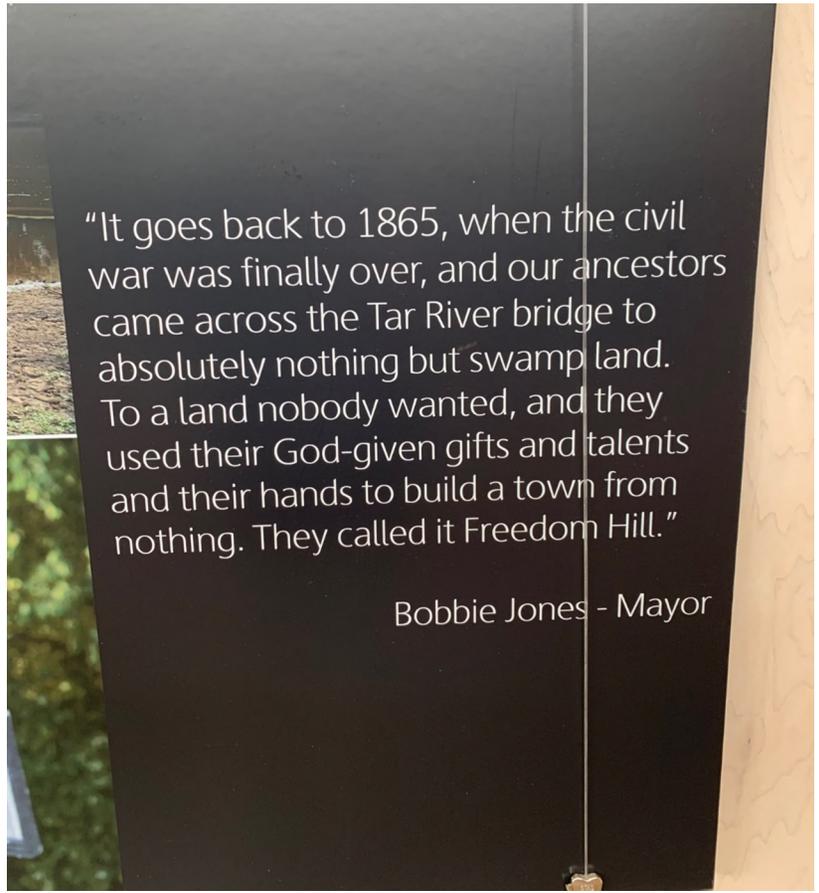


Princeville, N.C.
53-Acre
Development
Design Charrette



Agenda

1. Introduction
2. Guiding Principles
3. Existing & Future Framework
4. Site Opportunities & Constraints
5. Case Studies
6. Visuals
Preferences/Bubble Plan
7. Next Steps



Flooding on Mainstreet, 1919

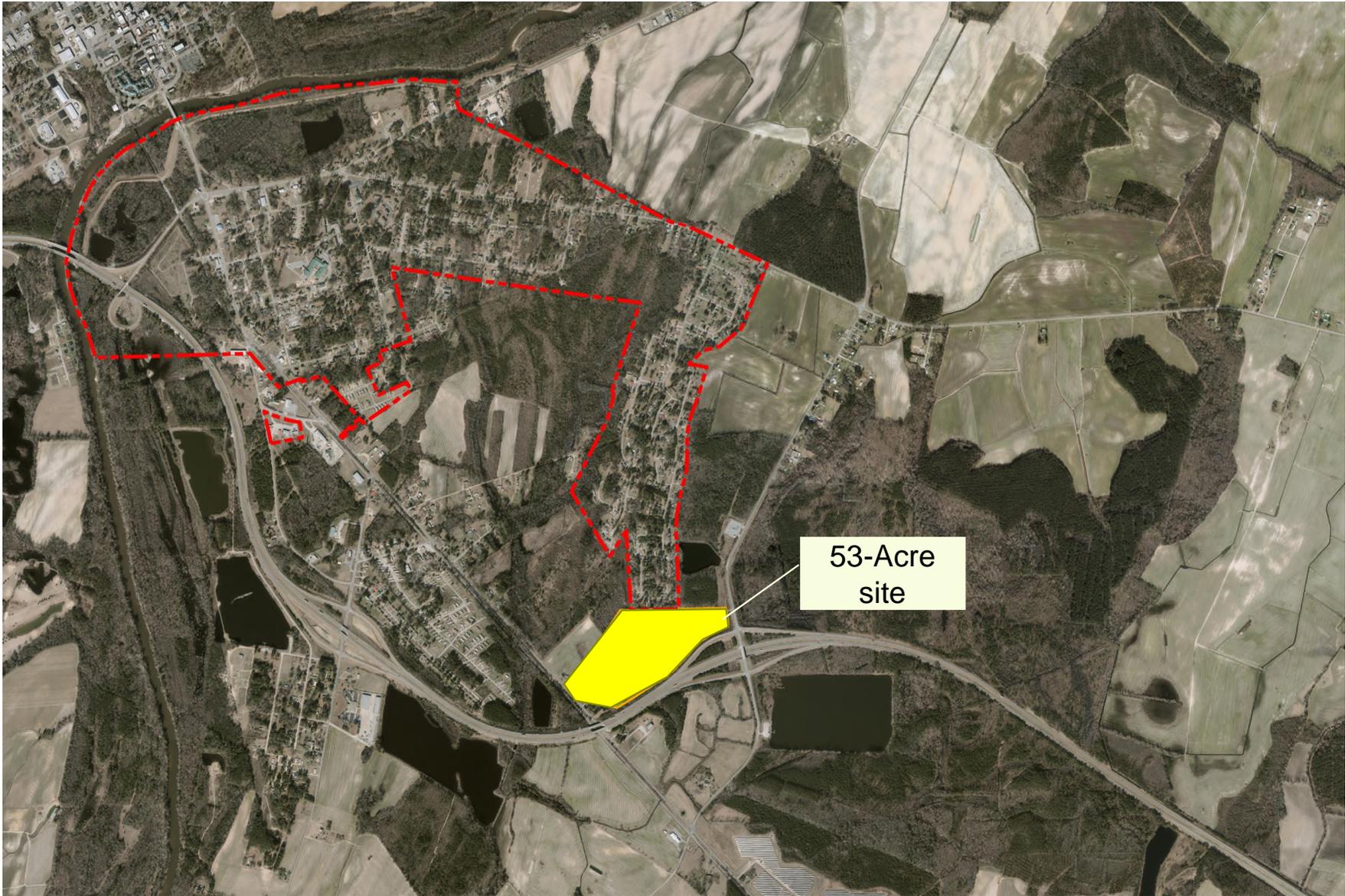
1. INTRODUCTION



Why are we here?

1. Update the Master Plan of the 53-Acre site toward implementation
2. Review the Environmental and Geotechnical Activities that have been occurring on the site
3. Confirm the Communities desires/planned uses for the site





Key Opportunities

Economic Development

Opportunity for Employment

Tax Base

Better town services

Resiliency

Southern Terrace at the bridge between the historic and new Princeville

Housing opportunities for those who have been displaced

New identity for Princeville

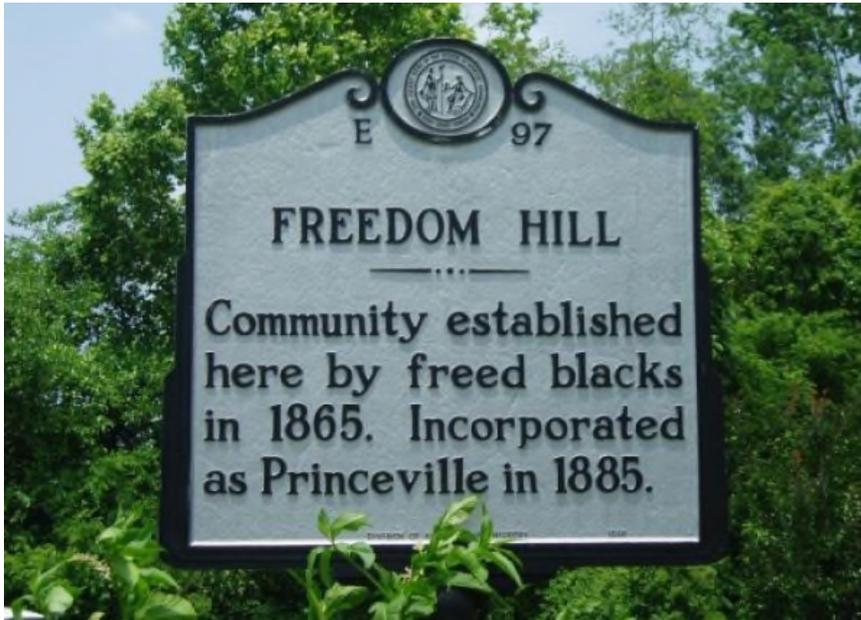
The 5D Process



2. GUIDING PRINCIPLES



Historical Significance



Freedom Hill

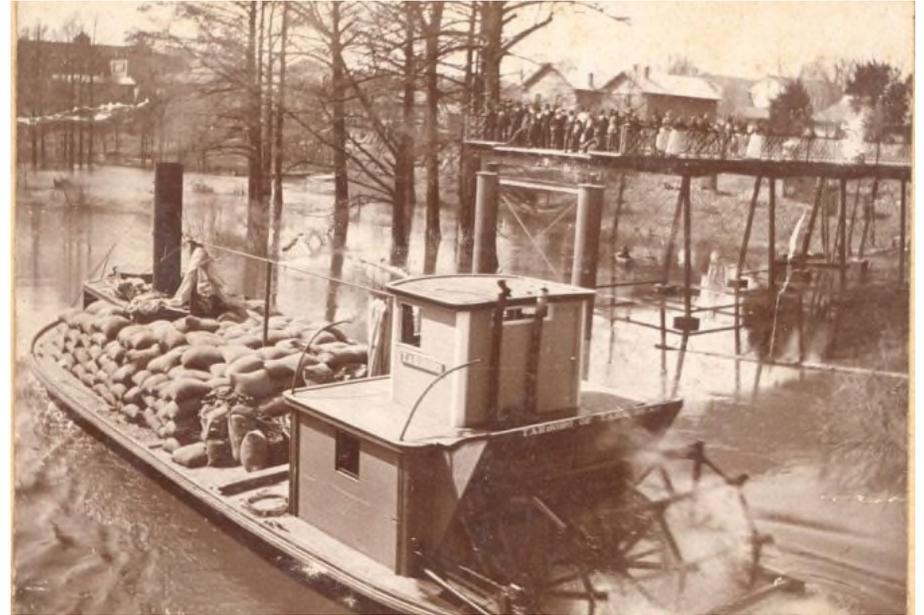


Shiloh Landing

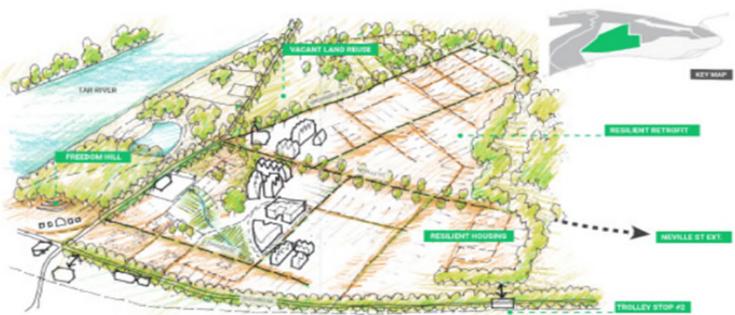
Historical Significance



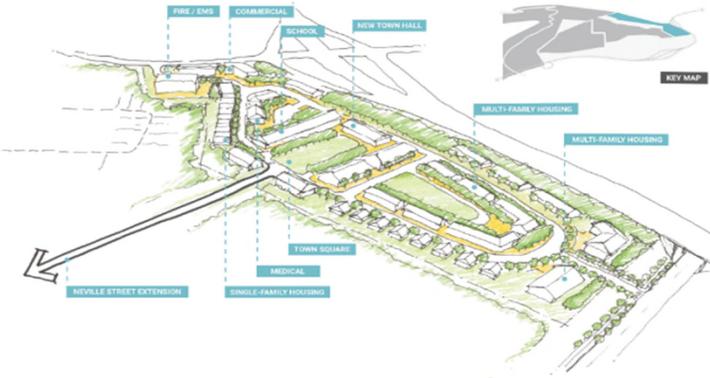
House on Piers, Princeville, 1981



Steamer Tarboro, 1898

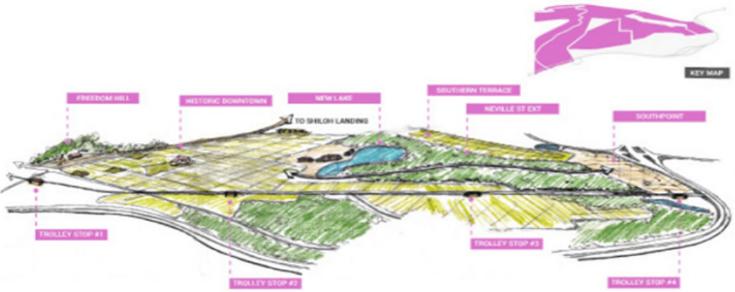


REMEMBER.



PROTECT.

NURTURE.



CONNECT.

Economic Positioning/Vision:

Princeville, the capital of African-American history, an innovative, resilient, and proud community. The jewel of the Tar River!

Strategy 1: History & Culture

Strategy 2: Community Development

Strategy 3: Recreation

Guiding Principles

CONNECTED
REFLECT THE HISTORY
RESILIENT
MIXED-USE
ECONOMICALLY VIABLE
SUSTAINABLE

Exercise 1



GET WITH YOUR TABLE
AND DISCUSS:

**Are there other guiding
principles to be
considered? Please take
10 minutes and discuss**

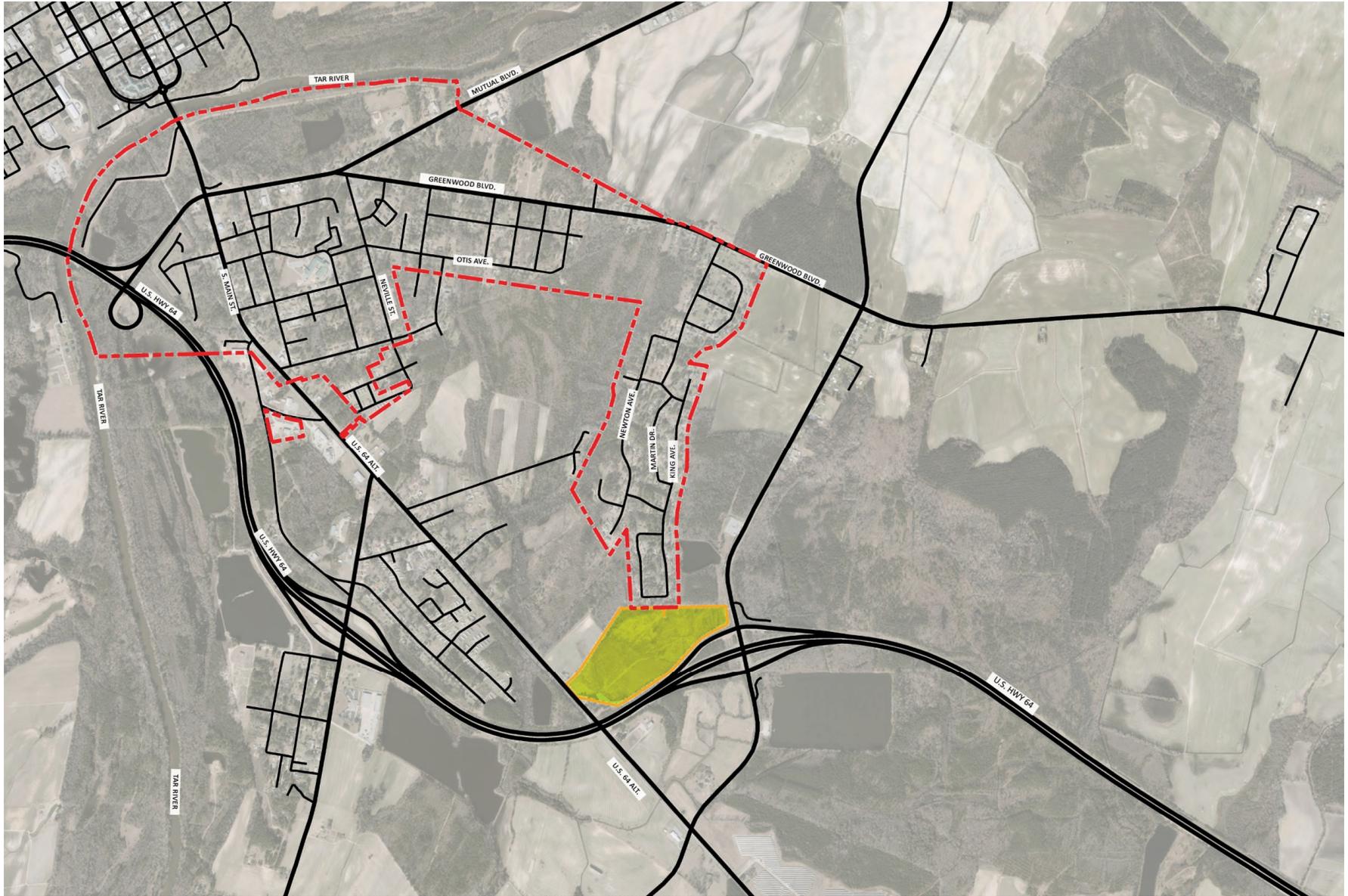
Select someone from your
group to present

