

## I. Introduction

The Greater Five Points Area, has been subjected to adversity for over a century. The City of New Bern adopted its most recent redevelopment plan in February 2016, this plan is more commonly known as ‘The Greater Five Points Transformation Plan’. Prior to this, in 2014, the ‘The New Bern Gateway Renaissance Plan’ was finalized. While the 2014 plan was commended for its idealism, the further 2016 plan was established as a more appropriate plan in terms of execution. In 2018 the Redevelopment Commission was established to create and deliver a plan that combines the idealism of ‘The New Bern Gateway Renaissance Plan’ with the execution of ‘The Greater Five Points Transformation Plan’. Additionally the Redevelopment Commission aims to work with the community and City of New Bern officials to identify any subsequent goals and objectives that will address the issues faced by community in The Greater Five Points Area.

### History of the area

The Greater Five Points Redevelopment Area is a historically African-American community located directly west of historic downtown New Bern and encompasses the neighborhoods of Greater Duffyfield, Dryborough, Walt Bellamy, Trent Court, and Craven Terrace. The area is home to over 3,300 residents, 89% of which are African-American.

Due to the prevalence of cotton and tobacco production in Craven County, the population of New Bern was primarily African-American prior to the Civil War. In the book “Crafting Lives: African American Artisans in New Bern, North Carolina, 1770-1900”, Caroline Bishir notes a unique period history in the years following the American Revolution where New Bern became somewhat of a haven for talented African-American artisans to cultivate their skills; something uncommon for the antebellum South. Even during the Civil War New Bern became an urban refuge for hundreds of enslaved persons, and African-Americans made up the majority of the City’s residents. As a result, Africans-Americans played a vital role in the political and economic landscape until the Disenfranchisement Law in 1900. With the onset of Jim Crow laws and political disenfranchisement, the African-American community in New Bern maintained their own thriving commercial and cultural district – Five Points. Five Points was a “separate but equal” community with many thriving black-owned businesses and churches.

A major disaster that forever changed the community came in 1922, when a fire started in a chimney in an area known today as Craven Terrace. This event is more commonly known as the Great Fire. This fire swept across the City of New Bern, and by the time it was finally extinguished, 25% of the City had been burned down. Over 1000 homes were destroyed in the fire, leaving 3000 citizens homeless (a quarter of the city’s population at that point in time), ninety percent of these citizens were African-American. Losses were estimated at two and a half million dollars. This fire permanently changed the local landscape of the Five Points area, as in many cases the city disallowed reconstruction of burned homes. Due to the lack of housing and jobs in the area many of the African-American families that had previously resided in the

1 area, were forced to move. Consequently, New Bern shifted from a predominantly African-  
2 American population, to a predominantly white population between 1920 and 1940. However,  
3 a remnant of African American citizens who remained relocated to Dryborough, constructing  
4 attractive one- and two-story houses. Adding to the desirability of the area was Kafer Park,  
5 created from burned-over land on George Street during the New Deal of the 1930s. Good  
6 Shepherd Hospital was founded in the early 1930s in response to the lack of health care  
7 services afforded to African Americans injured in the Great Fire.

8 With the events of World War II and the subsequent construction of military bases in eastern  
9 North Carolina, there was another economic boom for African-Americans living in New Bern  
10 and Craven County. With the creation of more jobs and the subsequent increases in wealth that  
11 came with those jobs, there was a resurgence of African-American owned businesses, and once  
12 again the vibrancy of the Five Points area had returned; further fueled by the return of African-  
13 American veterans. Prominent African Americans such as those in the New Bern Civic League,  
14 rallied to establish public institutions. In 1948, local high school students and World War II  
15 veterans began construction on Cedar Street Recreation Center, the first recreational center  
16 and basketball arena for African Americans in the city, since they were prohibited from enjoying  
17 the George Street Community Center for whites constructed nearly a decade prior. J. T. Barber  
18 High School was founded in 1955 to address overcrowding and a lack of public investment in  
19 the education of African American children in New Bern. In 1956, the J.T. Barber Warriors won  
20 the first athletic championship for a city of New Bern school, black or white, during the period  
21 of segregation.

22 Greater Five Points was fraught with social and economic challenges in the late 1950s and  
23 1960s. Unfortunately, the economic successes of the 1940s was not long-term, largely a result  
24 of the early 1950s project of widening Broad Street which negatively impacted commercial  
25 business in Five Points and Downtown New Bern. The continued inequities between African-  
26 Americans and whites in New Bern, were exacerbated by ever constricting Jim Crow laws.  
27 Twenty-nine students, most of whom attended J.T. Barber High School, organized to challenge  
28 segregation and were arrested for instituting a sit in at lunch counters located downtown New  
29 Bern in March 1960. Good Shepherd Hospital, the only hospital for African Americans until  
30 1968, was without a full-time doctor. The Ku Klux Klan firebombed the cars and business of  
31 individuals working to integrate restaurants on Broad Street in January 1965. Although  
32 segregation in public education was outlawed nationally in 1955, schools in New Bern were not  
33 fully integrated until 1970. Per pupil spending for black schools lagged desperately behind  
34 spending at white schools. These barriers prompted many African-Americans to move to other  
35 cities in search of a better standard of living, to include better jobs, schools and race relations.

36 In the present day, Greater Five Points shows the symptoms of decades of public and private  
37 disinvestment. This area continues to struggle. With limited opportunities for its residents, the  
38 area now suffers from elevated crime levels, dilapidated housing, minimal public transit, higher  
39 incidents of chronic health conditions, and poor educational attainment. While property values

1 are rising in the City of New Bern as a whole, in The Greater Five Points area home values are  
2 less than two-thirds of the city average. With this in mind the Redevelopment Commission aims  
3 to build off the previous 'Greater Five Points Transformation Plan' (2016) and 'The New Bern  
4 Gateway Renaissance Plan' (2014) in order to establish and implement a plan that empowers  
5 both current and future residents of The Greater Five Points area, through the creation of an  
6 attractive, safe, and vibrant environment in which the community can live, work, play and  
7 create.

8 The following redevelopment plan will rebuild and rehabilitate the community in its own  
9 unique way that celebrates and honors its rich African-American heritage, and ultimately  
10 provides residents and the community with an area that cultivates creativity and  
11 entrepreneurship, fosters diversity, and promotes growth and wellness.

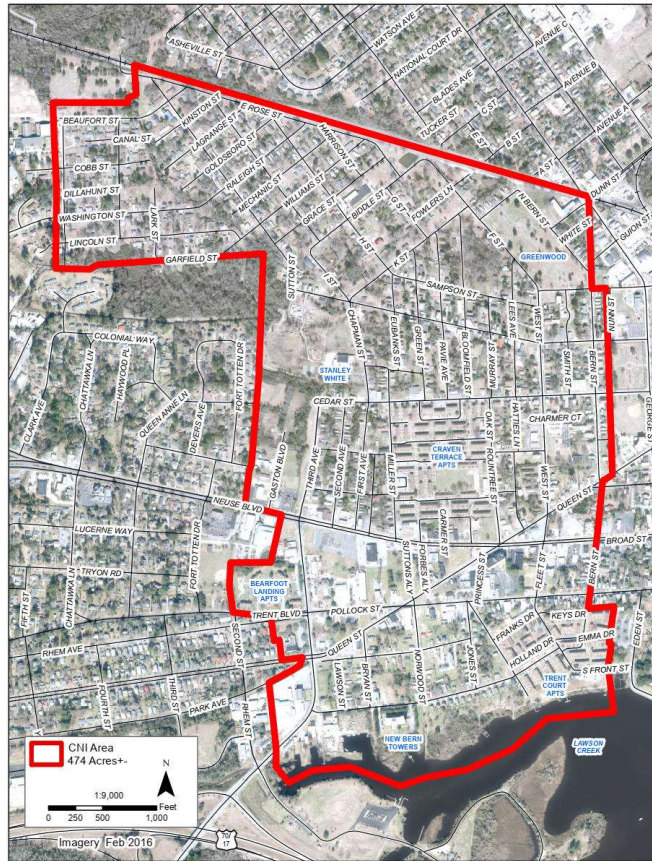
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## II. Existing Conditions

2 The Redevelopment Commission boundary encompasses a total of 1899 parcels over a total  
3 474 acres of land. This boundary can be seen on the map below:



4 A breakdown of the total parcels/acreage (by use) can be seen in Table A:

Existing Land Use	Parcels	Acres	% of Total Parcels
Commercial	66	21.1	3.5%
Duplex	47	6.0	2.5%
Industrial	6	4.6	0.3%
Institutional	58	41.9	3.1%
Multi-Family	24	58.5	1.2%
Office	13	6.6	0.7%
Recreation	4	16.7	0.2%
Single-Family	670	80.6	35.3%
Trailer Residential	118	18.8	6.2%
Vacant	893	124.7	47.0%
<b>Total</b>	<b>1899</b>	<b>379.5</b>	<b>100.0%</b>

