

**NEIGHBORHOOD COMPREHENSIVE DEVELOPMENT PLAN
FOR SOUTH WILMINGTON**

**Department of Planning and Development
September 2018**

**Census Tract 19.02 and Part of Census Tract 154
(Formerly Neighborhood 15)**

This Comprehensive Plan replaces that plan which was originally adopted in May 1959
and subsequently amended on January 26, 1976, by City Council.

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SOUTH WILMINGTON COMPREHENSIVE DEVELOPMENT PLAN

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I. INTRODUCTION

This report sets forth the Comprehensive Development Plan for South Wilmington, as prepared by the Department of Planning and recommended by the City Planning Commission for adoption by the City Council. This document replaces the original plan, which was developed in 1959 and later amended (1976). The boundaries for the South Wilmington Analysis Area are shown on Map A.

Community involvement played an important role in the preparation of this updated plan: a series of public hearings were held to present recommendations and alternatives for land use and zoning. The Physical Planning Advisory Board served as the forum for discussion; the City Planning Commission and City Council also held public hearings to facilitate public review and comment. In addition, the Department of Planning met with community leaders periodically to inform them of the plan's progress and to solicit their input and support.

This plan is intended to guide long-range planning efforts, and has a scope of twenty years in which to accomplish the objectives set forth. It is not meant to be a static plan, because of the many unforeseen changes that could take place in the future, which may necessitate revisions. Any changes to this plan, however, should be made in a thorough and comprehensive manner, with full consideration given to the impact of proposed land use and development on the South Wilmington community. NOTE: This Plan was updated in April 2008 for the specific purpose of incorporating references into the Plan regarding the S. Walnut Street Urban Renewal Plan (2007) and the ongoing Special Area Management Plan (SAMP) process, both of which were developed after this Comprehensive Plan was adopted in 1990 and last updated in January 2005. It was the intention that this document would be updated after it was certain that the urban renewal plan was approved and adopted by City Council.

II. GENERAL CHARACTERISTICS OF THE AREA

South Wilmington is defined as Census Tract 19, which is located to the southeast of the central business district. It is physically separated from the majority of the City by the Christina River, which forms the eastern, northern and western boundaries for the area. It is a relatively flat, 1.6 square mile area. Much of the land is undeveloped or underdeveloped due to various environmental concerns, which increase development costs above what the market will bear. The land elevation seldom rises above 10 feet, with the majority of land located within the 100-year floodplain or containing wetlands. The area is developed largely with residential and industrial uses. The Port of Wilmington and associated port-related uses predominate, having a large impact on surrounding development.

There has been a significant increase in development activity over the past two or three years, with the development of affordable housing taking prominence as an important goal. Recent developments, including a new warehousing complex on S. Walnut Street, the relocation and new construction of the headquarters for the Salvation Army, and smaller-scale manufacturing and commercial developments, particularly along "A" Street and the waterfront, have helped to strengthen the area. Residential projects such as Apple Square are helping to fill the demand for affordable housing.

Part A. South Wilmington Demographics (1990)

A. Population

In 1985, the population of South Wilmington was estimated by WILMAPCO to be 2,001, showing a net decrease of 2.9 percent from the 1980 figure of 2,061. In 1980, the population showed a net decrease of over 29 percent from the 1970 figure of 2,910. Between 1970 and 1980, the number of white persons living in South Wilmington decreased from 225 to 98 (a 56.4 percent decline), while the number of minorities decreased from 2,685 to 1,963, (a 26.9 percent decline). In 1980, the population of South Wilmington was 95.3 percent minority and 4.7 percent white.

