Wilmington 2028
A Comprehensive Plan for Our City and Communities

City of Wilmington
Department of Planning and Development

2028 Comprehensive Plan Update

WILMAPCO 'S 2019 Our Town: Planning for Tomorrow

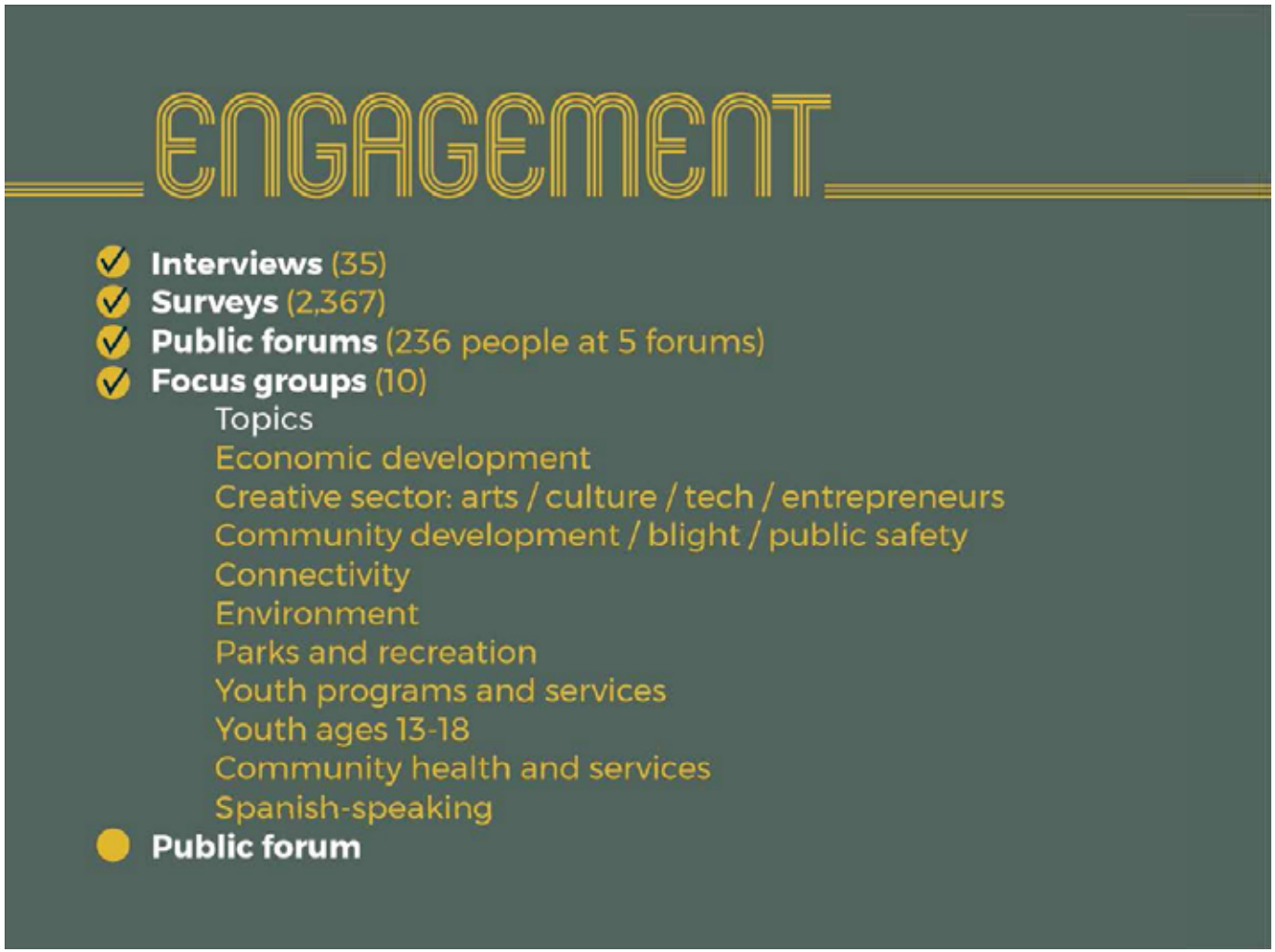
February 7, 2019

Agenda

- Wilmington 2028 – Comprehensive Plan Update Status
- Public Input
- Goals and Preliminary Action Items
- Current Plan Format
- New Plan Format
- Schedule
- Questions

Wilmington 2028 A Comprehensive Plan for Our City and Communities

Public Input



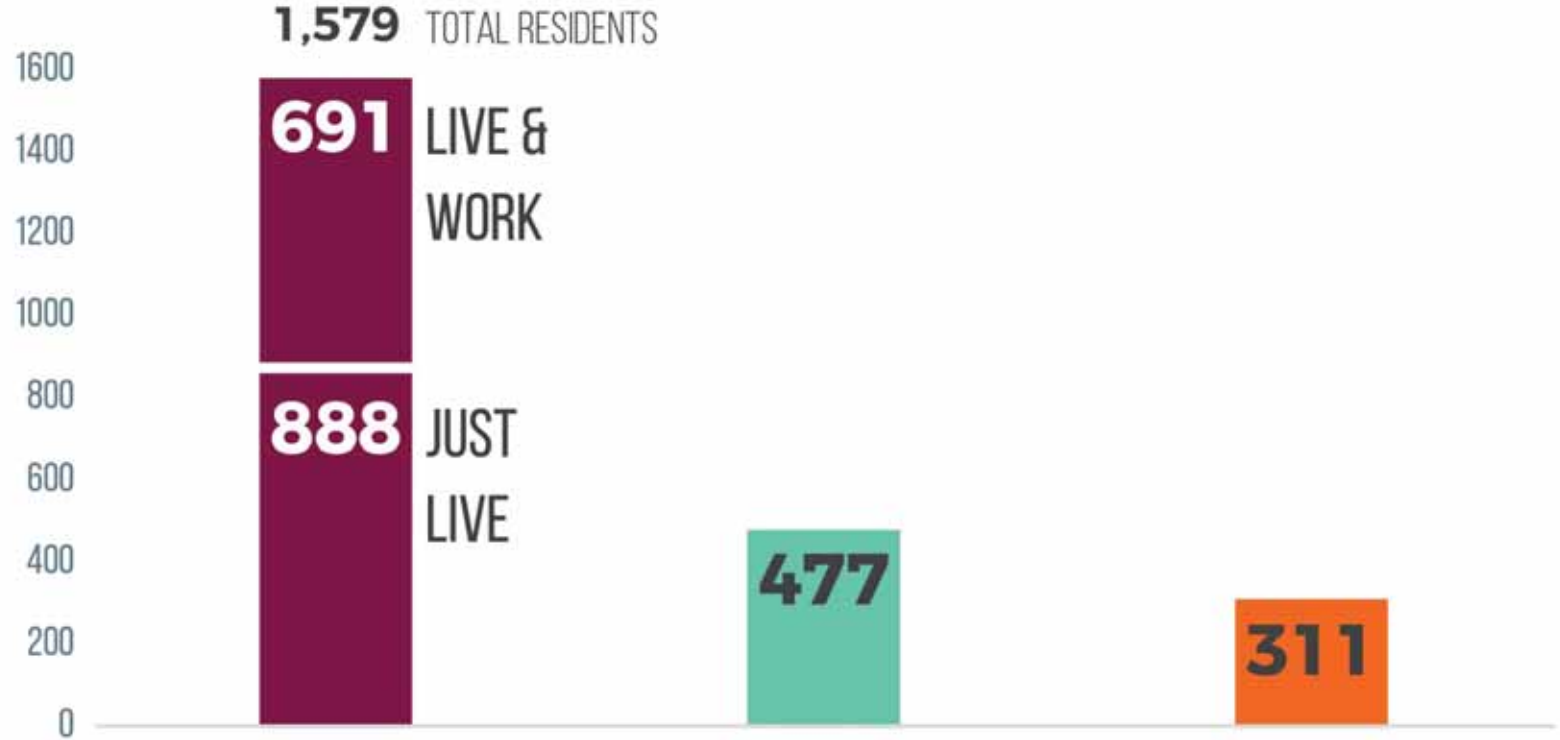
SURVEY SAYS...

