



City of New Bern Gateway Renaissance Plan

EPA Brownfields Area-Wide
Planning Pilot Program

The Gateway District

The “Gateway District” represents a large portion of New Bern that lies between historic downtown and suburban areas to the west. “Five Points”, Broad & Queen St. properties represent the heart of the District.



The Gateway District

- High poverty rates
- Flood plain issues
- Low home values
- Vacant land & brownfield sites
- Foreclosed & distressed properties
- High population density, overall population loss



The Gateway District

- Strategically located
- Large tracts of land
- History and culture
- Proximity to downtown services
- Potential for walkability
- Commitment from City



The Gateway Renaissance Planning Process

- **Identification of brownfield sites (2011):**
funding and initiation of plan through EPA Brownfields Area Wide Planning Pilot Program grant
- **Analysis of Existing Conditions and Market Study (2011):**
- -W-ZHA, LLC -Kimley-Horn-Goody Clancy
-U.S. EPA -Development Services

The Gateway Renaissance Planning Process



The Gateway Renaissance Plan:



The Gateway Renaissance Plan:

principles



1 DIVERSE

- Attractive to a broad and diverse group of people
- Affordable to both existing and new residents



2 TRUE TO HISTORIC ROOTS

- Prioritization of existing historic infrastructure
- Building a future neighborhood that reflects its past



3 WALKABLE

- Walkable neighborhoods with more housing and less vacancies
- Strengthened by retail and cultural amenities on Broad, Pollock, and Queen Streets



4 CONNECTED

- A Gateway District that is stitched back to surrounding community
- Better connected to the waterfront and surrounding parks
- Improved transit options



5 UNIQUE

- A different place than downtown New Bern
- Respectful of history
- Different "personalities" on each Main Street



6 CIVIC AND SUSTAINABLE

- A place where people feel safer
- An neighborhood rebuilt around new civic institutions
- Developed with sustainable practices



7 NEIGHBORLY

- A place where neighbors support each other
- A focus on quality public and green spaces



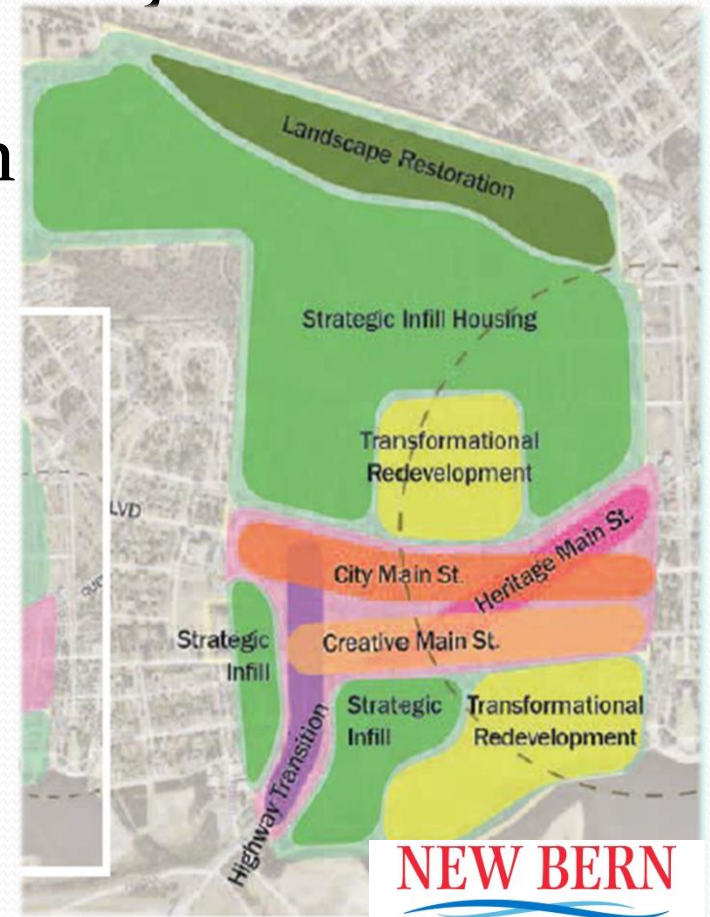
8 ACHIEVABLE

- Driven by realistic redevelopment projects

The Gateway Renaissance Plan:

Redevelopment Goals in the Gateway District:

- Neighborhood Transformation
- Rejuvenated Retail and Culture
- Network of Community Gathering, Open Spaces and Greenways
- Gateway Corridors