B. Labor Force

Of the 531 persons in the labor force in 1980 (persons 16 years of age and over), 207 were male and 324 were female. 370 persons (69.7 percent) were employed (138 males and 232 females), and 161 persons (30.3 percent) were unemployed, (69 males and 92 females). This unemployment rate tripled from 1970, when it was 10 percent. Simultaneously, the labor force decreased by 37 percent, from 846 persons in 1970 to 531 persons in 1980. The number of families at or below the poverty level increased from 43.3 percent in 1970 to 57.0 percent in 1980. Of those employed, the major occupations fall into the following categories: managerial/professional (50 employees, 13.5 percent); technical/clerical (76 employees, 20.5 percent); service workers (118 employees, 31.9 percent); and the transportation sector (48 employees, 13.0 percent).

C. Education

According the 1980 U.S. Census Bureau figures, when South Wilmington residents were asked to state the highest level of education completed, of the 922 persons 25 years and over, 264 (28.6 percent) completed only 0 and 8 years of schooling; 292 (31.7 percent) completed between 9 and 11 years; 288 (31.2 percent) were high school graduates; 64 (7.0 percent) completed between 1 and 3 years of college; and 14 (1.5 percent) completed 4 or more years of college.

D. Housing

In 1980, there were a total of 761 housing units in South Wilmington, a decrease of 13.7 percent from 1970, when 882 units were available. In 1980, occupied housing units numbered 663, (451 were rental units and 212 were owner occupied); 98 housing units were vacant. These figures do not include the two public housing complexes in Wilmington known as Southbridge and Southbridge Extension. There are a total number of 360 public housing units, which in 1989 housed 257 families, or 726 persons.

Future population projections, based on 1985 New Castle County Allocation Model projections, show the total South Wilmington population continuing to decline from 2,001 in 1985 to 1,945 persons in 1990 (2.8 percent decrease), and thereafter increasing to 2,489 persons in 1995 (21.9 percent), and 2,665 persons in the year 2000 (6.6 percent). The total percent increase from 1985 to the year 2000, according to these projections, is 33.2 percent.

This model also addresses the type of housing being occupied. In 1985, 282 persons (14.1 percent of the total population), lived in multi-family units. This number is projected to increase to 298 persons in 1990 (15.4 percent of the total population), 449 persons in 1995 (18.0 percent of the total population), and 488 persons in the year 2000 (18.3 percent of the total population). This figure represents a projected 73 percent increase over 1985 figures.

Between 1985 and 1990, the number of persons living in single-family units is projected to decrease from 1,719 to 1,646 (84.6 percent of the total population) but thereafter increasing in 1995 to 2,038 (82 percent of the total population), and 2,177 (81.7 percent of the total population) in the year 2000. This represents a projected net increase of 27 percent from the 1985 figures.

Part B. South Wilmington Demographics (Updated April 2008)

A. Population

In 2000, the population of South Wilmington was estimated by U. S. Census Bureau to be 1,840, showing a net decrease of 6.2 percent from the 1990 figure of 1,963. In 1990, the population showed a net decrease of 4.8 percent from the 1980 figure of 2,061. Between 1990 and 2000, the number of white persons living in South Wilmington decreased from 115 to 91 (a 20.9 percent decline), while the number of minorities decreased from 1,848 to 1,749 (a 5.4 percent decline). In 2000, the population of South Wilmington was 95.1 percent minority and 4.9 percent white.

B. Labor Force

Of the 679 persons in the labor force in 2000 (persons 16 years of age and over), 246 were male and 438 were female. 574 persons (84.6 percent) were employed (192 males and 382 females), and 105 persons (15.4 percent) were unemployed, (49 males and 56 females). The unemployment rate decreased from 1990, when it was 16.9 percent. Simultaneously, the labor force decreased by 9.7 percent, from 752 persons in 1990 to 679 persons in 2000. Of those employed, the major occupations fall into the following categories: education/health/social services (126 employees, 22 percent); finance/insurance/real estate/rental & leasing (85 employees, 14.8 percent); and professional/scientific/management/administrative & waste management services (78 employees, 13.6 percent). The poverty threshold for a family of four was \$12,674 in 1990, and \$17,029 for a family of four in 2000.