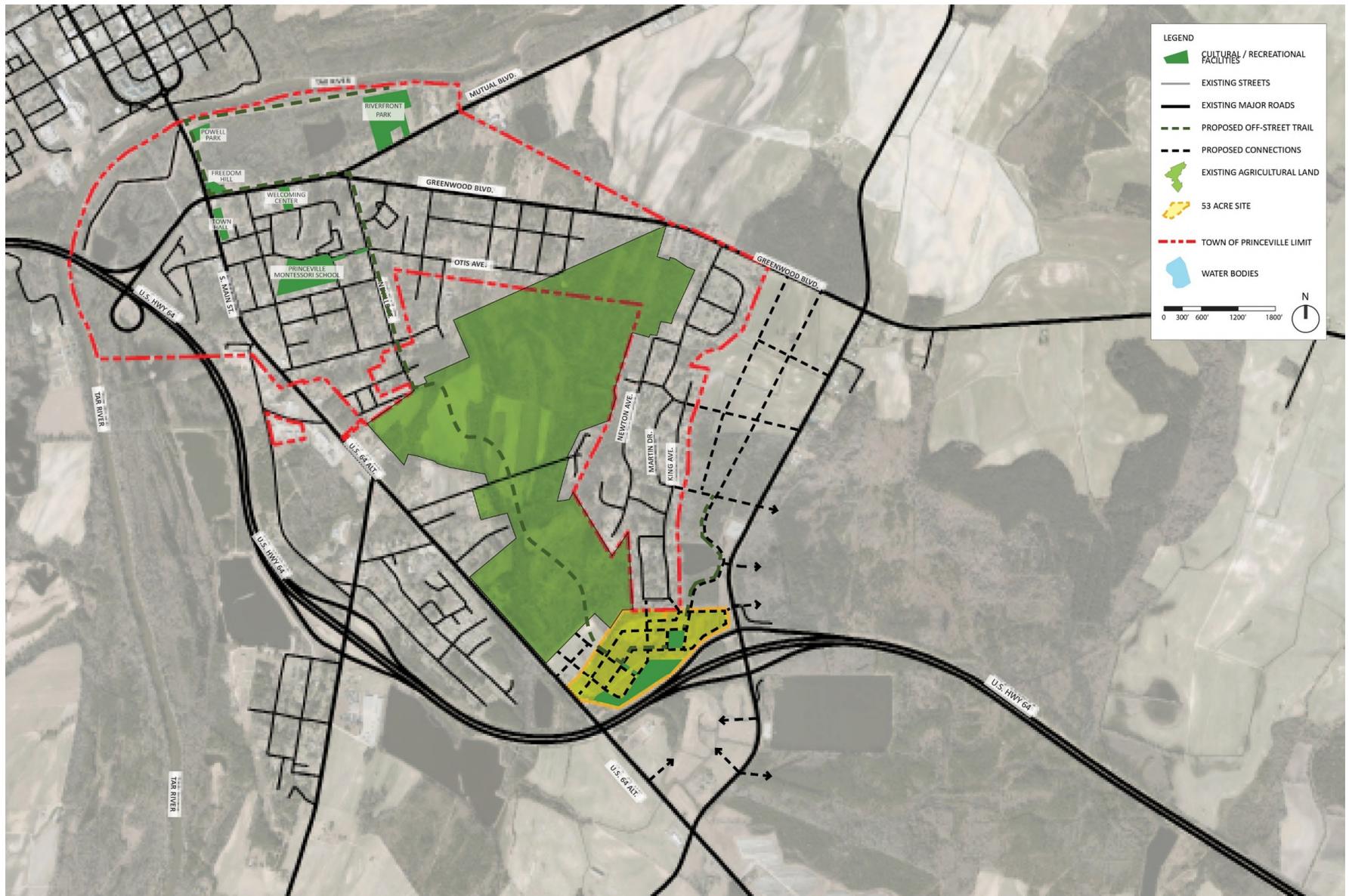
3. EXISTING & FUTURE FRAMEWORK











4. SITE OPPORTUNITIES & CONSTRAINTS

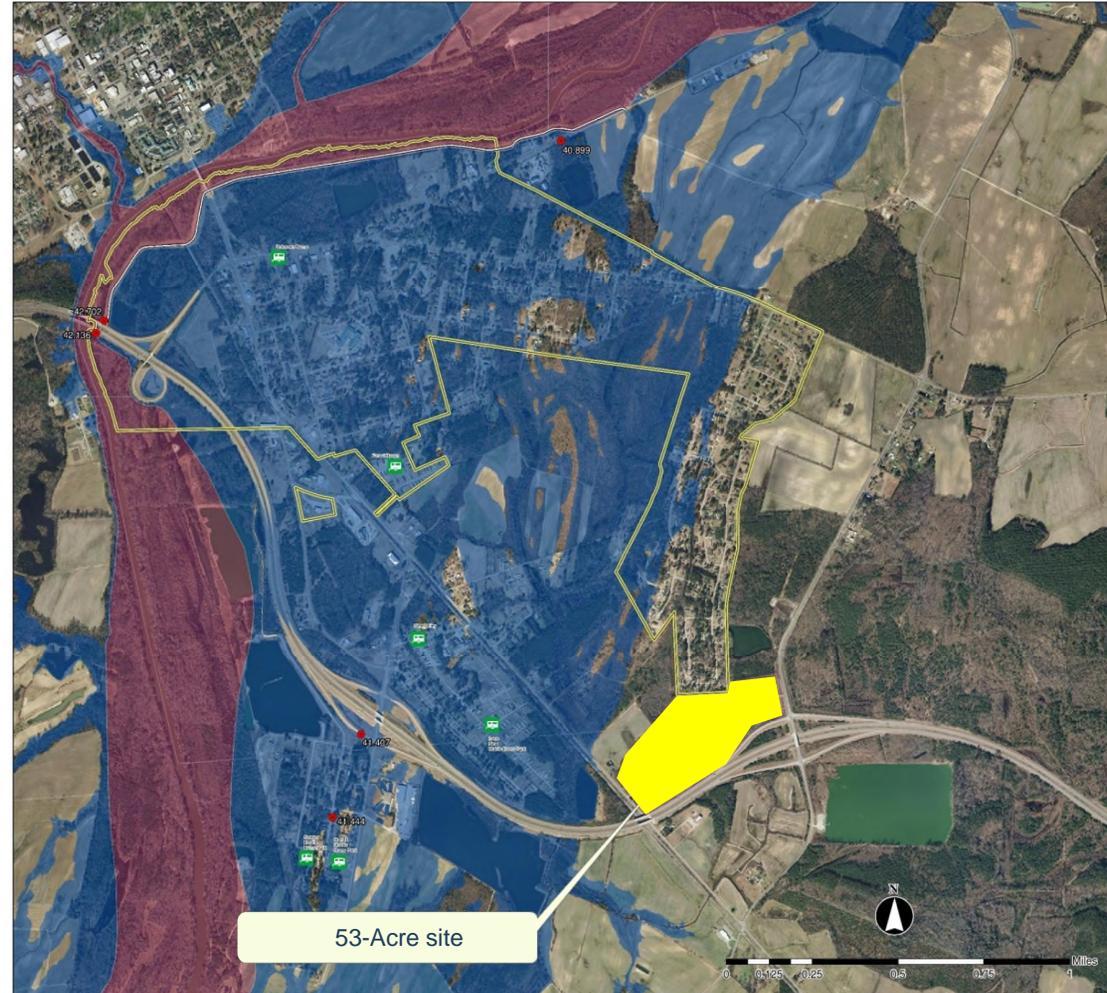


53-ACRE SITE

- Outside Matthew's flood footprint; allows for development on safer ground, allows for buyout properties to remain in Princeville
- Location is US 64 Alternate and Shiloh Farm Road
- 53 acres in total
- State has secured funding for the following structures:
 - Municipal Building
 - Senior Center
 - Fire Station

Princeville Recovery Work Map - Potential Annex Location FEMA-4285-DR-NC, Hurricane Matthew

Date: 3/21/2017



Data Layer / Map Description:
This map details the potential annex location as well as the National Flood Hazard Layer - Effective Flood Hazard Layer for Princeville (Post Hurricane Matthew)

- Commercial Mobile Home Park
- High Water Mark Elevation (ft)
- Levee Centerline
- Potential Annex Location
- Princeville City Limit
- Extraterritorial Jurisdiction
- Estimated Matthew Flooding Extent
- ZONE AE / FLOODWAY

Data Sources:
FEMA, ESRI, USACE, Edgemont County

Coordinate System:
State Plane North Carolina
Datum: D North American 1983
Units: Feet

Author: J. Richardson, DR-4285 NC GIU Date: 3/21/2017 Time: 4:20:19 PM Document Name: PrincevilleTaskforce_Recover_ApproxMHUPark_20170315

- Wetland
- Stormwater
- Shiloh Farm Access Location
- Program Verification



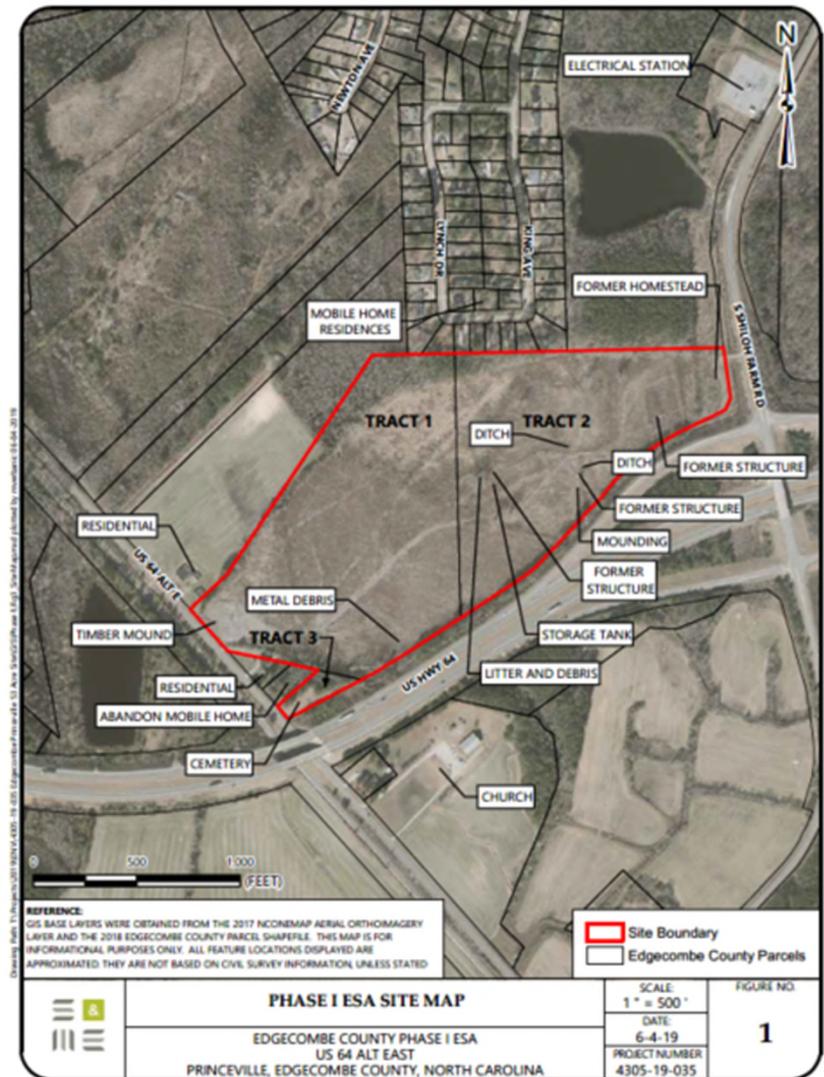
Princeville - Concept Plan
US 64 Alt and Shiloh Farm Road

Hurricane Matthew Disaster Recovery and Resilience Initiative



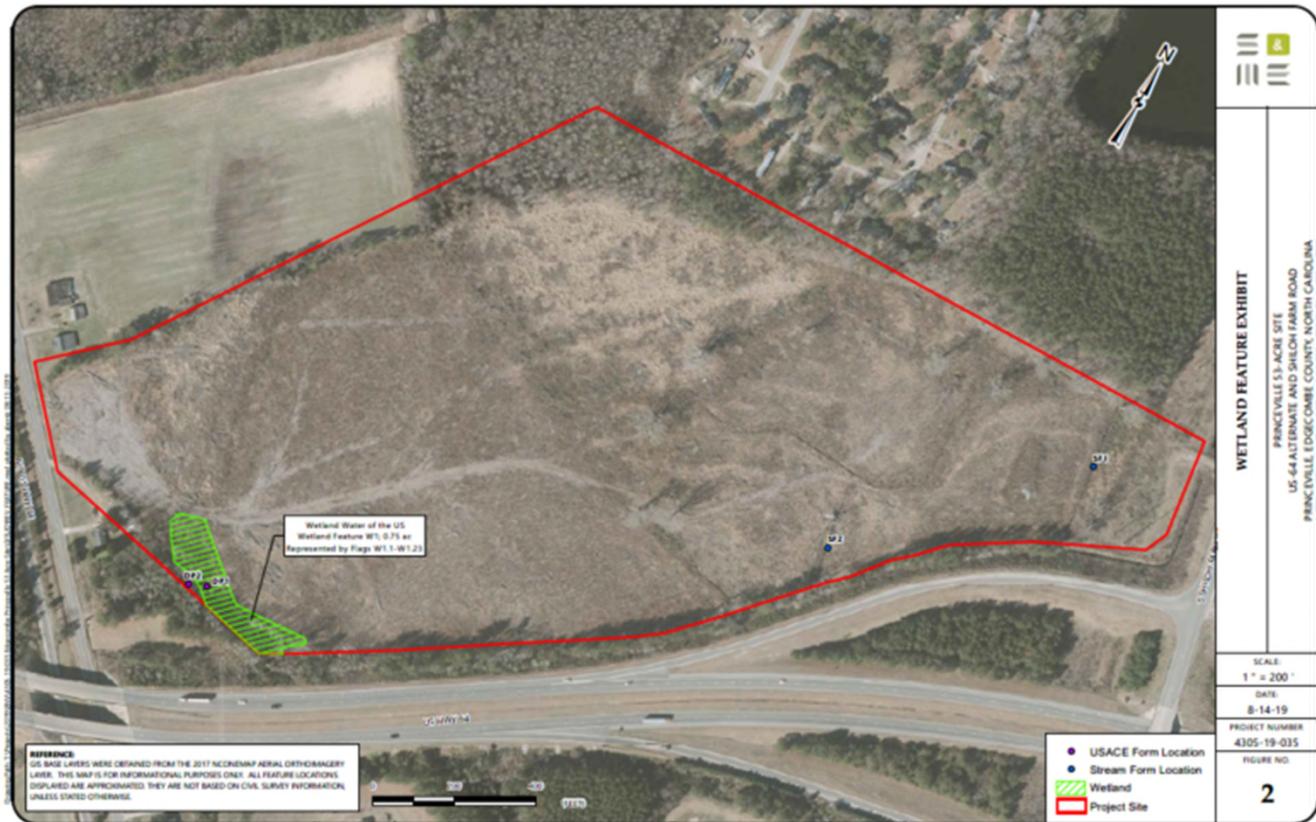
Environmental Opportunities & Constraints

- Phase I ESA identified potential sources of contamination that could impact the subject property
- Phase II ESA was deemed unnecessary



