

South Walnut Street Urban Renewal Plan Del. R-8

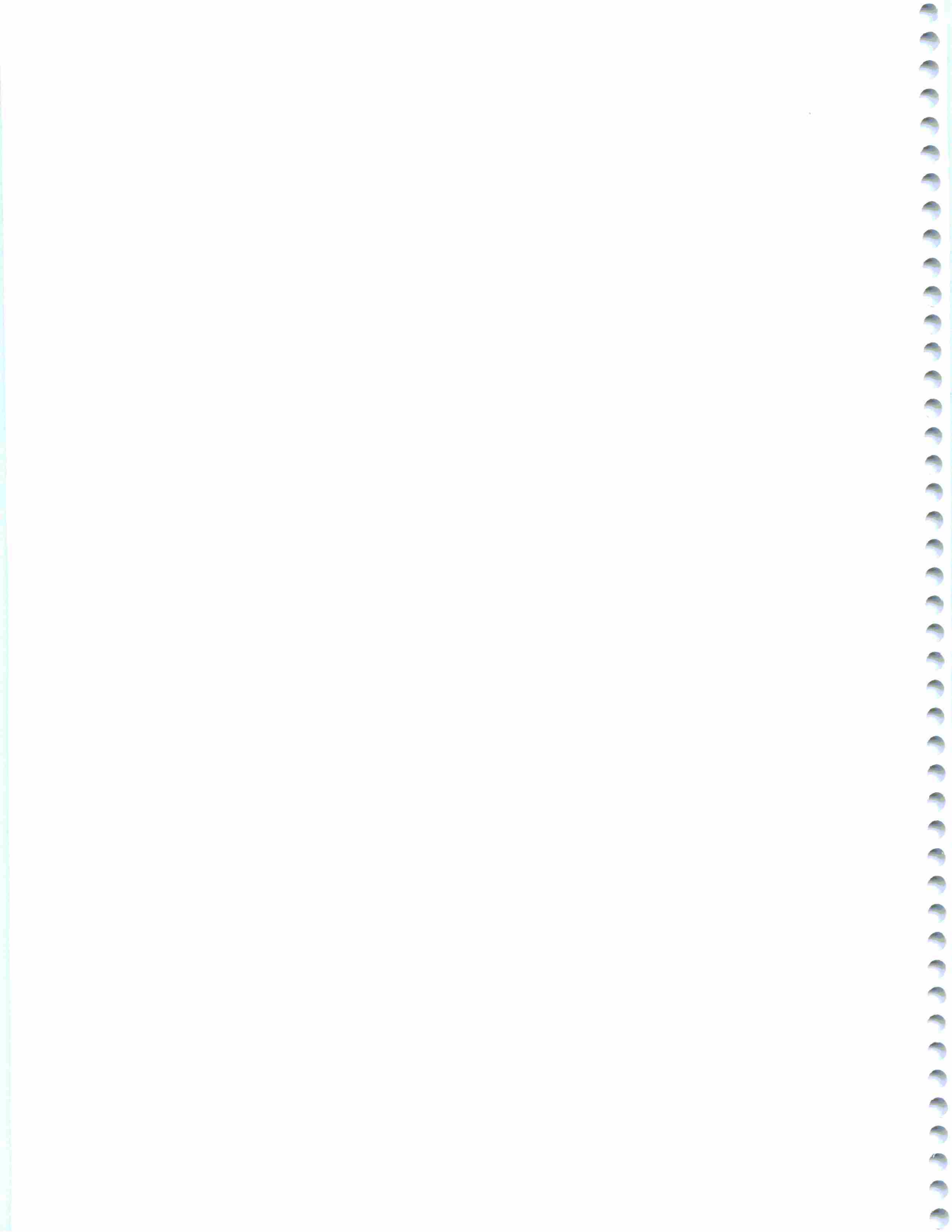
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SOUTH WALNUT STREET URBAN RENEWAL PLAN
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I. Description of Project

A. Boundaries of the Urban Renewal Area

The boundaries of the Urban Renewal Area are shown on Fig. 1 - Urban Renewal Area Boundary. It includes that portion of the City of Wilmington known as the South Walnut Street Project, and bounded generally as follows:

Beginning at the point of intersection of the northeasterly side of "A" Street with the intersection with the northeasterly side of South Walnut Street; thence northeasterly along the northeasterly side of South Walnut Street to the point of intersection thereof with the Christina River; thence following the southern bank of the Christina River in an easterly direction until its point of intersection with the southwesterly side of Heald Street; thence southwesterly along Heald Street until its point of intersection with the northwesterly side of Lobdell Street; thence along the northwesterly side of Lobdell Street until its point of intersection with the northwesterly side of Townsend Street; thence southwesterly along the northwesterly side of Townsend Street until its point of intersection with the northwesterly side of "A" Street; thence northwesterly along "A" Street to the point of intersection thereof with the extension of the southeasterly side of Church Street; thence southwesterly along the southeasterly side of Church Street to the point of intersection thereof with the northeasterly side of "C" Street; thence southeasterly along the northeasterly side of "C" Street to the point of intersection thereof with the southeasterly side of Locust Street; thence southwesterly along Locust Street to the point of intersection thereof with the southwesterly side of Garasches Lane, thence northeasterly along the southwesterly side of Garasches Land to the point of intersection thereof with the northwesterly side of the Shellpot Branch Railroad track; thence northeasterly along the northwesterly side of the Shellpot Branch Railroad track to the point of intersection thereof with the northeasterly side of Heald Street; thence southwesterly along the northeasterly side of Heald Street to the point of intersection thereof with the southeasterly side of the City Boundary; thence northwesterly along the southeasterly side of the City Boundary to the point of intersection thereof with the southwesterly side of the Christina River; thence northeasterly along the southwesterly side of the Christina River to a point, a corner for lands now or formerly of the Salvation Army; thence southeasterly along the northwesterly line of said lands now or formerly of the Salvation Army to the point of intersection thereof with the northwesterly side of South Market Street; thence northeasterly along the northwesterly side of South Market Street to the point of intersection thereof with the northeasterly side of "A" Street; thence southeasterly along the northeasterly side of "A" Street to the intersection thereof with the northwesterly right of way line of South Walnut Street at the point and place of BEGINNING.

B. Objectives

Since the South Walnut Street Urban Renewal Plan (“Plan”) was last revised in May 2003, a number of significant changes have taken place. Concern about environmental sustainability in South Wilmington has grown. A robust real estate market has developed in this area. A confluence of environmental hazards, unique natural features, existing uses, circulation network shortcomings, parcel configurations and economic issues makes systematic rethinking of urban development in South Wilmington timely. Several previous plans have addressed the wetlands as an impediment to development. The central wetlands area is now recognized as a potential open space asset with stormwater management capacity. (See Fig. 2 - Existing Hydrology.) The South Walnut Street Urban Renewal Plan addresses these factors through physical recommendations based on a vision for urban sustainability. This vision includes compatibility with adjacent areas, in particular the Southbridge community.

The objectives of the Plan include promoting environmentally, economically and socially sustainable practices in the ongoing development of South Wilmington.

2007 South Walnut Street Urban Renewal Plan Objectives

- (A) To provide substantial additional employment opportunities to South Wilmington and the City of Wilmington through the development of office, residential and commercial mixed use neighborhoods and an environmentally sustainable business park along Garashces Lane.
- (B) To provide a relocation resource for commercial and business operations required to move from predominately residential urban renewal areas because of their incompatibility with residential use.
- (C) To prevent blighting effects from the emission of sound, vibration, heat, glare, smoke, fumes, odor, dust or other discharge.
- (D) To eliminate conditions of blight and to encourage waterfront commercial and residential mixed uses with limited light manufacturing uses that are in compliance with those uses defined in the proposed Land Use Plan of the South Wilmington Comprehensive Development Plan.
- (E) To provide for the reuse of unimproved, un-maintained vacant land and its return to productive use.
- (F) To encourage new commercial development and the upgrading of existing uses within commercially zoned districts in the urban renewal project area
- (G) Encourage retail and service commercial development to support quality residential and commercial mixed use developments along the Christina River, particularly along 'A' Street, Market Street, and Walnut Street as well as in adjacent communities.
- (H) To develop a street network and public easement design that supports dense, mixed use neighborhoods by creating access, pedestrian-friendly environments, sustainable stormwater management and optimal parcel configurations.
- (I) To provide an open space network that encourages management of stormwater at a neighborhood level rather than at the parcel level, in order to provide public benefits including: reduced inputs to combined sewer systems, protection and enhancement of existing wetlands and flood protection and enhanced function and connectivity of the overall recreation and hydrologic network, including provision of a parks and trail network along the Christina riverfront, wetland areas and connecting corridors.
- (J) To encourage environmentally low impact, safe, energy and resource-efficient design and construction techniques.
- (K) The Plan is committed to achieving equitable development in South Wilmington, in order to address the issues of gentrification, displacement, and social and economic inequities.
- (L) To fully address the drainage and stormwater management issues in South Wilmington in a timely manner in order to permit South Wilmington to realize its full redevelopment potential through the implementation of the South Walnut Street Urban Renewal Plan.

C. Public Health, Safety and Welfare

The South Walnut Street Urban Renewal Plan is designed to increase public health, safety and welfare. The Plan encourages measures to reduce the impact of flooding and stream pollution through stormwater management. These management measures will be tied to a park and open space network that will provide public benefit for area residents and visitors. Additionally, redevelopment in the area will require environmental remediation and will therefore improve the natural and business environment. The development of a mixed-use neighborhood will result in a number of other public benefits for surrounding neighborhoods. These benefits may include expanded retail offerings and civic infrastructure such as schools and community centers, increased open space, an increased tax base for the City of Wilmington and more “eyes on the street” contributing to general safety in South Wilmington.

D. Conformance with Community Plans and Local Objectives

Strategies for State Policies and Spending

The Delaware State Office of Management and Budget has produced a document entitled Strategies for State Policies and Spending. This document is intended to coordinate land-use decisions with the provision of infrastructure and services in a manner that preserves natural and fiscal resources. The primary policies that guide the State Strategies document assert that:

1. State spending should promote quality, efficiency, and compact growth; and
2. State policies should foster order and resource protection, not degradation.

According to the state strategies document, the South Walnut Street Urban Renewal Plan area is classified as an “Investment Level 1” area. Investment Level 1 areas are defined as areas where state policies will encourage redevelopment and reinvestment. A number of strategies and principles have been devised for transportation, water, open space, housing and economic development in Investment Level 1 areas. These strategies maintain that state investments and policies should support and encourage a wide range of uses and densities, promote other transportation options, foster efficient use of existing public and private investments, and enhance community identity and integrity. The development of green infrastructure is given equal consideration with traditional “built” infrastructure in this document. It must be noted that planning is critical in order for green infrastructure to be effectively coordinated. The actions proposed in this Urban Renewal Plan conform to the principles of the state strategies document.

Livable Delaware

The Governor of Delaware has developed an agenda to create legislation that promotes smart growth and the development of livable communities in the First State. The guiding principles of the governor's "Livable Delaware" agenda are to:

1. Guide growth to areas that are most prepared to accept it in terms of infrastructure and thoughtful planning.
2. Preserve farmland and open space.
3. Promote infill and redevelopment.
4. Facilitate attractive, affordable housing.
5. Protect quality of life while slowing sprawl.

The recommendations contained in this Urban Renewal Plan amendment support the principles of the Livable Delaware agenda.

The Neighborhood Comprehensive Development Plan for South Wilmington

The Neighborhood Comprehensive Development Plan for South Wilmington was written in 1990 and last revised in 2005. Plan objectives are as follows: 1) to provide for the expansion of waterfront development areas to permit compatible development which protects and encourages other investments along the river and within South Wilmington; 2) to encourage and promote the potential for recreational and mixed-use development, including waterfront parks and commercial recreational uses as well as providing for indoor recreational facilities; 3) to identify land available for recreation in anticipation of any new housing development; 4) to maintain adequate open space to improve the quality of life for local residents; 5) to promote community pride and residential cohesiveness, to enlarge and stabilize residential districts, eliminating incompatible heavy commercial and manufacturing, which acts as a deterrent to the development of affordable housing; 6) to encourage neighborhood shopping, commercial and local shopping districts to support the neighborhoods; 7) to provide for the separation of non-compatible uses through buffer zones, and to reroute truck traffic away from the residential areas; 8) to encourage quality industrial and light manufacturing districts, particularly research and light industrial parks uses along South Walnut Street and Garasches Lane; and finally, 9) to address environmental problems which affect the cost of new development and the future expansion of existing businesses.

The planned creation of the central open space/wetlands area in conjunction with housing development west of the wetlands, as presented in the Urban Renewal Plan, is therefore compatible with the 1990 Comprehensive Plan. Further, the Comprehensive Plan also recommends making 'A' Street and Garasches Lane into secondary circulation routes, which would allow for upgrades including curbs and traffic control devices. This is generally compatible with the objectives and recommendations of the Urban Renewal Plan.

Hope Zone

The purpose of the Wilmington HOPE Commission, assembled by Mayor James M. Baker, is to identify, review and act on social and community issues related to crime and violence. HOPE Zones will be created to implement a comprehensive and coordinated community-based approach to: 1) improve and strengthen the quality of life for residents through interagency collaboration and human service programs, initiatives and strategies; and 2) transform the physical condition of the community through business and housing development and beautification. The Commission recently designated Southbridge in South Wilmington as the first HOPE Zone in the City, and funding will be committed to this pilot project to address the goals and objectives of the Hope Commission.

South Wilmington Special Area Management Plan and South Wilmington Neighborhood Plan

The objectives of the South Walnut Street Urban Renewal Plan are consistent with the goals of the South Wilmington Special Area Management Plan (SAMP), a multi-year planning process that seeks to coordinate efforts to revitalize South Wilmington, as well as the South Wilmington Neighborhood Plan (July 2006), which was developed as one of the components of the SAMP. Recommendations for the environment, open space and recreation in the Neighborhood plan are all commensurate with the objective to create a central open space as part of the central wetlands area, adhere to green design standards and to require construction of housing above the floodplain.

The goals of the South Wilmington Special Area Management Plan are to: 1) revitalize South Wilmington through the coordination of government, private sector, and community efforts, planning documents, and funding sources; 2) establish legal authorities that support revitalization efforts in South Wilmington; 3) sustain a thriving Southbridge community with a high rate of owner-occupied residences and convenient services; 4) revitalize South Wilmington so that wetlands, open areas, and previously contaminated lands meet all environmental standards, serve to relieve local flooding, and provide residents access to outdoor recreational opportunities; 5) develop non-residential areas based upon regional economic needs, resident desires, and environmental constraints, while providing jobs for residents and creating a solid tax base for expanded community services; 6) encourage economic development and workforce development linkages that increase resident income from employment and improve the quality of jobs created.

Goals for the Neighborhood Plan include: 1) to restore, in-fill and protect the historic core of Southbridge; 2) to create a central open space and trail network at the heart of South Wilmington using the wetlands and a network of open spaces to promote natural flood retention and water restoration; 3) to create a small "Main Street" retail node near the intersection of A Street and Heald Street; 4) to set a higher standard for development by encouraging green architecture; 5) to reconnect the community with the waterfront by promoting a Riverwalk on the south side of the Christina River and ensuring public access from the neighborhoods; and 6) to implement traffic calming measures throughout South Wilmington.

E. Types of Proposed Renewal Action

The renewal actions proposed for the urban renewal area consist of rehabilitation, conservation, clearance and redevelopment for commercial, residential and mixed uses, including light industrial.

This renewal plan includes the provision of public improvements including a new comprehensive street system, the addition and removal of streets from the current city street map, wetlands restoration, open space and park development, zoning changes, grading for flood and stormwater protection as part of a comprehensive system for stormwater management, building and design code changes, and transit improvements. These actions will be phased over time as appropriate. The land use concept is designed to achieve the objectives of the Plan by making the best use of the strengths of the area. Among the most significant of these are:

1. Proximity to the downtown core.
2. Accessibility (cars, Amtrak, SEPTA, pedestrian and bicycles).
3. Potential physical and visual access to the Christina River.
4. Potential for a major open space feature at the Central Wetlands.
5. Proximity to the Southbridge community and compatibility with the SAMP Neighborhood Plan.

The specifics of the land use are governed by zoning. Please refer to Section III - Zoning.

II. Land Use Plan

A. Existing Land Use

The predominant land use in the redevelopment area is commercial, including auto-related uses. Industrial uses are scattered, primarily along the riverfront and rail tracks. The other major land use is undeveloped land and wetlands. (See Fig. 3 - Existing Land Use.)

B. Proposed Land Use

The proposed land use concept plan is designed to achieve the objectives established to guide development in the URP area. The proposed land uses include open space, residential mixed-use, office and light industrial. (See Fig. 4 - Land Use Concept).

The land use concept provides a continuous riverfront park and trail along the entire length of the Christina River within the URP area. The other significant open space within the area is a large central open space/wetlands area along the central and eastern portions of the URP area. This central open space is intended to provide for the functions of passive recreation and wetlands. Several linear open spaces connect the riverfront open space and the central wetland/park along key locations. Those linear open spaces convey stormwater and circulation and are planted with trees and other vegetation. Approximately paralleling the riverfront open space is a band of predominantly residential development consistent with the mixed uses permitted in the W-4 zoning. Between and along Market and Walnut Streets is a zone of predominantly mixed-use development.

At the confluence of these corridors near the south end, and near their intersection with 'A' Street to the north, are proposed zones of gateway area development in which consideration should be given to revising the City Code to permit taller building heights (refer to Section III.B.2 - Proposed Zoning). Light industrial uses lie along the southeast edge of the URP area, along Garasches Lane, where the development of a light industrial or business park setting is recommended. To the north, near 'A' Street and east of Walnut Street an existing office campus area remains. Further to the east, along the northern edge of the Southbridge neighborhood between Buttonwood and Apple Streets, a predominantly mixed use area is indicated (See Fig. 4 - Land Use Concept).

C. Proposed Street Network

The renewal area is accessed from the north, the south, and the east. The one-way pair of Market Street and Walnut Street connect with the downtown to the north and I-495 to the south. 'A' Street and Garasches Lane serve the renewal area from the east.

In addition to the above, there are a number of minor streets that provide circulation wholly within the service area. The proposed street network builds upon the existing arterial system. The proposed street network provides significantly improved access to the entire renewal area, thereby enhancing its potential for successful redevelopment.

Market and Walnut Streets currently merge into Dupont Highway. Large, undevelopable parcels of land are situated in the area north of the merge. This Plan proposes that Market Street stay in its current alignment and that, in the long term, Walnut Street be re-aligned at its southern end to more closely parallel Market Street. A proposed traffic circle or other new intersection will better serve all traffic movements on Market and Walnut Streets, DuPont Highway and Garasches Lane. This road realignment will dramatically improve the development potential of all parcels along the newly re-aligned portion of Walnut Street. It is assumed that this configuration will also accommodate a proposed bridge and connecting road across the Christina River to a future ramp with I-95.

The Plan further proposes the creation of a grid of streets throughout the renewal area. These collector and neighborhood streets create block sites that can be readily re-developed. (See Fig. 5 - Proposed Street Changes and Fig. 6 - Proposed Street Network.) Proposed street network changes as described in these figures may be phased over time.

