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

“It goes back to 1865, when the civil war was finally over, and our ancestors came across the Tar River bridge to absolutely nothing but swamp land. To a land nobody wanted, and they used their God-given gifts and talents and their hands to build a town from nothing. They called it Freedom Hill.”

Bobbie Jones - Mayor
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

1. Desire
   - client and user needs

2. Discovery
   - research, analysis, comparables

3. Design
   - creation, synthesis

4. Discuss
   - interaction with client, evaluation, reflection

5. Document
   - presentation and summary
2. GUIDING PRINCIPLES
Historical Significance

Freedom Hill

Shiloh Landing
Historical Significance

House on Piers, Princeville, 1981

Steamer Tarboro, 1898
Principles 10/04/2017

REMEMBER.

PROTECT.

NUTURE.

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
• Wetland
• Stormwater
• Shiloh Farm Access Location
• Program Verification
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
Six Zoning Districts

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

• Integrates farming into neighborhoods
• Facilities 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
6. VISUAL PREFERENCES & BUBBLE PLAN
Existing conditions in Princeville

Municipal Buildings

Princeville Housing Authority

Businesses

Single-Family Housing
SINGLE FAMILY HOMES

Town of Princeville
COMMERCIAL

Town of Princeville
MUNICIPAL BUILDINGS

Town of Princeville
STREETS

Town of Princeville
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
Bubble Plan

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

Select a team leader to present your ideas
53-Acre Name:
53-Acre Name:
53-Acre Name:
53-Acre Name:
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
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
Existing Framework

**NEEDS OF THE COMMUNITY**

**INFRASTRUCTURE**
- Infrastructure plan for the 52-acre site
- Connectivity to existing town
- Homes
- Roads and Access
- Repair to existing levee

**EMERGENCY SERVICES**
- Fire station relocation
- Flood risk reduction measures

**GOVERNANCE**
- Community development
- Assessing federal, state, regional agencies, and other resources for assistance
- Municipal Buildings

**EDUCATION**
- School Buildings and Facilities
- Public library