

A large, faded version of the City of Wilmington, Delaware seal is positioned on the left side of the page, partially behind the title text. It features the same harbor scene and circular border as the smaller seal in the top right.

DOWNTOWN DEVELOPMENT DISTRICT PLAN

5 YEAR RENEWAL APPLICATION

JUNE 2024

RES24-032

Wilmington, Delaware
June 20, 2024

#0444

Sponsor:

Council Member Oliver

Co-Sponsor:

Council Member Harlee White Bracy Cabrera Darby Mills

Council President Congo

WHEREAS, under the Downtown Development Districts Act, 22 *Del. C.* § 1901 *et seq.* (the “Act”), the State of Delaware (the “State”) may designate districts within the State’s cities, towns, and unincorporated areas that will qualify for significant development incentives and other State benefits (the “Downtown Development Districts Program”); and

WHEREAS, these districts are known as Downtown Development Districts (“Development Districts”); and

WHEREAS, the State designated the City of Wilmington’s (the “City”) initial Development District (the “Wilmington District”) on January 11, 2015; and

WHEREAS, under the Act, each participating government must submit a plan that includes the boundaries of, and a detailed planning and development strategy for, its Development District (the “District Plan”), and the City’s District Plan has been reviewed and approved on an annual basis by the State’s Office of State Planning Coordination (the “OSPC”) and the State’s Cabinet Committee on State Planning Issues since the Wilmington District was designated; and

WHEREAS, under the Act, each applicant must also propose incentives that address local economic and community conditions and that will help achieve the purposes set forth in the Act, and such local incentives were included in the City’s application for the designation of the Wilmington District; and

WHEREAS, the State has subsequently approved several amendments to the Wilmington District’s boundaries that the City requested to maximize incentives and benefits within the Wilmington District, the most recent of which expanded the boundaries of the Wilmington District from 249.28 acres to 274.64 acres; and

WHEREAS, pursuant to the Act, the Wilmington District’s initial designation as a Development District is for a ten-year period, which is set to expire in January 2025; and

WHEREAS, pursuant to the Act, the Governor may renew a Development District’s designation for up to two (2) additional five-year periods upon the expiration of its initial designation; and

WHEREAS, the OSPC has promulgated guidelines for the Development Districts Program (the “Guidelines”); and

WHEREAS, the Guidelines provide a Development District (i) may only apply for one (1) five-year renewal at a time, (ii) must submit its application no later than six (6) months prior to the expiration date of its designation as a Development District, and (iii) must include a resolution approving such application from the local government’s legislative body; and

WHEREAS, the deadline for the submission of the City’s application requesting the first five-year renewal of the Downtown District designation for the Wilmington District (the “Application”) is July 1, 2024; and

WHEREAS, based upon the fact that the City’s approximately ten (10) years of participation in the Downtown Development Districts Program has resulted in private investors and property owners completing new construction and rehabilitation projects valued at over 436 million dollars, City Council reaffirms its strong belief that the Wilmington District stimulates investment in the City’s commercial business district and its adjacent neighborhoods, therefore strengthening the financial vitality and urban fabric of the City; and

WHEREAS, in light of the foregoing, City Council deems it necessary and appropriate to approve the Application and support its submission to the State of Delaware.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WILMINGTON that City Council hereby approves the Application requesting a five-year renewal of the Wilmington District's designation as a Development District and supports the submission of the Application to the State of Delaware.

Passed by City Council,
June 20, 2024

ATTEST: Maribel Seijo
City Clerk

SYNOPSIS: This Resolution approves the City's application requesting a five-year renewal of its Downtown Development District designation and supports the submission of the application to the State of Delaware.

W0125402

City of Wilmington



MICHAEL S. PURZYCKI
Mayor

June 17, 2024

David L. Edgell, AICP
State of Delaware
Office of State Planning Coordination
122 Martin Luther King Jr. Boulevard South
Dover, Delaware 19901

Dear Mr. Edgell:

On behalf of the City of Wilmington (the "City") and the City's Council, I am pleased to submit to the State Office of Planning Coordination our 5 Year Renewal Application, prepared by the City's Department of Land Use and Planning, to the State of Delaware (the "State") for continued participation in the Downtown Development Districts Act (the "Districts Act"). Pursuant to the Districts Act, the State is accepting renewal applications from districts with the State's municipalities to continue to qualify for significant development incentives and other State benefits.

The leaders of the Executive and Legislative branches of the City's government are seeking renewed designation as a Downtown Development District in an effort to stimulate ongoing private investment in Wilmington's commercial business/residential districts. We strongly support this plan's focus on improving residential parts of downtown neighborhoods adjacent to our commercial core.

I am happy to answer any questions that you may have regarding the City's application for designation as a Downtown Development District.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael S. Purzycki", is written over a large, stylized blue circular mark.

Michael S. Purzycki,
Mayor

OFFICE OF THE MAYOR

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Downtown Development Districts

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

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 Wilmington, New Castle County,

DDD Program expiration date January 2025

Check list: ☒ Application Form
☒ Legislative Body Resolution
☒ 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

Contact Person for Application

Name: Jeffrey Starkey, Director Land Use and Planning

Address: 800 N French Street Wilmington, DE 19801

Phone: (302) 576-3031

Email: jstarkey@wilmingtonde.gov

 7/1/24
Signature Date

District Administrator (if different)

Name: _____

Address: _____

Phone: _____

Email: _____

Signature

Date

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: June 20, 2024

Resolution number: 24-032

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 City of Wilmington does not propose to change the administrative support structure of its Downtown Development District (DDD) program. Over the past 10 years, Planners in the department have supported the Land Use and Planning Director in administering Wilmington's DDD program by:

- researching building permit data in order to identify potential participants based upon permit valuation of specific projects within the boundaries;
- Writing outreach letters and sending an introductory letter and DDD Guideline packets to potential participants;
- preparing and presenting the Annual Report;
- attending various workshops offered by the Office of State Planning Coordination (OSPC) and the Delaware State Housing Authority (DSHA);



Downtown Development Districts

Application for District Renewal

- preparing the Conformity Forms for Large and Small Projects, and working closely with individual applicants to ensure that the Conformity Forms are in compliance with program guidelines (i.e., researching individual parcel debt with the Department of Finance to confirm that the DDD application is in compliance with the “Clean Hands” legislation);
- writing justifications and preparing territory expansions of the DDD boundaries; and
- writing and preparing the DDD 5-Year Plan Update.

Department of Land Use and Planning staff works closely with the Mayor’s Office of Economic Development staff to:

- track DDD Large and Small Projects;
- offer and track economic incentives specific to each project;
- assist in writing and preparing the Annual Reports and the DDD 5-Year Plan Update;
- track job creation and economic impact data for the Annual Reports and the DDD 5-Year Plan Update.

Land Use and Planning staff collaborates with the Law Department on an as-needed basis in drafting legislation such as Resolutions to support DDD territory expansions and establishment (2014-15) and renewals (2024-2025; 2029-2030) of its DDD program.

Land Use and Planning staff also works closely with the Mayor’s Office of Mapping and Graphics to produce high-quality maps and other graphic materials to use as addendums or attachments to various reports, as necessary.

Finally, Planning staff works with the Mayor’s Office to review and approve ideas for Key Priority Projects and to prepare the list for mapping purposes, and to evaluate pending opportunities or issues for consideration in a future plan of action.

There will be no changes in the structure of the administration of Wilmington’s DDD program.



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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.

Since 2015, the DDD rebate program has had a profound effect not only on Wilmington's Central Business District skyline and stabilizing near-downtown neighborhoods but also upon applicants' confidence in tackling large, medium, and small development projects due to an assured gap financing tool provided by the State of Delaware.

The DDD rebate fulfills the critical need for additional incentives for development and renovation projects that build upon and complement Wilmington's economic incentive offerings. This symbiotic relationship between the State of Delaware and the City of Wilmington is especially important when considering the negative economic impact of the COVID-19 global pandemic and its aftermath in the region over the past 4 years. Supply chain issues, rising interest rates and inflation negatively affected project feasibility on all scales from 2020 through the present day.

The possibility of receiving a 20% DDD rebate through a straightforward process with numerous allowable Qualified Real Property Investment categories continues to play a vital role in boosting confidence for Large and Small Project applicants in moving forward with projects in the face of these unique challenges. Refer to the variety of individual narratives describing the need for the DDD incentive in the *Letters of Support* section in the appendix.

Selected letters of support indicate short-term construction jobs created for specific projects, but it should also be noted that larger projects such as the establishment of restaurants, hotels, bars, and job training venues create several categories of jobs such as cleaning and support services (i.e., valet parking), hostesses and bartenders, cooks and kitchen staff, and training staff. Management and property management jobs have also been created specifically for larger DDD projects that are coming online.

An important measure of the impact of the DDD program in Wilmington over the past decade is represented by local developer the Buccini/Pollin Group transforming 2 surface parking lots and a condemned multi-story parking garage in the heart of the Central Business District into multi-story market rate apartment buildings situated over off-street parking structures. Adding 9-story, 11-story and 14-story residential towers within a few blocks of each other creates community due to the developer's amenity and marketing packages, adds density in the appropriate place [C-3 (Central Retail) zoning district] and supports downtown businesses and entertainment venues due to an influx of several hundred new residents with disposable income to the downtown area.

The establishment or significant remodeling of quality restaurants such as Cafe Mezzanotte, Tonic, Bardea and Bardea Steak, as well as the addition of the DE.CO and Chancery Market food halls and a movie theater are examples of projects that have utilized the DDD rebate to make the individual applicants' high-quality dining and entertainment venues feasible.



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The DDD rebate has also been instrumental in supporting the phased construction of a state-of-the-art co-working space in an under-utilized office building (The Mill in the Nemours Building, now known as Market West). The City expects the completion of a second co-working space along the Market Street corridor within the next several months as a tenant fit-out project progresses by Westover Companies at its flagship DDD project site at 901 North Market Street. Self-employed entrepreneurs come downtown to work and network in these well-designed, convenient co-working spaces, drastically improving the dynamic of street activity. More importantly, these entrepreneurs support local businesses in the area.

The hospitality industry has used the DDD rebate to great effect to offset the costs of adding 3 hotels collectively offering several hundred rooms and extended stay suites at West 13th Street and North Market Street, and West 6th Street and North Market Street. Hundreds of added hotel rooms in the downtown area positively affect tourism and business travelers, especially those with business in the Chancery Court system.

In the neighborhoods adjacent to downtown, the impact the DDD has had can be measured by non-profits and individual property owners alike tackling vacant and blighted rowhouses and semi-detached houses largely constructed in the 19th century and situated oftentimes on challenging blocks in terms of crime and quality of life. Updating electrical, heating and cooling and plumbing systems in existing, mostly 100- to 125-year-old housing stock increases comfort and life safety for the residents.

Some recent townhouse projects aided by the DDD rebate and completed in the East Side neighborhood have increased amenity offerings previously not possible when considering the original, very narrow footprints of the parcels. Re-subdividing parcels on a majority of, or along an entire block is transformative by reducing density and hopefully reducing crime when the housing projects are completed.

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:

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.



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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:

In summary, the revised DDD Plan will seek to continue the momentum generated by completed and near-complete projects. The 2014 Plan is a document that has been proven effective and therefore does not require major changes.

The Objectives of Wilmington's revised DDD Plan are largely refined Objectives from the 2014 Plan. The 4 objectives have been condensed into 3 objectives; the Creative District reference was removed, and specific reference was made to the 2019 and 2023 territory additions/boundary changes north of the Brandywine Creek, an impending focus area going forward.

The City of Wilmington maintains that prolific uses of the DDD rebate are readily evident and have resulted in many largescale, unique, and well-designed projects. Small-scale development has also been encouraged by the availability of the DDD rebate and has resulted in the completion of dozens of residential projects that target rowhouse renovations, homeownership opportunities and infill housing where demolition activity has occurred.

The renewed use of targeted mailings to DDD property owners containing information and flyers will be a significant change. This effort has not been as efficiently done since the initial DDD program was announced/initiated in 2014-15.



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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.

No additional or changed economic development incentives are proposed in the 5-Year Plan update.

The following City of Wilmington incentives are offered to qualifying projects within the Downtown Development District as approved by the Cabinet on State Planning Issues in March 2021.

1. Wilmington Economic Development Corporation Microloan Fund

Revolving loan fund that makes loans of up to \$50,000 for working capital to reduce the cost of capital for start-up businesses.

2. Wilmington Urban Development Action Grant Corporation

UDAG is a nonprofit development corporation wholly-owned by the City of Wilmington which can provide capital for projects to proceed through temporary acquisition or bridge financing for development projects that have permanent financing but might not otherwise proceed.

3. Head Tax Exemption Program

No head tax shall be due from any employer for any verifiable new employee that either was hired by that employer and deployed to a business location within the City or transferred by that employer from a business location outside the City. First 5 full-time employees are exempt. These abatements lower ongoing costs for conducting businesses in a mixed-use project.

4. Property tax abatement program for new construction and rehabilitation of residential and commercial space.

A property tax abatement program for new construction and rehabilitation of residential and commercial space. These abatements increase projected Net Operating Income (cash available for debt service) which increases borrowing capacity for projects.

5. Acquisition and Disposition Program

Acquire and dispose of residential property acquired through tax foreclosure or through funds obtained from federal community development grants, in order to convey to housing developers for rehabilitation. Conveyance of residential real estate from the City to private use reduces acquisition costs for developers.

6. Housing Strategic Fund

This fund is used to close the financing gap for market rate housing projects when CDBG and other federal funds are not eligible. These capital dollars reduce development costs for projects.



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7. Capital Improvement Program

City discretionary funds available for private placement through provision of infrastructure, real estate write-downs, purchase/conveyance of real estate. Dollars are of limited availability and are used on large projects with measurable fiscal impact and two-year payback through increased tax revenues.

8. Job Retention and Creation Incentive Program – Strategic Fund

Similar to the State's Strategic Fund, these dollars might be available to businesses for jobs created and retained within the City. These financial incentives assist business retention and new job creation.

9. Architecture & Engineering Feasibility Assistance

50 percent match (up to \$15,000) for architectural and engineering feasibility work for for-profit small business developers to explore capital investments throughout the DDD. Addresses an existing barrier for private redevelopment by minimizing the upfront investment needed to price projects in the construction market and assess whether to proceed with a project.

10. Grow Wilmington Fund

SB 7(a) loan fund that offers a lower cost of capital for investments in downtown Wilmington that result in new jobs and/or capital improvements. These funds are restricted to business expenses, capital investment or working capital.

11. Transportation Corridor Enhancements

Utilizes City and matching funds on right of way improvements to enhance key north-south and east west transportation corridors. Pedestrian, bicycle, and automobile enhancements on public streets make downtown sites more attractive by improving aesthetics and mobility.

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)

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?

In terms of completed Key Priority Projects identified in the 2014 Plan, Wilmington, in partnership with various property owners, was very successful in implementing the vast majority of all the projects over



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the past decade. Phase I projects included the Eastside Rising initiative, the Creative District and Market Street Village concepts, the Mid-Town Park project, and the “600 Market” project (i.e., mixed-use project at 608 North Market Street). Phase II projects included the continuation of the Eastside Rising and Creative District initiatives, as well as the renovation of the Hicks Anderson Community Center and projects aimed at stabilizing the West Center City residential neighborhood through educational and social service avenues.

Both phases of the Eastside Rising initiative have been a great success, with organizations such as Woodlawn Trustees, Habitat for Humanity-New Castle County, and Central Baptist Community Development Corporation included among the partners that have either built or renovated dozens of townhouses and rowhouses situated along streets long affected by blight, including North Lombard Street, Kirkwood Street and Bennett Street (700 through 1000 blocks). Along Bennett Street, a successful pattern has been to demolish extremely dilapidated and vacant 12- to 14-foot-wide rowhouses on both sides of entire blocks, subdivide the land into wider lots, and build townhouses on these subdivided parcels that reflect the width dimension and floorplans common to modern living. Although the Wilmington Renaissance Corporation has evolved into Wilmington Alliance in recent years and has discontinued its Creative District initiative, the organization nevertheless largely completed its Phase I and II vision of creating several artist studio condominiums and townhouses in the Quaker Hill neighborhood. Several condominium and townhouse units focused on artists’ live/work lifestyles were completed around the area surrounding Willing Street, West 5th Street, North Washington Street, and West 6th Street.

Notably, the units were all created from existing but vacant and dilapidated structures contributing to the Quaker Hill City Historic District and National Register of Historic Places District. These projects preserved historic buildings, added tax revenue for the City and stabilized blocks adversely affected by crime. Additionally, Wilmington Alliance’s Art-O-Mat community space at 501 West 7th Street has been completed and is helping to stabilize the problematic corner of West 7th Street and North Washington Street (one of the intersections with the highest crime rate in Wilmington).

Over the past 5 years, Wilmington Alliance also built a pair of pocket parks located along the 300 block of West 8th Street (a.k.a. the “Rock Lot”) and at the southeastern corner of West 7th Street and North West Street, thereby adding much-needed green space to the near downtown vicinity.

These projects fulfilled their “Creative District – Public” goal from 2014 by transforming 1) a double lot left vacant by the demolition of a dilapidated State of Delaware building; and 2) a half-acre, trash-strewn gravel lot into well-used pocket parks that feature regular programming such as outdoor yoga and drum circles.

The Residences at Mid-Town Park not only served as a catalyst for largescale downtown residential projects around 2017 but, as importantly, added hundreds of parking spaces in an underground parking garage available for use by residents as well as visitors to downtown’s cultural and entertainment attractions such as the Grand Opera House.

The “600 Market” project and the Market Street Village concept by the Buccini/Pollin Group from 2017-2023 are now home to award-winning restaurants Bardea Steak and Bardea on the ground floor of the mixed-use residential buildings at 608 and 618 North Market Street.

Market Street Village is a collection of 11 mixed-use buildings along North Market Street between East 3rd Street and East 9th Street and is now re-branded “MKT Street Village.” The concept features adaptively reused historic buildings such as WSFS Bank’s circa 1928 former headquarters, a former hotel, a former parking garage, and 2 former department stores now serving mixed-use roles. The upper floor studio, 1- and 2-bedroom apartment offerings have proven to be very popular with a diverse group of tenants over the past few years.

Regarding the impact of 10 years of DDD incentives in Wilmington, almost \$437M in completed and rebated applications are spread over 86 Large and Small Projects. Refer to the chart on pg. 20 for the most updated list from DSHA relative to Wilmington’s rebated projects.



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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.
- 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:

Over the past 10 years, Wilmington has benefitted and will continue to benefit from well over 100 completed Large and Small DDD projects; the number of rebated projects is currently 86 and will grow by approximately 20% when the 2023 and 2024 rounds and the projects undertaken and completed are tallied up by DSHA and shared with the City.

The ripple effect of medium-sized and/or out-of-town developers being attracted to invest in the City due to the DDD incentive and the incentive package managed by the Mayor's Office of Economic Development is very evident in the above-referenced chart.

The DDD rebate program is very progressive and is successful statewide, but the program has proven to be most effective in Wilmington. The economic and positive social effects are compounded when potential small- to medium-sized developers study the incredible success that Wilmington's largest developer, the Buccini/Pollin Group, has had with its numerous DDD projects in recent years. Positive



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regional press for these District projects and their proximity to transportation (AMTRAK, SEPTA, and DART) and nearby attractions such as the Riverfront have added to the overall success of Wilmington's DDD program. Newer development teams from New York, New Jersey, and Pennsylvania have all cited the DDD program as a reason for choosing Wilmington when they scout the city for possible development projects.

Crime has been significantly reduced in the East Side and West Center City neighborhoods due to the elimination of several documented drug houses through demolition or renovation. As shown in the *Vacant and Demolished Properties* map in the appendix, significant blight clearance work has been completed in the East Side neighborhood along the North Pine Street and Bennett Street corridors. Both streets are contained within the East Side Determined Eligible National Register of Historic Places District, so the demolition proposals for all properties were considered by the Wilmington Design Review and Preservation Commission (DRPC) prior to demolition approval. The DRPC also reviewed and approved new replacement housing designs for the affected parcels that were submitted by partner agencies Habitat For Humanity-New Castle County and Woodlawn Trustees d/b/a Todmorden Foundation. The DRPC review ensured that the materials and design of the replacement homes complemented the existing neighborhood fabric.

The work to rebuild these corridors has begun along Bennett Street with a few DDD-rebated housing projects underway or recently completed, and the City looks forward to the work to rebuild housing to modern standards along the 700 and 800 blocks of North Pine Street following the January 2024 approval to demolish 12 substandard structures. The new townhouses for these blocks will complement the new \$84M Bancroft School complex nearing completion 1 block to the southwest. Wilmington's newest DDD areas added in 2019 and 2023 include portions of the North Market Street gateway of the Brandywine Village and the Riverside/Prices Run/11th Street Bridge neighborhoods. The *Vacant and Demolished Properties* map indicate that there are far less vacant properties in this area of the DDD boundary, and only 2 demolitions of properties. A fair amount of outreach and analysis work remains to be done in these recent territory addition areas, but a few major social service and affordable senior citizen housing projects have been or will be rebated in these areas, which should help reduce crime and provide much-needed services to area residents.

A focus will be on reaching out to landlords to inform them about the DDD rebate program so as to motivate them to make systems updates (electrical, heating and cooling, plumbing) to bring otherwise stable housing units up to building code and efficiency standards.

Throughout the DDD boundary area, pride of ownership in renovated or newly built structures or in Urban Renewal-era apartment communities such as the renovated Compton Towne complex is evident, even along several blocks that previously suffered from some of the highest crime rates in Wilmington. The DDD rebate program is largely responsible for these positive projects and outcomes, and the City of Wilmington respectfully requests the ability to continue to participate in the program for another 5 years to continue the positive momentum.

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.