C. Education

According to the 2000 U.S. Census Bureau figures, of the 811 persons 25 years of age and over, 111 (13.7 percent) completed only 0 to 8 years of schooling; 207 (25.5 percent) completed between 9 and 11 years; 246 (30.3 percent) were high school graduates; 213 (52.5 percent) completed between 1 and 3 years of college; and 27 (3.3 percent) completed 4 or more years of college.

D. Housing

In 2000, there were a total of 775 housing units in South Wilmington, a decrease of 3.6 percent from 1990, when 747 units were available. In 2000, occupied housing units numbered 642, up 1.7 percent from 1990, while the number of vacant housing units numbered 133, up 13.7 percent from 1990. These figures do not include the public housing complex located in Southbridge. There are a total number of 180 public housing units, which in 2000 housed 124 families. (Note: The public housing complex known as Southbridge Extension was demolished in 2005.)

III. CURRENT LAND USE PLAN

Part A. Current Land Use (1990)

Since the adoption of the first Comprehensive Plan for South Wilmington in 1959, there have been significant changes in the area:

1. City policy regarding land use and development within the waterfront areas has been established and strengthened through the creation of the waterfront zoning districts. These districts and associated regulations support the goals and objectives for waterfront development along the Christina and Brandywine Rivers (Ordinance 81-071, Sub. No. 2).
2. Development plans in the Christina Gateway include the future construction of a waterfront festival marketplace known as TowerSide. This multi-million dollar joint public/private investment site is located along the north bank of the Christina River at the foot of Market Street. Immediately north of the South Wilmington Analysis Area, it is expected to impact the northwestern portion of South Wilmington with spin-off developments.
3. There has been a significant increase in Port activity and related development.
4. There is potential for the location of a proposed City civic center in South Wilmington, possibly along the riverfront, which could greatly impact future development patterns.
5. Overall demographics and existing land uses have changed as well.

A Land Use Survey (Map B) conducted in 1989 by the Department of Planning outlines the current land use patterns in South Wilmington. Existing industrial, commercial and residential uses are in close proximity, without regard for proper land use buffers. This creates the potential for conflicts with noise, traffic, safety and aesthetic considerations. The survey shows that there is much vacant and underdeveloped land, in part because of environmental problems such as wetlands and the floodplain. These issues are addressed in this plan.

Current land use patterns in South Wilmington are described below.

A. Commercial Land Use

1. Heavy Commercial

These uses involve wholesaling and warehousing activities. Typical uses include storage yards, auto sales, repair, parts and salvage operations, lumber yards, truck terminals, and construction equipment storage. The corresponding zoning district classification for these land uses is C-5, heavy commercial.

These types of commercial uses are heavily concentrated in the western portion of South Wilmington. The S. Market Street corridor has a large concentration of auto-related operations, including salvage, repair, parts and sales. Oil distributor, lumber, storage and fabrication operations are also present. "A" Street contains auto operations, as well as supply/distributing companies, oil distributors and a variety of other uses. Garasches Lane is largely occupied by auto operations. A variety of heavy commercial uses also exist in pockets within the residential neighborhood, on the east side of the analysis area and along Christina Avenue, Commerce Street, and New Castle Avenue, south of the Shellpot Branch railroad line.

2. Neighborhood Commercial and Local Shopping

Neighborhood commercial and local shopping uses are classified as neighborhood-oriented retail shops and personal service establishments, which are intended to serve the immediate area. Typically, they are located on a building's ground floor, with residential uses located on the upper floors. These types of uses may also be located within small shopping strips. Typical zoning would include C-1, neighborhood shopping and C-1-A, neighborhood commercial.

Local commercial establishments which provide neighborhood oriented goods and services have not been widely developed in South Wilmington. Smaller establishments, including corner commercial operations, are located along Heald Street, New Castle Avenue, S. Market Street and are also scattered throughout the residential core. These uses include gas stations, dry cleaners, package stores, laundromats, retail food stores and restaurants.

