



Wilmington

2028

A Comprehensive Plan for Our City and Communities

DEPARTMENT OF PLANNING AND DEVELOPMENT

OCTOBER 17, 2018

INTERFACE STUDIO

ECONSULT SOLUTIONS

SAM SCHWARTZ

Wilmington

WELCOME TO 2028

The City of Wilmington is updating their comprehensive plan and this forum is a chance to hear from you about

**what the future of
Wilmington should be.**

Wilmington 2028 is about
“setting ambitious goals that will inspire us...and
**imagining the city as we want
it to be and not as it is**”

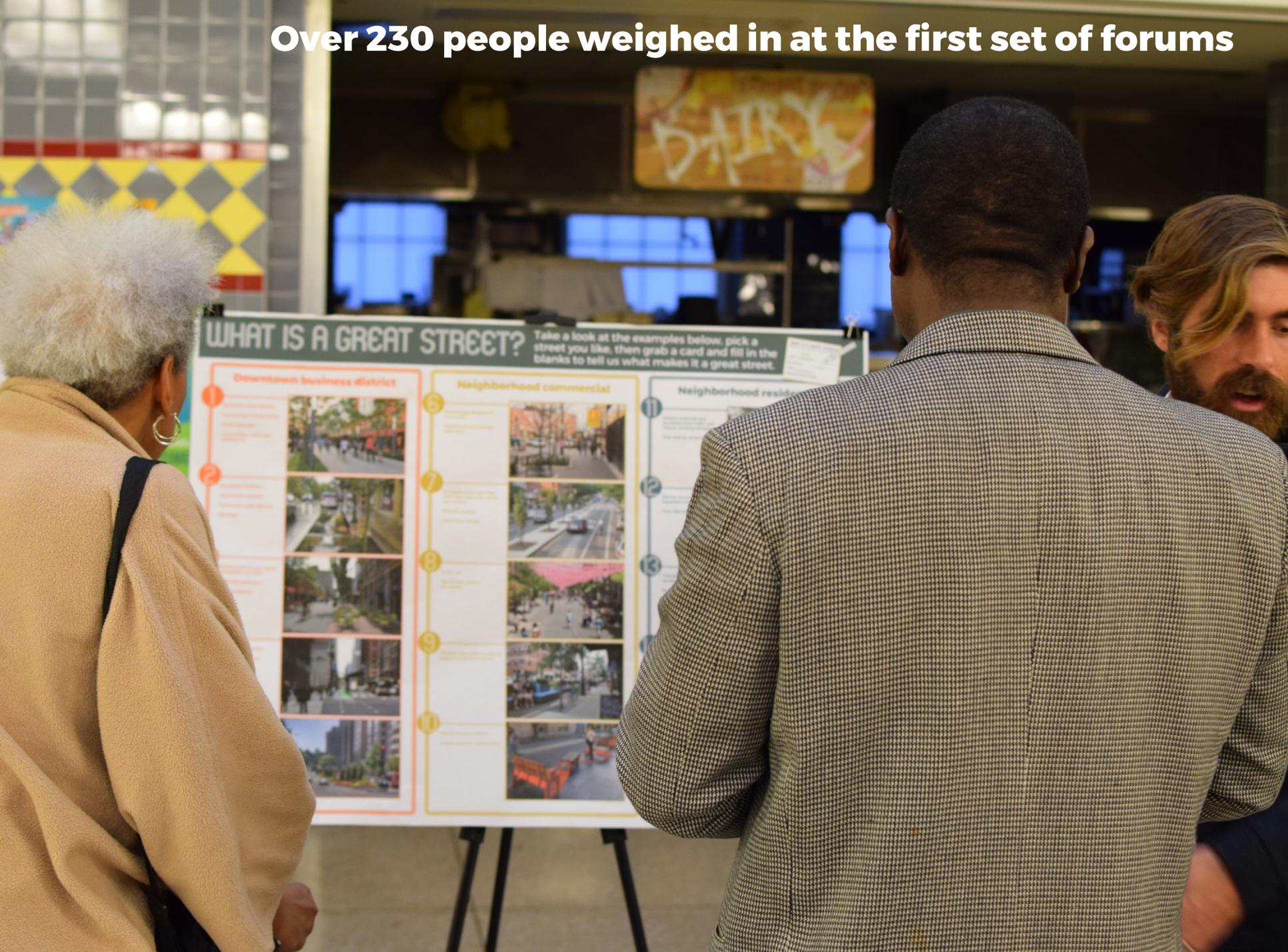
- Mayor Mike Purzycki, *Inaugural address*

PROCESS

The plan is a year long process and involves **data analysis** and **community engagement**:

- ✓ **Interviews** (35)
- ✓ **Survey** (2,367)
- ✓ **Public forum** (5 forums + 22 community meetings)
- ✓ **Focus groups** (10)
- **Public forum** ← **we are here!**
- **Draft plan**
- **Final plan**

Over 230 people weighed in at the first set of forums



WHAT IS A GREAT STREET?

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

Downtown business district

- 

1. 

2. 

3. 

4. 

5.

Neighborhood commercial

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6. 

7. 

8. 

9. 

10.

Neighborhood residential

- 

11. 

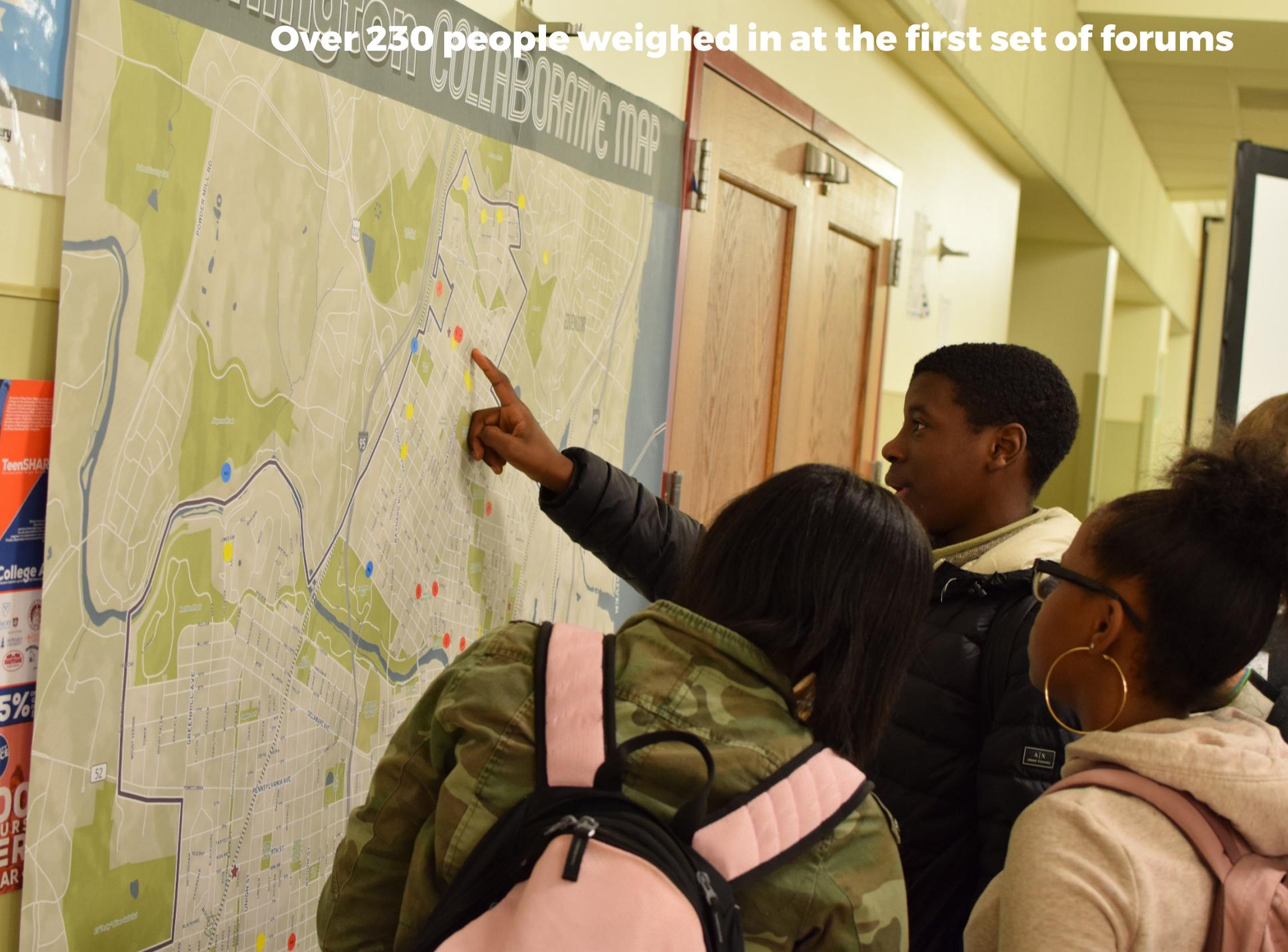
12. 