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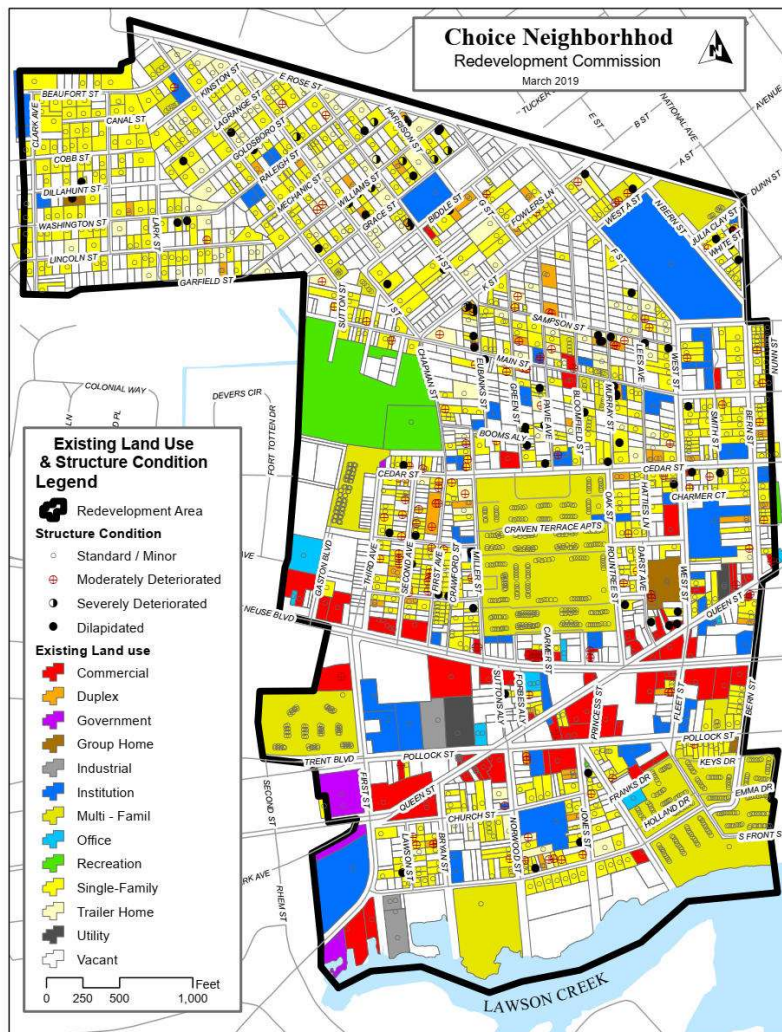
(Table A – Total Acreage excludes roadways)

1 **Existing Land Use in the Redevelopment Area**

2 Of the 1,899 parcels in the Redevelopment Area, a mere 1,006 are developed, the remainder  
3 are vacant lots. This is an astonishing **47% vacancy rate** for a once fully developed area; a 5%  
4 increase since the Greater Five Points Transformation Plan Initiative in 2016, where vacant lots  
5 made up 42% of the total number of parcels. The considerable amount of vacancy within the  
6 Redevelopment Area is a result of both the flood-prone nature of the neighborhood, and the  
7 long-term disinvestment. The vacant land in the Redevelopment Area is both a challenge and  
8 an opportunity. In some areas outside of the floodplain, vacant land offers potential sites for  
9 infill development like new housing. In flood prone areas, vacant land offers opportunities for  
10 natural stormwater management, improved open space or recreation, local food production,  
11 and/or housing that meets FEMA standards for flood plains. A visual of this data can be seen in  
12 the map below:

13 **Map: Existing Land-Use/Structure Condition in the Redevelopment Area**

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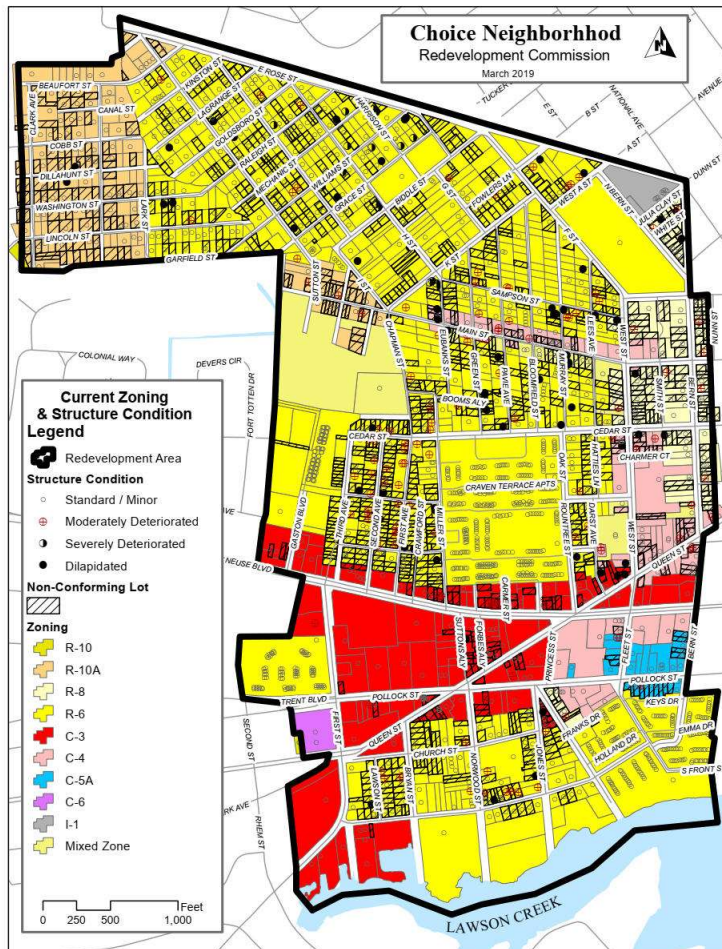


1 **Zoning**

2 The table below identifies the different zoning classifications within the Redevelopment Area  
 3 boundary:

Existing Zoning	Parcels	Acres	% of Total Parcels
C-3	164	50.1	8.6%
C-4	125	21.3	6.6%
C-5A	32	4.4	1.7%
C-6	1	1.9	0.1%
I-1	2	2.3	0.1%
R-10	2	0.3	0.1%
R-10A	209	42.4	11.0%
R-6	1210	237.2	63.7%
R-8	154	19.6	8.1%
<b>Total</b>	<b>1899</b>	<b>379.5</b>	<b>100.00%</b>

4 A visual of this information can be seen on this map:



1 **Demographics**

2 The Redevelopment Area represents about 11 percent of the city’s total population. It is  
 3 predominantly African American in a city that is only one-third African American overall. Just  
 4 over one-third of households in the redevelopment area are female-headed, twice the  
 5 proportion found in the city as a whole. A further breakdown of the demographics in the  
 6 Redevelopment area can be seen in the table below:

	Trent Court/Craven Terrace	Greater Five Points	City of New Bern
<b>Total Population</b>	1,181	3,343	29,524
<b>Race</b>			
White	4%	7%	58%
African American	95%	89%	33%
Other	1%	4%	9%
<b>Hispanic/Latino</b>	0%	2%	6%
<b>Age</b>			
Under age 17	38%	28%	23%
Above age 55	17%	23%	31%
<b>Total Households</b>	522	1,501	12,770
<b>Average Household Size</b>	2.26	2.30	2.25
<b>Household Type</b>			
Male & Female Householder	8%	13%	41%
Female Householder	75%	34%	16%
<b>Median Household Income</b>	\$8,652	\$29,026	\$37,180
<b>Poverty Rate</b>	83%	36%*	24%
<b>Educational Attainment (25+)</b>			
High School Diploma or Higher	80%	80%	84%
Bachelor’s Degree or Higher	2%	19%	24%

\* Census tract level

Sources: U.S. Census Bureau 2010, American Community Survey 2008-2012 (block group level), New Bern Housing Authority

7 Trent Court and Craven Terrace comprise one-third of the households and population in the  
 8 area. This public housing population is in general much younger than the neighborhood and city  
 9 population, with more children under 17 years of age and fewer persons over 55 years of age.  
 10 The public housing population is also more economically disadvantaged. The median income for  
 11 public housing households is only \$8,652, less than one-quarter of the City of New Bern’s  
 12 median household income of \$37,180. The Redevelopment Area has a 50 percent higher  
 13 poverty level than the city (36 percent compared to 24 percent), but both stand in stark  
 14 contrast to the public housing poverty rate of 83 percent.

15 This data reflects the fact that socio-economic conditions of the Redevelopment Area residents  
 16 today are different in many ways from the city, with more residents suffering from poverty and  
 17 lack of opportunity. Within the neighborhood itself, the public housing residents face even  
 18 more challenging socio-economic conditions.

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1 **Existing Housing Conditions**

2 The map below shows the conditions of the structures located within the Redevelopment Area  
3 boundary. Within the area, building conditions are variable, ranging from those with a  
4 standard/minor level of deterioration to entirely dilapidated structures.