3. General Commercial

These commercial uses provide general shopping and business needs, and can be found in secondary business centers, which serve large segments of the City. They are generally located along major thoroughfares. Uses include general retail, restaurants and business offices. Corresponding zoning would include C-2, general commercial. General commercial uses are limited in South Wilmington; they can be found along S. Market, A, and Heald Streets, and are also scattered throughout the residential core.

B. Industrial Land Use

1. Light Manufacturing

These land uses include manufacturing operations which involve assembly and fabrication, and which generally produce no noticeable external affects because they are subject to performance standards. These uses are often compatible with residential development, and serve to buffer residential neighborhoods from more onerous land uses, including heavy commercial or industrial operations. Typical zoning would include M-1, light manufacturing. Light manufacturing and warehousing uses can be found along S. Market and S. Walnut Streets.

2. General Industrial

These land uses include heavy manufacturing operations. Corresponding zoning would include M-2, general industrial.

Both light and general industrial uses can be found throughout South Wilmington; the majority of uses are located along Christina Avenue, Commerce Street, A Street and S. Market Street. These uses are also located along the waterfront, including the Port area, and can be found bordering the residential core, particularly on the eastern side.

C. Residential Land Use

The residential core is concentrated in the center of the South Wilmington analysis area, roughly extending east from Church Street to Bradford Street, and south from Peach Street to the City's southern boundary. Residential development in South Wilmington is dominated by row houses and public housing complexes with some semi-detached dwelling units.

1. Medium-Low Density Residential

Medium-Low density residential development includes uses designed for 20 to 50 persons per net acre, or 8 to 20 dwelling units per net acre. Typical uses include large, detached, semi-detached-and large row or group dwellings. Typical zoning would include R-3, single-family row houses and R-2, single-family semi-detached classifications.

2. Medium Density Residential

Medium density residential development includes uses designed for 50 to 70 persons per net acre, or 20 to 45 dwelling units per net acre. Typical uses include small lot row houses, garden apartments and small apartment buildings. Corresponding zoning would include R-5-A, low density apartments.

City housing initiatives in cooperation with the Neighborhood House have assisted in creating successful housing opportunities for the neighborhood. Apple Square, the development of 28 owner occupied, single-family townhouse units, was funded by Community Development Block Grant and Urban Development Action Grant funds; Townsend Place, located at B and Townsend Streets, contains nine owner occupied single-family homes, constructed with Wilmington City Housing Corporation (WCHC) construction loans. Other housing developments are proposed for Bradford Street, between B and Lobdell Streets, and Claymont Street, between B and C Streets. The City is moving forward with plans to construct between 50 and 70 additional residential units in the neighborhood during the upcoming year, which is consistent with the Proposed Land Use Plan.

Public housing has had a significant impact on South Wilmington. Currently, there are two public housing developments, known as Southbridge and Southbridge Extension. Southbridge was constructed in 1943 and contains 180 small, two story rowhouse units; Southbridge Extension was constructed in 1954 and also contains 180 rowhouse units.

The Wilmington Housing Authority is currently involved in a two year renovation program for the public housing during which major modernization is taking place. As of October 1989, renovation of 159 units was completed, with 65 still under construction, 41 units in the process of being bid out for work, and 95 units remaining for future renovation.

D. Institutional/Public and Quasi-Public Uses

Institutional and quasi-public uses include churches, synagogues and other places of worship, lodges, medical and community centers, public and parochial schools, libraries and community service organizations. Public uses include any use directly operated by general purpose units of government (such as police and fire stations, community centers, and public parking facilities). These uses are currently generally permitted in appropriate residential and commercial districts. For the most part, these types of uses are currently scattered throughout the residential core, and are generally compatible with neighborhood development.

E. Waterfront Land Use

Developments along the waterfront are currently oriented towards heavy commercial and industrial uses. It is important to guide future development, particularly those related to the Christina Gateway and proposed civic center, so that they are compatible with the existing neighborhood. The types of waterfront uses that need to be stressed, particularly adjacent to the residential core and along the primary circulation routes, are mixed-use commercial/residential and commercial recreation opportunities.