The Gateway Renaissance Plan:

<u>Priority</u>	<u>Core Projects</u>	<u>Timeline</u>
1	Trent Court Redevelopment	CNI-RFQ
2	Grocery Store on Broad St	1-3
3	Community Empowerment Center	5-10
4	African American Heritage Museum	3-5
5	Infill Housing on 3 rd Avenue	1-3

TRENT COURT PREFERRED REDEVELOPMENT ALTERNATIVE



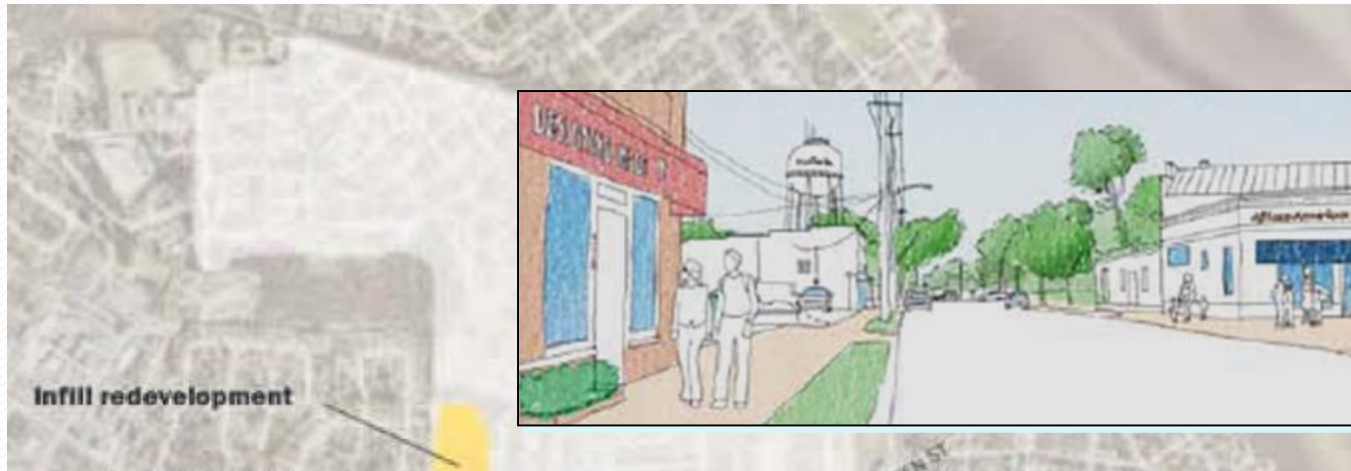
337 units on-site

- 9 townhouse units (2 floors)
- 75 walk-up units (3 floors)
- 253 elevator units (3-4 floors)

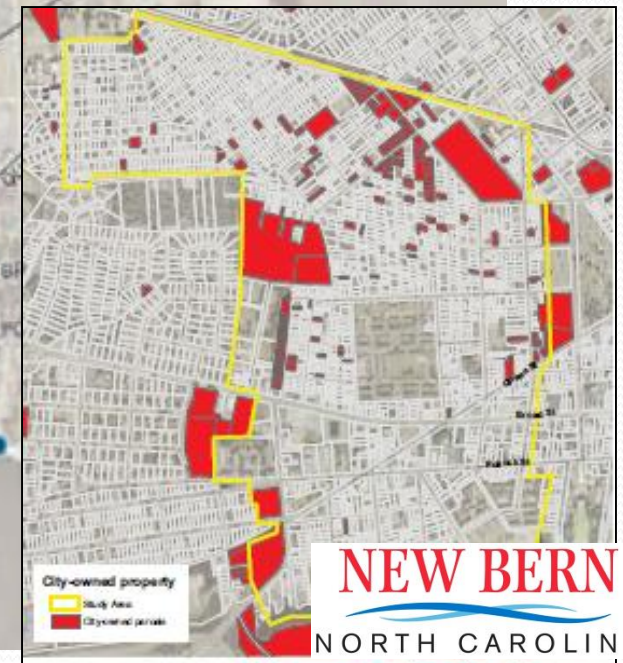
- Townhouse
- Walk-up multifamily
- Elevator multifamily

The preferred plan emerged from Task Force discussions and residents comments about new features they would like to see in a redeveloped Trent Court

The Gateway Renaissance Plan:



The Gateway Renaissance Plan:



The Gateway Renaissance Plan:



Questions and Comments

RFQ Trent Court Redevelopment CNI Transformation Plan Gateway Renaissance Plan