Land Uses Permitted Under Current Zoning

I. W-4 – Uses by Right

1. Single-family/multi-family excluding detached housing
2. Library, museum gallery
3. Private or public school
4. Private club or lodge
5. Office, bank or other financial institution
6. Retail store and service
7. Hotel or Motel
8. Commercial marine use
9. Commercial recreation, not including amusement game machines or arcades
10. Parking lot accessory to a commercial use
11. Printing plant using only sheet-fed presses
12. Passenger terminal, rail, bus or helicopter
13. A sign other than a billboard
14. Nonprofit charitable institution not of a correctional nature
15. Indoor theater for the performing arts
16. Restaurants/lunchrooms
17. Automobile parking for permitted uses
18. Family day care homes, group day care homes, day care centers
19. Public service uses
20. Bed and Breakfast

II . W-4 – Uses Permitted under Zoning Board of Adjustment Approval

1. Light manufacturing, provided no flammable or explosive processes are employed
2. Hospital
3. Commercial parking lot or structure
4. Public utilities
5. Wholesale storage
6. Newspaper office or printing plant, other than those using sheet-fed presses
7. Amusement game machines
8. Arcade
9. Emergency shelter for the homeless

III. M-1 – Uses by Right

1. Book or periodical publishing
2. Laboratory: Research, testing or experimental, provided no flammable or explosive processes are employed
3. Light manufacturing, processing, fabrication or repair, operated in conformance with standards or external effects
4. Wholesale sales or warehousing or storage of commodities, except explosives or highly flammable materials, other than a junk yard
5. Office, only as an accessory to another permitted use
6. Retail store or shop for performance of personal services
7. Restaurant/lunchrooms
8. Public utility and public service uses including bus, truck or railroad terminal or station, fire station, police station, electric substation, water tower, reservoir, and water or sewer treatment plant. Shall not include incinerators
9. Repair, rental and servicing of any commodity manufactured as matter of right
10. Radio, television or other antenna tower
11. A sign other than a billboard
12. Any dwelling existing on March 8, 1962
13. A dwelling or apartment for caretaker, watchman or janitor
14. Accessory uses and buildings incident to permitted uses
15. Group day care homes and day care centers as accessory to primary use
16. Bed and breakfast
17. Emergency shelter for the homeless
18. Consumer recycling collection centers

IV. M-1 – Uses Permitted under Zoning Board of Adjustment Approval

1. Adult entertainment
2. Billboards

Source: Wilmington City Code, Chapter 48
Sections 48-339 and 48-246

Land Uses Permitted Under Current Zoning

V. C-2 – Uses by Right

1. Any use permitted in R-5-C districts as a matter of right
2. Laundromat
3. Hotel
4. Motel
5. Telephone central office
6. Funeral home
7. Place of non-nuisance business
8. Commercial parking lot
9. Public garage
10. Used car lot
11. Indoor theater
12. Assembly hall
13. Commercial recreation, not including amusement game machines or arcades
14. Gasoline service station
15. Radio, television, or other antenna tower
16. A sign, other than a billboard
17. Family day care homes, group day care homes, and day care centers
18. Emergency shelters for the homeless
19. Consumer recycling centers

VI. C-2 Uses Permitted under Zoning Board of Adjustment Approval

1. Public utility substation or regulator station
2. Mini-warehouse
3. Amusement games machines up to 4 in number
4. Arcades

Source: Wilmington City Code, Chapter 48

III. Zoning

A. Current Zoning, Land Use Provisions and Building Requirements

1) Permitted Land Uses, Regulations and Controls

Permitted land uses in the South Walnut Street Urban Renewal Plan area are determined by zoning. Currently, the plan area is regulated by zoning classifications W-4 (Waterfront Residential/Commercial Mixed-Use), M-1 (Light Manufacturing), and C-2 (Secondary Business Commercial Centers), as shown on Fig. 7 - Existing Zoning.

All codes, ordinances, regulations and laws of the City of Wilmington shall be applicable to the renewal of the South Walnut Street Urban Renewal Project, except in instances where the Current Zoning, Land Use Provisions and Building Requirements of this Urban Renewal Plan are more restrictive, in which case they shall govern. The following regulations and controls shall govern the land uses permitted in the Urban Renewal Plan:

a. Waterfront Residential and Commercial Mixed Uses

The purpose of the W-4 zone is to provide areas adjacent to the central business district and residential neighborhoods where medium to high density residential, retail and office development can take place. Primary uses allowed in W-4 districts include residential, ranging from apartments and condominiums to single family attached units, and retail, offices and other commercial uses. Permitted civic uses include libraries, daycare centers, museums and recreation facilities.

- The use regulations, including standards for review, landscaping and screening, and controls for height, building setback lines, floor area and building coverage ratios, are provided in City Code Sections 48-351 through 48-357.
- Regulations for procedures are provided in Sections 48-371 through 48-373.
- Off street parking and off street loading and unloading space is provided in Section 48-441 through 48-447.
- Use regulations related to protective controls, standards of external effects, and prohibited uses, are provided in Sections 48-331 through 48-335.

b. Light Manufacturing Uses

The purpose of the M-1 zone is to allow for areas where scientific research, light manufacturing or fabrication, and wholesale storage or warehousing activities can take place. These uses are restricted to low density developments on large sites with suitable landscaping, which can be operated in a clean, quiet manner.

- The regulations and controls for building height, floor area ratios, building setback lines, yard requirements and courts, are provided in City Code Sections 48-261 through 48-266.

- Regulations for off-street parking and unloading space are provided in Sections 48-441 through 48-447.
- Regulations for standards of external effects, which address sound; emissions of smoke, odorous gases, matter or steam; noxious toxic or corrosive fumes or gases; cinders, dust or fly ash; direct or reflected glare or heat; and ground vibrations, are provided in Section 48-246(c).

c. Commercial Uses

The C-2 district is designed to provide both shopping and business needs for large segments of the city outside of the central business area. It is generally located on main highways and includes secondary business centers. Permitted C-2 uses include places of business for non-nuisance uses, hotels and motels, hospitals, used car lots, commercial recreation, commercial parking lots and garages, gas stations and theaters.

- Regulations governing building height, floor area ratios, building setback lines, yard requirements, courts and ground floor level transparent windows are provided in City Code Sections 48-211 through 48-217.
- Off street parking and off street loading and unloading space is provided in Section 48-441 through 48-447.

d. Other Permitted Uses and Exceptions

- Other appropriate uses as shown on Figure 4 - Land Use Concept and permitted in accordance with the Revised Zoning Ordinances of the City of Wilmington, codified as Chapter 48 of the Wilmington City Code, and subject to amendment or revision from time to time.
- Other exceptions as reviewed and approved by the Zoning Board of Adjustment per Section 48-70 (Variances), which are determined to be compatible with current development trends regardless of use or density of development but dependent upon adherence to the waterfront review standards.

e. Other Land Use Regulations and Controls

All uses, other than W-4 (Waterfront Residential and Commercial Mixed Use), M-1 (Light Manufacturing), and C-2 (Secondary Business Commercial Centers), as listed above, shall be regulated in accordance with:

- i) the Revised Zoning Ordinance of the City of Wilmington codified as Chapter 48 of the Wilmington City Code, and subject to the regulations and controls specified therein for the applicable zoning district, as those regulations and controls and district may be amended or revised from time to time;

ii) the Building Code, Chapter 23 of the Wilmington City Code, shall set the standards for construction of all structures;

iii) the Housing Code, Chapter 34 of the Wilmington City Code, shall be an additional standard for all structures used for residential purposes; and

iv) the Standards for the Review of Development in the Waterfront Zoning Districts (adopted October 15, 1981 and revised April 17, 1986), shall provide the overall goals and objectives for waterfront development.

2) Plan Review

a. Provisions Applicable to City-Owned Land

All plans for development of land owned by the City of Wilmington within the project area shall be submitted to the Wilmington Department of Planning and Development for review and approval prior to the execution of any contract for disposition of such land by the City of Wilmington. A statement of approval of a site plan by the Department of Planning and Development shall be conclusive evidence that the approved plan satisfies the requirements of this Urban Renewal Plan.

b. Provisions Applicable to All Other Land

All plans for new construction, exterior rehabilitation, demolition, or change in use of any building on any property in the South Walnut Street Urban Renewal Area shall be submitted to the Department of Licenses and Inspections, for referral to and review by the Department of Planning and Development. Upon a finding by the Department of Planning and Development that the proposed plans are consistent with the objectives stated in Section I.B and the design guidelines found in Section III.C of this plan, the Commissioner of Licenses and Inspection shall authorize the processing of the proposed plans for issuance of the necessary permit(s). If the Department of Planning and Development finds that the proposed plans are inconsistent with the Plan, the Commissioner of Licenses and Inspection shall deny the issuance of a permit, and the Department of Planning and Development shall, within 90 days of such denial, recommend the acquisition for and on behalf of the City of whatever interest in the property is necessary to assure compliance with the provisions of this Plan. If the City does not authorize the acquisition within six months from the date the permit was denied, the Commissioner, without delay, shall issue the necessary permit(s). The provisions of this section are in addition to, and not in lieu of, all other applicable laws and ordinances.

3) Signs

All signage, including identifying signs, directory boards, and temporary signs, shall conform to the sign standards as provided in Chapter 41 of the City Code, as follows:

- a. Administration and Enforcement, Sections 41-1 through 41-13.
- b. Permits, Sections 41-61 through 41-66.
- c. Provisions applicable to particular types of signs, Sections 41-86 through 41-92.
- d. Billboards or other outdoor advertising structures shall not be permitted.

4) Plan Provisions

a. Duration of Plan Provisions

The provisions of this Urban Renewal Plan Section III.A. specifying permitted land uses and the requirements and restrictions with respect thereto shall be in full force and effect for a period of forty (40) years following the date of approval of this Urban Renewal Plan by the City Council of the City of Wilmington.

b. Effective Date

The provisions and requirements established under Section III.A shall be effective the day following the date of approval of this Urban Renewal Plan by the City Council of the City of Wilmington.

5) Applicability of Provisions and Requirements to Properties Not to be Acquired

All land use and building requirements listed in Section III.A. shall apply to existing structures on “not to be acquired” property, except for lot coverage, building setback, building height, yard requirements and off street parking and loading requirements, which cannot possibly be provided without major physical alteration of the existing structures.

B. Proposed Zoning

1) Amendments to the Building Zone Map

This Urban Renewal Plan proposes changing the zoning classification of certain properties from M-1 to W-4. This would accommodate the large open space/stormwater management area being proposed for the central area. In addition, open space and parks are shown in Fig. 4 - Land Use Concept. All of these uses would be permitted as a matter of right in W-4.

The existing area of M-1 currently permitted within the URP area is reduced to those parcels directly abutting Garasches Lane, east of Walnut Street and west of Heald Street, but not extending beyond the URP area. Business and light industrial park development is encouraged in this area. (See Fig. 7 - Existing Zoning and Fig. 8 - Proposed Zoning.)

2) Amendments to the Zoning Code Text

Code amendments should be considered in order to permit increased building heights as a matter of right along certain gateways within the Urban Renewal Plan area, such as in the areas directly served by Market or Walnut Streets near the 'A' Street intersection and near the proposed intersection of Walnut and Market Streets and Garasches Lane.

C. Criteria for the Review of Redevelopment Proposals

This Plan promotes the redevelopment of urban renewal sites using a combination of methods which address the specific environmental conditions of South Wilmington, including certification through the LEED Green Building Rating System and the adherence to the Plan's Design Guidelines. Both of these development processes can address the serious environmental issues in South Wilmington involving drainage, flooding and environmental contamination.

1) LEED Certification

Currently, the most widely adopted "green" rating system in the country is the LEED Green Building Rating System®, as developed by the United States Green Building Council (USGBC). LEED evaluates environmental performance from a whole building perspective over a building's life cycle, providing a definitive standard for what constitutes a "green building." It is based on accepted energy and environmental principles and strikes a balance between known established practices and emerging concepts.

LEED is a performance-oriented system in which scoring points are earned for satisfying performance criteria in the categories of sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality. Different levels of green building certification are awarded by the USGBC based on the total points earned under their criteria. Therefore, as a means of evaluating and measuring achievements in sustainable design, this Redevelopment Plan encourages design, construction, and operation of development sites that meet the criteria for a LEED certified rating. For more detailed information about the requirements, resources, and standards for LEED certified projects, and for additional guidance in implementing the Plan's design guidelines, visit the US Green Building Council website at www.usgbc.org.

2) Design Guidelines

Another means for developing sustainable sites is the implementation of design guidelines which refine the provisions of the basic zoning (W-4, M-1 and C-2) in order to respond to the specific conditions and opportunities within the area. The design guidelines below address streets, streetscapes, trails, parks, buildings and parking.

Because of the diversity of projects that will be taking place within this area, each redevelopment proposal will be reviewed in context with the unique site conditions for the particular site, to determine the applicability of the design guidelines to that proposal.

a. Design Guidelines

Streets

The design guidelines for streets are documented in Fig. 9 & 10 - Sections 1 & 2. Each of these figures contain sections that describe sample rights-of-way of the various types of streets being proposed, Standard or Local Streets, Green Local Streets, and Easements or Mews. The uses include sidewalks with street furnishings, street tree plantings, parking lanes, travel lanes (vehicular and bicycle), adequate signage for all travel modes including bicycle, landscape and stormwater management features. Market, Walnut and 'A' Streets each have specific sections because of their importance.

Standard Local Street: Standard Local Streets are common throughout the Urban Renewal Area, providing access to otherwise inaccessible parcels.

Green Local Streets: Green Local Streets are similar to standard local streets with the exception that they contain a central planted median designed to collect and manage stormwater. All of these measures must be calibrated to site-specific facts of groundwater and soil conditions.

Easements or Mews: Easements or Mews are designed with stormwater management features and provide access to block interiors for residents, visitors, and service.

Streetscape

The USGBC Green Building Rating System provides a sound basis for examining the ways in which streetscapes may achieve a high sustainability grade, with new construction that addresses sustainable sites; water efficiency; energy and atmosphere; materials and resources; environmental quality; and innovation and design. Based on these categories and the LEED criteria therein, the following guidelines have been developed to be used for streetscape design.

Sustainable Sites

- The streetscape should afford safe, convenient and universal mobility for pedestrians and cyclists and also provide connectivity to public transit facilities.
- Bike racks and parking areas should be provided as needed, in convenient locations to encourage cycling.
- Where possible, the new streetscape should help protect and improve adjacent open areas, especially as it concerns drainage, soil and vegetation.

- The design of the rights-of-way should be integrated with that of adjacent new development, for the purpose of providing connectivity for transit, vehicles, pedestrians. Such integration may lead to smaller site development footprints, especially as related to storm water retention and filtration requirements. This may mean maximizing the streetscape water retention and filtration capability.
- Paving materials should be as porous as possible, to include on-street parking bays.
- Rain gardens, bio-swales and vegetated tree wells should be used to the extent possible to maximize the ability of the streetscape to retain and filter storm run-off.
- Street trees should be irrigated long-term with street-generated run-off, where feasible.
- Streetscape design should help divert rain water to off-street retention areas, integrated with recreation, play, gathering and wildlife needs, should be considered as a means to retain and filter excess storm-runoff.
- Paving systems should have a high reflectance value to mitigate the heat island effect, in balance with the need to control glare.
- Open grid-paving should be considered on low-use driveways and emergency access ways, provided that there is a maintenance agreement to ensure that such paving is kept free of weeds and debris.
- Paved areas should be shaded to the extent possible. Accordingly, street tree species should be selected and located for the optimum provision of shade over hard-surface areas, roadways included.
- Structural soils should be used on sidewalk areas to optimize street tree growing conditions.

Water Efficient Landscapes

- Use gray water for irrigation to the extent possible.
- Specify drought tolerant plants in landscape designs to the extent possible.
- Emphasize the use of natural meadow grasses and perennials in non-pedestrian use areas, which also reduces energy used for mowing.

Energy Efficiency

- Use energy efficient lighting, including photo-voltaic powered fixtures and long-lasting LED lights that reduce overall wattage and maintenance.
- Consider separate vehicular and pedestrian lighting systems.
- Give preference to products with low embodied energy.
- Use vegetation along the right of way to help temper heat gain/loss on adjacent buildings through screening, shading and wind funneling.

Energy and Atmosphere

- Purchase electrical energy from renewable production sources to power street and pedestrian lighting when feasible.

Materials and Resources

- Consider clearly marked and conveniently located recycling containers for glass, papers and metals.
- Specify products that help reduce the demand for virgin materials.
- Specify materials and installation techniques that minimize life-cycle costs and maintenance.
- Specify products that 1) have a high content of recycled materials and/or 2) can be recycled through standard industrial processes.
- Specify materials and products that are extracted and manufactured within a 500-mile radius to the extent possible.

Environmental Quality

- Enact and post non-smoking regulations in designated pedestrian gathering and waiting areas such as bus stops and building entrances (typically a 15-foot clear zone of doorways and seating areas should apply).
- Use landscape elements to help mitigate wind drafts and eddies from by adjacent buildings.
- Avoid the placement of gathering and waiting areas in close proximity to heat vents, trash collection areas or other facilities that produce noxious fumes and odors.

Utility Lines

- All electrical and telephone distribution lines and conduits within the project area shall be located underground, where possible.

Trails

The Urban Renewal Plan proposes a series of trails along the riverfront and in the central open space area which will provide linkages to multiple recreational opportunities for the Southbridge residents.

Waterfront Trails

The riverfront trail system on the southern side of the Christina River is intended to compliment the existing trail on the opposite side of the river, and to provide a public amenity which supports the redevelopment efforts within the Plan area. The waterfront trail should be created via a voluntary grant of easement by the property owners to the City or the Riverfront Development Corporation (RDC). Two possible configurations of the riverfront trail are presented in Fig. 10 - Sections - 2. The preferred configuration preserves a soft, planted edge; the other shows a bulkhead, which may be used as necessary. Both sections show multipurpose trails with separated paths for bicycles and pedestrians wherever possible. A minimum depth of 75 feet is recommended.

Central Open Space Trails

The central open space trails are intended to provide recreation and access opportunities in South Wilmington. Additional trail types may be incorporated into the area as it is developed, to help facilitate connectivity to other sites. These trails should be planned and designed in coordination with the comprehensive stormwater management strategy that is being integrated into this central open space facility.

Sustainable Trails

Sustainable trails provide for location efficiency, environmental preservation, compact and connected neighborhoods, and resource efficiency when the following measures are introduced into the trail design.

- Provide trails which access public gathering space in order to promote sense of community.
- Trails should interconnect to neighborhoods as well as to places of commerce, places of civic importance, and to public open spaces, providing recreational opportunities.
- Protect imperiled species and ecological communities by locating trails away from critical habitat.
- Use existing rights-of-way such as roads or abandoned trail beds when locating trails in sensitive areas.
- To reduce stormwater pollution and prevent flooding, trails should be designed to maintain or reduce existing stormwater runoff rates through their location and the use of pervious surfaces where possible, such as crushed gravel, dirt, open grid-paving and other similar materials.
- Promote the reuse of materials and resources by using salvaged, refurbished, or reused materials in new infrastructure such as sidewalks, roads, grading sub base, paving, curbs and sewers.
- Wherever possible, use recycled building materials. Likewise, divert construction, demolition and land clearing debris from landfill disposal, and redirect resources for recycling and reuse.
- Wherever possible, use materials that are manufactured, extracted, harvested or recovered within the region.

Parks

Parks are a critical amenity which support the creation, desirability and sustainability of residential areas. Particularly important to the South Walnut Street Urban Renewal Area are stormwater management and habitat protection. There are two types of proposed parks in the URP area: smaller neighborhood parks and the large central park facility serving both an open space and stormwater management function. Please refer to Section II.B - Proposed Land Use and Fig. 11 - Proposed Open Space and Stormwater Management System for descriptions of the parks, open space and stormwater management strategies for the area.

- Local parks should provide access to public gathering spaces in order to promote sense of community. Locate and/or design parks, village greens, town squares, and other public open spaces to serve both residential and commercial areas.
- Protect imperiled species and ecological communities by designing parks to shelter critical habitat.
- Parks should be created to act as buffers and to preserve existing wetlands and water bodies. Such parks may only include minor pathways, habitat management activities, educational structures, and small clearings for picnic tables, benches and non-motorized recreational watercraft.
- Conserve native wildlife habitat, wetlands and water bodies where such features serve the function of 1) water quality maintenance, 2) wildlife habitat protection, and 3) hydrologic function maintenance, including flood protection. Provide appropriate buffers from adjacent development throughout the site.
- Begin to restore native habitat or wetlands where applicable using native plants and materials.
- Use park design to slow and treat stormwater flows.
- Provide direct and safe connections through parks for pedestrians and cyclists to local destinations and neighborhood centers to promote public health through increased physical activity.
- Promote the reuse of materials and resources by using salvaged, refurbished, or reused materials in new infrastructure such as sidewalks, roads, grading sub base, paving, curbs and sewers.
- In parks and open spaces, design and construct systems to capture and reuse greywater and stormwater where possible.
- Reduce the amount of potable water consumed for irrigation purposes through native plant selection.
- Wherever possible, use recycled building materials. Likewise, divert construction, demolition and land clearing debris from landfill disposal, and redirect resources for recycling and reuse.
- Wherever possible, use materials that are manufactured, extracted, harvested or recovered within the region.

Building Guidelines

The purpose of these design guidelines is to encourage redevelopment that creates the best possible mixed-use environment for South Wilmington, consistent with the URP objectives.

Buildings and the Pedestrian Realm

Streets are the primary open space network within any community and also serve as important places of commercial and civic exchange. In order for a street to be successful, it must be recognizable as a human-scaled, comfortable place to be, so as to be inviting to pedestrians.

Even when most visitors arrive by car, every journey features some portion that takes place on foot. A walkable street is created through the design of the public realm, including the sidewalks and travelway. It also requires good spatial proportion defined by the buildings facing it. Buildings along a street serve as the walls to the 'outdoor room,' providing enclosure, definition, and visual interest to both pedestrians and motorists. When buildings are set back from the street, behind parking lots for example, the street ceases to be a defined space, which is one reason why many commercial streets with this character are not comfortable for or used by pedestrians.

The following guidelines are intended to create a street that excels at providing comfortable and convenient pedestrian access to local businesses and other uses, including residential, and a common civic realm for citizens and visitors.

- It is preferable to arrange buildings along the sidewalk at the property line (see Fig. 9 & 10 - Sections - 1 & 2).
- A larger setback from the curb would be permitted if it is determined by the Planning Department to meet the objectives of the Plan, such as creating a distinct civic space or providing for an outdoor café.

