

**CITY OF NEW BERN
BOARD OF ALDERMEN WORK SESSION
MARCH 19, 2018 – 1:00 PM
CITY HALL COURTROOM
300 POLLOCK STREET**

1. Discussion of Redevelopment:
 - Presentation by the UNC School of Government Development Finance Initiative on a Potential Urban Redevelopment Area and Commission; and
 - Question and Answer Session with only the Governing Board
2. Discussion of Martin Marietta Park
3. Adjourn



City of New Bern, North Carolina March 19th, 2018 Urban Redevelopment Area (URA) Workshop

Workshop Description

UNC-Chapel Hill's Development Finance Initiative (DFI) will provide a 1.5 to 2 hour workshop on Urban Redevelopment Areas (URA) during a Board of Alderman work session. The Board of Alderman is currently considering a URA designation for the Five Points/Greater Duffyfield area. The URA designation may be helpful in implementing goals established through the Choice Neighborhoods planning process. DFI's workshop will provide an overview of URAs, with a focus on the designation process, redevelopment plan creation, and case studies from other communities in North Carolina that have implemented URAs. This workshop will take place on March 19th at 1 pm on the second floor of City Hall at 300 Pollock Street.

URA Overview

An Urban Redevelopment Area (URA) is a geographic area targeted for redevelopment by a local government pursuant to the [Urban Redevelopment Law](#) (North Carolina General Statutes (G.S.) Chapter 160A, Article 22). Buildings in the area can be residential, commercial, or both. To be eligible for designation as a redevelopment area, the targeted area must be classified as blighted—meaning the growth of the area is impaired by the presence of dilapidated or obsolete buildings, overcrowding, or other unsafe conditions—or as being in danger of becoming blighted. The local planning commission is responsible for this determination (NC G.S. 160A-503(16)). Once an area is designated as a redevelopment area, special statutory powers may be exercised there to attract private investment.

Workshop Agenda

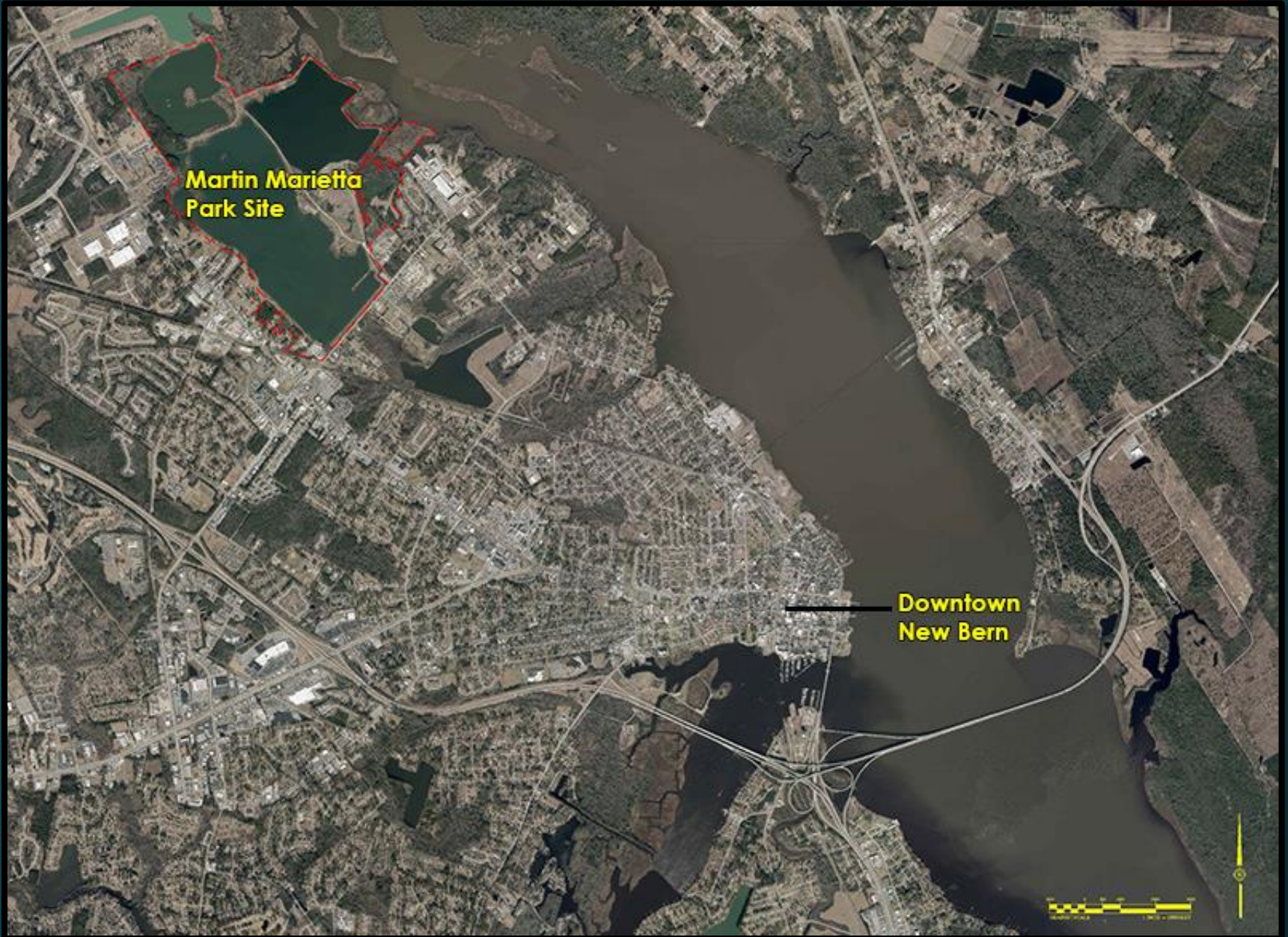
1. URA Overview
 - Steps to create a URA
 - URA tools
2. Case Studies
3. Roles
 - Redevelopment Commission, Planning Commission, Public, & Board of Alderman
4. Redevelopment Plan
 - Required Elements in a URA plan
5. Questions & Answers, Next Steps