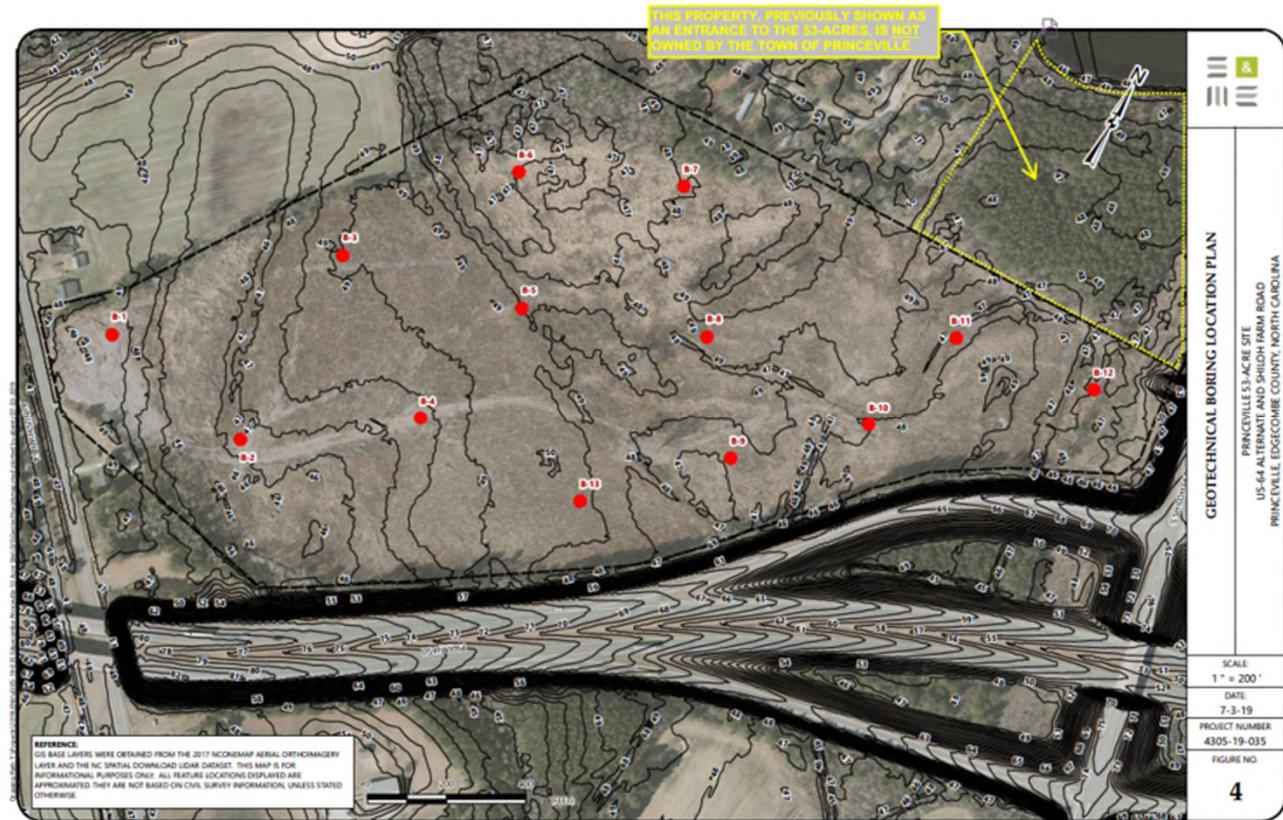
Environmental Opportunities & Constraints

- wetlands documentation was sent to USACE and NCDEQ
- Neither agency is claiming jurisdiction over the on-site drainage and agreed riparian buffers are not needed
- This means the ditches can be filled, or cultivated, as needed for site development



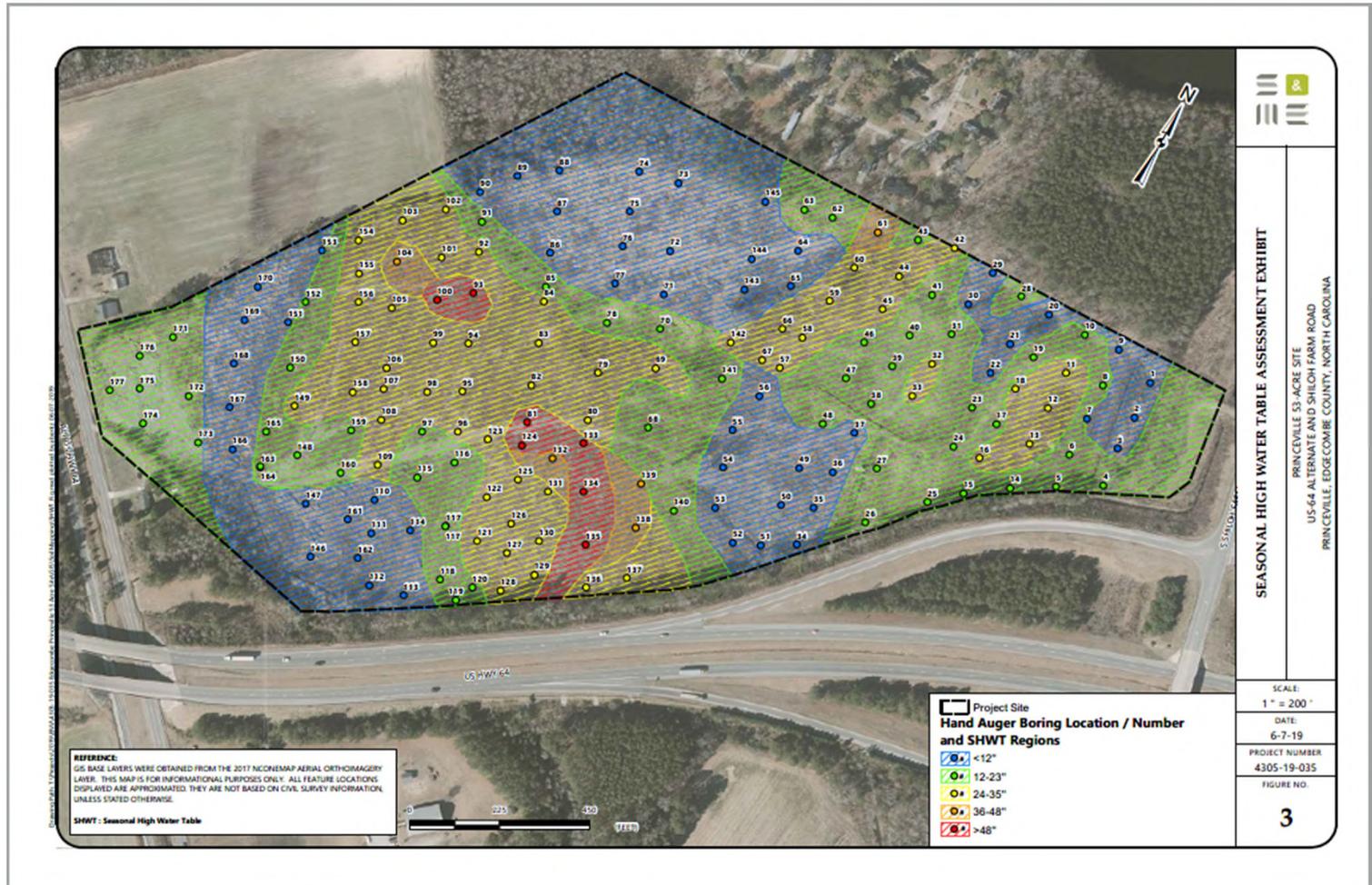
Geotechnical Opportunities & Constraints

- S&ME performed 13 geotechnical borings to determine the strength and properties of soils on the site
- 6-inch surface layer soft soils were found
- Highly plastic clay, clayey silt, and clayey sand were also encountered
- These soils may be challenging to work with but with proper site preparation the proposed buildings can be built on the site



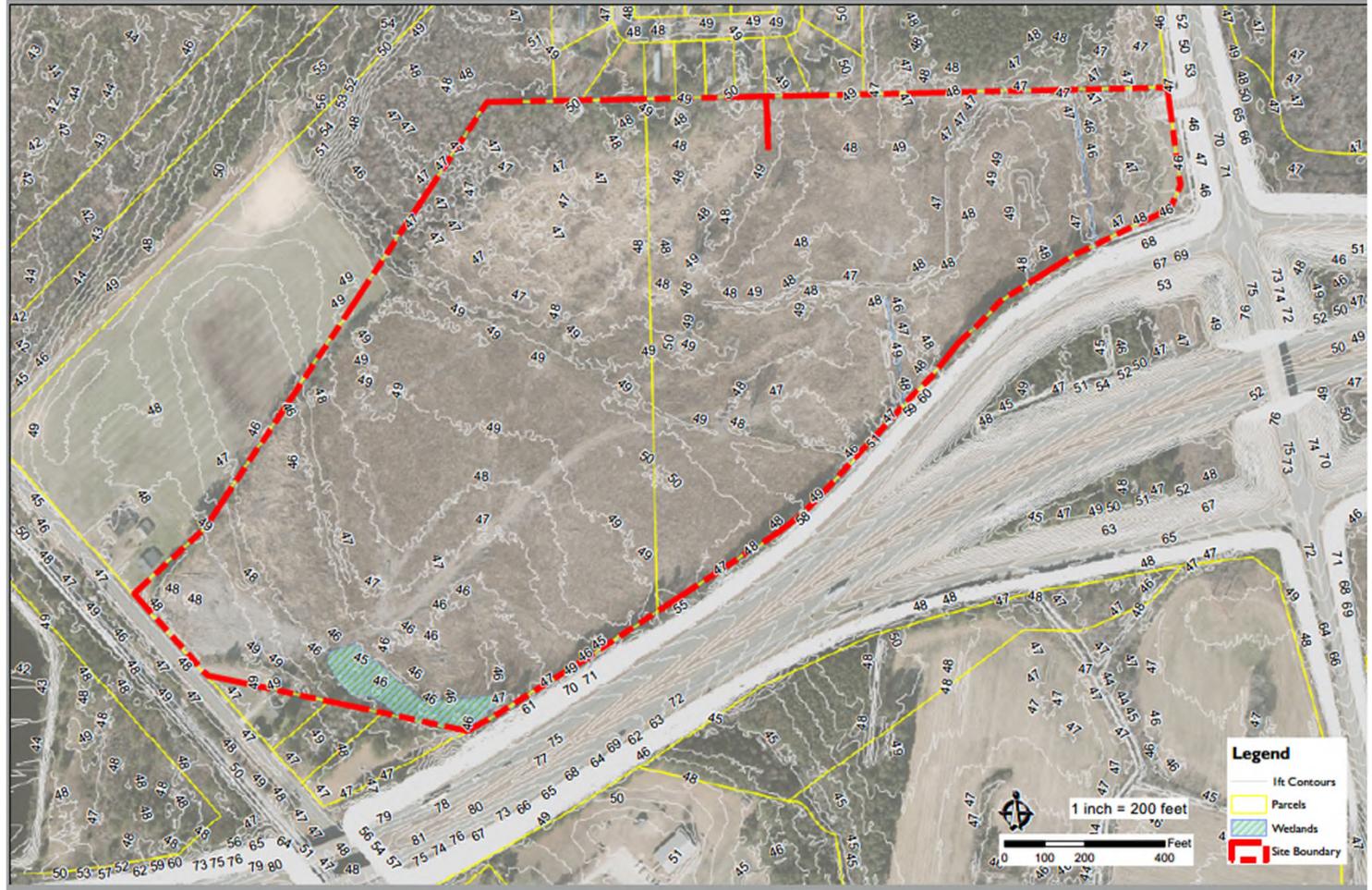
Geotechnical Opportunities & Constraints

Seasonal High Water Table



Civil Engineering Opportunities & Constraints

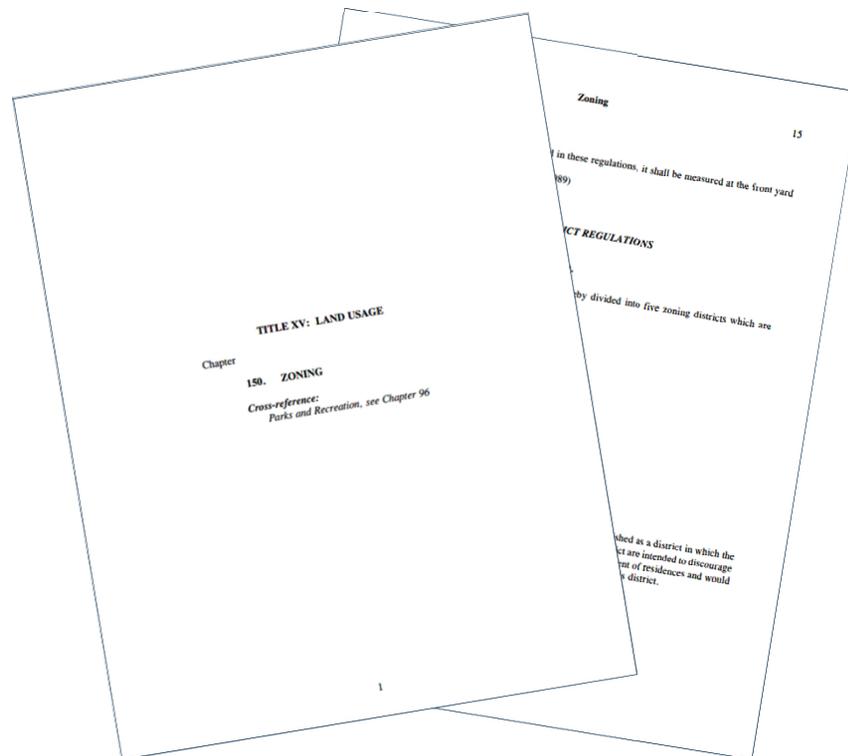
- Access
- Stormwater
- Utilities
- Site Grading



Zoning/regulatory Opportunities & Constraints

Six Zoning Districts

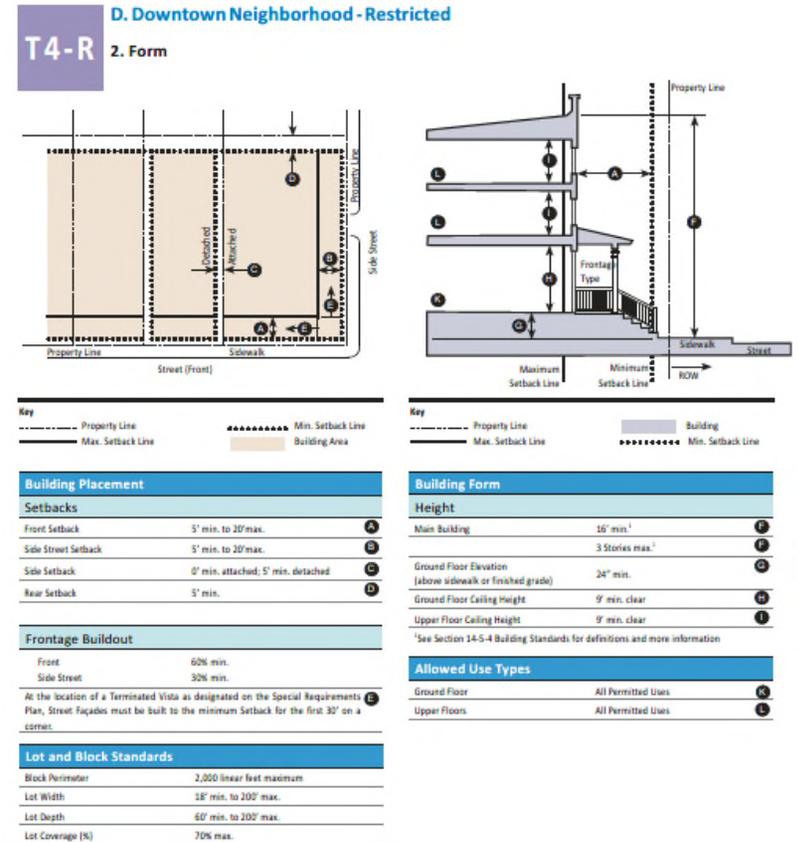
- R-1 (Residential 1)
- R-2 (Residential 2)
- R-3 (Residential 3)
- RA-1 (Residential Agricultural)
- C (Commercial)
- I (Industrial)



Zoning/regulatory Opportunities & Constraints

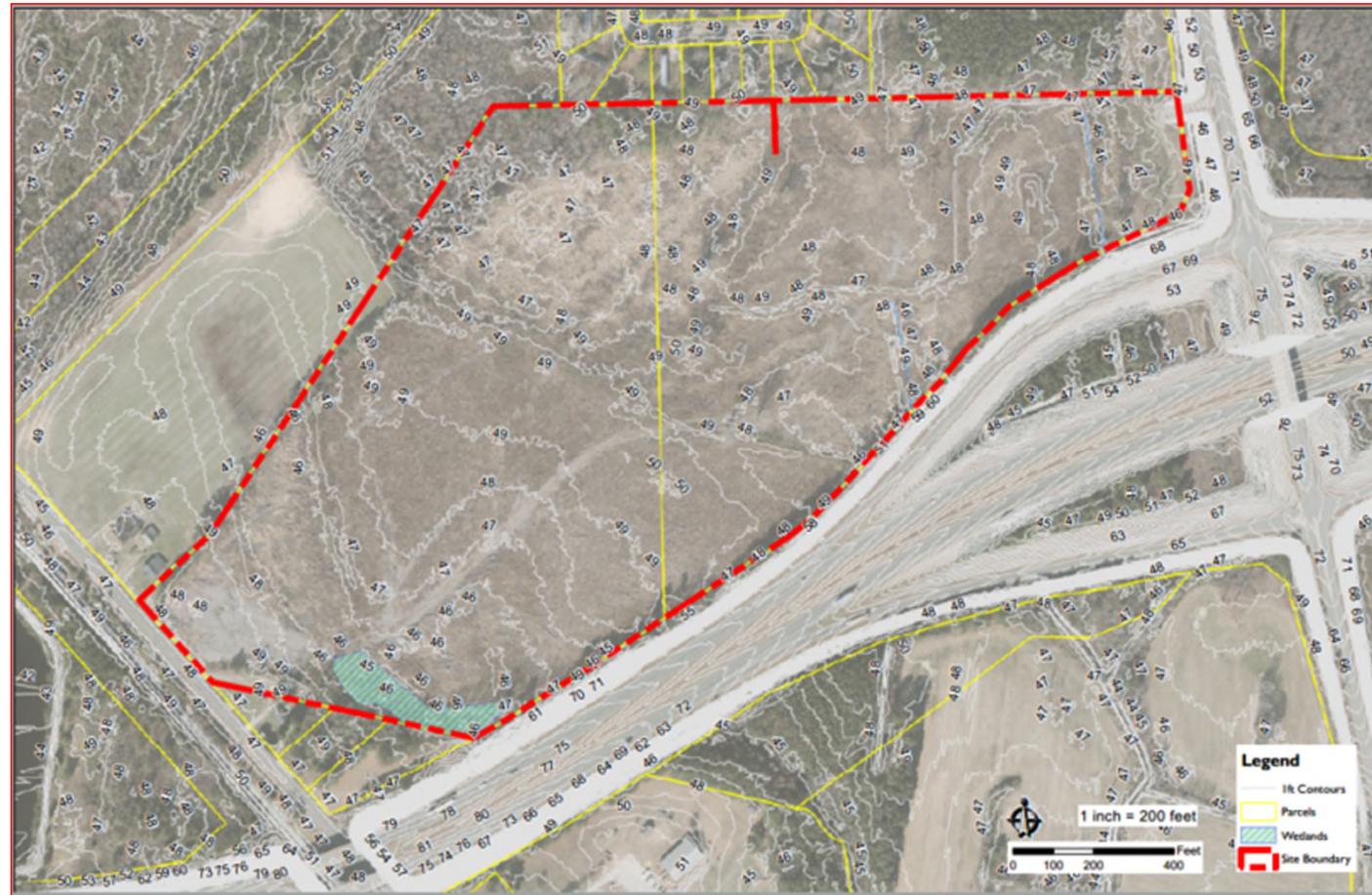
What happens after the Master Plan is adopted by the Town?