Scale and Massing

The intent of these guidelines is to protect the pedestrian, human scale of the South Walnut Street Urban Renewal Plan Area by creating buildings which establish the street as an outdoor "room" of enclosed space, but do not overwhelm the pedestrian or motorist in scale.

- Building facades should be designed with three distinct vertical components, including a "base," a "middle," and a "top."
- Different uses on different floors, such as residential over retail, shall be expressed in the architecture of the building. Setbacks and balconies are encouraged because they can decrease the apparent size and scale of a building and provide vitality to the street.
- For new buildings three stories or higher, a uniform cornice line shall be established at the top of the third floor or approximately 35 feet above the street, to relate to the pedestrian scale. New buildings shall use architectural features to establish this cornice line.
- Reduce the apparent size of larger buildings and to set up a rhythm in the façade that expresses the smaller, traditional scale of commercial buildings or which provides visual interest in residential buildings. Architectural variety in building material, massing, and fenestration is encouraged. This is necessary in order to maintain the pedestrian scale because larger building modules make blocks feel much longer and thus decrease walkability.

Entrances and Fenestration

These guidelines are intended to result in safe and attractive streets that are comfortable for walking and shopping.

- Facades shall provide visual access to major streets, through the use of windows and doors facing the street which create the impression of “eyes on the street.” This is desirable in order to provide good security through passive surveillance as well as to provide a lively atmosphere for walking. Blanked-out storefront windows or windows which look into unused dead space do not meet this requirement; however attractive merchandising displays can meet the requirement.
- Not less than 50 percent of the building frontage facing any public street on the ground floor level shall consist of transparent windows, for each facade between the heights of two and ten feet above the walkway grade.
- Locate primary building entrances on main streets to provide convenient access and enliven the street.
- Articulate the building entrance in the façade to make it easily identifiable by pedestrians and motorists and to provide architectural interest. Examples of special features of entrances include awnings, architectural treatments, and setbacks from the sidewalk.
- Consider providing shelter at the building entrance in order to provide a place to transition from indoors to outdoors during inclement weather.
- Individual upper floor window units directly facing onto public streets are preferred to continuous “ribbon” of glazing running horizontally.
- Above the first level, windows shall generally be oriented vertically.
- Windows shall be recessed or project as bays from the main wall of the façade so as to create texture and shadows on the façade for visual interest as well as the perception that individual people or activities are behind individual windows.
- Consider designing brises soleil, trellises, shallow balconies, or other shading devices for windows with a southern exposure.

Services, Loading Areas, and Mechanical Equipment

Services are an essential component of any building site, but they can be a nuisance to neighbors and are often visually unattractive. These guidelines require that building services be properly located on the site and screened from view.

- Trash, service, and loading areas shall be located within the interior of the building site where possible, and screened from view from any public street, open areas including the waterfront, residential development, and pedestrian corridors.

- Rooftop mechanical units, vents, and flues shall be screened using parapets, pitched roof forms, penthouses or other techniques, where possible. These features should be located, to the extent practicable, centrally on the building roof with screening materials constructed of the same or similar material as the building.
- All trash, service, loading, and mechanical unit areas shall be maintained to minimize noise and odor.

Parking

The provision of parking is necessary for the urban renewal area, although the placement and quantity of parking can impact the sustainability and walkability of South Wilmington. The following guidelines describe the location and design of parking facilities and encourage use of shared parking facilities.

- Parking lot landscaping requirements contained within the City Code, Sections 48-511 through 48-532 shall apply in the design of parking lots and garages.
- Shared parking is parking which is available to more than one building or land use. In general, different types of land uses create different demands for parking throughout the day. For example, restaurants may require more parking in evenings while office buildings need parking during the day. To prevent the wasteful duplication of parking facilities, shared parking is encouraged.
- In general, the preferred location of parking is below or behind buildings, although it should not be visible from the waterfront. By placing parking below buildings, it is possible to raise the first habitable floor of residential buildings above the flood plain.
- Parking lots should be accessed from clear pedestrian access routes. Pass through walkways which connect parking located behind buildings to the sidewalk, should be provided to rear parking lots and to pedestrian walks leading to surrounding residential districts. Clear signs and markings for orientation and a high degree of passive surveillance, overlooking windows, and adequate lighting for security should be incorporated into the design.
- Subdivide surface parking lots into smaller areas through the use of landscaping and other visual elements. Landscaping shall be hardy and able to withstand soot and gas fumes.
- Landscaping shall be designed to remove contaminants from and encourage infiltration of stormwater runoff according to stormwater Best Management Practices (BMPs), for example, curbs surrounding landscaped areas should be perforated and graded to drain water into the planted areas for filtration.
- Pervious paving materials are encouraged for parking lots.

Parking Garage Design

Providing structured parking is encouraged when it creates open space, and allows other development. However, parking garages can have negative impacts on the streets and property they face. These guidelines mitigate some of the impacts of parking structures.

- Active ground floor uses such as retail that face the street should be incorporated into parking structures.
- “Wrapping” parking structures in office or residential uses to screen parking decks from the street and nearby residential areas is encouraged.
- Parking structures shall display similar architectural quality, scale, and massing to surrounding structures on all façades.
- Parking structures shall not express sloping decks in the façades of the structure. Architectural elements in the façade shall be expressed as horizontal, level lines similar to other building uses.
- Underground parking is encouraged where feasible.
- Garage structures should be designed with incorporation of significant “green” and planting elements in order to enhance local use of stormwater, microclimate control and visual impact.

Stormwater Management

South Wilmington lies largely within the 100-year floodplain and is served by a combined sewer system which collects both stormwater runoff and wastewater. The combined sewer system is constricted and during large storms cannot handle the volumes of water, causing localized flooding in portions of South Wilmington. As sites in South Wilmington are further developed, surface permeability will be reduced, leading to higher volumes of stormwater runoff that must be managed. An emphasis will be placed on the incorporation of stormwater management techniques that reduce the volume of stormwater runoff generated on-site, meet or exceed water quality standards, and reduce potential to exacerbate flooding off-site.

- A stormwater management plan that decreases the rate and quantity of stormwater runoff from pre-redevelopment levels shall be implemented. To support the plan, consider installing pervious paving and green roofs. Also consider harvesting stormwater for use in irrigation and for flushing toilets.
- Stormwater runoff can be treated before it enters the natural drainage system. Apply stormwater Best Management Practices as outlined in Chapter 4, Part 2 (Urban Runoff), of the EPA’s Guidance Specifying Management Measures for Sources of Nonpoint Pollution in Coastal Waters, January 1993 (Document No. EPA-840-B-92-002), available online at www.epa.gov/owow/nps/MMGI).
- The use of vegetated swales, biofilters, bioretention systems, and rain gardens are encouraged to assist in treating runoff and to provide visually attractive landscapes.

Reducing the Urban Heat Island Effect

The ambient air in urban environments is usually significantly warmer (sometimes more than 10°F warmer) than the air in less developed areas nearby — an effect known as the urban heat island. Dark, non-reflective surfaces absorb heat from the sun and then radiate it back to the surrounding area. Such hotter temperatures lead to an increased need for air conditioning, which costs money and consumes significant amounts of energy. The following guidelines help to mitigate the formation of an urban heat island, thus reducing operating cost for owners and tenants. At a minimum one of the following guidelines must be implemented.

- Provide shade (within five years) for 30% of the site's non-roof impervious surfaces.
- Use light-colored/high albedo materials (reflectance of at least 0.3) for at least 30% of the site's non-roof impervious surfaces.
- Place a minimum of 50% of the site's parking spaces underground or covered by structured parking.
- Use a paving system that is more than 50% pervious for at least 50% of the parking lot area.
- Use ENERGY STAR compliant (highly reflective) and high emissivity roofing material (at least 0.9 when tested in accordance with ASTM 408) for at least 75% of the roof surface. In addition to the operational benefits to the building, this application helps to extend the life span of the roof.
- Use a "green" vegetative roof for at least 50% of the roof area. In addition to its ability to reduce stormwater flows and provide insulation, this application helps to extend the life span of the roof.

Light Pollution

While outdoor lighting is necessary for safety and security, these results can be achieved without letting the lighting be a nuisance. When lighting spills over the boundary where the illumination is intended it can cause glare, light trespass and light pollution. Light pollution is light that is directed into or reflected into the sky where it reflects off dust, debris, and water vapor, causing an effect known as "sky glow." Light pollution limits the visibility of the night sky and compromises nocturnal environments and astronomical research. To improve the quality of lighting and reduce light pollution and light trespass, projects shall meet the following requirements.

- Do not exceed the light levels and meet the uniformity ratios that are recommended by the Illuminating Engineering Society of North America (IESNA) Recommended Practice Manual: Lighting for Exterior Environments (RP-33-99).
- Provide shielding for external luminaires with more than 1000 initial lamp lumens to limit the amount of light that is emitted or reflected at or above the horizontal plane (90°), and emit no direct uplight.
- Use IESNA designation "full cutoff" external luminaires for lamps with more

than 3500 initial lamp lumens so zero light is emitted or reflected at or above the horizontal plane (90°).

- Interior lighting should not be directed to fall outdoors.
- Exterior lighting should be directed and shielded so no measurable light crosses the property boundary.
- When signs are lit, they should be lit from above, rather than below, to direct spillover light to the ground.

Energy Efficiency

The following guidelines are intended to reduce the demand for energy brought on by redevelopment.

- Building design is encouraged to exceed by 15% the state energy code or the most recent edition of ASHRAE/IESNA Standard 90.1 (without amendments), whichever is more stringent.
- Building owners are encouraged to provide a portion of the total energy used by a building with on-site renewable sources, such as photovoltaic systems.

Water Efficiency

Water conservation and effective water reuse are key components for redeveloping South Wilmington, and are highly encouraged. The area's water supply originates from surface water; it is also served by a combined sewer system, which collects both stormwater runoff and wastewater. This system is constricted and during large storms cannot handle the water volume, causing localized flooding.

- Install greywater and/or roof runoff collection systems where feasible and utilize where potable water is not required.
- Install ultra-low flow bathroom fixtures and consider using roof runoff or greywater for flushing toilets.

Materials

Building materials must be created and transported. Those processes consume natural resources and energy, and pollute the air and water. The environmental impact of the building materials used shall be limited as much as possible. The following materials guidelines ensure quality environments that help decrease the environmental impact of the materials needed for buildings.

- Façades of buildings facing public streets shall be constructed of or faced with high quality, natural brick, stone, cast stone or wood. Variety in building material is encouraged. Strict compliance with these requirements will not be required where, in the discretion of the Planning Department, other façade materials are appropriate.

- Façade materials prohibited under current code shall not be permitted.
- Divert as much construction waste away from disposal in landfills as possible. There are many markets for recycling construction materials including metal, wood, concrete, brick, drywall, and cardboard.
- Incorporate building materials that contain a high percentage of recycled content.
- Incorporate building materials that have been manufactured and, where possible extracted, regionally. Using regional products not only reduces the amount of energy required for transportation, but it also supports the local economy.
- Incorporate bio-based building materials where possible. This includes materials incorporating certified wood, bamboo, wool, cotton, cork, natural linoleum, agricultural fiber boards, etc.
- Limit the amount of indoor air contaminants that are introduced through building materials where possible. Materials, including adhesives, sealants, paints, and carpets, with lower volatile organic compound (VOC) values are preferred over standard versions. Materials made of wood and agricultural fiber should not contain no added urea-formaldehyde.

Accessibility

All redevelopment projects shall comply with federal, state and local requirements regarding handicap accessibility.

IV. Project Proposals

A. Land Acquisition

1) Purpose

Properties identified to be acquired through the urban renewal process are proposed for a) acquisition for clearance and redevelopment; b) provision of supporting facilities and public improvements; and c) rehabilitation.

2) Financing Plan

Acquisition of land will be financed on an incremental basis with funds from a combination of the sources listed below. Due to the incremental phasing of project activities, total project costs and the specific method of funding will depend on the timing of future authorizations for land acquisition.

Funding Sources:

- a. City of Wilmington Annual Capital Budget and Six-Year Capital Improvements Program (General Obligation Bonds)
- b. Public Works Water/Sewer Fund (Wilmington Capital Improvements Program)
- c. Riverfront Development Corporation - State Capital Improvements Program
- d. Tax Increment Financing District(s) or Special Development District(s)
- e. Proceeds from a Request for Proposal process ("RFP")

3) Land Acquisition Supplements

- a. Land Acquisition Supplements #1 and #2 indicate real properties that have been or are planned to be acquired as of the May 20, 2003 Plan update.
- b. Land Acquisition Supplement #3 indicates real properties that have been included in the July 17, 2007 Plan update.

These Land Acquisition Supplements are located in Section VII.

4) Special Conditions for Acquisition

- a. Properties within the urban renewal areas designated for acquisition will not be acquired, provided the owners within the timetable set forth in Section 4(b) below, diligently undertake rehabilitation in conformance with the Urban Renewal Plan and such State and Local laws as may be applicable. Properties not designated for acquisition shall be subject to the specific provisions, requirements and controls of this plan as set forth in Section III.A and Section III.C.
- b. If the owners of properties designated for acquisition and/or rehabilitation are unable or unwilling to comply or conform to the standards set forth in the Urban Renewal Plan within six (6) months from the date of written notice of the required improvements by the City of Wilmington, the City of Wilmington upon a determination by resolution, after due consideration that the property owner has failed to achieve substantial conformity with the rehabilitation standards, may acquire such property pursuant to the Eminent Domain Law of Delaware as if the property had originally been planned for acquisition, after ninety (90) days written notice to the owners. The City of Wilmington reserves the right to acquire any such noncomplying property for a period of five (5) years from the date of written notice by the City of Wilmington. Upon acquisition of such parcel, the City of Wilmington may at its option, clear such parcel for redevelopment, or rehabilitate the building(s) in order to conform with the rehabilitation standards and then sell such property, or dispose of such parcel without demolition of any improvements thereon, but expressly subject to the pertinent and appropriate provisions, regulations, controls and restrictions of the Urban Renewal Plan.

5) Special Conditions for Exemption from Acquisition

Where an owner of property designated for acquisition within the urban renewal areas can satisfactorily demonstrate that such property can be developed in accordance with the objectives and provisions of this Urban Renewal Plan, such property shall not be acquired provided that:

- a. Within thirty (30) days of the written offer to acquire the property by the City of Wilmington, the owner shall file a written request with the City for exemption from acquisition, together with a plan for development and evidence of ability to carry out the development without interference or delay to the overall development of the project area.
- b. The Wilmington Department of Planning and Development shall within sixty (60) days of the date of the written request by the owner, find that the plan for development of such property is in accordance with the provisions of this Urban Renewal Plan without interference or delay to the overall development of the project area, and approve the plan for development.
- c. If the owner fails to comply with the plan for development, or by delays of more than 30 days in executing the plan, causes delays to other project development, the City may proceed with acquisition of the property as if no exemption from acquisition had been requested or approved.

B. Redeveloper's Obligations

1) Compliance

Every redeveloper shall comply with the provisions of this Plan and all applicable laws, rules, regulations and requirements, of the City of Wilmington and the State of Delaware, as the same may be amended from time to time.

2) Land Use

Each redeveloper shall devote the land and improvements to the uses specified in the Urban Renewal Plan, and to no other.

3) Schedule

Each redeveloper shall begin and complete the development of the land and improvements for the uses specified within a reasonable time, as determined in the disposition documents.

4) Selection of Redevelopers

Priority in the advertisement and selection of redevelopers shall be given to:

- a. Redevelopers with experience in developing market rate housing and mixed use developments.
- b. Owners or occupants of commercial or industrial property in this or other urban renewal area(s) who are being displaced as a result of renewal activity.
- c. Redevelopers who have formulated a positive program of cooperation with governmental and private agencies to provide employment opportunities and career progression for the unemployed and underemployed, particularly in South Wilmington.

5) Residential Displacement

Each redeveloper of project land who intends to lease residential space shall give priority consideration to present owners or tenants in this or other urban renewal areas that are being displaced from their residences as a result of renewal activity.

6) Waterfront Redevelopment

Redevelopers shall work together with the Riverfront Development Corporation when projects are proposed in the waterfront area along the Christina River. To that end, plans shall be consistent with the redevelopment goals and objectives of the RDC.

7) Community Input

Redevelopers shall work together with existing civic organizations, including the Southbridge Civic Association and the SAMP committee and the district council member, when projects are proposed in the URP area.

V. Other Provisions Necessary to Meet State and Local Requirements

The Slum Clearance and Redevelopment Law of the State of Delaware requires the submission of a redevelopment plan which includes the following items:

A. Existing Conditions and Project Boundaries

The boundaries of the project area are indicated on Fig. 1 - Urban Renewal Area Boundary. The existing uses and conditions of the real property within the Project Area are indicated on Fig. 2 - Existing Hydrology, Fig. 3 - Existing Land Use, and Fig. 7 - Existing Zoning. See also Appendix A for Project Area Conditions.

B. Proposed Land Use Plan

Land Use proposals are indicated on Fig. 4 - Land Use Concept.

C. Standards

Controls governing density, land coverage and building intensity within the Project Area after redevelopment are specified in this Urban Renewal Plan.

D. Zoning Changes

To date, zoning recommendations for the South Wilmington area have been implemented in accordance with the 2003 Urban Renewal Plan and the 2005 South Wilmington Comprehensive Development Plan. It is currently preferable to zone for residential/commercial mixed uses in order to create density and vitality in the South Walnut Street Urban Renewal Plan area. Many of the uses allowed in M-1 zoning districts are also allowed in W-4 zoning districts either by right or as conditional uses. Therefore it is recommended that M-1 zoning be replaced by W-4 zoning. This will allow for certain light manufacturing and other commercial uses, but the development of such will be subject to the design review process required for waterfront districts. (See Fig. 8 - Proposed Zoning.)

1. Recommended Changes

- a. Rezone the properties that are within the designated central open space/wetlands area from "M-1" (Light Manufacturing) to "W-4" (Waterfront Residential and Commercial District).
- b. Consider text changes to the Wilmington City Code, Chapter 48 (Zoning Code), which will permit increased building heights within and along certain gateways within the Urban Renewal Area, such as areas served by Market or Walnut Streets at 'A' Street and at the proposed intersection of Walnut and Market Streets and Garasches Lane.

E. Street Changes

Changes are proposed to the South Wilmington street system as documented in Fig. 5 - Proposed Street Changes and Fig. 6 - Proposed Street Network.

F. Site Plan

Fig. 6 - Proposed Street Network, Fig. 12 - Illustrative Site Plan, and Fig. 13 - Illustrative Aerial Perspective, all are included as part of the Urban Renewal Plan.

G. Land Disposition

The City of Wilmington shall have the right in its discretion to fix the precise boundaries and size of disposition parcels.

H. Relocation

The City of Wilmington, through the Department of Real Estate and Housing, assures that before individuals or families are displaced from their dwelling units due to requirements of this plan, standard housing within the displacee's financial means shall be made available. Residents living within the project area, if displaced through the requirements of this plan, shall be given a priority by the Department of Real Estate and Housing, to any housing within the project area over which the Department has direct control.

VI. Procedures for Changes in Approved Plan

This Urban Renewal Plan may be modified from time to time in accordance with the requirement of law, provided that, if modified after the lease or sale of real property in the urban renewal project area, the modification must be consented to by the redeveloper or redevelopers, or his successor or their successors who acquired seventy five percent of land in the project area and whose interest may be affected by the proposed modification. The notice of the proposed modification shall be sent by certified mail to the last known address of the redeveloper or redevelopers of the real property or his successor or successors, who shall have thirty days from the date of the notice to state his or its objections to the modification. These objections will be submitted to the governing body at the time of the hearing. If no objections are made within the thirty days from the date of the notice, then the City of Wilmington may recommend the plan and state to the governing body that there were no objections.