1. Waterfront Manufacturing

This land use classification includes manufacturing and heavy industrial uses, and generally describes areas in which these types of uses have been or are already well established, although there are additional suitable sites for development which are served by rail, water, and highway networks. Typical zoning includes W-1, waterfront manufacturing.

Waterfront manufacturing land can generally be found along the Christina River between Commerce Street and I-495; between the Heald Street bridge and Church Street; and closer to the Port.

2. Waterfront Commercial/Manufacturing

This classification provides for areas where manufacturing uses are well established, and commercial development is suitable due to locations near arterial highways. Typical zoning includes W-2, waterfront commercial/manufacturing. These waterfront land uses are currently located along the Christina River, between the S. Market Street and Heald Street bridges; from the S. Market Street bridge south to the City's boundary; and along Commerce Street.

3. Waterfront Residential/Commercial

These land uses support mixed use developments which include areas of planned integration of medium and high density residential, commercial retail and office uses which are designed to maximize functional interdependence and to minimize adverse impacts. Corresponding zoning includes W-4, waterfront residential/commercial.

This type of land use development has been slow in the South Wilmington area, but is expected to increase in importance when development occurs as a result of activity in the Christina Gateway. Currently, there are commercial uses along the river at S. Walnut Street and S. Market Street.

4. Port-Related Land Uses

The Port covers 350 acres of land in South Wilmington, along the bank of the Christina River between I-495 and the Delaware River. The Port is operated by the City of Wilmington's Commerce Department. It currently contains seven ship berths, seven warehouses (three of which are refrigerated), and four cranes (two of which are multi-purpose cranes, handling containers, dry bulk and heavy lifts). Some of the imports and exports handled through the Port include fresh fruit and produce, frozen meat, lumber, vehicles, steel and aluminum. There are over 50 full and part-time City employees associated with Port operations, with over 300 longshoremen and 2,500 indirectly related jobs created through Port activities.

For the past 10 years the Port has undergone steady growth; current plans include facility expansion, particularly in the areas of berth space and warehousing capabilities.

F. Open Space

Open space is generally classified as undeveloped land which has been dedicated for the use and enjoyment of the public for rest and recreational purposes. It also serves to provide permanent light and air to surrounding developments. Uses include parks, playgrounds and ball fields. Landscaped open space can also enhance vehicular entrances to the City, along boulevards and primary circulation routes. Typical zoning includes O, open space.

Open space and park land is adequate in the South Wilmington area. Several large, undeveloped lots exist, which have the potential to be developed into passive or commercial recreation facilities. There are currently four public park facilities, all of which are operated by the City of Wilmington. They are Eden Park, Dugan Ball Field, Barbara Hicks Playground and Elbert Playground.

G. Vacant/Underutilized Land

Several areas in South Wilmington are underdeveloped, for a variety of reasons. The majority of these areas lie within the 100-year floodplain, which limits the type and intensity of development that is permitted. The presence of wetlands also places serious constraints on future development. Other types of environmental concerns, such as soil contamination, limit the development potential of other properties.

Areas which have potential for development include the site east of S. Walnut Street, between B Street and Garaches Lane; the site north of Christina Avenue, between Commerce Street and the Shellpot Branch railroad line; and several sites located in the vicinity of the Port.

Part B. Current Land Use Plan (Updated January 2005)

A. Residential Land Use

The Wilmington Housing Authority (WHA) is currently seeking Hope VI funding to redevelop the Southbridge public housing sector with a multi-phased construction of 2 and 3 bedroom townhouses and 1 and 2 bedroom apartment flats which will include owner and renter occupied units. This program will also identify infill housing sites throughout the South Wilmington neighborhood for new housing opportunities. Funds have already been secured for the demolition of the area known as the Southbridge Extension, located between Garasches Lane and the City Boundary, roughly 14 acres of largely vacant dilapidated housing. The homes of Southbridge and Southbridge Extension had last been updated in the late 1980's through a two year renovation program which emphasized major modernization of the existing units.