Martin Marietta Park Master Plan

Public Meeting – March 12th, 2018



Site Analysis – Vicinity Map



Site
Location
850+
Acres



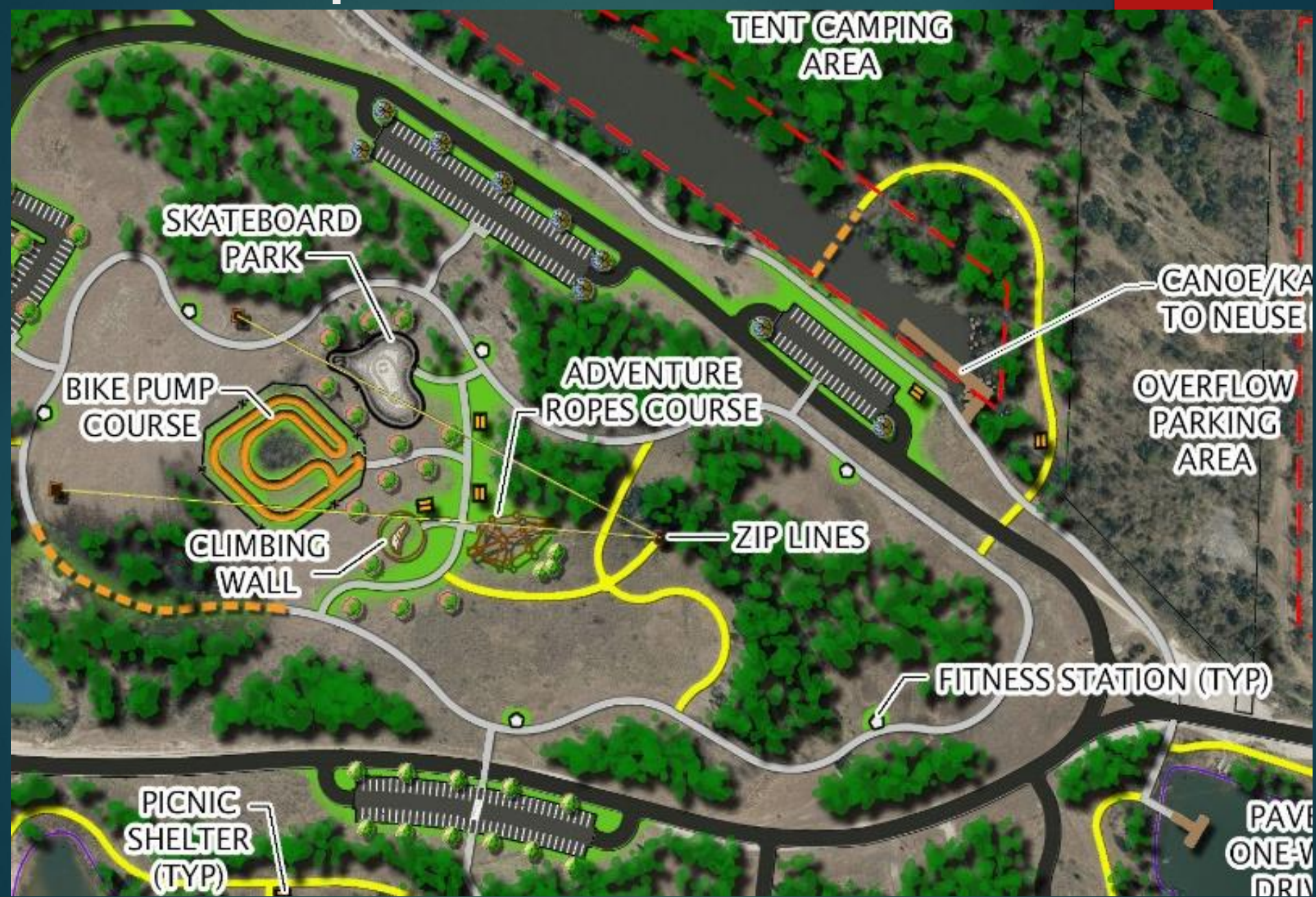
Site Concept – Overall Area



Site Concept – Day Use Area



Site Concept – Adventure Area



Site Concept - Amphitheater



Site Concept – Swim Beach Area



Site Concept – Boathouse Area

