

**Legion Property Dam
Staff Memorandum
May 31, 2024**

The Town has completed their site assessment and recommend moving forward with design and construction of a **constructed wetland to replace the pond**. Below are additional details on how this determination was made and what is next at the Legion Property.

Pond Assessment:

The Town's engineering consultant, Tetra Tech, has completed their initial assessment of the Legion Property pond. That assessment indicated that, in order to construct affordable housing along the front acreage of the Legion Property and mitigate any future downstream impacts, the pond must be adjusted. To use best stormwater management practices, removal of the dam and the trees on it and replacing the water containment function of the dam is required. The Town and Tetra Tech then explored options for how best to meet those interests.

Pond Replacement Options:

Tetra Tech and staff assessed two primary options for water containment: a new pond or a constructed wetland feature. Both options were scored based on an extensive matrix of engineering, equity, environmental, and other factors. Special weight was given to factors such as reducing flood risks, optimizing the space for affordable housing construction, and promoting biodiversity.

This process led Tetra Tech and staff to determine a constructed wetland meets the most Town interests, especially affordable housing. Tetra Tech's engineering assessment and results are included here as an attachment.

Constructed Wetland Details:

A constructed wetland is a biologically diverse stormwater control measure that uses natural physical and biological processes to retain runoff, filter sediments and nutrients, and prevent flooding. They operate through a series of basins, open water pools, wet soils, and upland edge treatments made of densely planted native, non-invasive wetland plants and other vegetation. Unlike a static open water pond, constructed wetlands provide greater beauty, biodiversity, and a wider range of educational and recreational opportunities. The size of the constructed wetland will be designed in the next phase of the project and in conjunction with the Town's affordable housing partner.

See page 5 of the Tetra Tech memo about constructed wetland including pictures.

What's Next:

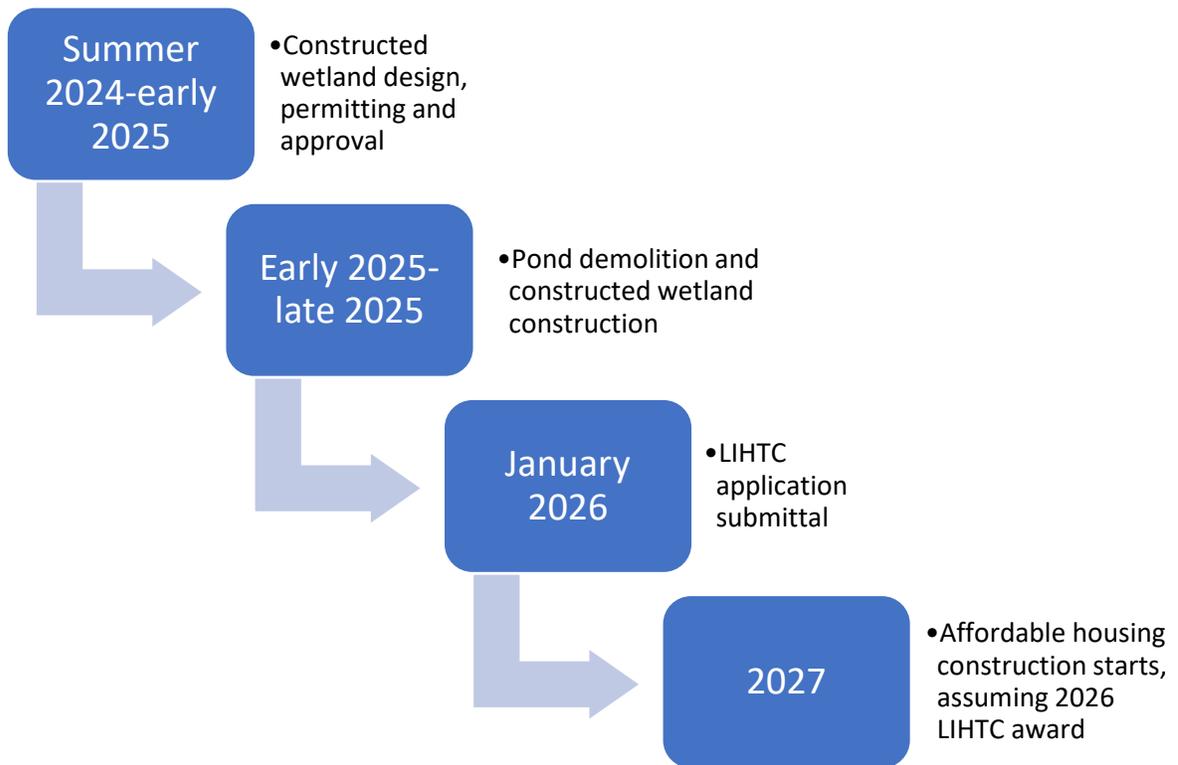
The project will now enter the design and permitting phase. Tetra Tech will design exactly what the constructed wetland will look like and seek approval from the US Army Corps of Engineers, the North Carolina Department of Environmental Quality, and the Town's Stormwater Division, which will take between six and twelve months. As part of this process, Tetra Tech will complete an endangered species assessment and staff will work with the New Hope Conservation Committee of the Audubon Society to address concerns around wildlife and plant life relocation.

Current Project Timeline:

The construction phase will follow including soliciting a general contractor to perform the pond demolition and constructed wetland construction. The goal is to complete the constructed wetland by the end of 2025 to demonstrate the site can support proposed affordable housing development in time for the January 2026 Low-Income Housing Tax Credit (LIHTC) application deadline.

All components of this project are being coordinated closely with the Affordable Housing and Community Connections team and their selected affordable housing developer as well as the Parks and Recreation Department as they embark on their parks master plan.

Here is the current timeline:



**Parks master planning continues throughout this timeline to inform the future Legion park.*