



## ***Downtown Development Districts***

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### **Application for District Renewal**

#### **District Renewal Application for Expiring DDD Districts**

**Application Period and Deadlines:** The application period opens three years prior to expiration. Applications for extensions must be submitted within 6 months of the current DDD program expiration. Applications are accepted on a rolling basis and reviewed by the Cabinet Committee on State Planning Issues (CCSPI) at their next scheduled meeting. Application must be accompanied by a Resolution from the legislative body supporting the application for a DDD District Designation Extension, and an updated District Plan.

**Review and Approval:** Applications for five-year DDD District Renewal are reviewed by OSPC and agency partners. OSPC will prepare a report and recommendation which will be presented to the CCSPI which will in turn make a recommendation to the Governor. The Governor may renew Districts for up to two 5-year renewal periods. Completed applications should be sent to [OSPC@delaware.gov](mailto:OSPC@delaware.gov)

**Completeness:** Applications for District Renewal will be evaluated by the Office of State Planning Coordination for completeness upon receipt. Incomplete applications will not be reviewed and will not be forwarded to the Cabinet Committee on State Planning Issues for their consideration. Applicants are encouraged to meet with the OSPC early in the process, and work with the OSPC Principal Planners throughout the application process to ensure a complete and accurate application.

Municipality / County: **City of Seaford**

DDD Program expiration date **1/15/2025**

Check list:    **X**      Application Form  
                  **X**      Legislative Body Resolution  
                  **X**      Updated District Plan

If proposing the removal of parcels from the original District Boundary:

- ☐ Certified Mail Receipts, to owners of all parcels to be removed
- ☐ Public Hearing Minutes, revised boundary meeting



## ***Downtown Development Districts***

### **Application for District Renewal**

<b>Contact Person for Application</b>  Name: Trisha Newcomer, Director of Economic Development and Community Relations  Address: <u>414 High Street Seaford, DE 19973</u>  Phone: <u>(302) 629-9173</u>  Email: <u>tnewcomer@seaforddde.com</u>   Signature  Date <u>6/17/24</u>	<b>District Administrator (if different)</b>  Name: _____  Address: _____  Phone: _____  Email: _____   Signature _____ Date _____
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#### **Legislative Body Resolution:**

The resolution must affirmatively indicate that the legislative body supports the application for the extension of Downtown Development District designation and is willing to adhere to the District Plan and the Local Incentives for the extended duration.

Date of Resolution in support of DDD Extension Application: 6/11/24

Resolution number: R1-2024

#### **Program Administration:**

Describe any proposed changes in how the DDD program will be administered (such as new organizational structure or personnel to enhance implementation of the DDD program).

The DDD Plan amendment will place additional focus on the Front Street corridor and enhance development opportunities and investment in this area of the district.
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#### **Need and Impact:**

Describe the impact the DDD program has had on your downtown thus far. In the response, please consider the program's effectiveness in creating capital investment, creating jobs, improving housing stock, increasing residents and visitors, providing enhanced retail and entertainment opportunities, and otherwise improving the quality of life within such district. Refer to the Key Priority Projects identified in the initial DDD program application; Was the District successful in implementing these projects?

Provide justification as to why the program should be extended.

In the ten years since the original DDD designation, the High Street Corridor and portions of the Riverfront have experienced a new era of revitalization and investment. The City's High Street area has seen a significant amount of investment and growth, going from a 95% vacancy to almost non-existent vacant options for commercial locations. Over \$30M of private investment has produced new housing, rehabilitated housing, mixed use opportunities and an overall sense of place in downtown Seaford. From luxury apartments on the Nanticoke River to Seaford having its very first Meadery, we can emphatically say the DDD program is a huge success and the catalyst to the rebirth of our downtown area. We have a live in population now that gets enjoy all the dining and entertainment that our downtown affords. Since our designation Seaford Tomorrow has begun their successful "Friday Nigh Live" concert series each month from May to October. Gallery 107 holds quarterly artist receptions when art work is turned over each quarter. The City, alongside the Chesapeake Conservancy, created Oyster House Park, which includes and over the water board walk for fishing and strolling the beautiful banks of the Nanticoke. The City also recently completed a TAP project with DelDOT improving the area around Gateway Park by slowing traffic and making it more pedestrian friendly. Our original plan did not include any particular key project, but we can honestly say the 36 projects we have seen completed today have far exceeded our expectations.

#### **District Plan:**

Revise the current District Plan to include the listed items below. The revised plan is intended to supersede the existing one and must be included with the Extension Application. The updated plan should assess progress made since program implementation, reflect relevant changes that may have occurred since plan adoption, and provide up-to-date guidance for redevelopment for the next 5 years and beyond.

District Plan update must include the following:



### **Application for District Renewal**

1. Rationale as to why the five-year extension is necessary and/or desirable to achieve redevelopment goals stated in the District Plan.
2. An evaluation and self-assessment of past program implementation and performance.
3. Updated demographic and redevelopment data, and analysis of that data in the current plan.
4. An evaluation, and revision if necessary, of the vision, goals and strategies for downtown redevelopment.
5. Updated maps that reflect current conditions. Note any changes (within the District) to zoning or to the Future Land Use Map in the adopted comprehensive plan.

Briefly summarize changes made to the plan here:

The tenants and boundaries of our first plan continue to stay the same, but with a more focused effort on the Front Street Corridor of our district. The areas of Front Street have been slower to revitalize and receive the investments seen in other designated areas of the DDD. This may be due to the reduced time this area has been under DDD designation. We believe it to be critical to extend the DDD designation and focus additional revitalization efforts on this area of the city. The Front Street Corridor is a gateway connecting the downtown area with the northern portions of the City's residential, commercial, and institutional uses. Many residents in this area are persons of color and are from disproportionately affected socio-economic groups which deserve the same benefits of increased investment, jobs creation and property value increase that the extension of the DDD designation will provide.

### **Local Incentives:**

List the local incentive package currently in place and briefly assess the effectiveness of each using data from completed projects. Please note any changes proposed to these incentives and describe why the change is needed.

List any new incentive options being proposed and explain how these new incentives will address the goals of the District Plan for the next 5-year period.

Our incentives remain unaltered from our previous plan, with no additional changes.

- Reinvestment Tax Incentive
- C-3 Zoning Administrative Waiver
- Fee reductions
- Sidewalk loan
- C-3 Façade Improvement Program
- Water and Sewer Tap Fee Relief





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### **Application for District Renewal**

We have seen an array of the incentives used and it varies depending on project, but the most used is the water and sewer credit received.

#### **Key Priority Projects:**

The DDD application was updated in 2019 to include discussion of Key Priority Projects. These projects were to be identified in the District Plan as potential catalysts for other redevelopment activity or as examples of superior urban design. Key Priority Projects are specific projects expected to provide significant impact to the District when implemented. See *DDD Program Guidelines* for more information. [ddd-program-guidelines-2022.pdf \(delaware.gov\)](https://delaware.gov/files/transportation/ddd-program-guidelines-2022.pdf)

With this definition in mind, please describe the Key Priority Projects that were implemented during the past 10-year period. Briefly assess their impact and/or describe any barriers to implementation. Moving forward, what are the Key Priority Projects for the 5-year extension?

For Seaford, no “key projects” were identified in our original plan and for an area with such a high vacancy, we would call all of our completed projects “key”, because they all truly are the key to the transformation we have seen in the last 10-years. Going forward we have called out several projects along the Front Street corridor that could change the look and feel of the area for the better. We have specifically identified those properties on page 33 of our plan. Many of them being commercial locations, but one that lends itself to additional mixed-use opportunities.

#### **District Boundary Revisions:**

As a part of the District Renewal process the local jurisdiction may revise the original District Boundary to meet the redevelopment goals of the next five-year period. The updated District Plan must fully describe the rationale for the revised boundary. The revised boundary must meet all guidelines and criteria for the District Boundary as described in Chapter 5 of the *DDD Program Guidelines*.

It is permissible to remove parcels from the original District Boundary and reallocate that acreage to other areas of the downtown as a part of the boundary revisions during the District Renewal process. Should the local jurisdiction propose removing parcels from the original boundary, the following is required:

- The owners of all parcels that are proposed to be removed from the District Boundary must be noticed of the change via Certified Mail or similar method. The local jurisdiction shall keep receipts or other documentation of this notice and submit it with the District Renewal application.



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- All property owners that are proposed to be removed from the District Boundary must be given an opportunity to speak at a public hearing hosted by the local jurisdiction, to be held before the final decision has been reached regarding the revised boundary that is to be proposed as a part of the District Renewal application. Minutes of this public hearing or hearings must accompany the District Renewal application.

If the revised District Boundary proposes to remove any parcels from the original District Boundary, please briefly describe the rationale for removing the parcels and where the acreage has been reallocated to:

<b>No boundary changes occurred or proposed.</b>
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If the revised District Boundary proposes to remove any parcels from the original District Boundary, please include the receipts or other documentation of the public notice to all property owners to be removed, as well as the minutes of the public hearing where the boundary revisions were discussed in the District Renewal application.

The City of Seaford  
Downtown Development District  
Renewal Application



*Date - July 11, 2024*



*For questions or comments related to this publication please contact:*  
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*[tnewcomer@seafordde.com](mailto:tnewcomer@seafordde.com)*

*Or*

*Charles Anderson, City Manager – [canderson@seafordde.com](mailto:canderson@seafordde.com)*  
*The City of Seaford*  
*P.O. Box 1100*  
*414 High Street*  
*Seaford, DE 19973*  
*[www.seafordde.com](http://www.seafordde.com)*

*GIS Maps and Exhibits provided by:*  
*Buddy Lynch*  
*Seaford Code Department Inspector*

### Seaford's Downtown Development District

On June 5, 2014, the Delaware General Assembly enacted Senate Bill 191 that authorized the establishment of Downtown Development Districts (DDD). The Act is designed to promote healthy and vibrant downtowns as critical components of Delaware's economic well-being and quality of life. The purpose is to leverage resources of the state government in a limited number of Delaware's cities, towns, and unincorporated areas in order to:

- Spur private capital investment in commercial business districts and surrounding neighborhoods;
- Stimulate job growth and improve the commercial vitality of such districts and neighborhoods;
- Help build a stable community of long-term residents by improving housing opportunities and building a diverse array of successful businesses; and
- Assist municipalities in strengthening neighborhoods while harnessing the attraction that vibrant downtowns hold for talented people, innovative small businesses, and residents from all walks of life.

In September of 2014, the City of Seaford applied for the rigorous and competitive Downtown Development District Designation by the State of Delaware. **In January 2015, Governor Markell announced the designations in downtown areas of Wilmington, Dover, and Seaford as Delaware's first three DDDs.** In 2016, five new DDDs were designated in Smyrna, Harrington, Milford, Georgetown, and Laurel. Four more jurisdictions were added in August of 2019, they were: Clayton, Delaware City, Middletown, and New Castle.

The District (shown on the next page) is targeted as the High Street Corridor of the City that is located in the center of what was once Seaford's bustling downtown. This area of approximately 74.10 acres. The area has a land use pattern reflecting the generally undifferentiated land uses of the historic nineteenth-century riverside community. This is a mix of mostly commercial, residential, and institutional uses in the downtown. The area has had many tenants, landowners and uses over the years that varied from retail shops to office buildings, to places of worship.

This initiative with its collaboration between the City, the Office of State Planning and Coordination, the Delaware State Housing Authority, the residents, business and property owners are implemented by the stake holders to place real improvements, jobs and growth in a strategic location within the City and Western Sussex County.



- State Parcels
- SEAFORD DDD

## EXISTING DOWNTOWN DEVELOPMENT DISTRICT

*Seaford*  
The Perfect Place to Start.