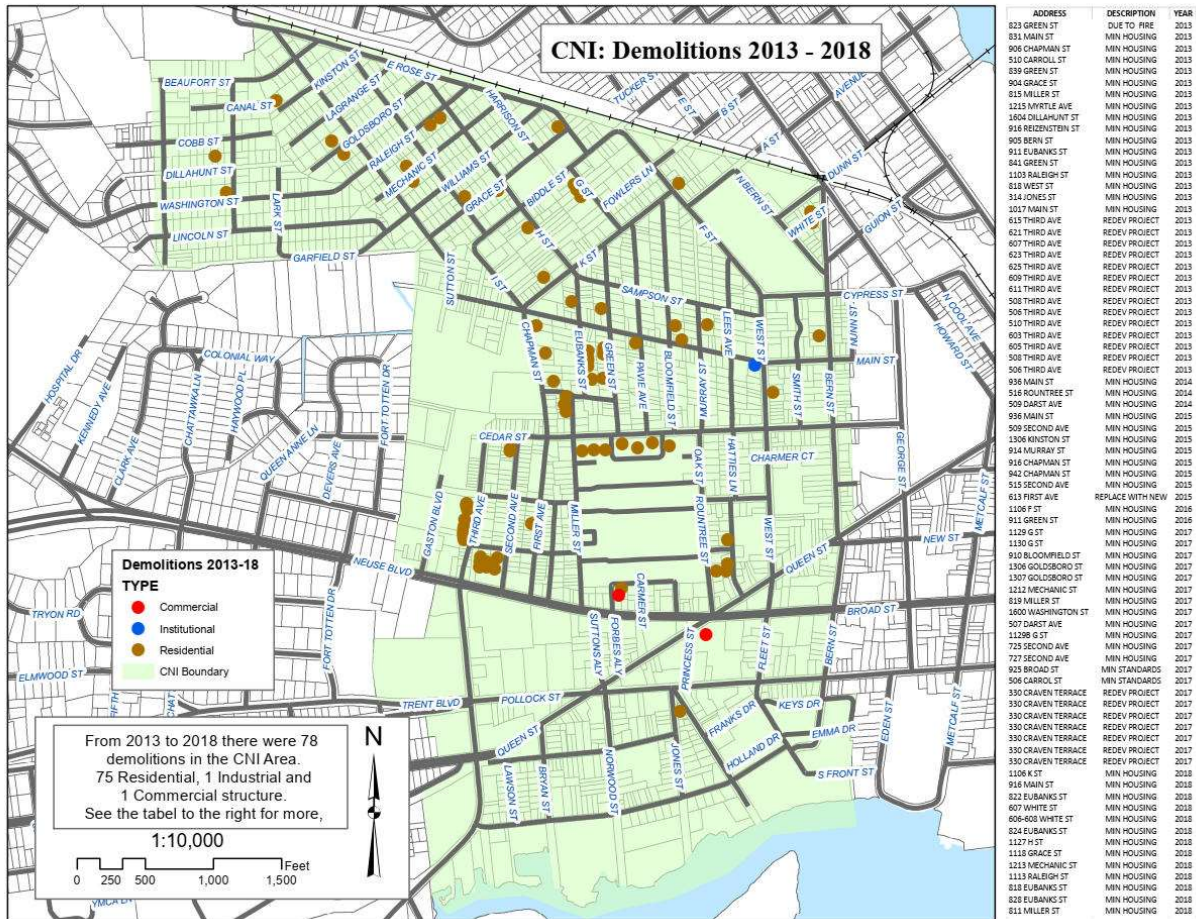


5 There are **96 active minimum building cases** in the area. Contrast that to around 70 for the City  
6 at large.

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1 **Demolitions**

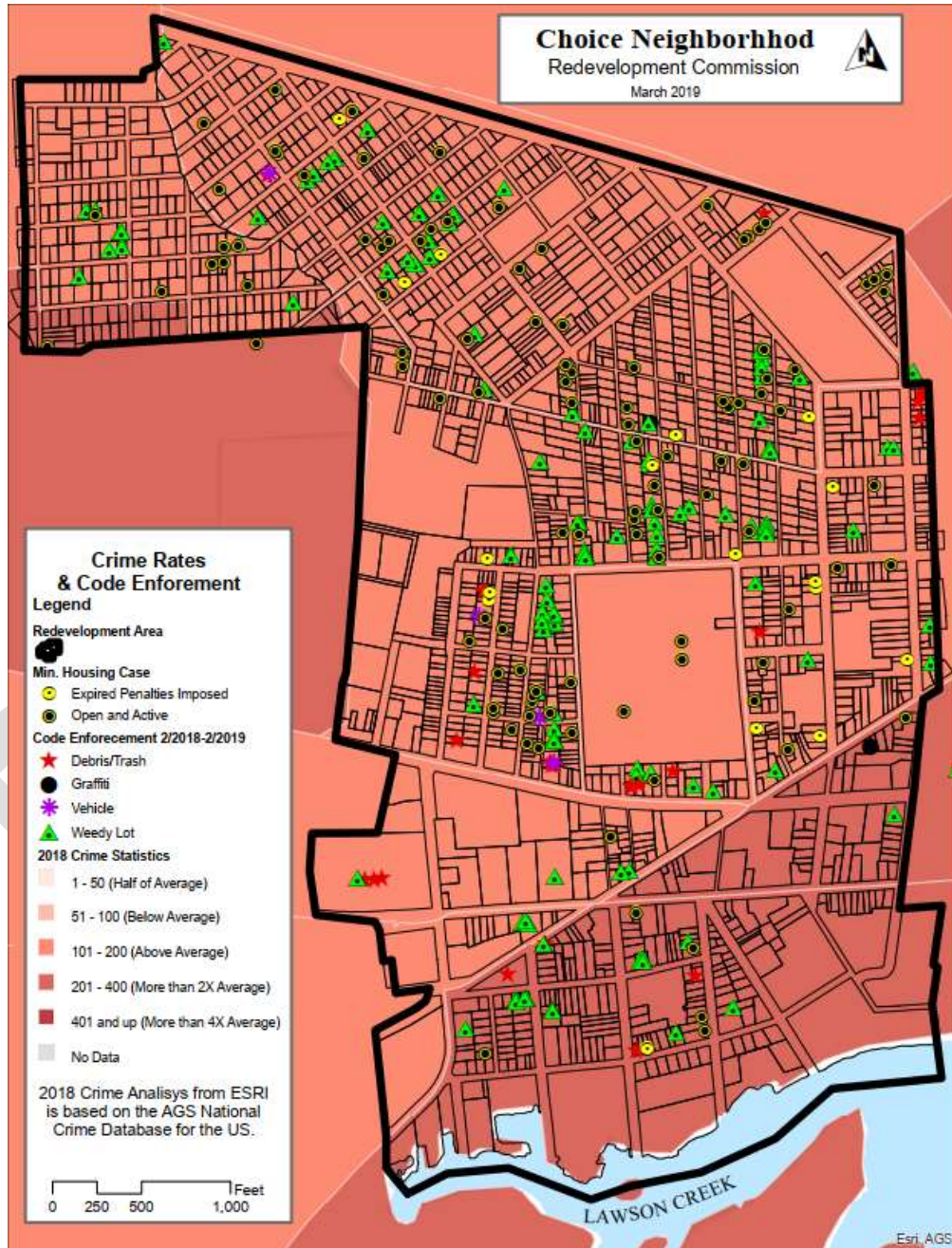
2 It should be noted that substantial progress has been made in the Redevelopment area to rid  
 3 the neighborhood of dilapidated housing. This effort though successful has created a plague of  
 4 vacant lots throughout the community. By removing one problem, the city has created  
 5 another. Neighborhoods and streets once populated with homes are now a vast landscape of  
 6 vacant lots, overgrowth, trash and debris. Demolitions that have taken place within the  
 7 Redevelopment Area between 2013-2018 are shown below. The map displays locations of  
 8 demolitions as well as the structure type (commercial, residential etc.)



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1 **Crime & Code Enforcement**

2 Historically, within the Redevelopment Boundary, Violent Crimes per 1000 residents, has been  
3 approximately three times that of the average of the City as a whole. The 'Crime Rates & Code  
4 Enforcement' map displayed below presents the 2018 crime statistics for the area, as well as  
5 the lots that have had either an active code enforcement or minimum housing case between  
6 02/2018-02/2019.



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1 Between February 2018 and February 2019 there were a total of 166 code enforcement cases,  
2 a breakdown of these cases by, type is displayed below:

Nuisance Type	Number of Cases
Trash	19
Overgrowth	120
Debris	12
Vehicles	4
Trees	7
Grafitti	3
Road/Sidewalk	1
Total	166

10 **Summary of Data**

- The Redevelopment Area consists of 1,899 parcels, 1,006 of which are developed. This is an astonishing **47% vacancy rate** for a once fully developed area.
- Building conditions are variable. There are **96 active minimum building cases** in the area. Contrast that to around 70 for the City at large.
- Over a 1 year period we received **166 nuisance abatement complaints**. This compares to 286 for the rest of the city. (35%)
- **20.49% of all police incident reports generated** in last 5 years have occurred within proposed boundary
- All of this takes place in an area that constitutes only **2.1% of the total land area and 10.1% of the population of the City.**

21 **Redevelopment Commission Statutory Authority and Area Determination**

22 A redevelopment area, according to the NC General Statutes, is comprised of any defined area  
23 within a city’s corporate limits that meets the statutory definition of either a “blighted area,” a  
24 “non-residential redevelopment area,” or a “rehabilitation, conservation, and reconditioning  
25 area.” Once a zone is determined to be a redevelopment area, the Redevelopment Commission  
26 may proceed in exercising their power of eminent domain within that zone. The authority of  
27 the Redevelopment Commission with respect to eminent domain is outlined under NCGS 160A-  
28 512. The following provides a summary of these responsibilities.

29 Eminent Domain is the power of government to take private property for public use upon the  
30 payment of just compensation.