VII. Land Acquisition Supplements

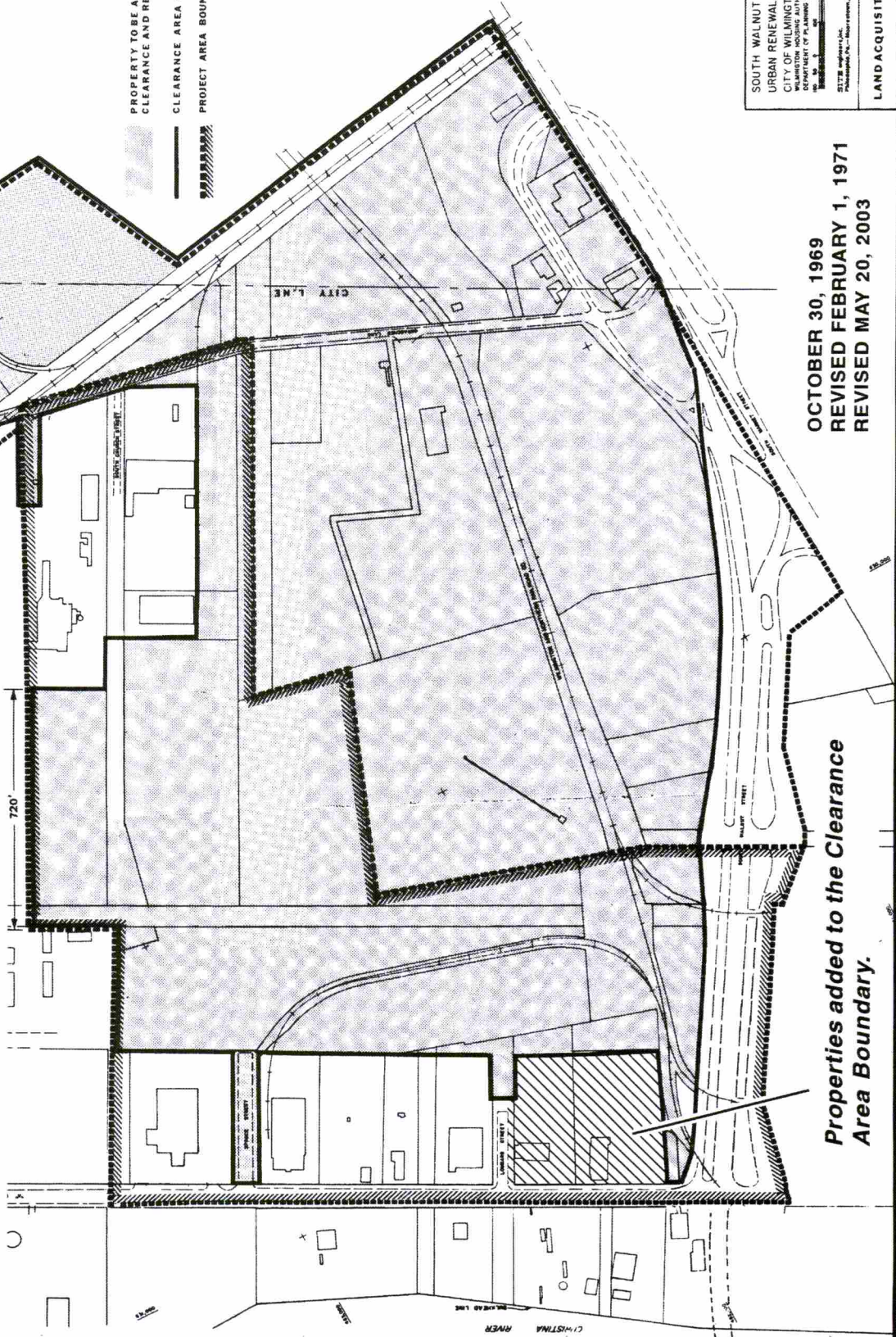
Land Acquisition Supplement #1 and #2

Land Acquisition Supplement #3

**LAND ACQUISITION
Supplement No. 1 and No. 2
SOUTH WALNUT STREET
LAND ACQUISITION**

 Properties added to the
Clearance Area Boundary

This map updates the maps created in 1969 and revised in 1971, by adding two (2) properties on A Street to the clearance area boundary.

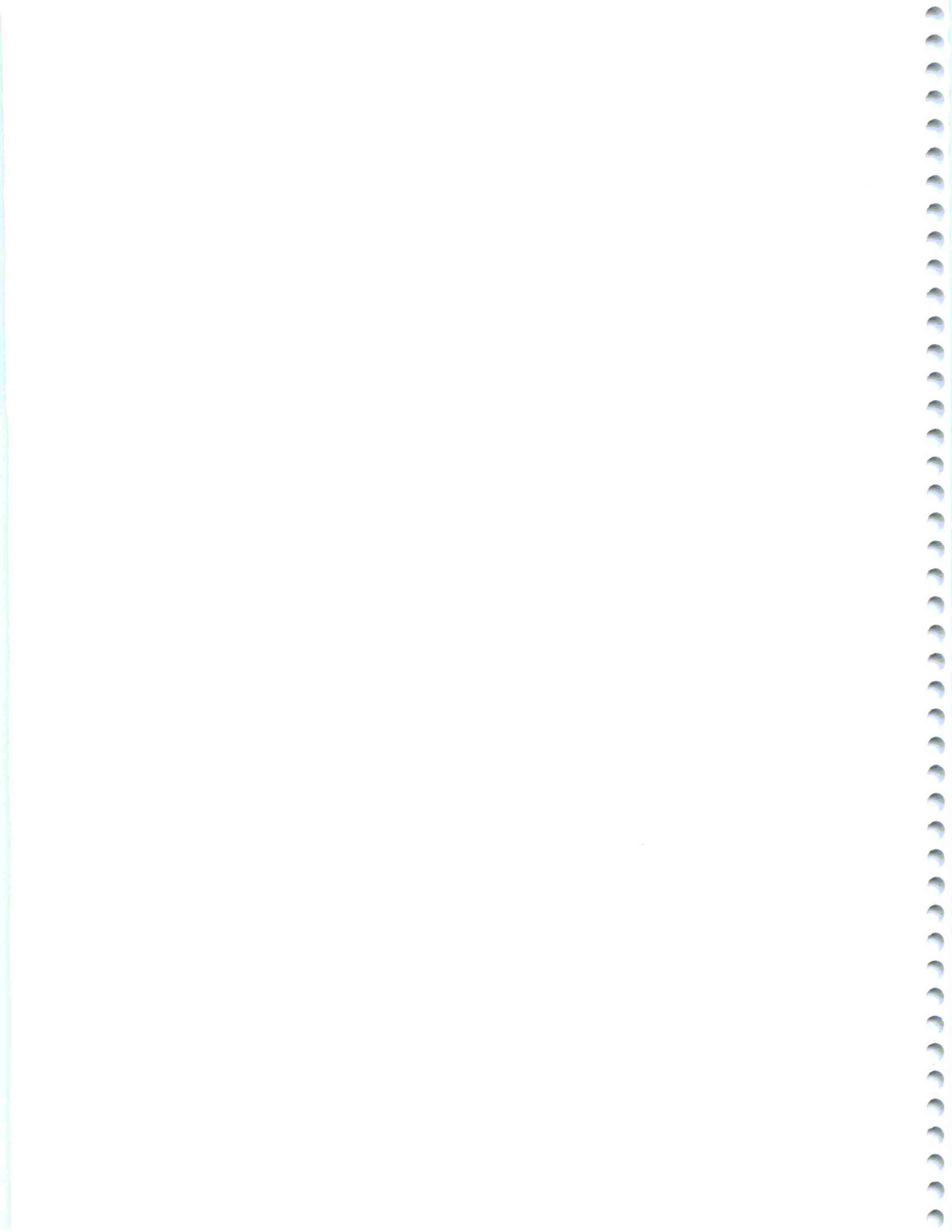


PROPERTY TO BE ACQUIRED FOR
CLEARANCE AND REDEVELOPMENT
CLEARANCE AREA BOUNDARY
PROJECT AREA BOUNDARY

SOUTH WALNUT STREET
URBAN RENEWAL PROJECT DEL-R-8
CITY OF WILMINGTON, DELAWARE
DEPARTMENT OF PLANNING AND DEVELOPMENT
OCT. 30, 1969
LAND ACQUISITION PLAN
URP MAP 3

OCTOBER 30, 1969
REVISED FEBRUARY 1, 1971
REVISED MAY 20, 2003

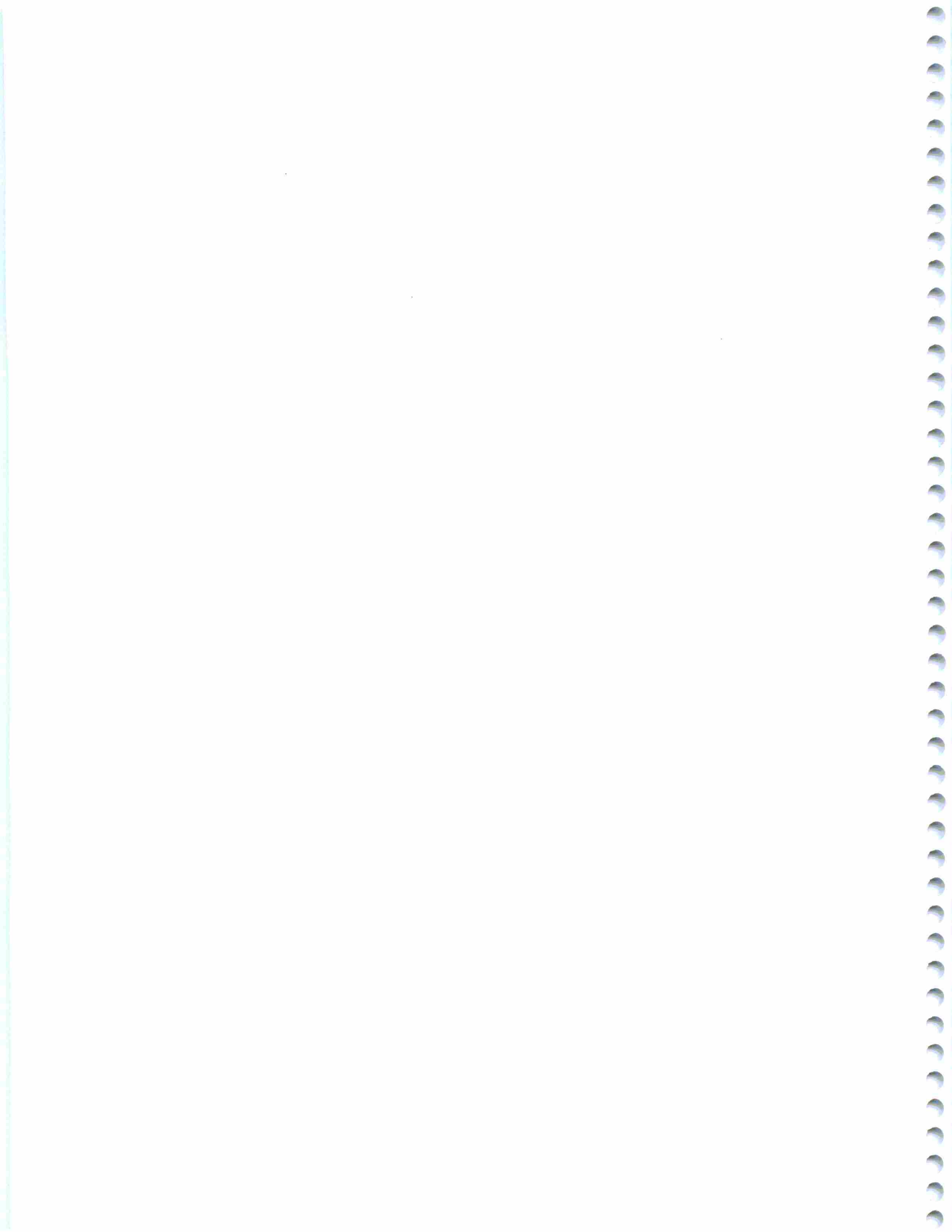
*Properties added to the Clearance
Area Boundary.*



South Walnut Street Urban Renewal Plan
Land Acquisition Supplement #3 (July 17, 2007)

Tax Parcel #	Property Address	Tax Parcel #	Property Address
26-050.00-013	300 S. Market	26-050.00-060	700 A Street
26-050.00-012	100 A Street	26-050.00-041	620 A Street
26-050.00-078	104 A Street	26-050.00-042	600 A Street
26-050.00-077	107 A Street	26-050.00-043	510 A Street
26-050.00-076	108 A Street	26-050.00-044	504 A Street
26-050.00-011	112 A Street	26-050.00-046	414 A Street
26-050.00-010	200 A Street	26-050.00-050	310 A Street*
26-050.00-014	320 S. Market	26-050.00-081	0 Walnut Street*
6-050.00-015	340 S. Market	26-050.00-079	0 Walnut Street*
6-050.00-017	400 S. Market	26-050.00-058	400 B Street*
26-050.00-024	210 A Street	26-050.00-059	502 S Walnut Street*
26-050.00-064	708 S. Market	26-050.00-054	0 Walnut Street*
26-050.00-027	510 S. Market	26-057.00-028	615 S Church Street*
26-050.00-030	516 S. Market	26-057.00-029	707 S Church Street
26-050.00-068	518 S. Market	26-057.00-030	701 Garasches Lane
26-050.00-071	520 S. Market	26-057.00-051	800 S. Church Street*
26-050.00-070	522 S. Market	26-057.00-031	901 S Church Street
26-049.00-006	215 S. Market	26-057.00-035	801 Garasches Lane
26-049.00-007	211 S. Market	26-057.00-044	626 Garasches Lane*
26-050.00-004	201 S. Market	26-057.00-047	624 Garasches Lane*
26-050.00-005	203 S. Market	26-057.00-014	621 Garasches Lane*
26-049.00-008	205 S. Market	26-057.00-013	601 Garasches Lane*
26-049.00-009	501 S. Market	26-057.00-012	501 Garasches Lane*
26-049.00-017	501 1/2 S. Market	26-057.00-011	401 Garasches Lane*
26-049.00-010	503 S. Market	26-057.00-006	800 S. Market Street*
26-049.00-011	505 S. Market	26-057.00-007	810 S. Market Street*
26-049.00-012	519 S. Market	26-057.00-008	800 S. Walnut Street*
26-049.00-014	535 S. Market	26-057.00-009	800 S. Walnut Street*
26-057.00-048	603 S. Market	26-057.00-010	410 Garasches Lane*
26-057.00-001	601 S. Market	26-057.00-050	0 Garasches Lane
26-057.00-002	701 S. Market		
26-050.00-003	S. Market		

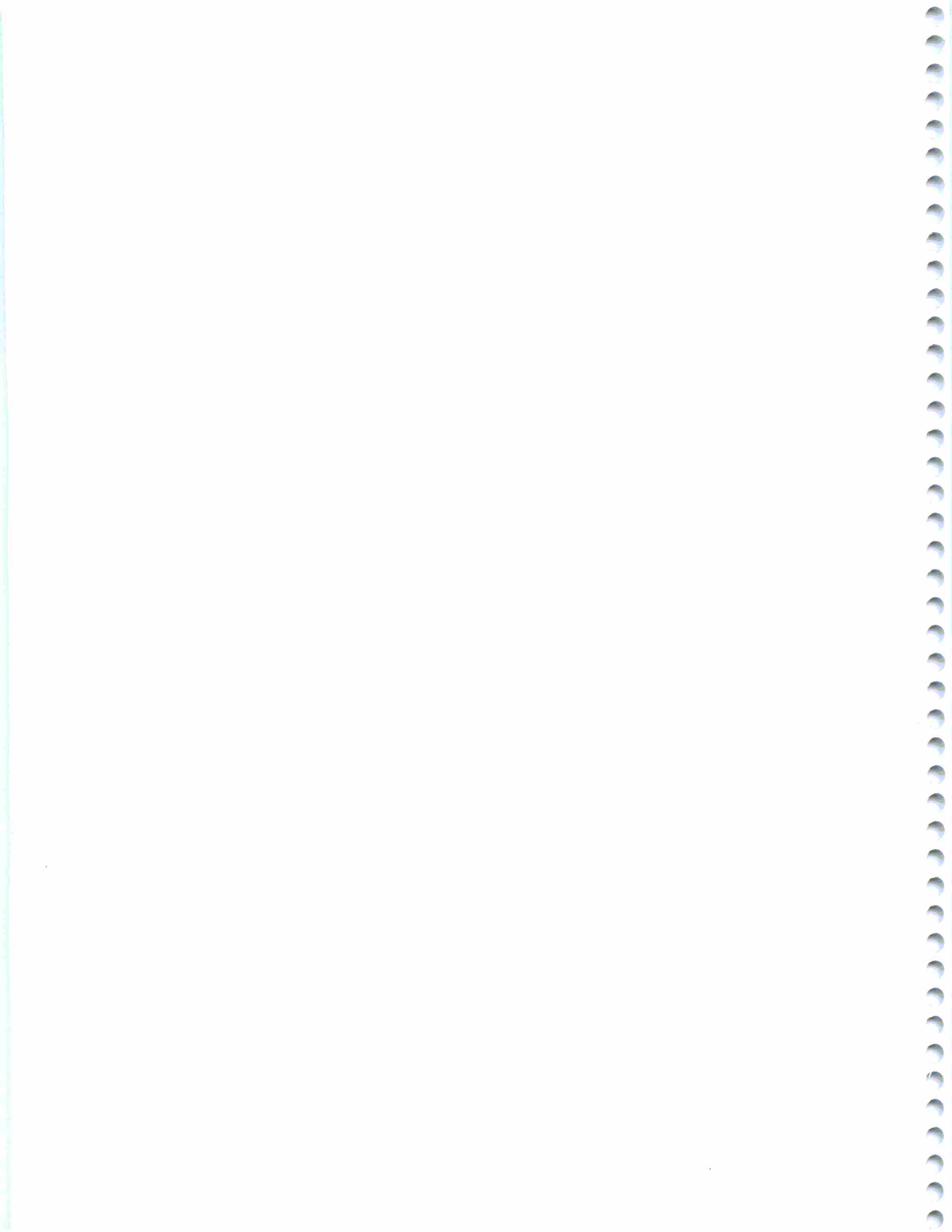
*Properties previously identified for acquisition in the Urban Renewal Plan (Land Acquisition Supplements #1 and #2)