13. 

14. 

15.

Over 230 people weighed in at the first set of forums



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What can the Comprehensive Plan do?

- Establish priorities & develop a vision for the city's future
 - Guide development and zoning citywide to support strong neighborhoods, local business and economic development
 - Organize and leverage past planning efforts
 - Coordinate the work and investment of public, private and nonprofit sectors to get everyone working from the same playbook
-
-

draft

A vision for Wilmington 2028

Wilmington is a **great small city** that offers a high quality of life. It combines the attractions of cosmopolitan city life with a tight-knit and welcoming community.

It is a **city of opportunity for everyone**. It has a robust economy, plenty to do with vibrant culture and abundant recreational options, and support for homegrown creativity and innovation that create local jobs and enrich lives.

It is a **diverse and family-friendly city** where people are proud to live and work, and residents look out for one another.

It is a **safe, healthy and attractive city** of beautiful parks and historic neighborhoods that are walkable and bikeable, where residents have easy access to community amenities.

It is a **resilient and sustainable city** that embraces green design to protect the well-being of its people and businesses.

And most of all, it is a **city of connected neighborhoods and communities** where people, organizations, the City and the State are working together toward a shared future.

Achieving the vision will take more than just the city government

The Comprehensive Plan sets forth the City of Wilmington's vision and provides the playbook for government and non-governmental partners to act

PARTNERS

COORDINATED STRATEGY

**NONPROFIT
SECTOR**

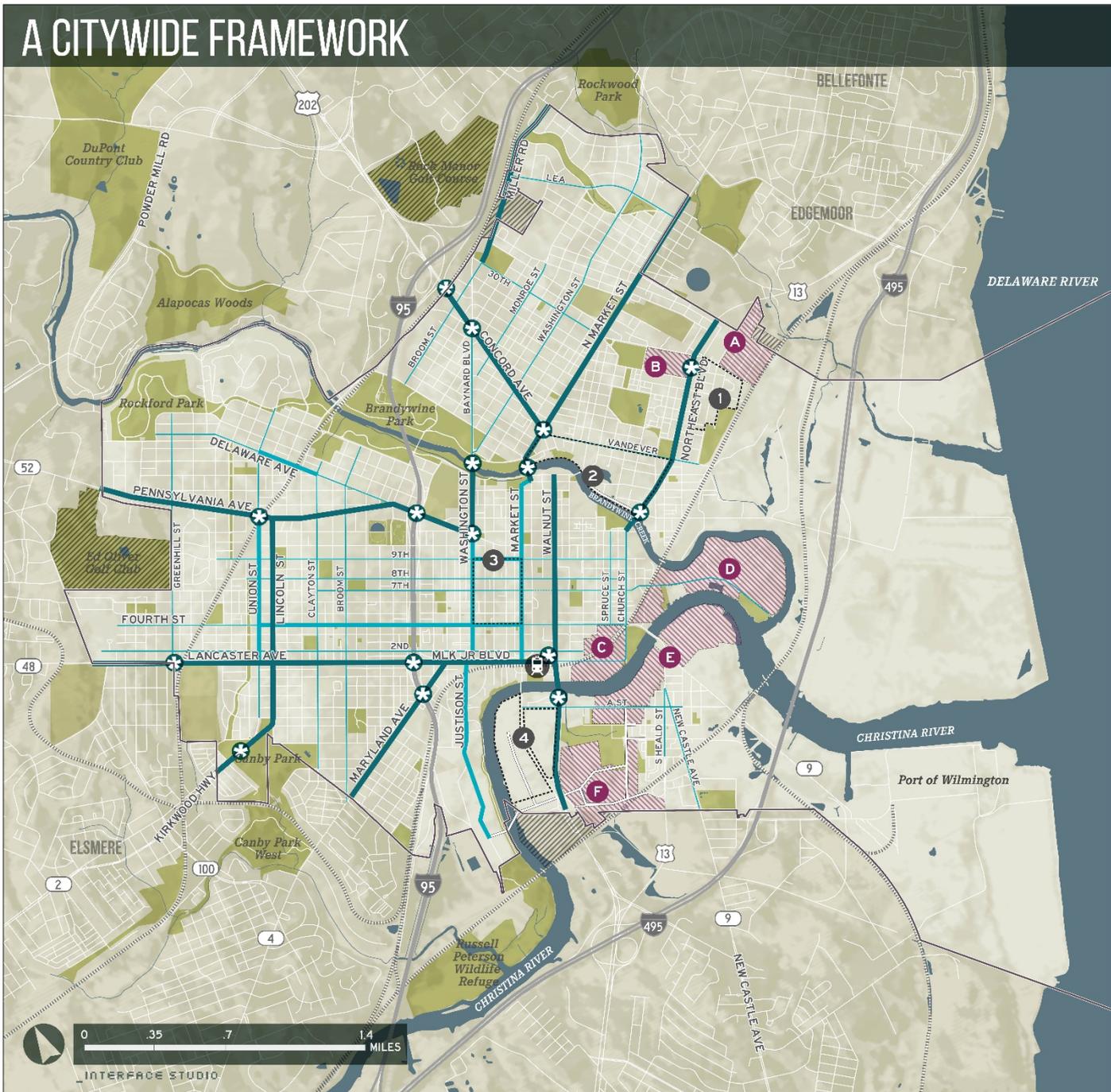
**PUBLIC
SECTOR**



**PRIVATE SECTOR
INVESTMENT**

CITYWIDE
FRAMEWORK AND
FUTURE LAND USE

A CITYWIDE FRAMEWORK



- Major areas of change
 - 1 Riverside Purpose-Built Area
 - 2 EPA site/NE gateway
 - 3 Creative District
 - 4 South Market Waterfront
- Economic opportunities
 - A Todds Lane Industrial Park
 - B Former Del Tech site
 - C Warehouse District
 - D 7th Street Peninsula
 - E South Waterfront
 - F Garasches Lane
- Intergovernmental coordination