- Implementation of the Plan
- After the Municipal Structures are Built
- Form Based Code Predictability, but limits Flexibility
- Flexible block layout no Platting
- Platting
- RFP



Design Opportunities & Constraints

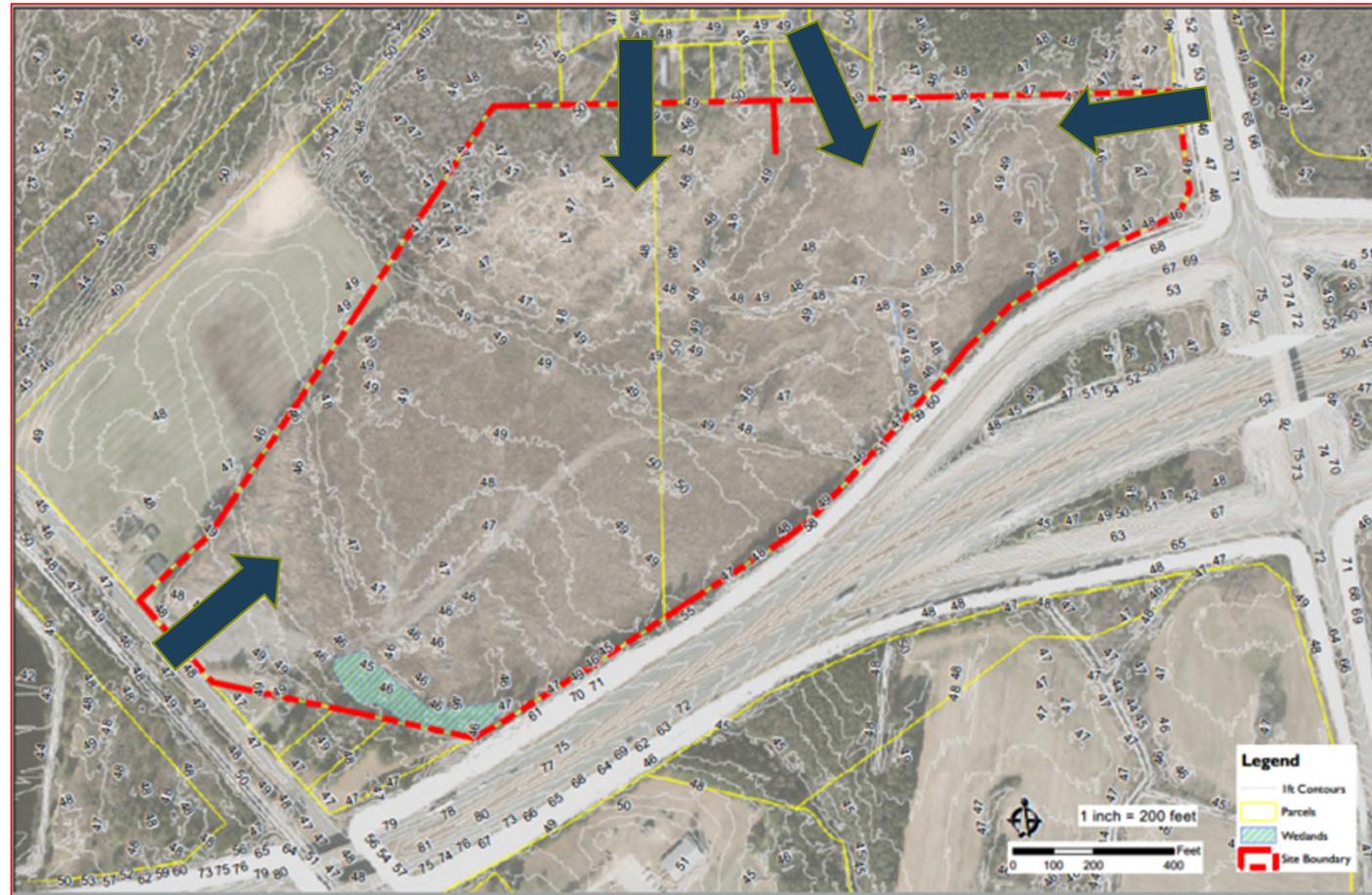
Site Opportunities



Design Opportunities & Constraints

Site Opportunities

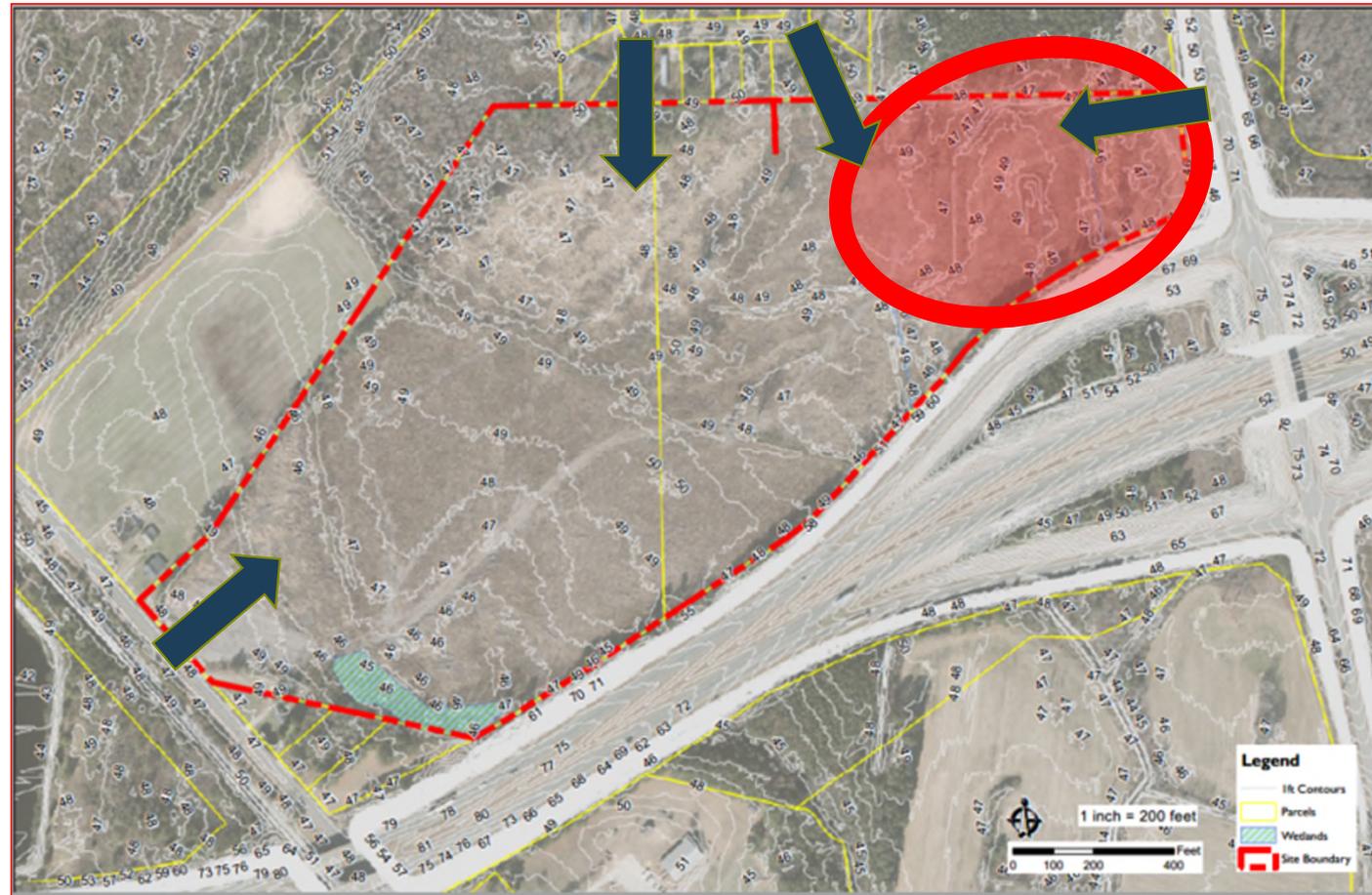
- Potential Access



Design Opportunities & Constraints

Site Opportunities

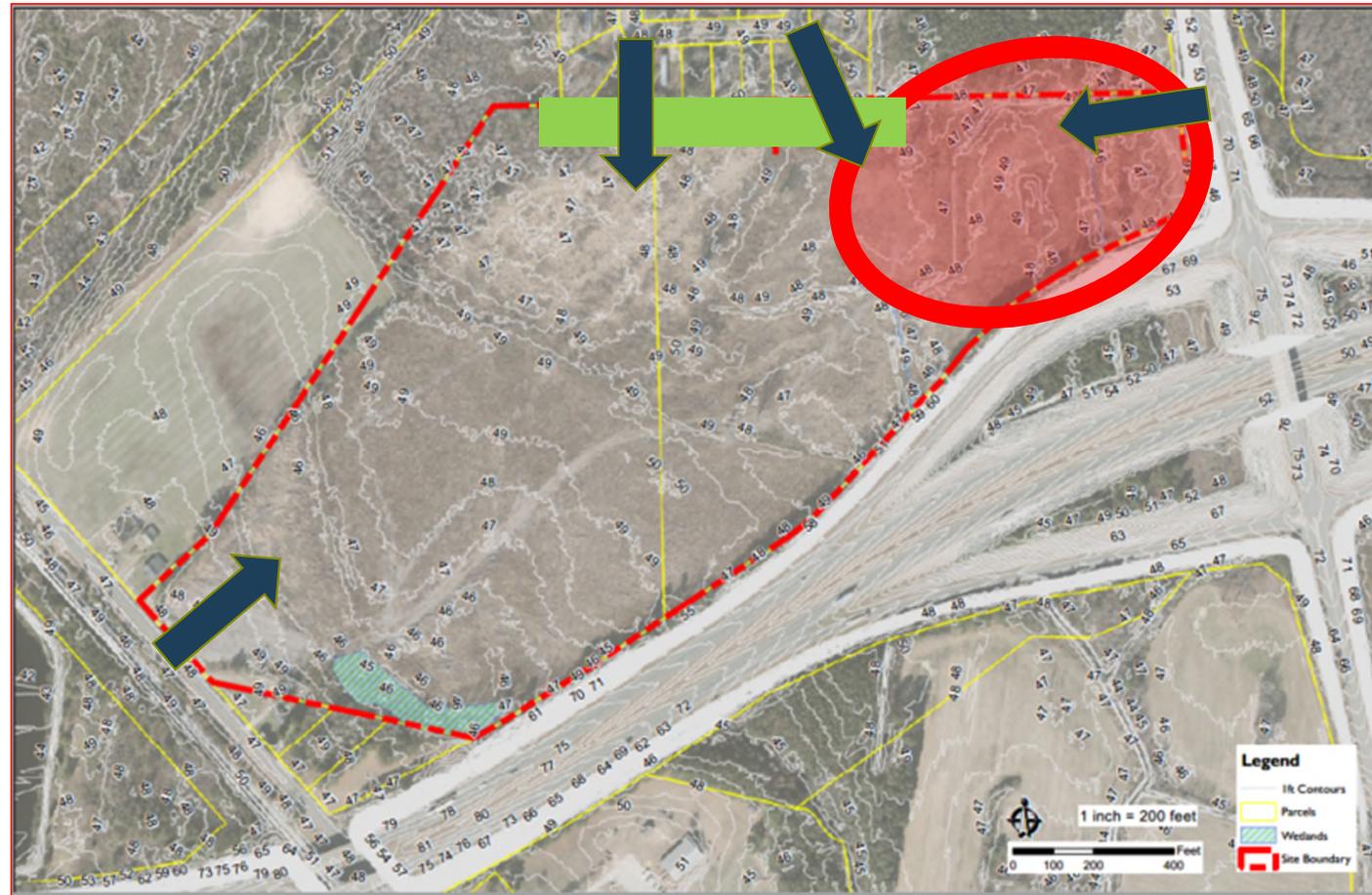
- Potential Access
- Commercial Values



Design Opportunities & Constraints

Site Opportunities

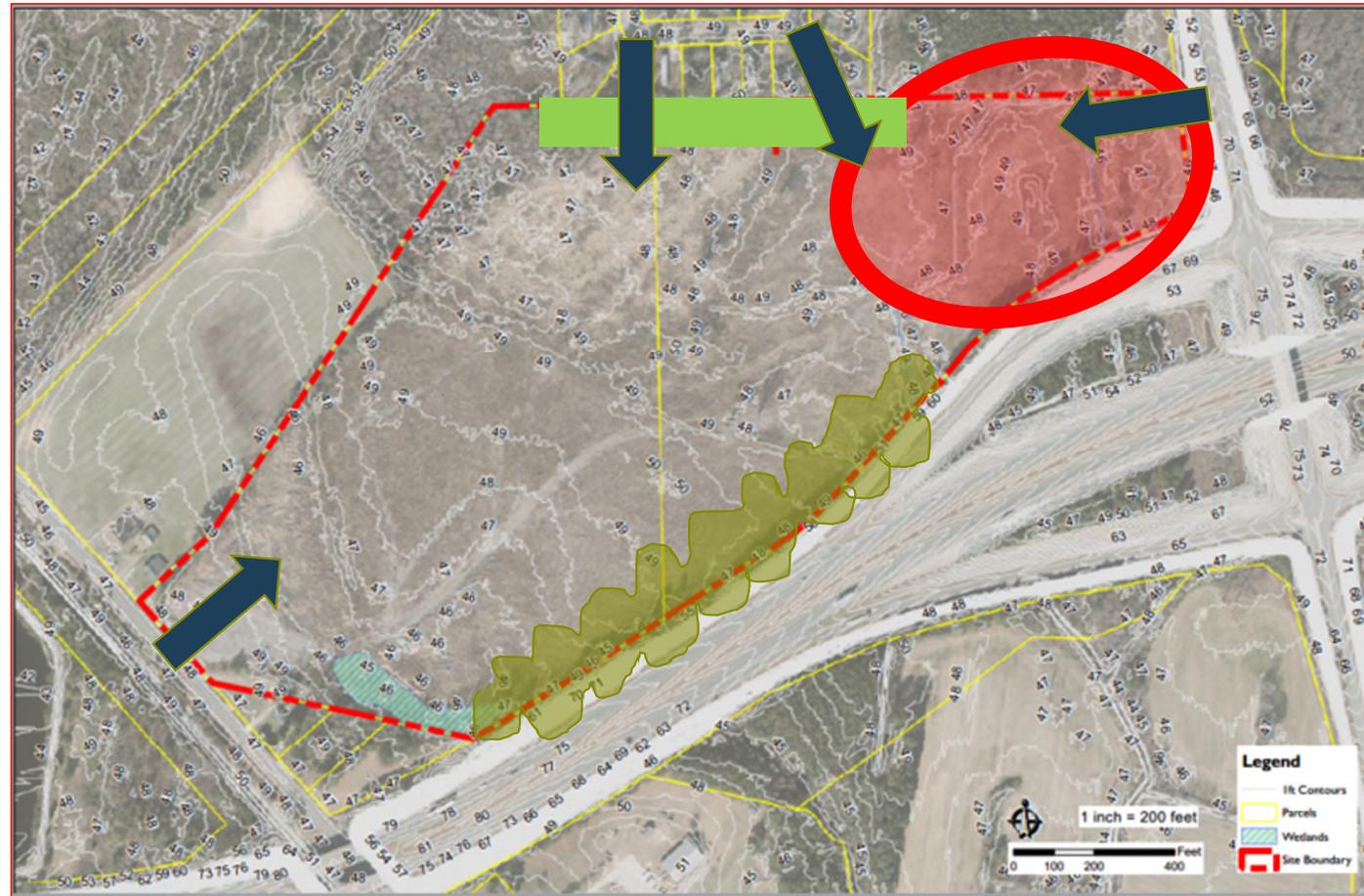
- Potential Access
- Commercial Values
- Southern Terrace Edge