2367

PEOPLE COMPLETED THE SURVEY

Wilmington 2028 A Comprehensive Plan for Our City and Communities

SURVEY RESPONDENTS' RELATIONSHIP TO WILMINGTON



WILMINGTON 2028 SURVEY, SEPT - NOV 2017

Wilmington 2028 A Comprehensive Plan for Our City and Communities

CITYWIDE: FEELINGS ABOUT THE CITY'S PAST & FUTURE

"More litter, more noise, more shooting, more drugs."

"More people and things to do."

"More people living & working in the city."

"People won't be afraid to come shop and hang out."

"Crime continues to get worse."

"Will be overrun with rental properties."

WILMINGTON 2028 SURVEY, SEPT - NOV 2017

Wilmington 2028 A Comprehensive Plan for Our City and Communities

YOUR VISION FOR 2028

118 responses

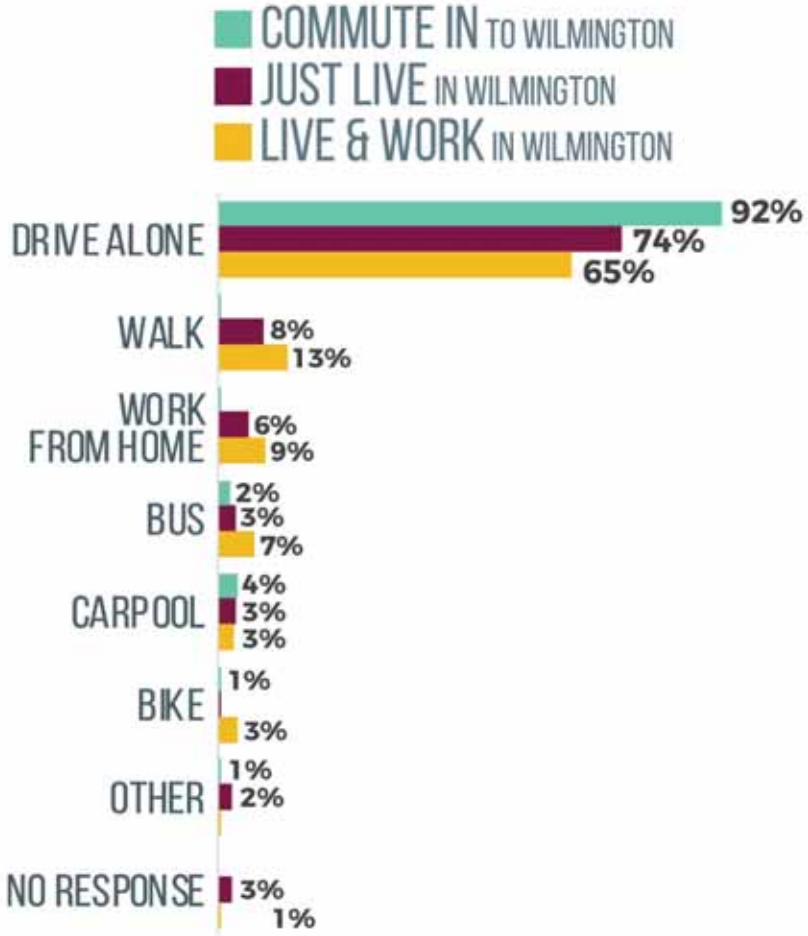
Wilmington in 2028 will...

- 49 Be safe
- 36 Be vibrant, with things to do
- 26 Be easy to get around (walk, bike, transit)
- 24 Have economic opportunities
- 19 Be community-oriented and engaged
- 17 Have youth opportunities
- 16 Have revitalized neighborhoods
- 16 Be clean and attractive
- 12 Be proud
- 12 Have affordable housing
- 12 Have great parks
- 10 Be green and sustainable
- 8 Have more residents
- 6 Be healthy
- 6 Be diverse and cosmopolitan

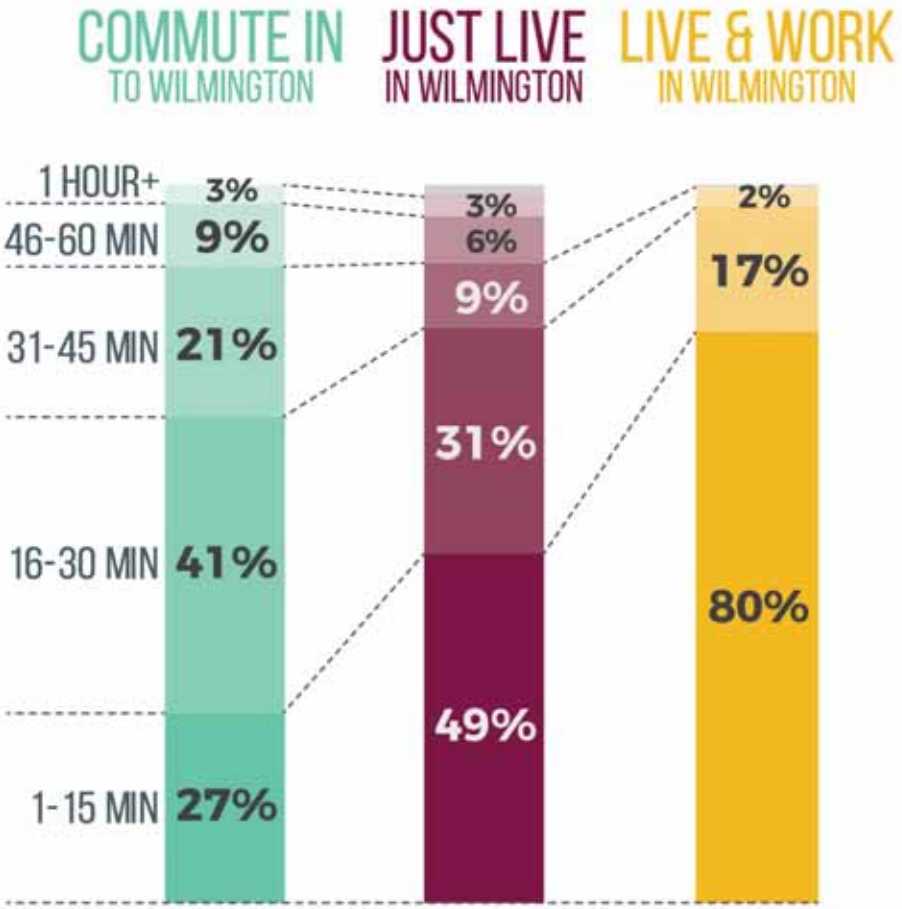
Wilmington 2028 A Comprehensive Plan for Our City and Communities

COMMUTING HABITS

MODE OF TRAVEL TO WORK



LENGTH OF COMMUTE



WILMINGTON 2028 SURVEY, SEPT - NOV 2017

Wilmington 2028 A Comprehensive Plan for Our City and Communities

PUBLIC FORUMS

203 PEOPLE ATTENDED THE PUBLIC FORUMS

33 CONTRIBUTED TO THE VIRTUAL FORUM

Wilmington 2028 A Comprehensive Plan for Our City and Communities

Public Forum Locations

- Places and Dates
- Attend any location

Wilmington
2028
A Comprehensive Plan for Our City and Communities

WHAT IS A GREAT STREET?

Take a look at the examples below, pick a street you like, then grab a card and fill in the blanks to tell us what makes it a great street.

Downtown business district

1. Pedestrian-scale lighting
   Tree canopy & landscaping
   Wide sidewalks
   Ground floor retail and restaurants

2. Storefront windows
   Stormwater planters
   Pedestrian-scale lighting
   Benches

3. Shared street for cars, bikes and people, no curbs
   Patterned pavement
   Outdoor seating

4. Robust transit stations
   Separated bike lanes

5. Gateway to the city
   Landscaped median with pedestrian refuge

Neighborhood commercial

6. Streetscape designed to slow traffic
   Neighborhood branded bike racks

7. Complete street provides dedicated space for transit and cyclists
   Planted median
   Pedestrian refuge

8. Public art
   Temporary closure for events

9. "Parklet" uses parking lane to expand pedestrian space

10. Playful street furniture
    Ample space for pedestrians

Neighborhood residential

11. Raised crosswalk and bumpout slow traffic and reduce crossing distance
    One-side on-street parking

12. Narrow street with separated bike lane
    One-side on-street parking

13. "Chicane" design mimics winding road to slow traffic
    Speed bump
    Bike friendly

14. Green stormwater bumpouts narrow wide street and calm traffic
    Kid-friendly
    Tree canopy

15. Landscaped front yards
    Tree canopy and sidewalk planters

WHAT IS A GREAT STREET?