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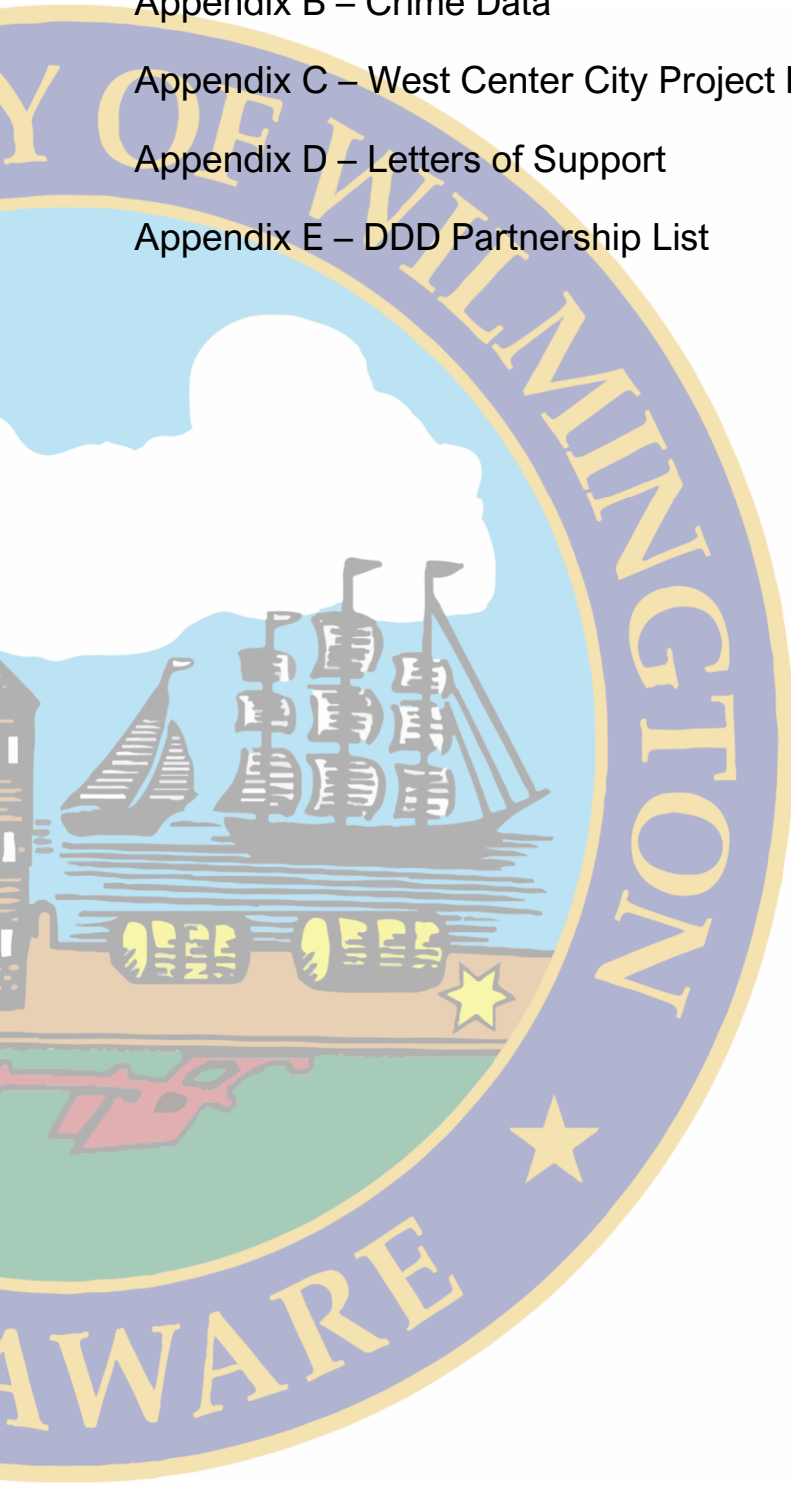
Appendix A – Maps

Appendix B – Crime Data

Appendix C – West Center City Project List

Appendix D – Letters of Support

Appendix E – DDD Partnership List





Introduction

The City of Wilmington was 1 of 3 original participants in the Downtown Development District (DDD) program that debuted in 2014, along with the cities of Dover and Seaford. Wilmington City Council passed **Resolution 14-032** on October 16, 2014, which enabled the City of Wilmington to participate in the DDD program offered through the Delaware State Housing Authority (DSHA) for a period of 10 years. The City's DDD Plan was approved on January 11, 2015, by the Cabinet Committee on State Planning Issues (CCSPI). Between 2015 and 2018, Wilmington's DDD boundaries were amended 4 times to include additional properties and street beds within the original 225-acre boundary limit.

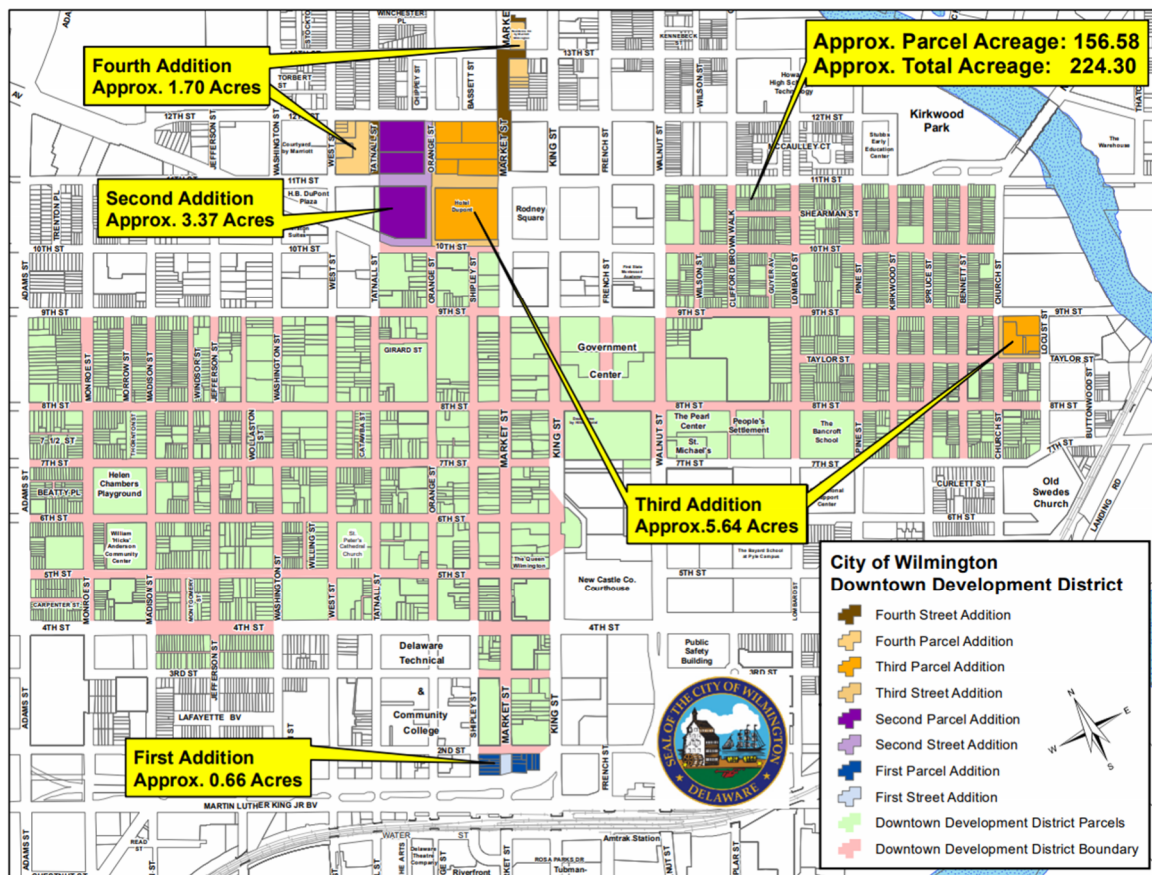


Figure 1: District Additions 2015 - 2018
Source: City of Wilmington



On June 20, 2019, in response to the State's allowance for jurisdictions of over 30,001 persons to add 25 more acres into their boundaries, Wilmington City Council passed **Resolution 19-034** and collaborated with CCSPI to amend its boundary size to 249.28 acres.

In 2023, with another opportunity from the State for jurisdictions of over 30,001 persons to add 25 more acres to their boundaries, for a maximum total of 275 acres, Wilmington City Council passed **Resolution 23-019** on April 6, 2023, bringing the boundary limit to its current 274.64-acre territory. The CCSPI approved this boundary amendment on July 18, 2023.

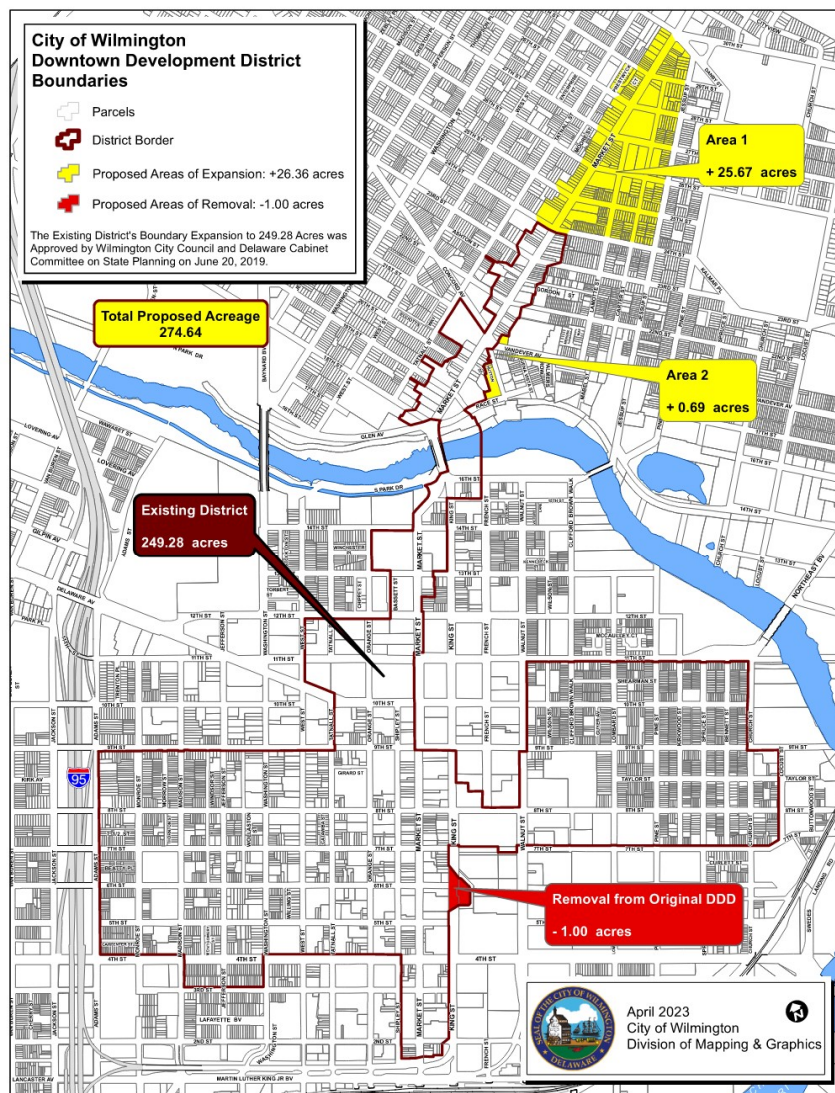


Figure 2: District Additions & Removals 2023
Source: City of Wilmington



Wilmington City Council passed **Resolution 24-032** on June 20, 2024, which approved the City's participation in the DDD program for an additional 5 years (2025 through 2029) following the State's 10-year sunset provision of the original legislation. There are provisions from the State of Delaware for DDD program participants to receive a final 5-year extension from 2030 until 2035.

Need and Impact

The City of Wilmington is requesting the first 5-year extension to its DDD designation in order to maintain and extend the positive momentum of the first 10 years' successes and convert that momentum into applications for additional projects envisioned by homeowners, landlords, small business owners, and small, medium and large development companies within in the 275-acre DDD boundary.

The completed DDD projects have significantly transformed Wilmington into a premier live, work, and play destination in the Northeast Corridor. These projects have produced 1,200 new residential units, created 688 new jobs, established 29 retail businesses, added 5 entertainment options, and developed 3 hotels with a total of 166 hotel rooms. These enhancements have brought substantial economic benefits, reflected in a city-wide increase in tax revenues and changes in demographic data. Further details on these economic impacts will be provided later in the report.

This extension will allow the City of Wilmington to focus more intensely on the West Center City neighborhood and the most recent areas added into the DDD boundaries, portions of the Brandywine Village and the Riverside/Prices Run/11th Street Bridge neighborhoods.

Over the past few years, the bulk of the City of Wilmington's American Rescue Plan Act (ARPA) funds generated from the recovery efforts from the COVID-19 pandemic were spent on improving East Side homes and businesses. Up to \$25M of those federal funds were spent on this compact and deeply historic neighborhood. The result was several potential DDD rebate projects that otherwise might have qualified for the program, had the owner had the resources to proceed with the necessary repairs and upgrades, no longer required the rebate.

Therefore, City staff will be looking closely at the above-mentioned neighborhoods that were not the recipients of ARPA funds for outreach opportunities. However, a focus will remain on continuing the East Side neighborhood's scattered site revitalization as small developers such as Timeless Management and PittPass Development Group begin renovation projects targeting the worst vacant rowhouses along the 900 block of Kirkwood Street and the 900 and 1000 blocks of Pine Street, respectively.

Wilmington's DDD boundaries are set at 274.64 acres out of 275 allowable acres. No subtractions or additions are proposed.



Goals and Strategies

Due to the impressive success of the DDD program in Wilmington over the past 10 years, the 2014 **Objectives** below have proven to be successful and have been refined, condensed and restated in the revised 5-Year Plan.

Original Objectives

1. In the downtown neighborhoods west of Market Street, the Wilmington DDD will initiate an incentive program to stimulate the renovation of vacant or blighted housing stock in the Creative District into a cluster of live/work/play space that will repopulate that part of the downtown area and infuse it with creative and entrepreneurial activity.
2. In the downtown neighborhoods east of Market Street, the Wilmington DDD will package multiple incentives in and around key corridors, with the aim of improving the housing stock for existing residents and rejuvenating key corner retail locations.
3. The DDD will provide the push to complete the revitalization of Market Street, strengthening this corridor as a mixed-use destination and as the spine of Wilmington's downtown area.
4. Finally, the DDD will help direct resources to reintegrate the downtown neighborhoods east and west of Market Street through development and infrastructure improvement along key corridors.

Revised Objectives

- 1) The Wilmington DDD will push to complete the revitalization of Market Street and strengthen this corridor as a mixed-use destination and as the spine of Wilmington's downtown area. Redevelop vacant or underutilized spaces in the Central Business District to create additional residential, business, hospitality, and entertainment options for residents and visitors.
- 2) The Wilmington DDD will continue offering incentives for residential and commercial developments in the downtown neighborhoods east and west of Market Street and north of the Brandywine Creek to renovate vacant or blighted housing stock, build quality infill architecture where necessary, and rejuvenate key corner retail locations. Work in partnership with local developers to stimulate investment, improve infrastructure, and reintegrate the downtown neighborhoods east and west of Market Street.
- 3) The Wilmington DDD will package multiple incentives with the aim of improving the housing stock for existing residents and assist businesses along and commercial corridor in the downtown neighborhoods north of Market Street. Increase investments in the Brandywine Village gateway that serves as a key to providing a positive perception of residents and visitors entering the Central Business District or leaving the city through this gateway.



Strategies

Increasing outreach to eligible participants for the DDD is an essential strategy for the Wilmington District, particularly for eligible participants for small projects. Since 2021, the City has implemented advanced software – Tolemi – that notifies City staff when building permits totaling \$25,000 or more are issued by the Department of Land Use and Planning for buildings of all classifications and located within the DDD. This software tool has been very helpful because it allows staff to quickly contact these property owners through a welcome-type letter and DDD guidelines mailing. The responses from recipients of the letter and guidelines have been positive, and staff will continue to use this tool to reach out to eligible participants. Refer to the Outreach Map in Appendix B for an illustration of outreach efforts. Beginning in Summer 2024, DDD flyers will be mailed in a targeted effort to inform property owners and entities throughout the 275-acre district of the DDD program and its benefits.

The Wilmington District administrators will continue to collaborate with the organizations to improve targeted areas for residential development. For example, partnerships with organizations such as the Wilmington Neighborhood Conservancy Land Bank, Woodlawn Trustees, and Habitat for Humanity have yielded several rehabilitated residential properties, which can spur corresponding infrastructure improvements such as improved street lighting.

The existing City Historic Districts and National Register of Historic Places Districts, as illustrated in the Historic Districts Map, are integral to the DDD program. Department of Land Use staff will continue its advocacy efforts so that owners of eligible projects are made fully aware of the impact that the 20% historic preservation tax credit potentially will have on their project(s). Both types of Districts are well represented within Wilmington's DDD boundaries, highlighting a key benefit toward strengthening the existing DDD incentive by layering Historic Preservation Investment Tax Credits (HPTCs) onto potential projects affecting some of the City's most enduring architectural fabric.

The office vacancy problem within the City of Wilmington highlights the need to encourage investments in office spaces within the Central Business District. According to Newmark and Frank, the office vacancy rate in Wilmington's Central Business District was 27.2% in the first quarter of 2024. Vacant or underutilized offices within the Wilmington district have been converted into residential housing, flexible offices such as co-working spaces, mixed-use developments, and hotels. Using Newmark and Frank's estimate of 1,990,473 square feet of available office space, there is potential for additional office jobs or additional office redevelopments in the Central Business District. Offices can also be converted to attract new industries to the City of Wilmington, such as life sciences, that have a higher demand for office space in the Philadelphia-Camden-Wilmington metro area.

Incentivizing key corner retail locations is crucial for revitalizing commercial corridors. These strategic locations serve as anchor points, drawing foot traffic and fostering vibrant street-level



activity. Developments in high-visibility corner locations, such as the anticipated Villa Maria, can attract a diverse mix of businesses that cater to both residents and visitors, enhancing the overall appeal of the area. These developments can serve as catalysts, encouraging further investment and development in surrounding areas. Moreover, vibrant retail corners contribute to a sense of community, providing spaces where people can gather, socialize, and support local enterprises.

Comprehensive Plan Consistency

The necessity for Wilmington to continue its participation in the DDD program is evident when reviewing its comprehensive development plan, *Wilmington 2028: A Comprehensive Plan for Our City and Communities*. Out of 11 Neighborhood Analysis Areas throughout the City, large and small portions of 5 of these 11 analysis areas are included within the DDD boundaries.



Figure 3: **Neighborhood Analysis Areas Map**
Source: City of Wilmington 2028 Comprehensive Plan

These analysis areas include most of the East Side, West Center City, and Midtown Brandywine/Central neighborhoods located south of the Brandywine Creek, and portions of the Baynard Boulevard and the Riverside/Prices Run/11th Street Bridge neighborhoods located north of the Brandywine Creek.

Wilmington's revised DDD Plan complies with Comprehensive Plan goals for these 5 neighborhoods as follows:

- **East Side:**
 - **Strong Safe Neighborhoods**
 - *Prevent nuisance properties and stabilize vacant properties.*
 - **Sustainable and Resilient City**
 - *Increase green space through yards and vacant lot improvement.*

As noted, an even stronger effort has been underway over the past few years to combat nuisance and vacant properties due to the influx of Federal funding, and this strategy will continue. The 5-pack of townhouses illustrated below will be developed on a surface parking lot, which represents a notable increase in tax revenue and will vastly improve the streetscape when the project is completed.

Where the Wilmington Neighborhood Conservation Land Bank (Land Bank) is compelled by its charter to step in to address the direst cases following Design Review and Preservation Commission (DRPC) or Department of Land Use and Planning administrative reviews of demolition proposals, the "Clean and Green" program is followed wherein a cleared lot is seeded for grass and fenced to discourage illegal dumping and trespassing.



Figure 4: Residential Development: 900 Block of North Lombard Street
Source: City of Wilmington



- **West Center City:**

- Strong Safe Neighborhoods**

- Encourage mixed-use, infill and redevelopment in key opportunity areas.
 - Continue Neighborhood Stabilization Program in critical areas of transition, prevent nuisance properties and stabilize vacant properties.

- Healthy, Thriving Communities**

- Partner with service agencies to transform civic spaces into community hubs that offer cross-programming.

- Robust Local Economy**

- Make neighborhood commercial corridors clean, safe and attractive.

- Sustainable and Resilient City**

- Increase green space through yards and vacant lot improvement.

A major focus of the revised DDD plan will be to tackle vacant and nuisance properties clustered along the North Monroe Street, North Adams Street, West 5th Street, West 6th Street, West 7th Street, and West 8th Street corridors.

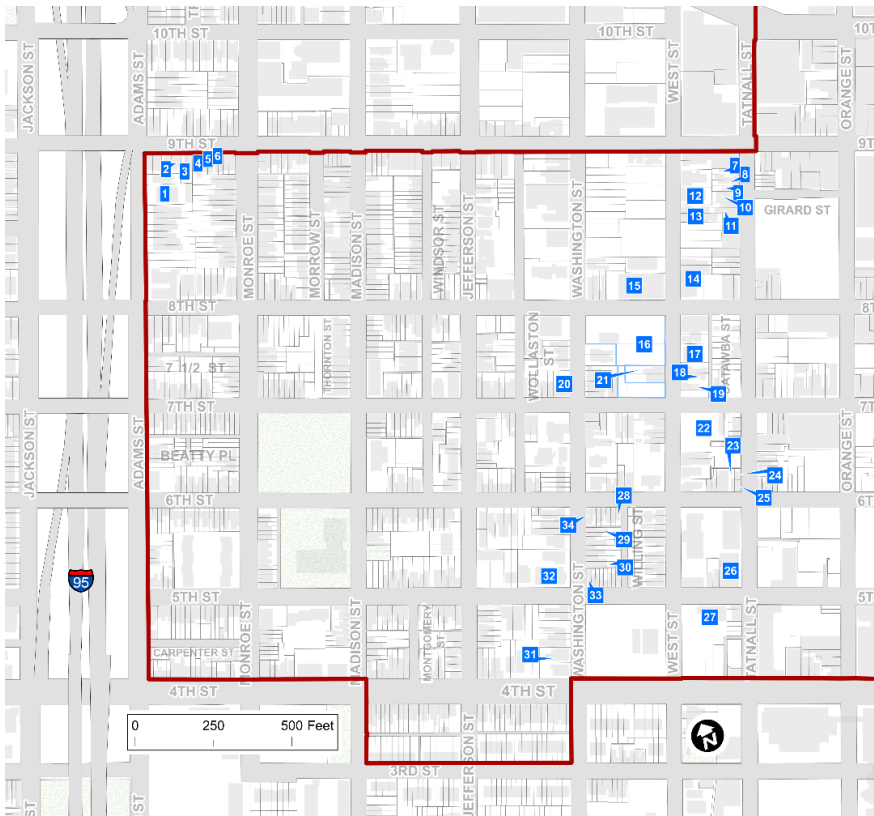


Figure 5: West Center City DDD Projects; See Appendix C
Source: City of Wilmington



Developers new to Wilmington, such as Yada Properties, LLC and Pinnacle Homes, LLC, are at work improving properties along North Adams Street, with the developer beginning the renovation of 7 apartment buildings that have amassed hundreds of building and housing code violations by the previous owner in recent times and were, until this recent change of ownership and new investment, among the worst residential properties in Wilmington. These 25 rehabilitated apartment units under new management will greatly improve the westernmost boundary of the DDD, North Adams Street. As illustrated in the graphic and listing of corresponding properties in Appendix C, 33 of 34 DDD projects have been completed or are significantly underway along the eastern and western edges of the West Center City section of the DDD (the Choir School of Delaware project, #16, will not proceed).