VIII. Appendices

Appendix A: Project Area Conditions

Appendix B: Figures



Appendix A

SOUTH WALNUT STREET

PROJECT AREA CONDITIONS

URBAN RENEWAL AREA BOUNDARY

AREA OF EXPANSION

Total No. Buildings Underutilized/Terminated Use

Total No. Substandard/Vacant Parcels

Total No. Warranting Clearance

#	#	#
#	#	#
DATE OF URP DATA		

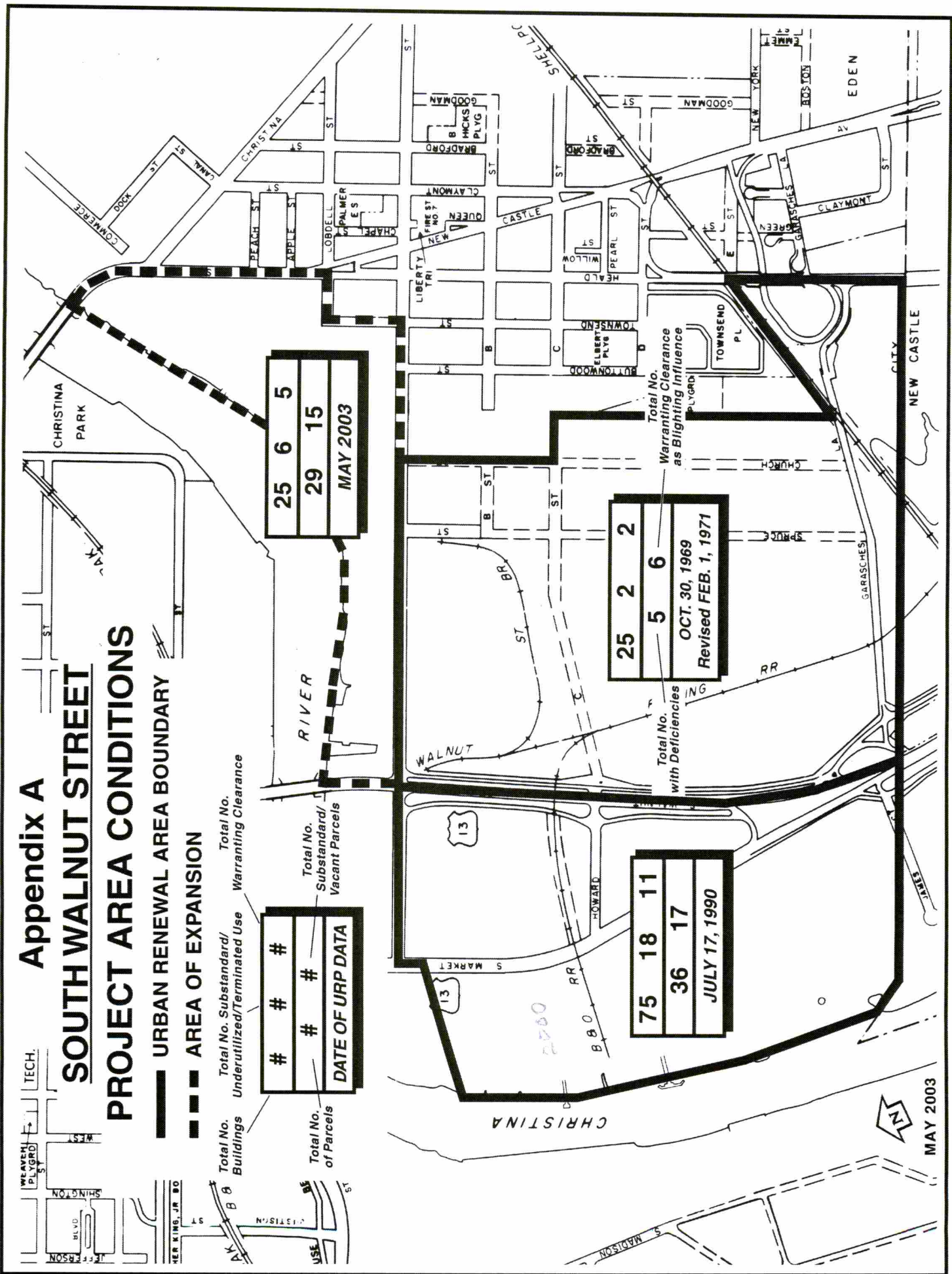
25	6	5
29	15	
MAY 2003		

25	2	2
5	6	
OCT. 30, 1969 Revised FEB. 1, 1971		

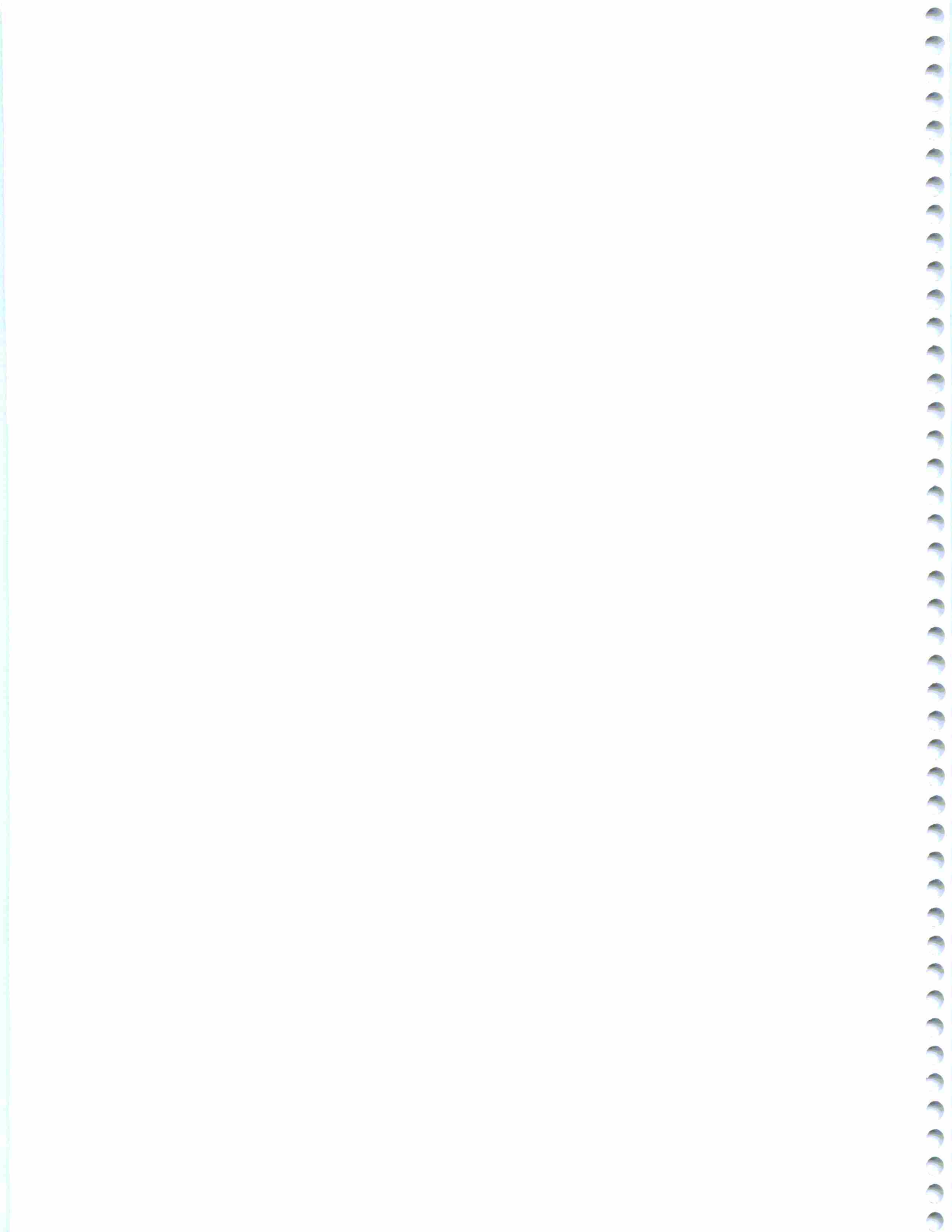
75	18	11
36	17	
JULY 17, 1990		

Total No. with Deficiencies

Total No. Warranting Clearance as Brighting Influence



MAY 2003



Appendix B - Figures

Figure No. 1 Urban Renewal Area Boundary

Figure No. 2 - Existing Hydrology

Figure No. 3 - Existing Land Use

Figure No. 4 - Land Use Concept

Figure No. 5 - Proposed Street Changes

Figure No. 6 - Proposed Street Network

Figure No. 7 - Existing Zoning

Figure No. 8 - Proposed Zoning

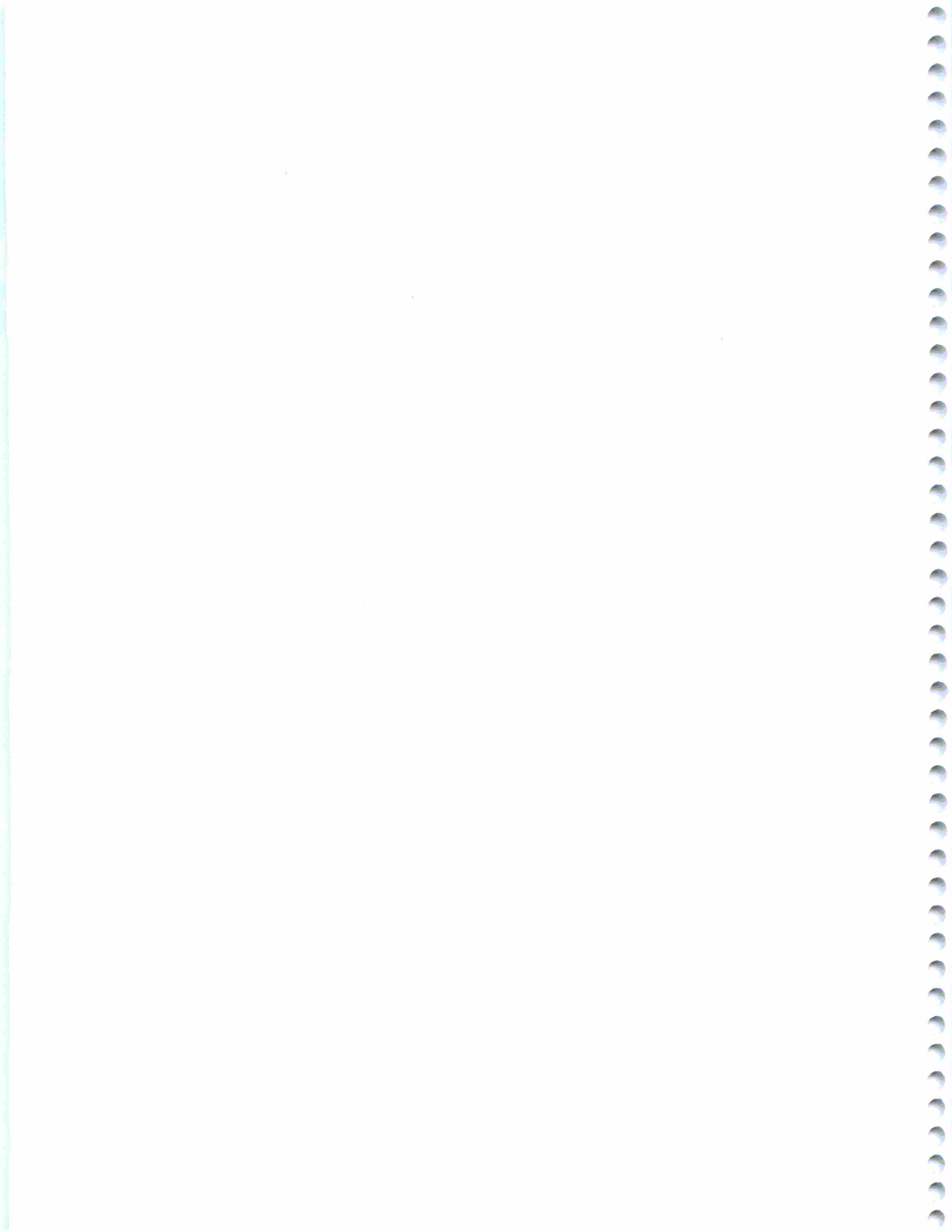
Figure No. 9 - Sections - 1

Figure No. 10 - Sections - 2

Figure No. 11 - Proposed Open Space and Stormwater Management System

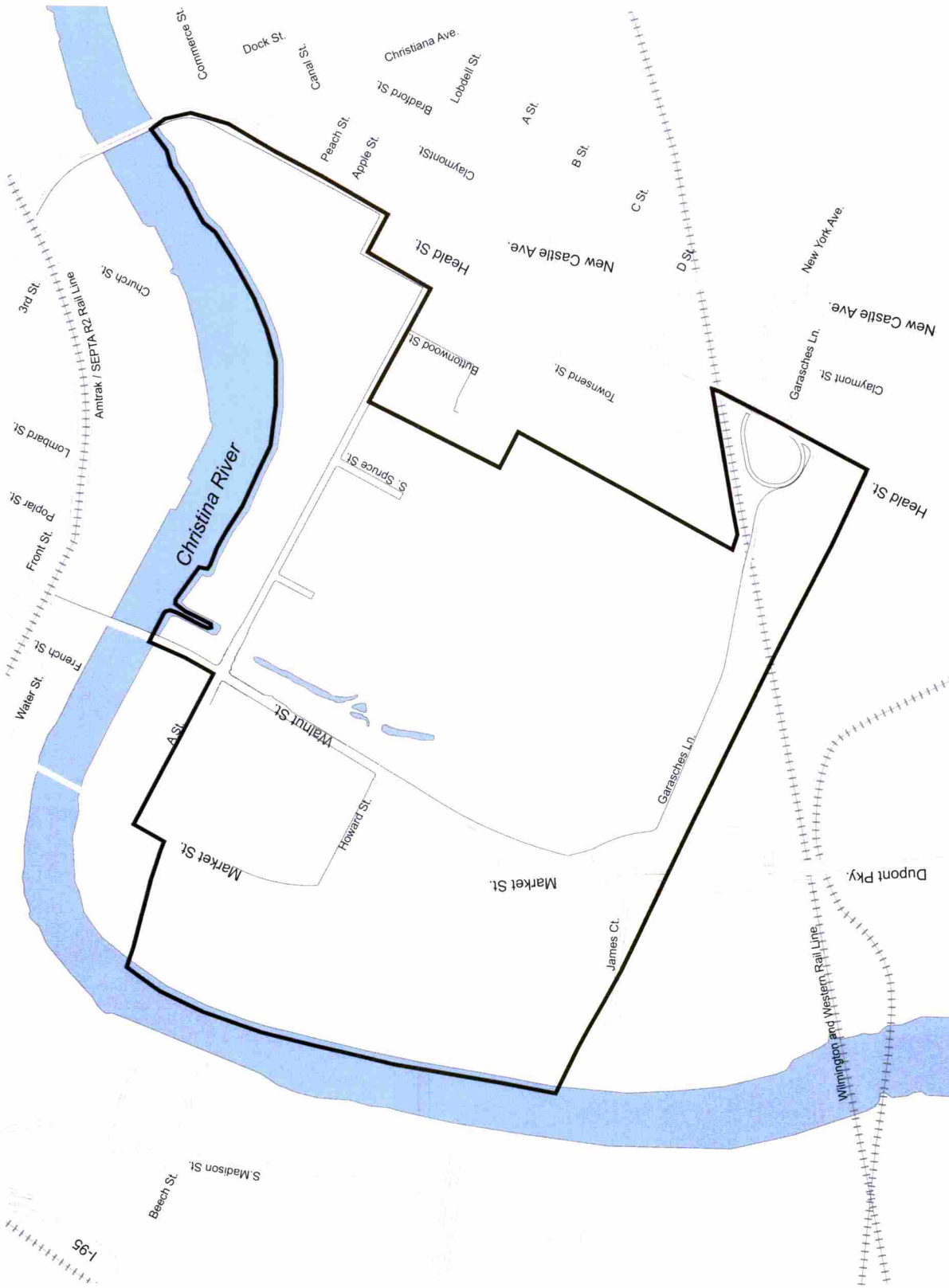
Figure No. 12 - Illustrative Site Plan

Figure No. 13 - Illustrative Aerial Perspective



South Walnut Street Urban Renewal Plan
Wilmington, DE

Figure 1
Urban Renewal Area Boundary

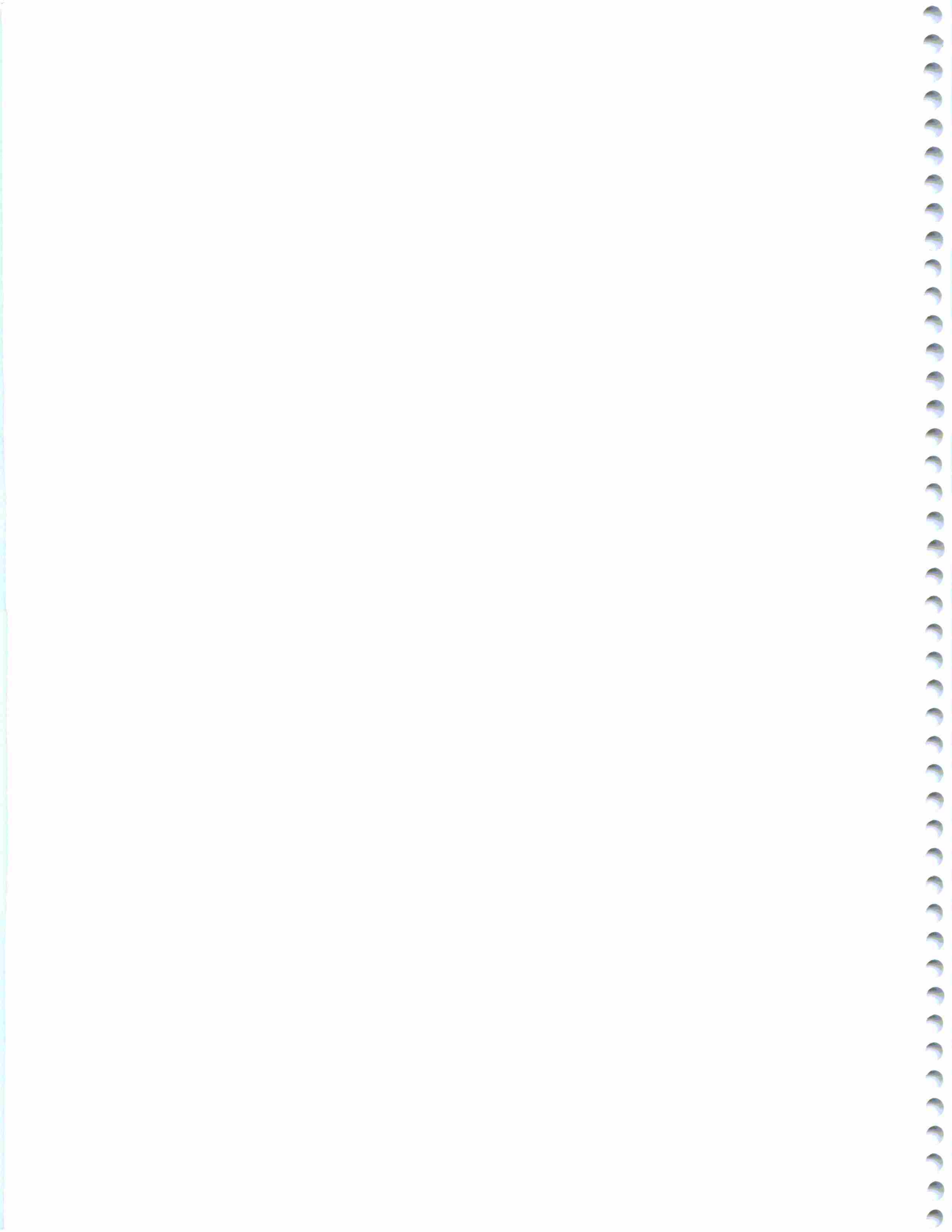


Source: DelDot



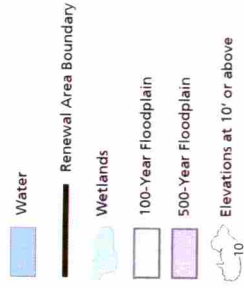
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 July 2007





South Walnut Street Urban Renewal Plan
 Wilmington, DE

Figure 2
Existing Hydrology

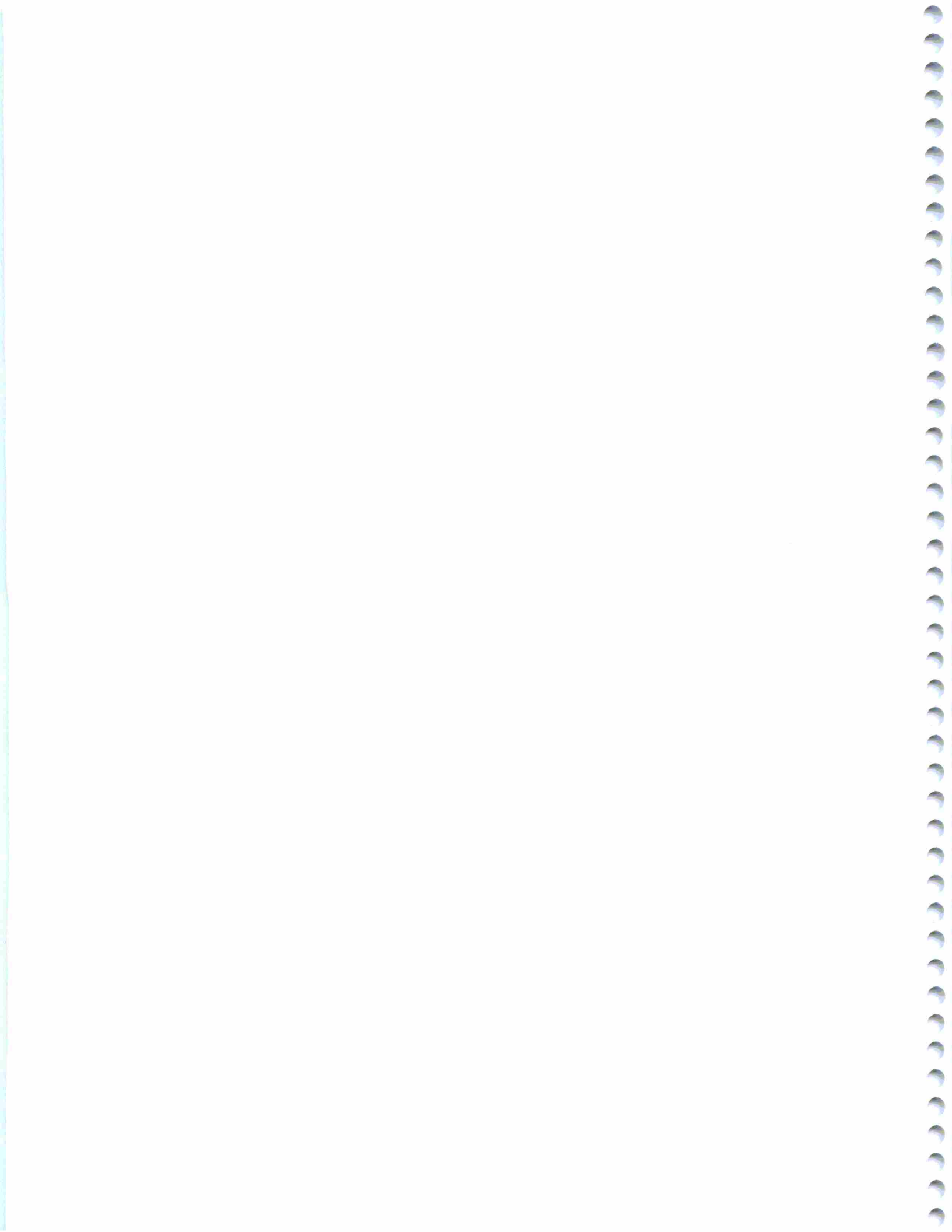


Source: FEMA, DNREC



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South Walnut Street Urban Renewal Plan Wilmington, DE