267 responses

Top street types

especially for Market Street & Union Street

especially for Market Street & Union Street

especially for 4th Street

especially for Market Street

neighborhood streets around the city

WHAT IS A GREAT STREET?

267 responses

Desired characteristics of most mentioned streets

Market Street
[52 mentions]

pedestrian-friendly
inviting
friendly

Union Street
[28 mentions]

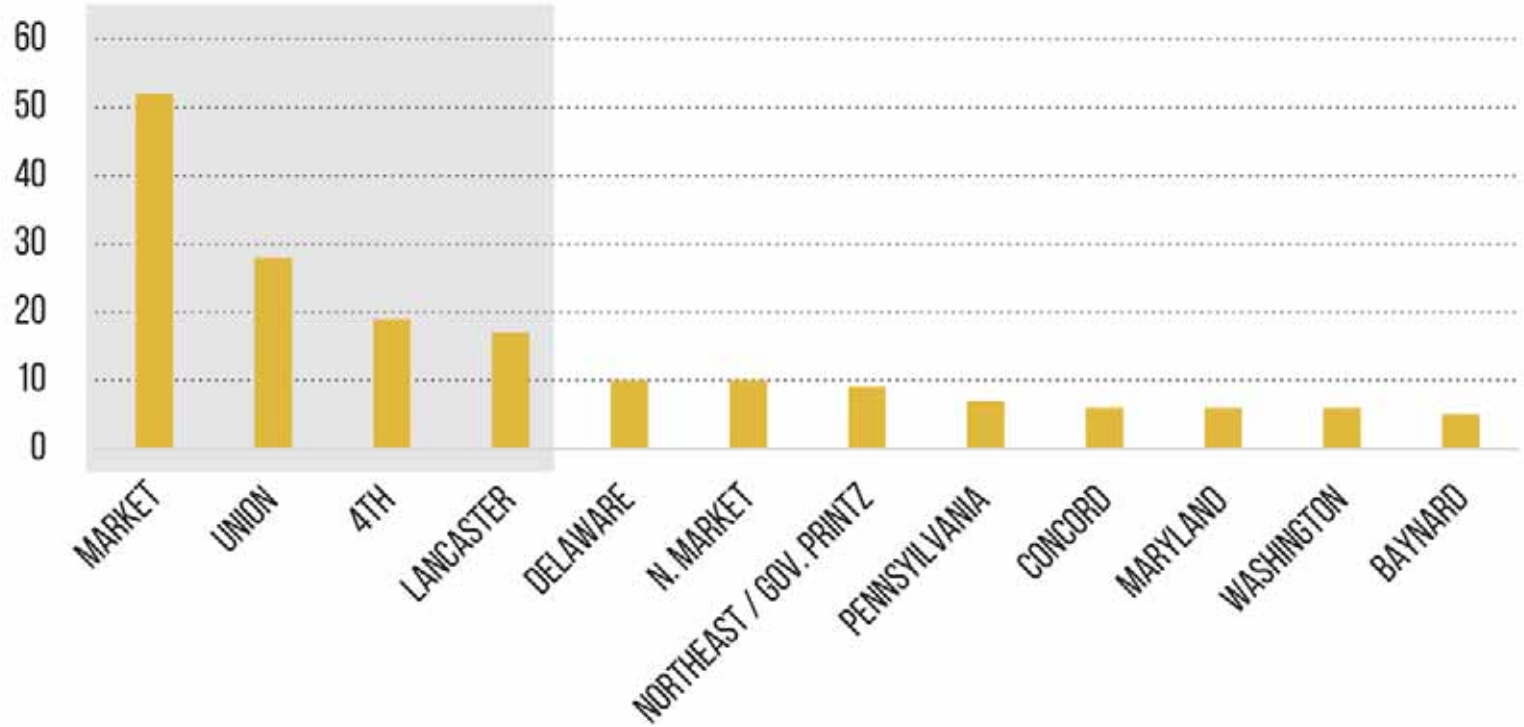
people-oriented
inviting
attractive

4th Street
[19 mentions]

festive
beautifying
inviting
creative
fun

Lancaster Avenue
[17 mentions]