### District Investment Incentives

The Downtown Development District Program envisions that State incentives, such as the DDD Grants, and local government incentives will work in concert with one another to produce a compelling, meaningful package. The idea is that potential "real property investors" (aka developers, homeowners, property owners, businesses) will be able to take advantage of these different incentives in a way that is most beneficial to their projects. Delaware State Housing Authority works with the State, Municipalities, and local partners to regularly evaluate impact, consider feedback, and incorporates improvements to ensure program success. Partnerships with Office of State Planning Coordination (OSPC) and Delaware Division of Small Business (DSB) have been particularly successful in bringing a variety of resources to District staff and potential Investors. Incentives are further being offered by Sussex County, State agencies and organizations. The State continually updates the variety of incentives for DDD projects, and they can be found here: <http://stateplanning.delaware.gov/ddd/incentives/index.shtml>.

The City is required to provide incentives to qualifying redevelopment and new development projects within the district during the duration of the State designation. The City offers the following incentives for eligible applicants:

- Reinvestment Tax Incentive
- C-3 Zoning Administrative Waiver
- Fee reductions
- Sidewalk loan
- C-3 Façade Improvement Program
- Water and Sewer Tap Fee Relief
- Rental to Homeowner Program

The City has a dedicated DDD section under the Seaford Advantages areas on the website, it can be found here: [https://bit.ly/seafordde\\_downtown\\_development\\_district\\_d\\_d\\_d](https://bit.ly/seafordde_downtown_development_district_d_d_d)

In addition to the City and County incentives, funding was allocated through the General Assembly to Delaware State Housing Authority (DSHA) for the purpose of establishing and administering the DDD Rebate Program. Investors who make Qualified Real Property Investments (QRPI) to commercial, industrial, residential, and mixed-use buildings or facilities may apply to DSHA for a DDD Rebate. The small and large project programs are described below:



- DSHA Small Project Grant Program - The Small Project Set-Aside is for program eligible investors that make Qualified Real Property Investments (QRPIs) between \$25,000 and \$350,000. Investors that make a \$25,000 or greater QRPI are entitled to a rebate in an amount equivalent to 20% of the QRPI up to \$70,000 per building or facility.
- DSHA Large Project Grant Program - The Large Project Set-Aside is for program eligible investors that make QRPIs in excess of \$350,000. Investors may be entitled to a DDD rebate in an amount equivalent to 20% of the eligible costs upon completion. The maximum rebate is \$2,000,000 and requires an eligible investment greater than \$27.5 million. *Note:* A reservation award is required and only guarantees funding availability. An Attestation of Costs by a Certified Public Accountant (CPA) is also required for all Large Projects.

The amount of private investment leveraged by state dollars spent ranks the top five districts as Wilmington, Milford, Seaford, Dover, and Smyrna. Seaford is the fourth highest receiver of rebate funding within the State. Table 1 shows how much state investments have leveraged from FY 2015 through FY 2020 in the small and large grant programs based on the annual DDD reports by the State.

**Table 1 Downtown Development District Investments**

<b>District</b>	<b>DDD Rebate</b>	<b>Private Investment</b>	<b>Large Projects</b>	<b>Small Projects</b>
Delaware City	\$280,724	\$1,725,909	0	10
Dover	\$1,619,563	\$13,297,542	4	55
Georgetown	\$537,842	\$4,163,162	1	6
Harrington	\$837,860	\$8,094,104	1	32
Laurel	\$729,627	\$4,201,135	1	18
Middletown	\$255,756	\$2,220,843	1	6
Milford	\$2,351,796	\$17,315,231	6	60
New Castle (City)	\$399,113	\$2,922,546	1	11
Seaford	\$2,614,210	\$29,326,743	4	29
Smyrna	\$867,696	\$6,764,479	1	29
Wilmington	\$24,449,038	\$436,606,682	44	42
<b>Total</b>	<b>\$34,943,225</b>	<b>\$526,638,375</b>	<b>64</b>	<b>298</b>

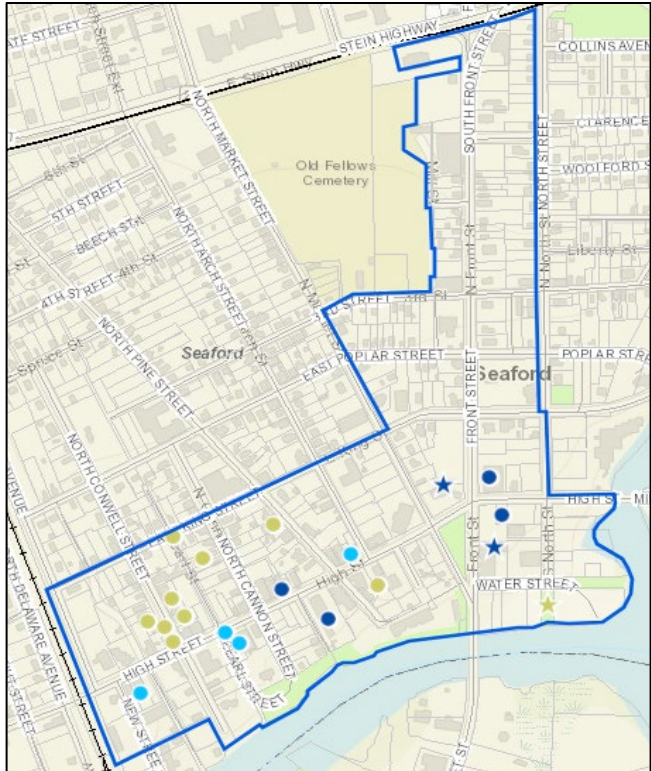
*Source: State of Delaware, Delaware State Housing Authority, DDD Annual Reports (2015-2023)*

Since Seaford was awarded the DDD designation, the program has been very successful with providing funding and incentives locally for many new and redeveloped projects. This can be contributed to the City's intergovernmental coordination and marketing of the District programs, as well as investor applications for program funding.

The City works with several business organizations, property owners, stakeholders, relators, and investors to ensure the incentives and funding programs are known in advance of any land development application being submitted for approval within the district boundaries.

The Seaford map image and legend, obtained from the First Map webpage, shows the project type and locations that participated in the DDD rebate program.

- ★ Large Commercial
- ★ Large Mixed Use
- ★ Large Residential
- Small Commercial
- Small Mixed Use
- Small Residential



The State hosts this interactive map website for all of the districts. It can be found at this website link: <https://delaware.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=c39125308a174d38980947d6ee3a30df>

### **Completed Commercial and Mixed Use Projects**

Listed below are some of the DDD commercial and mixed-use completed projects since 2015.



*Applicant:* Nanticoke Memorial Hospital

*Project Type:* Large Project

*Eligible Use:* Commercial

*Total Development Cost:* \$892,561

*DDD Grant Award:* \$146,700

*Project Description:* Rehabilitation of former doctor's office located at 121 South Front Street utilized by Nanticoke Hospital.





*Applicant:* Two Farms, Inc.  
*Project Type:* Large Project  
*Eligible Use:* Commercial  
*Total Development Cost:* \$3,998,000  
*DDD Grant Award:* \$393,000  
*Project Description:* An existing store and two condemned houses were demolished for a new store with fuel dispensaries located at 500 High Street.



*Applicant:* Mt. Olivet United Methodist Church  
*Project Type:* Small Project  
*Eligible Use:* Commercial  
*Total Development Cost:* \$98,544  
*DDD Grant Award:* \$19,709  
*Project Description:* Replacement of roof on Church located at 315 High Street.



*Applicant:* Craig de Mariana Aleman  
*Project Type:* Small Project  
*Eligible Use:* Mixed-Use  
*Project Cost:* \$321,090  
*DDD Rebate:* \$9,748  
*Project Description:* Rehabilitated storefront and apartments at 117 High Street. The apartments received new windows, laundry in units, and updated HVAC systems.



*Applicant:* Nanticoke Hospital  
*Project Type:* Small Project  
*Eligible Use:* Commercial  
*Project Cost:* \$ 34,405  
*DDD Rebate:* \$4,081  
*Project Description:* Rehabilitation of former doctor's office at 613 High Street to Nanticoke Hospital's Foundation and Marketing Department.



*Applicant:* Cranston Rentals, LLC  
*Project Type:* Small Project  
*Eligible Use:* Commercial  
*Project Cost:* \$251,958  
*DDD Rebate:* \$35,599  
*Project Description:* Renovation of building to establish a food and beverage business located at 306 North High Street.



*Applicant:* Torales Rental Properties, LLC  
*Project Type:* Small Project  
*Eligible Use:* Mixed-use  
*Project Cost:* \$270,370  
*DDD Rebate:* \$50,000  
*Project Description:* Substantial rehabilitation of mixed-use building for commercial and residential use located at 328 High Street.



*Applicant:* Craig de Mariana Aleman  
*Project Type:* Small Project  
*Eligible Use:* Residential  
*Project Cost:* \$155,151  
*DDD Rebate:* \$30,280  
*Project Description:* Rehabilitation of mixed-use buildings located at 215 and 221 High Street. Residential apartment above multiple one office businesses in larger building and real estate firm in adjacent building.



*Applicant:* Old Town Hall Associates, LLC  
*Project Type:* Small Project  
*Eligible Use:* Commercial  
*Project Cost:* \$121,837  
*DDD Rebate:* \$24,367  
*Project Description:* Rehabilitation of formerly vacant commercial space into a Connections Community Support facility to serve individuals with mental health and/or substance abuse issues. The property located at

105 North Front Street was converted into a community space by updating the HVAC system, creating meeting rooms, and opening up the main waiting area.

In addition to the DDD partially funded projects, the City has seen an increase in demand for commercial growth and redevelopment within the district. Listed below in Table 2 are the new commercial business development activity that has occurred since the City achieved the district designation.

**Table 2 New Commercial Businesses (Downtown Development District)**

Name	Location	Type of Service - Description
Aleman Investment Group	221 High Street, Suite 101	Services
Bae Skin Studio	221 High Street, Suite 107	Services
BL Transport Inc	221 High Street, Suite 106C	Logistics
Bodied Naturally	105 New Street, Suite 7	Services
Connections	105 N Front Street	Medical
Dona Maria's Pupusaria	117 High Street	Food Establishment
Every Fiber Coffee	306 High Street	Food Establishment
Fade by Fletch	130 High Street	Barber
Gallery 107	324 High Street	Art Gallery
C&C Country Kitchen	304 High Street, Suite B	Food Establishment
Harmony Touch	215 High Street, Suite 107	Services
Herbalife	221 High Street, Suite 109	Services
Imperio Construction Services	221 High Street, Suite 101	Construction Services
Linda Vista Realty	215 High Street	Real Estate
Loyalty Benefit Group	202 High Street	Services
New Glam Artistry	221 High Street Suite 103/105	Hair Salon
One Way Insurance	401 High Street, Suite 101 & 102	Services
Parsells Funeral Home	609 E King Street	Funeral Home
Premium Tax & Business	221 High Street, Suite 108	Services
Royal Farms	500 High Street	Convenience Store
Seaford Executive Center	221 High Street	Office Complex
Step Your Barber Up	105 New Street	Barber
Telamon	221 High Street, Suite 104	Childcare
Tidal Health Business Office	121 S Front Street	Medical
Tidal Health Foundation Office	613 High Street	Medical
Twelve21 Hair Studio	130 High Street	Hair Salon
Brimming Horn Meadery	106 Spring Street	Winery
Sweet Sisters Fault	Cannon Street	Bakery

### **Completed Residential Projects**

In addition to the successful commercial and mixed-use projects mentioned above, the District has several completed residential projects as well. Two of the multi-family residential projects are described below in addition to several single-family rehabilitation and new construction projects noted in Table 3 as obtained from the State's annual DDD reports.





*Applicant:* The Residences at River Place, LLC  
*Project Type:* Residential  
*Total Development Cost:* \$11,461,567  
*DDD Grant Award:* \$700,000  
*Project Description:* New construction of the third and fourth phases of two attached four-story apartment buildings with a total of 128 units.