31 Condemnation is the procedure used to take the property without the owner’s consent.

1 NCGS 160A-512 lists the powers of redevelopment commissions. One of the powers is:

2 Within its area of operation to purchase, obtain options on, acquire by gift, grant, bequest,  
3 devise, eminent domain or otherwise, any real or personal property or any interest thereon,  
4 necessary or incidental to a redevelopment project.

5 Additionally, NCGS 40A-3 provides that a redevelopment commission is a public condemner  
6 that has the power of eminent domain and the ability to acquire property by purchase, gift, or  
7 condemnation.

8 The procedure for exercising the power of eminent domain is provided by Article 3 of Chapter  
9 40A of the North Carolina General Statutes.

10 The amount of just compensation to be paid to the owner is determined in accordance with the  
11 provisions of Article 4 of Chapter 40A of the North Carolina General Statutes. The measure is  
12 the fair market value. This amount is determined either by a judge, jury, or commissioners  
13 appointed by the Clerk or Court pursuant to a request by either the condemner or the property  
14 owner.

15 The philosophy should be that the power of eminent domain is used after all reasonable efforts  
16 of negotiation to acquire the property by voluntary agreement have failed.

17 The requirements for each of the potential redevelopment zones listed are as follows:

18 “Blighted Area” shall mean an area in which there is a predominance of buildings or  
19 improvements (or which is predominantly residential in character), and which, by reason of  
20 dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air,  
21 sanitation, or open spaces, high density of population and overcrowding, unsanitary or unsafe  
22 conditions, or the existence of conditions which endanger life or property by fire and other  
23 causes, or any combination of such factors, substantially impairs the sound growth of the  
24 community, is conducive to ill health, transmission of disease, infant mortality, juvenile  
25 delinquency and crime, and is detrimental to the public health, safety, morals, or welfare;  
26 provided, no area shall be considered a blighted area nor, subject to the power of eminent  
27 domain, within the meaning of this Article, unless it is determined by the planning commission  
28 that at least two thirds of the number of buildings in the area are of the character described in  
29 this subdivision and substantially contribute to the conditions making such a blighted area;  
30 provided that if the power of eminent domain shall be exercised under the provisions of this  
31 Article, the property owner or owners or persons having an interest in property shall be entitled  
32 to be represented by counsel of their own selection and their reasonable counsel fees fixed by  
33 the court, taxed as a part of the costs and paid by the petitioners.

34 “Nonresidential redevelopment area” shall mean an area in which there is a predominance of  
35 buildings or improvements, whose use is predominantly nonresidential, and which, by reason  
36 of:

- 1 a. Dilapidation, deterioration, age or obsolescence of buildings and other structures,
- 2 b. Inadequate provisions for ventilation, light, air, sanitation, or open spaces,
- 3 c. Defective or inadequate street layout,
- 4 d. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness,
- 5 e. Tax or special assessment delinquency exceeding the fair value of the property,
- 6 f. Unsanitary or unsafe conditions,
- 7 g. The existence of conditions which endanger life or property by fire and other causes, or
- 8 h. Any combination of such factors that:
  - 9 1. Substantially impairs the sound growth of the community,
  - 10 2. Has seriously adverse effects on surrounding development, and
  - 11 3. Is detrimental to the public health, safety, morals, or welfare; provided,
  - 12 no such area shall be considered a nonresidential redevelopment area
  - 13 nor subject to the power of eminent domain, within the meaning of this
  - 14 Article, unless it is determined by the planning commission that at least
  - 15 one half of the number of buildings within the area are of the character
  - 16 described in this subdivision and substantially contribute to the
  - 17 conditions making such area a nonresidential redevelopment area;
  - 18 provided that if the power of eminent domain shall be exercised under
  - 19 the provisions of this Article, the property owner or owners or persons
  - 20 having an interest in property shall be entitled to be represented by
  - 21 counsel fees fixed by the court, taxed as a part of the costs and paid by
  - 22 the petitioners.

23 “Rehabilitation, conservation, and reconditioning area” shall mean any area which the planning  
24 commission shall find, by reason of factors listed in the above definitions, to be subject to a  
25 clear and present danger that, in the absence of municipal action to rehabilitate, conserve, and  
26 recondition the area, it will become in the reasonably foreseeable future a blighted area or a  
27 nonresidential redevelopment area as defined herein. In such an area, no individual tract,  
28 building, or improvement shall be subject to the power of eminent domain, within the meaning  
29 of this Article, unless it is of the character described in the definitions listed above and  
30 substantially contributes to the conditions endangering the area; provided that if the power of  
31 eminent domain shall be exercised under the provisions of this Article, the respondent or  
32 respondents shall be entitled to be represented by counsel of their own selection and their  
33 reasonable counsel fees fixed by the court, taxed as part of the costs and paid by the  
34 petitioners.

### 35 **Conclusion**

36 On April 2, 2019 the City of New Bern Planning and Zoning Commission voted unanimously to  
37 declare the Redevelopment Area (Map A) a “rehabilitation, conservation, and reconditioning  
38 area” under the North Carolina Redevelopment Law (NCCGS 160A-500). Such area will be  
39 referred to as the “Redevelopment District Boundary Area” (RDBA) here in.

1                                   **III. Redevelopment Commission of New Bern Mission Statement**

2           “The New Bern Redevelopment Commission: Leading the way for community  
3 transformation and improvement by directly addressing community needs in the vital  
4 areas of public health, infrastructure, housing and economic development. The  
5 Commission is committed to an accountable, transparent and publicly driven process”

6                                   **IV. Redevelopment Plan Guiding Principles**

7 The Redevelopment Plan and program activities herein are designed to reverse the overall  
8 decline of neighborhood character and create a functional transportation network that  
9 supports economic growth and public welfare through the following objectives:

- 10           1. Take proactive measures to eliminate existing blight and stop further degradation of  
11           the community
- 12           2. Mitigate the impact of localized flooding
- 13           3. Improve the quality, quantity, and appearance of housing stock in the community
- 14           4. Increase enforcement of building and nuisance codes
- 15           5. Create a functional transportation network to enhance health, safety, economic  
16           development and access to amenities and services
- 17           6. Utilize city owned property within the redevelopment boundary to create new  
18           development opportunities
- 19           7. Acquisition of blighted parcels to assemble land for suitable development sites
- 20           8. Implement policy recommendations identified in the Choice Neighborhoods Initiative  
21           Greater Five Points Transformation Plan (2016) and New Bern Gateway Renaissance  
22           Plan (2014)

23 **Goal 1:** Improve overall appearance of redevelopment area community.

24 Overgrown lots both vacant and occupied lots are a major contributor to the visual blight of the  
25 redevelopment area. Additionally, overgrowth invites litter, debris and illegal dumping. The  
26 Redevelopment Commission will improve the overall appearance and aesthetic of properties  
27 within the RDBA through:

28           **Objective 1.1:** Increase Nuisance Abatement Code Enforcement Efforts on privately  
29           owned and city owned lots.

30                   **Policy 1.1.1:** Instruct City Code Enforcement Officer to be proactive in enforcing  
31                   minimum nuisance standards in the Redevelopment Area.

1 **Policy 1.1.2:** End city policy of not enforcing nuisance standards for weedy and  
2 overgrown lots for properties that appear to have “old growth” or have not been  
3 previously cleared.

- 4 I. Recommend keeping up to two (2) trees on site that exceed  
5 2”caliper width per 5,000 square feet of land area. Preserved  
6 trees must be at least 15 feet apart.

7 **Policy 1.1.3:** Coordinate with City of New Bern Public Works and Parks and  
8 Recreation Departments to create semi-annual neighborhood clean up activities.

9 **Goal 2:** Improve appearance and quality of Housing stock in redevelopment district boundary  
10 area

11 The redevelopment area has 1,790 housing units, of which 79% are renter occupied. Housing  
12 affordability, housing conditions, housing availability, and irresponsible landlords are significant  
13 issues facing the redevelopment area community. According to the 2013-2017 American  
14 Community Survey data, an estimated 47.9% of all renter households in New Bern are cost  
15 overburdened by 30% or more.

16 The lack of safe, code compliant, affordable housing (rental and owner occupied) for the  
17 residents of the redevelopment area are serious problems. The deficiency in housing was only  
18 exacerbated by Hurricane Florence, which damaged many rental and owner-occupied housing  
19 units to the point of being uninhabitable. Many property owners and landlords were required  
20 to make costly repairs to their houses which exceed the overall value of the property. Many  
21 residents, community leaders, housing agencies, homeless providers, and city officials have  
22 stressed the impact of the damage from Hurricane Florence on the older housing stock of the  
23 redevelopment area and the need to make either costly repairs or construct new housing.

24 Much of the existing housing stock in the redevelopment area is old and inefficient. Utility  
25 costs are high because poor or absent insulation and outdated inefficient HVAC systems.  
26 Similar to other problems mentioned these issues were increased because of Hurricane  
27 Florence. Houses that were previously in need of rehabilitation now also require repairs from  
28 flood and wind damage.

29 The Redevelopment commission will address the need for modernization, rehabilitation and  
30 new housing in the RDBA through improving the overall appearance and quality of existing  
31 housing, building new energy efficient housing, and instituting a permit and registration  
32 program for rental housing.

33 **Objective: 2.1: Minimum Housing and Non Residential Structures Enforcement**

34 **Policy 2.1.1:** Instruct code enforcement staff to be proactive in enforcing  
35 minimum building code standards for both residential and non-residential  
36 structures.