**Figure 3
Existing Land Use**

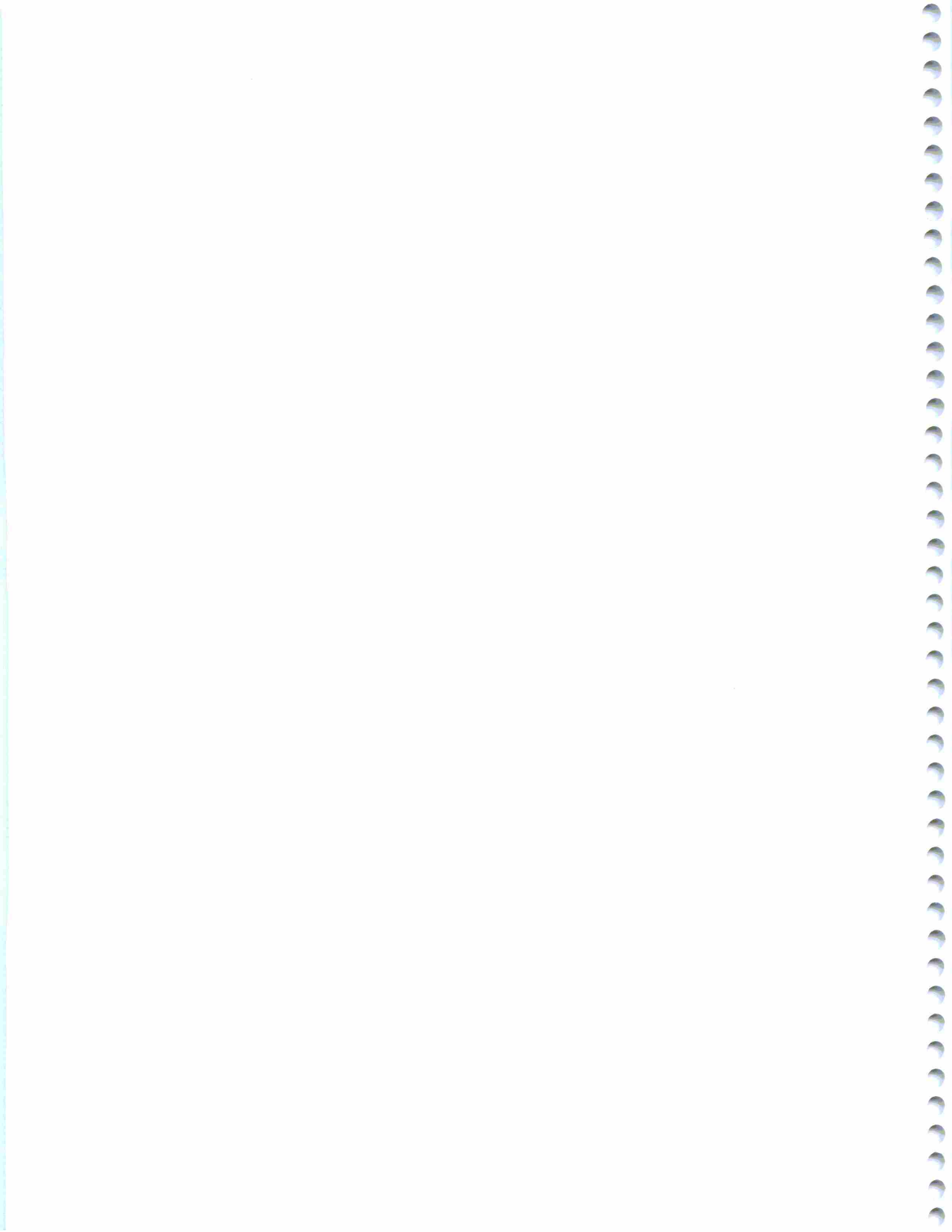


Base Source:
City of Wilmington GIS Database
Data Source:
Field observations by Wallace Roberts and
Todd, Oct 18, 2005

Prepared For:
City of Wilmington
Riverfront Development Corporation of Delaware
July 2007



Wallace Roberts & Todd
Planning & Design



South Walnut Street Urban Renewal Plan
Wilmington, DE

Figure 4
Land Use Concept

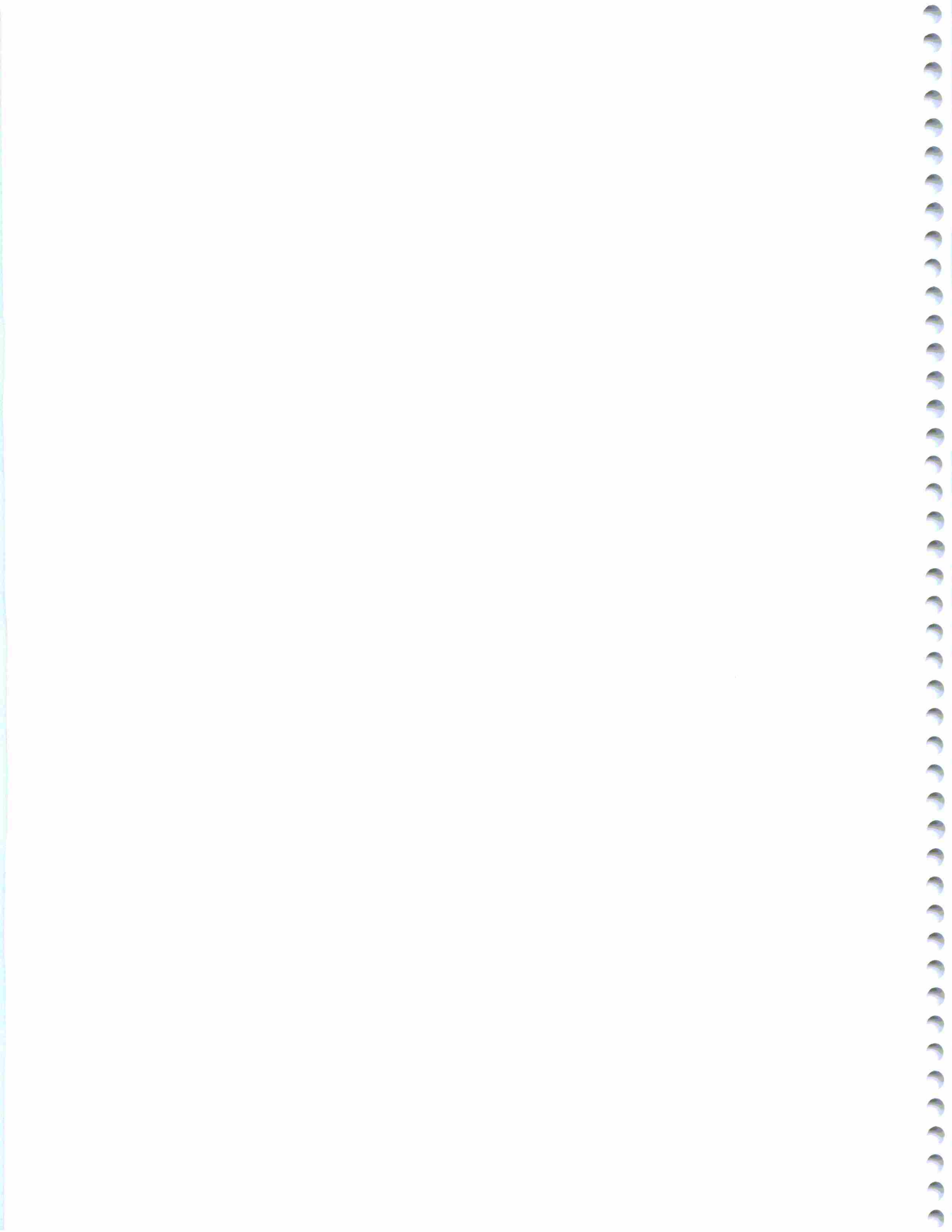


Source: City of Wilmington



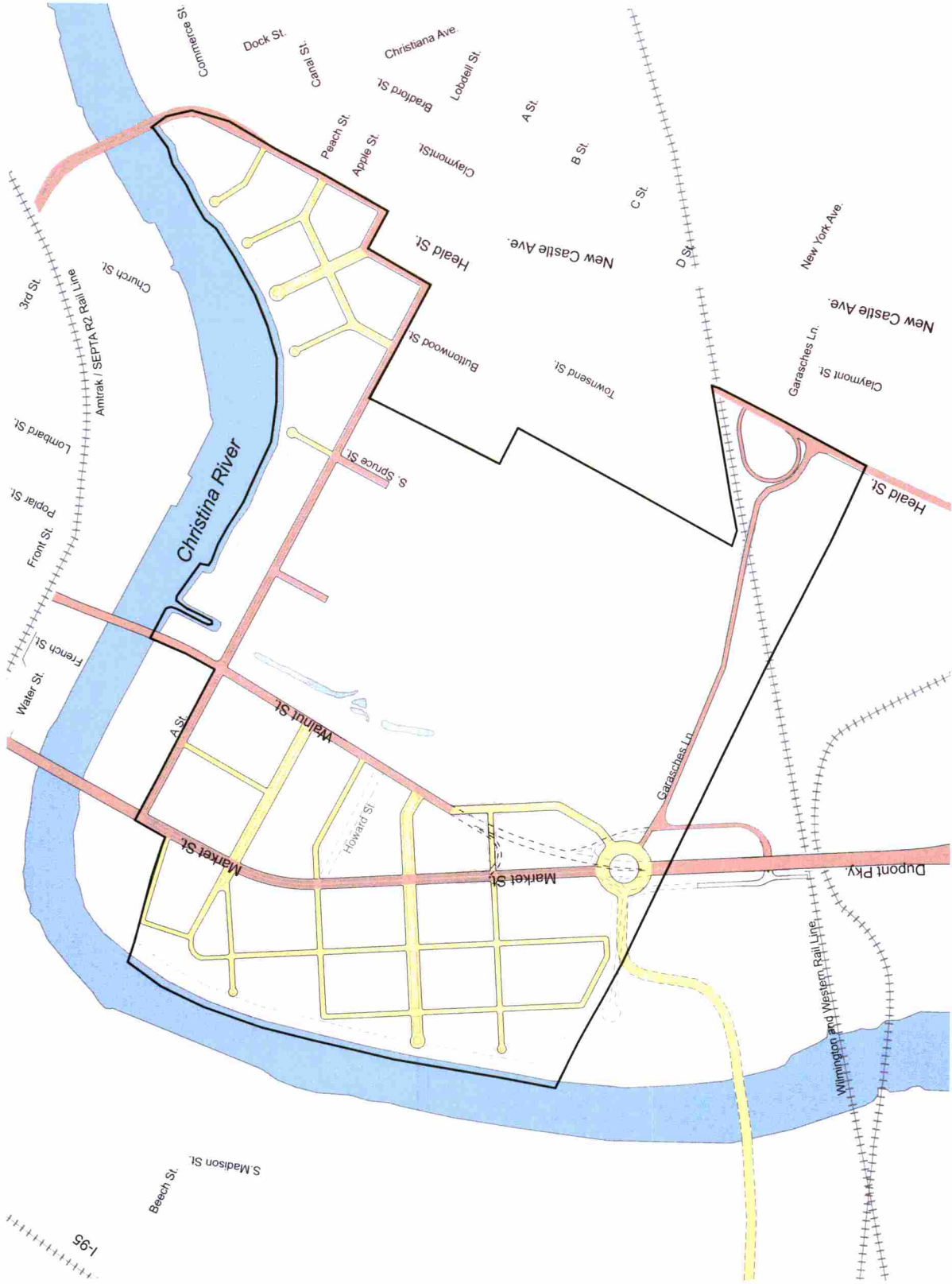
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Figure 5
Proposed Street Changes

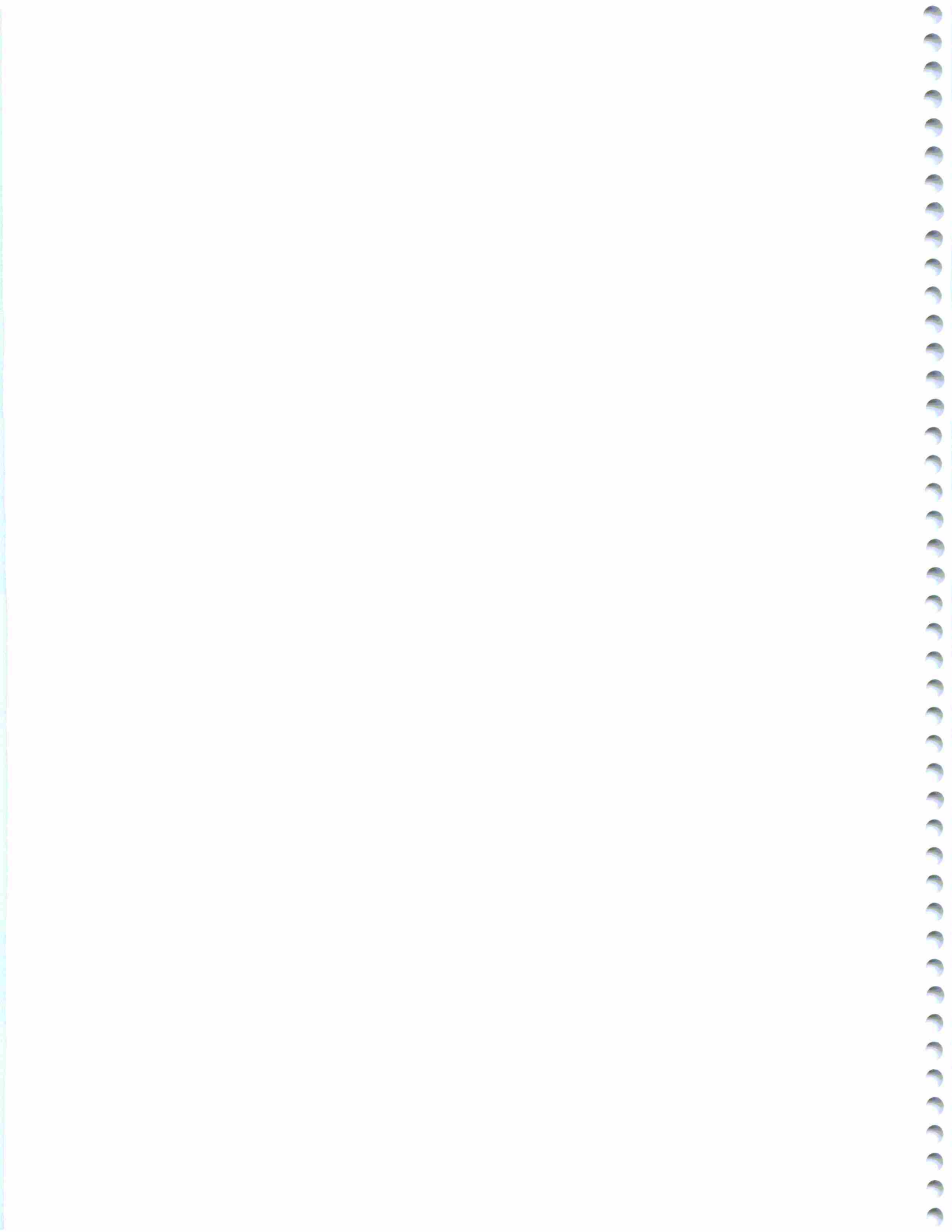


- Water
- Renewal Area Boundary
- Parcel Lines
- Easement Lines
- Streets to Remain
- Streets Proposed
- Streets to be Abandoned



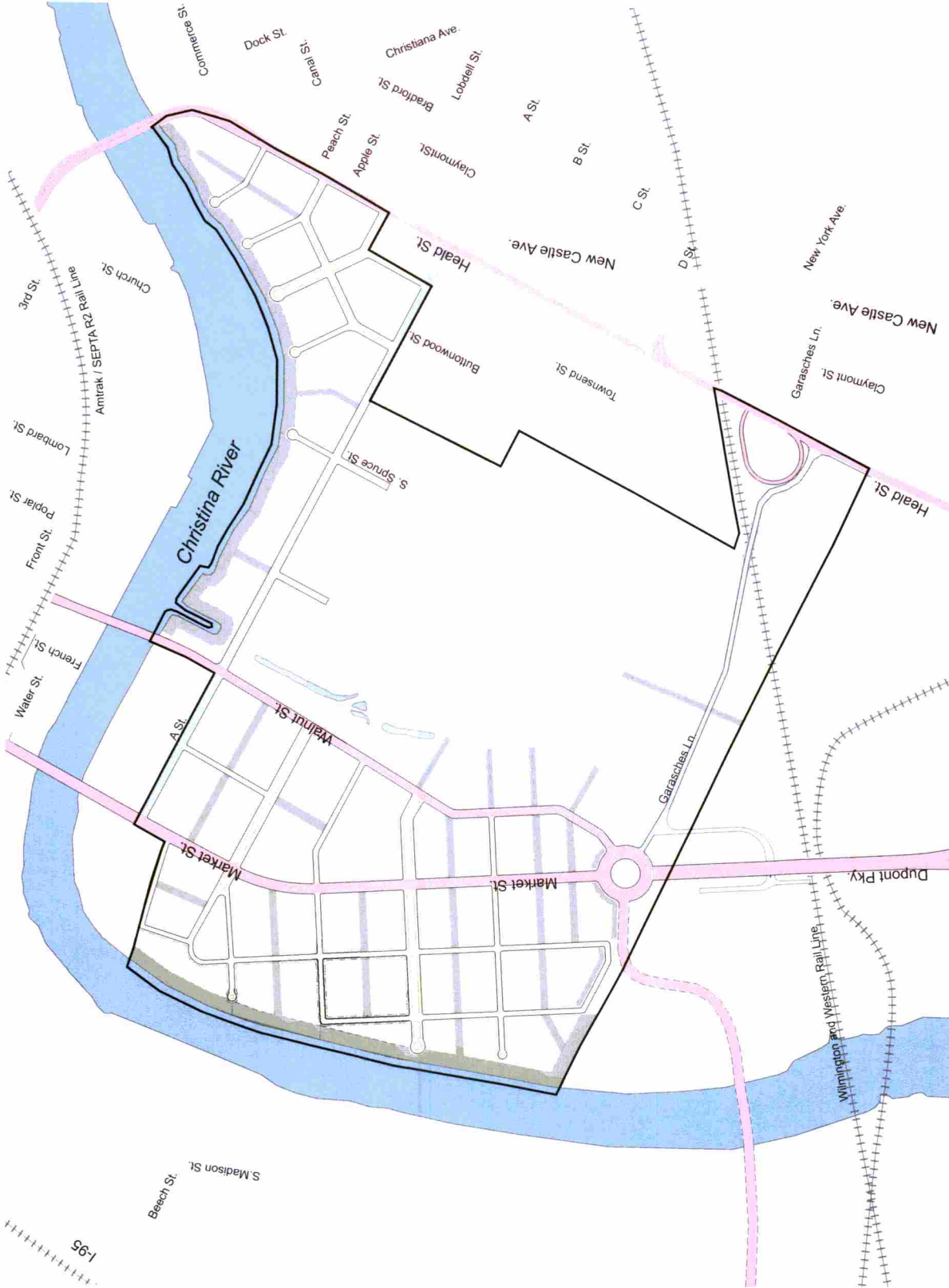
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South Walnut Street Urban Renewal Plan
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Figure 6
Proposed Street Network



- Water
- Renewal Area Boundary
- Street Network
- Principal Arterial
- Minor Arterial
- Local
- Easement