*Applicant:* Zachary Parks  
*Project Type:* Small Project  
*Eligible Use:* Residential  
*Project Cost:* \$70,072  
*DDD Rebate:* \$14,254  
*Project Description:* Converted a vacant house into a 4-unit rental property at 124 North Pine Street. The exterior was painted, and roof repaired. The interior rehabilitation included new ceilings, walls, flooring, plumbing, and doors.

**Table 3. Downtown Development District Residential Projects**

State Project ID	Address	Project Description
2017-02-SP-01	124 Cannon Street	Rehabilitation
2017-02-SP-02	117 North Conwell Street	Rehabilitation
2017-02-SP-03	105 North Conwell Street	Rehabilitation
2017-02-SP-07	110 North Conwell Street	Rehabilitation
2019-02-SP-01	215 East King Street	Rehabilitation
2019-02-SP-03	122 North Conwell Street	New Construction
2019-02-SP-04	106 North Conwell Street	New Construction

### **Gateway Park TAP Improvements**

A vision to create a more appealing pedestrian friendly entrance to the downtown district was formulated after an assessment was completed revealing that one of the biggest weaknesses involved the entrance to the downtown district. The City received funding from a Transportation Alternatives Program (TAP) participation. The park was renovated in 2023 adding several amenities, such as: new sidewalks, crosswalks, benches, landscaping, a new welcome to Seaford sign, removal of overhead wires, new Christmas decorations and wayfinding signage.

### **Oyster House Park**

Oyster House Park is located directly in the heart of downtown Seaford, just off South Cannon Street. It is a 500ft stretch of water-front property. The North end of the park is connected to our existing Riverwalk, located at the beginning of the Seaford-Blades Bridge directly along the Nanticoke River. The park currently has a large boardwalk that extends into the water and runs parallel to the Nanticoke and connects to the Riverwalk pier.

City of Seaford has built up partnerships with several organizations regarding Oyster House Park. The Chesapeake Conservancy, the Nanticoke Watershed Conservancy, Seaford Historical Society and Landscape Architectural Services, LLC. They have been pivotal in helping raise funds, creating the current masterplan, advocating for the development of the park, and educating the community about its possibilities.

The goal for Oyster House Park & the Riverwalk is to provide residents and visitors opportunities to participate in water-based and land-based recreational activities and to host cultural events and festivals to showcase the Seaford Riverfront and the Downtown areas of the City.



### **Front Street Street-Scaping Proposal**

In early 2024 the city commissioned The Harbor Group to study the Front Street Corridor and provide renderings and cross-section drawings of a potential Street-Scaping project that included parking, sidewalk, bike lane, pedestrian and lighting improvements (exhibits A-C shown below). The hope is that the implementation of a project of this scope would reverse some of the trends that the area is experiencing. The need for the Downtown Development District implementation is evident today.

*Exhibit A – Overall Concept Plan (Harbor Gorup Concept Design April 2024)*

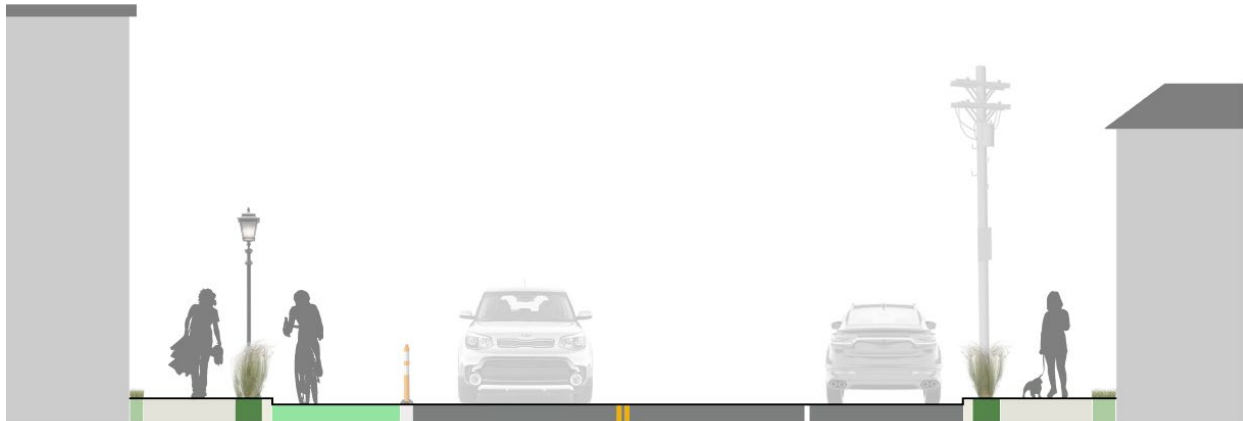


*Enlargement Plan C: 3<sup>rd</sup> Street Intersection (Harbor Gorup Concept Design April 2024)*





## *Section B: Proposed Streetscape Conditions (Harbor Gorup Concept Design April 2024)*



### *Downtown Development District Renewal*

In the 10 years since the City of Seaford received its Downtown Development District (DDD) designation the City has grown from 7,200 people according to the 2010 census to 7,957 according to the 2020 decennial census (United States Census Bureau, 2024). This approximately eleven percent increase has added not only additional residents to this close-knit “hometown” community, but the increase in population has also added culture, diversity, and investment.

Although Seaford is considered a small town, the central location of the City on the Eastern-shore has proven to be ideal for logistical companies. Seaford is home to an Amazon fulfillment location on Dulaney Street, a FedEx terminal on Venture Drive in the Ross Business Park and Trinity, a Burris Logistics Company. These companies provide jobs to area residents and strengthen the regional economy of Delaware.

In 2020, the City adopted a new Comprehensive plan. The Comprehensive Plan has several goals that will guide the Downtown Development District renewal document. Some of the Comp Plan Goals are as follows:

- *To preserve and enhance Seaford's historic heritage.*
- *To revitalize Seaford's downtown area.*
- *To continue and expand Seaford's role as the primary employment center for western Sussex County.*
- *To increase the percentage of single-family dwelling units in order to provide for balanced growth.*
- *To improve the safety and mobility of the transportation network.*
- *To protect sensitive environmental areas and the water quality of the Nanticoke River.*

- *To provide safe and adequate public utility services to present and future residents.*
- *To provide housing opportunities for all income ranges.*
- *Park, Western Sussex Business Campus, and the Seaford Industrial Park for jobs creation.*
- *Enhance recreation opportunities along the Seaford Riverfront and Nanticoke River.*
- *To improve the quality of life by addressing the incidence and root causes of crime.*
- *To provide more public entertainment for all income levels.*
- *To promote a successful business environment in order to grow economic development.*
- *To continue developing ways to decrease and prevent drug overdoses and crimes.*
- *Simplify as much as feasible the steps to development.*
- *To expand recreational opportunities on the Nanticoke.*
- *To provide and promote a business-friendly environment.*

Several of these goals can be advanced or brought to fruition by the renewal of the Downtown Development District (DDD) designation and plan update.

In the ten years since the original DDD designation, the High Street Corridor and portions of the Riverfront have experienced a new era of revitalization and investment. Trisha Newcomer, Director of Economic Development and Community Relations was quoted as saying ***“By all measures, building investment, occupancy rates and employment numbers in the DDD can be considered a success.”***

The City’s High Street area has seen a significant amount of investment and growth, going from a 95% vacancy to almost non-existent vacant options for commercial locations. The areas of Front Street, however, have been slower to revitalize and receive the investments seen in other designated areas of the DDD. This may be due to the reduced time this area has been under DDD designation. **It is critical to extend the DDD designation and focus additional revitalization efforts on this area of the city.** The Front Street Corridor is a gateway connecting the downtown area with the northern portions of the City’s residential, commercial, and institutional uses. Many residents in this area are persons of color and are from disproportionately affected socio-economic groups which deserve the same benefits of increased investment, jobs creation and property value increase that the extension of the DDD designation will provide.

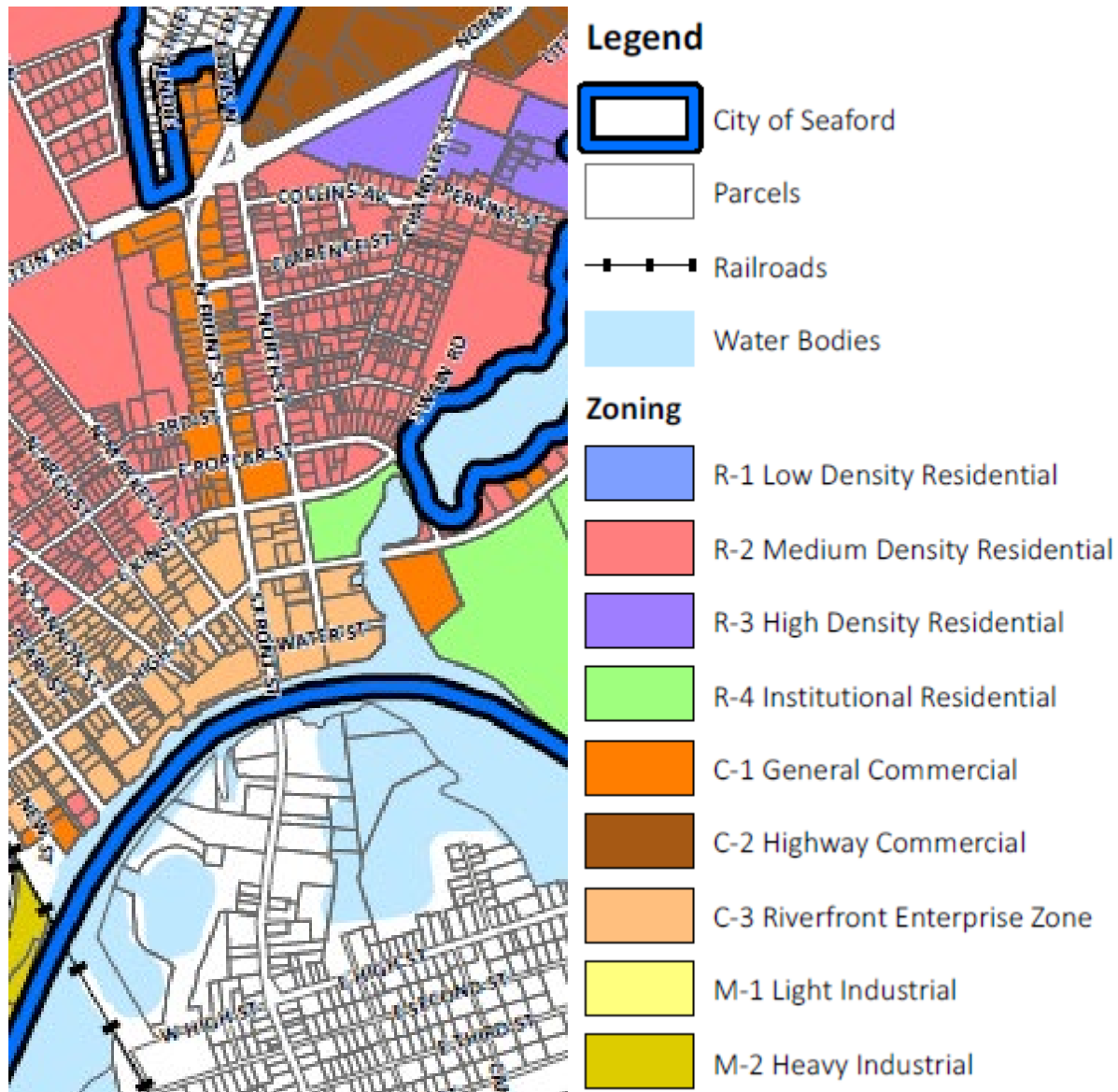
### **Area Zoning Designations**

The High Street Corridor, or the C-3 Riverfront Enterprise Zone is approximately 49 +/- acres that consist of both commercial and residential units. The zone is currently zoned C-# Riverfront Enterprise Zone in accordance with the City of Seaford zoning regulations.