Design Opportunities & Constraints

Site Opportunities

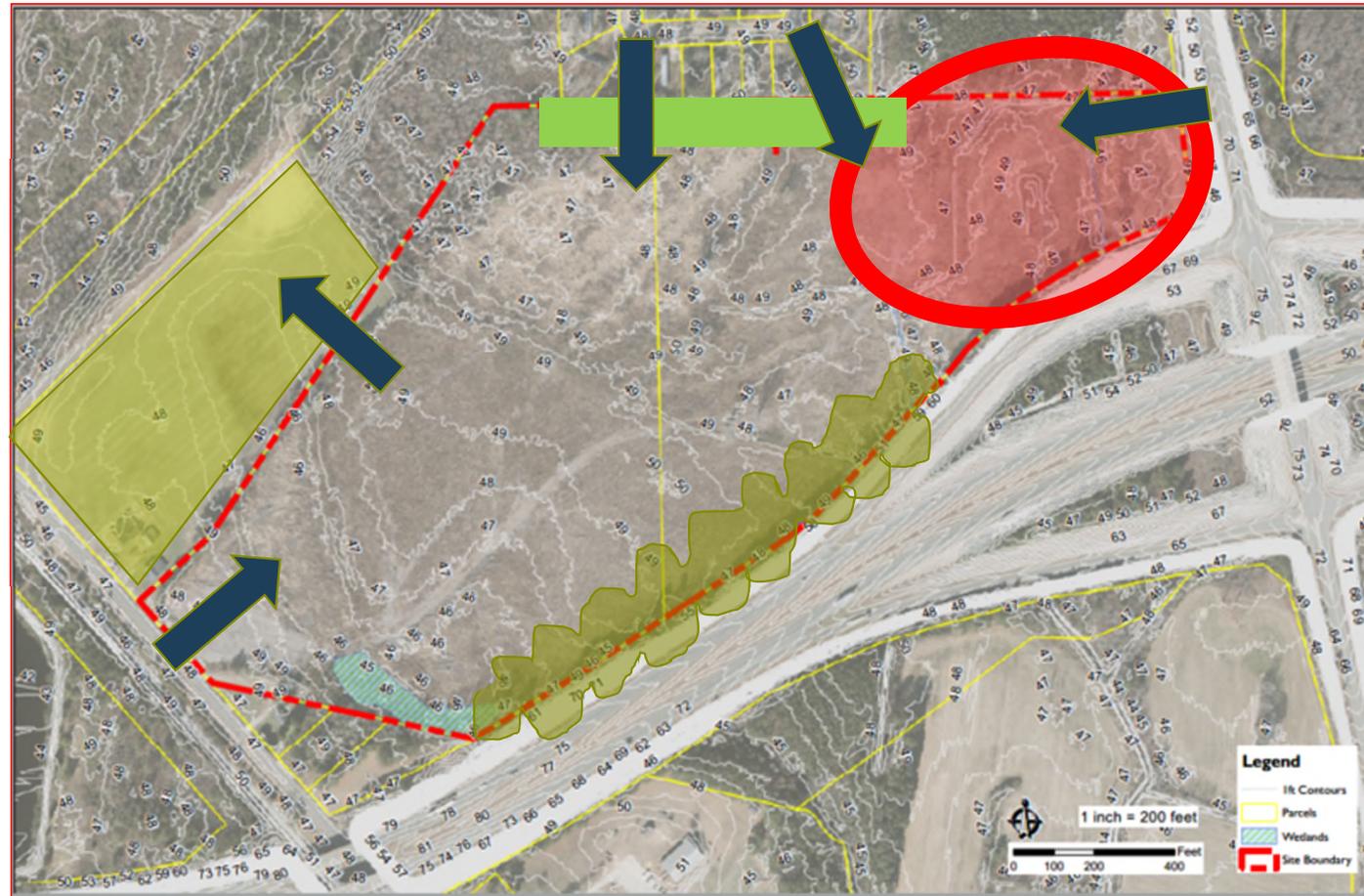
- Potential Access
- Commercial Values
- Southern Terrace Edge
- 64 Buffer



Design Opportunities & Constraints

Site Opportunities

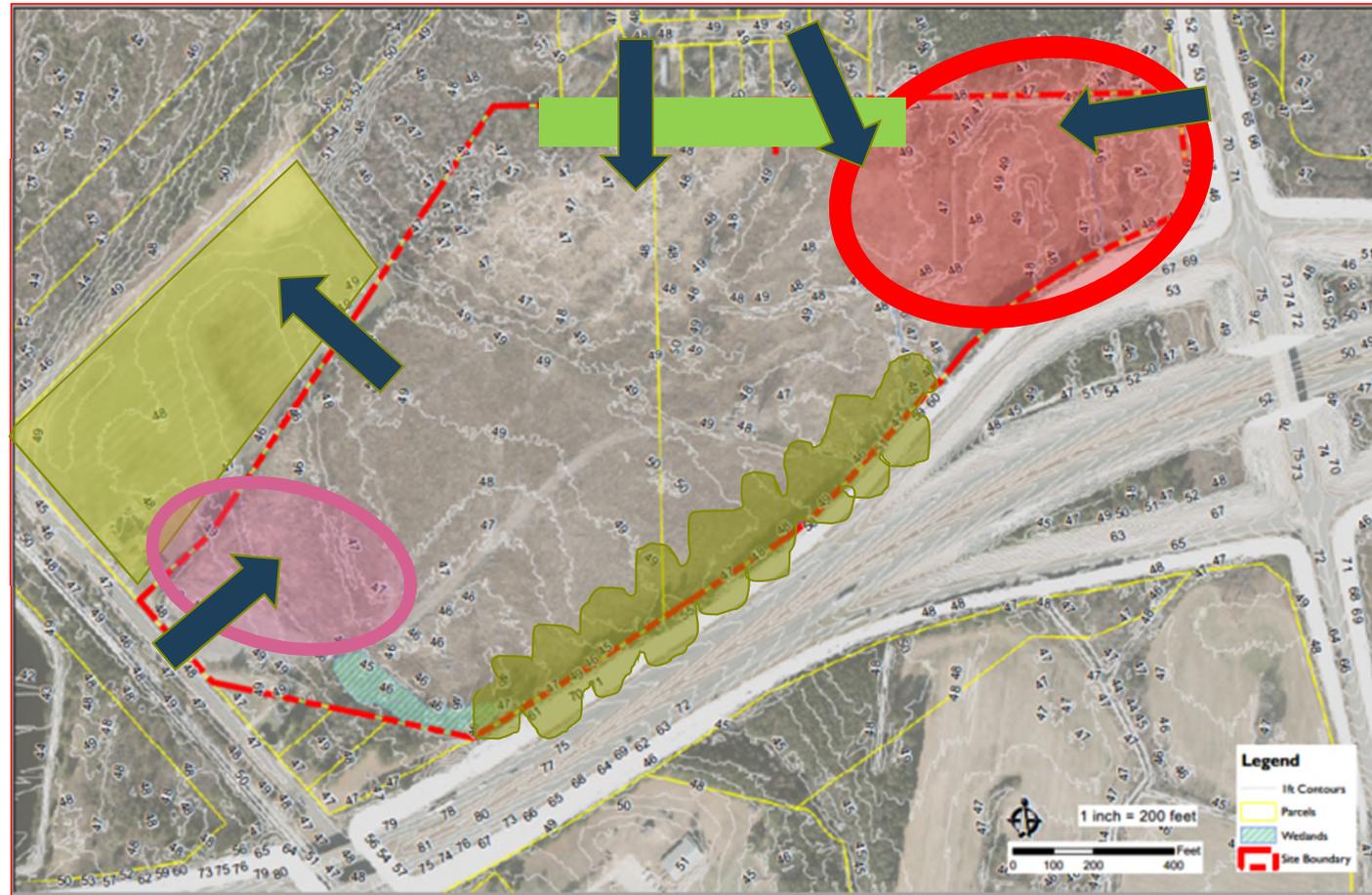
- Potential Access
- Commercial Values
- Southern Terrace Edge
- 64 Buffer
- Potential Expansion



Design Opportunities & Constraints

Site Opportunities

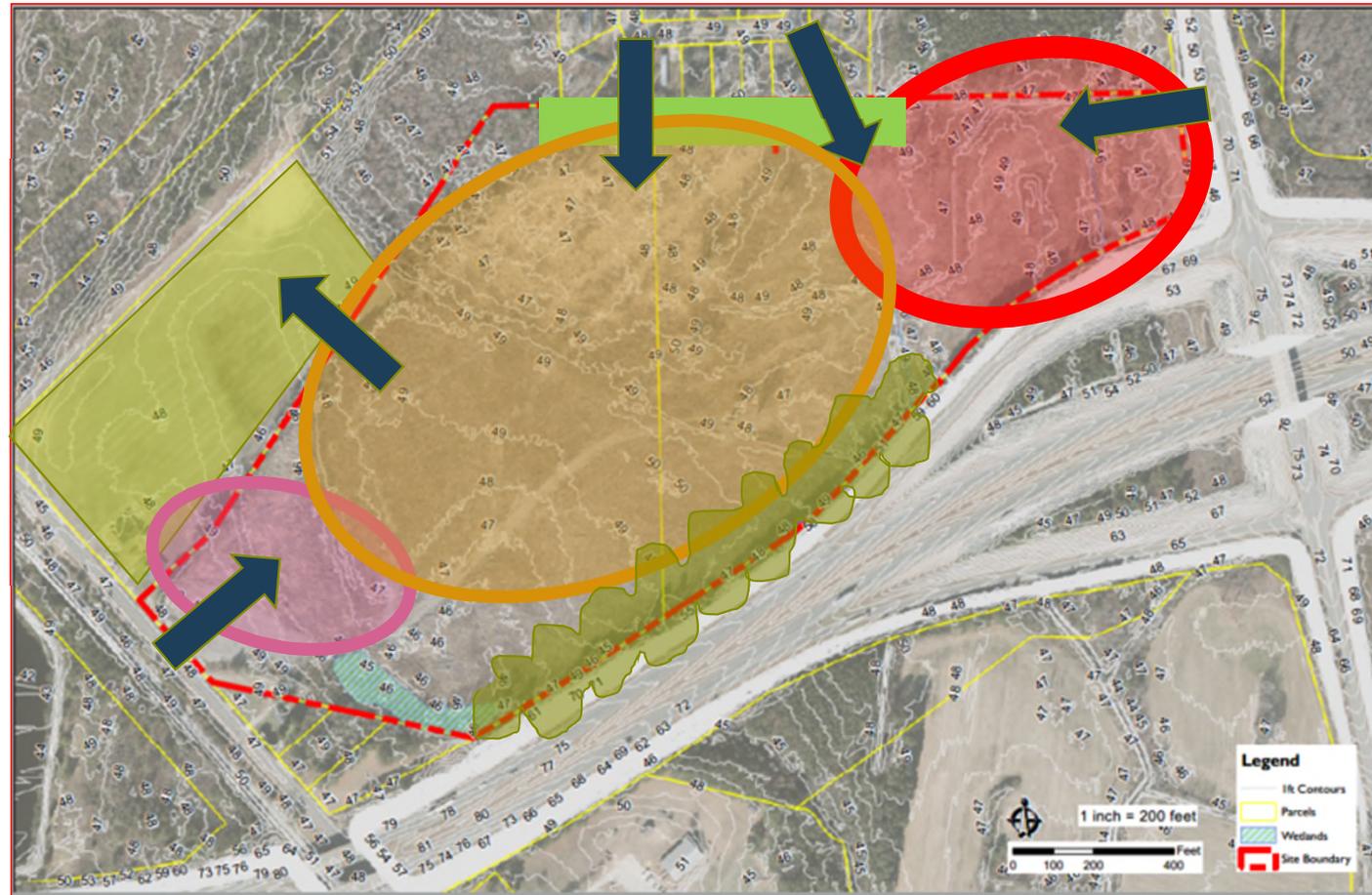
- Potential Access
- Commercial Values
- Southern Terrace Edge
- 64 Buffer
- Potential Expansion
- Municipal Service



Design Opportunities & Constraints

Site Opportunities

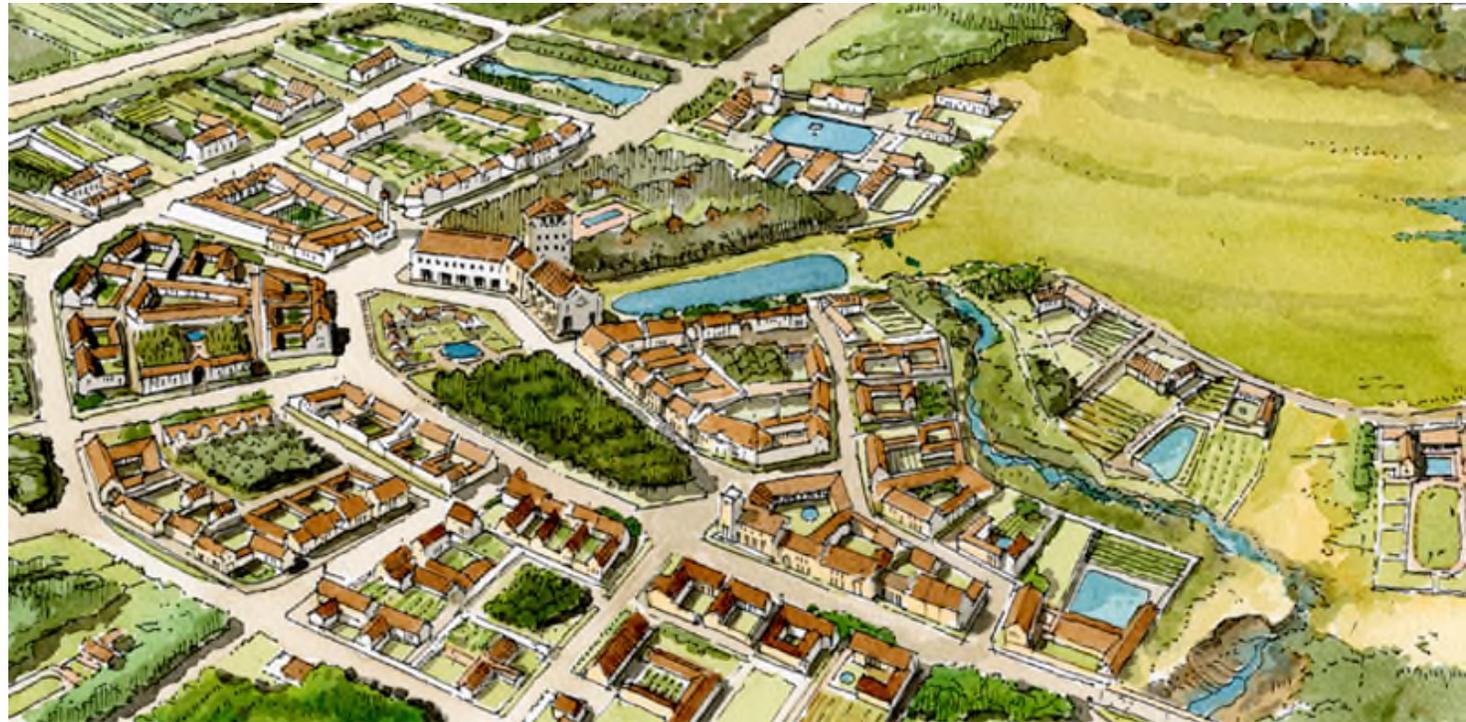
- Potential Access
- Commercial Values
- Southern Terrace Edge
- 64 Buffer
- Potential Expansion
- Municipal Service
- Large Contiguous Area



Design Opportunities & Constraints

Compact Development

- Limited Land
- Maximize benefit to the community
- Commercial Value
- Walkability
- Sustainable