A revised strategy will include City staff increasing DDD promotional activities such as targeted mailers and presentations to civic associations to get the message directly to owners of properties in the heart of West Center City.

For example, targeting properties between West 5th Street and West 9th Street and along intersecting streets such as North Jefferson Street, North Madison Street, and North Monroe Street will be a priority. Addressing the lack of projects within the center of the illustration above is a focus of the revised DDD plan over the next 5 years.

Dwight City Group from New York City has acquired over 550 apartment units in the West Center City neighborhood since 2021. City staff will continue to work with this major landlord as considerations are made as to scheduling any major improvements to these scattered site buildings in coordination with the DDD program.

A majority of their buildings are approximately 100 years old, so a DDD rebate to assist efforts to bring the buildings' interior and exterior finishes up to their standards could be transformative.

Wilmington Alliance has completed 2 pocket parks and 1 community center and continues to be a strong partner with the City to protect its Creative District project legacy and its multi-million dollar investments in this neighborhood.



Figure 6: 500 Block of West 7th Street
Source: City of Wilmington

Finally, the City's *Clean Neighborhood Streets* program has been a success in West Center City. Ex-offenders and unemployed individuals have been hired to clean streets and sidewalks to help enhance this dense neighborhood, and Land Use and Planning staff will work with the Administration to help ensure that the program continues its important work.

- **Midtown Brandywine/Central**

- Strong Safe Neighborhoods***

- *Encourage mixed-use, infill and redevelopment in key opportunity areas, such as surface parking lots and the Creative District.*

Between 2016 and 2024, the Buccini/Pollin Group (BPG) transformed 2 surface parking lots and a condemned parking garage site into residential towers that will collectively contain over 600 units when The Press project is completed in 2025. A new priority project under the ownership of BPG targets another surface parking lot that would contain a new 22-story apartment building along the West 12th Street gateway.



Figure 7: Rendering of Proposed Residence at West 12th Street & North Orange Street
Source: City of Wilmington

Credits (HPTCs) onto the DDD rebate is situated along the border of the Central and West Center City analysis areas.

While it remains to be seen whether the few remaining surface parking lots in the Central Business District can or will be converted to residential or mixed-use projects over the next 5 years, the revised DDD plan will focus on mixed-use and residential development along north-south corridors such as North Tatnall Street.

Over the past 5 years, local developer 9SDC has been very successful in utilizing the DDD rebate along with State and Federal Historic Preservation Investment Tax Credits to renovate 6 buildings along the 200 block of West 9th Street. All retail spaces are now occupied after suffering from years of vacancy through previous owners. Tenants include a restaurant, a liquor store, a marketing firm, an internet provider, and a salon.

The 9SDC team has 10 residential projects underway and in the DDD rebate pipeline along the 800 block of North Tatnall Street. Completion of these projects will be transformative for this downtown block that has suffered from vacancy, blight, and crime for at least 20 years.

Going forward, 9SDC has indicated that they will be targeting other mixed-use and residential buildings for purchase and renovation along the North Tatnall Street and West 8th Street corridors. These projects will add vibrancy to formerly vacant buildings, as well as street activation through an influx of new tenants in the near future.

An example of an important project that will layer Historic Preservation Investment Tax



A small developer recently purchased a 20-year-vacant and dilapidated semi-detached house at 500 West 7th Street in the Quaker Hill City Historic District and is working with Land Use and Planning staff to get the project approved for State and Federal HPTCs.

Once HPTC approval is granted by the State Historic Preservation Office (SHPO), the owner will apply to the DDD rebate program to assist in the completion of this long-overdue project.

There are several historically designated properties in the West Center City and East Side neighborhoods, which reinforces an important existing strategy: when an eligible DDD property is located within a City Historic District or National Register of Historic Places District or Determined Eligible District, Land Use and Planning staff will work closely with the property owner to explain the HPTC program and its benefits, and will encourage them to layer the 20% award onto the 20% DDD rebate to further reduce development costs.

**Figure 8: Rendering of Proposed Residences
615 & 617 North West Street**
Source: City of Wilmington



- **Prices Run/Riverside/11th Street Bridge/Baynard Boulevard:**

- Strong Safe Neighborhoods***

- *Encourage mixed-use, infill, and redevelopment in key opportunity areas.*
 - *Prevent nuisance properties and stabilize vacant properties.*

- Robust Local Economy***

- *Make neighborhood commercial corridors clean, safe and attractive.*

- Connected City and Region***

- *Improve Market Street and Northeast Boulevard as gateway corridors.*

The Prices Run/Riverside/11th Street Bridge and Baynard Boulevard neighborhoods, while divided into 2 analysis areas in the Comprehensive Development Plan, are combined into 1 area for the purposes of the updated DDD plan. Portions of these neighborhoods were added to the District in 2019 and 2023 when the DDD boundary was extended north of the Brandywine Creek.

As noted on pages 116-117 of Wilmington's Comprehensive Development Plan, North Market Street is 1 of 10 key gateway corridors that connect residents and visitors to the city's major destinations and employment centers.

The DDD boundary includes properties on both sides of the North Market Street corridor from 18th Street to 30th Street and includes the compact neighborhood on the east side of North Market Street that abuts Brown/Burton/Winchester Park.

As shown in the *Vacant and Demolished Properties* map, there are relatively few vacant properties in the Prices Run/Riverside/11th Street Bridge and Baynard Boulevard neighborhoods (less than 25), and only 2 demolished property lots. Playing off this positive neighborhood attribute, the revised DDD plan will focus on encouraging area homeowners and landlords to take on maintenance projects to improve exterior appearances and update systems to make residential and mixed-use structures more energy-efficient and reliable. The reality is that 4 interior blocks located in the DDD boundaries between 24th to 30th Streets, North Market to Jessup Streets are among the most challenged in the City in terms of blighted housing stock and criminal activities. An objective is to begin the stabilization efforts on the edges of the northernmost and newest DDD boundary area and focus gradual improvement momentum toward the interior, specifically, the most troubled corridors of Lamotte and Carter Streets.

Dozens of demolition projects have occurred in the blocks surrounding this northern portion of the DDD boundary over the past 20 years. These blocks adjacent to the DDD boundary largely have not received infill housing projects or lot beautification efforts over the past quarter century. It is anticipated that stabilization efforts in DDD-designated sections of the Prices Run/Riverside/11th Street Bridge area will influence property investment in these surrounding portions of the neighborhoods over time.



Figure 9: Villa Maria Rendering North Market Street
Source: City of Wilmington

The small business owners in this section of the boundary area will also be encouraged to take advantage of the DDD rebate in coordination with the Office of Economic Development's Small and Minority Business Manager. A focus will be the strip of connected shops located on the east side of the 2900 block of North Market Street. Façade improvement assistance and streetscape improvements to bolster future private investment for these 9 now mostly vacant stores will be a focus for the Office of Economic Development.

There are a few vacant lots in this area, and the most prominent lot near the 30th Street DDD boundary terminus will be the focus of an infill housing project on a double lot. Another opportunity for a mixed-use or residential infill project is the site of a former car dealership lot located at the northwestern corner of West 23rd Street and North Market Street. The Land Bank recently acquired this key corner property and worked with DNREC to remediate the site. The parcel received the "Clean and Green" grass seeding and fencing treatment, and the 1/3-acre parcel should be available for redevelopment in the near future.

The beginnings of an improved 'gateway corridor' along North Market Street as suggested in the Comprehensive Plan regarding a *Connected City and Region* for this area is emerging south of 24th Street. A pair of churches on the 2200 and 2300 blocks have made major improvements to their blighted adjunct buildings by renovating them into social service centers that provide much-needed programs for residents in this area of the city. Both institutions received DDD rebates for their projects, and the City will look to collaborate with them to capitalize on these projects.

It should be noted that some of the most violent crime acts in the City occur along the 2200 and 2300 blocks of North Market Street. Reliable partners stepping up to the task of reducing crime and violence and assisting in mental health programming through real estate investment is a major accomplishment in this neighborhood.

Along the east side of the 1900-2000 blocks of North Market Street, the Ministry of Caring's Villa Maria affordable senior housing complex was recently accepted into the DSHA's Large Project Reservation Round, and demolition of existing blighted buildings will soon begin. The demolition of



the 5 buildings and the proposed design of the multi-million-dollar senior housing complex were reviewed and approved by the DRPC in January 2024. This project will complement the Ministry of Caring's Village at St. John's affordable senior housing project located directly across the street. The hope is that these catalyst projects will inspire nearby business owners to invest in their properties and frontages, therefore contributing to an improved gateway into the downtown area.

The Department of Land Use and Planning has mailed out the DSHA DDD flyers to almost 300 property owners in the 2023 DDD boundary amendment area north of the Brandywine Creek.

The City hopes to encourage property owners in this area to invest in their properties utilizing the DDD incentive. Staff will work with elected officials and civic associations to perform outreach/information sessions in the near future to fulfill outreach obligations.

Demographic Data

Census Tracts

The residential neighborhoods that surround the Central Business District and are part of the Downtown Development District include West Center City, East Side, Prices Run/Riverside/11th Street Bridge, and Baynard Boulevard neighborhoods.

These neighborhoods correspond generally to the following census tracts:

- Census tracts 9, 29: East Side
- Census tracts 16, 21: West Center City
- Census tracts 5, 6.02: North Market Street Expansion, 18th to 30th Streets
- Census tract 28: Central Business District

Population Change

As cited in Wilmington's 2014 DDD plan, in 2013 the estimated population for the City was 71,525. A more recent estimate from the U.S. Census Bureau's American Community Survey reported a slight decrease in the City's population to 70,898 as of 2021. It is reasonable to assume that pandemic-era relocation contributed heavily to this decrease in population during that time.

However, there was no significant decrease in the population in the census tracts that corresponded with the DDD in that same timespan. In fact, the population of the census tract containing the section of Market Street south of Brandywine Creek increased by 24% between 2013 and 2021. This appears to reflect the success of the market-rate housing projects completed in the downtown area since the DDD program began.



With the influx of new housing units in the East Side built or under construction since 2021, it is projected that updated census numbers will reflect the increased population that is apparent but not reflected in the most recent survey figures.

Income

In 2021, the City's median household income was roughly \$55,000. This figure is still well below the state average of \$73,000 but is significantly higher than it was at the time of the original DDD plan: \$38,000 in 2014. Median household income within the DDD boundaries has also seen an increase since 2014, from \$30,000 to \$37,000; however, this is well below the City's average, and poverty is still an issue in these census tracts. As it was in 2013, 30% of households in West Center City and East Side still live below the poverty line.

Education Attainment

Since the DDD plan data was collected around 2013, Citywide educational attainment has increased. In 2021, 89% of residents over the age of 25 had obtained a high school diploma or higher, compared to 79% in 2013.

That same increase has also been seen in the district boundaries. The proportion of residents that have attained at least a high school diploma within district census tracts now ranges from 78% to 98%. The largest increase can be seen in census tract 29 which includes most of the Market Street corridor, which saw an 11% increase in residents with at least a high school diploma or higher.

These results within the original DDD boundary embody the results the City of Wilmington seeks to foster and attain over the next 5 to 10 years across the district, particularly into the North Market Street expansion area.

Employment

Unemployment rates of the DDD neighborhoods are 8.2%, a figure which is lower than 10 years ago; however, they are still significantly higher than the average for the entire City, which is 5.2%. Wilmington still has some of the highest unemployment rates in the State, and although the City has experienced a reduction since the 2014 DDD plan, the higher unemployment numbers are concentrated in the lower-income downtown neighborhoods. In addition, compared to the overall drop in unemployment, the total labor force grew by 20%. It is also worth noting that in 2022, it was estimated that 15.3% of Wilmington's labor force was working remotely from home.



The completed DDD projects have directly contributed to increased wage tax revenue for both the city and the state. The creation of 688 new jobs in downtown Wilmington has directly contributed to the city's economic growth. These jobs span various sectors, including retail, hospitality, professional services, and technology, providing diverse employment opportunities for residents. The influx of new jobs has increased household incomes, leading to higher spending power and economic activity within the community.

A major employment 'win' for the City of Wilmington occurred in recent years when DuPont Company spinoff Chemours decided to retain its headquarters in the DuPont Building, facing onto historic Rodney Square. Hundreds of jobs and related benefits for the City were retained, in part due to the interior renovations that received a substantial DDD rebate. Competing against suburban office space landlords for tenants offers unique challenges for urban landlords, and the DDD rebate incentive has been crucial in helping to retain employers in downtown Wilmington as office space is renovated.

Significant investments in office space have attracted additional businesses to Wilmington, further boosting the local economy. New and upgraded office buildings provide modern, efficient workspaces that appeal to a range of companies, from startups to established corporations. This influx of businesses has created a dynamic business environment, encouraging innovation and collaboration. The growth in employment and business activity has led to increased tax revenues for the City and State. Wage taxes, business taxes and property taxes have all seen a boost, providing essential funds for public services, infrastructure development, and community programs. This financial health is crucial for maintaining and improving the quality of life for all residents.

Homeownership

Wilmington's homeownership rate of 52% again falls behind the State rate of 74% and the National rate of 65%. In the downtown neighborhoods, the homeownership rate is even lower, from 28% in East Side, 23% in West Center City, 17% in the Central Business District, and 43% in the North Market Street boundary amendment area. Housing affordability continues to be a serious concern in the city, as well as available housing stock.

Added market pressures can cause housing costs to become a significant portion of household expenses. Households are considered cost burdened if they spend more than 30% of their household income on housing costs. It is estimated that 50% of renters and 30% of homeowners with a mortgage in the City are considered cost burdened.

The City of Wilmington envisions strengthening its relationship with non-profit organizations such as Habitat for Humanity-New Castle County to support its mission of designing and building quality affordable homes for first-time home buyers.



Housing Stock

Since 2015, the Wilmington Downtown District has experienced a significant transformation with the addition of 1,200 new residential units within the Wilmington District. These developments have not only revitalized the cityscape but also brought substantial economic benefits, enhancing the vibrancy and prosperity of our community. The new residential units have attracted a diverse population and increased Wilmington's available workforce. Many of these new residents are professionals who have filled local job vacancies, contributing to the city's economic development. Employers in the area have benefited from a larger pool of qualified candidates, enhancing productivity and innovation across various industries.

Additionally, the Wilmington District has worked with local partners to transform blighted and vacant properties through targeted incentives. Out of the 53 rebated residential or mixed-use projects, 34 projects had less than 10 units. For example, Habitat for Humanity-New Castle County has worked with the Departments of Real Estate and Housing and Land Use and Planning over the past several years to demolish vacant and substandard housing on the East Side, particularly along the Bennett Street corridor.

Entertainment

The influx of new residents has created a thriving market for local businesses. Restaurants, cafes, boutiques, and service providers have seen a steady increase in customers, leading to higher sales and the opening of new establishments. The introduction of 29 new retail businesses, 5 entertainment options, and 3 hotels with a total of 166 hotel rooms has created numerous job opportunities, from hotel and restaurant staff to management positions.

This growth has also fostered a sense of community, with residents enjoying more diverse dining, shopping, and local entertainment options. The diverse array of retail and entertainment options has greatly enhanced the quality of life for Wilmington residents. The availability of dining, entertainment, and cultural experiences within close proximity has made downtown Wilmington a more attractive place to live, work, and play. This has also played a role in attracting and retaining current residents and attracting new ones to the area. This influx of tourists has supported local hotels, restaurants, and other businesses, creating a multiplier effect that benefits the wider economy.

Utilizing a mix of Large Project and Small Project rebates, several vanilla shell commercial spaces were fitted out or will be fit out, such as the 9th Mile Galleria located at 603 North Market Street, the Shuffle Club located at 116 West 9th Street in the ground floor of the Residences at Mid-Town Park, and the award-winning Bardea Steak and Bardea restaurants located at 608 and 618 North Market Street, respectively. Restaurant renovation project examples include Cavanaugh's at 703 North



Market Street, Jerry Deen's at 801-803 East 7th Street, and Makers Alley at 805 North Shipley Street.

Private Investment

According to the FY2023 Downtown Development District annual report (see table below), the Wilmington District has leveraged \$24,449,038 of DDD rebates into \$436 million in capital investment. These investments represent tax revenue to the City and State through increased income taxes, permit fees, real estate taxes, and one-time construction payroll taxes.

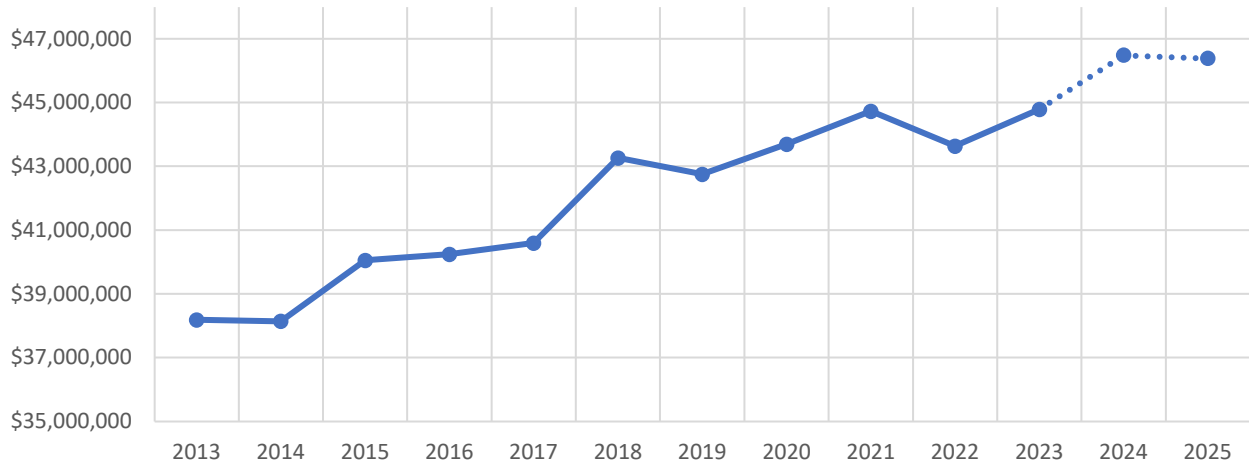
Rebated Projects by District FY 2015-2023				
District	DDD Rebate	Private Investment	Large Projects	Small Projects
Delaware City	\$280,724	\$1,725,909	0	10
Dover	\$1,619,563	\$13,297,542	4	55
Georgetown	\$537,842	\$4,163,162	1	6
Harrington	\$837,860	\$8,094,104	1	32
Laurel	\$729,627	\$4,201,135	1	18
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
Total	\$34,943,225	\$526,638,375	64	298

Assuming construction labor accounts for 40% of project costs with a one-year construction schedule and an average salary of \$51,450 in the Philadelphia-Camden-Wilmington metro area, the \$436 million capital investment is estimated to contribute \$5,239,280 in one-time construction payroll taxes to the State of Delaware.

These investments into capital projects have translated to City-wide increases in wage tax, property tax, and licensing and permitting fees, according to the City of Wilmington Annual Budget Report. Annual actual property tax revenue has increased from \$38,181,077 in FY2014 to \$ 43,637,012 in FY2023, an increase of 14.29%. This trend is expected to continue in FY2025, with the City projected to generate \$46,379,877 in property tax revenue.

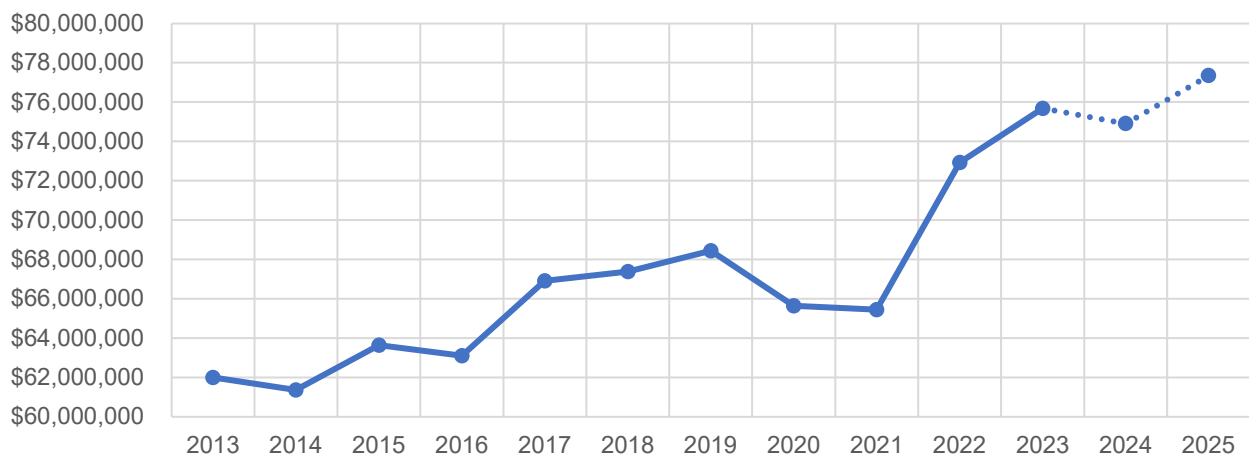


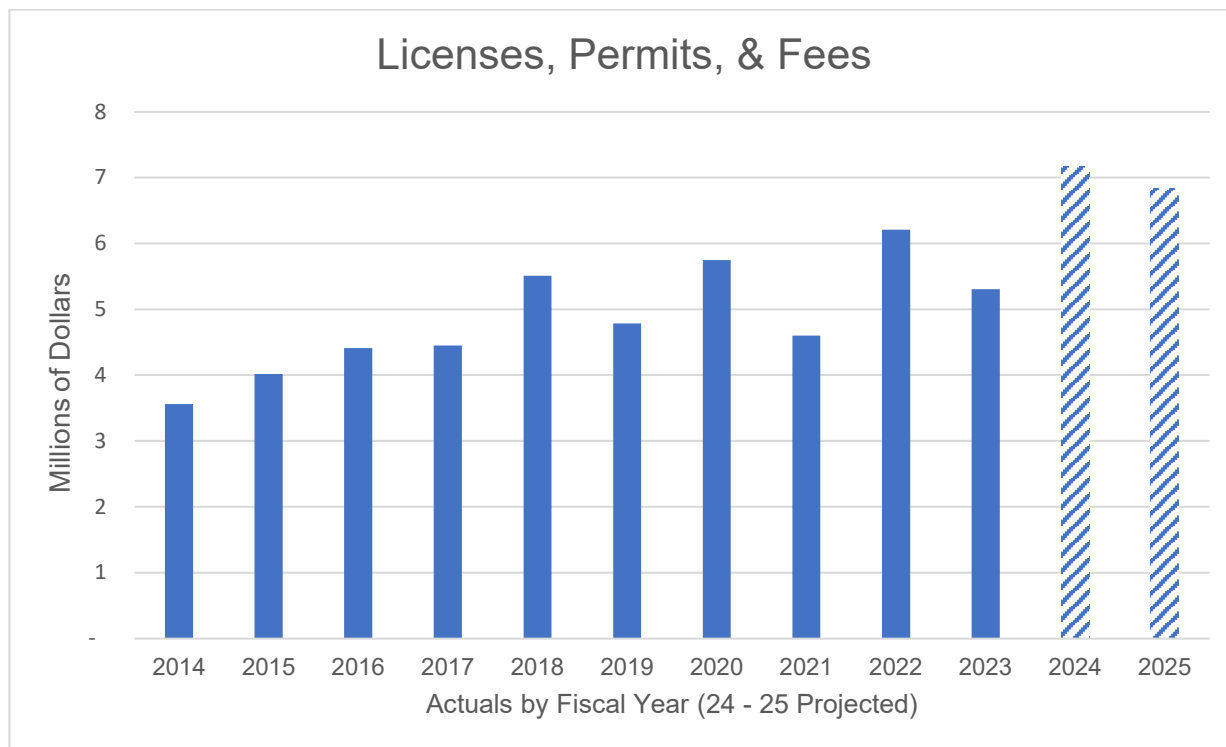
City Property Tax Revenue by Fiscal Year



Annual actual wage tax revenue has increased from \$61,366,603 in FY2014 to \$75,681,172 in FY2023, an increase of 23.33%. This trend is expected to continue in FY2025 with the City is projected to generate \$77,345,569 in wage tax revenue.

