NEW BERN AVENUE STATION AREA PLAN

WESTERN STATION AREAS
COMMUNITY WORKSHOP WRAP-UP
SEPTEMBER 23RD, 2021
AGENDA

1. How We Got Here
2. What We Are Learning
   • Community and Stakeholders
     • Vision Statement
     • Inspiration and Ideas
     • Housing Affordability and Business Support
   • Parks
   • Mobility
3. Putting It Together...
4. Informal Discussion
NEW BERN STATION AREA PLANNING: TIMELINE OF HOW WE GOT HERE.

2015-2016  Wake Transit Plan creates a vision for the future of transit that includes bus rapid transit, commuter rail, and transit frequency improvements. The plan calls for four BRT corridors extending in each direction from downtown.

2016  Wake County voters approve a half-cent sales tax to fund those improvements.

2017-2018  Major Investment Study finds all four BRT corridors are viable, setting stage for design work and federal funding.

2019-2020  Equitable Development around Transit study examines land use and housing in areas around BRT corridors
Planning work begins on Western and Southern BRT corridors.

2020  Specific engineering design begins on New Bern BRT project.
Raleigh receives a federal grant for construction.

2021  New Bern Station Area Planning project begins.
WHAT WE ARE LEARNING
COMMUNITY AND STAKEHOLDERS
YOUR INVOLVEMENT THIS WEEK
YOUR INVOLVEMENT THIS WEEK
YOUR INVOLVEMENT THIS WEEK
VISION STATEMENT – WHAT YOU SAID

“Complete connectivity and walkability”

“Safe at all times”

Change in any area will create displacement—we need protections”

“A diverse, pedestrian-active community”

“A reimagined community will preserve our history and character”

“Diversity of housing”

“Gainfully employed within the community at all socio-economic levels”

“A need, NEED to make sure affordability is a key component of any development”

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FIRST THOUGHTS
VISION STATEMENT

Our history, our character and our stories — read clearly and brightly in our ever-evolving neighborhoods along New Bern Avenue. We embrace growth, but it is firmly guided by our ideas and needs.

TO US THIS MEANS:

1. As we grow, quality **housing** choices, both existing and new, remain affordable to all and blend with our existing character.

2. Well-established **local businesses** and institutions sit side-by-side with neighborhood-fueled innovation to reinforce the strength of Black Main Street.

3. **Longtime institutions** that define the community, such as St. Augustine’s University, expand their presence and continue to play a leading role in the neighborhood.

4. We retain and expand our network of small, **well-maintained parks** in each neighborhood.

5. Our **streets** are safe, well lit and accessible to people of all abilities.
WHAT WE ARE LEARNING
INSPIRATIONS AND IDEAS
A TRANSIT-FOCUSED HISTORY
CELEBRATING LOCAL FOOD
CULTURAL IDENTITY

- Art Along New Bern
- A Cultural Trail (potential for Tarboro St.)
- Created by local artists

(Destination, Crenshaw, LA)
ENGAGING PLACES TO CEMENT HISTORY

Sycamore Hill Gateway Plaza (Greenville, NC)

Create this type of engaging place on historical or cultural sites within the community.
WHAT WE ARE LEARNING
HOUSING AFFORDABILITY AND BUSINESS SUPPORT
WHAT WE ARE LEARNING
EVALUATING THE “REAL” COST OF HOUSING

• Legacy Residents
• Institutional Residents
• New Residents
LEGACY RESIDENTS

Legacy Renter
Net Income: $28,000
Monthly Debt: $600
Can Afford: $250/Month
Home Price: Debt/Income are them out of home ownership

Legacy Homeowner
Net Income: $65,000
Monthly Debt: $400
Can Afford: $1,550/Month
Home Price: $325,000

Legacy Renter
Net Income: $55,000
Monthly Debt: $800
Can Afford: $850/Month
Home Price: $170,000

Legacy Homeowner
Net Income: $90,000
Monthly Debt: $1,200
Can Afford: $1,500/Month
Home Price: $300,000
LEGACY INSTITUTIONAL

Students
Net Income: $15,000
Monthly Debt: $200
Can Afford: $250/Month
Home Price: $38,000

Alumni Couple
Net Income: $95,000
Monthly Debt: $1,500
Can Afford: $1,350/Month
Home Price: $180,000

Faculty/Staff
Net Income: $75,000
Monthly Debt: $1,000
Can Afford: $1,250/Month
Home Price: $260,000
NEW RESIDENTS

Young Family
Net Income: $45,000
Monthly Debt: $1,200
Can Afford: $250/Month
Home Price: Debt/Income are them out of home ownership

Young Professional
Net Income: $80,000
Monthly Debt: $1,500
Can Afford: $1,200/Month
Home Price: $250,000

WHO ARE WE MISSING?
UNDERSTANDING RESIDENTIAL GAPS

Lack of Options

• Existing Affordable Units
• New Units for Existing Residents

Updating Old Tools & Methods

• Encouraging Development at the 30%-60% AMI range
• Improving Existing Housing Stock
UNDERSTANDING BUSINESS GAPS

• Lifting Legacy Residents
• Identifying Roadblocks
  • Policy
  • Funding
  • Education
BUILDING TRUST
HOW DO WE CREATE GROWTH THAT SUPPORTS A DIVERSE COMMUNITY?

• Creating A Toolkit to Promote and Support Housing Diversity
• Reevaluate City Planning Policies and Procedures
• Work to Establish Resources With Community Non-profits and Local Banks
WHAT WE ARE LEARNING
PARKS IDEAS
WHAT YOU’VE SAID YOU WANT

Love
• Moton Park
• ‘Treasuring Christ’ park
• Oakwood Commons
• Cemeteries

Want
• More like them!
GREEN SPACES

Inventory
- Large and small parks
- Schools
- Cemeteries

Most homes within ¼ mile of a park

Priority
- Orange areas
WHERE TO START – PARKS

‘Opportunistic’ open space
• Small spaces, promote community ‘ownership’
• Single and partial home lots (vacant)
• Champions
  • City
  • non-profit
  • community
WHERE TO START

How much do we need?
- 1 acre
- ½ acre
- 1/10 acre

WHAT CAN WE DO IN ___ ACRES?
Moton Park
1+ acre

WHERE TO START

WHAT CAN WE DO IN — ACRE?
WHERE TO START

Patton St Park
0.5 acre
John Stokes Garden
0.1 acre

Parc Marcelle
0.1 acre
WHERE TO START

Oakwood Commons
0.15 acre

Shoshone Cmnty Garden
0.1 acre
TRANSPORTATION

Problems/ Key Takeaways

• Speeding Cars
• Gapped sidewalks
• Missing Infrastructure
• Safety & Security
• Poor/ No Lighting

Meaningful Mobility

• Pedestrian First!!
• First/Mile-Last Mile
• Traffic Calming (neighborhood traffic circles, raised crosswalks, bulbouts)
• High quality Intersections
• Separated/Protected Bikeways
BIKE INFRASTRUCTURE
PUTTING IT TOGETHER...
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NEXT STEPS

- Comment on these ideas over the next coming weeks
- October 4-8, 2021 – Middle and Eastern Station Workshops
- October 15, 2021 – Bike and Ped Safety Summit
- Winter 2022 – Draft Plans for comment

https://raleighnc.gov/station-area-plan-new-bern

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THANK YOU!
QUESTIONS?