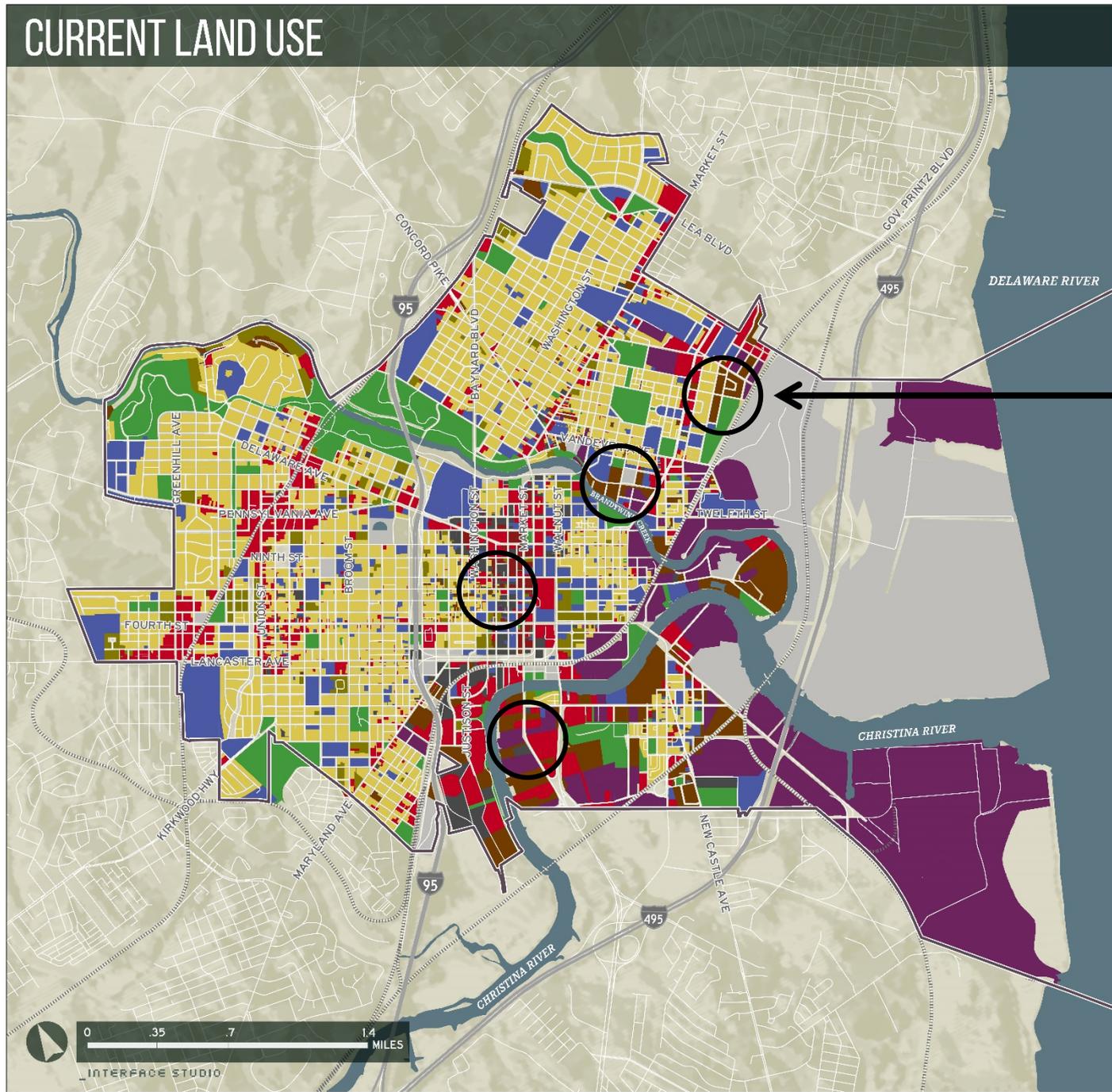
Connections

- * Gateway
- Gateway corridors
- Main Street corridors
- Neighborhood corridor



INTERFACE STUDIO

CURRENT LAND USE

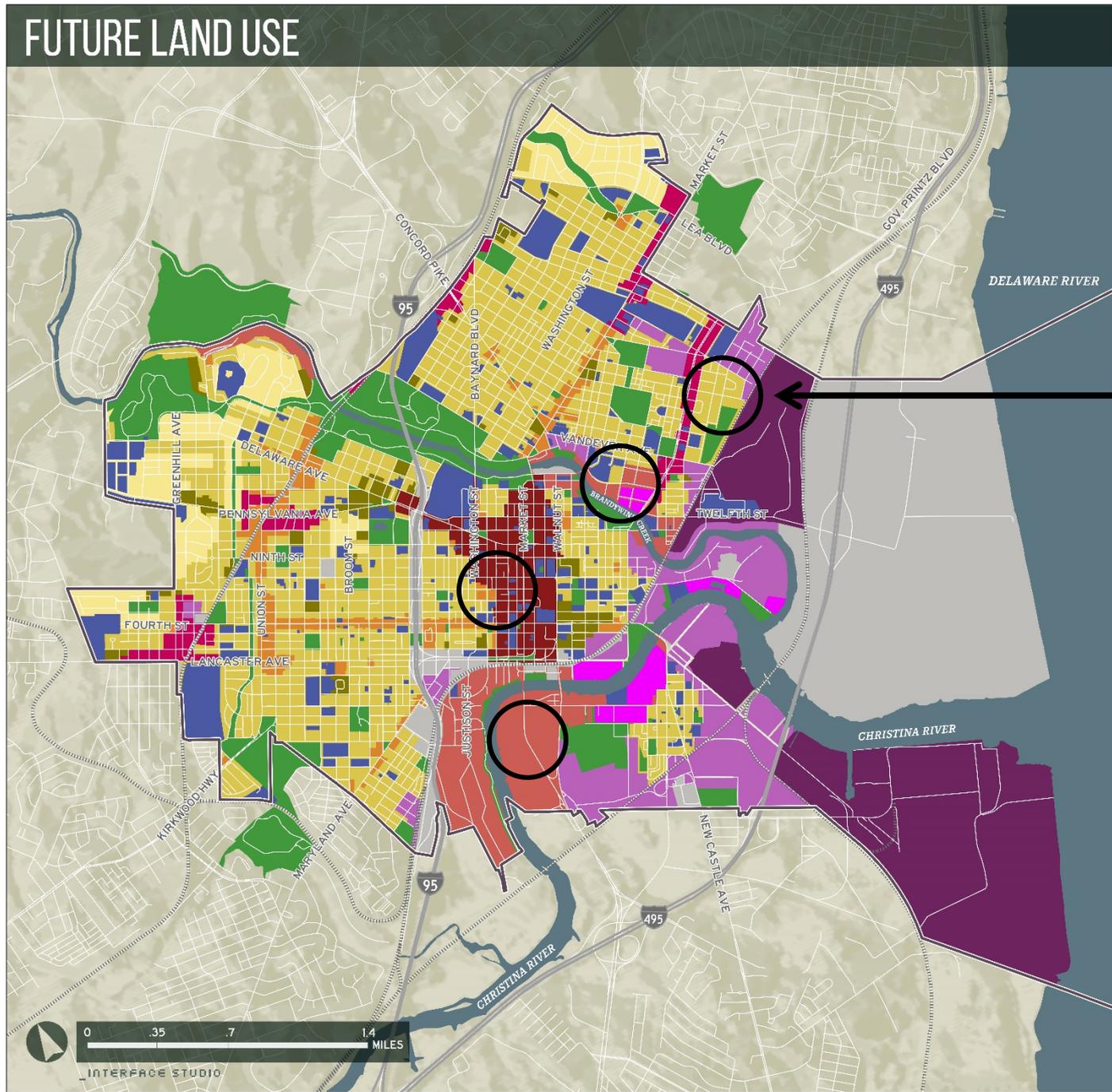


**Major areas
of change**

- Parks & Open Space
- Institutions
- Industrial
- Commercial
- Mixed Use
- Medium-High Density Residential
- Low-Medium Density Residential
- Infrastructure
- Parking
- Vacant Land
- City border