1 **Policy 2.1.2:** Create Residential Property Periodic Inspection Program

- 2 I. Create a program for the periodic inspection of residential
- 3 structures
- 4 a. Hold a properly noticed public hearing about the
- 5 proposed periodic inspections plan.
- 6 b. Develop a plan to address the ability of low-income
- 7 residential property owners to comply with minimum
- 8 housing code standards.

9 **Policy 2.1.3:** Create Permit and Registration program for residential rental  
10 property

- 11 I. Identify properties with crime and disorder problems.
- 12 a. Create ordinance language for Board of Alderman approval that
- 13 establishes process for determining the top 10% of properties
- 14 with crime and disorder problems.
- 15 b. Registration shall include; owners address, owner’s name, and
- 16 property manager’s 24-hour contact information if appropriate.
- 17 c. Establish fee for registration not to exceed \$500 for any 12 month
- 18 period.

19 **Objective 2.2:** Increase supply of energy efficient code compliance housing within in the  
20 redevelopment district boundary area

21 **Policy 2.2.1:** Improve the quality of existing housing stock through selective  
22 purchase and rehabilitation of existing residential structures.

23 **Policy 2.2.2:** Utilize Community Development Block Grant (CDBG) and other  
24 funding sources to purchase existing residential structures within the  
25 redevelopment boundary for rehabilitation

- 26 I. To maximum extent possible, all rehabilitations shall be Energy
- 27 Star® qualified and incorporate energy efficiency into design and
- 28 construction.
- 29 II. Any external modifications conducted as a result of rehabilitation
- 30 efforts should be similar in appearance to adjacent residential
- 31 development to maintain the character of an individual street or
- 32 neighborhood.

1 **Objective 2.3:** Improve the quality of existing housing stock through construction of new  
2 residential structures.

3 **Policy 2.3.1:** Utilized CDBG and other funding sources to construct new  
4 residential structures within the RDBA.

- 5 I. All new construction shall be Energy Star® qualified and incorporate  
6 energy efficiency into design and construction.
- 7 II. All residential construction should be similar in appearance to  
8 adjacent residential development to maintain the character of an  
9 individual street or neighborhood.

10 **Objective 2.4:** Create affordable and mixed income housing opportunities through  
11 rental and home ownership programs.

12 **Policy 2.4.1:** Partner with local public housing agencies (PHA) and others to  
13 create rental and ownership programs for residential structures owned by the  
14 Redevelopment Commission utilizing housing choice voucher programs.

15 **Policy 2.4.2:** Provide opportunities for housing that is affordable to households  
16 earning 60 to 120 percent of the area median income.

17 **Goal 3:** Explore flood mitigation alternatives within the redevelopment district boundary area

18 Periodic flooding continues to be a major issue for the redevelopment area community.  
19 Beyond major declared events such as Hurricane Florence (09/2018) that inundated the  
20 community under 2-4' of flood water for 3-6 days, periodic flooding during light rain events  
21 remains a serious issue. Standing water from light rain events will remain on lots and streets  
22 for days creating breeding grounds for mosquitos, other health hazards and overall visual  
23 blight.

24 **Objective 3.1:** Reduce impact and frequency from periodic flooding in the  
25 redevelopment area

26 **Policy 3.1.1:** Commission basin wide flood study of redevelopment area to  
27 recommend storm water infrastructure improvements that will reduce or  
28 eliminate the occurrence of standing water after routine rain events.

29 **Goal 4:** Acquisition of blighted parcels to assemble land for suitable development sites

30 **Objective 4.1:** Utilize city owned, vacant, and blighted parcels to create larger scale  
31 unified development sites for use in housing, storm water control, economic  
32 development, recreation, and community health and welfare opportunities.

33 **Policy 4.1.1:** Concentrate housing and economic development related  
34 redevelopment efforts in three Focus Areas

1 **Goal 5:** Encourage Community Health and Wellness

2 Continuous and coordinated medical care that serves the community where they live will  
3 increase overall health outcomes for citizens of the Redevelopment Area. Survey data taken  
4 during the Greater Five Points Transformation Plan effort found more than one-third of public  
5 housing residents report using the Carolina East Health Emergency Room, most often when  
6 they are sick or in need of medical advice, rather than more cost-effective alternatives. In  
7 addition, a disproportionately high number of public housing residents are disabled and/or  
8 struggling with a chronic health issue like asthma, diabetes and hypertension compared to  
9 North Carolina residents generally. As a result, access to medical services is a critical issue for  
10 the citizens of the Redevelopment Area.

11 **Objective 5.1:** Increase the number of healthcare, wellness, and recreation options in  
12 the redevelopment district boundary area.

13 **Policy 5.1.1:** Partner with Craven County Health Department to locate a  
14 Federally Qualified Health Center in Redevelopment Area.

15 **Policy 5.1.2:** Support the retention of a comprehensive health and wellness  
16 center within the boundaries of the redevelopment area.

17

18 **V. New Bern Redevelopment Commission Transportation Plan**

19 The Redevelopment Area is in many ways isolated from the rest of the city due to historic  
20 development patterns and disinvestment. Motorists will often take longer trips to avoid a  
21 confusing street network comprised of narrow and poorly maintained roads. Compounding this  
22 is a low rate of vehicle ownership and neglected or nonexistent pedestrian infrastructure. As  
23 attempts to revitalize the area are made reconfiguring and upgrading transportation related  
24 infrastructure is a critical component of the success of the community.

25 The goals for transportation related infrastructure in the area are as follows:

- 26 1. Facilitate economic development
- 27 2. Promote health and safety
- 28 3. Supporting cultural heritage
- 29 4. Enhancing access to transit

30 There are five policy points that will accomplish the objectives listed above:

- 31 1. Extend Third Avenue to connect up to Main Street.
- 32 2. Designate Main Street as a one way.
- 33 3. Creating greenways and trails to serve the community.
- 34 4. Creation of a heritage trail to highlight places and amenities of importance.
- 35 5. Partnership with CARTS (Craven Area Rural Transit System).

1 **Objective T.1:** Connecting the economic viability of the redevelopment area to the broader City  
2 of New Bern

3 The redevelopment area faces the challenge of an antiquated street network with no clear  
4 transportation network to support economic development north of Broad Street.

5 **Policy T.1.1** Extend 3<sup>rd</sup> Avenue north to its intersection with Main Street. Any  
6 proposed alignment of 3<sup>rd</sup> avenue extension shall not interfere with the  
7 rehabilitation or rebuilding of the Stanley White Recreation Facility.

8 **Policy T.1.2** Designate Main Street as a one-way street running along a west to  
9 east axis to allow for on on-street parking to support economic development  
10 activities.

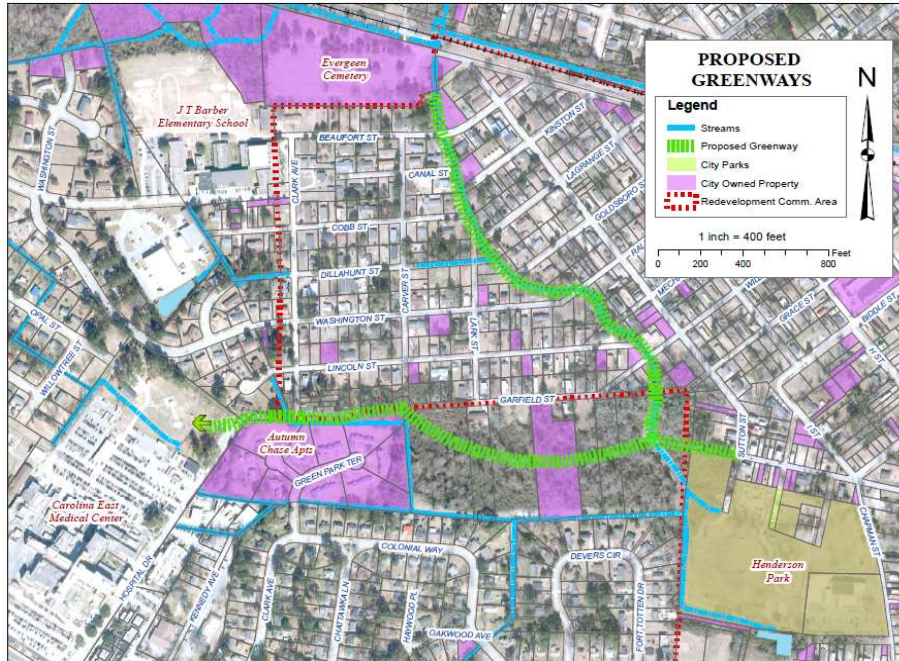
11 **Objective T.2:** Establish Pedestrian Trails within and external to the Redevelopment Area

12 According to research done for the Choice Neighborhoods Initiative, approximately half  
13 of the community does not have access to a vehicle. This intensifies transit and  
14 pedestrian infrastructure needs within the community.

15 **Policy T.2.2** Create a greenway trail along the Duffyfield canal.

16 This greenway has been identified as a need in both the Greater Five Points  
17 Transformation Plan and Gateway Renaissance Plans. Greenways have been  
18 proven to increase property values as well as have a direct impact on overall  
19 community health.

20 **Policy T.2.3** Support a pedestrian connection from Redevelopment Area to  
21 Carolina East Medical Center.