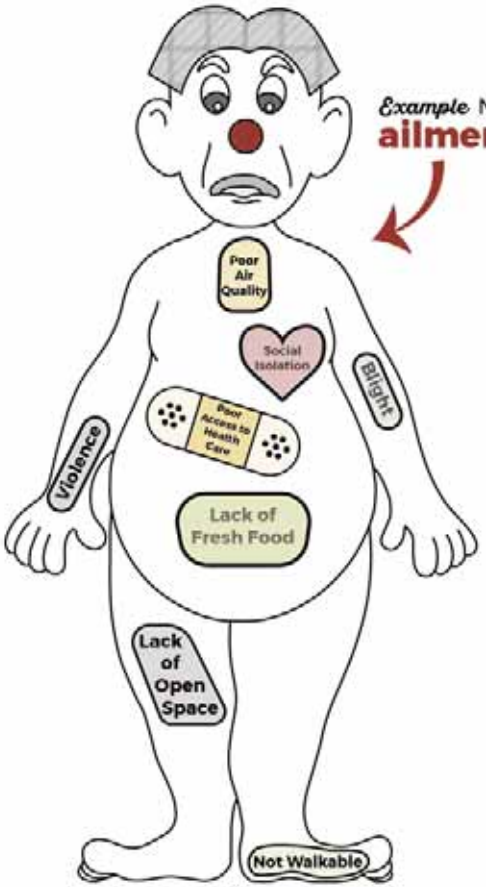
people-oriented
attractive
landscaped

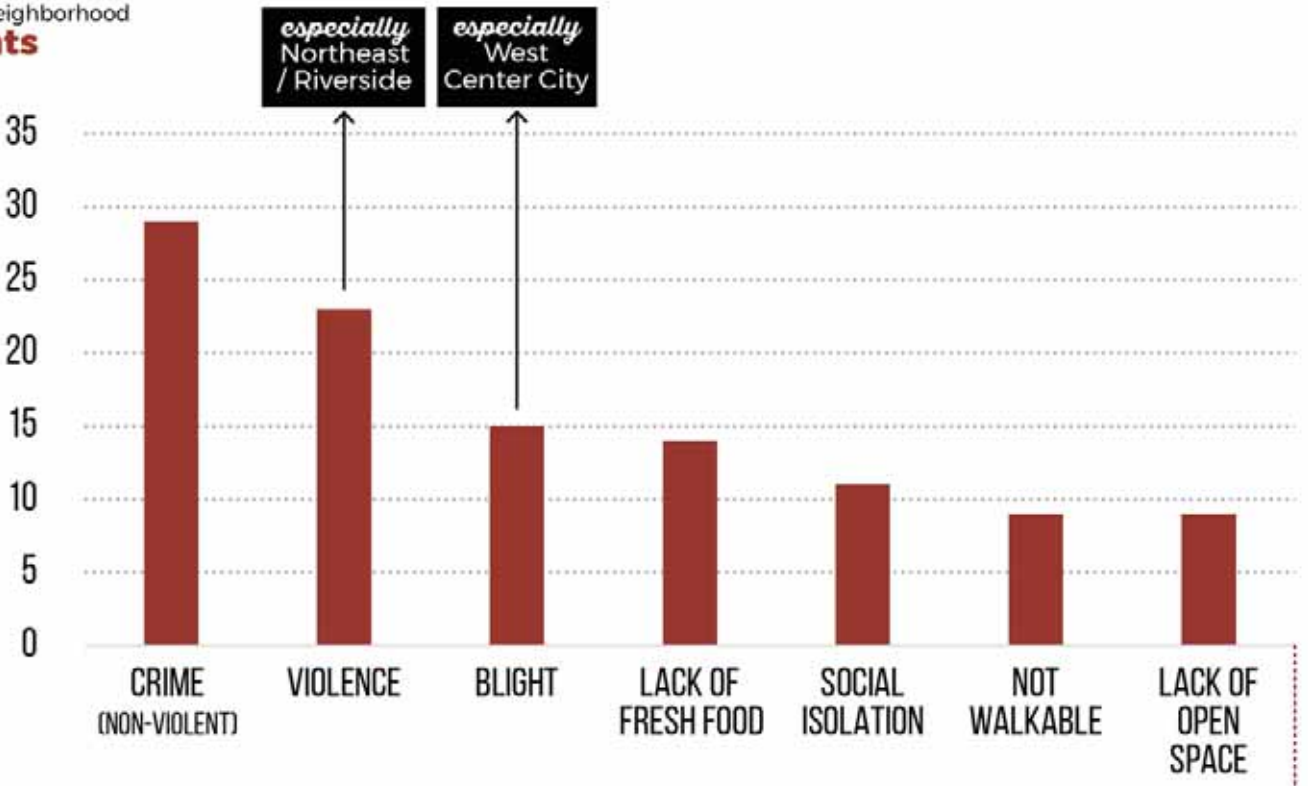


Wilmington NEIGHBORHOOD DOCTOR

139 *responses*

What **ailments** does your neighborhood need help with to be **healthy**?





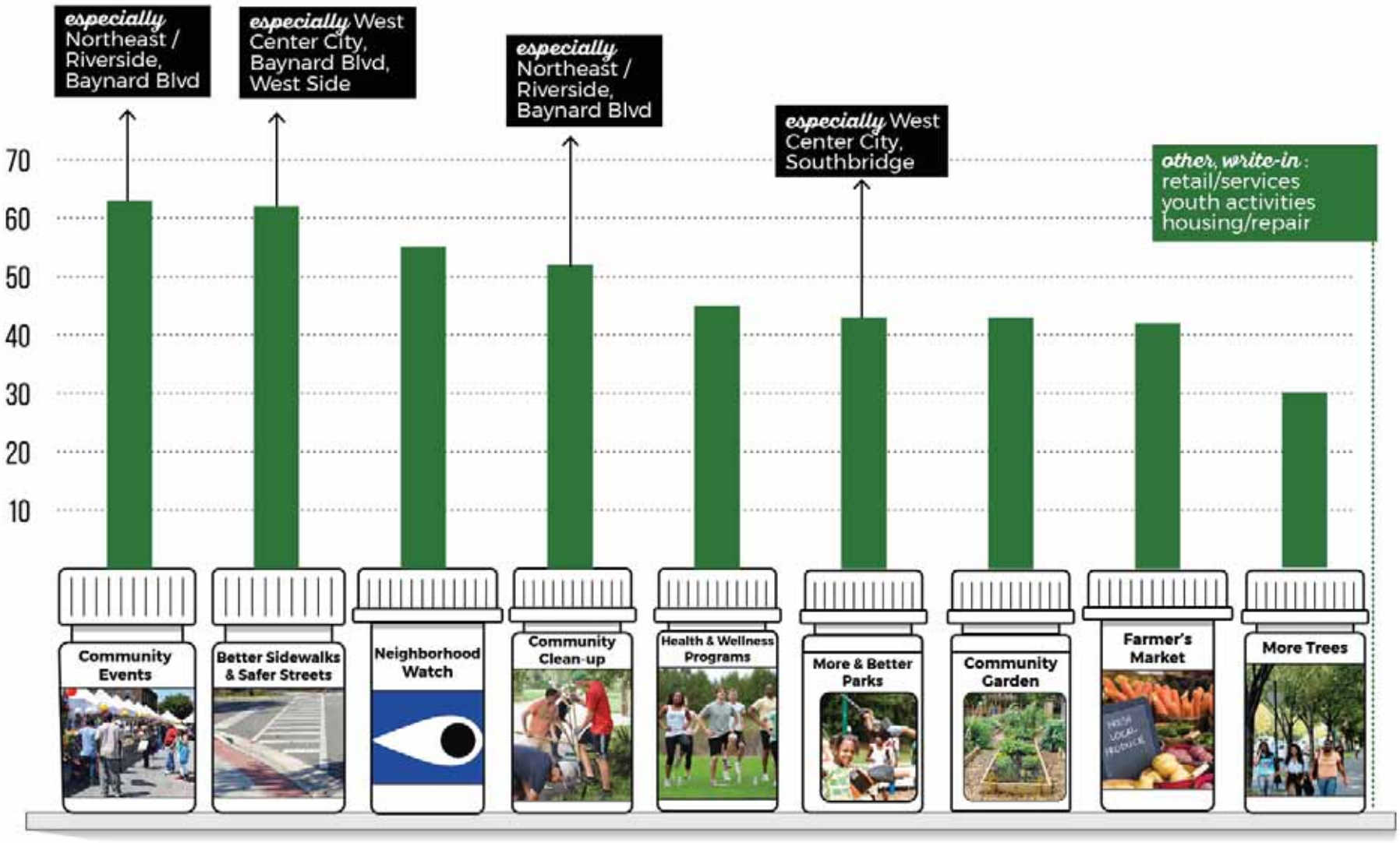
other, write-in:
lack of maintenance
apathy
lack of activities

Wilmington 2028 A Comprehensive Plan for Our City and Communities

Wilmington NEIGHBORHOOD DOCTOR

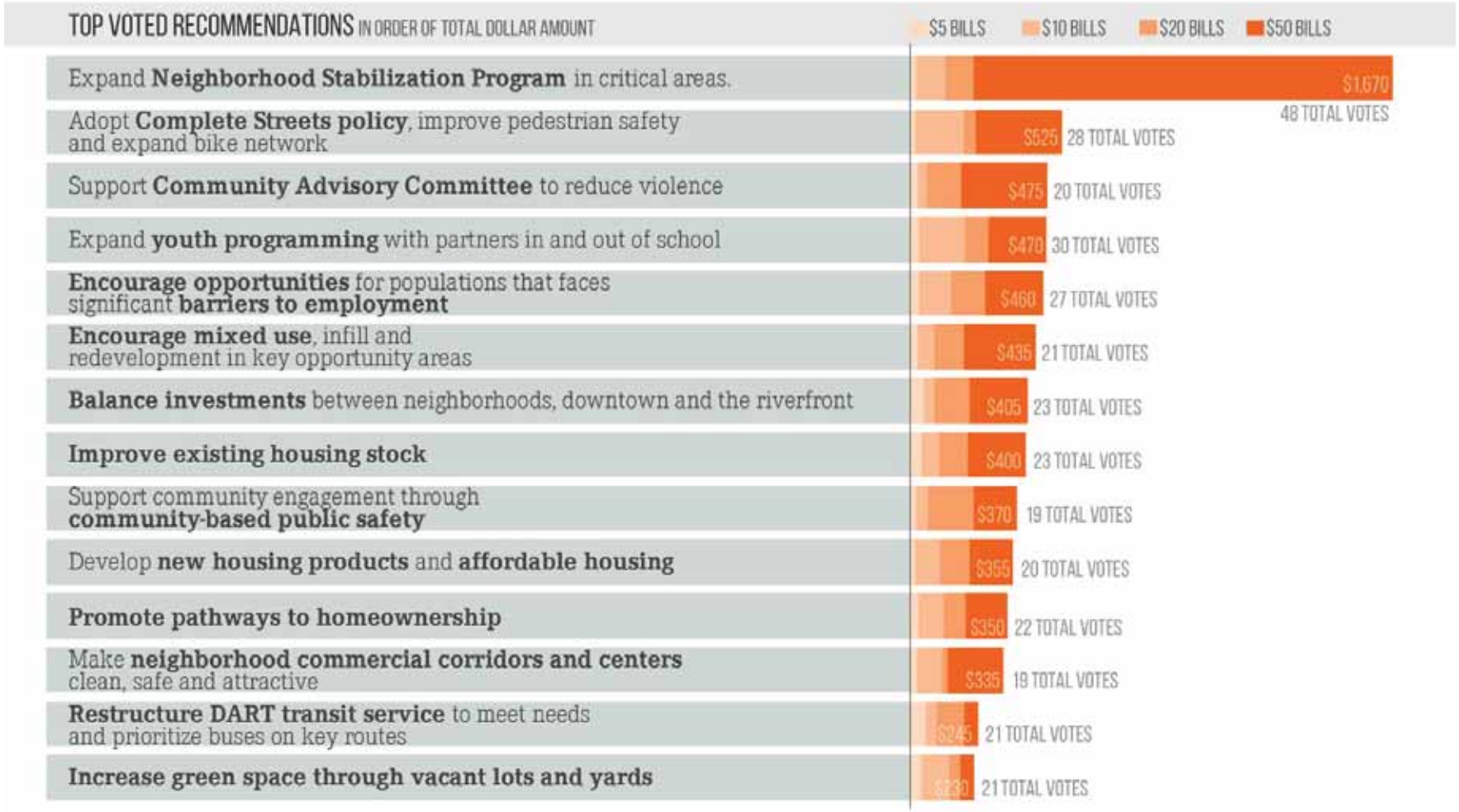
139 *responses*

What would you **prescribe** for your neighborhood to be **healthy**?