B. Open Space

There are currently three public park facilities in South Wilmington operated by the City of Wilmington: Eden Park, Barbara Hicks Playground, and Elbert Park. Former Dugan Ball Field was rezoned from O open space to R-5A residential zoning to encourage the redevelopment of the vacant and underutilized field. Elbert Park, bounded by Townsend, Buttonwood, C, and D Streets, became an open space district in response to the 1990 Comprehensive Plan. The northern half of this block is currently recommended to be rezoned from O open space to R-5A to support WHA housing redevelopment efforts.

Part C. Current Land Use Plan (April 2008)

A. Recent Development

Current trends show that development has migrated south of the Christina River into South Wilmington, and to support that development activity, significant improvements have begun to area infrastructure, including roads, utilities and drainage. Recent developments include: 1) Christina Landing, a major development nearing completion, which consists of upscale residential dwellings in the form of high rise condominium and apartment buildings, and townhouses situated along the Christina River between S. Market and S. Walnut Streets; 2) Christina Crossing, a commercial retail center currently under construction which will include a grocery store, bank and other retail support services south of A Street between S. Market and S. Walnut Streets; 3) commercial office development along A Street east of S. Walnut Street; and 4) a retail shopping center proposed for S. Heald Street, on a part of the former Diamond Fuel site. In addition, federal funds have been identified for the design and construction of a bridge over the Christina River, which will ultimately provide vehicular and pedestrian access between South Wilmington and the downtown riverfront.

Land use changes along the S. Market and S. Walnut Street corridors are also anticipated in response to the completely updated S. Walnut Street Urban Renewal Plan, which was adopted in August 2007 and provides for redevelopment in accordance with specific design and environmental standards. This urban renewal plan is referenced in Section XI.

B. Supporting Studies

Although development is occurring, South Wilmington is still faced with problems like poor drainage, chronic flooding, industrial pollution, unemployment, and deteriorating housing stock in the Southbridge neighborhood. Given the large amount of undeveloped and underutilized land, however, there is great potential for redevelopment. Through the Special Area Management Plan process, various studies have been completed which address some of the more pressing redevelopment issues, to lay the groundwork for future growth. Completed studies which will support future redevelopment efforts include the following:

1. South Wilmington Neighborhood Plan (July 2006). Data and recommendations focused on improving the existing community center and reconciling it with new development initiatives.
2. South Wilmington Drainage Study (September 2006). An assessment of flood-prone areas and recommendations to reduce flooding frequency.
3. South Wilmington Wetland and Hydrologic Summary Report (October 2007). Data and assessment of the health and hydrologic patterns of the central wetland area.
4. South Wilmington Socio-Economic Profile (August 2006). Socio-economic data for South Wilmington.
5. South Wilmington Environmental Profile (August 2006). Detailed environmental and geological information about South Wilmington.
6. South Wilmington Brownfield Inventory Compendium (January 2005). Information regarding parcels within South Wilmington that are known or suspected brownfields.
7. Southbridge Underutilized Property Inventory (June 2005). Inventory of vacant and underutilized parcels with the Southbridge neighborhood.
8. South Wilmington Walkable Community Report (September 2006). Information and recommendations for pedestrian improvements.

IV. CURRENT ZONING

Part A. Current Zoning (1990)

The current zoning districts in the South Wilmington area are identified on Map C. Since the adoption of the 1976 Comprehensive Plan amendments, new zoning classifications have been created, which are included on this map where appropriate. They are the waterfront zoning districts (W-1, W-2, W-3, and W-4), adopted by the City in 1981 and used to guide development along the Christina and Brandywine Rivers, while preserving and promoting an important natural resource.