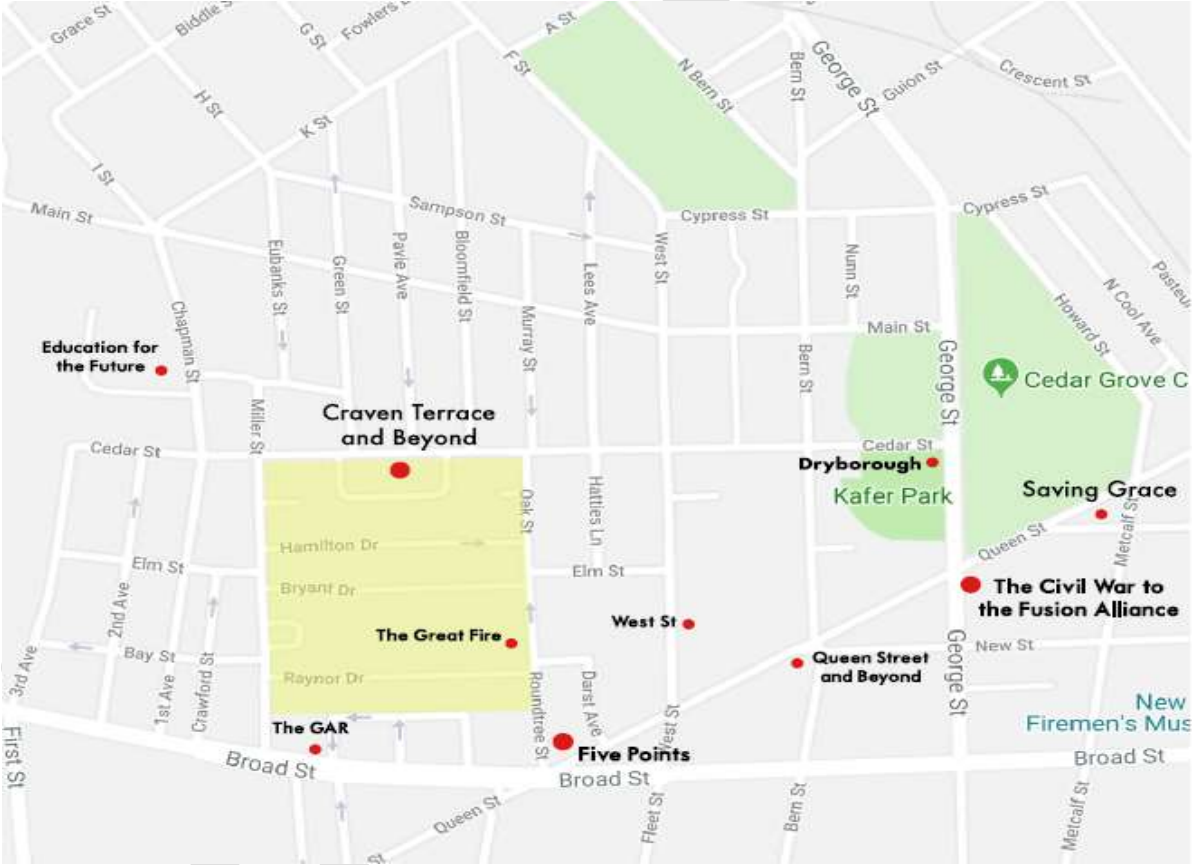


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- 2
- 3

**Policy T.2.4 Heritage Walking Trail:** Create a walking trail to highlight the route between of the New Bern African American Signs of History program.

DRAFT

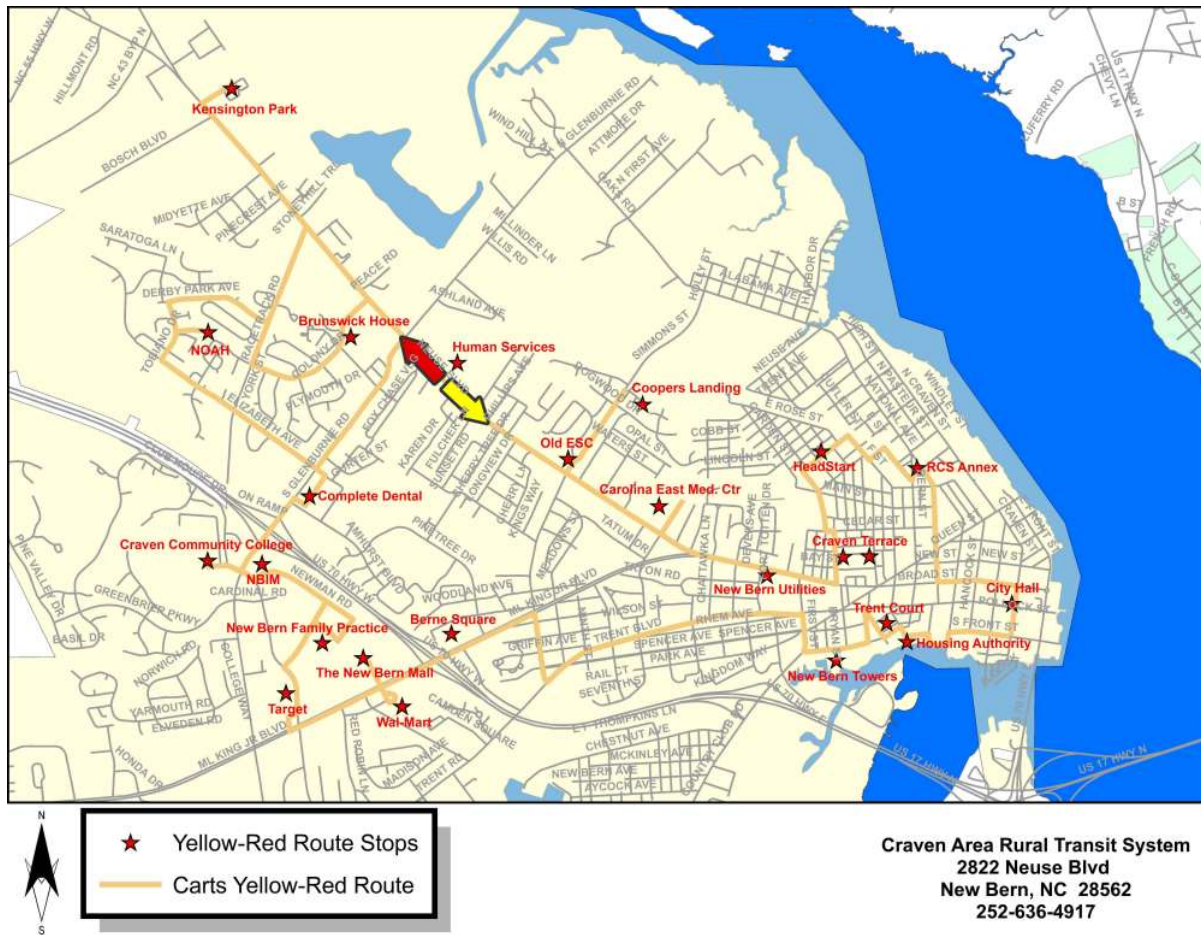
1 With funding from the sale and rehabilitation of the Craven Terrace community,  
2 the New Bern African American Signs of History Committee was created. The  
3 group is responsible for creating a series of wayfinding signs that will be placed  
4 at strategic locations throughout the greater Duffyfield community. Each sign  
5 will give a unique historical account of African American centric history and  
6 events in New Bern. To that end a walking trail should be established to  
7 highlight the walking route . A good example of this is the Freedom Trail in  
8 Boston, MA. The trail is marked by a line either in brick or paint that visitors can  
9 follow to the various destinations. The map below details the areas signs will be  
10 placed.



25 **Objective T.3:** Frequent Reliable Access to Transit

26 The only option locally in terms of mass transit is CARTS. This service has limited  
27 operational hours and routes. The Redevelopment area has several sub-optimal bus  
28 stops in the area. Bus stop locations should be improved and where possible bus  
29 shelters should be erected using CDBG funding.

- 1 **Policy T.3.1** The Redevelopment commission will form a partnership with CARTS
- 2 to expand service.



3 **VI. Statement of Proposed Zoning Changes**

4 **Zoning Change 1:** 15-180 of the Land Development Regulations established minimum lot sizes  
 5 for developable lots per zoning classifications. 63.7% of the redevelopment area is currently  
 6 zoned R-6 with a minimum lot size requirement of 6,000 sf.

7 It is recommended the City amend the land development code to establish a 1,500 minimum  
 8 lot size in the redevelopment area for the R6 zoning designation.

9 **Zoning Change 2:** Section 15-188 of the Land Development Regulations allows for reductions in  
 10 minimum lot width, size and minimum lot setbacks for platted substandard lots based upon a  
 11 proportional reduction of the standard by reduced lot size. Though intended to provide relief,  
 12 residential development in this area often require additional variances issued by the Board of  
 13 Adjustments.

14 It is recommended the City amend the land development code to establish the following  
 15 minimum dimensional standards in the redevelopment area in the R6 zoning designation.

- 1 Minimum lot width: 25'
- 2 Minimum front setback: 15'
- 3 Minimum rear setback: 10'
- 4 Minimum side setback: 5'

5 **Zoning Change 3:** Currently the R6 zoning designation allows Mobile homes by right in the  
6 redevelopment area.

7 It is recommended the City amend the land development code to prohibit the placement of  
8 mobile homes in the R6 zoning designation within the redevelopment area.