FUTURE LAND USE



Major areas of change

- Parks & Open Space
- Institutions
- Manufacturing
- Employment Center
- Regional Commercial
- Downtown Mixed Use
- Waterfront Mixed Use
- Waterfront Mixed Use Employment Center
- Neighborhood Mixed Use
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Infrastructure
- City border



GOALS AND KEY IDEAS

5 Goal Areas

- 1. Strong and safe neighborhoods**
 - 2. Healthy and thriving communities**
 - 3. Robust local economy**
 - 4. Connected city and region**
 - 5. Sustainable and resilient city**
-
-

I. Strong and safe neighborhoods

DRAFT GOALS AND KEY IDEAS

- 1. Promote walkable neighborhoods with access to jobs, services and amenities**
 - Encourage mixed use, infill and redevelopment in key opportunity areas
 - Evaluate former public buildings for redevelopment
 - 2. Ensure all residents have quality housing that is affordable and offers choice**
 - Improve existing housing stock
 - Promote pathways to homeownership
 - Develop new housing product and affordable housing
 - 3. Reduce neighborhood blight and crime**
 - Expand Neighborhood Stabilization Program in critical areas, prevent nuisance properties, stabilize vacant properties
 - Support community engagement through community-based public safety
 - Support Community Advisory Committee to reduce violence
-
-

Target crime and blight reduction in critical areas

HOUSING / NEIGHBORHOOD STABILIZATION



- Preserve/strengthen
- Stabilize/rehabilitate

I. Strong and safe neighborhoods

DRAFT GOALS AND KEY IDEAS

4. Ensure all residents have access to high quality, welcoming public spaces

- Implement an equitable investment strategy for civic spaces like parks, pools, libraries and community centers
- Invest in flexible athletic facilities and programming to meet changing preferences

5. Support neighborhood character, cohesion and pride

- Strengthen neighborhood character by ensuring infill and new construction fit in with basic neighborhood patterns
 - Define and market neighborhoods
-
-

Example: Public Pools | Cool Pools NYC



Before

Example: Public Pools | Cool Pools NYC



After - Paint, plants, deck chairs, umbrellas

Example: Public Pools | Swim Philly



Programming - aqua zumba, yoga

II. Healthy & thriving communities

DRAFT GOALS AND KEY IDEAS

- 1. Ensure all youth have opportunities to shape their future in and out of school**
 - Expand youth programming with partners in and out of school
 - Connect schools with city assets (libraries, cultural institutions, museums)
 - Expand City summer jobs and develop additional programs with partners (local businesses, institutions)
 - 2. Encourage a coordinated and holistic approach to service provision and access**
 - Partner with service agencies to transform civic spaces into community hubs that offer cross-programming
 - Encourage collaboration among service providers on funding, access, care and data sharing
-
-

Example: youth programming with partners in and out of school

| Warner-Shortlidge Arts Alliance



Example: Partnering with service providers to transform civic spaces into community hubs

| Eisenberg Elementary School's Wellness Center, New Castle



II. Healthy & thriving communities

DRAFT GOALS AND KEY IDEAS

3. **Make healthy living the default choice**

- Create healthy spaces at public and institutional facilities
- Pilot healthy living and wellness programs in City government and public facilities

4. **Build community capacity and civic engagement**

- Support grassroots capacity through civic associations and Friends of Parks groups
 - Explore development of Citizens Academy to train civic leaders, including youth
-
-

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



III. Robust local economy

DRAFT GOALS AND KEY IDEAS

- 1. Encourage a diverse and inclusive local economy in all neighborhoods**
 - Balance investments between neighborhoods, downtown and the Riverfront
 - Implement policies and programs for diversity and inclusion
 - 2. Support training to access the jobs and opportunities of today and tomorrow**
 - Support entrepreneurial training and opportunities
 - Encourage opportunities for populations that face significant barriers to employment
 - 3. Ensure that Wilmington is a city where inclusive businesses can thrive**
 - Nurture a creative environment to attract talent
 - Make neighborhood commercial corridors and centers clean, safe and attractive
-
-

III. Robust local economy

DRAFT GOALS AND KEY IDEAS

4. Promote city assets to attract and retain residents, employers and investment

- Enhance attractiveness of city gateways
- Expand the reach of arts and cultural institutions and make the arts visible throughout the city
- Advance city marketing and branding campaign

5. Position city government to serve and partner with a wide range of stakeholders

- Use technology and innovation to create efficiency and transparency in government
 - Continue to streamline the development review process
 - Develop standard operating procedures
-
-

Example: gateway enhancements

Lighting, color, landscape



Example: Making the arts visible throughout the city

Physical interventions by local artists



Performance and cultural experiences



Example: making the arts visible throughout the city | Light Drift
Schuylkill River Philadelphia



IV. Connected city and region

DRAFT GOALS AND KEY IDEAS

- 1. Connect across Wilmington and throughout the region via a multimodal network**
 - Adopt Complete Street policy, improve pedestrian safety and expand bike network
 - Reconnect street grid, remove sweeps and consolidate highway ramps
 - Restructure DART service to meet needs and prioritize buses on key routes
 - 2. Use Wilmington's streets to enhance the city's economic vitality, safety, health and environment**
 - Identify key corridors and the tools needed to turn these into great streets
 - Limit truck traffic in neighborhoods
 - Create neighborhood street program
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Great Streets



Gateways



Downtown Business District



Neighborhood Main Street



Neighborhood Street

WHAT IS A GREAT STREET?

267
responses

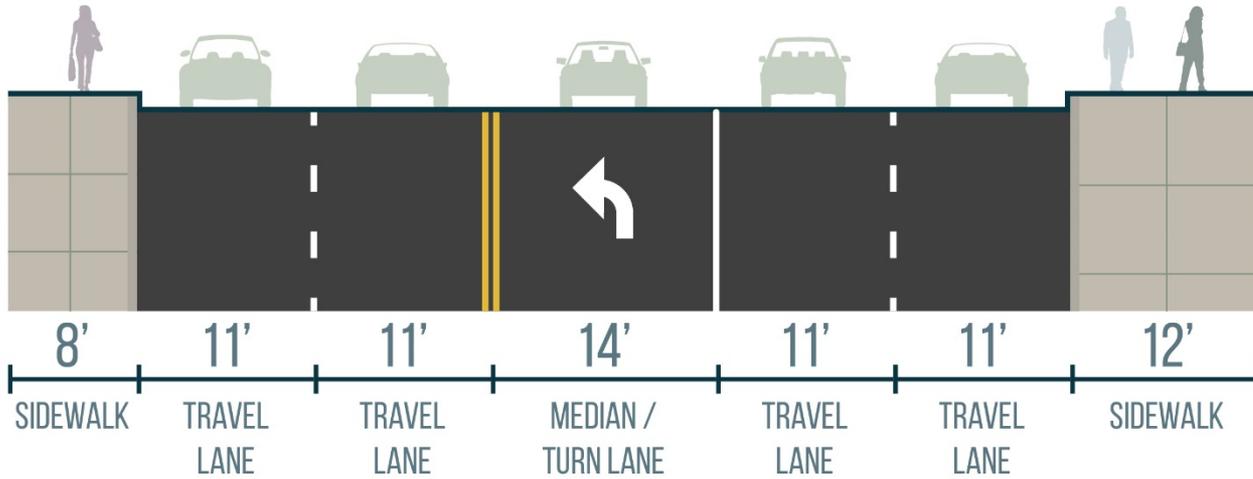
Most desired characteristics of a great street