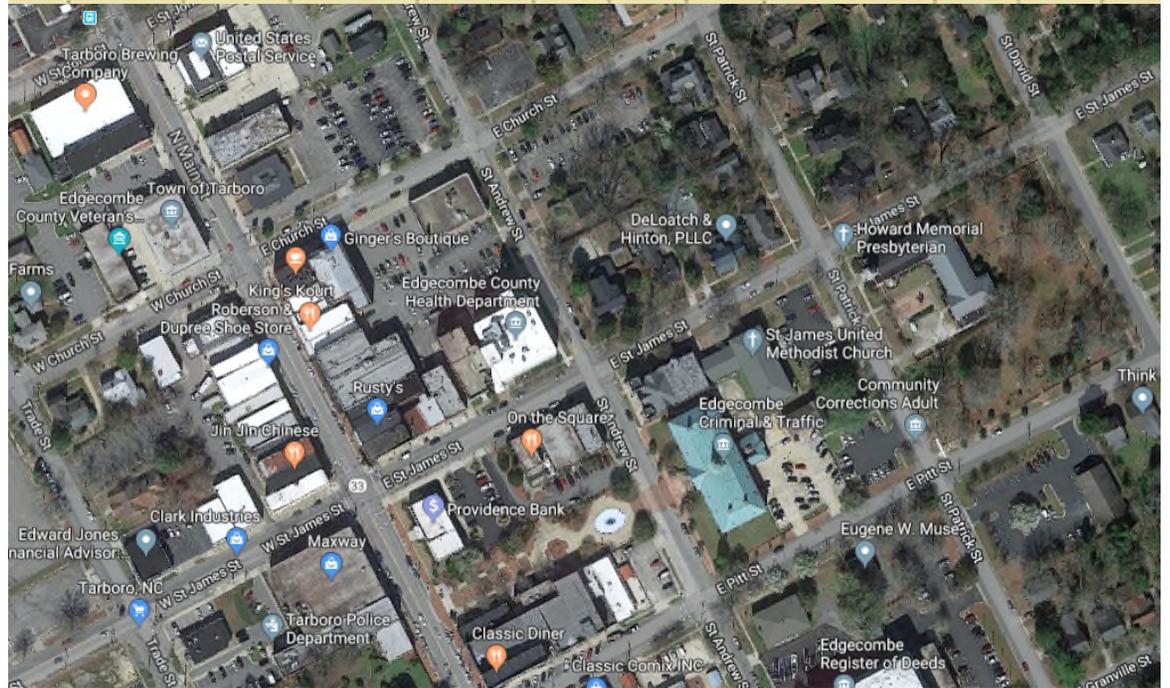
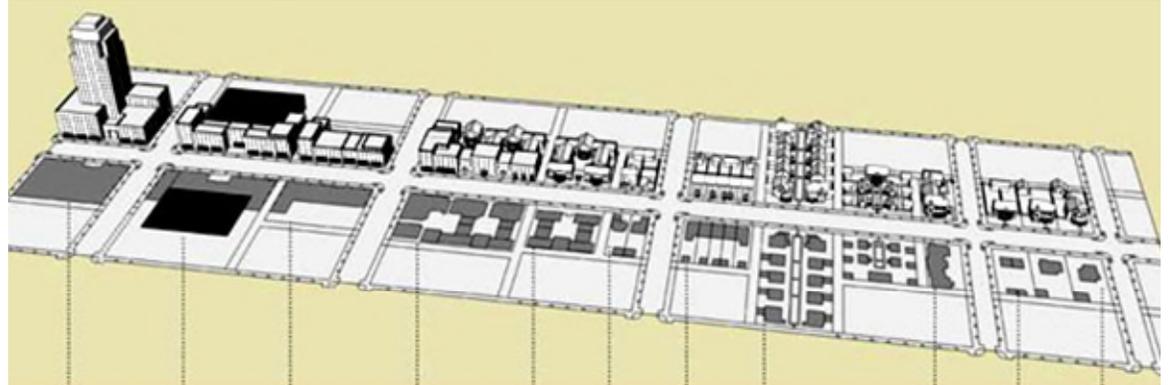


Sky, Florida DPZ

Design Opportunities & Constraints

Blocks

- Walkable
- Flexible Uses
- Connectivity
- Predictable Infrastructure
- Adaptable over time
- On-street parking



Design Opportunities & Constraints

Agri-hood

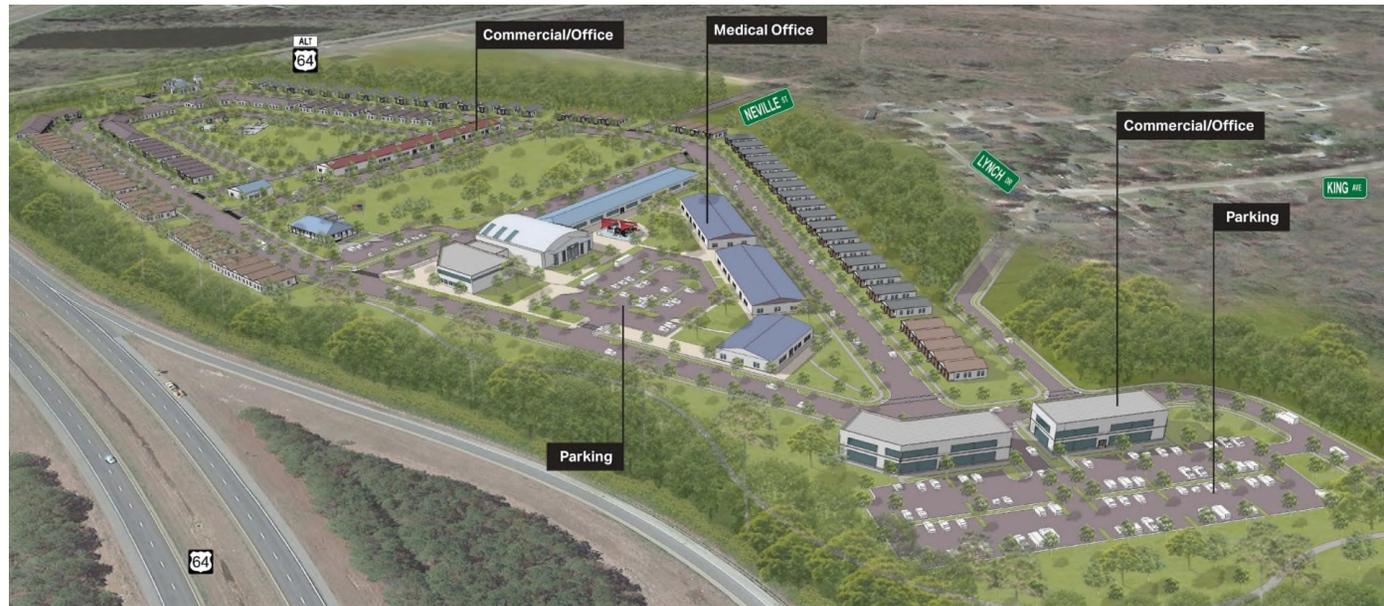
- Integrates farming into neighborhoods
- Facilitates food production
- Ties to agricultural heritage of the Town
- Open space dedicated to food production

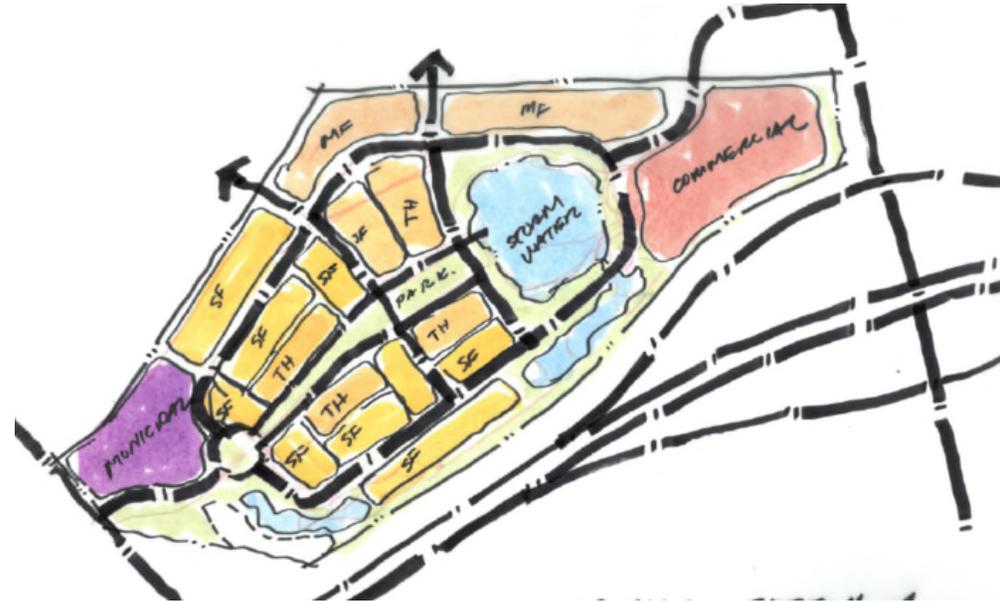
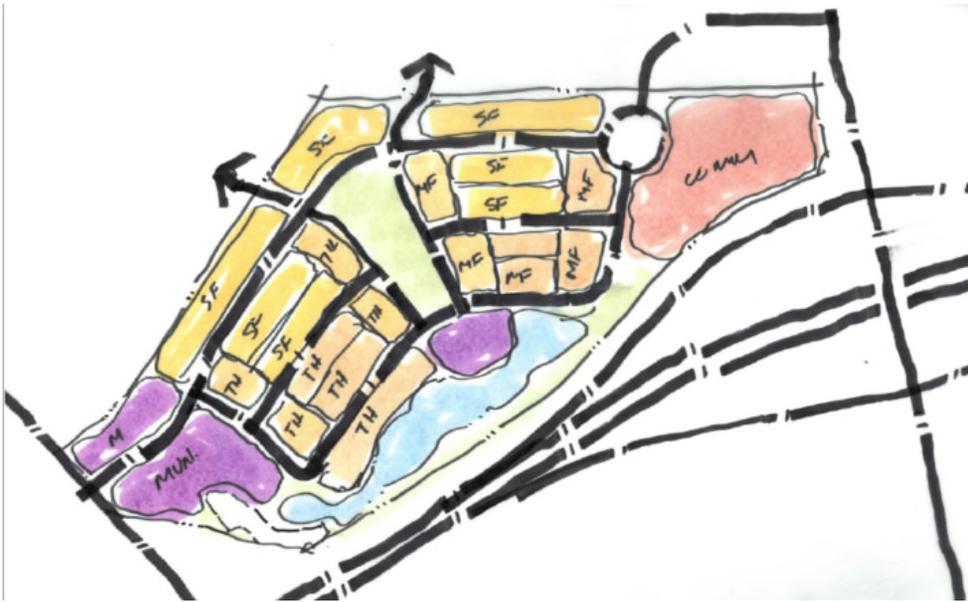


Design Opportunities & Constraints

Uses/Development Program 12/15/17

- Municipal
- Satellite Town Hall
- Public Works
- Fire Station
- Grocery
- Single-Family
- Multi-Family
- Office
- Retail
- Parks/Open Space/**Stormwater**





We will adjust the framework for the 53-acre Southpoint site based on your input this evening

5. CASE STUDIES



Valmeyer, Illinois

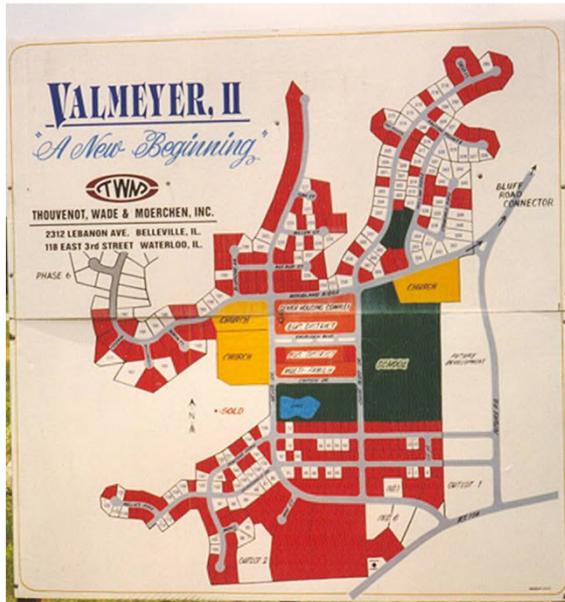
Valmeyer was forced to relocate after the flood of 1993

The town had...

- 900 residents
- 25 businesses
- 3 churches
- 1 school



📌 Valmeyer, Illinois



- Relocated to a new village 2 years after the flood
- The new site was a 500-acre tract of farmland
- The new village is a half mile east and 400' higher than the original town



Grantham, Australia

- 2011 Grantham was hit with a flash flood
- Regional planning council/local government acquired 932-acres above the flood plain
- Voluntary land swap was used for residents to relocate to land of a similar size as their old homes
- 84 of the 199 residents decided to move to the new site

During Flood



After Relocation



6. VISUAL PREFERENCES & BUBBLE PLAN



Existing conditions in Princeville



Princeville Housing Authority

Municipal Buildings



Businesses



Single-Family Housing





Traditional



Modular



Coastal



Raised Foundation



1 & 2 Story Homes



Modern Vernacular

SINGLE FAMILY HOMES

Town of Princeville





Townhome (Front Garage)



Duplex



3-Story Apartments



Quad-Plex



Quad-Plex



Townhome (Rear Garage)



Townhomes

MULTI-FAMILY HOMES

Town of Princeville





Village Cluster



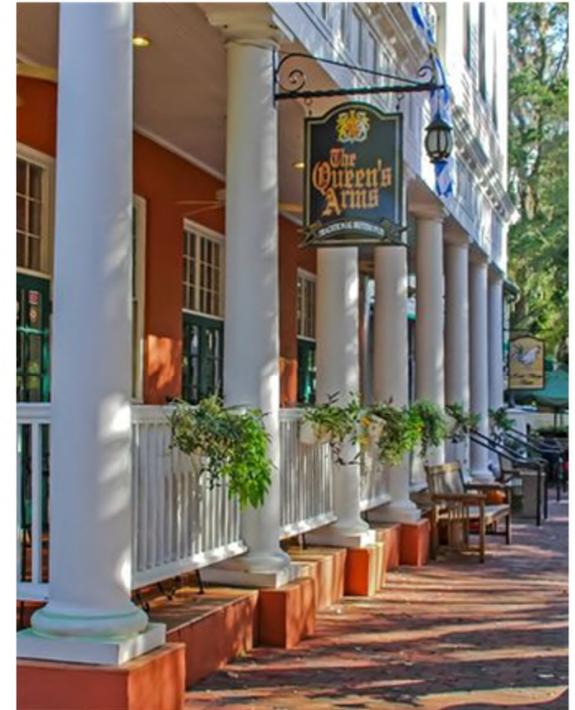
Small Grocery Store



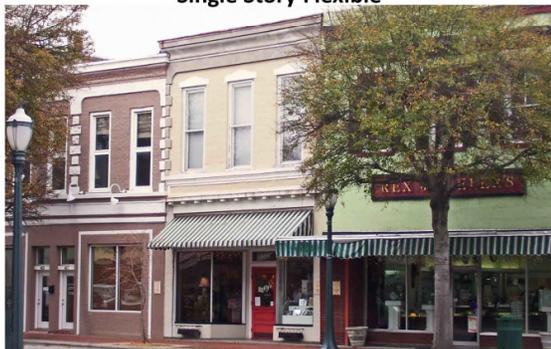
Single Story Flexible



Outdoor Market Pavilion



Ground floor Commercial with Office Above



Small Bay 2-Story (Tarboro)