City Wage Tax Revenue by Fiscal Year





Local Incentives

No additional or changed economic development incentives are proposed in the 5-Year Plan update. The City maintains that the results achieved over the past decade speak clearly to the effectiveness of DDD program incentives offered by the City.

The City offers a dynamic mix of incentives to stimulate investment within the DDD boundaries and actualize its stated goal of creating a vibrant live/work/play downtown. This mix of incentives has been marshaled to successfully address development barriers currently in place and thus catalyze successive rounds of private investment at key locations. The package of incentives reflects the output of numerous discussions with economic development professionals within the City, as well as not-for-profit and for-profit developers who have completed projects in the City and anticipate initiating new projects within the City.

Physical infrastructure investments, funded by the City and accessing available matching funds, are a form of incentive for projects because they improve the attractiveness of a site, whether through aesthetic enhancements or increased mobility. They also represent the connection of the



Wilmington DDD to broader citywide goals in transforming the downtown area and increasing circulation to and from the commercial core to adjacent downtown neighborhoods. Site specific infrastructure investments also reduce costs for developers, creating suitable return on investment to make projects feasible.

In concert with DDD benefits, these incentives will also address present upfront barriers by reducing the time, cost, and uncertainty associated with initiating developments. A funding match for architectural and engineering feasibility work can make possible the analytics needed by developers to explore projects of interest.

Additionally, the City will utilize existing and new funding sources to respond to any capital gaps that are delaying projects of interest. It will continue to offer funding for businesses ready to expand through its Strategic Fund and the Grow Wilmington Fund in support of projects seeking local participation in their capital stack. Ongoing property tax abatement agreements improve the sale price of for-sale properties and improves the cost structure of properties that will continue to be held and managed, making projects more feasible to proceed.

The following City of Wilmington incentives are offered to qualifying projects within the Downtown Development District as approved by the Cabinet on State Planning Issues in March 2021.

1) Wilmington Economic Development Corporation Microloan Fund

A revolving loan fund that makes loans of up to \$50,000 for working capital to reduce the cost of capital for start-up businesses.

2) Wilmington Urban Development Action Grant Corporation (UDAG)

UDAG is a nonprofit development corporation wholly controlled by the City of Wilmington which can provide capital for projects to proceed through temporary acquisition or bridge financing for development projects that have permanent financing but might not otherwise proceed.

3) Head Tax Exemption Program

No head tax shall be due from any employer for any verifiable new employee that either was hired by that employer and deployed to a business location within the City or transferred by that employer from a business location outside the City. The first 5 full-time employees are exempt. These abatements lower ongoing costs for conducting business in a mixed-use project.

4) Property Tax Abatement Program for New Construction and Rehabilitation of Residential and Commercial Space



A property tax abatement program for new construction and rehabilitation of residential and commercial space. These abatements increase projected Net Operating Income (cash available for debt service) which increases borrowing capacity for projects.

5) Acquisition and Disposition Program

Acquire and dispose of residential property acquired through tax foreclosure or through funds obtained from federal community development grants, in order to convey to housing developers for rehabilitation. Conveyance of residential real estate from the City to private use reduces acquisition costs for developers.

6) Housing Strategic Fund

This fund is used to close the financing gap for market rate housing projects when Community Development Block Grants and other federal funds are not eligible. These capital dollars reduce development costs for projects.

7) Capital Improvement Program

City discretionary funds available for private placement through provision of infrastructure, real estate write-downs, purchase/conveyance of real estate. Dollars are of limited availability and are used on large projects with measurable fiscal impact and two-year payback through increased tax revenues.

8) Job Retention and Creation Incentive Program – Strategic Fund

Similar to the State's Strategic Fund, these dollars might be available to businesses for jobs created and retained within the City. These financial incentives assist business retention and new job creation.

9) Architecture and Engineering Feasibility Assistance

A 50 percent match (up to \$15,000) for architectural and engineering feasibility work for for-profit small business developers to explore capital investments throughout the DDD. Addresses an existing barrier for private redevelopment by minimizing the upfront investment needed to price projects in the construction market and assess whether to proceed with a project.

10) Grow Wilmington Fund

SB 7(a) loan fund that offers a lower cost of capital for investments in downtown Wilmington that result in new jobs and/or capital improvements. These funds are restricted to business expenses, capital investment or working capital.



11) Transportation Corridor Enhancements

Utilizes City and matching funds on right-of-way improvements to enhance key north-south and east-west transportation corridors. Pedestrian, bicycle, and automobile enhancements on public streets make downtown sites more attractive by improving aesthetics and mobility.

Key Priority Projects

Mayor Michael Purzycki and his staff, in conjunction with staff from the Department of Land Use and Planning and the Office of Economic Development, reviewed and identified Key Priority Project goals for the next 5 years. Reflecting upon the variety of completed and very successful DDD projects between 2015 and 2024, the administration asserts that Objective 3 of the 2014 Plan has been very successful.

This objective is summarized as *'to strengthen the North Market Street corridor [between the Brandywine Creek and the Christina River] as a mixed-use destination and reinforce the "spine" of Wilmington's Central Business District to continue to push revitalization efforts forward'* in this area.

A few individual projects by small and medium-sized developers along or near the North Market Street corridor south of the Brandywine Creek are in the final preparation stages for submittal in Fall 2024. Confidence in the City is reflected in this pipeline of anticipated projects in this area, and confirms Wilmington's assessment that the DDD program has been very successful over 10 years and is now generating its own promotional momentum.

Objective 1 in the 2014 Plan referenced a unique but now defunct Creative District program, so the objective has been modified to remove the Creative District reference and emphasize the stimulation of home and apartment building renovations, new construction projects, and corner retail establishment improvements within the DDD neighborhoods.

A major goal moving forward is to replicate the success of the rebated small projects completed by private property owners and small real estate partnerships over the past 10 years and spread that model to potential projects along the North Market Street corridor, north of the Brandywine Creek. While this segment of the boundary is relatively new (2019 and 2023), only 2 completed projects exist between 18th Street and 30th Street, and 1 project, the Villa Maria, is about to begin. The City is hoping for strong participation in the DDD program by property owners in this area, particularly in the residential area between North Market Street and Jessup Street.

City staff examined the neighborhoods adjacent to downtown and compared the current realities in the East Side, West Center City neighborhoods, and the neighborhoods north of the Brandywine Creek against the 2014 Goals and Objectives. The City affirms that the original objectives will remain largely the same but have been modified to reflect new areas of added territory and to address the issues therein.



Several Key Priority Projects described below include massive private investment geared toward stabilizing the target neighborhoods adjacent to the Central Business District. The City of Wilmington identified the following addresses/projects as Key Priority Projects to be included in the revised 5-Year Plan (2025-2029):

1) 2120-2128 and 2132 North Market Street:

A single entity owns these buildings and a connected surface parking lot. These parcels are situated immediately north of the Concord Avenue / State Route 202 intersection, and these properties occupy a large part of the east side of the 2100 block of North Market Street.

The circa 1928 Art Moderne-style Brandywine Bank building at 2120 North Market Street has been vacant for more than 20 years but has been actively maintained by the previous and current owners. Its attached parking lot is an important asset.

The fire-damaged and long-vacant conglomeration of buildings known as the Plane's Catering site located at 2132 North Market Street may be too deteriorated to rehabilitate. A demolition action would provide a ¼ acre infill building site located at the southeast corner of East 22nd Street and North Market Street. New mixed-use construction on this prominent corner would be transformative for the Brandywine Village gateway of North Market Street.

2) 1914-2006 North Market Street, 55 Race Street:

The Ministry of Caring's 74-unit affordable senior housing project known as Villa Maria is a critically important project that will anchor the North Market Street corridor at its intersection with Concord Avenue / State Route 202. This project was submitted during the Spring 2024 Large Project DDD reservation round.

Approximately 8,400 square feet of commercial space along the 1900 block of North Market Street will provide amenities for the residents and for the general public, a notable feature of the project. A residential wing of Villa Maria will replace a surface parking lot along Hutton Street and Race Street, constituting a best-use scenario along the Brandywine Village gateway of North Market Street.

3) 615-617 North West Street:

The impending 13-unit apartment complex coming in 2025 and located at the southwestern corner of North West Street and West 7th Street represents the Spak Group, LLC's first project in Wilmington. This West Philadelphia development group will transform the vacant and blighted adjacent buildings into a market-rate apartment complex, thereby stabilizing a very troubled and crime-ridden corner.

These contributing buildings to the Quaker Hill City Historic District and National Register of Historic Places District will utilize State and Federal Historic Preservation Investment Tax



Credits to supplement the DDD rebate. This project was submitted during the Spring 2024 Large Project DDD reservation round.

4) East 8th Street and North Pine Street:

The 11 vacant and blighted rowhouses located within the Determined-Eligible East Side National Register of Historic Places District were approved for demolition by the DRPC in December 2023 and subsequently razed. The former liquor store at 734 North Pine Street was acquired by the City of Wilmington and recently demolished.

The collective redevelopment of these 12 properties to standards set by development partners such as Habitat for Humanity-New Castle County will have a transformative effect in this area, which is contiguous to the new Bancroft School (to be renamed in September 2024).

5) 600 North Market Street:

After 28 years of anchoring a prominent corner of the Central Business District and educating thousands of aspiring artists in a multitude of disciplines, the Delaware College of Art and Design (DCAD) announced its imminent closure in June 2024. This is a loss for the City, but the building's architecture and location are assets.

The circa 1930 building's Art Deco design, high ceilings and abundant windows make it a prime candidate for residential redevelopment by a number of existing and emerging development partners.

The building's contributing status to the Market Street City Historic District will assure future development teams access to State and Federal Historic Preservation Investment Tax Credits.

6) 206 West 10th Street:

Eden Hall, the former home to the Independent Order of Odd Fellows from 1889 until 2022, is a prime candidate for redevelopment. Its location adjacent to the DuPont and Nemours Buildings is ideal for a mixed-use renovation project. The new ownership team is applying to have the building individually listed on the National Register of Historic Places, which will allow for the use of State and Federal Historic Preservation Investment Tax Credits to complement the DDD rebate.

The development team was successful in renovating the adjacent Warner Apartments, as well as a DDD rebate project. Their optimism in the area and in the DDD program led them to purchase this under-appreciated architectural gem. Reactivating the ground floor retail space and building market-rate apartments on the upper floors will be a major addition to the West 10th Street corridor.



This project was submitted during the Spring 2024 Large Project DDD reservation round.

7) 222 West 8th Street:

This 4-story masonry building dates from the early 20th century and anchors the southeastern corner of West 8th Street and North Tatnall Street. Local developers are actively interested in purchasing this underperforming office building and converting it into apartments, which would be consistent with other office-to-residential conversion projects in the immediate area.

This project will complement the multi-million-dollar investment on the 800 block of North Tatnall Street, less than 1 block away. Small developers are in the process of renovating 10 buildings for residential use, and this impending project will add more residents to the downtown vicinity and activate the corner with a 1st floor commercial use.

8) 728-730 North Market Street:

This project embodies a close partnership between Bardea Real Estate, LLC, the owner of the Bardea and Bardea Steak restaurants (owner of 728 North Market Street) and the Buccini/Pollin Group (owner of 730 North Market Street). This pair of buildings is located within the Market Street City Historic District, so it is likely that State and Federal Historic Preservation Investment Tax Credits will be utilized to complement a DDD rebate.

The buildings collectively contain almost 11,000 square feet of space, and the commercial zoning suggests that mixed-use development projects will further the upper-floor residential renaissance that the North Market Street corridor has enjoyed in recent years.

9) 625 North Orange Street:

The 4-story building known as the Linden Building is the home of the United Way and other office condominium tenants. This project was submitted during the Spring 2024 Large Project DDD reservation round, and work is underway to update the office spaces and integrate many environmentally friendly systems into and atop the building.

The building's strategic location, only 2 blocks west of North Market Street and along the reinvigorated North Orange Street corridor, makes it a prime candidate to rise from Class B to Class A office space following comprehensive renovations.

10) 1313 North Market Street:

Developer 1313 Owner, LLC, owner of the former Hercules Building at 1313 North Market Street, will seek to subdivide this block-encompassing property so as to allow a parcel in the front plaza area along West 13th Street to be created. This site will be developed as a timber-framed boutique hotel. The addition of a third hotel within 500 feet of one another within 8 years illustrates the resurgence of the downtown area and the vibrancy of the tourism and business travel industries in Wilmington.



11) 200 West 8th Street:

This former 19th century carriage manufacturing facility has anchored the southwestern corner of West 8th Street and North Orange Street for decades following its adaptive reuse as office space. The non-profit educational entity Christina Cultural Arts Center purchased this building and its accessory parking lots in 2023 as a complement to its headquarters at 705 North Market Street, 2 blocks away. The almost 20,000 square feet of space will allow this cultural arts mainstay to expand its programming that benefits children and their families.

12) 1134 North Orange Street:

The Buccini/Pollin Group envisions building a 22-story apartment building on this almost half-acre surface parking lot adjacent to the landmark I. M. Pei building. This project will have a transformative effect on the northern portion of the Central Business District, adding hundreds of residents along 3 major arterial streets, North Market Street, North Orange Street, and West 12th Street, an area known for its office buildings.

13) 800 block of North Tatnall Street:

Developer 9SDC is actively engaged in renovating 10 buildings for residential uses as part of 2 DDD Large Project applications along the east and west sides of the 800 block of North Tatnall Street.

Based upon its positive experience so far and the block's proximity to The Press 14-story apartment building development and transit options, this medium-sized developer is bullishly advancing its residential push along the North Tatnall Street corridor by attempting to purchase 1 or more additional properties to be able to continue the residential renaissance occurring there.

14) 800-802 North Market Street:

The base of operations of the Govatos Candy Company at 800 North Market Street and the former site of A. R. Morris Jewelers at 802 North Market Street are mostly vacant and underperforming 3-story commercial buildings. It is expected that when the buildings are put on the market for sale, existing developers will submit strong bids in an effort to add prominent historic buildings to their nearby holdings. This type of locational synergy compounds the momentum of small-to medium-sized projects.

A mixed-use development with apartments on the upper floors is envisioned, which will complement the company's recent successful renovation of the former Kresge department store across the street. The buildings are located within the Market Street City Historic District, so it is likely that State and Federal Historic Preservation Investment Tax Credits will be utilized to complement a DDD rebate.



Summary

Staff from the Mayor's Office of Economic Development and the Department of Land Use and Planning continue to collaborate to effectively administer and promote the DDD program, process the Large Project and Small Project applications in a timely manner, and produce annual reports, plan extension reports, and boundary adjustments as required by the Office of State Planning Coordination (OSPC).

The City of Wilmington is fortunate to partner with a diverse group of developers, including large and small for-profit and non-profit developers, as well as private citizens working on both Large and Small DDD projects. Several DDD recipients from 2015-2017 have utilized the rebate more than once on the same building in recent years as their projects evolved and increased in scope.

The DDD rebate program has closed the gap in financing for several large office building-to-apartment building conversions that offer unique, market-rate rental units to a diverse group of residents seeking to rent housing rather than own a house. A pair of office building-to-hotel conversion projects to accommodate extended-stay visitors and tourists have been completed utilizing the DDD rebate. The Staybridge Suites hotel at 1220 North Market Street and the Marriott Residence Inn at 1300 North Market Street completed renovation projects totaling several million dollars each to allow for long-term business clients to enjoy a more comfortable and convenient stay in the City. The combination of increased visitor and resident pedestrian traffic in this portion of downtown is critical to the continued success of Wilmington's DDD program.

The DDD rebate program has also been instrumental in encouraging private homeowners, small real estate partnerships and non-profit organizations to take on rowhouse and townhouse renovations and new development projects that improve and strengthen neighborhoods in the downtown vicinity.

In summary, the City of Wilmington requests the opportunity to continue participation in the Downtown Development District Program offered by the Delaware State Housing Authority and administered the Delaware Office of State Planning Coordination.



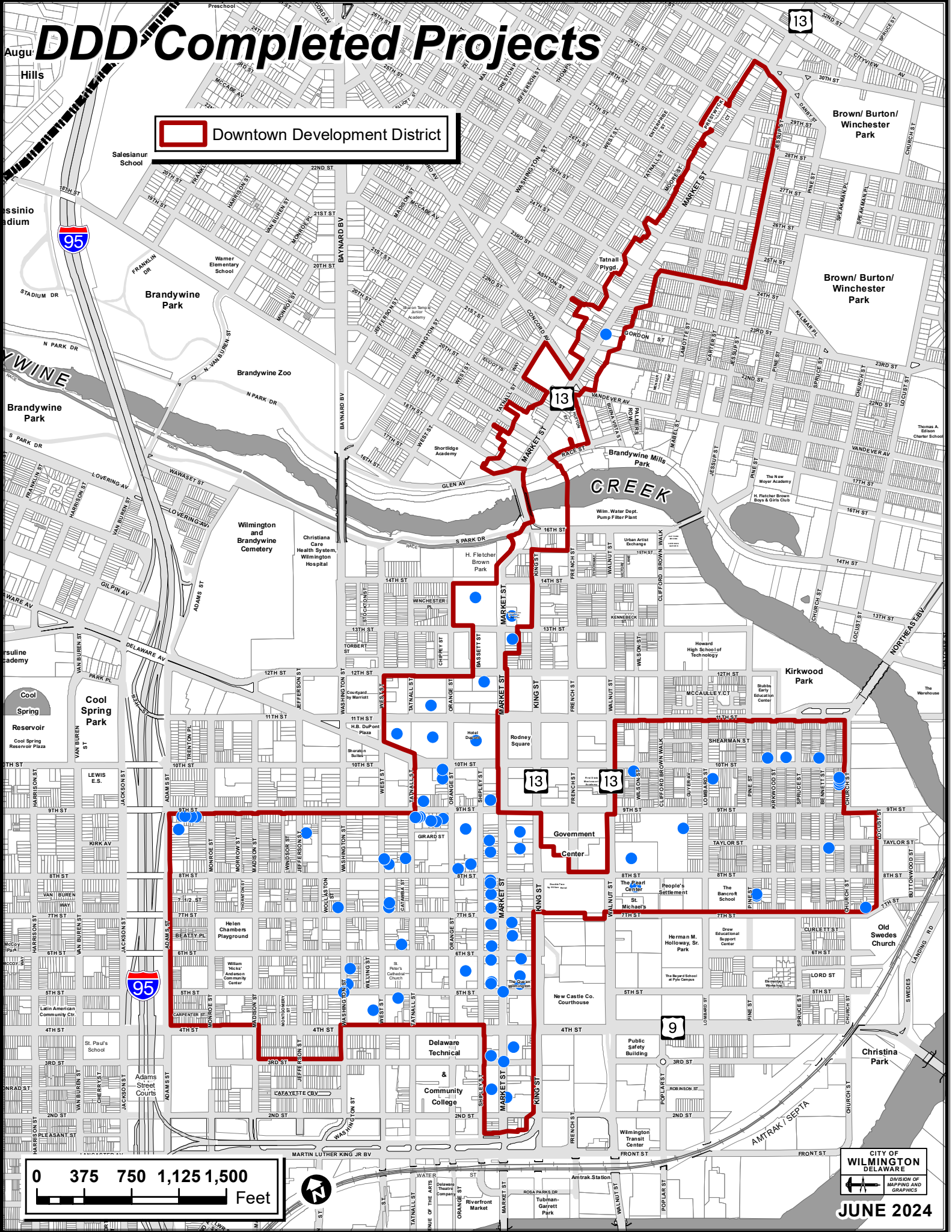
City of Wilmington, DE
Updated District Plan
Downtown Development District

APPENDIX A




Appendix A Maps

1. Completed Projects
2. Priority Projects
3. City Historic Districts & National Register Historic Places Historic Districts
4. Census Tracts
5. Census Blocks
6. Current Land Use
7. Demolition and Vacant Property
8. Future Land Use
9. FEMA Floodplain
10. West Center City Completed Projects List
11. Outreach
12. Downtown Development District Locator