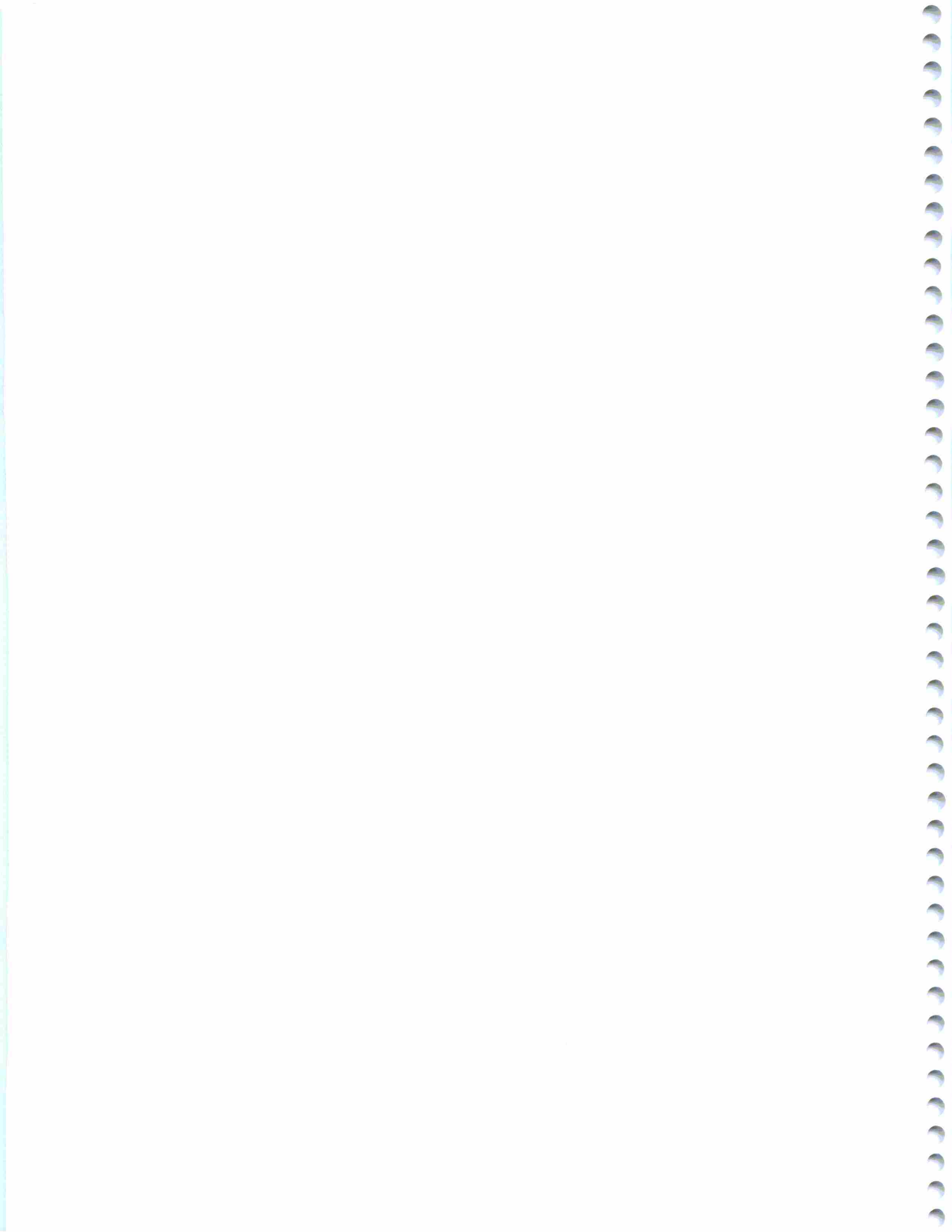
Source: DelDot



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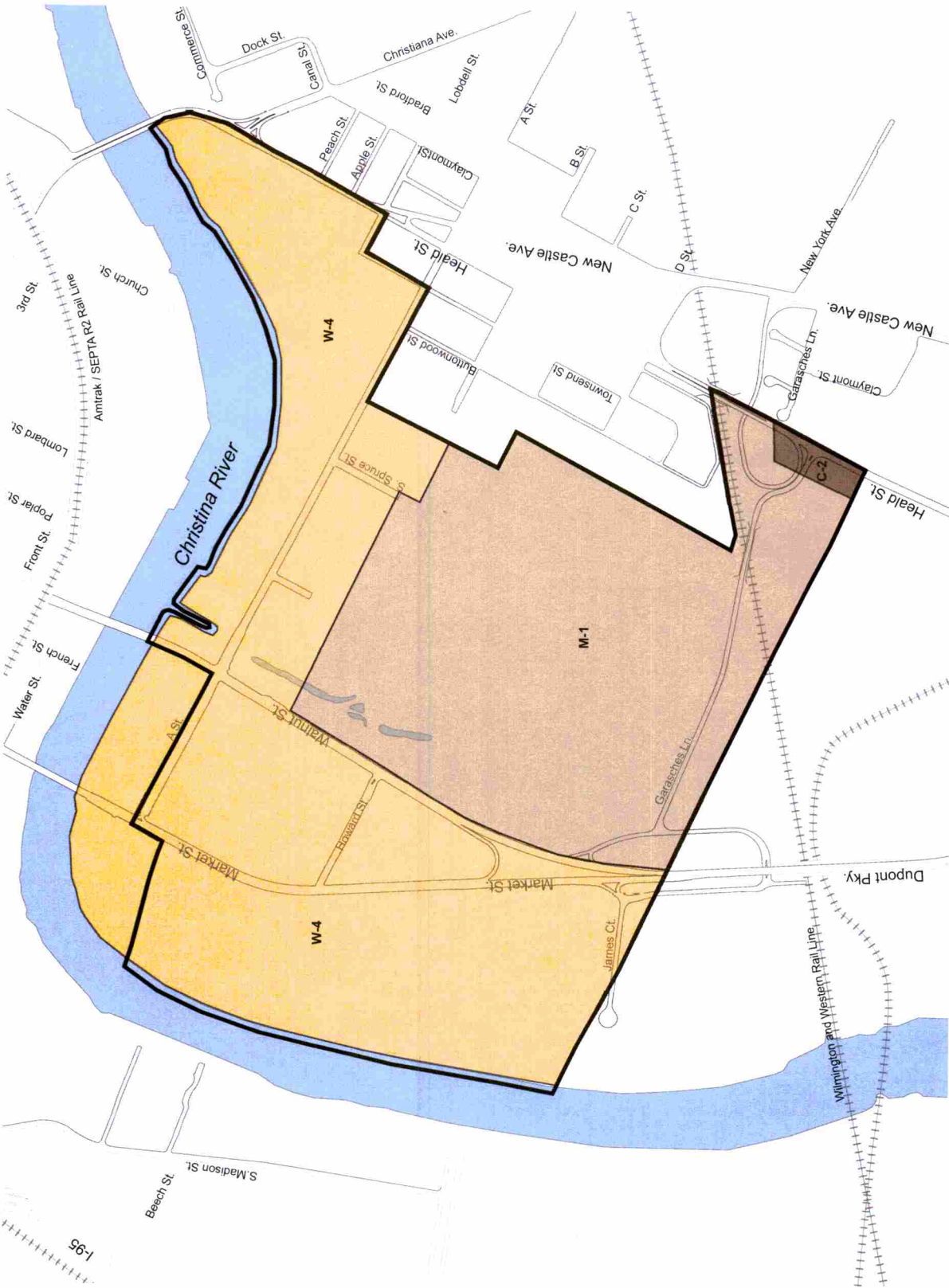
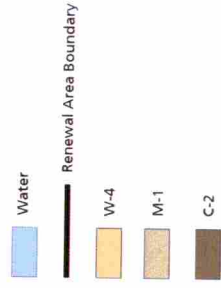


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**South Walnut Street Urban Renewal Plan
Wilmington, DE**

**Figure 7
Existing Zoning**



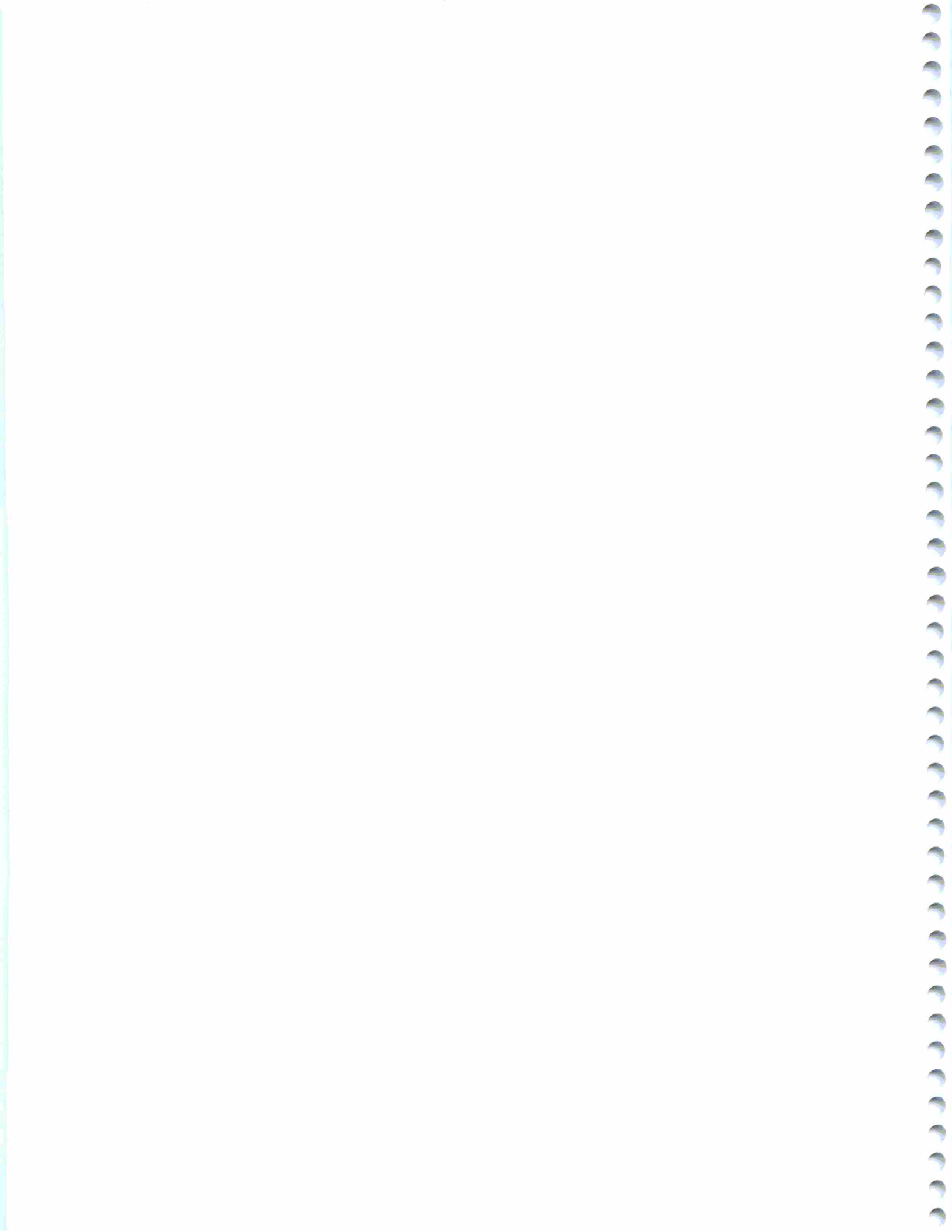
Source: City of Wilmington



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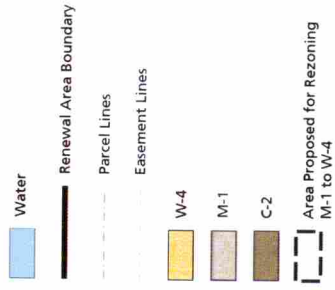


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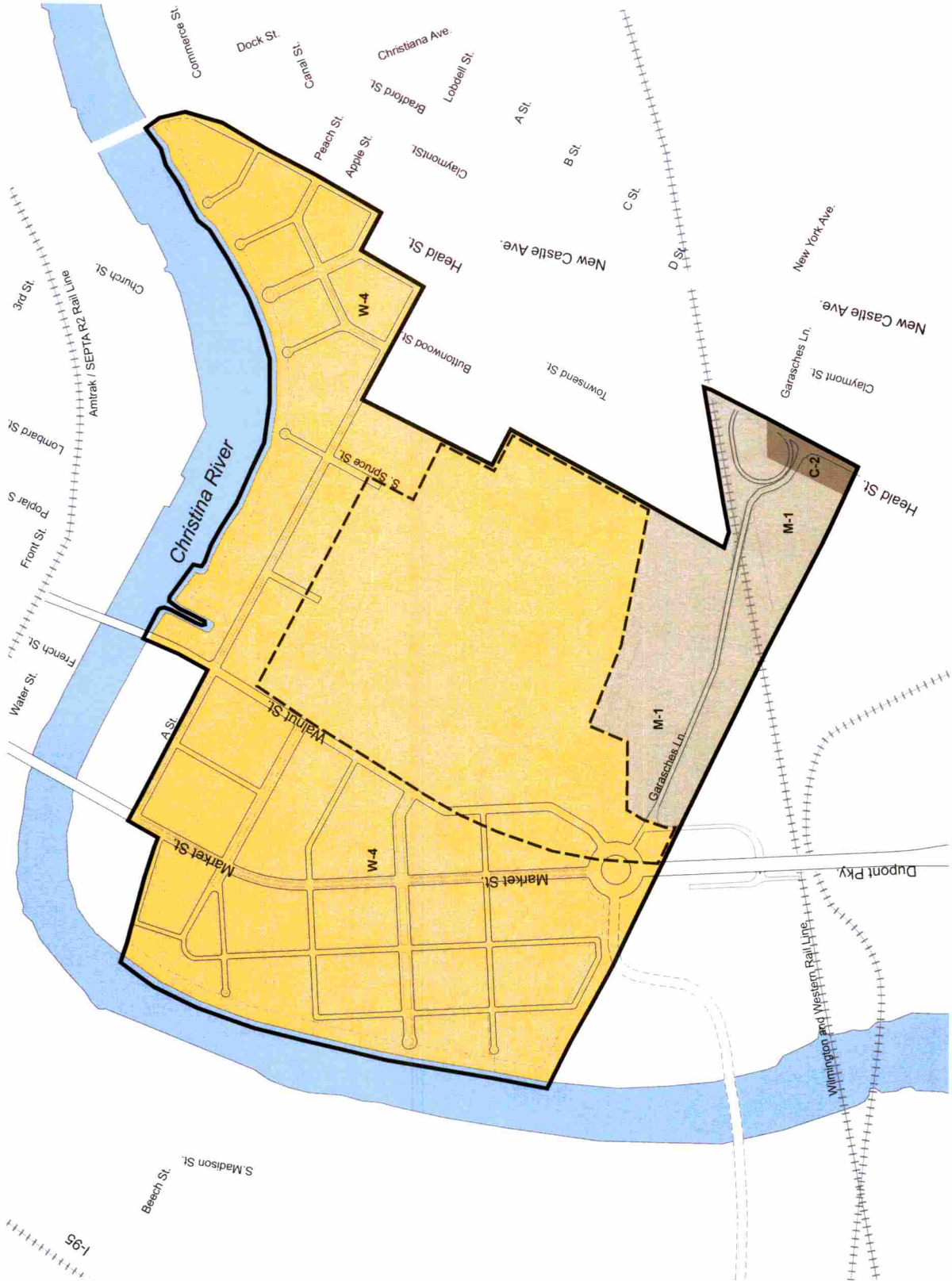
Figure 8
Proposed Zoning

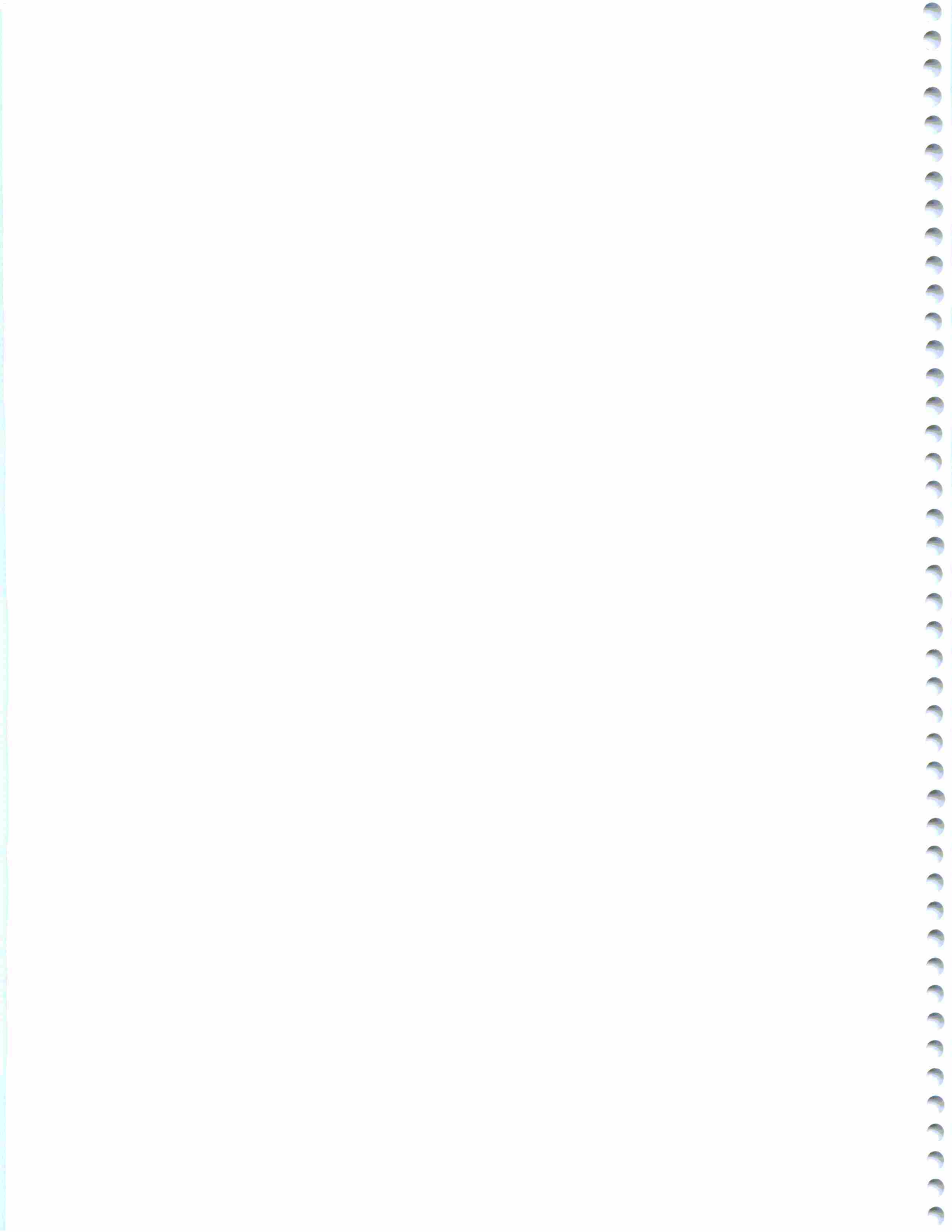


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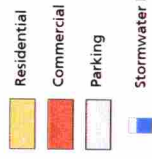
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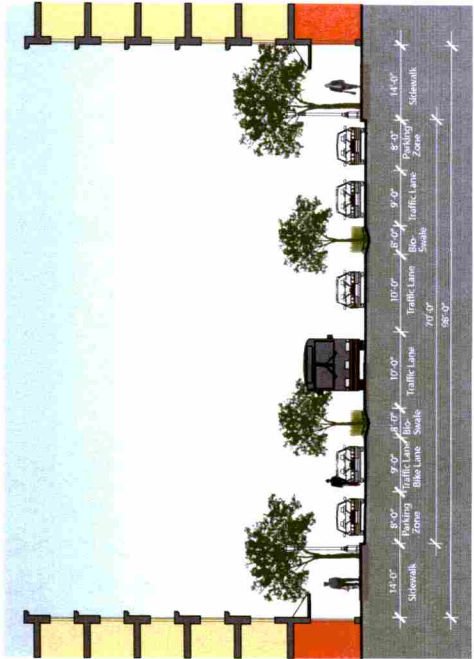


South Walnut Street Urban Renewal Plan Wilmington, DE

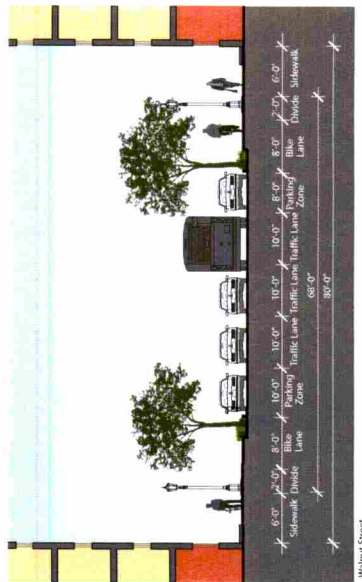
**Figure 9
Sections - 1**



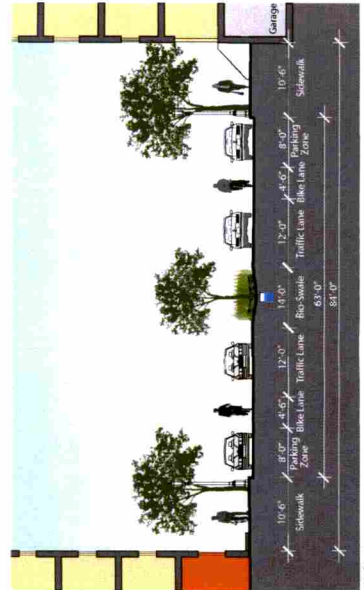
- Market Street**
- Mixed-use Corridor, 1 Bike Lane
 - One Way Street, South Bound
 - Parallel Parking on Both Sides
 - Proposed ROW 98'-0" (Current ROW varies from 86' - 98')



- Walnut Street**
- Mixed-use Corridor, 1 Bike Lane
 - One Way Street, Northbound
 - Parallel Parking on Both Sides
 - Proposed ROW 80'-0" (Current ROW varies from 62' - 80')