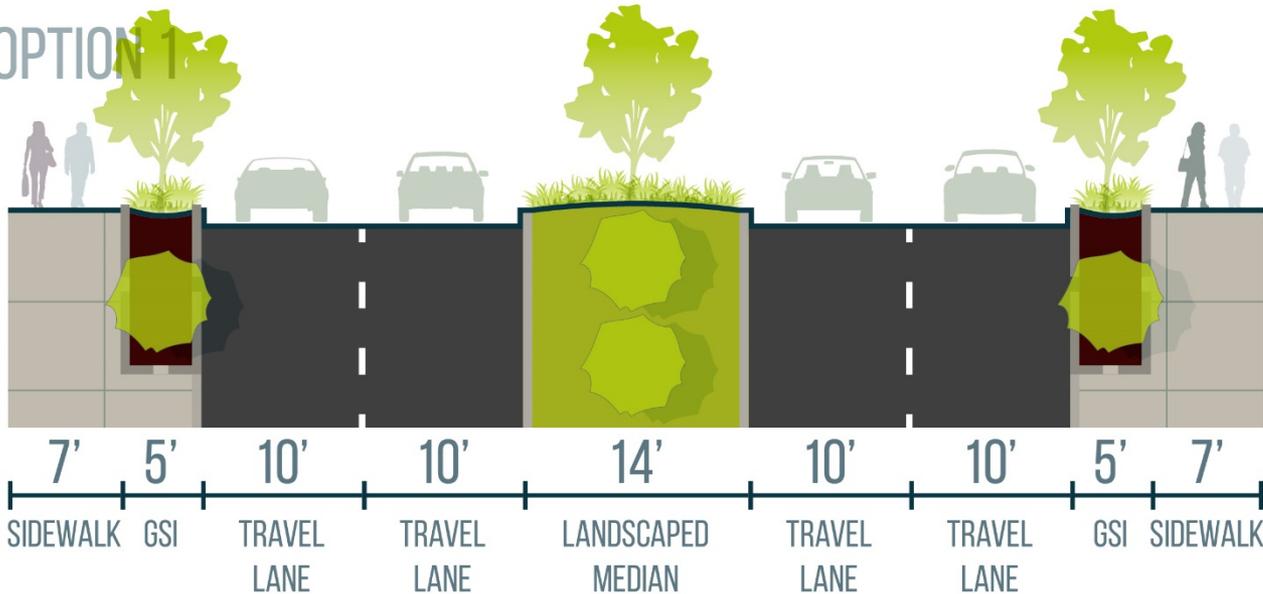
Example: Gateway Corridor | Pennsylvania Ave. @ N. Union St.

looking west – Option 1 [CONCEPTUAL: Traffic feasibility study required]

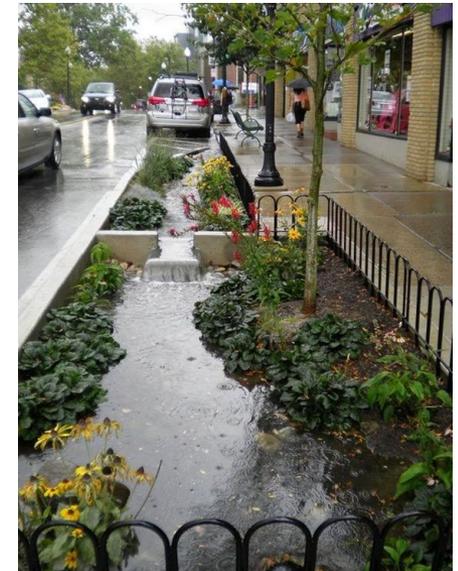
EXISTING



OPTION 1

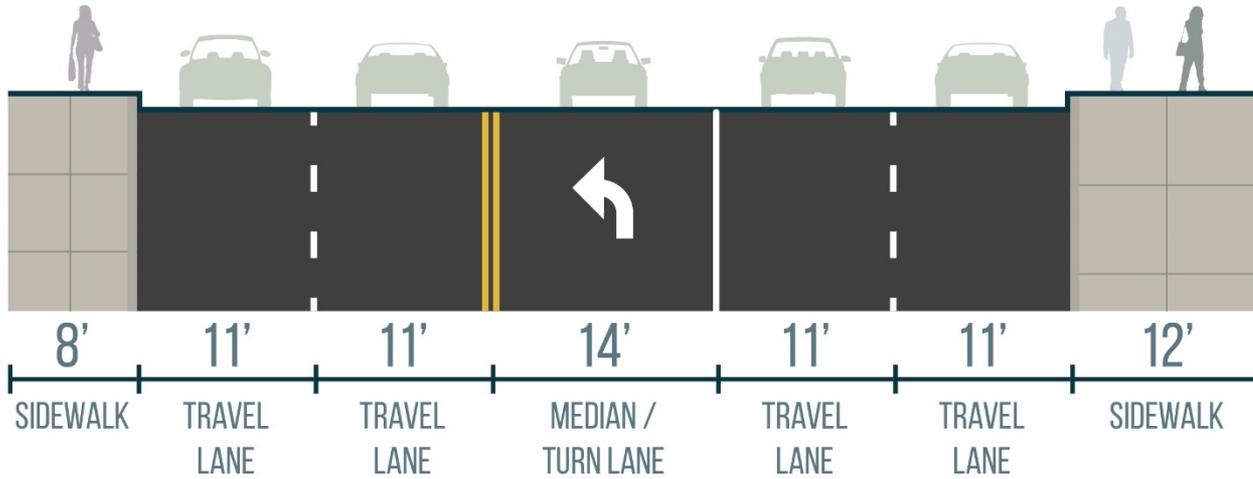


GREEN STORMWATER INFRASTRUCTURE (GSI)

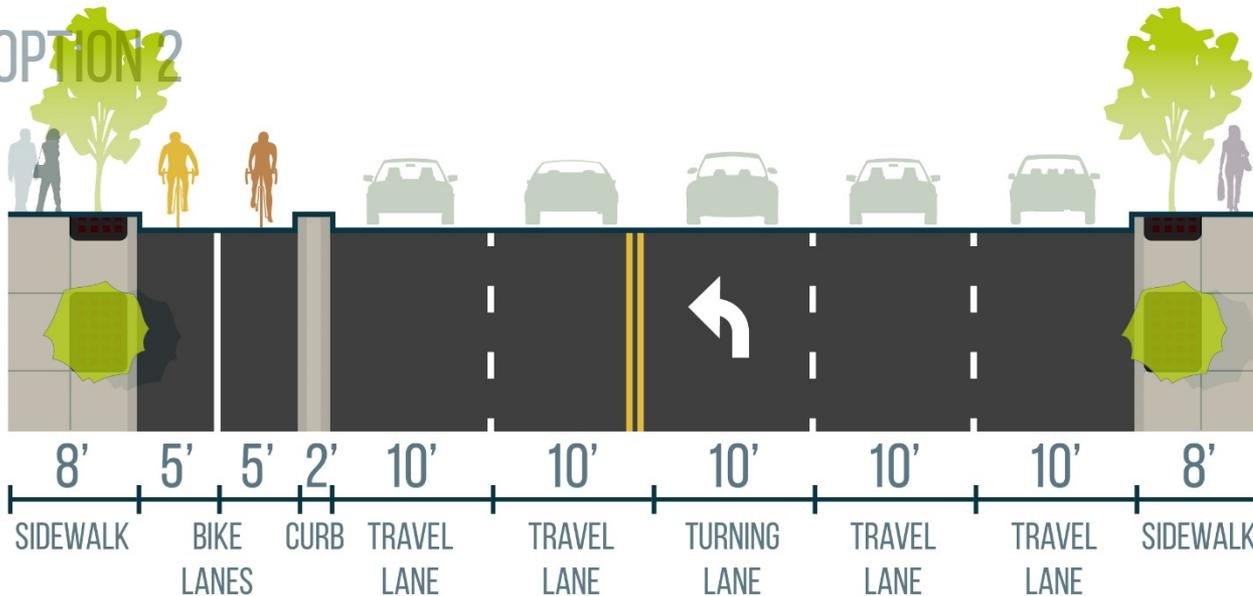


Example: Gateway Corridor | Pennsylvania Ave. @ N. Union St. looking west – Option 2 [CONCEPTUAL]