TOP KEY CITYWIDE RECOMMENDATIONS

PARTICIPANTS WERE EACH ASKED TO "SPEND" A TOTAL OF $100 ON A LIST OF RECOMMENDATIONS.
THEY WERE GIVEN A $50 BILL, A $20 BILL, TWO $10 BILLS, AND TWO $5 BILLS.



Wilmington 2028 A Comprehensive Plan for Our City and Communities

5 Goal Areas

I. Strong and safe neighborhoods

II. Healthy and thriving communities

III. Robust local economy

IV. Connected city and region

V. Sustainable and resilient city

Wilmington 2028 A Comprehensive Plan for Our City and Communities

Preliminary Ideas

I. Strong and safe neighborhoods

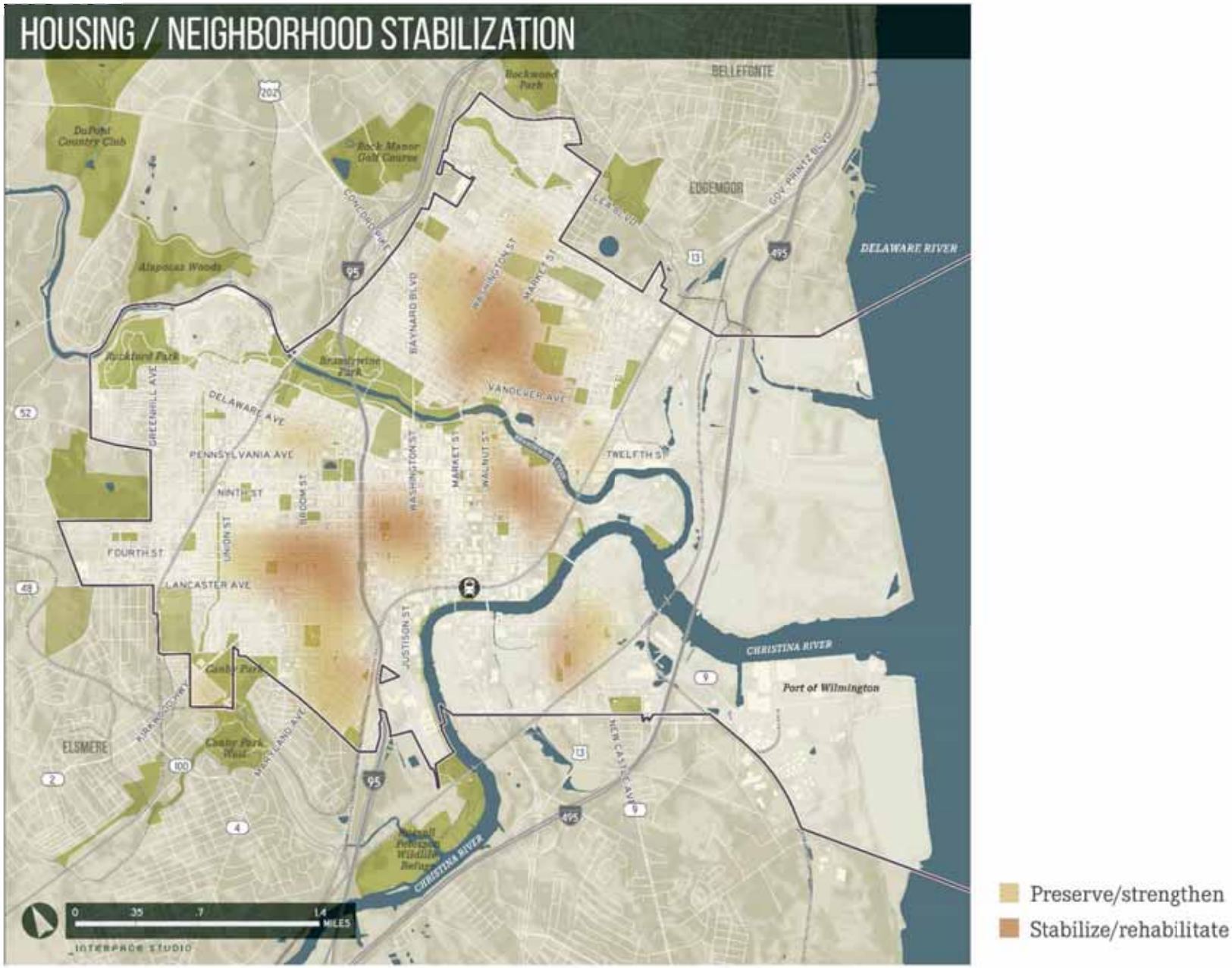
1. Target crime and blight reduction in critical areas

2. Promote pathways to homeownership for existing residents

3. Cultivate neighborhood cohesion through shared experience and communal investment

4. Strengthen neighborhood character by ensuring infill and new construction fit in with basic neighborhood patterns

Target crime and blight reduction in critical



Preliminary Ideas

II. Healthy and thriving communities

1. Provide youth with opportunities through education, mentorship, training and jobs

2. Invest in and maximize civic spaces like parks, community centers, libraries and schools to provide cross-programming, services and training with a focus on equity

3. Expand the reach of arts and cultural institutions and link to civic infrastructure

4. Promote health and wellness through active design, programs and campaigns

Example: active design and healthy community spaces at public and institutional facilities

Preliminary Ideas

III. Robust Local Economy

1. Build an inclusive economy of diverse businesses and a workforce of the future

2. Nurture a creative environment to attract talent and support start-up and creative/tech sector

3. Support vibrant commercial and mixed use corridors and centers that are walkable and offer access to jobs, services and amenities

4. Ensure efficient and responsive city government to retain and attract residents and businesses

5. Market city assets : open space, arts and culture, events, jobs, small businesses, history, affordability, livability

Example: Making the arts visible throughout the city

Preliminary Ideas

IV. Connected City and region

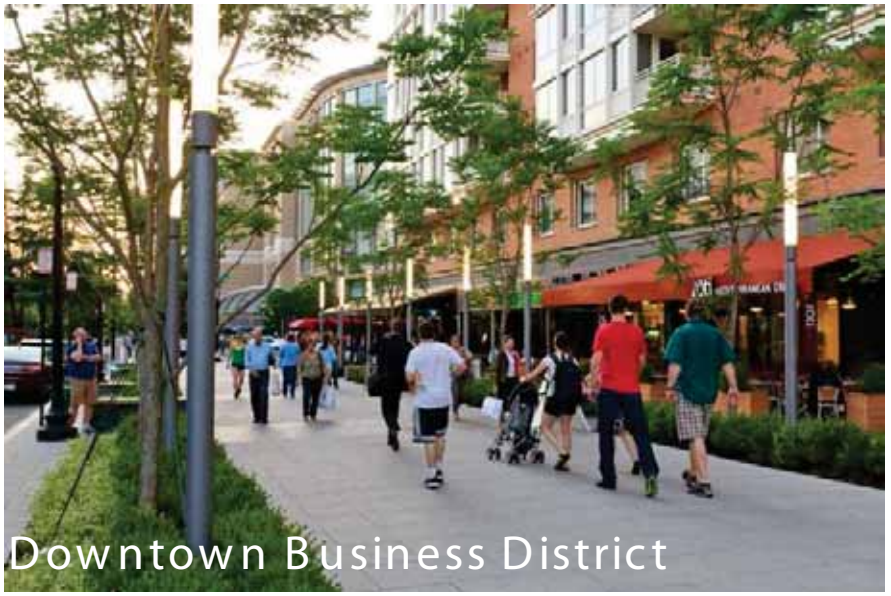
1. Design streets that are safe and accessible for everyone