9 **Zoning Change 4:** Section 15-342 of the Land Development Code requires 2 off street parking  
10 spaces be provided for every single family residential structure. The 2016 Choice  
11 Neighborhoods Plan identified 50% of the households in the redevelopment area having access  
12 to 1 or fewer vehicles.

13 It is recommended the City amend the land development code to require 1 off street parking  
14 space be provided for all single family residential construction in the redevelopment area.

15 **Zoning Change 5:** To support and strengthen economic development opportunities within the  
16 greater duffyfield area the Commission proposes an extension of Third Avenue to its  
17 intersection with Main Street. Existing zoning adjacent to this proposed intersection is  
18 currently residential (R-6 and R-10) and precludes the type of development that would support  
19 economic growth. To create a vibrant mixed use district that will foster economic growth it is  
20 recommended the City of New Bern rezone the area identified as "Focus Area #3" to the C-4  
21 Commercial District.

22 Section 15-137(5) of the City's Land Use Ordinance describes the C-4 Commercial District:

23 "The C-4 neighborhood business district is established as a district in which the principal use of  
24 land is to provide for the retailing of goods and services to the nearby residential  
25 neighborhoods. The regulations of this district are designed to limit the businesses which may  
26 be established therein in order to protect the abutting residential areas."

27 The C-4 district will allow neighborhood appropriate commercial uses will still permitting all R-6  
28 and R 10 residential uses by right.

29 **Zoning Change 6:** It is recommended the City of New Bern utilize the RDBA map to create the  
30 "Greater Five Points Redevelopment Overlay District" to implement proposed and future  
31 zoning changes within the RDBA.

32  
33

1

**VII. Continuing Controls**

2 The Redevelopment Commission of New Bern intends to comply with all municipal, state, and  
3 federal rules and regulations applicable to the administration and implementation of this plan.  
4 All acquisition, demolition, and relocation activities will be in compliance with NC Department  
5 of Environmental Quality rules and regulations and in compliance with the HUD requirements  
6 contained in the Uniform Relocation Assistance and Real Property Acquisition Handbook.

7 Minimum housing and non-residential structure code, nuisance abatement, zoning  
8 enforcement, and other city police powers will be utilized where appropriate to implement the  
9 goals, objectives, and policies of the Redevelopment Plan.

10

**VIII: Implementation Timeline**

11 Transforming Greater Five Points/Duffyfield communities to their full potential will take several  
12 decades and will be implemented incrementally as funding allows. The Redevelopment Plan  
13 has a planning horizon of 20 years and will generally follow the timeline below.

Policy	Description	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Yr 11	Yr 12	Yr 13	Yr 14	Yr 15	Yr 16	Yr 17	Yr 18	Yr 19	Yr 20
1.1.1	Proactive Code Enforcement	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
1.1.2	Enforce "old growth" overgrowth	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
1.1.3	semi-annual neighborhood cleanup	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
2.1.1	Proactive min housing/commercial enforcement	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
2.1.2	Create Periodic Inspection Program	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
2.1.3	Permit and Registration program for rental property	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
2.2.1-3	Housing Rehabilitation Focus Areas 1 and 2	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
2.3.1	Construct New Housing Focus Areas 1 and 2	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
3.1.1	Basin Flood Study	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
4.1.1	Lot assemblage for development Focus Area 3	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
5.1.1	Locate a Federally Qualified Health Center	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
Zoning	Recommended Zoning Changes implementation	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
T.1.1	3rd Avenue Extension to Main Street	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
T.1.2	One-Way Main Street and improvements	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
T.2.2	Greenway along duffy field canal	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
T.2.3	Pedestrian connection to Carolina East Medical	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
T.2.4	Heritage walking trial markers	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
T.3.1	Expand CARTS Service	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█

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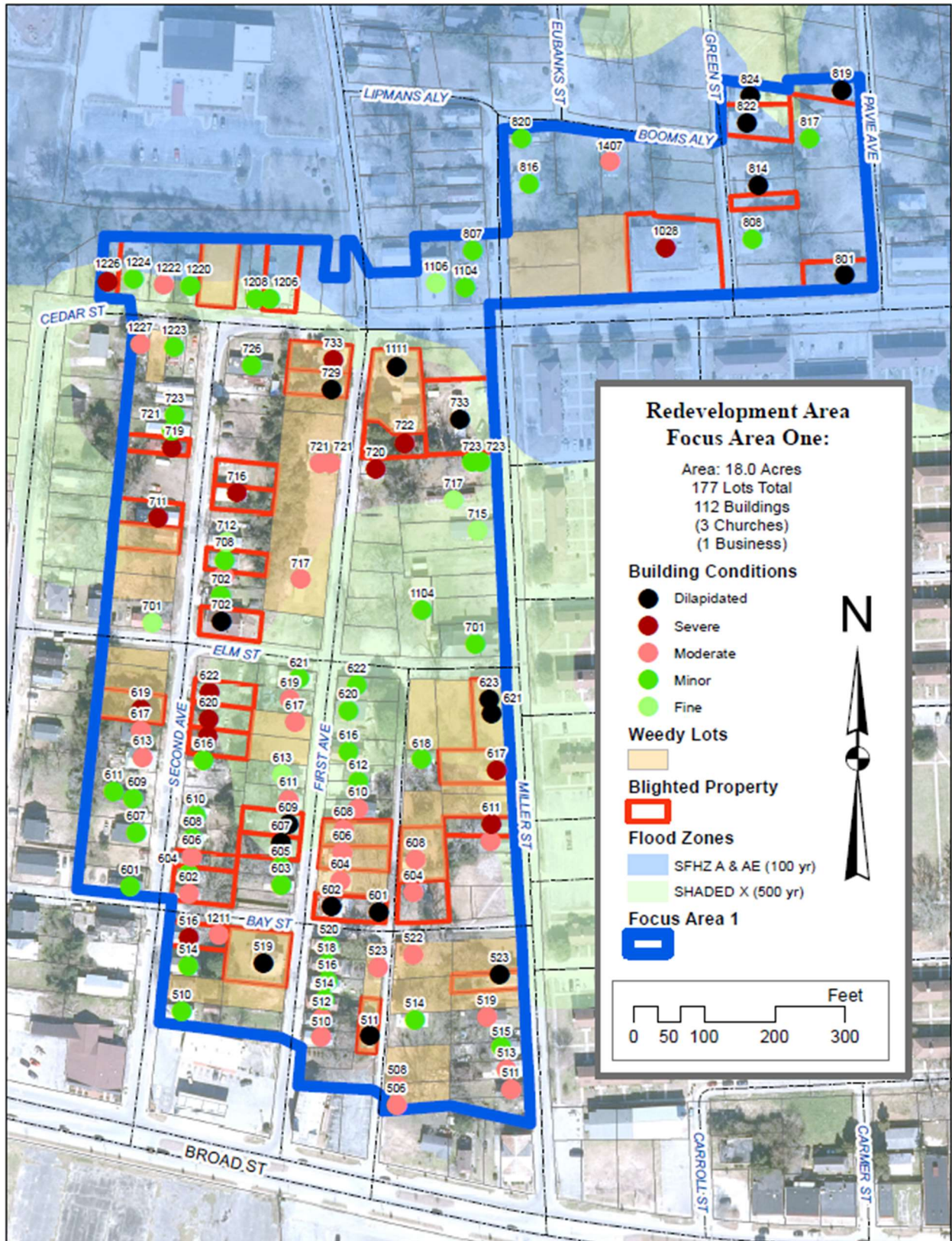
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**IX. Redevelopment Focus Areas**

16 To direct redevelopment efforts in areas outside of the 100yr flood plain and establish a  
17 reasonable expectation of costs the Redevelopment Commission has established focus areas to  
18 concentrate specific redevelopment activities.