EXISTING



OPTION 2



TRANSIT/BIKE MIXING ZONE



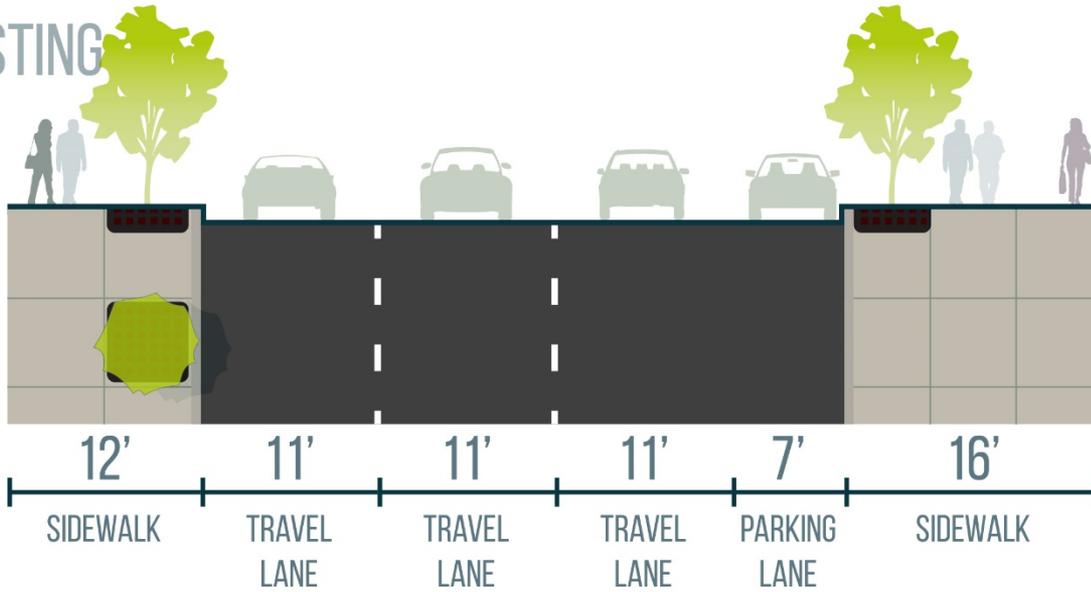
CURB SEPARATED CYCLETRACK



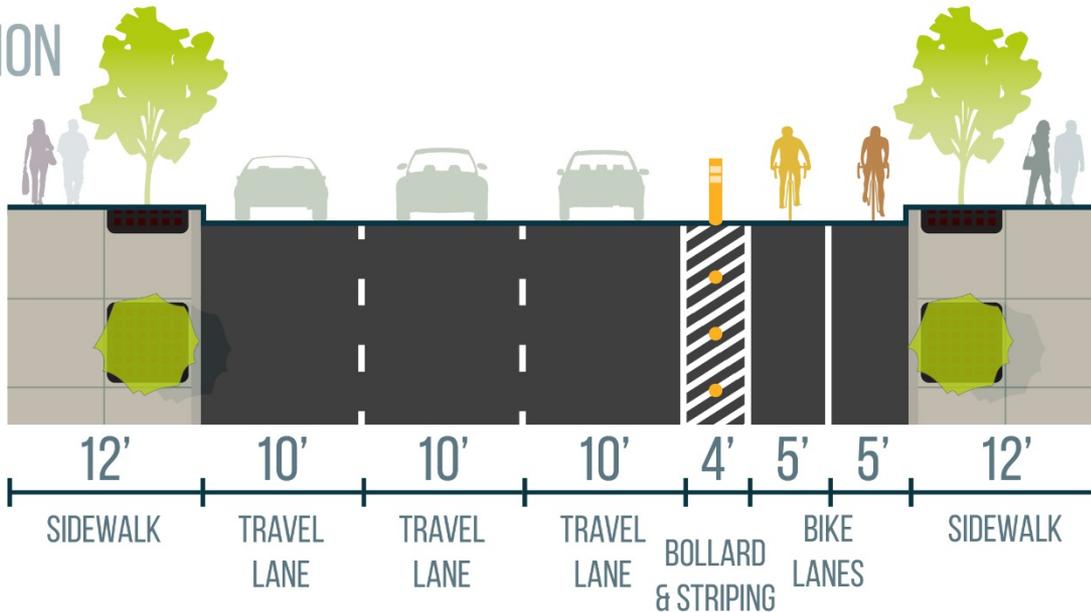
Example: Gateway Corridor | Walnut St. @ 10th St. looking north

[CONCEPTUAL]