The Front Street Corridor and its immediate environs consist of approximately 29 +/- acres that are currently zoned C-1 General Commercial and R-2 Medium Density Residential in accordance

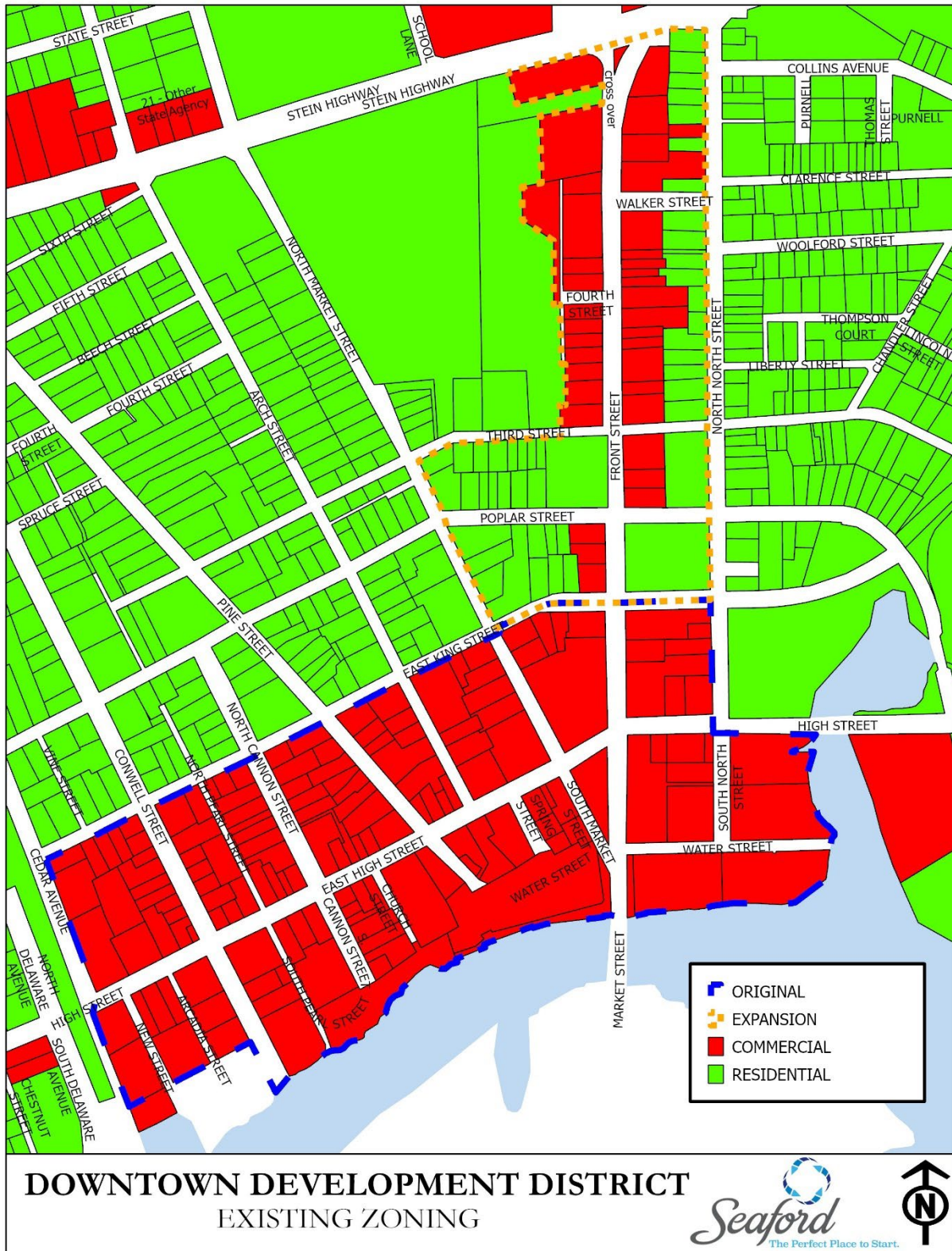
with the City of Seaford zoning regulations. The area has a land use pattern reflecting the generally undifferentiated land uses of the historic nineteenth-century community. This is a mix of commercial and residential uses. The area has had many prior tenants, landowners and uses over the years that varied from retail shops, to multi-family dwellings, to places of worship.

*Seaford Zoning map (High and Front Street Area)*





## Existing Zoning



## Seaford Zoning Regulations

### **DIVISION 2. R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT.<sup>1</sup>**

#### **Sec. 15-17. Intent of Division.**

It is the purpose of this Division to limit residential development to lots that will yield a density of approximately nine (9) to ten (10) dwelling units per acre. Several housing types are allowed in addition to professional uses with such structures.

(Zoning Ord., §202, 9/23/69)

#### **Sec. 15-18. Uses by right.**

In any R-2 district, land, buildings, or premises shall be used by right only for one or more of the following:

- (1) Any use permitted in the R-1 district.

(Zoning Ord., §202.1, 9/23/69)  
(amended September 14, 1999)

#### **Sec. 15-19. Accessory uses.**

- (a) Only the following accessory uses shall be permitted:

- (1) Any use permitted in the R-1 district.

(b) All accessory use structures shall be placed no closer than the five feet from the side and rear property line and no closer to the front property line than the front yard setback or in alignment with the front facing wall of the main structure, whichever results in the greater setback;

*1.1.1.1 Except, on a corner lot, than the accessory structure shall be placed in alignment with the side wall of the main structure facing the street but no closer than the side yard setback, whichever results in the greater setback. Amended 6/10/03*

(c) The builder shall provide each dwelling unit with, at least one storage area, a minimum size of 8'x10', placed on site, in the absence of a garage. The ceiling height shall not be less than six (6') feet in a minimum of 50% of the area.

*Adopted 9/14/04*  
(Zoning Ord., §202.1, 9/23/69.)

#### **Sec. 15-20. Uses by special exception.**

(a) The following uses shall be permitted as a special exception when authorized by the Board of Adjustment subject to Article 8 of this Chapter.

- (1) Any use permitted in the R-1 district.

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<sup>1</sup> **Charter reference:** As to power to enact zoning regulations, see § 36(A).

(2) Single family semi-detached structure, or two (2) family detached structure subject to the following requirements:

- a. The lot area per duplex shall not be less than 9,000 square feet.
- b. Two off street parking spaces shall be provided per dwelling unit.
- c. All parking areas shall be paved with approved paving materials of hot-mix pavement, concrete, or tar and chip pavement.
- d. Ten (10%) percent of the lot shall be attractively landscaped with a minimum of four (4) shrubs, two (2) trees and other plantings. This area shall be clearly defined and protected from damage. The developer shall also maintain and replace any non-surviving plantings, as a requirement of occupancy.
- e. All landscaping shall be located to be visible from the street frontage of the lot. Lot street frontage shall be determined by the Building Official.
- f. Curbing or parking bumpers shall be provided at all parking spaces to protect all adjacent buildings and landscaped area.
- g. A screened trash container area shall be provided for all dwelling units. The minimum screened area dimensions per dwelling unit shall be four (4) feet wide, four (4) feet deep and four (4) feet high. A latch-able gate shall be provided.
- h. The following building setbacks shall be observed:
  - 1) Building Setback Line -30 feet minimum
  - 2) Side Yards -14 feet each side
  - 3) Rear Yard -30 feet minimum
- (i) The Board of Adjustment may prescribe such further conditions with respect to the development and use of the building or property, as it deems appropriate.

- a. A development plan showing all necessary improvements shall be submitted to the Board of Adjustment for approval.
- b. An enclosed storage area with a minimum of 300 cubic feet shall be provided for each dwelling unit. This storage area shall not be used for the storage of household garbage.

Amended September 14, 1999.

Amended February 12, 2008

(3) Large Scale Solar Facilities subject to section 15-40A (4).

#### **Sec. 15-21. Area and bulk regulations.**

a. The following area and bulk regulations shall be observed:

- 1) Lot size - 4,500 square feet
- 2) Lot Width - 35 feet minimum
- 3) Lot Coverage - 40% maximum
- 4) Building Setback Line - 15 feet minimum
- 5) Side Yards - 14 feet aggregate total with a 6 foot minimum
- 6) Rear Yard - 20 feet minimum
- 7) Height - 35 feet maximum or 3 stories

(Zoning Ord., §202.2, 9/23/69 as amended)

#### **Sec. 15-22. Off-street parking regulations.**

The off-street parking regulation shall be as requested by Article 5 OF THIS chapter.  
(Zoning Ord., §202.3, 9/23/69)

## **DIVISION 1. C-1 GENERAL COMMERCIAL DISTRICTS.**

### **Sec. 15-28. Intent of Division.**

It is the purpose of this Division to make provisions along certain major arterial routes for limited types of commercial development that complement each other and adjacent land uses.

(Zoning Ord., §301, 9/23/69)

### **Sec. 15-29. Uses by Right.**

(a) In any C-1 district, land, building, or premises shall be used by right only for one (1) or more of the following:

- 1) General merchandise stores including department store, "5 and 10" variety stores, general merchandise, discount stores, drug stores and sporting goods; and associated warehouse and distribution facilities.
- 2) Apparel and accessories stores including shoe stores, furriers, and custom tailors;
- 3) Furniture, home furnishing and equipment including household appliance stores, hardware, paint and glass stores; radio and television stores including services;
- 4) Food stores including supermarkets; bakeries and confectionery shops where the production of baked goods is to be sold only at retail on the premises; dairy products; and meats;
- 5) Eating establishments including restaurants, lunch counters, delicatessens, tearooms, cafe, taverns, confectionery or similar establishments serving food or beverages which are consumed inside the establishment; or within an outdoor eating area as described below:
  - a. A site plan shall be submitted illustrating the location of tables, chairs, fencing, landscaping, etc.;
  - b. The boundaries of the outdoor eating area shall be clearly defined and shall be separated from the parking area with fencing, planters, a landscape barrier or other visual means that compliment the surrounding environment. Where seating is directly adjacent to the curb, a vehicular barrier is required to protect the patrons from moving traffic;
  - c. Outdoor eating areas, not connected to the restaurant, must have clearly defined walkways that allow safe pedestrian access;
  - d. Seating shall not hinder access by persons with disabilities;
  - e. No outdoor eating area shall be used or otherwise occupied except during normal business hours. The City Council may place restrictions on the hours of operations of the outdoor eating area where it determines surrounding land uses or other conditions justify restriction to ensure compatibility and public welfare;
  - f. The seating capacity shall not exceed twenty five percent of the indoor seating area or fifty (50) seats, whichever is less;
  - g. The design of tables, chairs, and umbrellas shall be visually attractive and of high quality;
  - h. Umbrellas should be safely anchored and affixed to tables to ensure stability;



- i. No outdoor preparation or cooking of food is allowed;
- j. The outdoor eating area shall be kept free of trash. Trash receptacles with shall be emptied daily;
- k. All exterior surfaces of the outdoor eating area shall be easy to maintain and kept clean at all times. The outdoor eating area should be pressured washed at least once monthly or at shorter intervals to maintain a reasonably clean area;
- l. There shall be no live entertainment in the Outdoor Eating Area;
- m. Ambient lighting shall be provided to illuminate the outdoor eating area after dusk;
- n. There shall be no beverage bar in the Outdoor Eating Area, except at private clubs;
- o. The establishment must strictly adhere to the City's Noise Ordinance. All outdoor loudspeakers shall be oriented away from residential areas.
- p. Proper clearance shall be maintained at all times around fire emergency facilities.