2. Improve key corridors for better connections, safety, balance of uses, and to highlight gateways to the city

3. Improve the transit experience to better serve riders, increase access to all parts of the City and Region

4. **Engage in cooperative planning activities** with adjacent governments to better coordinate land use along the City's borders

Example: Great Streets



Preliminary Ideas

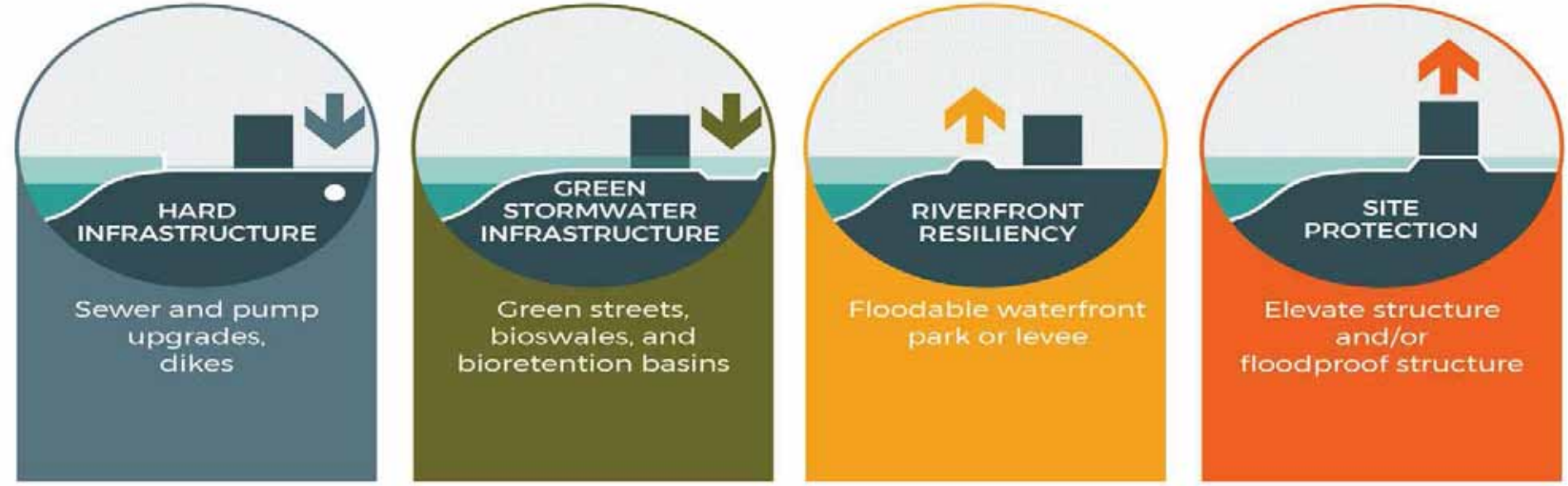
V. Sustainable and resilient City

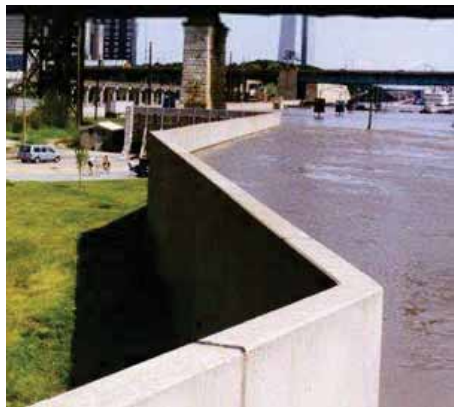
1. Increase tree canopy and native habitat throughout the city

2. Embed sustainability and resilience in city government as a model for the whole city

3. Protect residents and businesses from the impacts of climate change

Example: flood and sea level rise resilience measures

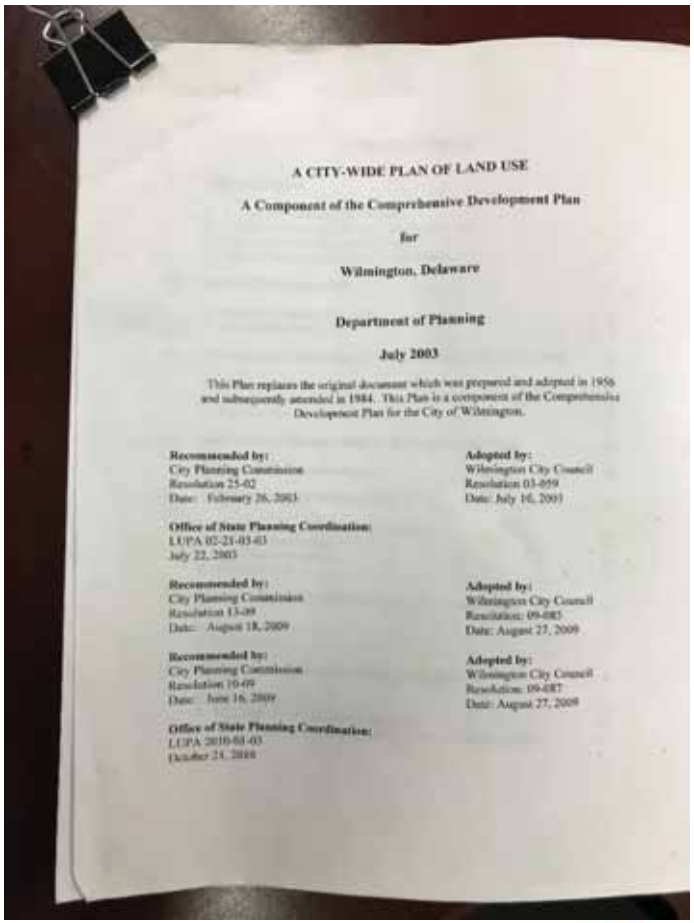




Current Plan Format

- Citywide Component
  - This is what we have used to satisfy State requirements.
- 12 Neighborhood Plans
  - These plans are updated on an as needed basis for the most part and dates vary.

Current Plan Format



A CITY-WIDE PLAN OF LAND USE

A Component of the Comprehensive Development Plan

for

Wilmington, Delaware

Department of Planning

July 2003

This Plan replaces the original document which was prepared and adopted in 1950 and subsequently amended in 1984. This Plan is a component of the Comprehensive Development Plan for the City of Wilmington.

Recommended by:
City Planning Commission
Resolution 25-02
Date: February 26, 2003

Adopted by:
Wilmington City Council
Resolution 03-059
Date: July 10, 2003

Office of State Planning Coordination:
LUPA 02-21-03-03
July 22, 2003

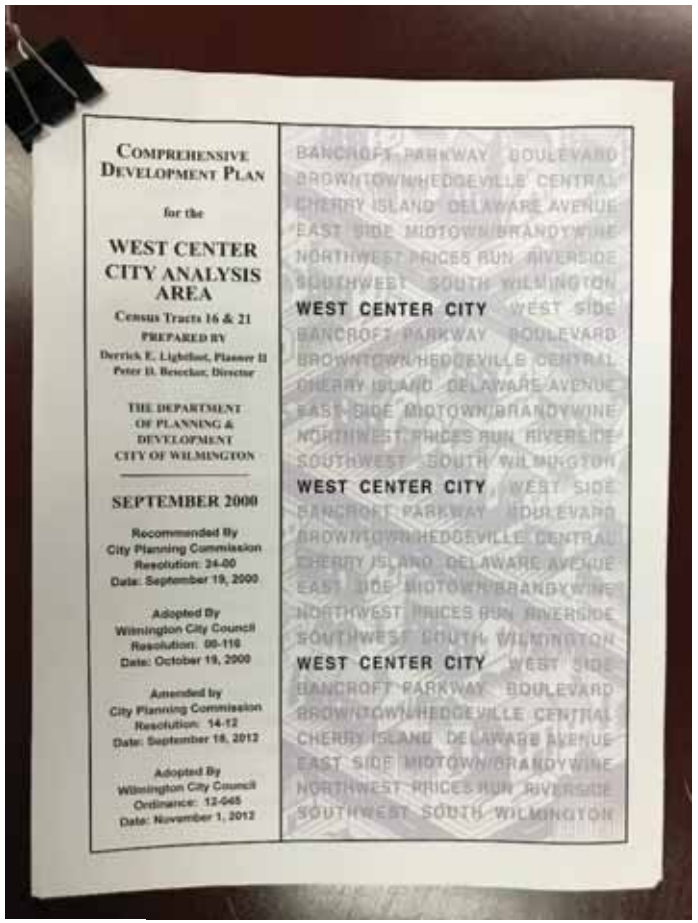
Recommended by:
City Planning Commission
Resolution 13-09
Date: August 18, 2009