DDD Completed Projects

 Downtown Development District

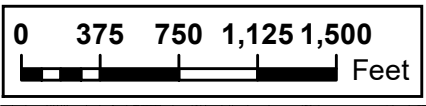
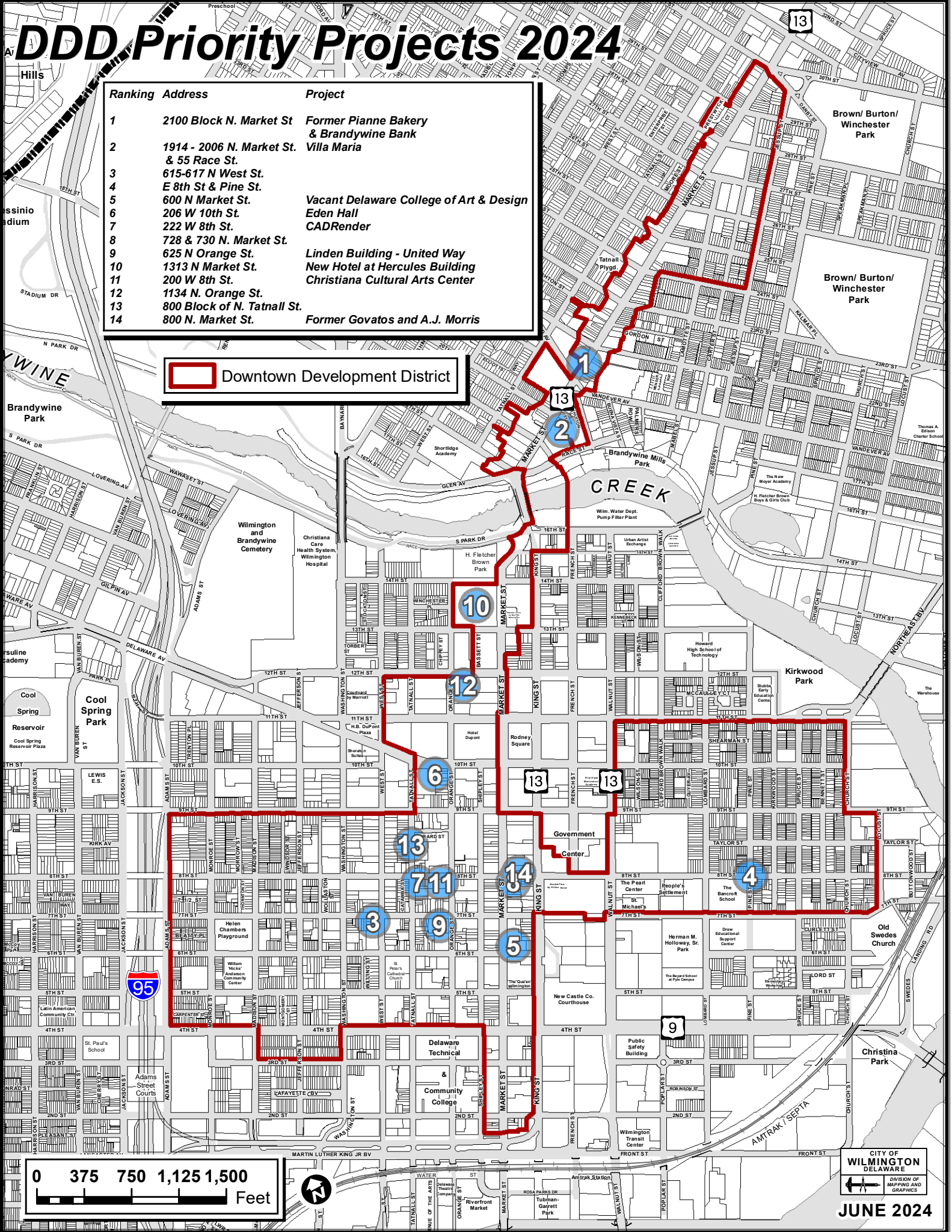
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CITY OF WILMINGTON
DELAWARE
DIVISION OF MAPPING AND GRAPHICS
JUNE 2024

DDD Priority Projects 2024

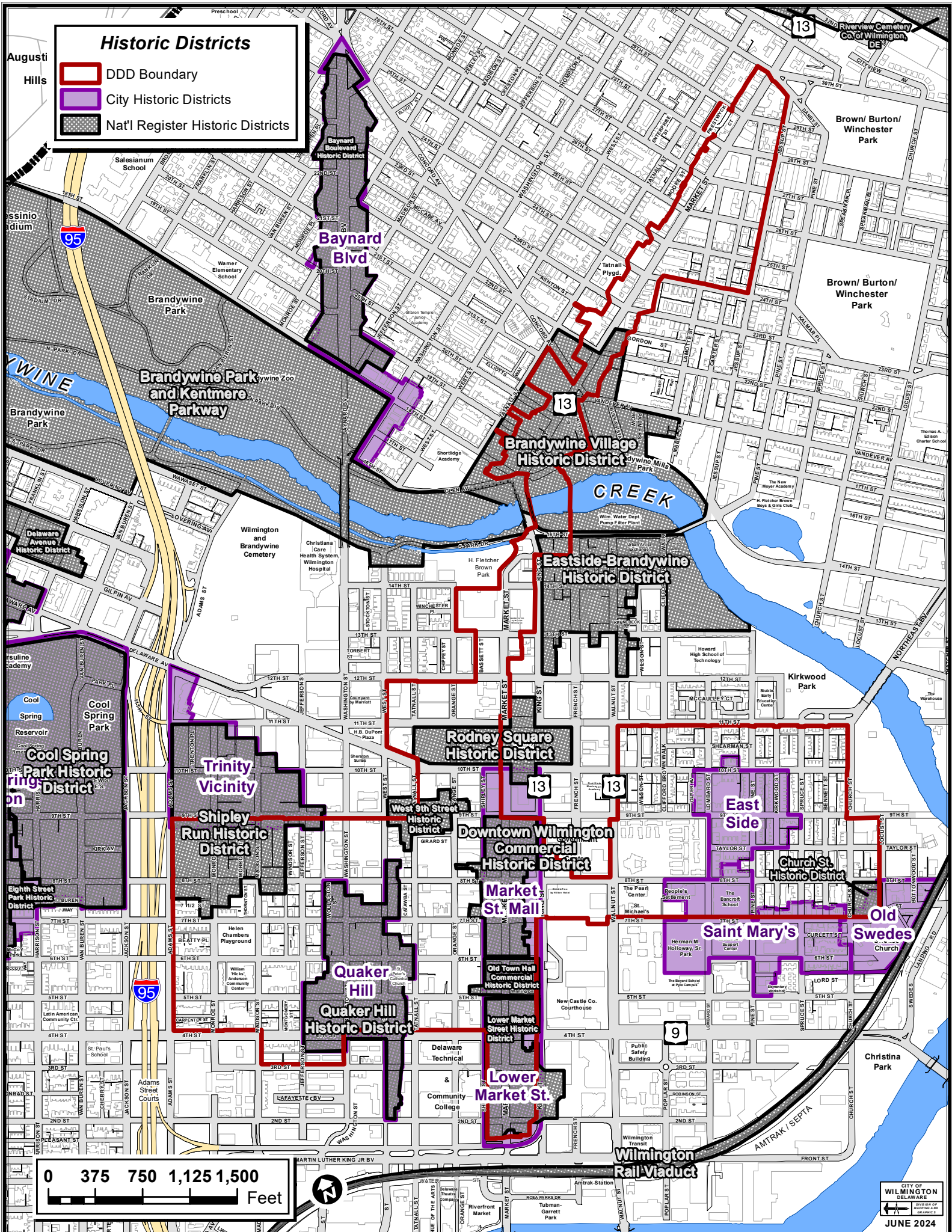
Ranking	Address	Project
1	2100 Block N. Market St	Former Pianne Bakery & Brandywine Bank
2	1914 - 2006 N. Market St. & 55 Race St.	Villa Maria
3	615-617 N West St.	
4	E 8th St & Pine St.	
5	600 N Market St.	Vacant Delaware College of Art & Design
6	206 W 10th St.	Eden Hall
7	222 W 8th St.	CADRender
8	728 & 730 N. Market St.	
9	625 N Orange St.	Linden Building - United Way
10	1313 N Market St.	New Hotel at Hercules Building
11	200 W 8th St.	Christiana Cultural Arts Center
12	1134 N. Orange St.	
13	800 Block of N. Tatnall St.	
14	800 N. Market St.	Former Govatos and A.J. Morris

 Downtown Development District



Historic Districts

- DDD Boundary
- City Historic Districts
- Nat'l Register Historic Districts



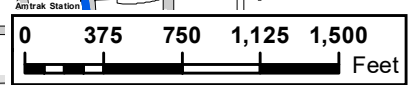
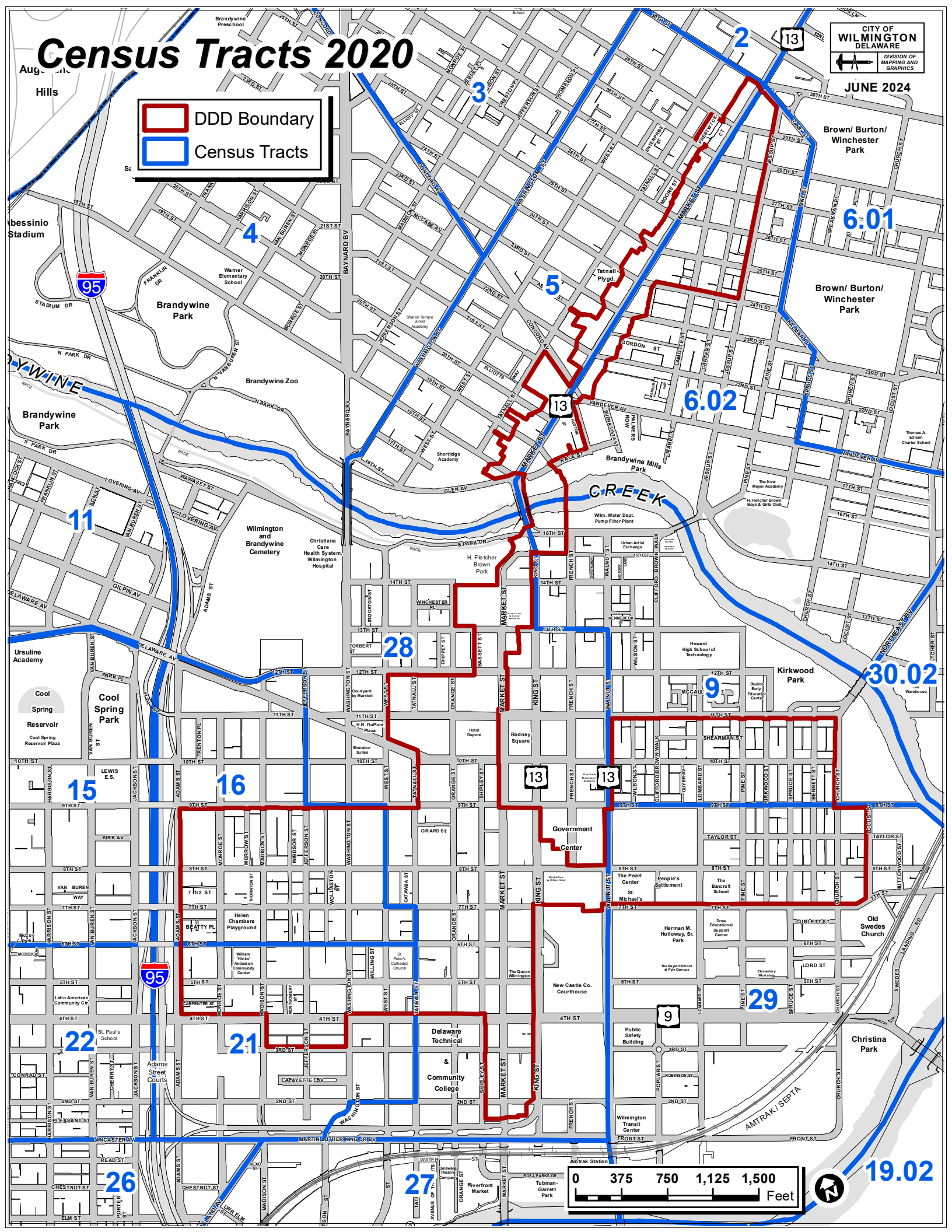
Census Tracts 2020



JUNE 2024

DDD Boundary

Census Tracts



Census Blocks 2020

DDD Boundary

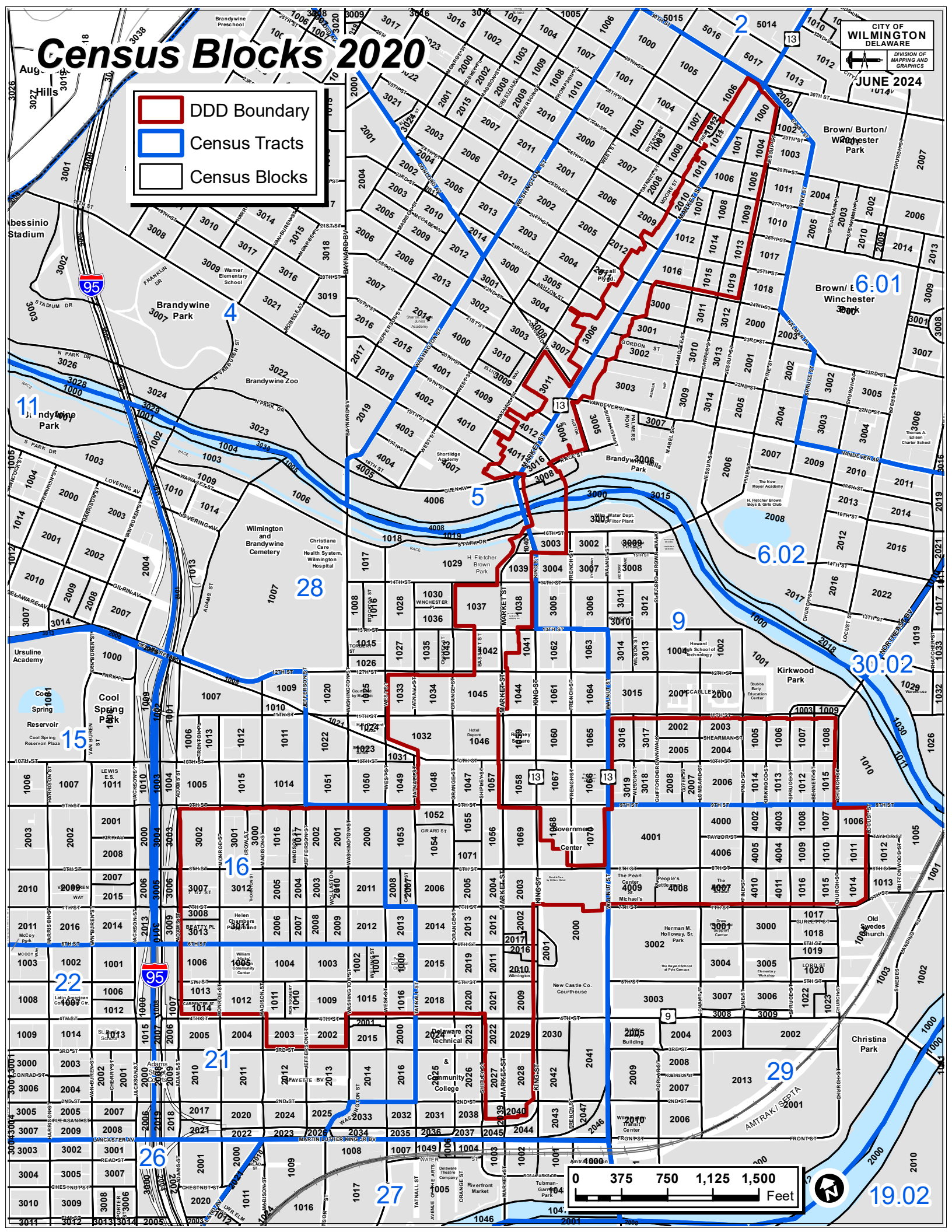
Census Tracts

Census Blocks












CITY OF WILMINGTON
DELAWARE

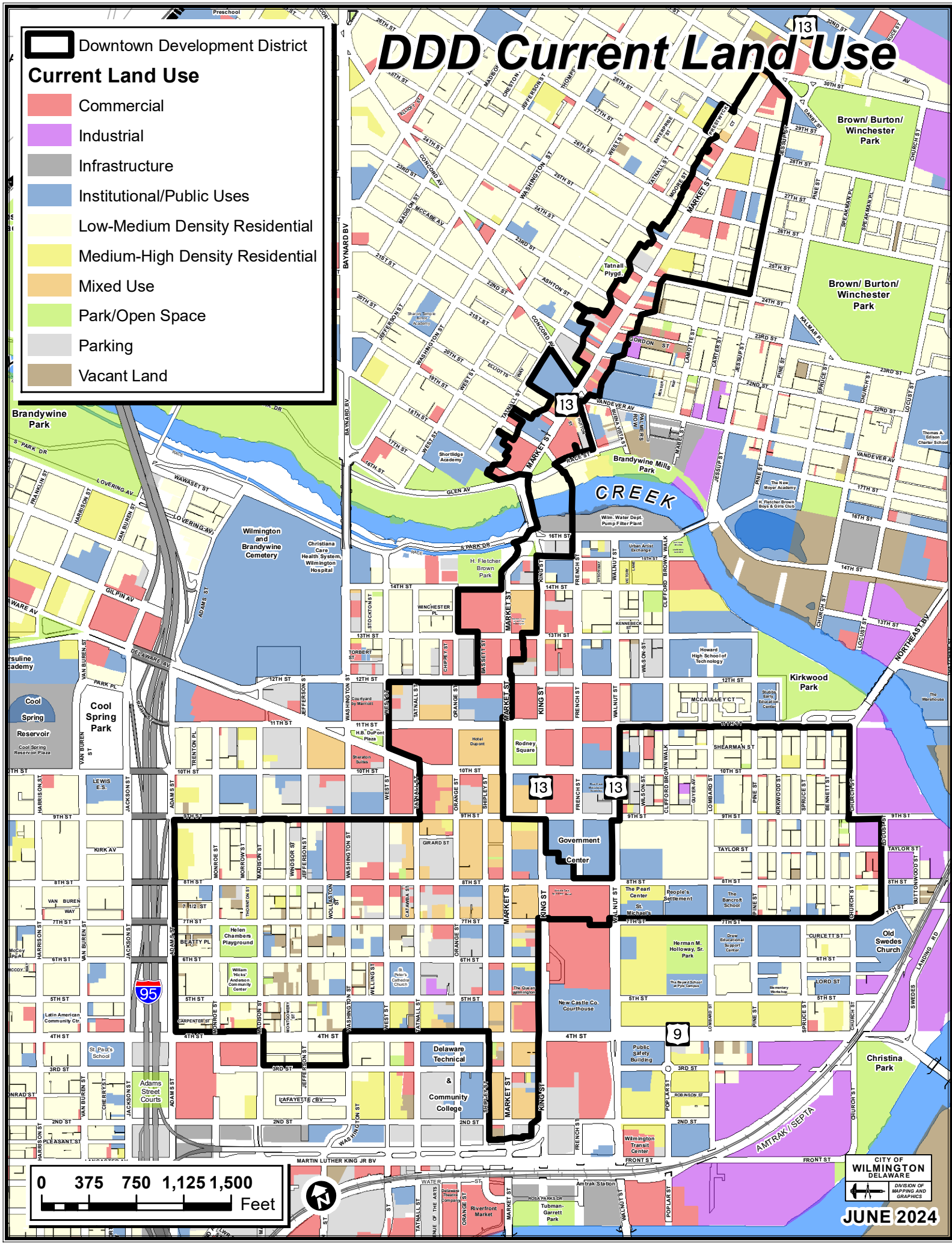
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GRAPHICS

JUNE 2024



DDD Current Land Use

-  Downtown Development District
- Current Land Use**
-  Commercial
 -  Industrial
 -  Infrastructure
 -  Institutional/Public Uses
 -  Low-Medium Density Residential
 -  Medium-High Density Residential
 -  Mixed Use
 -  Park/Open Space
 -  Parking
 -  Vacant Land