EXISTING



OPTION



BUS ISLAND



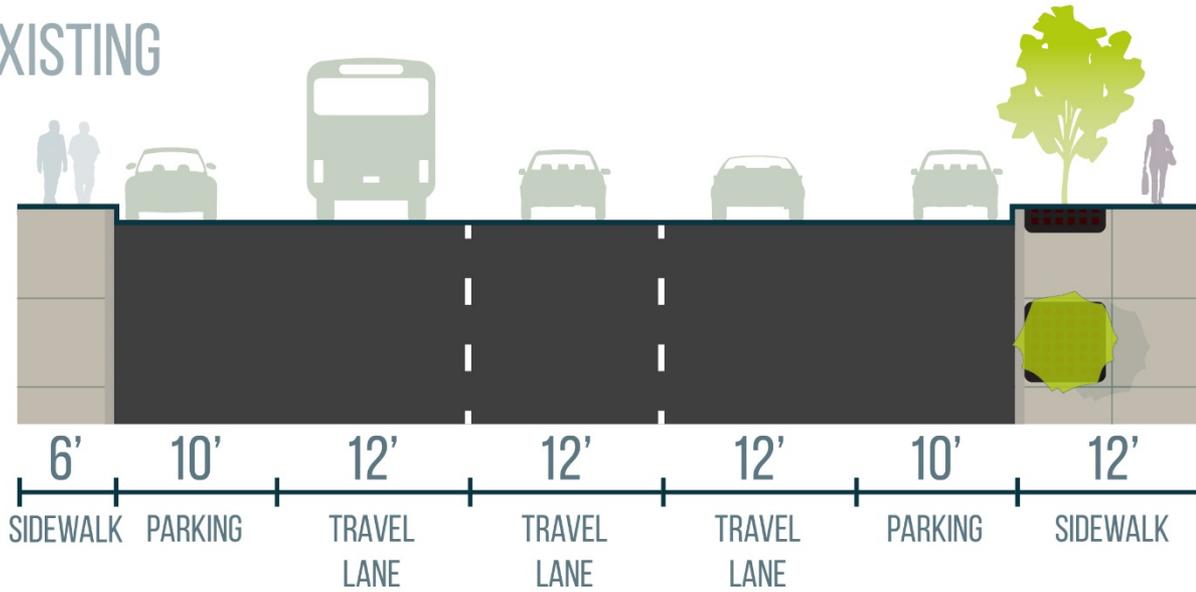
CYCLETRACK WITH BOLLARDS



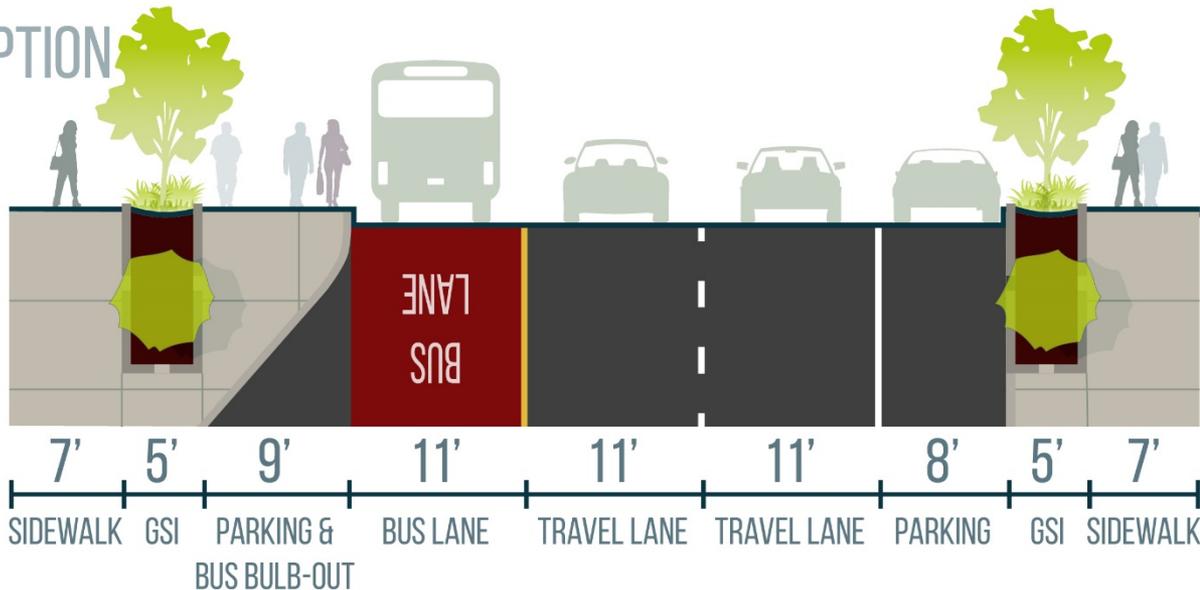
Example: Multimodal Transit Corridor | King St. @ 8th St. looking north

[CONCEPTUAL]

EXISTING



OPTION



DEDICATED BUS LANE & BUS BULB



Example: Main Street | Washington St. @ 5th St.



Example: Main Street | Washington St. @ 5th St. [CONCEPTUAL]



Precedent example | Philadelphia



Traffic volume on Spruce Street in Philadelphia is slightly higher than Washington Street

Example: Main Street | 4th St. @ Monroe St.



Example: Main Street | 4th St. @ Monroe St. [CONCEPTUAL]



Precedent example | Brooklyn



Traffic volume on
Vanderbilt Avenue in
Brooklyn is slightly
higher than 4th Street

before



after

IV. Connected city and region

DRAFT GOALS AND KEY IDEAS

3. Optimize parking to provide the right amount, in the right locations, at the right price

- Balance parking supply and demand with market-based approach and encourage shared parking
- Make it easy to find parking in commercial district

4. Evaluate the potential of new technologies and transportation ideas through pilot testing

- Examine the potential to integrate emerging technologies [bikeshare, dockless scooters, autonomous vehicles] and pilot test
 - Recognize street and curb space as valuable and price accordingly
-
-

V. Sustainable & resilient city

DRAFT GOALS AND KEY IDEAS

- 1. Invest in high quality city services, facilities and infrastructure for existing and future residents and businesses**
 - Update building codes and zoning codes
 - 2. Conserve resources and reduce greenhouse gas emissions to protect air and water quality and mitigate the city's contribution to climate change**
 - Develop a sustainability plan to coordinate efforts
 - Audit and upgrade public buildings to conserve energy and water
 - Transition City fleet to electric vehicles and expand charging stations
-
-

V. Sustainable & resilient city

DRAFT GOALS AND KEY IDEAS

- 3. Promote resilience to climate change and flooding in all long-range planning, critical public facilities and infrastructure**
 - Harden infrastructure vulnerable to sea level rise and extreme weather events
 - Evaluate riverfront flood management options
 - Manage stormwater through sewer infrastructure upgrades, green infrastructure in streets, and on-site stormwater management
 - Reduce urban heat island effect through green space, reflective building materials

 - 4. Promote community greening and sustainable practices for aesthetic and environmental benefit**
 - Increase tree canopy and develop tree coverage goal
 - Increase green space through vacant lots and yards
-
-

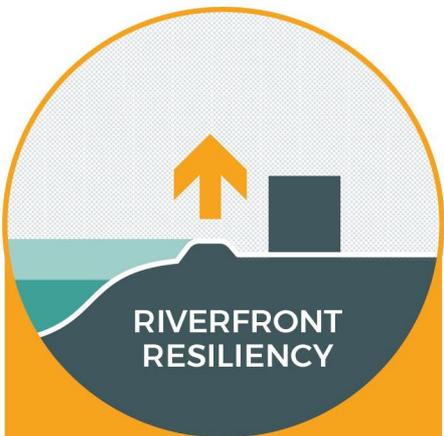
Example: flood and sea level rise resilience measures



Sewer and pump upgrades, dikes



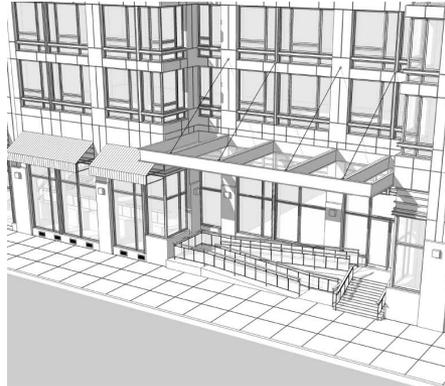
Green streets, bioswales, and bioretention basins