Adopted 3-11-09

- 6) Gift shops, including cameras, book, stationery, antique, musical supplies, cosmetics, candy, cigarettes and tobaccos, flowers, hobby, jewelry, leather and luggage shops;
- 7) Offices for the conduct of medical and other professions, real estate, Insurance, banks, including branch banks, messenger or telegraph services, general and administrative offices, and medical arts offices and buildings;
- 8) Business machine shops, sales and services;
- 9) Personal service shops, including dry cleaning, barber, beautician, shoe repair, Laundromat, and tailor;
- 10) Government offices serving the public, including a Post Office, or other public or semi-public offices;
- 11) Indoor recreational facilities, including theaters and bowling alleys.
- 12) Artists and photographers studios.
- 13) Factory authorized new automobile sales, agencies and services; including repair shops adjacent to and in conjunction therewith.
- 14) Gasoline service stations, storage or public garage, automobile repair shops, subject to special regulations of Section 15-33.
- 15) Mortuaries.
- 16) Laboratories for research and development.
- 17) Libraries and museums.
- 18) Motel-hotels and related facilities such as restaurants, meeting rooms, and auditorium spaces and swimming pools.
- 19) Car Wash Establishments, subject to the special regulations of this Article.
- 20) Newspaper publishing and job printing.
- 21) General service or contractors' shops, including carpenter, cabinet making, furniture repair, light metal working, garment manufacturing, tinsmith, plumbing or similar shop.
- 22) Business place of a builder, carpenter, caterer, cleaner, contractor, decorator, dyer, electrician, furrier, mason, painter, plumber, roofer, upholsterer, and similar non-nuisance businesses, excluding open storage of materials and excluding open storage of motor vehicles.

- 23) Sub-station, telephone central office, electric and gas facilities, sewage lift station, water pumping station, subject to the following special requirements.
  - a. No storage of materials and trucks, and no repair facilities or housing of repair crews except within completely enclosed buildings.
  - b. The architectural design of the exterior of any building shall be in keeping with other structures in the neighborhood.
- 24) Apartments above commercial businesses.
- 25) Therapeutic treatment centers for adolescents and related facilities.
- 26) Instructional, business or trade schools, higher education facilities and early childhood development and education facilities.

(Zoning Ord., §301.1, 9/23/69)

*Amended January 12, 1999.*

*Amended January 13, 2009*

#### **Sec. 15-30. Accessory Uses.**

(a) Only the following uses shall be permitted:

- (1) Accessory buildings and uses customarily incidental to the uses described in Section 15-29.
- (2) Accessory solar systems.
- (3) All accessory uses shall be located not less than twenty feet from the side or rear property line and no closer than the front building setback line.

*Amended 6/10/03*

*(Zoning Ord., §301.1, 9/23/69).*

#### **Sec. 15-31. Uses by Special Exception.**

The following uses shall be permitted as a special exception when authorized by the Board of Adjustment subject to Article 8 of this Chapter.

- (1) Self-storage facility subject to Section 15-48(A).
- (2) Day care centers, kindergartens, pre-schools, day nursery schools, and orphanages, subject to the following special requirements;
  - (a) At least one hundred (100) square feet of outdoor play space per child shall be provided.
  - (b) Outdoor play space shall be fenced or otherwise enclosed on all sides and shall not include driveways, parking areas or land unsuited by other usage or natural features for children's active play space. Fencing or other enclosures shall be a minimum height of four (4) feet and shall be subject to all setback requirements for the district within which it is located.
  - (c) The minimum lot area for each six (6) or remainder of the multiple of six (6) children shall be the same as the minimum lot area

requirement in the zoning district in which such uses are to be located, provided, however, that no lot less than four thousand (4000) square feet in area shall be used for such purposes in C-1 and no lot less than fifteen thousand (15,000) square feet in area shall be used for such purposes in C-2; provided further than no more than forty (40) children shall be accommodated at any one time on a lot.

Amended May 28, 1996.

- (2) Seasonal storage containers subject to the following special requirements;
  - (a) Any moveable container or trailer shall be allowed to be placed on the premises for a period of time not to exceed 120 days.
  - (b) The maximum number of containers shall be established by the Board of Adjustment and Appeals.
  - (c) The containers shall not be placed in fire lanes and parking spaces nor placed to interfere with access to manholes, water valves or other public utilities.
  - (d) The containers shall only be placed on the side or rear of the property.
  - (e) All containers shall be in good condition and kept in good repair.
  - (f) The Building Official shall have the authority to require relocation or removal of any container that is in violation of the special exception requirements.
  - (g) All applications for a special exception shall be accompanied by a diagram showing the exact location for placement of the containers.

Adopted January 16, 1999.

- (3) Nursing home, rest home or home for aged, assisted living facility for the elderly residents subject to the following requirements:
  - (a) A minimum of 90% of the residents must be at least sixty two (62) years of age.
  - (b) The maximum lot density shall not be more than 15 dwelling units per acre.
  - (c) The minimum lot size shall not be less than three (3) acres.
  - (d) The minimum gross floor area shall not be less than one hundred fifty (150) square feet for the first occupant and one hundred (100) square feet for the second occupant.
  - (e) Accessory uses shall include but not be limited to, fitness centers, wellness centers, beauty salons, gift shops, luncheonettes, and the sale of sundries, housed within the same structure.
  - (f) A storage building for storage of maintenance equipment and supplies related to the maintenance of the facility shall be located not less than five (5) feet from the side and rear property lines.
  - (g) Off street parking requirements shall be one space for each three (3) dwelling units plus one (1) space for each two employees on the largest shift.

Adopted February 9, 1999.

**Sec. 15-32. Area and bulk regulations.**

(a) The following area and bulk regulations shall be observed:

- (1) Lot Size - 4000 square feet minimum
- (2) Lot Width - 30 feet minimum
- (3) Lot Coverage - 100 % maximum
- (4) Height - 45 feet maximum or 3 stories

(Zoning Ord., §301.2, 9/23/69)

#### **Sec. 15-33. Gasoline service stations; regulations.**

(a) Gasoline service stations shall be subject to the following special regulations:

- (1) Minimum lot size - 31,780 square feet
- (2) Minimum lot depth - 100 feet
- (3) Minimum lot width - 140 feet
- (4) Minimum setback line from front property lines - 40 feet
- (5) Minimum distance from all property lines other than front property - 25 feet.
- (6) Minimum distance between buildings, including accessory uses, and any residence district - 50 feet.
- (7) Minimum distance between any access driveway and any residence district - 50 feet
- (8) Minimum distance between any service station and repair garage access driveways and the following uses: church, library, school, college, nursing home, hospital, and similar uses - 200 feet, measured along the same street line in the same block.
- (9) Minimum distance between structures of any service station and/or repair garage and another service station and/or repair garage shall be four hundred (400) feet, measured along the same street line in the same or adjoining block. For similar use establishments locating in confronting adjacent blocks, the point of beginning measurement shall off-set to the opposite street line, except that this provision shall be applicable when the common street is separated by a divider strip, medial strip or other similar control device.
- (10) Minimum distance between gasoline pump islands, compressed air connections, and similar equipment and facilities and any street lines - 20 feet.
- (11) Maximum width of curb cuts for access driveways - 35 feet, excepting a combined entrance and exit may total fifty (50) feet.
- (12) Spacing of access driveways:
  - (A) Minimum distance from adjoining property lines -10 feet.
  - (B) Minimum distance from intersection property or right of way lines - 20 feet.
  - (C) Minimum distance between access driveways -20 feet.
- (13) Except for access driveway openings where the curb shall be depressed, a raised curb of at least six (6) inches in height shall be provided along all street lines.
- (14) Hydraulic hoists, pits, and all lubrication, greasing, washing, and repair equipment shall be entirely enclosed with buildings.
- (15) Exterior lighting shall be shielded so that it is deflected away from adjacent properties and from passing motorists.
- (16) Wrecked or junked or stripped vehicles in an inoperative condition shall not be allowed on the premise.
- (17) No gasoline or petroleum products shall be allowed to enter the City sanitary or storm drainage water sewage systems.
- (18) All waste petroleum products shall be stored in underground tanks as approved by the National Fire Protection Association.



(Zoning Ord., §301.3, 9/23/69)

**Sec. 15-34. Car wash establishments; regulations.**

- (a) Car wash establishments shall be subject to the following special regulations:
- (1) Minimum lot size – 24,000 square feet.
  - (2) Minimum lot width – 120 feet.
  - (3) Minimum lot depth – 200 feet.
  - (4) Minimum setback line from front property line – 40 feet.
  - (5) Minimum distance from all property lines other than front property lines – 20 feet.
  - (6) Minimum distance between any buildings, including accessory uses, and any Residence District – 50 feet.
  - (7) Minimum distance between any access driveway and Residence District – 50 feet.
  - (8) Minimum distance between any access driveway and any adjoining property line – 10 feet.
  - (9) Minimum distance between any access driveway and an access of any of the following uses: church, library, school, college, nursing home, hospital and similar uses – 200 feet measured along the same street line in the same block.
  - (10) Maximum width of curb cuts for access driveways – 35 feet, excepting a combined entrance and exit may total fifty (50) feet.
  - (11) Parking requirements:
    - (A) A waiting or stacking area on the lot for incoming automobiles accessible to the entrance end of the washing equipment, to accommodate at least fifteen (15) automobiles for each lane provided in the washing area.
    - (B) An area beyond the exit end of the washing equipment for at least six (6) automobiles for each lane provided in the washing area.
  - (12) Entrance access driveways shall not be located within 300 feet of the intersection of any two (2) street lines.
  - (13) Exterior lighting shall be shielded so that it is deflected away from adjacent properties and from passing motorists.
  - (14) All parking spaces and access driveways shall be paved with a weatherproof material.
  - (15) Dripping vehicles shall not be allowed on streets or highways so as to cause ice hazards in freezing weather. Equipment shall be installed to prevent this condition.

(Zoning Ord., §301.4, 9/23/69)

**Sec. 15-35. Conversion of dwelling to non-residential use.**

The conversion of a dwelling to a non-resident use shall be as required by Article 5 of this Chapter.

(Zoning Ord., §301.5, 9/23/69)

**Sec. 15-36. Off-street parking regulations.**

The off street parking regulations shall be as required by Article 5 of this Chapter.

(Zoning Ord., § 9/23/69)

**Sec. 15-37. Off-street loading regulations.**

The off street loading regulations shall be as required by Article 5 of this Chapter.  
(Zoning Ord., §301.7, 9/23/69)

**Sec. 15-38. Design and performance standards.**

The design and performance standards shall be as required by Article 5 of this Chapter.  
(Zoning Ord., §301.8, 9/23/69)

**DIVISION 3. C-3 RIVERFRONT ENTERPRISE ZONE.**

**Sec. 15-48b. Intent of Division.**

It is the purpose of this Division to make appropriate provisions for commercial activities for limited commercial and residential development that compliment each other and adjacent land uses; and to preserve retail store fronts on High Street.

**Sec. 15-48c. Uses by right.**

**A.** In a C-3 district, land, buildings, or premises shall be used by right for only one (1) or more of the following:

- (1) Retail and specialty stores, including antique shops, clothing shops, electronics, hardware, florists, beauty salon, craft shops, toy and hobby shops, stationery and card, newsstand, bookstore, art and photographic supplies, gift shops, furniture, jewelry (including repair but not pawn shops), specialty food stores (but not supermarkets), and other similar uses.
- (2) Retail food stores limited to bakeries, confectionery, candy, gourmet shops, gourmet meat shops and other similar uses.
- (3) Restaurant (but not drive-ins), brew pubs, taverns, bakery-restaurants, lunch counters, tearooms, cafes, coffee shops, delicatessens, carryouts, and similar uses.
- (4) Package stores.
- (5) Financial institutions, banks and loan companies.
- (6) Medical (excluding substance abuse clinics), professional and business offices, including administrative activities.
- (7) Service establishments such as beauty salon, barbershops, interior decorator, photographic, art, craft, dance or music studios, and catering.
- (8) Government offices, serving the public, including the Post Office, police and fire stations, municipal offices and other public or semi-public offices.
- (9) Libraries, museums, and art galleries.
- (10) Instructional, business or trade schools.
- (11) Apartments above commercial business, excluding residential unit on the ground floor of a building.
- (12) Day care facilities and pre-school facilities.
- (13) Bed and breakfast Inns.
- (14) Single family or multi family dwellings, except on High Street.
- (15) Stock brokerage and investment firms.
- (16) Church or other place of worship:
  - (a) This shall be limited to existing facilities specifically built as churches or Sunday School buildings.
  - (b) Retail space or residential structures shall not be used to house churches or other places of worship. In such locations which now exist as places of worship, when that use ceases, no other place of worship will be allowed to relocate in that space, as provided in Sec. 15.99(b).