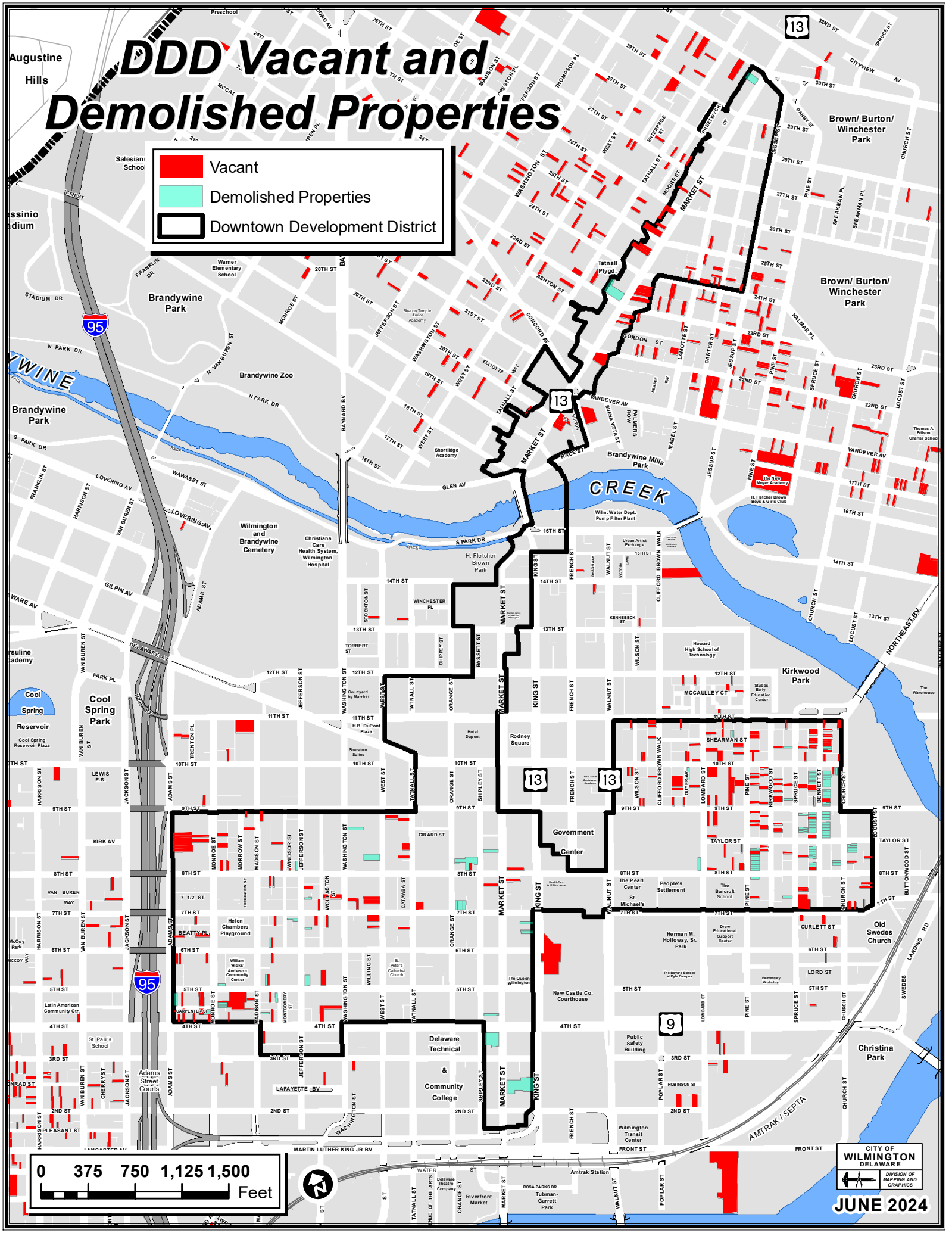


DDD Vacant and Demolished Properties

Vacant

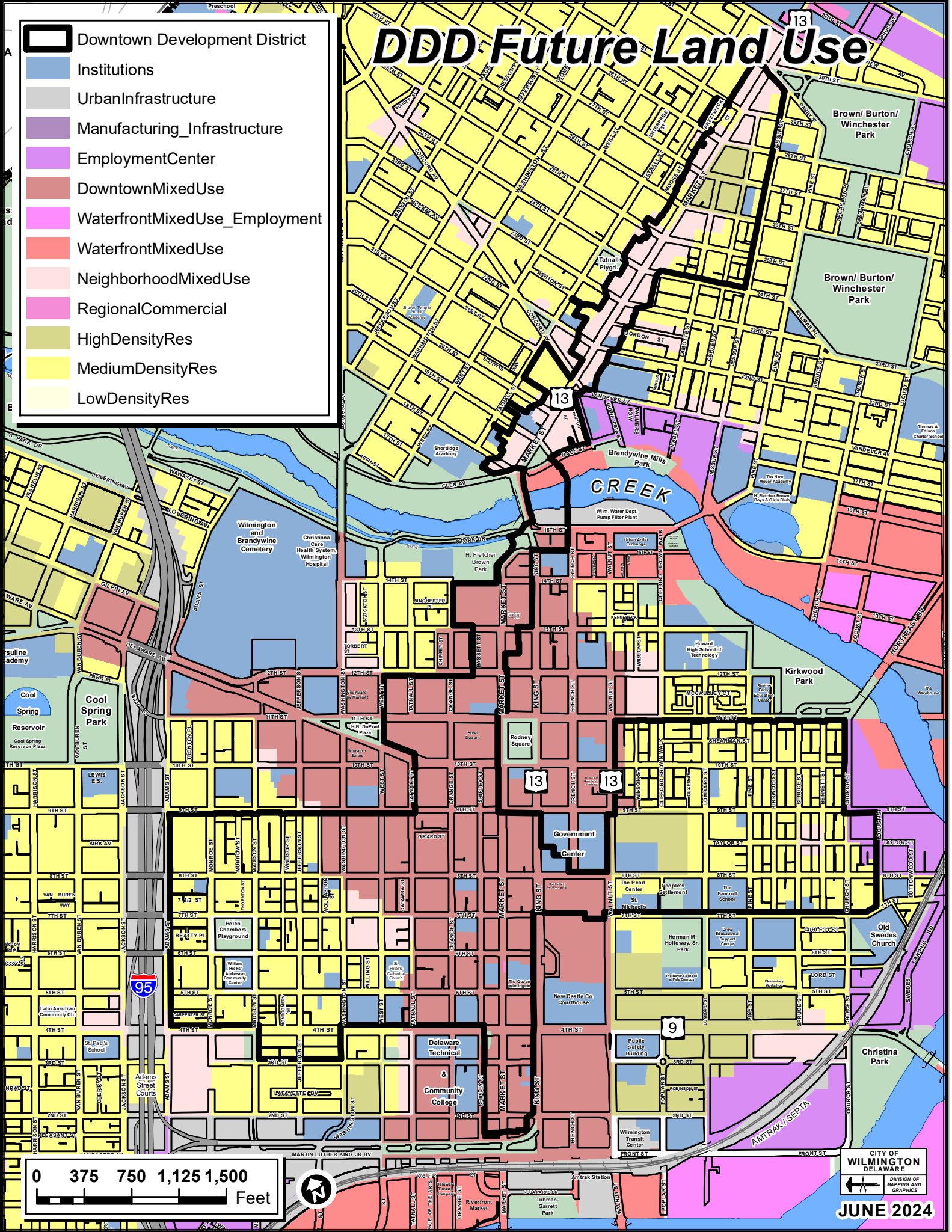
Demolished Properties

Downtown Development District



DDD Future Land Use

- Downtown Development District
- Institutions
- Urban Infrastructure
- Manufacturing_Infrastructure
- Employment Center
- Downtown Mixed Use
- Waterfront Mixed Use_Employment
- Waterfront Mixed Use
- Neighborhood Mixed Use
- Regional Commercial
- High Density Res
- Medium Density Res
- Low Density Res



DDD Flood Map

City Limits

DDD Boundary

Zone AE

Regulatory Floodway in FEMA Zone AE

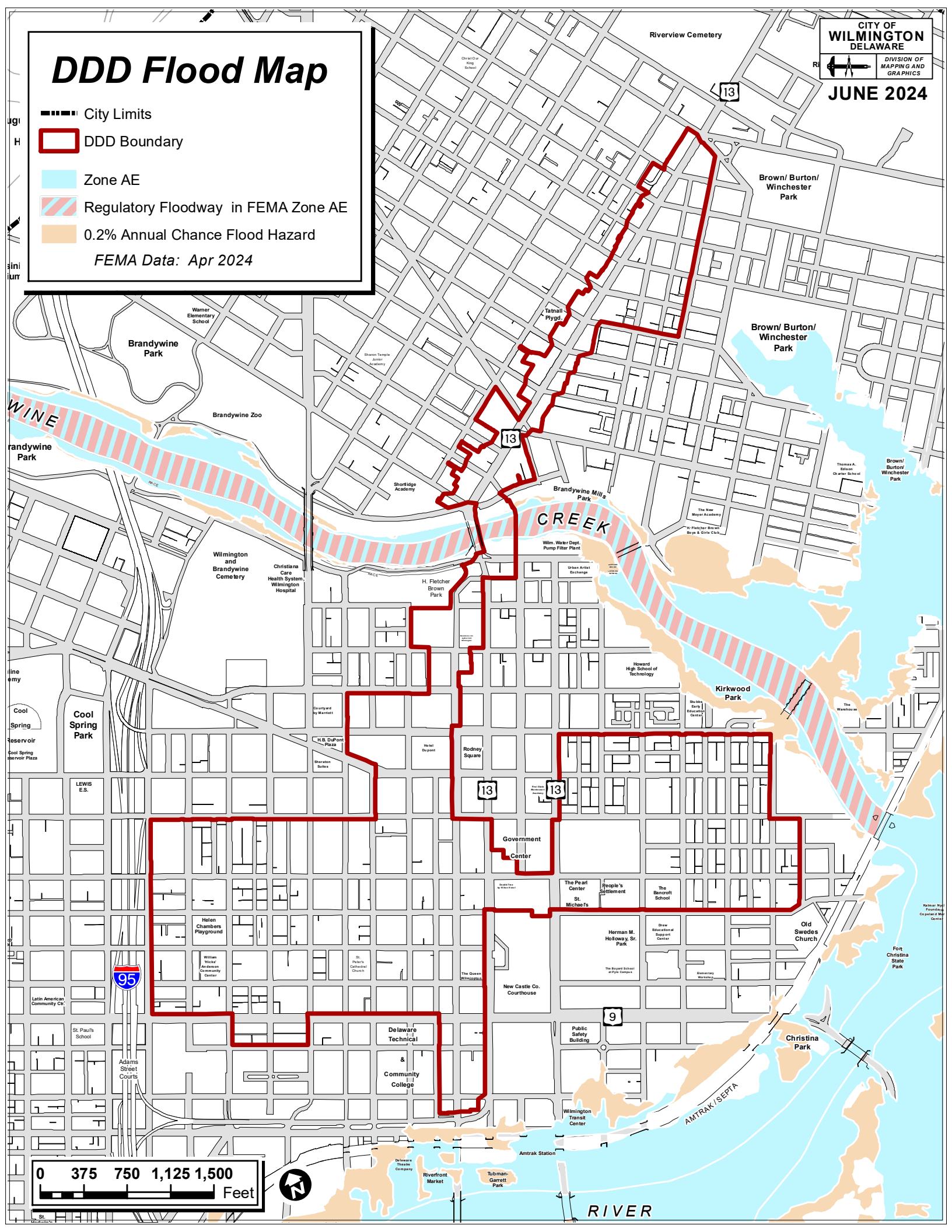
0.2% Annual Chance Flood Hazard

FEMA Data: Apr 2024

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JUNE 2024

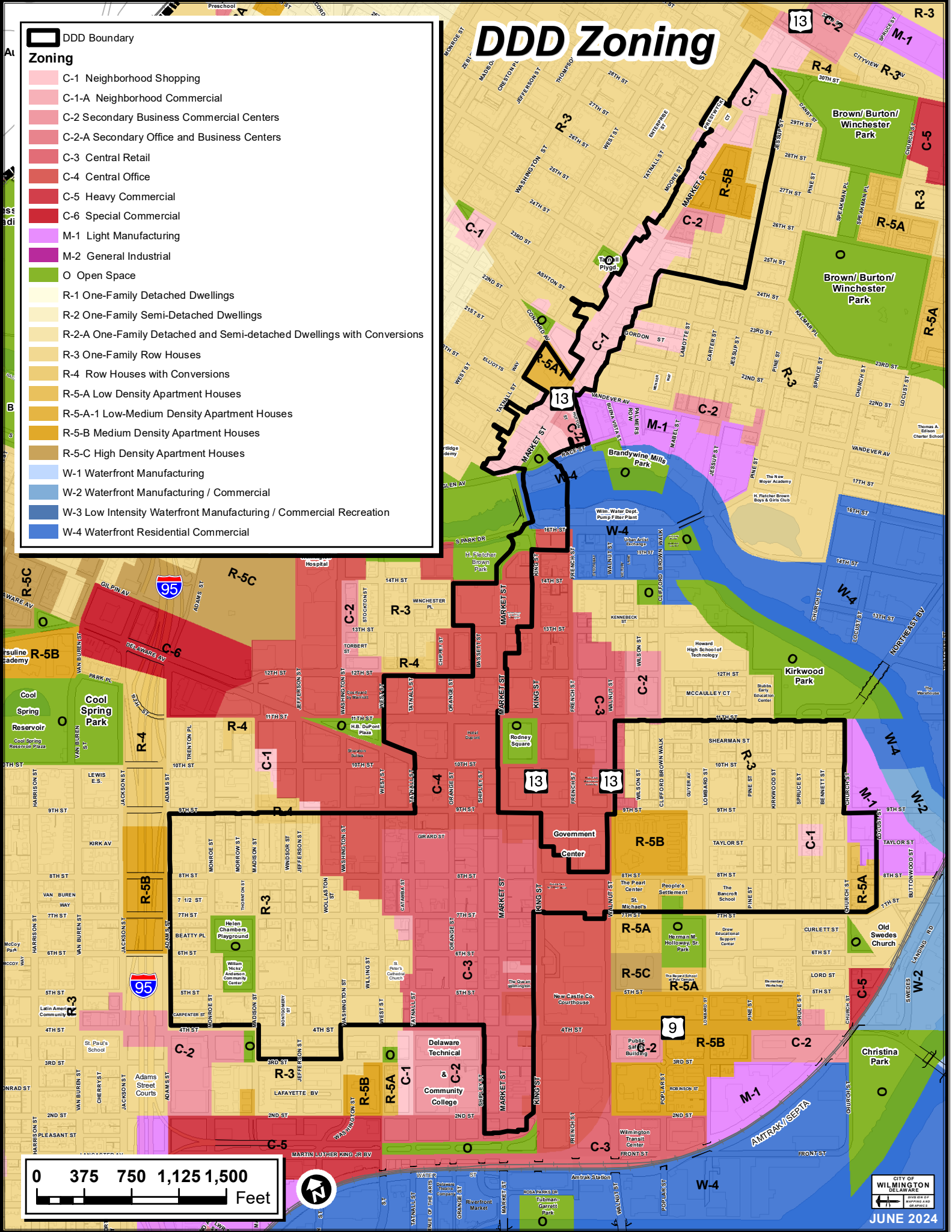


DDD Zoning

DDD Boundary

Zoning

- C-1 Neighborhood Shopping
- C-1-A Neighborhood Commercial
- C-2 Secondary Business Commercial Centers
- C-2-A Secondary Office and Business Centers
- C-3 Central Retail
- C-4 Central Office
- C-5 Heavy Commercial
- C-6 Special Commercial
- M-1 Light Manufacturing
- M-2 General Industrial
- O Open Space
- R-1 One-Family Detached Dwellings
- R-2 One-Family Semi-Detached Dwellings
- R-2-A One-Family Detached and Semi-detached Dwellings with Conversions
- R-3 One-Family Row Houses
- R-4 Row Houses with Conversions
- R-5-A Low Density Apartment Houses
- R-5-A-1 Low-Medium Density Apartment Houses
- R-5-B Medium Density Apartment Houses
- R-5-C High Density Apartment Houses
- W-1 Waterfront Manufacturing
- W-2 Waterfront Manufacturing / Commercial
- W-3 Low Intensity Waterfront Manufacturing / Commercial Recreation
- W-4 Waterfront Residential Commercial



0 375 750 1,125 1,500 Feet



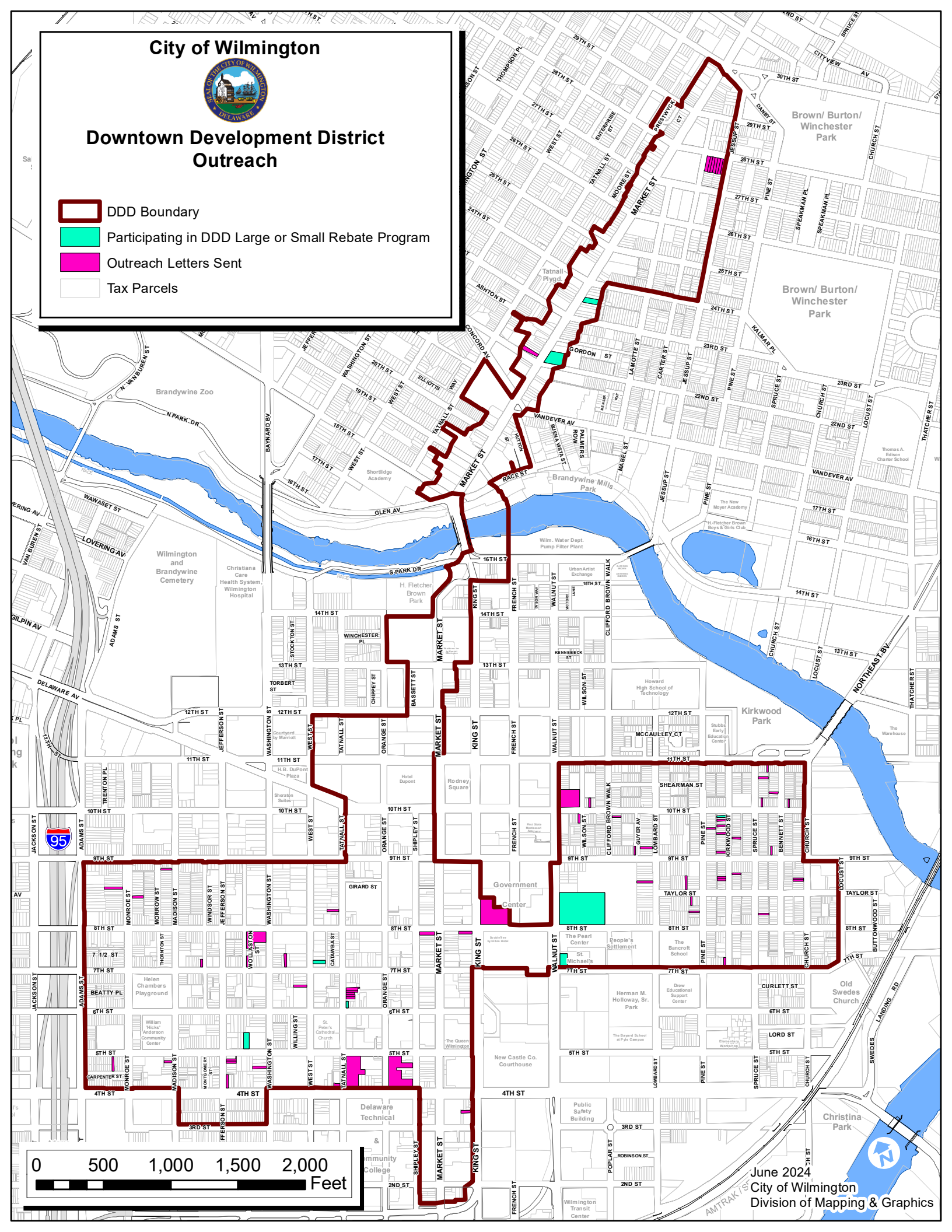
CITY OF WILMINGTON
DELAWARE
JUNE 2024

City of Wilmington





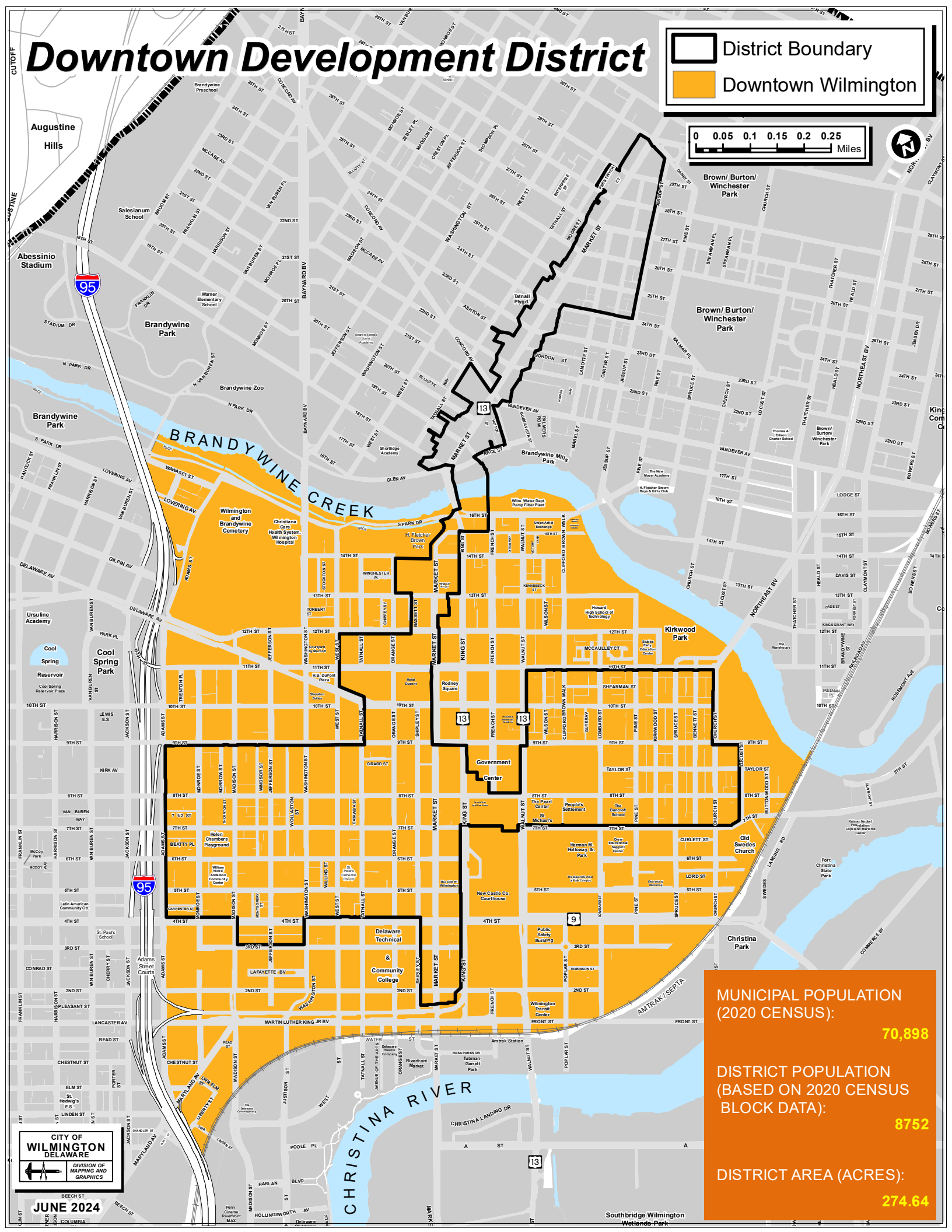
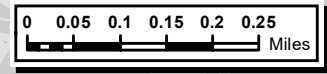
Downtown Development District Outreach

- DDD Boundary
- Participating in DDD Large or Small Rebate Program
- Outreach Letters Sent
- Tax Parcels