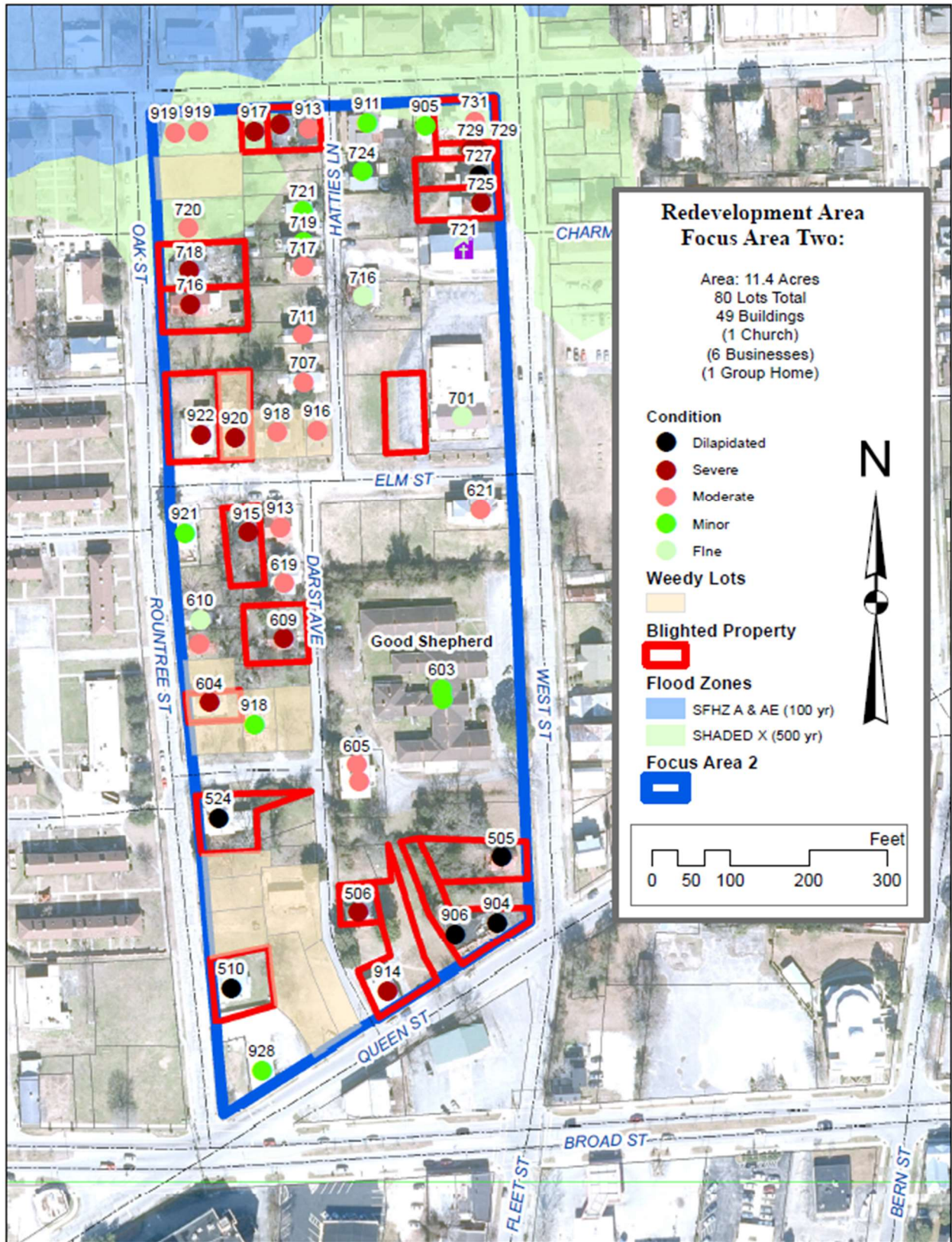
19 The establishment of focus areas does not preclude the implementation of any redevelopment  
20 goal, objective, or policy anywhere within the redevelopment district area boundary.

- 1 Focus Area #1: Redevelopment efforts in Focus Area 1 should be focused on lot consolidation,
- 2 housing rehabilitation and new construction of diverse housing types.



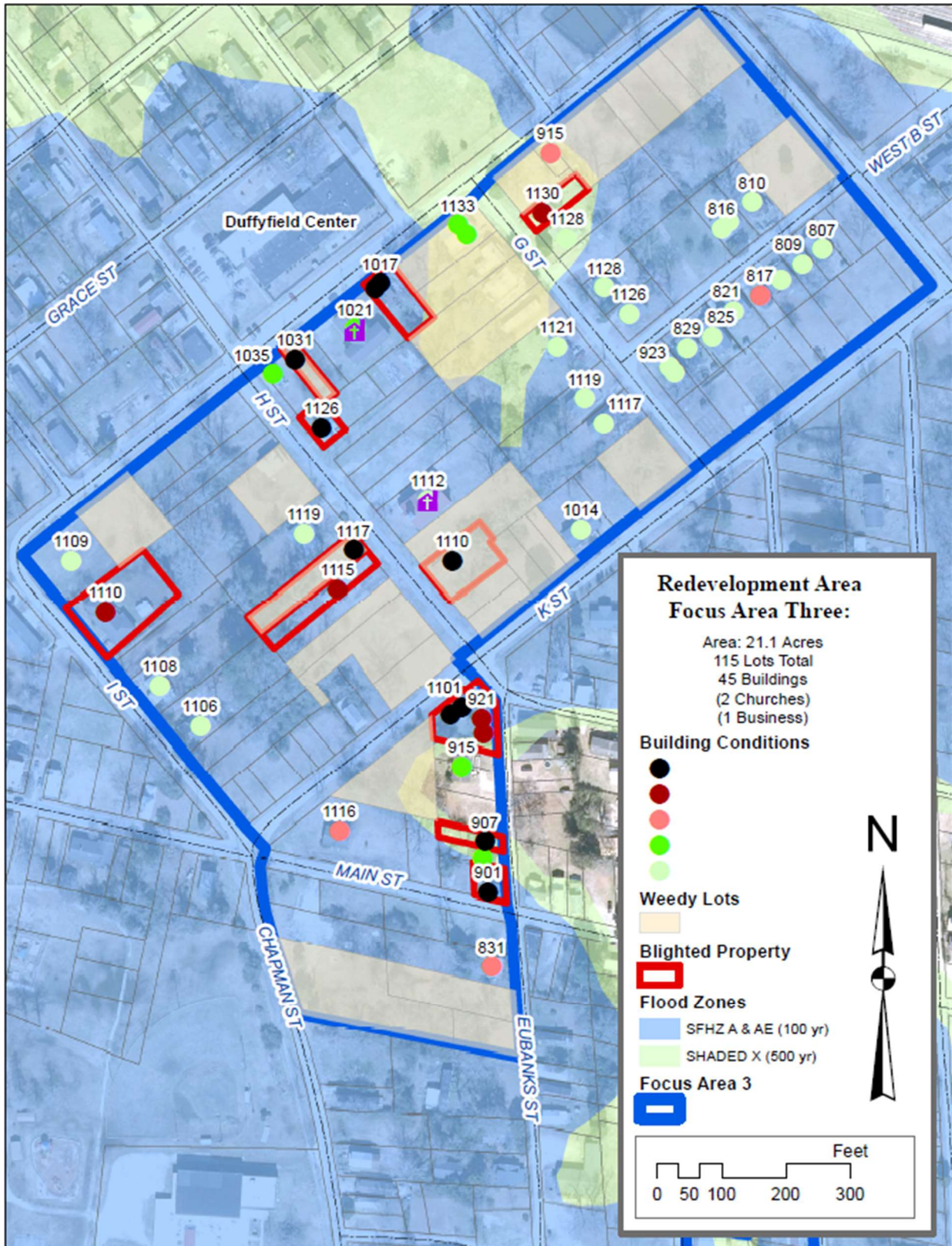
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- 1 Focus Area #2: Redevelopment efforts in Focus Area 2 should be focused on lot consolidation,
- 2 housing rehabilitation and new construction of diverse housing types.



3

- 1 Focus Area #3: Redevelopment efforts in Focus Area 3 should be focused lot assemblage and
- 2 sale for higher density residential, mixed use, community, and commercial uses.



3

1 **X. Statement of Cost**

2 The proposed redevelopment activities contained herein will be financed primarily through  
3 Community Development Block Grant Funds, the HOME Investment Partnership funds,  
4 revenues from past rehabilitation and construction activities, future grant sources, City of New  
5 Bern funds, and private capital sources.

6 **Public Infrastructure, transportation: Approximate Costs\***

7 Third Ave Extension:	\$350,000
8 Cul De Sac: Sutton:	\$75,000
9 Cul De Sac: Chapman:	\$75,000
10 Pedestrian trails:	\$150,000
11 Striping Main Street:	\$15,000
12 Heritage Trail Markers:	\$25,000
13	TOTAL: \$690,000

14  
15 \*All transportation costs based upon most recent data available from City of New Bern Public  
16 Works, August 2019

17  
18 **Focus Area 1: Costs\***

19 29 Properties total

<i>Reconstruction</i>		Costs
# of structures:	16	
Acquisition:		\$307,769.00
tear down:		\$80,000.00
1000sf rebuild \$110SF		\$1,760,000.00
Total		\$2,147,769.00
 <i>Rehabilitation</i>		
# of structures:	13	
Acquisition:		\$287,089.00
Total SF existing		10,262
Rehab \$50/sf incl demo		\$513,100.00
Total		\$800,189.00
 Total Cost Focus Area 1		 \$2,947,958.00

20

21

1 **Focus Area 2: Costs\***

2 15 Properties Total

# of structures:	3	
Acquisition:		\$121,385.00
tear down:		\$15,000.00
1000sf rebuild \$110SF		\$330,000.00
Total		\$466,385.00

# of structures:	12	
Acquisition:		\$357,467.00
Total SF existing		11,630.00
Rehab \$50/sf incl demo		\$581,500.00
Total		\$938,967.00

Total Cost Focus Area 2 \$1,405,352.00

3 **Focus Area 3: Costs\***

4 116 Properties Total

5 Total Value \$1,615,040.00\*\*

6 \*All construction costs based upon most recent data available from City of New Bern Building  
7 Inspections Department and Craven County Tax Assessor Collector, August 2019

8 \*\* Acquisition efforts scheduled to begin year 10

9 **XI. Statement of Feasible Method for Relocation of Displaced**

10 Though not anticipated some redevelopment activities may lead to a limited number of  
11 households and non residential uses being be displaced. Relocation activities may be covered  
12 by CDBG funds or other funding mechanisms available to the Redevelopment Commission  
13 under state law. All relocation activities will be conducted in accordance with the HUD  
14 requirements contained in the Uniform Tenant Assistance, Relocation and Real Property  
15 Acquisition Handbook (1378.0).

16