Adopted by:
Wilmington City Council
Resolution: 09-085
Date: August 27, 2009

Recommended by:
City Planning Commission
Resolution 10-09
Date: June 16, 2009

Adopted by:
Wilmington City Council
Resolution: 09-087
Date: August 27, 2009

Office of State Planning Coordination:
LUPA 2010-03-03
October 21, 2010



COMPREHENSIVE DEVELOPMENT PLAN

for the

WEST CENTER CITY ANALYSIS AREA

Census Tracts 16 & 21

PREPARED BY

Derrick E. Lightfoot, Planner II
Peter D. Besecker, Director

THE DEPARTMENT OF PLANNING & DEVELOPMENT CITY OF WILMINGTON

SEPTEMBER 2000

Recommended By
City Planning Commission
Resolution: 24-00
Date: September 19, 2000

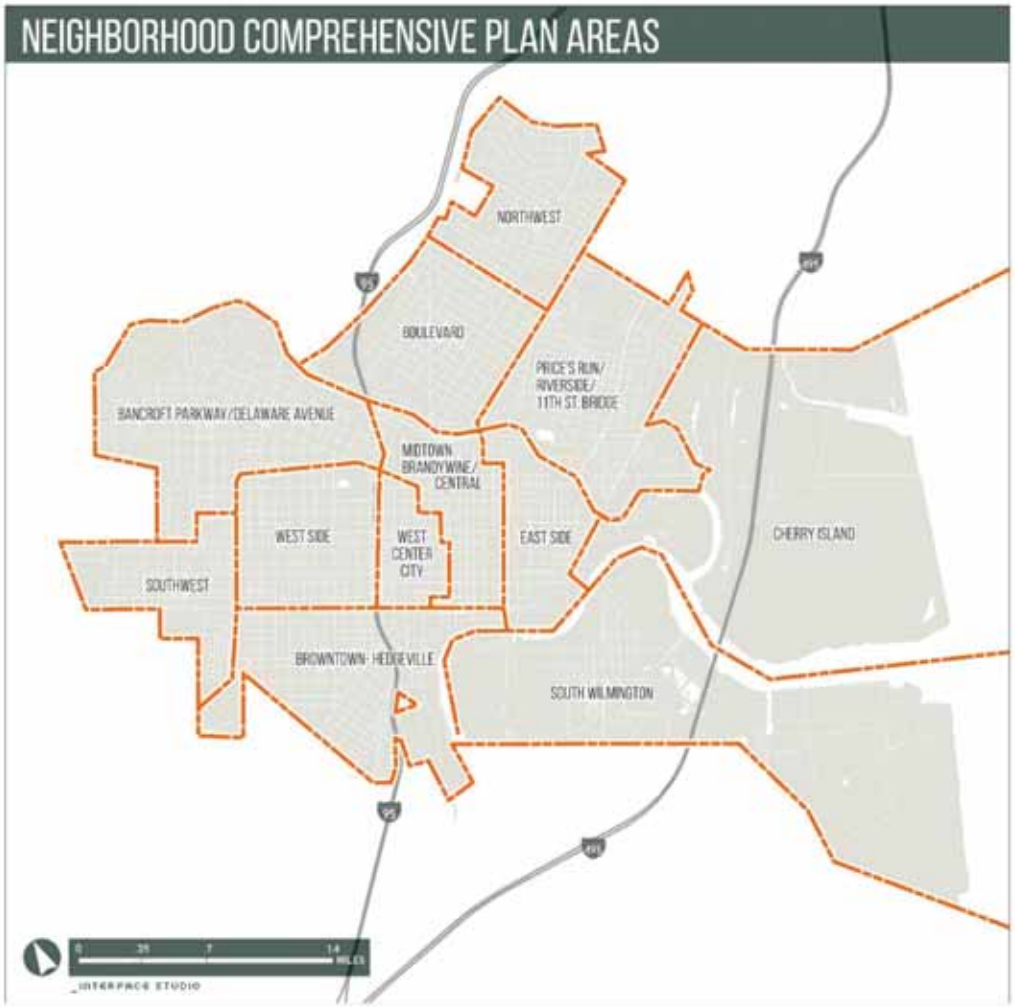
Adopted By
Wilmington City Council
Resolution: 00-116
Date: October 19, 2000

Amended by
City Planning Commission
Resolution: 14-12
Date: September 18, 2012

Adopted By
Wilmington City Council
Ordinance: 12-045
Date: November 1, 2012

BANCROFT PARKWAY BOULEVARD
BROWNTOWN/HEDGEVILLE CENTRAL
CHERRY ISLAND DELAWARE AVENUE
EAST SIDE MIDTOWN/BRANDYWINE
NORTHWEST PRICES RUN RIVERSIDE
SOUTHWEST SOUTH WILMINGTON
WEST CENTER CITY WEST SIDE

The Neighborhoods



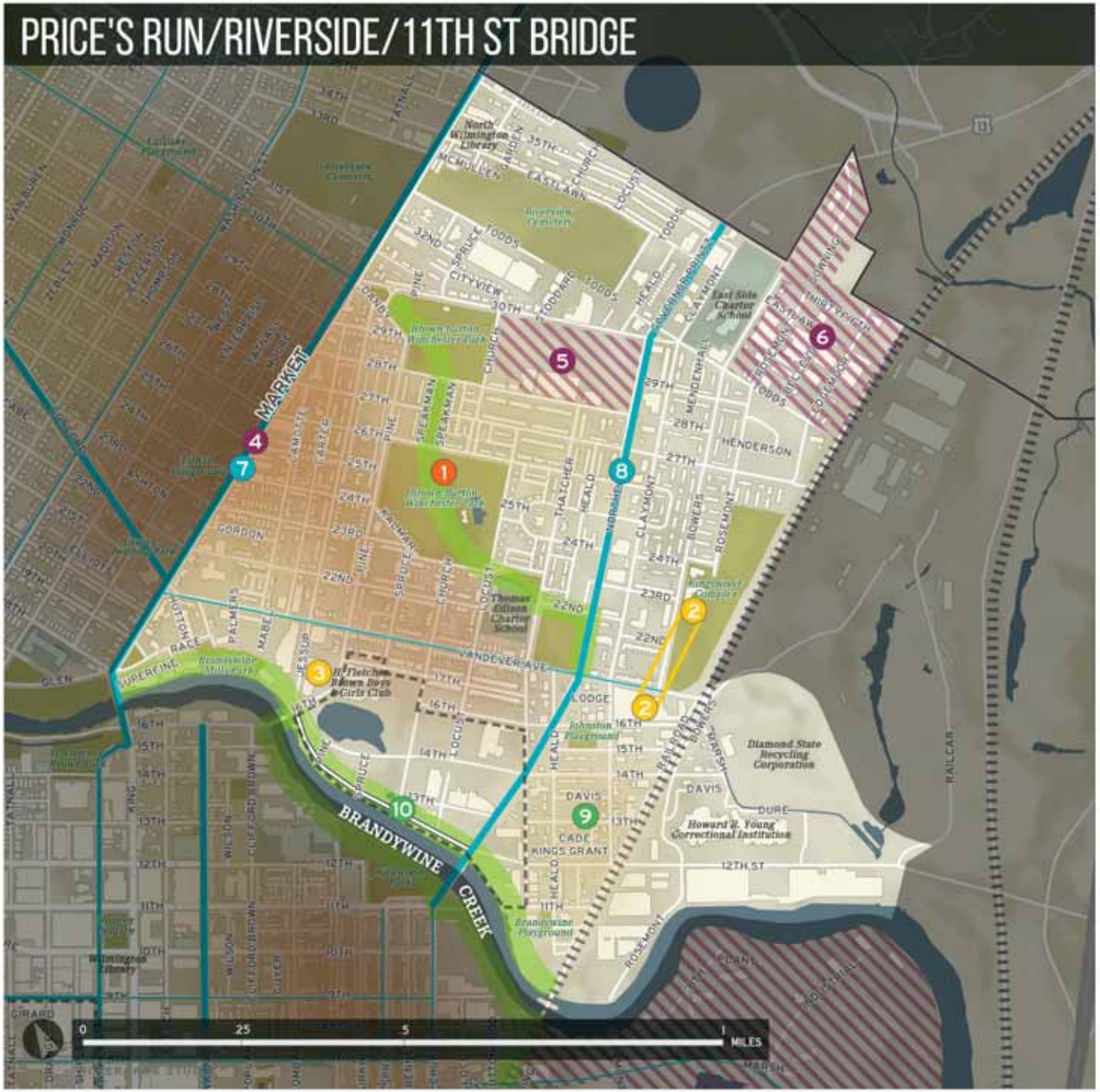
Wilmington 2028
A Comprehensive Plan for Our City and Communities