- (17) Motion picture theatre facilities within a completely enclosed building.
- (18) Drive-up windows for banks and financial institutions.
- (19) Travel agencies.
- (20) Telemarketing.
- (21) Retail cleaning.
- (22) Employment agencies.

**B. Uses by Special Exception.**

- 1. The following uses shall be permitted as a special exception when authorized by the Board of Adjustment subject to Article 8 of this Chapter.
  - (1) Outdoor eating establishments.
  - (2) Single family or multifamily dwellings on High Street.
  - (3) Parking lots.

**(c ) Prohibited Uses.**

- (a) Any uses which is not an authorized use by right, shall be prohibited in a C-3 district, including but not limited to the following:
  - (1) Gas stations and car washes.
  - (2) Pawn shops.
  - (3) Industrial manufacturing facilities for the purpose of processing, packaging and fabricating, excluding dressmaking, tailoring, and crafts and activities of a similar nature and to be sold only at retail on the premises.
  - (4) Warehouses.
  - (5) Retail stores over 30,000 square feet.
  - (6) Tattoo parlors.
  - (7) Adult entertainment, including strip tease establishments, stores selling adult merchandise, drug paraphernalia and items of a similar nature.
  - (8) Medical or recreational marijuana dispensaries and or use facilities.
  - (9) Medical offices or clinics for the treatment of substance abuse or dispensing of medications for the treatment of substance abuse.

**Sec. 15-48d. Parking Requirements.**

- (a) C-3 Riverfront Enterprise Zone off-street parking options.
  - (1) The off street parking requirements in Article 5 of this Chapter may be reduced or waived for any permitted use, except new residential uses, with the approval of the City Council.

**Sec. 15-48e. Area and bulk requirements.**

- (a) The following area and bulk regulations should be observed for High Street.
  - a. Lot coverage                      100% maximum
  - b. Front yard setback            none
  - c. Side yard setback            none
  - d. Rear yard setback            3 feet minimum
  - e. Height                              35 feet or three stories
  - f. No subdivision of existing lots will be permitted.

(b) The following area and bulk requirements should be observed for the remaining area in the zone.

- a. Lot coverage 40% maximum
- b. Building setback line 15 feet
- c. Side yard setback 14 feet aggregate total with a 6 foot minimum
- d. Rear yard setback 20 feet minimum
- e. Height 35 feet maximum or 3 stories
- f. Lot size 4500 square feet minimum
- g. Lot width 35 feet minimum

(c) The following area and bulk requirements shall be observed for multi-family dwellings, semi-detached dwellings, garden apartment dwellings and townhouse dwellings for the remaining area in the zone.

- a. Lot coverage 35% maximum
- b. Front yard setbacks 15 feet minimum
- c. Side yard setback 14 feet aggregate total with a 6 foot minimum
- d. Rear yard setback 20 feet minimum
- e. Height 35 feet maximum or 3 stories
- f. Lot size 3630 square feet minimum per dwelling unit
- g. Lot width 35 feet minimum
- h. Subgrade dwelling units with habitable rooms are not permitted.
- i. Distance between separate dwelling structures on the same lot shall not be less than 15 feet.
- j. Maximum number of dwelling units per building shall not exceed 6.

#### **Sec. 15-48f. Accessory Use.**

(a) Only the following accessory uses shall be permitted:

- (1) Accessory use on the same lot with and customarily incidental to any of the permitted uses in Section 15-48 (c ).
- (2) Accessory solar systems.
- (3) All accessory use structures shall be placed no closer than the five feet from the side and rear property line and no closer to the front property line than the front yard setback or in alignment with the front facing wall of the main structure, whichever results in the greater setback;

*Except*, on a corner lot, then the accessory structure shall be placed in alignment with the side wall of the main structure facing the street but no closer than the side yard setback, whichever results in the greater setback.

(3) Each multi-family dwelling unit, semi-detached dwelling unit, garden apartment dwelling unit, and town house dwelling unit shall have a storage area separate and apart from the living area. The storage area shall be a minimum size of 5'x5' with a six foot ceiling height. The storage area shall be easily accessible and there shall be no charge for the use of the storage area, in the event the unit is a rental property. The City Building Official will work with the developer to determine the most compatible location for the storage areas, taking into consideration the proposed use of the apartment or townhouse.

#### **Sec. 15-48g. Screened trash area.**

(a) A screened trash container storage area shall be provided for each dwelling unit.

**Adopted March 13, 2001.**



Amended October 23, 2001.  
Amended 6/10/03  
Amended 2/12/08  
Amended 10/26/2021

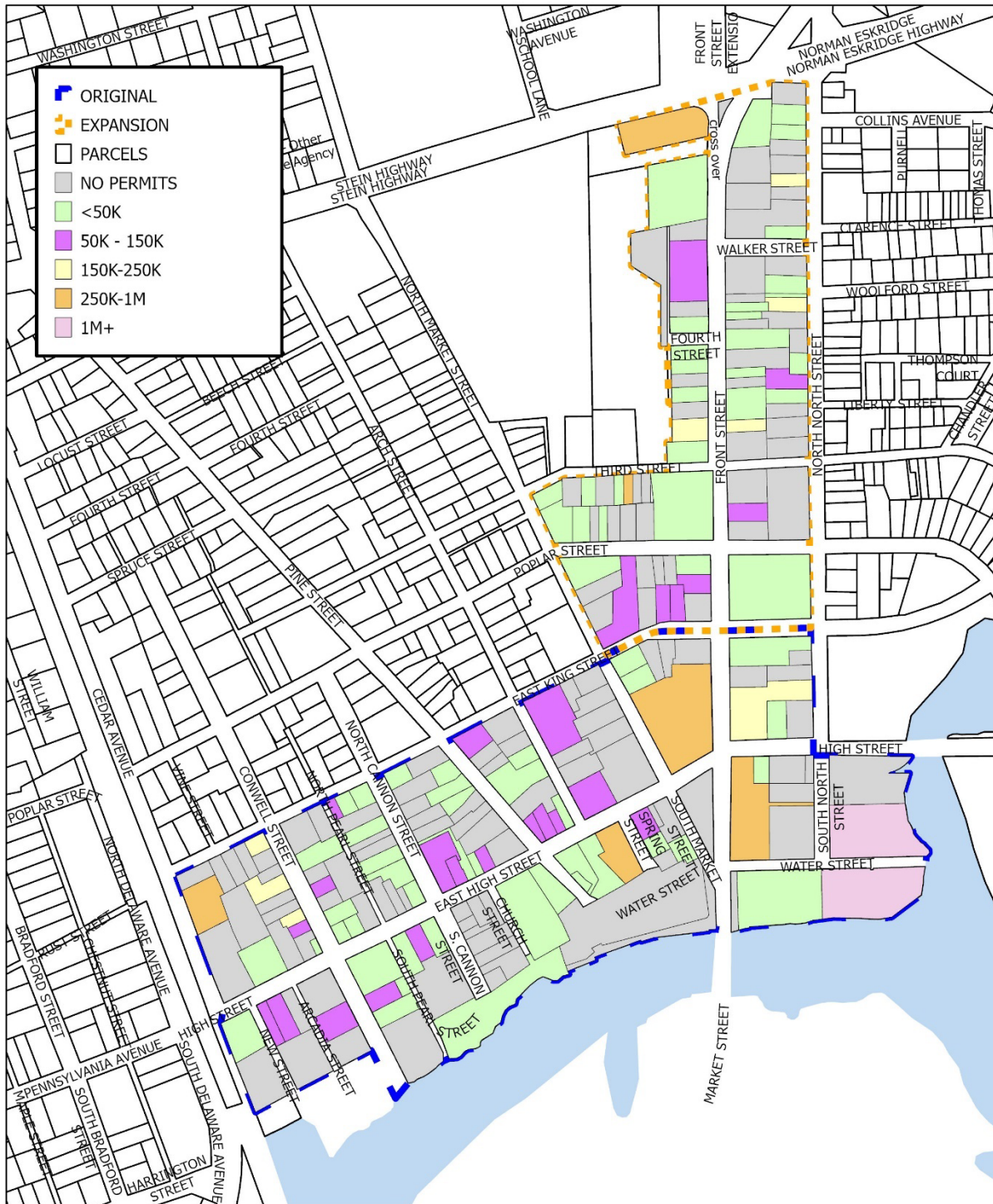
### **Analysis of Current Conditions**

The targeted area is typified by some vacant buildings, environmental issues and code violations that the current property owners have been unable to resolve due to lack of funding and technical assistance with the repairs or renovations that would make the properties viable again in the current economy.

The continued inclusion of the City Seaford in the Downtown Development District would dovetail with past and present City redevelopment initiatives and would have a multiplier effect towards positive change in the targeted area, as well as the greater Seaford community. With the redevelopment of the downtown area of Seaford several positive outcomes have been realized with high quality investment. The reuse of an existing building with existing connectivity to the transportation network and other established infrastructure permits potential businesses to minimize time in the critical startup phase. This would provide jobs and investment to the local economy faster and with greater local impacts. In addition, the reuse of existing locations reduces the need for new construction in environmentally sensitive green field locations. **Downtown redevelopment is a win, win, win, for the property owner, business owners, and area residents.**

The map below is titled *Property Investment Since 2015*. It is an analysis of Building Permits issued since 2015. It groups the permit total into magnitudes of investment. This analysis clearly shows that the Front Street Corridor has lacked significant investment since its inclusion in the original DDD, by expansion of the district. Significantly absent are the projects in the \$1M+ category and also the lower overall investment is significantly less than the High Street corridor that was part of the original DDD designation.

## Property Investment Since 2015



**CITY OF SEAFORD DDD**  
PROPERTY INVESTMENT SINCE 2015



### *Building on Success; Leveraging Community Resources*

In the ten years since the original DDD designation momentum has increased significantly in the downtown area. This momentum has truly been transformative and has brought other groups interested in assisting and building upon the redevelopment that is occurring.

### *Seaford Tomorrow*

Seaford Tomorrow originally began as the Seaford Enhancement Team in 2010 when a small group of interested citizens saw a need and a hope to bring revitalized energy and economic growth to the downtown area. In the fall of 2014,



with renewed spirit and purpose, the organization morphed and rebranded into Seaford Tomorrow with the specific purpose of improving Seaford's Downtown Business District in support of the local economy. This organization hosts and supports several Community events throughout the year, such as the Community yard sale, fundraisers, and raffles, Friday Night Live and many more. Additional information can be found at this website link <https://www.seafordtomorrow.org/>

Community support for a revitalized downtown is evident from beautification efforts from the local Spade & Trowel Garden Club to unique partnerships to bring events to the downtown area. Seaford Tomorrow hopes to capitalize on this momentum. Through its partnership with the City, Western Sussex Chamber of Commerce, the Downtown Seaford Association, and other strategic partners, this group has developed the 2016 Community Vision Plan for the future of Downtown Seaford.

Seaford Tomorrow is working toward a transformation where Seaford's Downtown becomes an experiential destination enjoyed by residents and visitors alike. Seaford Tomorrow envisions the Downtown to be a place that feels like home; offering dining choices, access to artisans, retail options, and a historical museum all within walking distances of one another. Seaford Tomorrow envisions community access to the Nanticoke River through a safer River Walk and through additional outdoor experiences promoting the natural resources of the area.