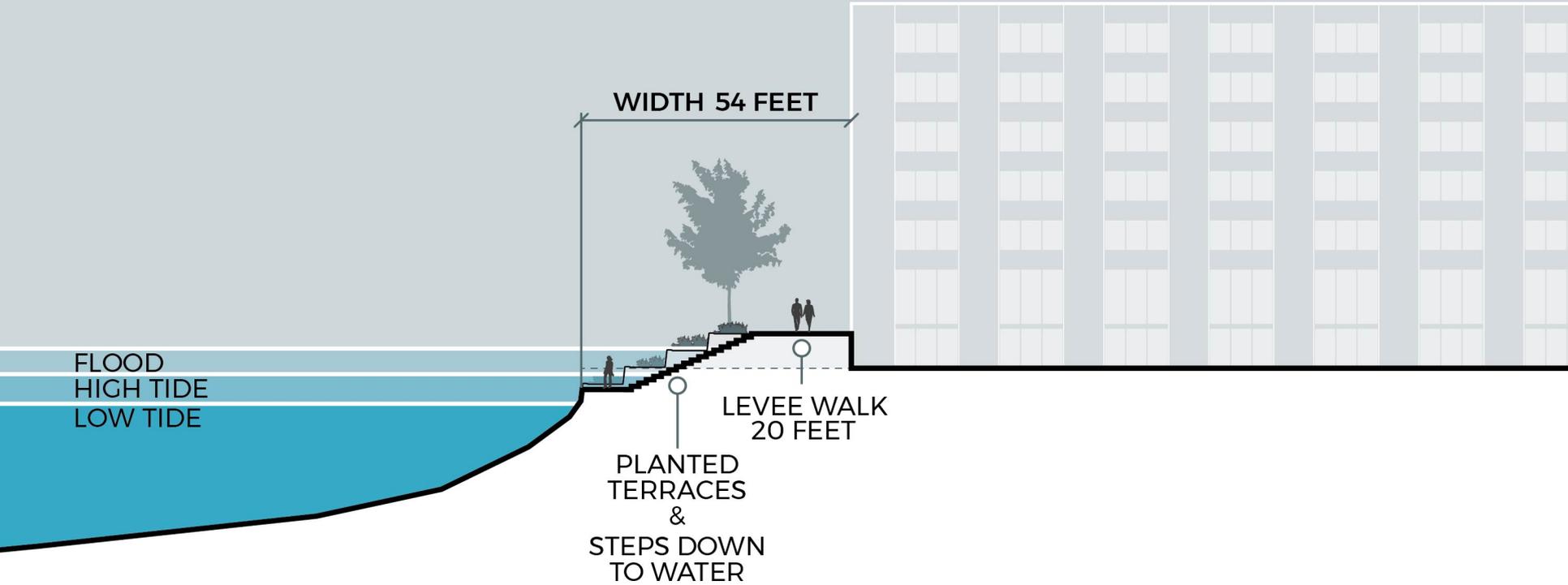
Floodable waterfront park or levee



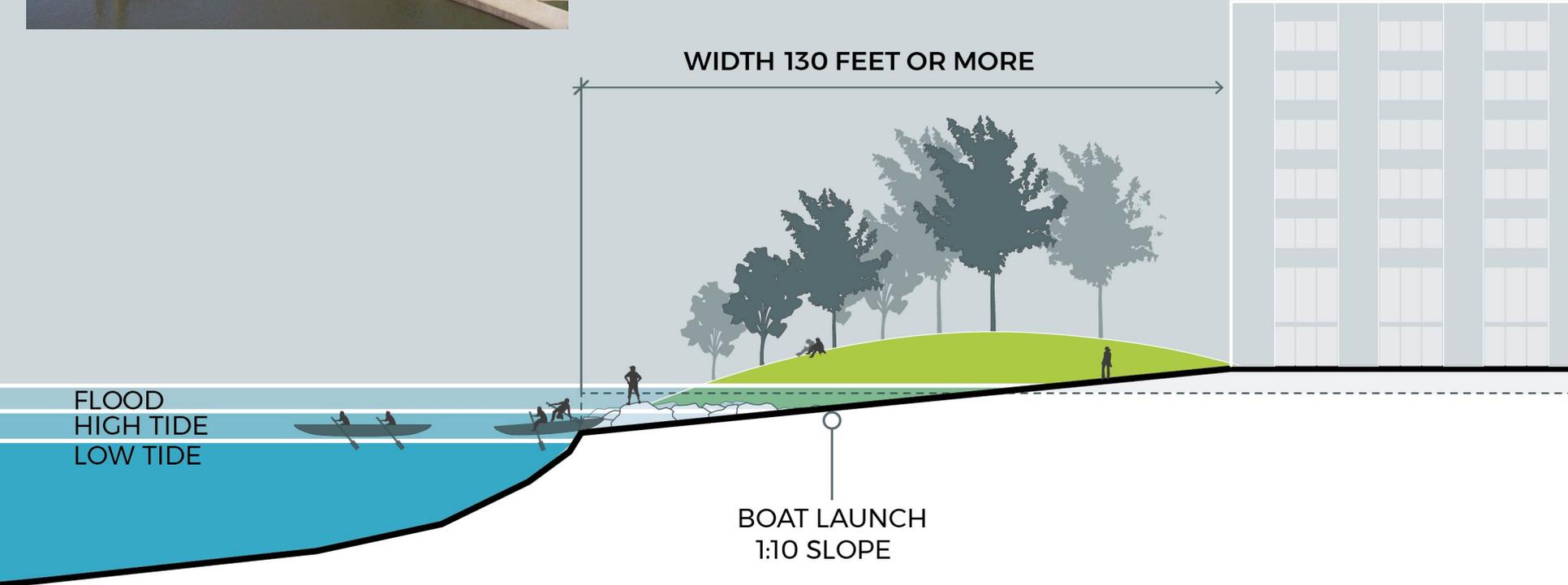
Elevate structure and/or floodproof structure



Example: riverfront flood management options | Riverwalk



Example: riverfront flood management options | Waterfront park



WIDTH 130 FEET OR MORE

FLOOD
HIGH TIDE
LOW TIDE

BOAT LAUNCH
1:10 SLOPE

Now tell us what you think about Wilmington

2028

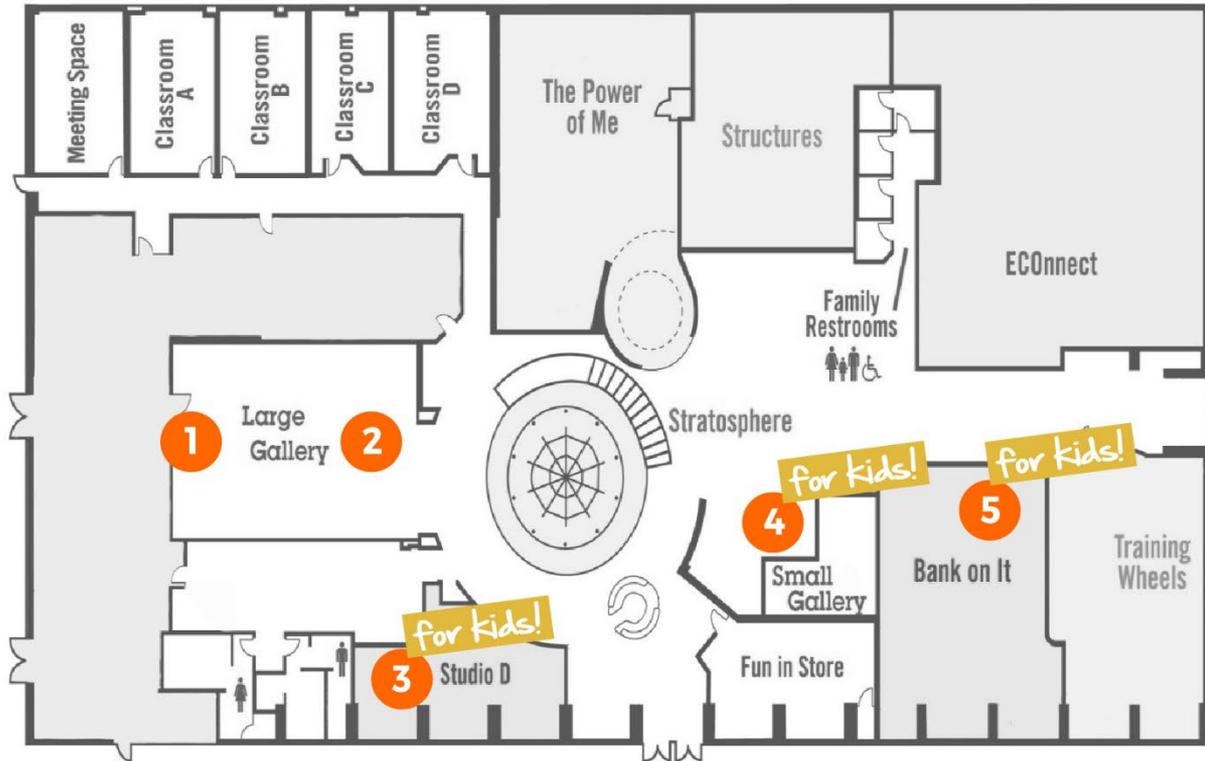
A Comprehensive Plan for Our City and Communities

Have questions?
Ask one of us
wearing a name tag!

Ask me!

Wilmington
2028

Welcome and thank you for coming to share your thoughts and ideas! Please make sure you visit each of the activities.



- 1 Slideshow
- 2 Tell us what you think!
- 3 Build your own city
- 4 Block party
- 5 Explore engineering

THANK YOU