Also new are the C-1-A and C-2-A neighborhood commercial zoning districts. In addition, changes have been made to the Zoning Code text which affect the extent of the regulations set forth in several of the zoning districts. The following zoning classifications are currently present in South Wilmington:

1. Commercial zoning districts include: C-1, Neighborhood Commercial; C-2, General Commercial; and C-5, Heavy Commercial.
2. Manufacturing zoning districts include: M-1, Light Manufacturing; and M-2, General Industrial.
3. Residential zoning districts include: R-3, Single-Family Row houses; and R-5-A, Low Density Apartments.
4. Waterfront zoning districts include: W-1, Waterfront Manufacturing; W-2, Waterfront Commercial/Manufacturing; and W-4, Waterfront Residential/ Commercial.
5. In addition, there are O, Open Space zoning districts.

Current land use is generally in conformance with the zoning, throughout the analysis area.

Part B. Current Zoning (Updated April 2008)

A. History of Zoning Changes (1990 - 2008)

When the Comprehensive Plan was completely updated in 1990, it included a series of rezoning recommendations for South Wilmington that addressed several areas of need, including: 1) stabilization of the Southbridge residential core by replacing heavy commercial and manufacturing zoning which permeated the area with R-3 single family residential zoning to encourage residentially compatible development; 2) encouraging waterfront mixed uses along the river between S. Walnut and S. Heald Streets, including the former Diamond Oil site; and 3) eliminating a large segment of industrial zoning in a wetland area east of S. Walnut Street, between A Street and Garasches Lane; 4) providing open space; and 5) providing waterfront zoning along S. Market Street and Christina Avenue to support commercial and manufacturing uses where appropriate. Shortly after the adoption of the Plan, all but the last recommendation were implemented. It wasn't until 2000 that the waterfront rezonings along S. Market and Christina Avenue began to take place:

1. In 2000, two waterfront areas in South Wilmington were rezoned to implement the Plan: to the west, the area between the river and S. Market Street was rezoned from W-2, C-5 and M-2 to W-4 instead of the originally recommended W-2, in order to support mixed use residential and commercial development; and to the east, the area between the river and Christina Avenue was rezoned from M-2 to W-1 to encourage manufacturing development which would be governed by the waterfront development standards.

2. In March 2002, the last segment of M-2 general industrial zoning within South Wilmington, with the exception of the Port of Wilmington, was rezoned to M-1 light manufacturing on the recommendation of the South Wilmington Task Force. This area is located directly east of the residential core of Southbridge.
3. In 2003, the triangular area bounded by S. Market, S. Walnut and A Streets and several parcels along A Street were rezoned from C-5, M-1 and R-3 to W-4, in order to implement the recommendations of the S. Walnut Street Urban Renewal Plan, which had been recently updated.
4. In 2005, at the request of the Wilmington Housing Authority, the northern half of the block occupied by Elbert Park was rezoned from O open space to R-5A low density multi-family zoning in order to support the first phase of residential development which would replace existing public housing stock in South Wilmington with the construction of new townhouses and apartments through the Housing and Urban Development (HUD) Hope VI grant program. (Note: The entire block currently remains under the ownership of the City of Wilmington.)

As a result of these rezonings, both the C-5 heavy commercial and the W-2 waterfront commercial/manufacturing zoning district categories have been eliminated from South Wilmington. Further, two large tracts of M-2 general industrial zoning, which abutted the Southbridge residential community and also occupied the wetland area east of S. Walnut Street, have been eliminated from South Wilmington, although the Port area east of I-495 is still zoned M-2. See Appendix A for the current zoning map dated April 2008.

B. South Wilmington Environmental Task Force

Several changes in area zoning and Code regulations resulted from the work of the South Wilmington Environmental Task Force. Historically, Southbridge zoning patterns have permitted industrial, manufacturing, and heavy commercial uses, which were not necessarily governed by strict or comprehensive environmental regulations in the past. Community concerns about the lasting effects of resultant industrial waste, air- and water-borne contaminants and other negative impacts on the neighborhood led Council Member Norman Oliver and the City's administration to create the South Wilmington Environmental Task Force in 2001 to examine the relationship between land use and environmental issues. Members included City department representatives, County and State government representatives, and the Southbridge community. The Task Force reviewed existing land use, the suitability of current zoning and land use regulations, the impact of existing environmental controls as regulated by the Delaware Department of Natural Resources and Environmental Control (DNREC) with respect to air and water quality, and the need for targeted economic development assistance. Resultant recommendations were developed and implemented in 2002 as follows:

1. Zoning Changes

The remaining M-2 general industrial district along Christina Avenue was rezoned to M-1 light manufacturing, which provides more rigorous land use and site planning regulations that would control external impacts on adjacent property.