A design guide grew from the recommendation contained in the 2016 Seaford Community Vision Plan to create Design Guidelines specifically for the historic downtown, and the designated Downtown Development District and extension. This guide is intended to be used to encourage and guide storefront design and development in downtown Seaford. This document is voluntary, unless a property owner or tenant wishes to utilize the Seaford Tomorrow Façade Improvement Program matching grant, then the design guidelines are mandatory and govern the improvements being made using the matching grant funds. The design guide serves as a tool for building owners, store owners, and developers to create high quality storefront designs that provide an energetic, vibrant, and exciting shopping experience for downtown Seaford shoppers and visitors.

The Seaford Tomorrow Façade Grant Program promotes the maintenance and rehabilitation of the central business district properties by providing grants to business and property owners. They encourage aesthetic compatibility for improvements to facades of non-historic structures. This program is currently focused on the Downtown Development District of Seaford. The program itself will be re-evaluated every year, and financial adjustments made according to availability of funds.

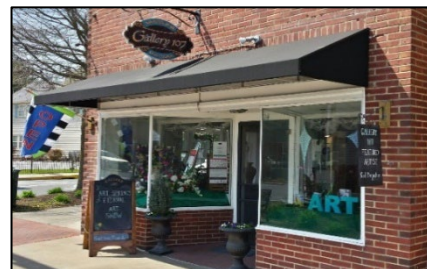
### [Nanticoke River Arts Council & Gallery 107](#)

Located at 324 High Street, the Nanticoke River Arts Council (NRAC) is a non-profit arts organization dedicated to promoting the appreciation, practice, and enjoyment of all visual and performance art in western Sussex County, and to advance creative endeavors, educate, and engage the community in cultural experiences.

The NRAC was founded by a small group of artists and art enthusiasts with a strong desire to share their love for the Arts. Currently, artisan members create in the following mediums: watercolors, pen and ink, acrylics, pastels, oils, photography, scale model lighthouses, wood turnings, and jewelry making. The goal of the NRAC is to expand the organization to include other art forms, including music, theatre, and other creative pursuits. To date, artists have shown their work at Seaford Riverfest, the Seaford Public Library, Ross Mansion Victorian Christmas, Act II Garden Party Show and Sale, The Seaford Museum, Art in Kiwanis Park, Heritage Days, Seaford Community Concert Series, Western Sussex Farmer's Market, and most recently have participated in an ongoing show at the Bridgeville Library.

On October 8, 2011, NRAC opened Gallery 107 in a storefront at 107 Pine Street to rave reviews. Within one month they had outgrown their space and made the decision to move the gallery to the larger storefront within the same building at 324 High Street. They reopened Gallery 107 on January 6, 2012. Additional information can be found at this website link

<https://nanticokeriverartscouncil.org/> as well as their Facebook page located at <https://www.facebook.com/NanticokeRiverArts/>



### [The Seaford Community Garden](#)



Founded in April of 2023 the Seaford Community Garden located at the corner of High Street and Pearl Alley provides a location for residents to work and fellowship together while beautifying the downtown area and providing much needed healthy food items at low cost. The article below is by Rebecca Jones with Morning Star Publications and can be viewed at <https://starpublications.online/idea-for-seaford-community-garden-is-planted-on-local-facebook-page/> and provides additional information about the group and its mission.

*It all started with a simple question posted to a local Facebook page: why isn't there a community garden in Seaford? That question developed into a desire, which led to the formation of The Seaford Community Garden project, whose motto is: "For every seed planted is another heart grown in Seaford."*



*The garden is the brainchild of Cass Day. "I wouldn't be able to do anything without a team of like-minded people who want to see something good in this community," said Day. "We came up with the idea in March, and it's been moving along since."*



***Shown are (not in order) Seaford Community planners Cass Day, Emma Adams, Chris Reachard, Karen Bartling, Caitie Depelteau, Carolyn Nelson, and Lee Black. Photo by Rebecca Jones***

*On the corner of Pearl and High Streets, plans are in the works to erect free, elevated garden beds for veterans. Across the street, another plot of land will be the site of elevated garden beds for those in the community who would like to grow their own vegetables for a fee. That fee will go toward maintaining all sites. Aleman Fitzgerald Properties, LLC and Family is allowing the garden to take shape on some of their property. "We wouldn't be here without him," stated Day.*

*Besides the raised garden beds, designs show a small children's play area, benches, plus a chess and checker table for the public. Within the garden area, a library box will be erected for people to give and take free books. A seed and recipe sharing box is also slated to grace the garden.*

*If the plans come to complete fruition, the Seaford Community Garden will become a true, community project. The Seaford Community Garden will rely solely upon volunteers and donations. Members of Boy Scout Troop 249 are building the chess/checkerboard out of wire spool spindles. Felix Cruz – owner of CC Carpentry – is building the first veterans' garden beds from recycled pallets. The "Hey Sis" foundation is working on the mobile library, plus the seed and recipe sharing boxes. Everything is going to be made out of recycled materials," Day said.*

*Currently, the Seaford Community Garden is looking for sponsors, families, organizations and businesses that would be willing to donate time, resources and manpower as the project progresses. Sponsors of the project will have their names put on a plaque and mounted onto the fence. Day noted, "We're always looking for sponsors. Perhaps a family or business would be willing to sponsor a seasonal rental bed for a lower income family."*

*A fun way they are currently raising money is through their "Sip and Paint" nights. The first "Sip and Paint" night was at C & C Country Kitchen, on High Street. September's "Sip and Paint" night – also at C & C – is booked solid. The next one will be October 1 at Abscher's Farm on River Road. For more information, email [seafordcommunitygarden@yahoo.com](mailto:seafordcommunitygarden@yahoo.com).*

*The Seaford Community Garden also sets up booths at various events, to inform the public about their efforts, and to raise funding. On Saturday, Sept. 11, they will have a booth at the 9/11 Family Freedom Festival, held at the VFW Virgil Wilson Post 4961 on Middleford Road, Seaford. The Community Garden will sell house plants, mums and some artwork from prior "Sip and Paint" nights.*

*On Oct. 8, athletes from Seaford High School will work in conjunction with the Boy Scout Troop 249 to erect fencing. The leaders of the Seaford Community Garden plan to open the garden to the public by April of 2023.*

#### **Summary of Need and Impact of District Renewal.**

The need for continued investment in the Front Street area specifically and the entire Downtown Development District of Seaford is evident by this application and its supporting documentation. The area lacks some of the focus and targeted investment that is prevalent in successful communities of a similar size and socioeconomic conditions such as Seaford. The city's currently population estimate from the American Cities Survey (Data at the block level is only available through the Decennial Census.) is 8,055, with a median household income of \$49,469. The same data suggests Seaford to have a poverty rate of 27.8% at the census tract level. The Front Street Corridor is home to many residents who fall into this poverty rate. In a recent survey conducted by the City of Seaford Code Enforcement Department of the housing and building stock on Front Street; it was found that a large percentage of the buildings were currently underutilized or vacant and in need of major repairs to remain viable. In the past few years several condemnation and demolition orders have been issued for properties along this corridor, along with vegetation, rubbish and nuisance property violations. A total of 87 violations just in this 6-block corridor have been issued to date since the city's original DDD designation. Many of these homes date back to the 1950s and need extensive repair or upkeep. This underserved area could see a significant improvement with this type of targeted redevelopment. Partnerships with organizations such as Habitat for Humanity, which have already occurred in the area, could continue to enhance and rebuild not only the properties, but the lives of families living within this community.

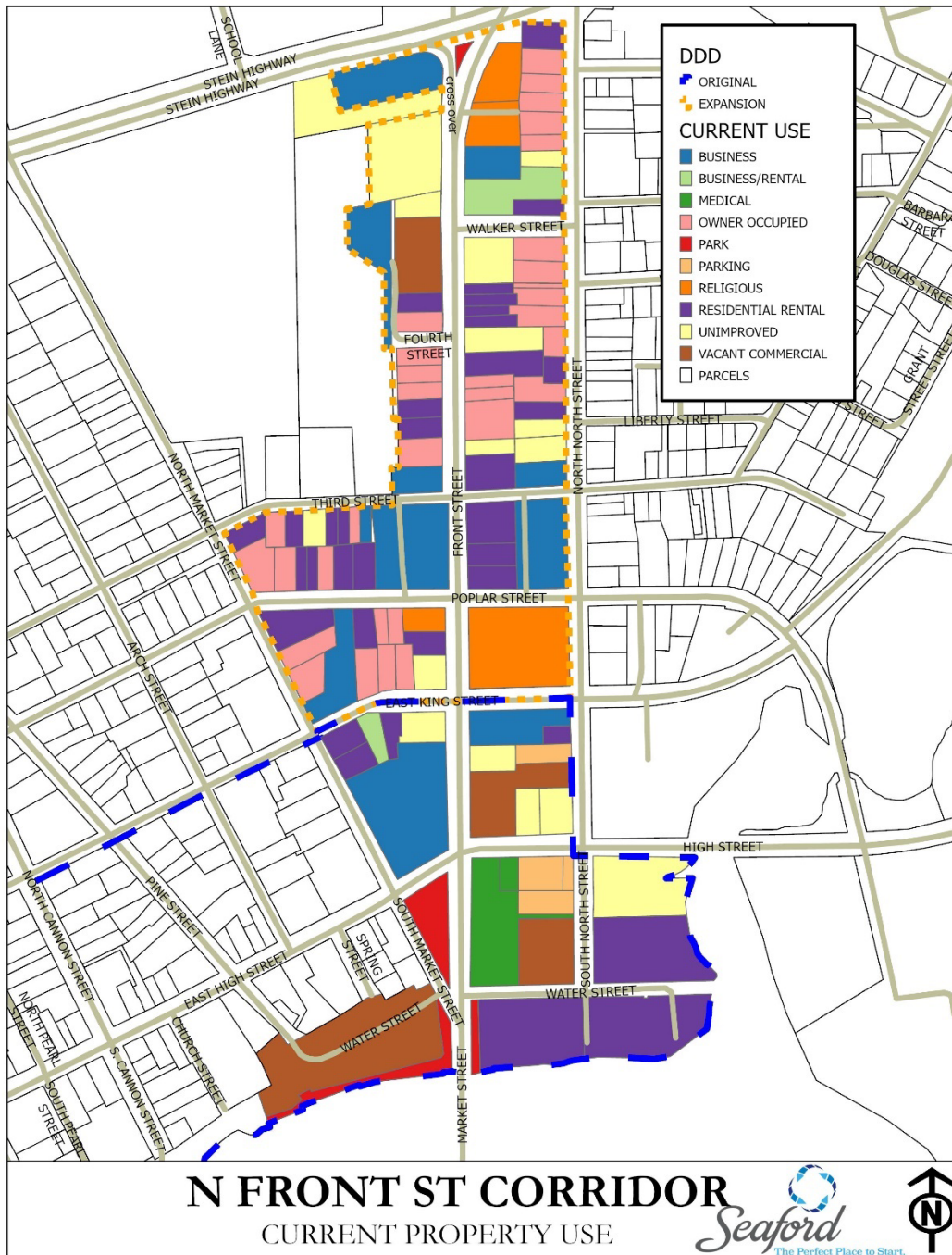
## Key Priority Projects





The same survey pointed out that a fair number of residential properties are non-homeowner occupied rental units. These statistics underscore the fact that the Front Street corridor in Seaford is well positioned for short term growth and change. **With the extension of the Downtown Development District Designation, the DDD fund, the City incentive funds and private investment; the multiplier effect can be tremendous for the targeted area.**

**N. Front Street Corridor Current Property Use**





In addition, and possibly key to our DDD success to date, the City of Seaford has for the past 18 years continually funded an Economic Development staff position. The Director of Economic Development and Community Relations has the day-to-day assignment of developing business and economic development opportunities within the Seaford community, as well as serving as the DDD District Administrator. This is one of the only municipally funded full-time ED positions within Sussex County. This will allow for continued and direct marketing of this renewed opportunity to the business and property owners with a seasoned employee who knows the community and its players. This is a key ingredient for success that is not equally shared by our peers.