COMMERCIAL

Town of Princeville





Museum



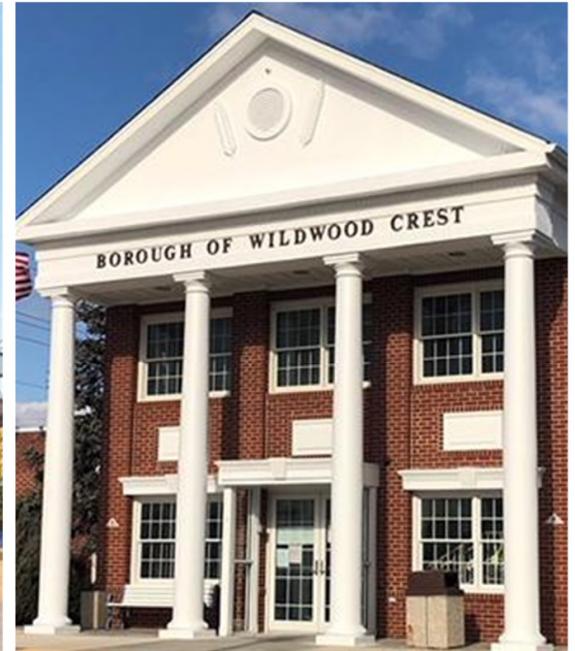
Public Safety



Fire Station



Recreation Center



City Hall

MUNICIPAL BUILDINGS

Town of Princeville





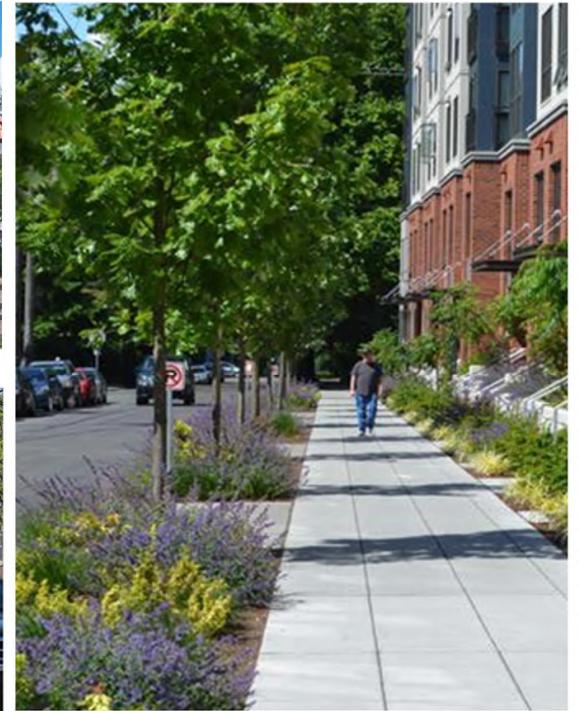
Rain Gardens



Angled Parking



Shade Trees and Parallel Parking



Wide Sidewalk



Outdoor Dining and Parallel Parking

STREETS

Town of Princeville





Playground



Community Garden



Active Recreation



Town Square



Flexible Open Space



Trails

OPEN SPACE

Town of Princeville



Visual Preference Exercise

Everyone gets Green and Red dots

Use your dots to highlight visual preference you like and dislike

Green = Design features that are liked

Red = Design features that are disliked



Playground



Town Square



Trails



Community Garden



Active Recreation



Flexible Open Space

OPEN SPACE

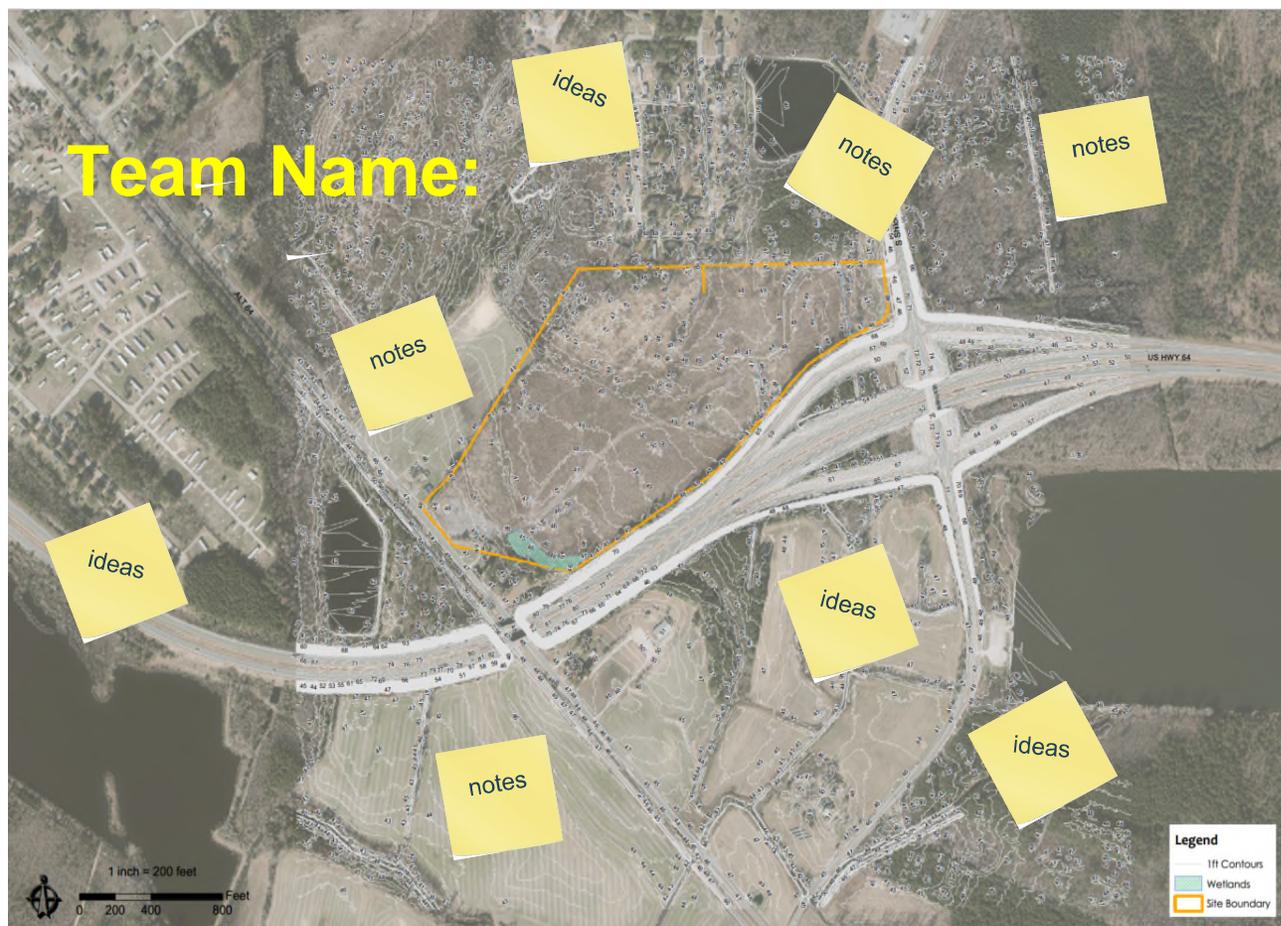
Town of Princeville



Bubble Plan

Please get with your table and begin to draw ideas for how you would like the 53-acres to look to look

Select a team leader to present your ideas



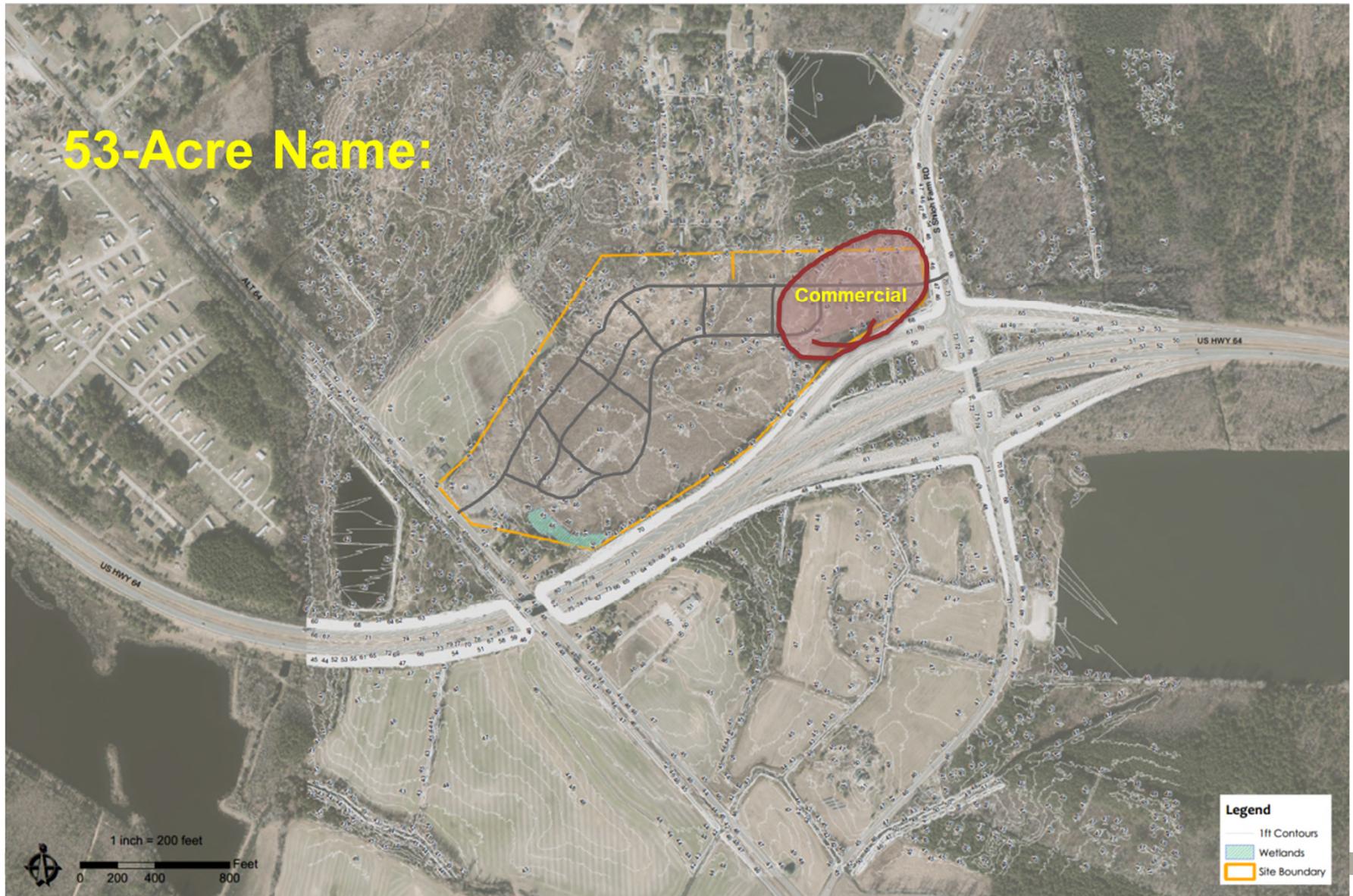
53-Acre Name:



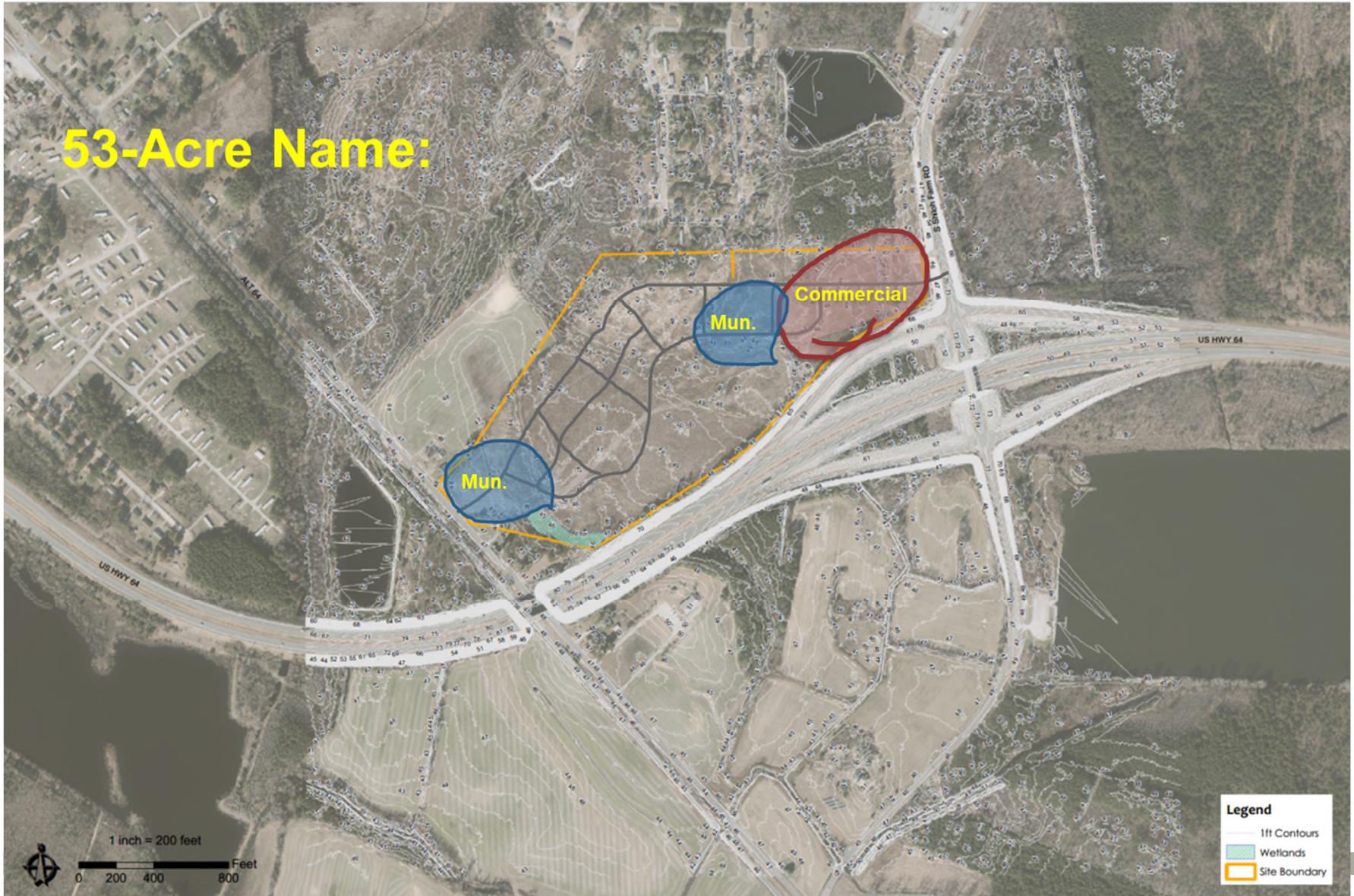
53-Acre Name:



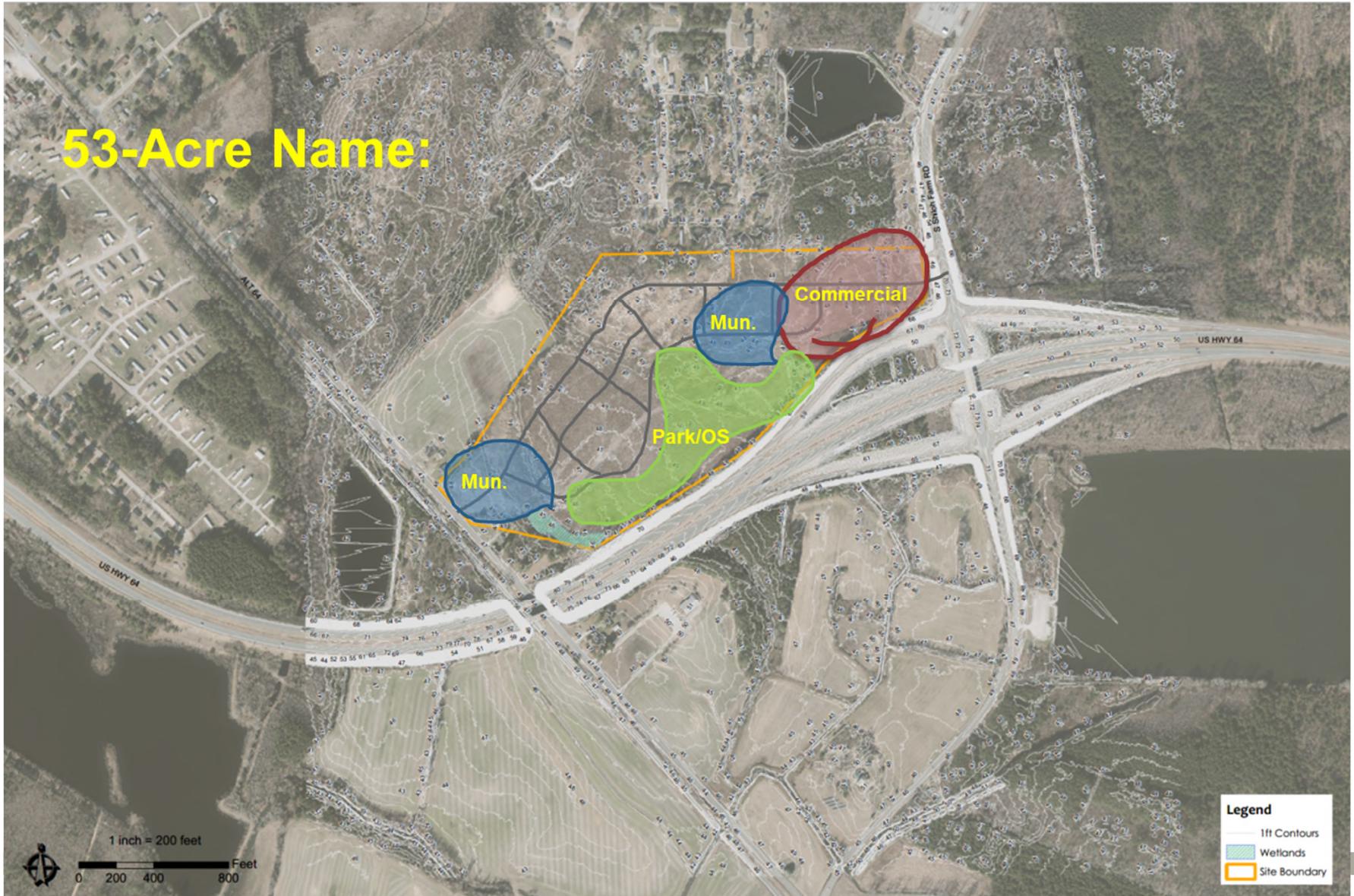
53-Acre Name:



