

## PLAN 223 (4) PLANNING WORKSHOP NEIGHBORHOOD REVITALIZATION IN EAST DURHAM

*Class time:* Wednesdays 5:15 to 8 PM

*Class location:* New East 102

Instructor:

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Client:

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This course gives students a "real-world" experience by offering an opportunity to design neighborhood revitalization strategies for the Angier/Driver community in East Durham. The client for this workshop is Preservation North Carolina. The course builds upon the work done by planning students in Spring 2004.

Founded in 1939, Preservation North Carolina is North Carolina's only private nonprofit statewide historic preservation organization. Its mission is to protect and promote buildings, landscapes and sites important to the heritage of North Carolina. It enjoys a national reputation, having been cited by the National Park Service as "the premier statewide preservation organization of the South, if not the Nation" and the National Trust for Historic Preservation as "the model organization of its kind." Preservation NC acquires endangered historic properties and then finds purchasers willing and able to rehabilitate them. It has saved more than 450 endangered historic properties, generating an estimated \$100,000,000 in private investment. PNC has a net worth of more than \$5,000,000 and is supported by a membership of 4,500.

PNC is interested in determining whether redevelopment of selected historic real estate properties can be used to foster revitalization in the East Durham's Angier-Driver corridor community.

Last Spring, DCRP students began examining this issue. They undertook a community assessment of the target neighborhood. They collected information on land use, residential, commercial, and communal, and community relations issues, as well as information on sources of support for redevelopment activities. As part of this

assessment, they inventoried every parcel and property in the neighborhood with regard to its description, assessed value, and other characteristics.

In Spring 2005, planning workshop students will be asked to build upon the work done last year and identify and propose neighborhood revitalization strategies for the target area. Work will be divided into three phases. In the first phase, students will familiarize themselves with the work done last year. They will also visit the area to learn and understand the problems facing the community. In the second phase, students will research and prepare case studies of effective neighborhood revitalization strategies in other parts of the state and country. They will be required to submit a write-up as well as present their case studies. In the last phase, students are expected to propose effective revitalization strategies for the target area in East Durham. They are expected to present the proposed revitalization strategies to the client (PNC representatives) and other key stakeholders. A final report will be due to the client at the end of the semester. This report will include final versions of the case studies as well as a detailed description of the proposed strategies for the neighborhood.