### **Summary of the District Plan Renewal**

The City of Seaford's brand slogan is **"The Perfect Place to Start"** this statement embodies the focus of our DDD plan renewal request and the guiding aspect of the overall implementation of the plan – Front Street is the Perfect Place to Start. Several key goals and objectives of the plan are as follows:

- Preserve the historic downtown area by ensuring its economic vitality.
- Preserve, renovate, and revitalize the core downtown area along with a focus on the Front Street Corridor with the DDD Program and local incentive opportunities.
- Help define critical buildings and properties that need assistance to be revitalized and become economically viable.
- To preserve and enhance Seaford's historic heritage.
- To continue and expand Seaford's role as the primary employment center for Western Sussex County.
- To maintain or possibly increase the percentage of single-family dwelling units accessible (walkable or bikeable) to the downtown to provide for balanced growth and affordable housing opportunities.
- To improve the safety and mobility of the existing transportation network.
- To protect adjacent sensitive environmental areas and the water quality of the Nanticoke River.
- To provide safe and adequate public utility services to present and future residents.
- To provide housing opportunities for all socio-economic groups and better provide equity and inclusion for disproportionately affected minority groups in the community..
- To provide a place for affordable "incubator" style businesses that may not be able to afford other locations within the City.

These critical guiding elements are currently contained in the Seaford Comprehensive Planning Document that has been approved by the State Planning Office and apply to the area of the existing DDD. This area is also located in a Level 1 investment area as defined in the Sussex County and State of Delaware planning documentation. This is an important factor in the development and investment potential of the area.

## Local Incentives

### Reinvestment Tax Incentive

**Currently** the City of Seaford has available to property owners the **City of Seaford Reinvestment Tax Incentive**. This innovative and one-of-a-kind program within the State allows property owners who make substantial qualifying improvements to their property to receive a cash incentive from the City. In the event the project meets all requirements a property owner may receive a 10 year rebate (in the form of an upfront cash payment) from the City for the taxable value of all improvements made to the real-estate. See the particulars of the ordinance to the right:

### C-3 Zoning Administrative Waiver.

The C-3 zoning regulations allow for the administrative waiver (by the City Council) for some of the parking, lot coverage and height requirements for projects proposed within the zone. These simple waiver allowances save several months of project time obtaining approvals and waiting for variances. This streamlines the approval process for projects within the zone and allows for greater flexibility with the design of projects. Due to the location, environmental conditions and practical constraints of the area flexibility is the key to a successful and sustainable project. Seaford has already taken the first steps in the removal of the barriers that exist within the targeted area.

#### Example of the Reinvestment Incentive Process

Upon meeting the reinvestment incentive qualifications, the Economic Development committee will calculate the amount of the incentive. In order to perform the calculation the City's Tax Assessor must be contacted.

##### Step 1

$$\begin{array}{rcl} \text{City's Assessed Value After Improvements} & - & \text{City's Assessed Value Before Improvements} \\ \hline & = & \text{Change in Assessed Value} \end{array}$$

##### Step 2

$$\begin{array}{rcl} \left( \frac{\text{Change in Assessed Value}}{\text{Current Year Tax Rate}} \right) & \times & \$100 \\ \hline & = & \text{Annual Change in Property Tax Revenue} \end{array}$$

##### Step 3

$$\begin{array}{rcl} \text{Annual Change in Property Tax Revenue} & \times & 10 \text{ Years} \\ \hline & = & \text{Reinvestment Incentive Amount} \end{array}$$

#### Let Us Help You Open for Business!



##### Contact Info:

**Trisha Newcomer**  
Director of Economic Development & Community Relations  
tnewcomer@seafordde.com  
302-629-9173

**City Hall**  
414 High St.  
Seaford, DE 19973  
www.seafordde.com  
Follow us on Facebook!



### Reinvestment Incentive

Putting your reinvestment dollars to work for you!

City of Seaford

#### Reinvestment Incentive Ordinance

Are you opening a business or investing in property in Seaford? We can help! The Reinvestment Incentive Ordinance incentive was created to aid in economic development and reinvestment within the City of Seaford. If your project qualifies, an incentive as described below may be provided to offer assistance for the start up costs associated with a new business.



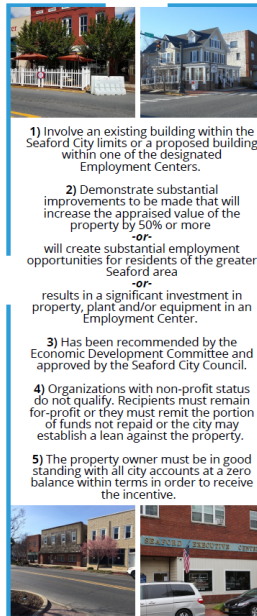
##### Incentive

A. The difference between the taxes based on the City assessment before and after the improvements will be multiplied by ten (10) (based on a ten year abatement period) to determine a prorated amount to be distributed to the property owner(s) within one year of issuance of Certificate of Occupancy from the City of Seaford's Building Official.

B. In cases of employment creation incentives and investment in plant, property and equipment incentives the Economic Development Committee shall recommend an incentive amount to City Council.

**Effective Date:** This ordinance is effective as of October 1, 1999 and is retroactive to January, 1 1999. The ordinance was amended on February 14, 2006, November 12, 2007 & April 14, 2009.

#### Qualifying Projects:



- 1) Involve an existing building within the Seaford City limits or a proposed building within one of the designated Employment Centers.
- 2) Demonstrate substantial improvements to be made that will increase the appraised value of the property by 50% or more  
-or-  
will create substantial employment opportunities for residents of the greater Seaford area  
-or-  
results in a significant investment in property, plant and/or equipment in an Employment Center.
- 3) Has been recommended by the Economic Development Committee and approved by the Seaford City Council.
- 4) Organizations with non-profit status do not qualify. Recipients must remain for-profit or they must remit the portion of funds not repaid or the city may establish a lien against the property.
- 5) The property owner must be in good standing with all city accounts at a zero balance within terms in order to receive the incentive.

#### Requirements to Receive Incentive

- 1 In order to be considered for incentive benefits, the owner(s) of the property must:
  - Submit the application found at our website (seafordde.com)
  - Complete the project within one year of issuance of the City building permit.
- 2 An account of where the money has been spent shall be submitted to determine that the expenses are permitted uses.
  - Permitted uses include real improvements and building and/or equipment costs.
- 3 An agreement outlining the terms and uses of the incentive must be formed between the property owner(s) and the City of Seaford before funds are disbursed.
- 4 By accepting the terms of this incentive, the property owner(s) agree to waive their right to appeal the taxes until the City of Seaford has fully recovered the tax incentive advance. If the property is sold before the advance is recovered, the new property owner(s) may not appeal the taxes until such time that the advance has been recovered by the City of Seaford. In cases of employment creation and incentives and investment in plant, property and equipment incentives the recipient shall agree to maintain the level of employment or investment for the period of time specified in the aforementioned agreement.

### **Fees Reduction**

The Mayor and Council have approved certain fee reductions, as an incentive to development for the purpose of creating jobs in our City. Council approved the Economic Development Committee's recommendation for fee reductions to the Water Capacity Charge, Down Stream Sewer Assessment, and Electric System Cost Recovery Fee.

### **Sidewalk Loan**

The City also provides financial assistance through our sidewalk loan program. A property owner who has received an estimate on the sidewalk and/or curbing installation can apply for a loan from the City. The property owner's sidewalk and/or curbing installation must be in accordance with the City's established specifications. The maximum loan amount of two thousand dollars per property (unless the property is located on a corner lot, then the maximum amount of the loan shall be four thousand dollars) is to be reimbursed to the City by the Property Owner within four years of completion of the installation at no interest; payments are to be made at a minimum of four (4) annual installments of one-fourth (1/4) the total amount each year.

### **C-3 Façade Improvement Program.**

Upon receipt of our Downtown Development District Designation the City of Seaford instituted the C-3 Façade Improvement program. This program will remain active until the City's designation expires. The policy provides those properties located within the limits of the DDD area the opportunity to apply for a five year percentage based tax reduction on the improved property. Following the parameters of the DDD Grant, applicants would need to invest a minimum of \$25,000 on their property. Any additional expenses beyond that threshold would be used to calculate their tax incentive, not to exceed an amount of 50%. That percentage would equate to the amount of tax reduction the property owner would receive for five year period. Property owners must complete the work within 24 months from the issuance of the building permit. Property owners must be in good financial standing during this 5 year relief period to qualify and cannot qualify for other tax incentives during this period. Projects include but are not limited to:

- Façade Improvements
- Tenant fit up projects that would accommodate new or expanded business ventures that create new employment.
- Make ready improvements that allow for a quicker occupancy of structures – as in the project pop-up campaign.
- Improvements to properties and facilities that are used for Code related or HC accessibility compliance improvements.
- Required improvements that would allow an existing condemned structure to be brought out of condemnation and stabilize the facility.
- Historical improvements that enhance the historic character of the location or facility and aid in creating a common theme for the area.
- Roofing and exterior improvements.

### Water & Sewer Tap Fee Relief

For Downtown Development District Large Project Grantees, the Mayor and Council has approved relief from paying the water and sewer tap fees. This added incentive is to provide those, having obtained a large project grant from the State of Delaware, additional support for their efforts in taking greater risks to redevelop the Downtown area.

### Rental To Homeowner Incentive

In addition, the City adopted a Rental to Homeowner Incentive that provides an upfront payment to property owners who sell rental their property. The incentive also provides a five-year tax incentive to individuals who will reside in the dwelling as owner occupied locations. This incentive is intended to assist in meeting the DDD Plan Goal as listed below:

- ***To maintain or possibly increase the percentage of single-family dwelling units accessible (walkable or bikeable) to the downtown to provide for balanced growth and affordable housing opportunities.***

### Rebate and Incentive Efficacy

The funding and assistance attainable to developers from the State, County and City has made a significant impact on downtown Seaford. From livability to workability and all things in between, downtown Seaford is thriving due to the benefits of its designation as a Downtown Development District. A summary of completed projects and successful reservation awards for our district are listed in the table below, which also includes an account of Sussex County and City rebates and incentives:

	Number Awarded	Final TDC	Final QRPI	DDD Rebate	County Rebate	City Incentives	Total Rebates
Large Grants	4	\$25,702,130.00	\$19,685,354.00	\$1,950,700.00	\$20,000.00	\$953,012.45	<b>\$2,923,712.45</b>
Small Grants	32	\$4,774,017.00	\$3,885,285.00	\$757,927.00	\$130,550.11	\$78,372.10	<b>\$966,849.21</b>
Totals	36	\$30,476,147.00	\$23,570,639.00	\$2,708,627.00	\$150,550.11	\$1,031,384.55	<b>\$3,890,561.66</b>

**\*Table Data provided by the DDD District Administrator for the City of Seaford as of 7/1/2024.**



Legislative Body Resolution.

**CITY OF SEAFORD  
RESOLUTION R#1-2024**

**Downtown Development District Plan Amendment**

WHEREAS, the Seaford City Council desires to renew the Downtown Development District (DDD) plan for an additional five years; and

WHEREAS, the DDD plan has been updated to focus further redevelopment, incentive, and investment efforts along the Front Street corridor, this area of the DDD has been slower to revitalize and receive the investments that other areas of the designated area of the DDD have received.; and

WHEREAS, many residents who reside and own property in the Front Street area of the City are persons of color and are from disproportionately affected socio-economic groups who deserve the benefits of increased investment, jobs creation and property value increase that the extension of the DDD designation will bring.

**NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

The City of Seaford Council hereby requests the Office of State Planning and Coordination and the Governor's Cabinet Committee on State Planning Issues to recommend approval of the City of Seaford Downtown Development District plan renewal document to the Governor.

Date adopted: 6/11/2024

  
Mayor Matt MacCoy

  
Witness

  
Charles Anderson, Secretary to Council

  
Notary Public

ELIZABETH ANNE STEWART  
NOTARY PUBLIC  
STATE OF DELAWARE  
My Commission Expires 08/16/25