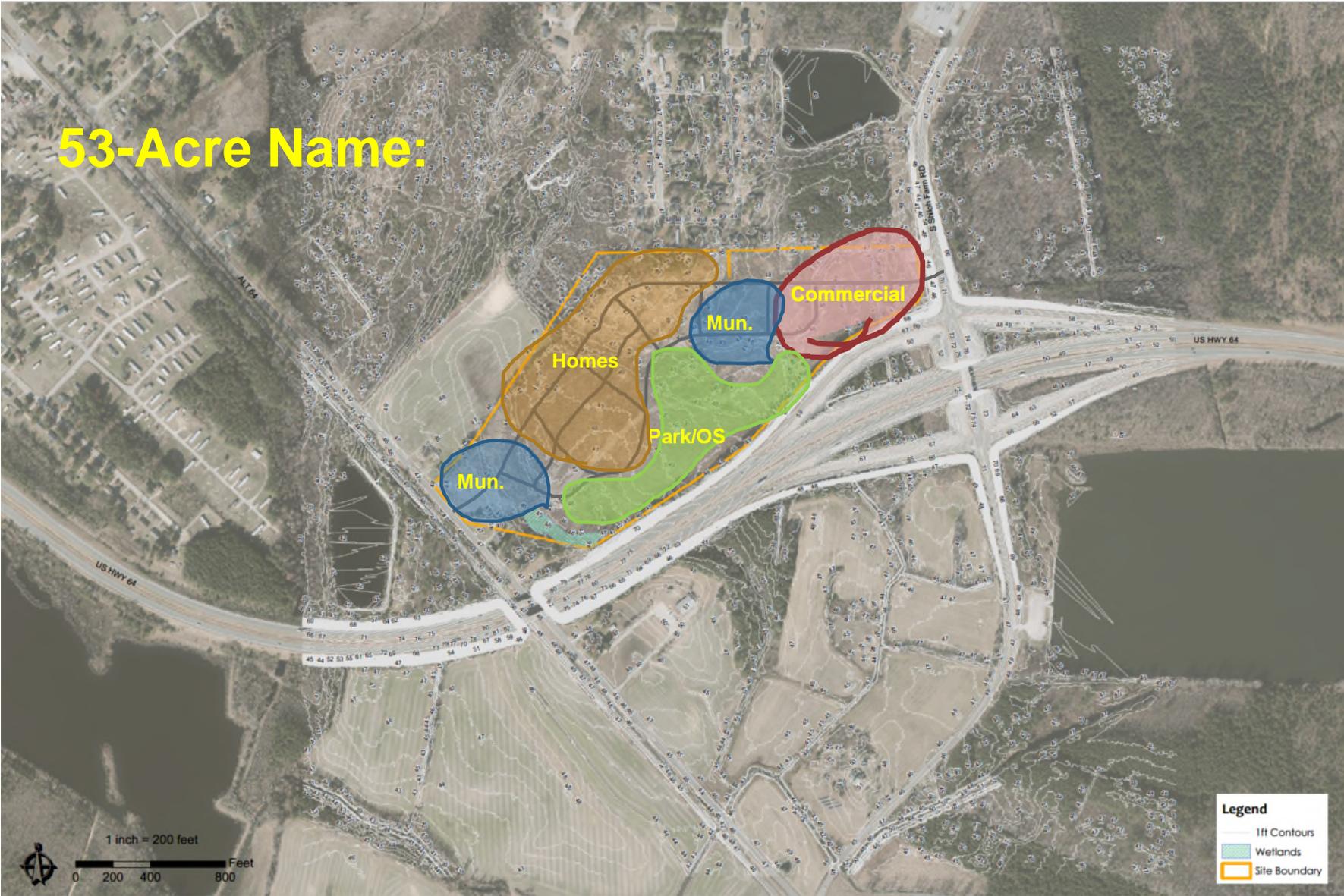
53-Acre Name:



53-Acre Name:



53-Acre Name:





PUBLIC WORKS
- 2 AC.

2 STORY APT
- 60 UNITS
- 15K SF COM/OFF

TOWN SQUARE
- MARKET PAVILION
- GARDEN
- $\frac{350'}{256'} = 17.5\pm$

COMMERCIAL
- LOCAL
- MARKET.
- 40,000 SF TOTAL.

TOWN HOMES
- 50± UNITS
- 29'x120'

SINGLE FAMILY
- 54± UNITS
- 50'x120'

FIRE STATION

STORM
15%

COMM
25K SF.

20K

7. NEXT STEPS



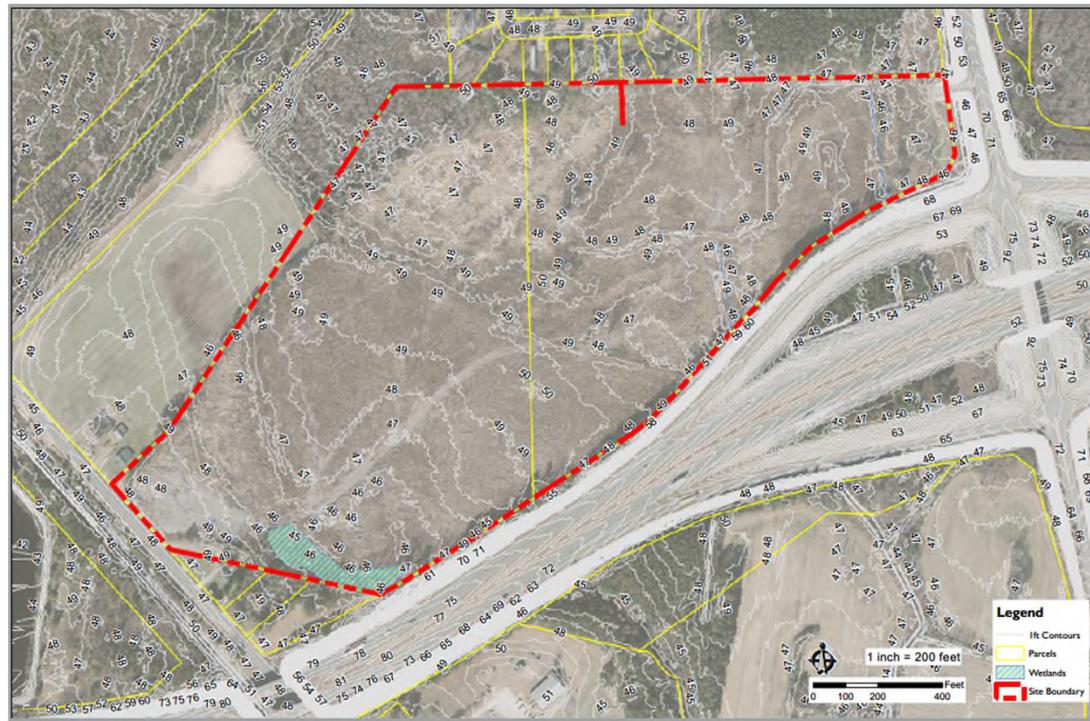
- ❖ **Take feedback and develop a concept**
- ❖ **Based on what we hear tomorrow night we will refine that concept**
- ❖ **Stakeholder approvals**
- ❖ **Preliminary engineering**

Q&A



Naming Exercise

Get with your table and brainstorm possible names for the 53-acre site!



Final exercise

Part I

Everyone gets Green and Red dots

Use your dots to highlight visual preference you like and dislike

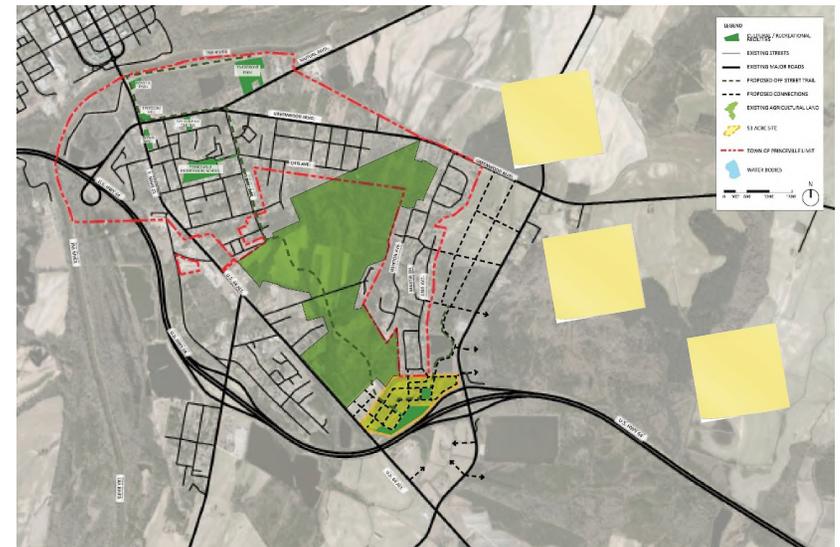
Green = Design features that are liked

Red = Design features that are disliked



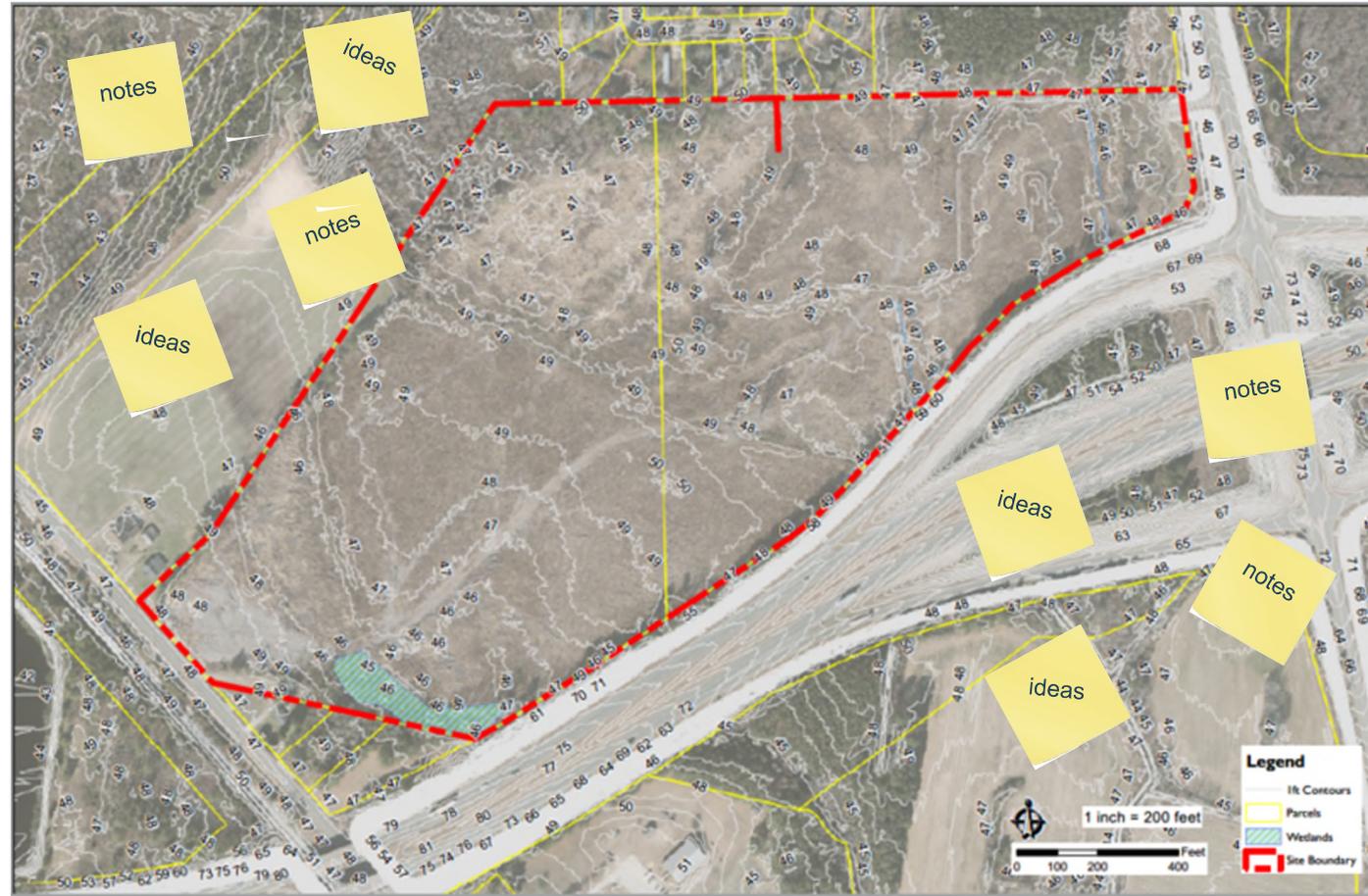
Part II

Please use sticky notes to identify areas on the map of importance or desired



Exercise 2

Please use the maps on your table and write down ideas or notes for what you would like to see on the 53-acre site.



Focus Areas 10/04/2017



FOCUS AREA 1: Develop 53-acre parcel

- Infrastructure
- Emergency Services
- Housing
- Commercial



FOCUS AREA 2: Build Social Capacity

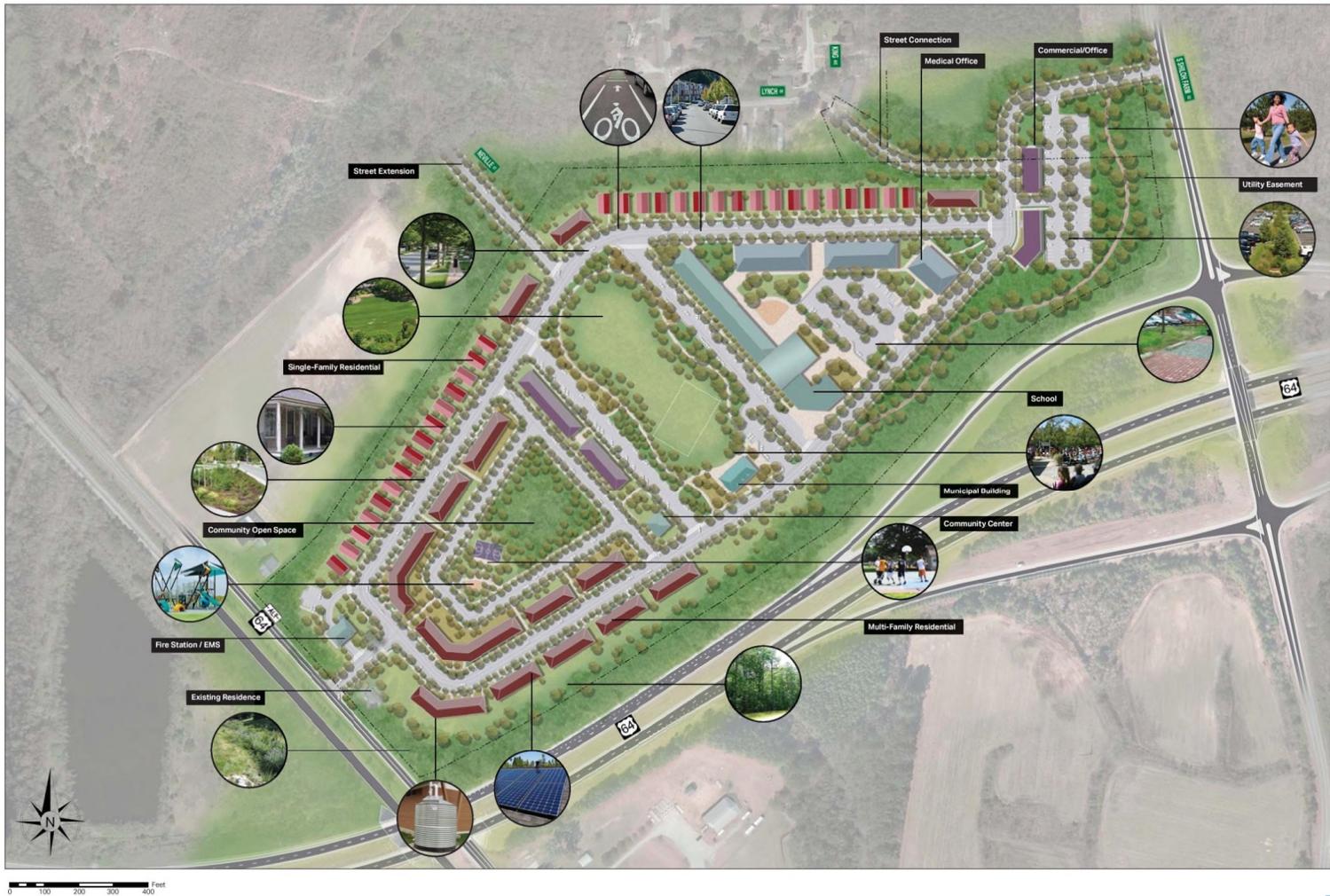
- Princeville Fire
Department
- Fighters for Freedom
Hill
- Housing
- 53-acre Build out



FOCUS AREA 3: Leverage History

- Historic Designation
- Freedom Hill Memorial
- Shiloh Landing
- Princeville Heritage
Trail





Princeville - Concept Plan
 US 64 Alt and Shiloh Farm Road

Hurricane Matthew Disaster Recovery and Resilience Initiative



Purpose of the Workshop

1. Update the Master Plan of the 53-Acre site toward implementation
2. Review the Environmental and Geotechnical Activities that have been occurring on the site
3. Confirm the Communities desires/planned uses for the site



Isles de Jean Charles, LA

- An island community that's disappearing into the Gulf of Mexico
- At one time the island encompassed 22,000 acres, now only 320 acres remain
- The challenge to restore and preserve the land became insurmountable
- Resettlement plans had to occur



Isles de Jean Charles, LA

4 Phase project

- Phase 1: Data Gathering and Engagement
- Phase II: Site selection, Acquisition and Master Planning (December 2016-December 2018)
- Phase III: Development and Construction
- Phase IV: Living in the New Community

New resettlement is 40 miles from the current community on 515-acre tract of land



Rendering of proposed site plan

Existing Framework

NEEDS OF THE COMMUNITY