Downtown Development District

 District Boundary
 Downtown Wilmington



MUNICIPAL POPULATION (2020 CENSUS):
70,898

DISTRICT POPULATION (BASED ON 2020 CENSUS BLOCK DATA):
8752

DISTRICT AREA (ACRES):
274.64

CITY OF WILMINGTON DELAWARE
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MAPPING AND
GRAPHICS

JUNE 2024

Southbridge Wilmington Wetlands Park

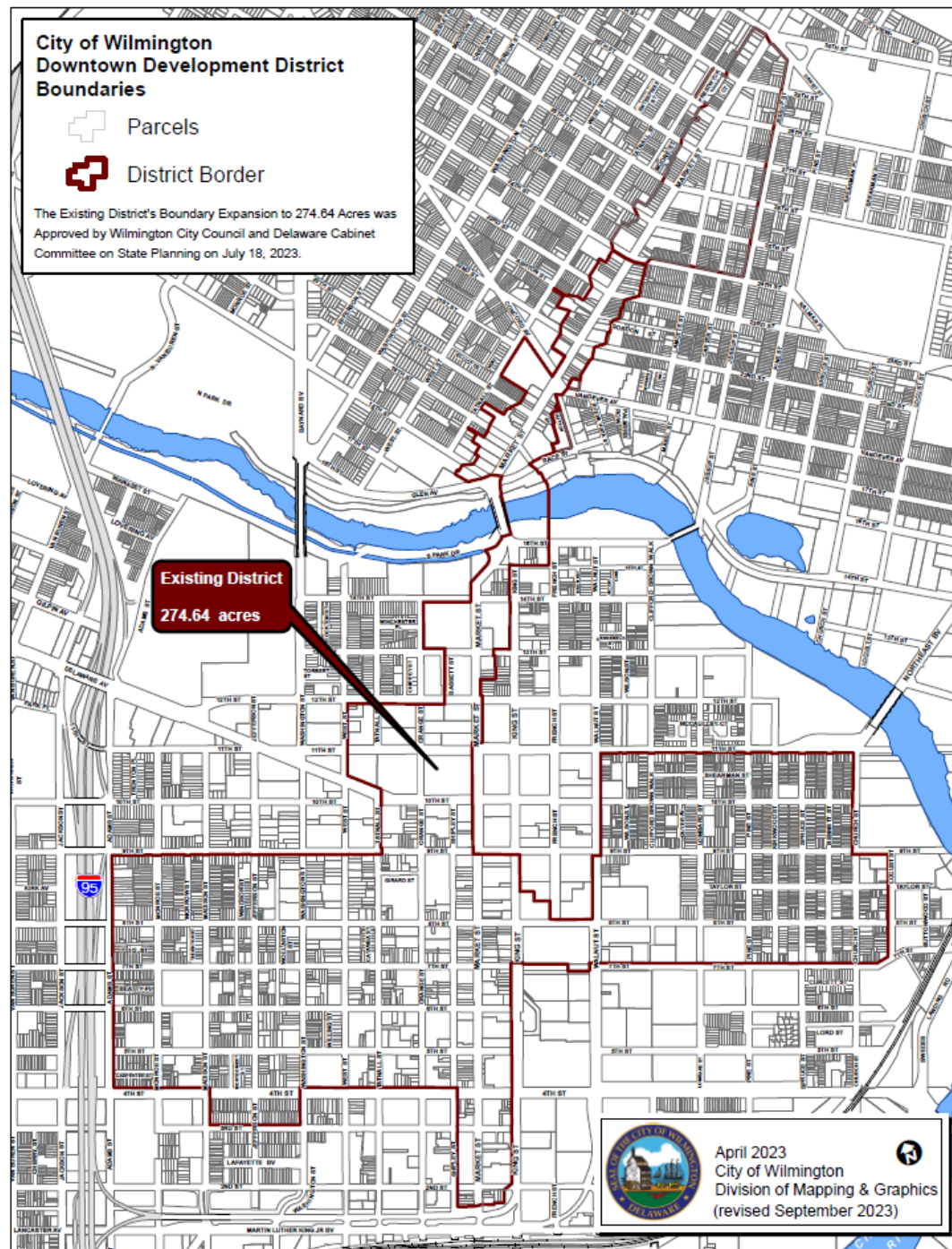


City of Wilmington, DE
Updated District Plan
Downtown Development District

APPENDIX B

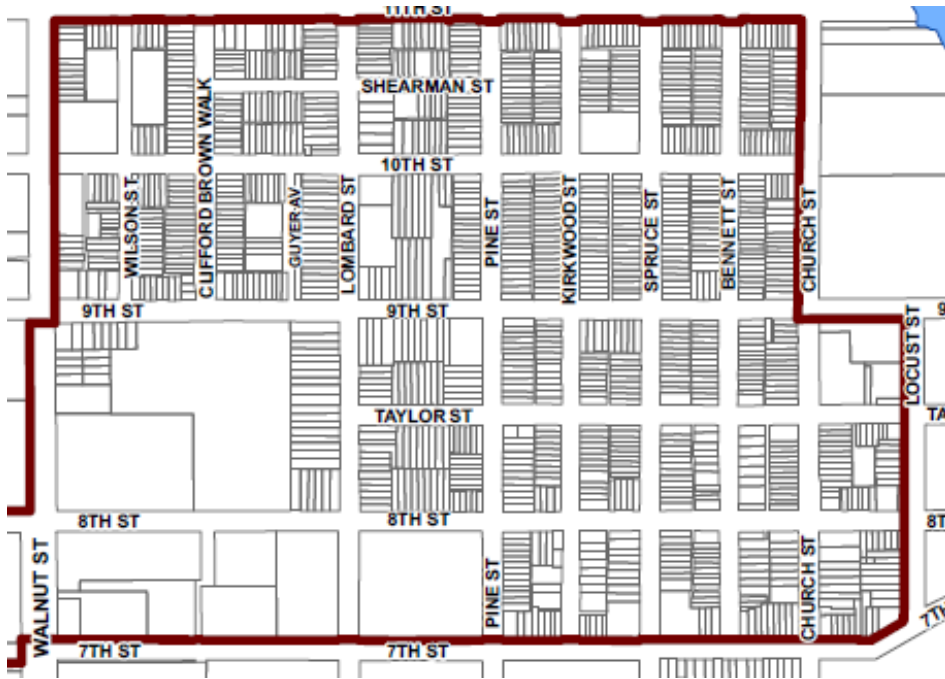
CPSI Data Request

(2022 - 2024)





7th to 11th St, Walnut St to Locust St (Eastside)



	2024 (May 31)	2023 Year-End	2022 Year-End	23-22 % Chg
MURDER	1	2	2	0%
RAPE	0	0	1	-100%
ROBBERY	2	11	5	120%
AGG ASSAULT	12	20	33	-39%
BURGLARY	10	13	21	-38%
FELONY THEFT	2	11	12	-8%
AUTO THEFT	9	13	12	8%
TOTAL	36	70	85	-19%

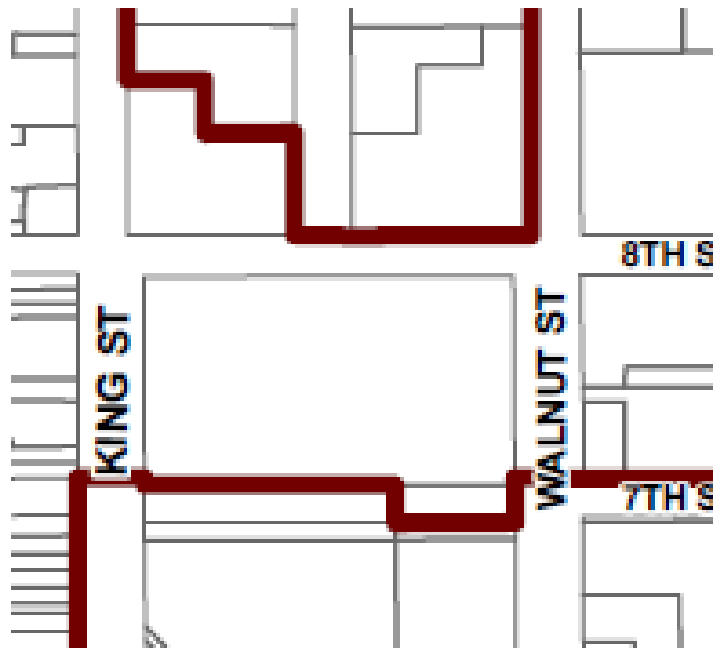
SHOOTING INCIDENTS	4	9	9	0%
SHOOTING VICTIMS	4	11	12	-8%

JUV. SHOOTING INCIDENTS	0	1	3	-67%
JUV. SHOOTING VICTIMS	0	1	5	-80%

MISDEMEANOR THEFT	12	21	21	0%
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7th to 8th St, King St to Walnut St



	2024 (May 31)	2023 Year-End	2022 Year-End	23-22 % Chg
MURDER	0	0	0	*
RAPE	0	0	0	*
ROBBERY	0	0	0	*
AGG ASSAULT	0	0	1	-100%
BURGLARY	0	0	0	*
FELONY THEFT	0	0	0	*
AUTO THEFT	0	0	0	*
TOTAL	0	0	1	-100%
SHOOTING INCIDENTS	0	0	0	*
SHOOTING VICTIMS	0	0	0	*
JUV. SHOOTING INCIDENTS	0	0	0	*
JUV. SHOOTING VICTIMS	0	0	0	*
MISDEMEANOR THEFT	0	3	3	0%



4th to 9th St, Adams St to King St (West Center City Area)



	2024 (May 31)	2023 Year-End	2022 Year-End	23-22 % Chg
MURDER	0	0	3	-100%
RAPE	0	0	0	*
ROBBERY	21	37	28	32%
AGG ASSAULT	19	72	62	16%
BURGLARY	21	52	45	16%
FELONY THEFT	10	34	31	10%
AUTO THEFT	17	36	27	33%
TOTAL	88	231	196	18%

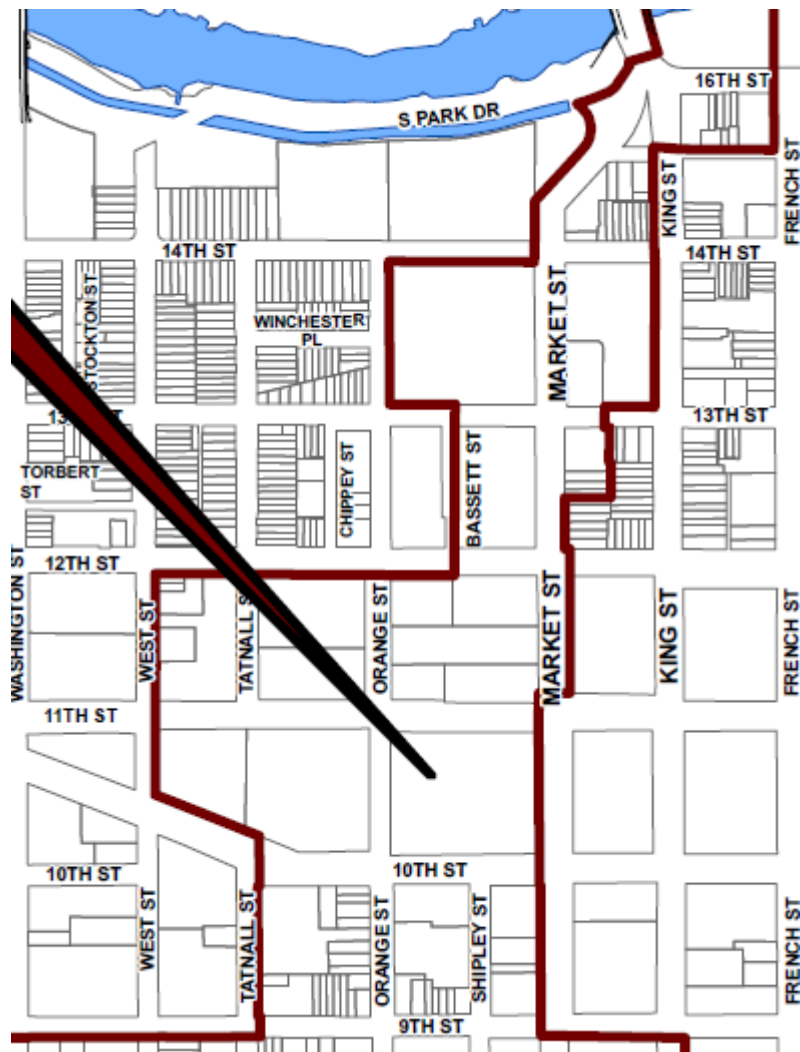
SHOOTING INCIDENTS	8	12	14	-14%
SHOOTING VICTIMS	9	13	17	-24%

JUV. SHOOTING INCIDENTS	2	2	1	100%
JUV. SHOOTING VICTIMS	2	2	1	100%

MISDEMEANOR THEFT	41	141	131	%
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9th to 12th St, West St to Market St (Midtown Brandywine Area)



	2024 (May 31)	2023 Year-End	2022 Year-End	23-22 % Chg
MURDER	0	0	0	*
RAPE	0	0	0	*
ROBBERY	1	5	5	0%
AGG ASSAULT	0	2	4	-50%
BURGLARY	4	2	5	-60%
FELONY THEFT	1	4	9	-56%
AUTO THEFT	1	4	2	100%
TOTAL	7	17	25	-32%

SHOOTING INCIDENTS	0	0	0	*
SHOOTING VICTIMS	0	0	0	*

JUV. SHOOTING INCIDENTS	0	0	0	*
JUV. SHOOTING VICTIMS	0	0	0	*

MISDEMEANOR THEFT	9	10	21	-52%
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24th to Danby St, Jessup St to Market St (North Market (13) Area)



	2024 (May 31)	2023 Year-End	2022 Year-End	23-22 % Chg
MURDER	0	0	0	*
RAPE	0	0	0	*
ROBBERY	0	1	0	*
AGG ASSAULT	1	3	5	-40%
BURGLARY	3	2	7	-71%
FELONY THEFT	0	0	5	-100%
AUTO THEFT	1	6	5	20%
TOTAL	5	12	22	-45%
SHOOTING INCIDENTS	1	1	0	*
SHOOTING VICTIMS	1	1	0	*
JUV. SHOOTING INCIDENTS	0	0	0	*
JUV. SHOOTING VICTIMS	0	0	0	*
MISDEMEANOR THEFT	2	10	19	-47%

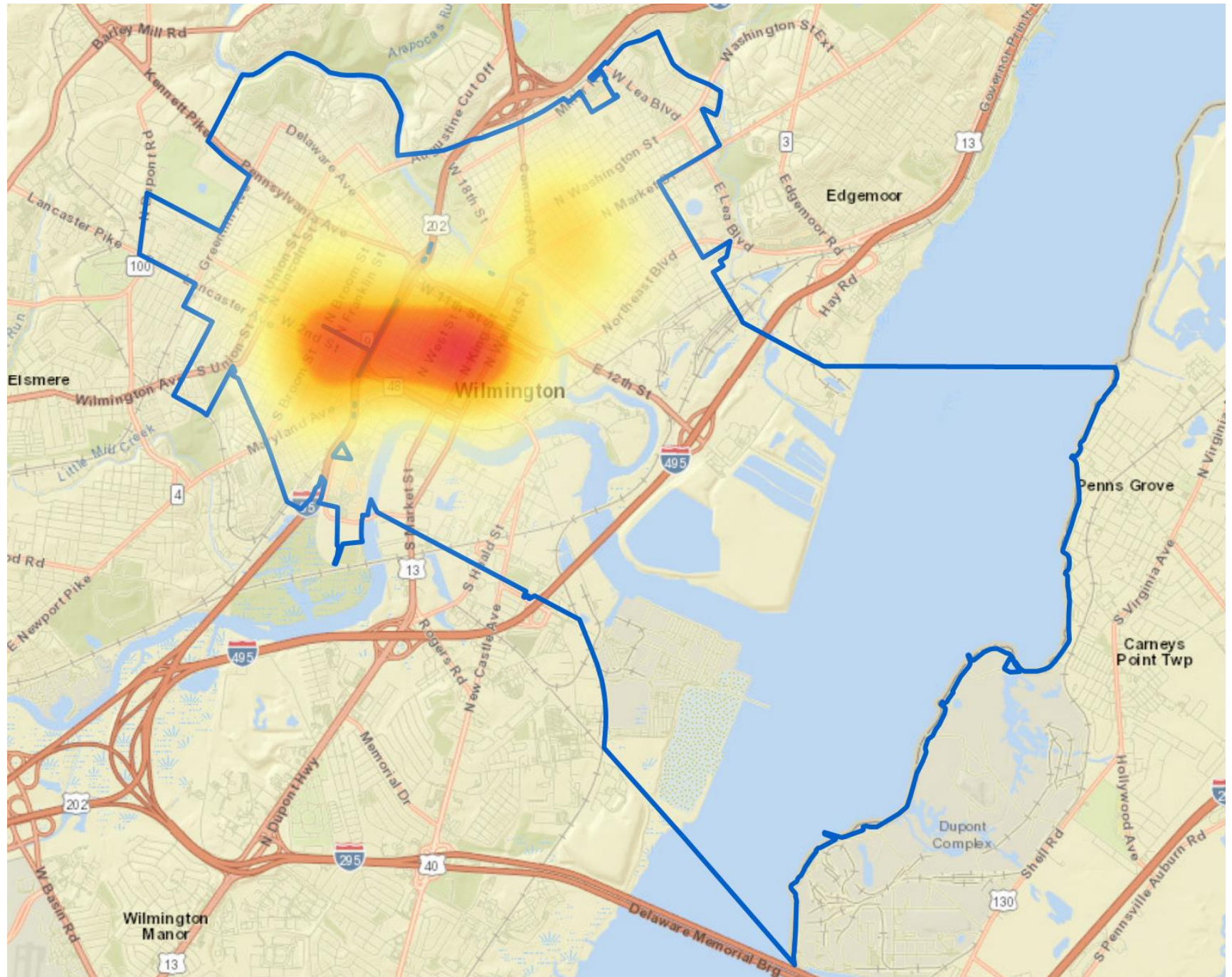


19th to 24th St, Race St to Tatnall St (North Market (14) / Brandywine Village Area)

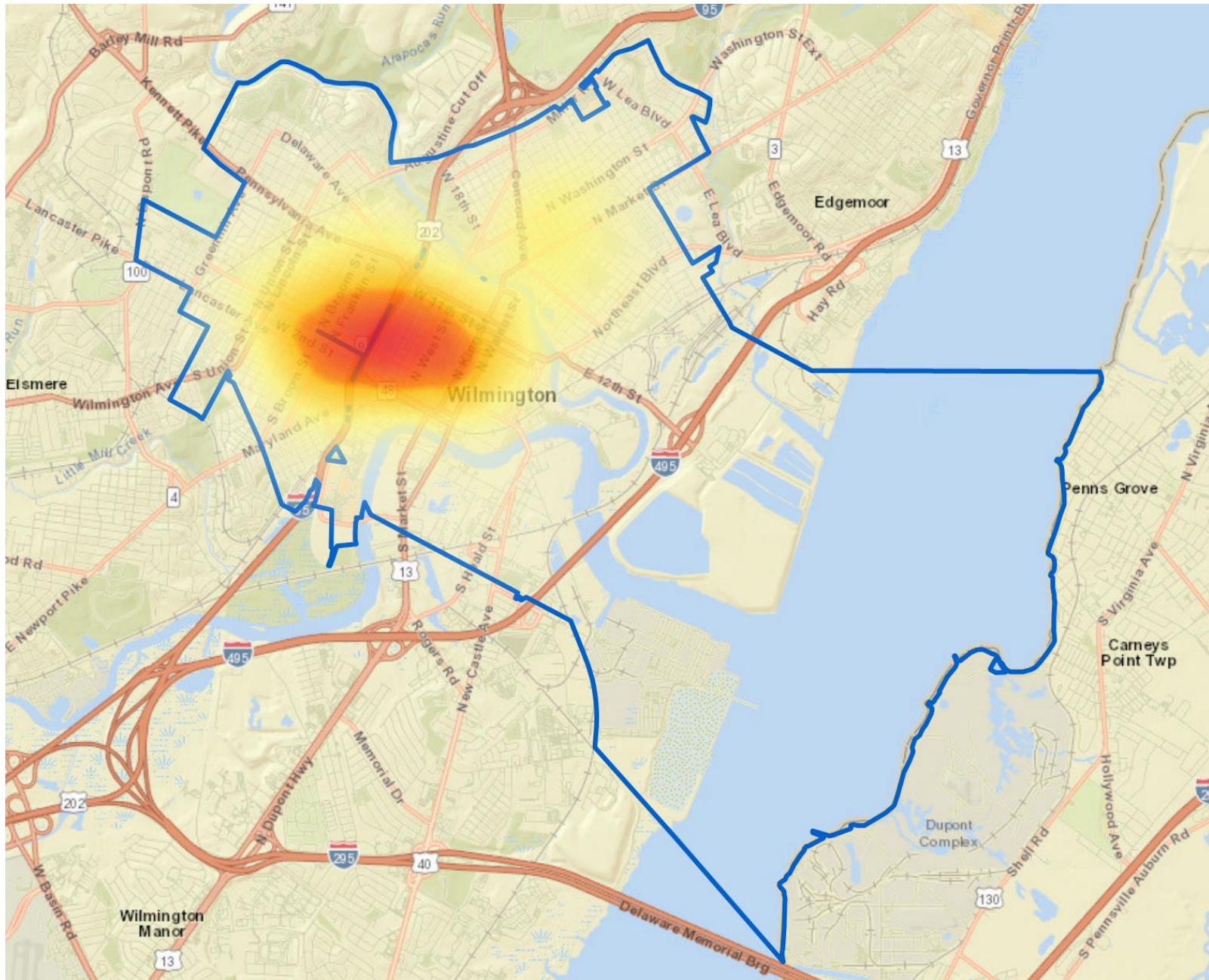


	2024 (May 31)	2023 Year-End	2022 Year-End	23-22 % Chg
MURDER	0	2	0	*
RAPE	0	0	0	*
ROBBERY	2	8	3	167%
AGG ASSAULT	1	8	7	14%
BURGLARY	3	4	10	-60%
FELONY THEFT	0	10	5	100%
AUTO THEFT	3	9	4	125%
TOTAL	9	41	29	41%
SHOOTING INCIDENTS	0	4	2	100%
SHOOTING VICTIMS	0	4	2	100%
JUV. SHOOTING INCIDENTS	0	1	0	*
JUV. SHOOTING VICTIMS	0	1	0	*
MISDEMEANOR THEFT	5	18	13	38%

CPSI Data Request – Heat Map – 2022 Year End



CPSI Data Request – Heat Map – 2023 Year End



This map shows the city of Wilmington, Delaware, and its surrounding areas. The city boundary is outlined in blue. Major roads include I-95, I-495, and US-13. The map also shows the Delaware Memorial Bridge and the Dupont Complex. The city is divided into several wards, and the map includes labels for various streets and landmarks.



City of Wilmington, DE
Updated District Plan
Downtown Development District

APPENDIX C

1. 822 N. Adams St.

Apartment Building upgrades

Project Cost: \$31,400

2. 820 W. 9th St.

Single Family house renovation

Project Cost: \$179,632

3. 818 W. 9th St.

Single family house renovation

Project Cost: \$213,500

4. 812 W. 9th St.

Single Family house renovation

Project Cost: \$174,014

5. 810 W. 9th St.

Single Family house renovation

Project Cost: \$271,872

6. 808 W. 9th St.

Single Family house renovation

Project Cost: \$246,185

7. 845 N. Tatnall St.

Mixed-use renovation; Project Cost:

\$960,000 est.

8. 841 N. Tatnall St.