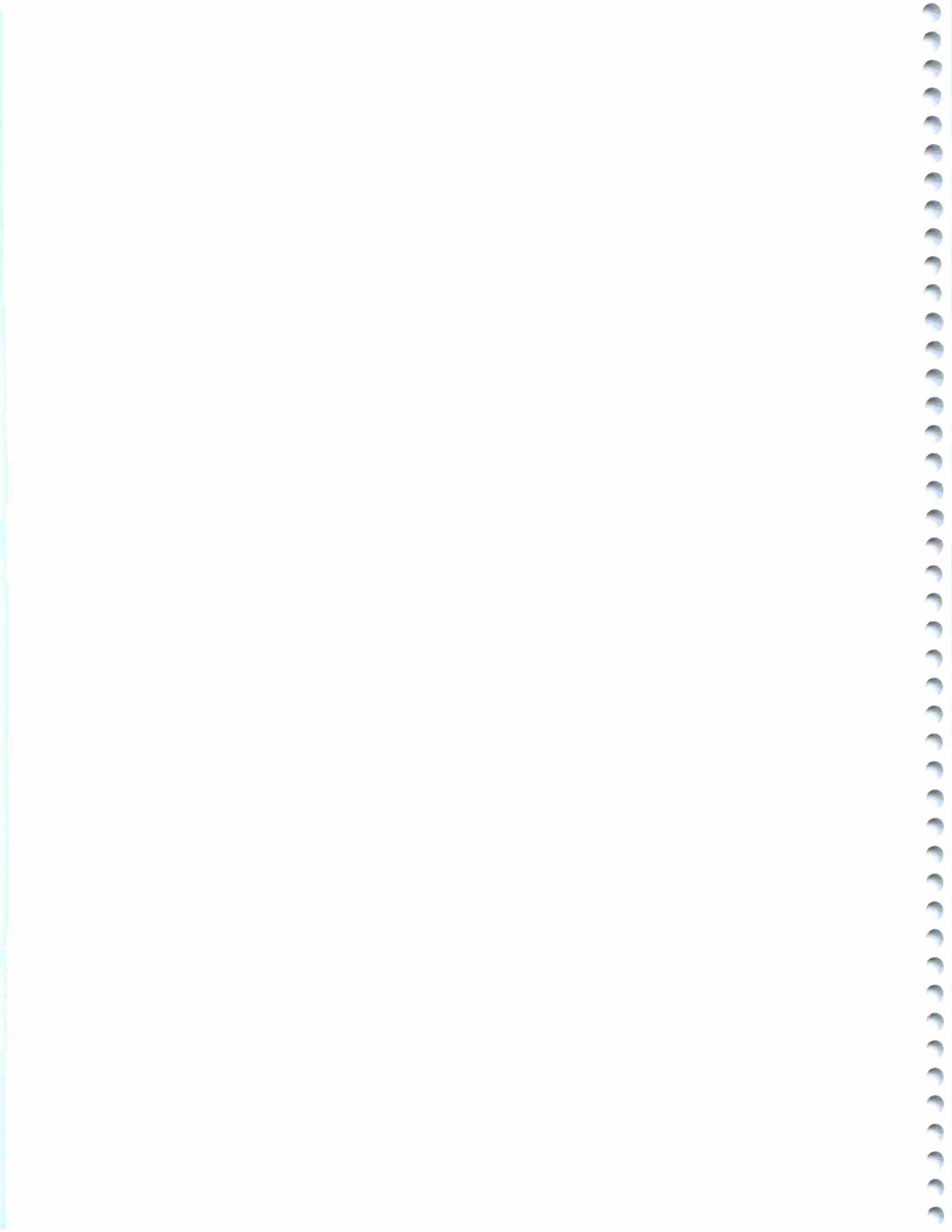


- "A" Street**
- 2 Bike Lanes
 - Two Way Street
 - Street Parking on Both Sides
 - Proposed ROW 84'-0" (Current ROW varies from 60' - 84')



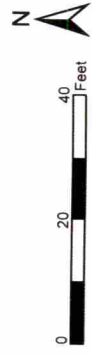
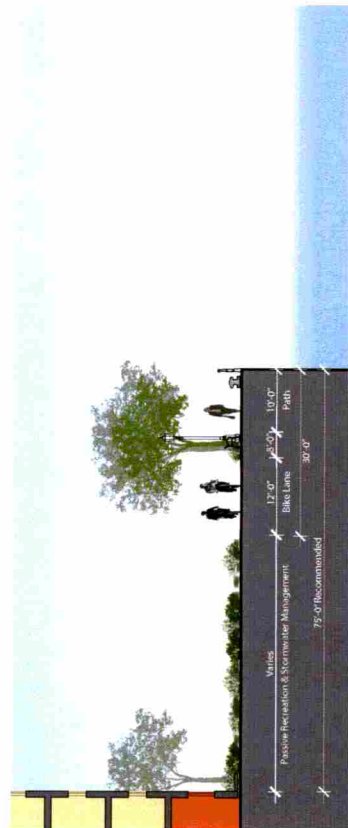
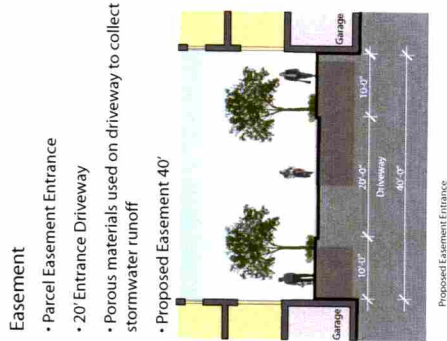
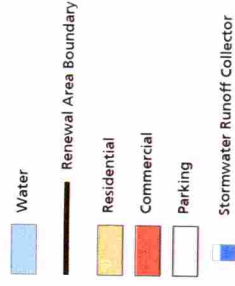
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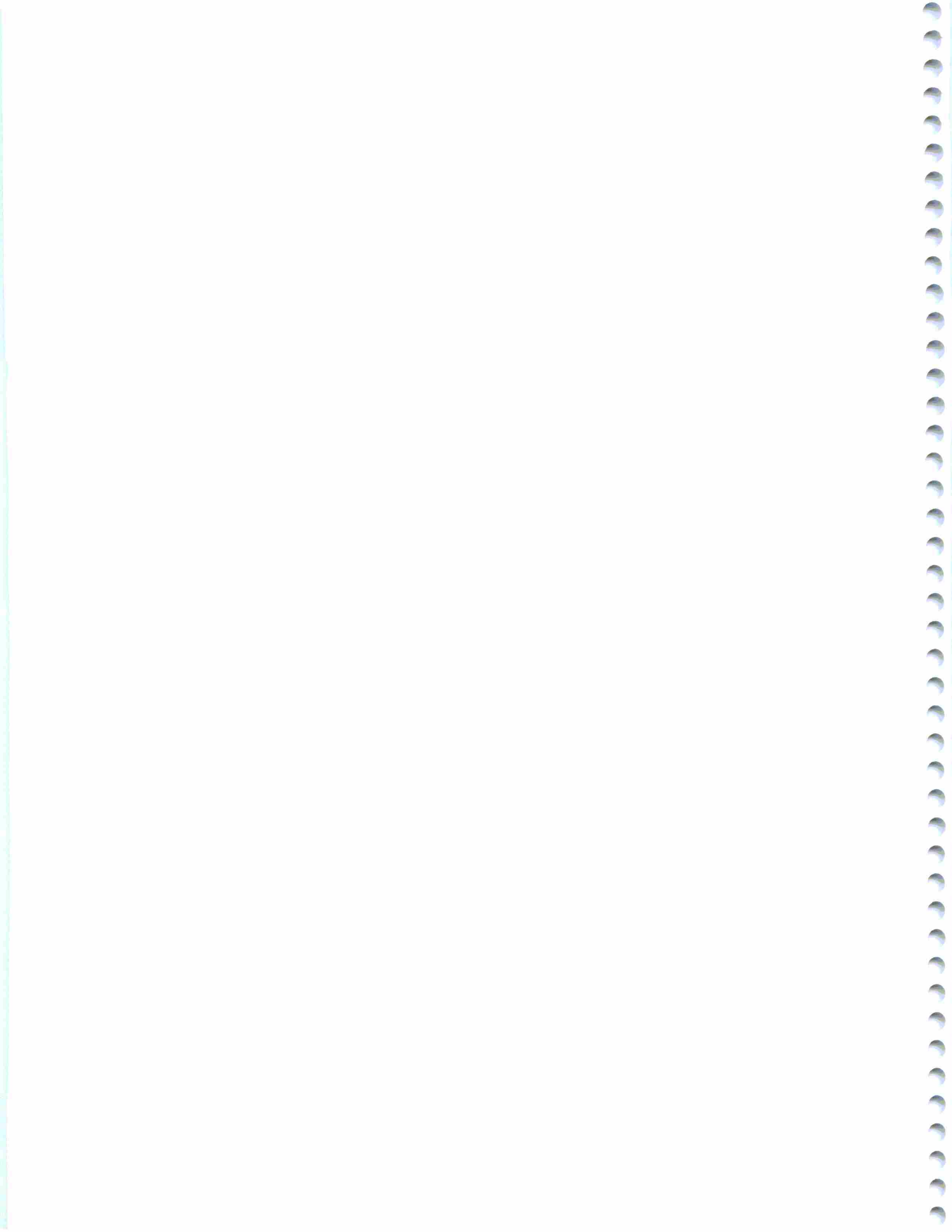
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Figure 10
Sections - 2



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




South Walnut Street Urban Renewal Plan
 Wilmington, DE

Figure 11
Proposed Open Space and Stormwater Management System



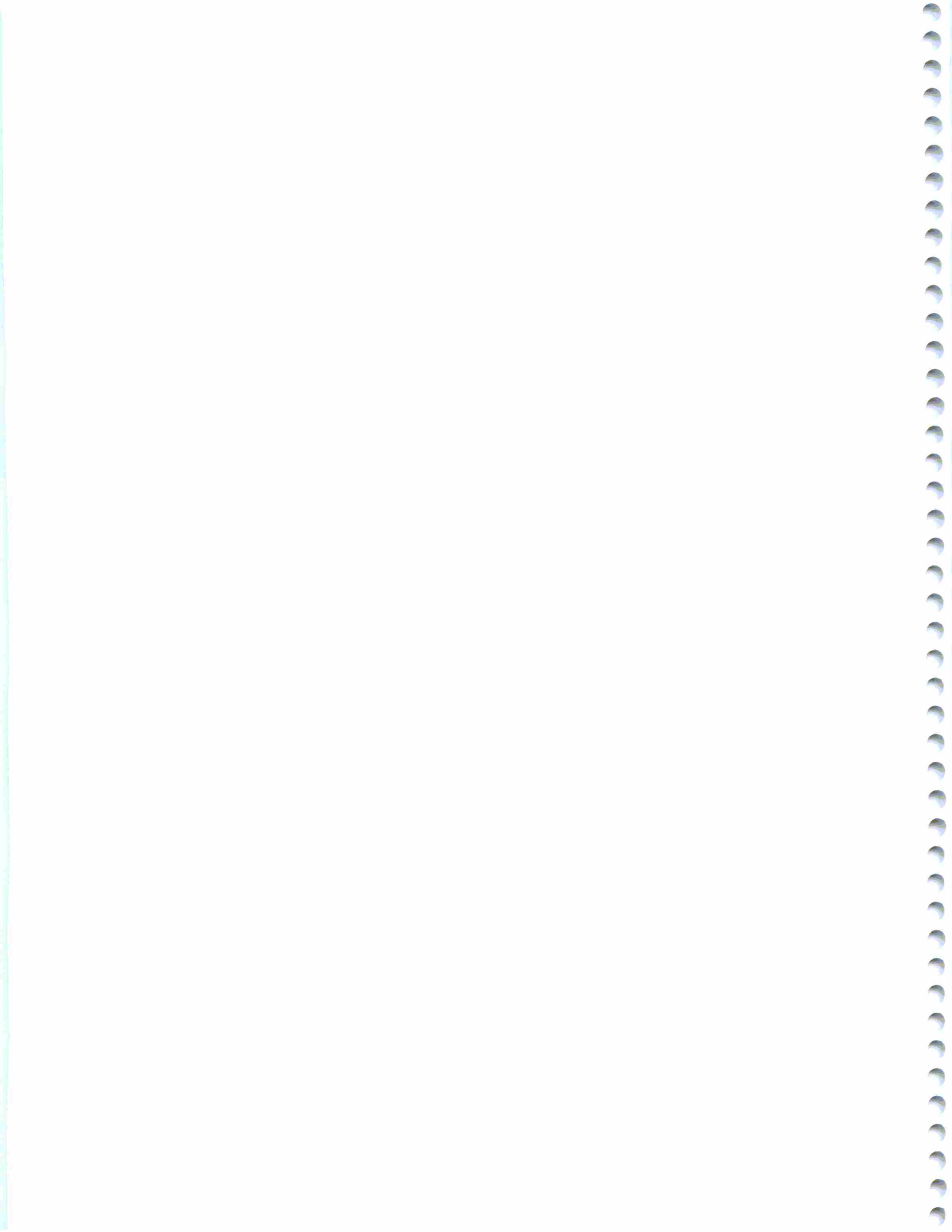
-  Water
-  Renewal Area Boundary
-  Wetlands
-  Parcel Lines
-  Easement Lines
-  Proposed Open Space
-  Greenways / Stormwater Management
-  Open Space / Stormwater Management
-  Green Boulevards



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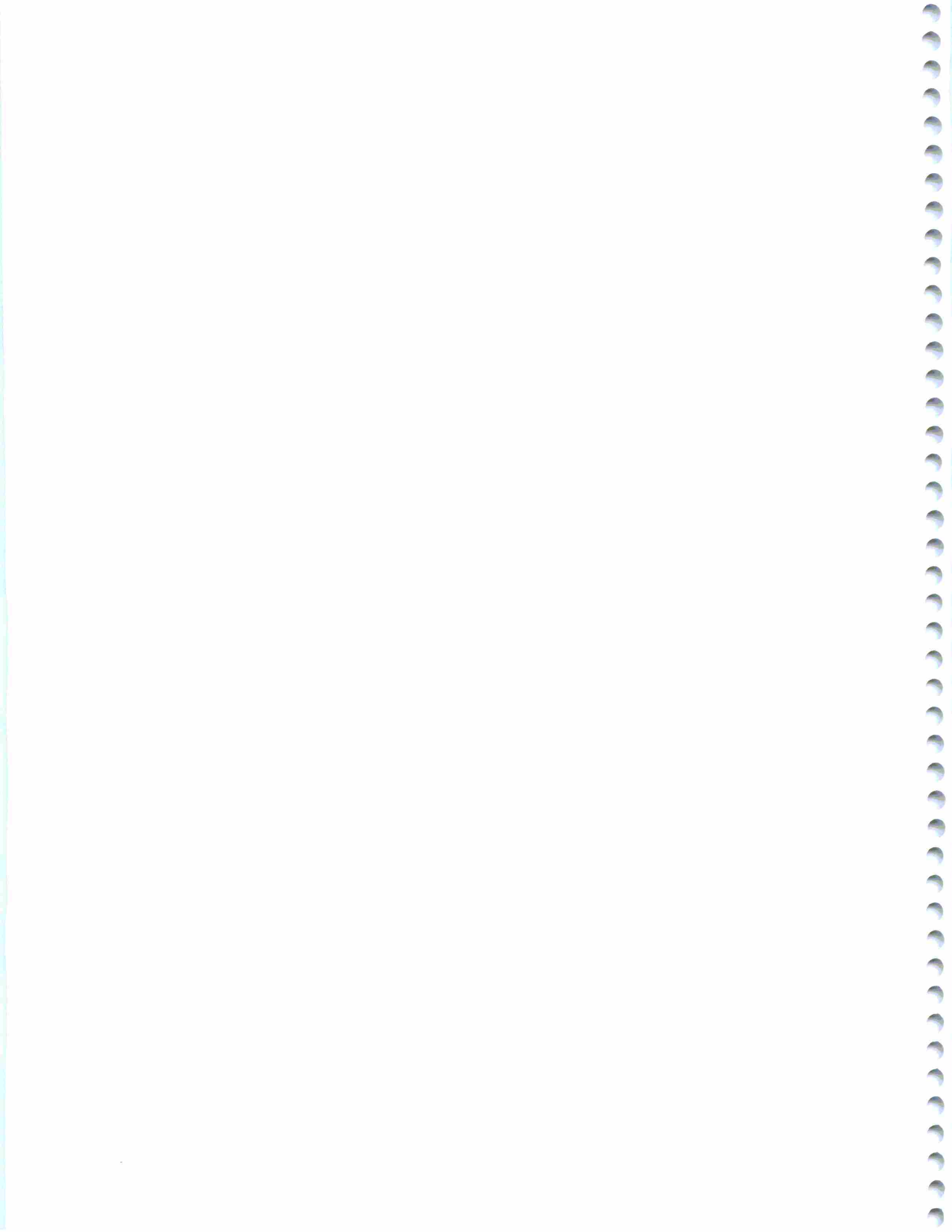


South Walnut Street Urban Renewal Plan
 Wilmington, DE

Figure 12
Illustrative Site Plan

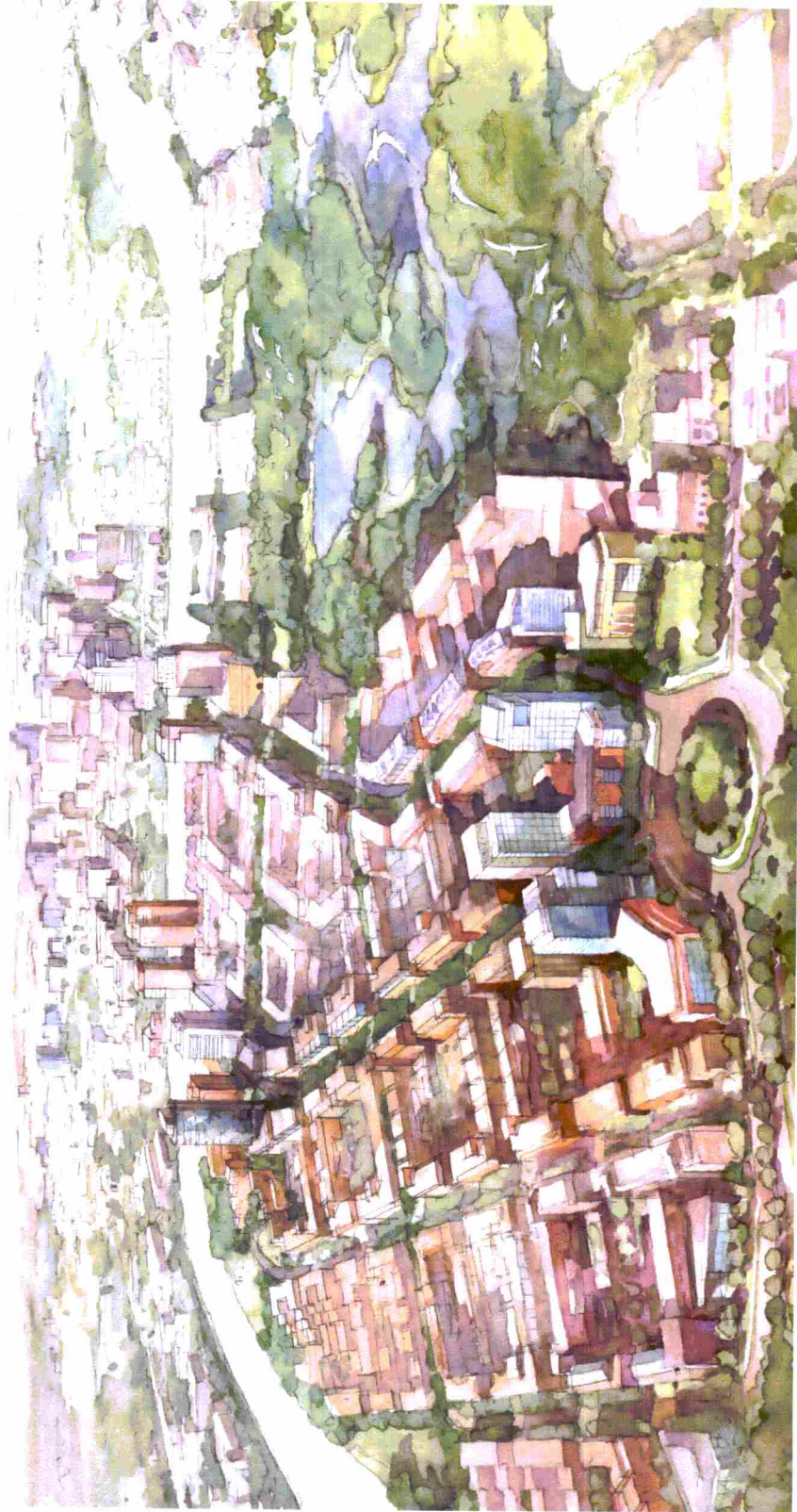


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**South Walnut
Street Urban
Renewal Plan**
Wilmington, DE

Figure 13
**Illustrative Aerial
Perspective**



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July 2007