New Plan Format

- One document with both:
  - Citywide information
  - Neighborhood information

Wilmington 2028 A Comprehensive Plan for Our City and Communities

PRICE'S RUN/RIVERSIDE/11TH ST BRIDGE



Strong Safe Neighborhoods

1. Brown-Burton Winchester Park

Healthy Thriving Communities

2. Warehouse Development & Kingswood Center
3. Northeast Service Center, Reeds Refuge, & Boys and Girls Club youth services

Robust Local Economy

4. N. Market St. commercial
5. Former Del Tec site
6. Todds Lane Industrial Park

Connected City and Region

7. N. Market St. gateway
8. Northeast Blvd. gateway

Sustainable and Resilient City

9. Greenway flood mitigation
10. Greenway & riverwalk

Connections

- Gateway corridor
- Main Street corridor
- Neighborhood connector
- Greenway

Areas

- Opportunity area
- Employment center

Housing/neighborhood

- Preserve/strengthen
- Stabilize/rehabilitate

Price's Run/Riverside/11th St Bridge

Strong and Safe Neighborhoods

- Reduce blight and crime, especially around N. Market Street
- Invest in Brown-Burton Winchester Park as central recreation and gathering space for the neighborhood.

Healthy and Thriving Communities

- Connect the Warehouse Development with the adjacent Kingswood Community Center to strengthen youth and adult job training programs.
- Connect and maximize family and youth services around Northeast Service Center, Reeds Refuge, and Boys and Girls Club

Robust Local Economy

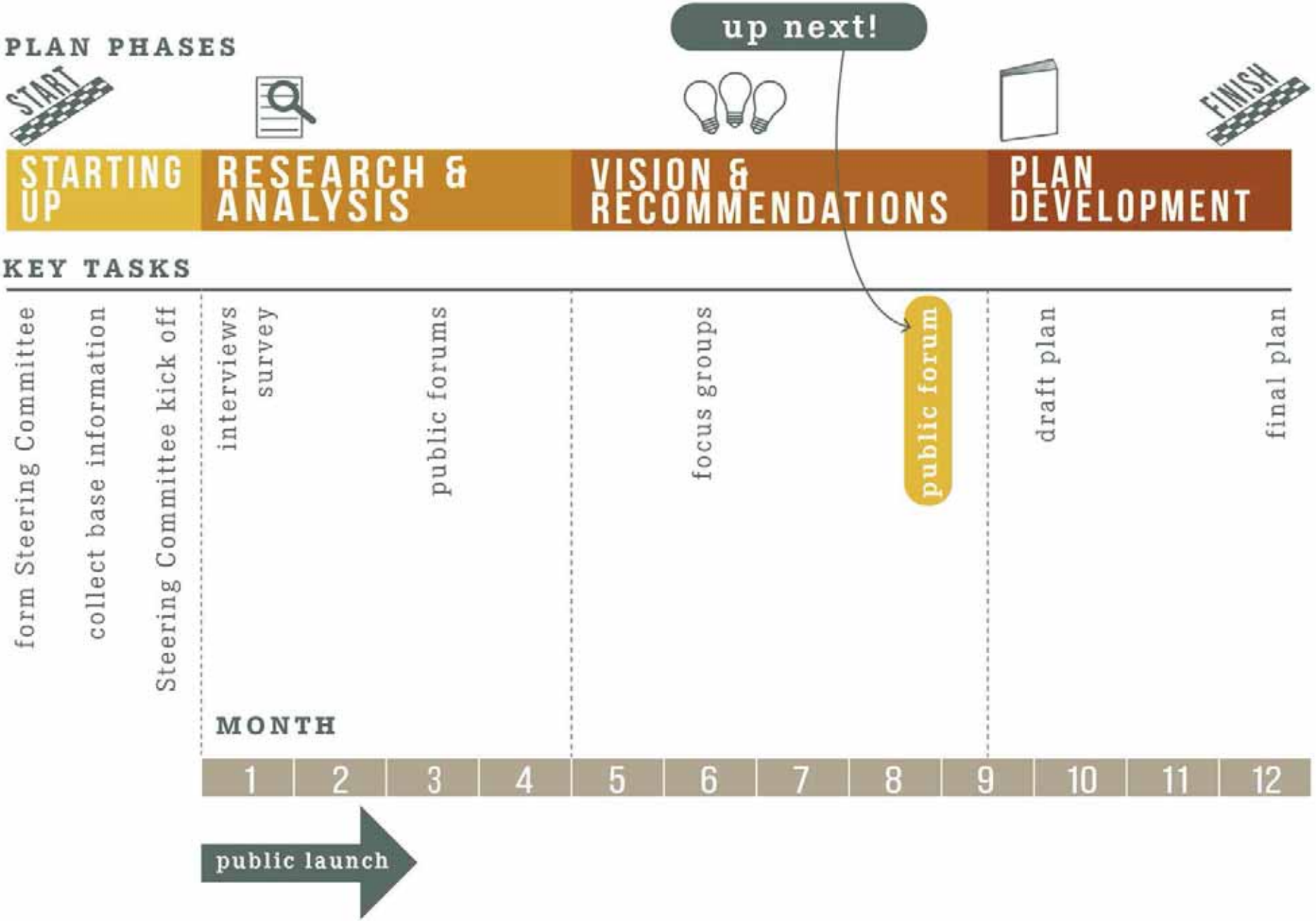
- Support North Market Street as a Main Street Corridor and Gateway.
- Redevelop the former Del Tech Site as an employment hub.
- Redevelop the Todd's Lane Industrial Park and support construction of Downing Drive.

Connected City and Region

- Make North Market Street an attractive, multi-modal corridors.
- Connect the neighborhood's park spaces through a greenway and riverwalk along the Brandywine Creek.

Sustainable and Resilient City

- Protect residents and businesses, especially adjacent to low-lying areas around the Brandywine Creek, from the negative impacts of flooding and climate change.


PLAN PHASES
up next!
START
FINISH
STARTING UP
RESEARCH & ANALYSIS
VISION & RECOMMENDATIONS
PLAN DEVELOPMENT
KEY TASKS
form Steering Committee
collect base information
Steering Committee kick off
interviews
survey
public forums
focus groups
public forum
draft plan
final plan
MONTH
1
2
3
4
5
6
7
8
9
10
11
12
public launch

Wilmington 2028
A Comprehensive Plan for Our City and Communities

Questions

www.wilmingtonde.gov/government/city-departments/planning-and-development/wilmington-2028