Mixed-use renovation; Project Cost:

\$960,000 est.

9. 839 N. Tatnall St.

Mixed-use renovation; Project Cost:

\$960,000 est.

10. 835 N. Tatnall St.

Mixed-use renovation; Project Cost:

\$960,000 est.

11. 831 N. Tatnall St.

Mixed-use renovation; Project Cost:

\$960,000 est.

12. 822 N. West St.

Apartment building renovation

Project Cost: \$1,120,101

13. 816 N. West St.

Apartment building renovation

Project Cost: \$1,180,427

14. 802 N. West St.

Office building renovation

Project Cost: \$87,829

15. 801 N. West St.

Office to residential conversion & renovation

Project Cost: \$5,525,965

16. 412 W. 8th St.

Choir School of Delaware new construction

Project Cost: \$12,000,000 est.

17. 710 N. West St.

Apartment building renovation

Project Cost: \$1,187,947

18. 704 N. West St.

Apartment building renovation

Project Cost: \$675,445

19. 702 N. West St.

Single family house renovation

Project Cost: \$174,000 est.

20. 501 W. 7th St.

Wilmington Alliance Art-O-Mat Project

Project Cost: \$331,420

21. 703 N. West St.

Rehabilitation in progress by private-owner

Project Cost: NA

22. 310 W. 7th St.

Wilmington Alliance - new park

Project Cost: \$129,990

23. 305 W. 6th St.

Nuisance property renovated as apartments

Project Cost: \$420,143

24. 601 N. Tatnall St.

Vacant building converted into single family house

Project Cost: \$263,000

25. 301 W. 6th St.

Vacant building converted into condos

Project Cost: \$397,094

26. 509 N. Tatnall St.

Creation of Next Fab from vacant structures

Project Cost: \$438,333

27. 430 N. West St.

Nuisance apartment building under renovation

Project Cost: NA

28. 400 W. 6th St.

Vacant building converted into condos

Project Cost: \$315,326

29. 514 N. Washington St.

Vacant building converted into single family house

Project Cost: \$309,340

30. 500 N. Washington St.

Vacant building converted into single family house

Project Cost: \$240,165

31. 401 - 403 N. Washington St.

Renovation of vacant house

Project Cost: \$1,506,794

32. 501 & 505 N. Washington St.

Tabernacle Church - New Roof

Project Cost: \$31,000

33. 417 W. 5th St.

Fire damaged corner property renovated as mixed-use building

Project Cost: \$101,108

34. 412 W. 6th St.

Vacant building converted into single family house

Project Cost: \$251,799



City of Wilmington, DE
Updated District Plan
Downtown Development District

APPENDIX D



The Buccini/Pollin Group, Inc.
1000 N West Street
Suite 900
Wilmington, DE 19801

Phone 302 691 2100
Fax 302 691 2099

www.bpgroup.net

July 1, 2024

Jeffrey Starkey, Director
City of Wilmington
Department of Land Use & Planning
800 N French Street, Wilmington, DE 19801

Downtown Development District Letter of Support

Dear Director Starkey,

I am writing in support of the Downtown Development District program that has been instrumental in the revitalization of Downtown Wilmington. Over the last ten years, in partnership with the City, the Buccini/Pollin Group has leveraged the DDD program, as well as other State programs, to transform underutilized sections of the City and attract new businesses and residents, completely changing the dynamic of the City. It is difficult to imagine a program that has more successfully leveraged capital to incentivize growth and job creation than the Downtown Development District Program.

Since the first DDD application round in 2015, the \$14.6 million of DDD funds allocated to over thirty BPG projects in Wilmington have leveraged over \$370 million in investment. This equates to over 1,500 construction jobs and incremental state and local tax revenues well in excess of the amount of grant proceeds allocated. This does not account for the more than \$200 million of construction projects currently in progress that have also been enabled by the DDD program.

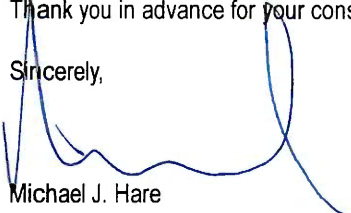
The current construction and capital markets environment that has arisen in the wake of the COVID-19 pandemic, in which projects nationwide have been halted due to cost escalation and financing difficulty, programs such as the DDD are more important than ever. It is precisely because of the DDD programs that Wilmington still has cranes going up when both peer and larger cities see stalled projects and delayed plans. This continued growth has seen Wilmington come into its own as a regional lifestyle and business hub, with new boutique hotels, award-winning restaurants, and high-end, yet relatively affordable, housing communities, all of which were made viable through DDD funds.

The Downtown Development District grant has been an irreplaceable resource to over thirty BPG projects since inception, but it is important to highlight some of its greatest successes. Among the first projects funded by the DDD program was the Residences at Midtown Park, the first new Class-A multifamily construction in Downtown Wilmington in decades. For that project, \$1.5 million in grant proceeds enabled over \$70 million in total investment. Subsequently, the DDD program funded more than a dozen smaller projects along Market Street, creating new housing stock and turning underutilized storefronts into thriving local businesses. The program, along with Historic Tax Credits provided by SHPO, also enabled the preservation and repurposing of the historic DuPont Building, keeping jobs in the City with Chemours and bringing new residents to the City in the 101 DuPont Place multifamily community. Lastly, the program has allowed construction to proceed over the last 18 months on the Nemours Building multifamily project and The Press, bringing more than 500 new multifamily units to the market with over \$100 million in new construction spending.

The continued availability of DDD funding is essential for the continued growth and prosperity of the City of Wilmington. Without it, it would become impossible both for new construction projects to move forward and to be competitive in the marketplace for bringing new businesses to the market. The DDD represents some of the most efficient possible government spending as it brings investment and jobs to Delaware and, in doing so, pays for itself many times over through an increased tax base. BPG strongly supports all efforts to preserve and expand the program in Wilmington.

Thank you in advance for your consideration and for your continued support.

Sincerely,



Michael J. Hare
Executive Vice President



1007 N. Orange St. 4th Floor
Wilmington, DE 19801

6/30/2024

Dear Director Starkey,

I respectfully submit this letter in support of the City of Wilmington as a Downtown Development District within the state-wide program. Specifically, I would like to express my full and total support for the district designation renewal in January, 2025.

It is hard to express just how important the DDD program has been to the redevelopment efforts in Wilmington. I do not believe it is an overexaggeration to say that the revitalization effort in Wilmington, since it was designated as a DDD in the very first round, has been the most impactful construction exhibition on the east coast of the United States in 20 years. While I'm sure there are other development efforts with larger investment sizes, I am certain that no other effort has produced the level of collective redevelopment we have seen in Wilmington; historic buildings being saved, communities being included, units being absorbed at record speeds, jobs being created at all levels of income, and an entire economy being rescued have all been witnessed within the City of Wilmington since it has been a DDD. I also believe that it is not an overexaggeration to say that without the DDD program none of this would have occurred.

For my business specifically, 9th Street Development Company, through the DDD program we have renovated over a dozen historic properties, housed over 150 people, opened 4 retail businesses with a total of over 50 jobs created, and provided a vehicle for over ~\$30m of private investment into the city. The DDD program has also allowed us to grow in sophistication as a company, where we are now able to take on projects that would never have been possible before; we were enabled to develop a retail storefront for a non-profit job training program that works with inner city residents, we recently completed our first ever ground-up construction project and we are planning to expand out investment efforts into the west center city neighborhood of Wilmington.

Lastly, I will mention that the program staff in the City of Wilmington are all extremely dedicated to making the program a great success and we are thankful for their support and guidance throughout the process. They are a pleasure to work with and are doing a tremendous service to the State of Delaware by making sure this important economic development program is as impactful as possible. Thank you for your consideration!

Very respectfully,

Rob Snowberger
Principal, 9SDC
rsnowberger@9sdc.com



June 24, 2024

Jeffrey Starkey, Director
City of Wilmington
Department of Land Use & Planning
800 N French Street, Wilmington, DE 19801

Dear Mr. Starkey:

As a recipient of the Downtown Development District (DDD) rebate incentive, Wilmington Alliance supports the City's request for renewal as a designated Downtown Development District. We have invested over \$3 Million in West Center City, including the revitalization of 3 public spaces that have transformed vacant lots to green spaces and vacant buildings to community assets. The DDD incentive was a positive program in support of our organization's Art O Mat project.

The Art O Mat was first conceived as an intervention for a very troubled corner in West Center City in Wilmington, DE, where drug dealing, human trafficking and violence occur. The corner of 7th and Washington Streets has been named by the neighborhood residents, "Little Beirut". The City of Wilmington acknowledged the nuisance property that was previously a liquor store and laundromat, by purchasing it in 2018. Approximately the same time, the adjacent house at 503 W 7th Street, went into the Land Bank's inventory of distressed properties, and subsequently was demolished. Wilmington Alliance took ownership of both properties in 2020. The building has been renovated and now includes a paved outdoor space, that opened for business in June 2023.

The Art O Mat is in Census tract 16 that has 83% minority population with the median income level of \$24,559. Since 2015, the Alliance has been working with the community of West Center City (census tracks 16, 21 and 28) on revitalizing the neighborhood using the arts and creative placemaking. Our creative placemaking work aims to generate community engagement and civic pride. Our work in this low- and moderate-income neighborhood has given us the experience and depth of connections, where we can match the needs expressed by the community. The space is now a collaborative and welcoming community center providing arts, cultural and wellness programming, open to all ages. It is also used for community meetings, workshops, and neighborhood events.

The rebate we received was applied towards programming costs and expenses for the first year of operation. This allowed us to invest in infrastructure within the community and create equitable programs where community members had access to resources and experiences in their own neighborhood. These programs will continue in years to come.

We fully support the request for renewal as a designated Downtown Development District. I would be happy to provide any additional details you might request on the Art O Mat project or Wilmington Alliance. I can be reached by email, renee@wilmingtonalliance.org or phone, 302-740-4241.

Sincerely,

A handwritten signature in cursive script that reads "Renee Bennett". The ink is a light blue or grey color.

Renee Bennett
Director of Development & Marketing



Monday, June 24th, 2024

Jeffrey Starkey, Director
City of Wilmington
Department of Land Use & Planning
800 N French Street, Wilmington, DE 19801

Re: Support of Sidewalk Cafe

Dear Director Starkey,

Please allow this Letter to serve as our formal support for the 5-year renewal of the Downtown Development District specifically for Wilmington, Delaware.

Our development team is in the process of rehabilitating the long-standing, distressed and challenging properties at the 7th Street and N. West Street intersection. The 100+ year-old, historically designated properties are in process of being redesigned and adaptively reused as thirteen (13) apartments after more than 20+ years vacant for one (1) property and four years vacant for the other.

Without the DDD Reservation Award the development of 615-617 N. West Street would not be financially possible due to high-interest rates and unfavorable construction costs. The DDD Reservation Award alleviates stress on our financing and equity investors, making the entire project a prudent investment.

The Downtown Development District awards are instrumental and essential in these turbulent economic times for real estate investment and urban development to continue the growth and economic development in Cities across Delaware.

Our Team at Spak Group looks forward to being a part of the vibrancy and revitalization of distressed properties in Delaware's Downtowns as we continue to seek additional projects in Wilmington and beyond. We hope that the DDD program will continue to be there for us, for our Cities and our colleagues, alike.

Again, Spak Group highly recommends and supports the Downtown Development District program be renewed for another 5-year term.

Should you require any further information, have any questions or simply want to check-in on our project; feel free to reach out to me at any of the contact information below.

Sincerely,

A handwritten signature in black ink that reads "Ryan Spak". The signature is stylized and fluid, with the first name "Ryan" and last name "Spak" clearly visible.

Ryan Spak
Principal
o. 267.332.1600 x. 101
c. 215.439.0192
e. RyanSpak@SpakGroup.com

Spak Group, LLC
5020 Pentridge Street, Office Suite, Philadelphia, PA 19143
267.332.1600
www.SpakGroup.com



June 24, 2024

Jeffrey Starkey, Director
City of Wilmington
Department of Land Use & Planning
800 N French Street, Wilmington, DE 19801

Dear Director Starkey,

I write on behalf of United Way of Delaware (UWDE) to express our support for the renewal of the Downtown Development District (DDD) Program in the City of Wilmington. As a participant in this program, UWDE has experienced firsthand its transformative impact on our efforts to revitalize Downtown Wilmington. The DDD incentive has been instrumental in our investments in Downtown Wilmington, resulting in tangible improvements and positive outcomes for our community.

UWDE has long been an integral part of the human services continuum serving to advance the human condition for those Delawareans in need. Partnering with other organizations and institutions (e.g., state agencies, the Governor's Office, community-based organizations, foundations, other non-profit organizations, employers, business leaders, educational institutions, healthcare providers, etc.) is in our DNA, and we have a long history of actively leading and/or participating in key human service, education, and workforce development initiatives across the state.

As a community hub, UWDE utilizes its headquarters, The Linden Building in Wilmington, Delaware, to foster collaboration among community-based organizations. Our aim is to maximize resources, sustain vital programs, and drive positive change within our community. UWDE is committed not only to contributing to a more sustainable Delaware but also to reducing energy expenses, thereby channeling more funds into community programming and support for other organizations.

Capital investment in renovations to the Linden Building has been ongoing for the past two years to refresh, update, and make the building more sustainable and energy efficient. The building's development plan includes a comprehensive improvement strategy across three phases of work, covering all floors including

The DDD Program has been instrumental in empowering UWDE to effectuate this work and undertake these impactful projects and initiatives. We endorse the renewal of the DDD Program in the City of Wilmington. Continuing this program will not only sustain the momentum of revitalization efforts but also pave the way for further progress and transformation within our community.

Thank you for considering our input and for your ongoing commitment to the revitalization and development of Wilmington's downtown area. We look forward to continuing our partnership with the City of Wilmington and contributing to the continued success of the DDD Program.

Sincerely,

Daniel E. Cruce
Chief Operating Officer
United Way of Delaware

Dated: 06/23/2024

Jeffrey Starkey, Director
City of Wilmington
Department of Land Use & Planning
800 N French Street, Wilmington, DE 19801

Dear Mr Starkey

Thank you for reaching out and informing us about the Wilmington Downtown Development District (DDD) incentive renewal. We appreciate the opportunity to showcase the positive impact this program has had on our development project.

We fully support the City of Wilmington's application for DDD renewal. As a recipient of the program's benefits, we can confidently say that the DDD incentive has been instrumental in the success of our renovation project at 809 N Tatnall St.

The DDD incentives defrayed some of the costs of the structural repairs and renovations and consequently we could afford to:-

- Provide better safety features to the residents using smart devices and controls
- Provide in unit laundry appliances
- Provide high efficiency appliances HVAC systems

A blighted structure in the middle of the city has now been turned into a high quality residence for 4 families who will contribute to the vibrancy of the district.

We strongly believe that the DDD program is a valuable tool for driving economic growth and development in Wilmington.

Thank you for your efforts in securing the DDD renewal. We look forward to the continued success of the program and its positive impact on Wilmington.

Sincerely,

/s/ Manthan Shah
DE Squire LLC
Owners

/s/ Mohan Pandit
MSP Management Services LLC
General Contractors

Central Baptist Community Development Corporation
839 N. Pine Street
Wilmington, DE 19801

Every Person Valued, Every Person Connected, Every Person Accountable



June 30, 2024

Jeffrey Starkey, Director
City of Wilmington
Department of Land Use & Planning
800 N French Street, Wilmington, DE 19801

Since 2018, Central Baptist Community Development Corporation (CBCDC) has benefited from the Downtown Development District (DDD) incentives available through the City of Wilmington. It started with one small project with a \$15,000 DDD incentive and has since developed into a robust program of building high quality affordable housing in the Eastside neighborhood. Currently we have a joint venture with Cinnaire to develop six properties with a \$50,000/per door DDD incentive.

Before 2018, the Eastside neighborhood was plagued with abandoned, boarded up properties that were a haven for crime. Since then, affordable housing developers like CBCDC, Habitat for Humanity and Woodlawn Trustees have created a partnership in redeveloping properties in clusters where the impact is highly visible and encourages other developers to join the effort. The DDD incentives have played a major role in making these developments financially feasible. We are developing an ambitious plan of affordable housing, and our cost calculus shows that DDD incentives are absolutely essential in this coming to fruition.

It is not hyperbole to say that the Eastside neighborhood has been transforming at a rapid pace, and we are seeing what a difference it makes to residents who now see hope and promise in their neighborhood. DDD incentives have been an essential element in bringing that about. We strongly support the City of Wilmington's application for renewal of the DDD incentive program.

Sincerely,

Terrence S. Keeling

Rev. Dr. Terrence S. Keeling
President and CEO



(302) 660-8124

Follow Us:



@centralbaptistcdc



@centralbaptistcdcde



800 N. Walnut St. Wilmington DE 19801

Cornelius Berry, M.Div

Lead Pastor

PastorC@ezionmountcarmel.org

Michelle Finley, BS

Young Adult Director

YAD@ezionmountcarmel.org

Alex Smalls, JD

Council Chairperson

Council@ezionmountcarmel.org

Robert Jenkins, BS

Trustee Chairperson

Trustee@ezionmountcarmel.org

Office:

302.654.3103

302-655-2954 fax

Admin@ezionmountcarmel.org

www.ezionmountcarmel.org



June 26, 2024

Jeffrey Starkey, Director
City of Wilmington
Department of Land Use & Planning
800 N French Street, Wilmington, DE 19801

Ref: Downtown Development (DDD) Incentive Program

Dear Director Starkey,

As a recipient of the 2023 DDD incentive, on behalf of Ezion-Mount Carmel United Methodist Church (Ezion), I would like to share with you what Ezion was able to accomplish with the rebate received from the installation of a new elevator in our facility.

The rebate made it possible for Ezion to complete the installation of a new Digital HVAC Control System for two major Air Handler Units in the facility. This new control system was recommended by the University of Delaware Energy Audit Team for conserving electrical energy.

In addition to this new control system, Ezion was able to complete the investigation and final design documents for the mitigation of water intrusion on the lower level of the facility.

Finally Ezion was able to contribute to a restroom renovation project initiated by one of our church ministries.

So, because of this DDD incentive program and our participation, Ezion was able to make a much-needed energy conservation upgrade, and contribute to other projects. This allowed the church to use members tithing and other donations for ministry and outreach programs in the community.

We pray that this program will continue in the coming years.

Sincerely,

Robert Jenkins
Trustee, President

cc: Cornelius Berry, Lead Pastor
Single Board, Ezion-Mount Carmel
Department of Land Use & Planning





550 American Avenue, Suite 1
King of Prussia, Pennsylvania 19406
Telephone: (610) 337-3994
Fax: (610) 337-2206
www.westovercompanies.com

June 24, 2024

Jeffrey Starkey, Director
City of Wilmington
Department of Land Use & Planning
800 N French Street, Wilmington, DE 19801

Dear Director Jeffrey Starkey,

I am writing on behalf of 901 Market Associates, LLC to express our support for the renewal of the Downtown Development District (DDD) Program in the City of Wilmington. As a participant in this program, 901 Market Associates, LLC has experienced firsthand the transformative impact it has had on our efforts to revitalize Downtown Wilmington. Since the City of Wilmington was designated a Downtown Development District in 2015, 901 Market Associates, LLC has benefited from the support provided by the program. The DDD incentive has been instrumental in our investments in Downtown Wilmington, resulting in tangible improvements and positive outcomes for our community.

One of the key achievements facilitated by the DDD Program was the 901 Market Street Apartment/Commercial conversion and renovation project.

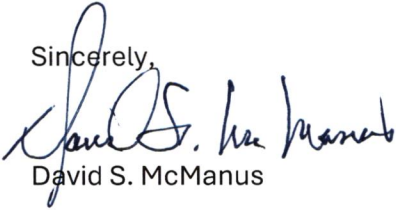
- The 901 Market Street apartment conversion and commercial renovation project consists of 82 Apartments and about 6,600 SF of commercial space. The building initially was constructed 1928 with two subsequent additions prior to our project.
- We believe that the construction of this project added jobs, housing, and complimented the business district keeping the history of the property in mind with its Architecture. The prospects for the building remaining an office property were grave at the time and I am pleased to say we have leased up the apartments and are ready to occupy the commercial space in the immediate future.

The DDD Program has been instrumental in empowering 901 Market Associates, LLC to undertake these impactful projects and initiatives.

We endorse the renewal of the Downtown Development District Program in the City of Wilmington. Continuing this program will not only sustain the momentum of revitalization efforts but also pave the way for further progress and transformation within our community.

Thank you for considering our input and for your ongoing commitment to the revitalization and development of Wilmington's downtown area. We look forward to continuing our partnership with the City of Wilmington and contributing to the continued success of the DDD Program.

Sincerely,

A handwritten signature in black ink, appearing to read "David S. McManus". The signature is fluid and cursive, with the first name "David" being the most prominent.

David S. McManus

Vice President

Westover Property Management Company

550 American Ave, Suite #1

King of Prussia, PA 19406



City of Wilmington, DE
Updated District Plan
Downtown Development District

APPENDIX E

DDD Partnerships

ORGANIZATION	DESCRIPTION	ROLE
Wilmington Neighborhood Conservancy Land Bank	A non-profit organization that specializes in returning vacant properties back to productive use.	Re-claiming vacant, dilapidated, abandoned, and delinquent properties.
Downtown Visions	Management company for the Wilmington Downtown Business Improvement District (WDBID)	Public service provider
Habitat for Humanity of New Castle County	Build quality, affordable, and energy-efficient housing at the no-profit through a combination of volunteer labor, "sweat equity," and zero-interest mortgages.	Not-for-profit housing development partner
Ministry of Caring, Inc	A network of social, health, and support services for those living in poverty.	Human service provider
Wilmington Housing Authority	Developer and provider of safe, decent, and affordable housing for low-income families.	Not-for-profit housing developer and affordable housing provider.
Woodlawn Trustees, Incorporated	Affordable housing, wise planning and the assemblage of parklands and open spaces.	Not-for-profit affordable housing provider.
Dyton and Associates LLP	Developer of affordable housing.	Neighborhood minority developer.
Matt Minor	Developer of affordable housing.	Neighborhood minority developer.
Dependable Construction	Demolition contractor	Neighborhood minority demolition contractor.
Christina School District	Education provider	
YADA Properties	Developer of affordable housing	Neighborhood minority developer.
Pinnacle Homes, LLC	Developer of affordable housing	Neighborhood minority developer.
Wilmington Alliance	Community Liaison	Community engagement.
Central Baptist Church	Community developer	Developer and workforce partner.
Cinnaire	Community developer	Community development