple and the game is easy for beginners to learn, but can develop into a quick, fast-paced, competitive game for experienced players. Many kids and teenagers play it in physical education classes in middle and high schools. Seniors enjoy the social aspects and the ability to stay active. Tennis, racquetball and ping pong players love the competitive nature of the sport and advanced players regularly participate in competitive tournaments. In many ways it is similar in organization to tennis, and in many areas it is rapidly approaching tennis in interest level. The governing organization for pickleball is the USAPA (<http://www.usapa.org/>). "Ambassadors" are the local representatives of the national organization. In most locales, it grows slowly at first until reaching critical mass, then it grows very fast.

In December 2015 we meet with the town P&R planning committee, as well as with P&R staff, to provide input on the Pickleball needs of the Chapel Hill community. This resulted in the redevelopment of two tennis courts into 6 pickleball courts at Ephesus. This helped ease the overcrowding of the existing Pickleball facilities at that time (Community Center and Hargaves). The new courts opened in April 2016, and we have already filled them up, with play occurring early morning, at lunch, during afterschool (program we started with Ephesus afterschool), and evening play includes leagues, teaching clinics, and social mixers. In 2015 when we proposed the short term plan (6 courts at Ephesus) we also demonstrated the expected need for many more outdoors and indoor courts, and provided a 5 year plan for 2020, which called for 24 outdoor courts and 6+ indoor courts (same as this proposal).

Needs: Pickleball began in 2012 in Chapel Hill with a handful of players. In 2014 we had over 200 players, and at the end of 2016 we had over 500+ active players participating. We are tracking participation through registration at the community centers, and by counting them at play times at the outdoor (Ephesus courts). We expect to have well over 1000 active players by 2020, and unless we substantially increase the available courts, we will not be able to come close to meeting that need.

Benefits: The advantage of having a large number of dedicated courts in a single location is immense. This allows us to offer multiple play times at different skill levels, leagues, skill training and lessons, and social play events. We are in our first year of supporting league play, and we have grown 200% and had to waitlist another 50%. Very importantly, it allows us to offer tournaments, which not only grow the sport and offer competitive formats, but also brings in tens of thousands of dollars in revenue annually to the town. We are modeling plans on several other communities who have successfully built 18-24 courts. These towns now attract residents due to pickleball. Having a dedicated pickleball facility has been demonstrated to be a critical factor in the development of a strong local program nationwide.

Growth rate.

USAPA estimates around 77 million Americans have played the game. Between the years of 2010 – 2013 the USAPA tripled its membership and it lists a growth rate of 39 new Pickleball venues being added monthly. It has been growing even faster the past few years (latest numbers not released yet).

2020 Plan for Chapel Hill

Outdoor: Development of 24 outdoor courts. A possible location is the old baseball field located between the existing Ephesus Park and the current Legion building. It is already leveled and compacted (significantly reducing construction costs). This would also return 2 tennis courts to use.

Indoor: 6+ indoor courts in new two gym recreational facility. Each indoor basketball court can support 3 pickleball courts by adding lines to courts and using portable net systems. An indoor facility also better supports many sports including basketball, volleyball, badminton, table tennis, etc.

Site Planning: 24 court Pickleball complex would requires roughly 800' N/S by 300' E/W with courts arranged in a 4 across (E/W) by 6 courts down (N/S) grid, with bisecting horizontal and vertical walkways, shaded bleachers, small building with restrooms. Additionally parking for 200 cars close by.

We believe both the indoor and outdoor facilities to be critical to handle the expected growth of this sport in Chapel Hill by the year 2020. Given the time frame for the development of the Legion Rd property, and the lack of alternative sites in Chapel Hill, we believe that incorporating these elements is critical to the future of this sport in Chapel Hill, as well as making us a leader in the sport in this area. (The Triangle is on its way to becoming nationally recognized in Pickleball, and this could cement our reputation). Below is the St George's Utah (similar population) facility (24 public courts) built last year.