2. Regulatory Changes

The Zoning Code was amended to include regulations requiring the following:

- a. Outdoor Storage Practices: Covers are required for outdoor storage materials which may become airborne (e.g., tarps, silos, protective sprays); and dikes are required to contain all materials stored outdoors which have the potential for leaching into the ground water or adjacent water sources.
- b. Landscape Practices: Setback, rear yard and side yard requirements have been increased, and landscaped buffer areas between commercial and industrial areas and adjacent residential districts are required.
- c. ETAP Membership: The Director of Environmental Affairs (City Department of Public Works) was added as a regular member, and designated as the Chair.

3. Non-Regulatory Recommendations

- a. The creation of greenways and open space buffers is proposed, including a Christina Riverwalk along the river's south side, between S. Walnut Street and the Winchester Bridge, and the acquisition of land to create an open space corridor, to include the former Diamond Oil site and M-1 areas along Christina Avenue.
- b. The Office of Economic Development proposed the use of "eco" (or ecologically sensitive) industrial development projects in South Wilmington. These projects solicit "clean" tenants, utilize storm, noise and dust management practices, employ attractive landscape buffering, and include public green space to attain the mitigating effects implied by "eco" development. Potential areas for "eco" development include: 1) the former Diamond Oil facility, for commercial office and/or residential mixed use redevelopment; 2) Garasches Lane, which is recommended for business park development, with adjacent wetlands leveraged as public open space; and 3) Commerce Street, a 50 acre tract bounded by Christina Avenue, the Christina River and the old Penn Central rail line, for office park or other "eco" development, including a river walk or open space.
- c. DNREC proposed to address environmental concerns through an Air Quality Monitoring program, Voluntary Pollution Prevention program for industry, and a Citizen Complaints/ Facility Compliance program.

V. PROPOSED LAND USE

Part A. Proposed Land Use (1990)

The Proposed Land Use Plan identifies a recommended pattern for development which would benefit South Wilmington. Several objectives have been identified to guide future development in a more compatible manner. These objectives form the basis of the Proposed Land Use Map (Map D), and are outlined below along with the corresponding zoning changes which are recommended to implement the Proposed Land Use Plan.

A. Expansion of Waterfront Land Uses

1. Objectives

- a. To permit comprehensive planning which results in more compatible development within the area, with fewer land use conflicts. Quality developments which protect and encourage other investments, particularly in housing, manufacturing, and warehousing are encouraged both within South Wilmington and along the Christina River near the southern portion of the central business district.
- b. In response to the anticipated growth in the Christina Gateway, (including TowerSide, an approximately 100,000 square feet retail complex, and the proposed civic center), consideration must be given to the impact that anticipated and desirable land use activities will have along the southern banks of the Christina River across from the proposed site. (TowerSide, for example, is proposed for the northern bank of the Christina River, at the base of Market Street and is expected to initiate spin-off developments not only in the southern portion of the central business district, but in South Wilmington as well). Proper land use regulations, including appropriate zoning, will help to prevent adverse impacts on the South Wilmington residential and commercial neighborhoods.
- c. To protect the goals of waterfront development, which include expanding and reevaluating land uses, in order to encourage and promote the potential for recreation and mixed-use residential/commercial development, including waterfront parks and commercial recreational uses

2. Recommendations

Specifically, waterfront land uses are proposed as follows:

- a. Waterfront commercial/manufacturing land use is proposed for the area west of S. Market Street, between the commercial corridor and the Christina River, where a band of commercial and manufacturing uses currently exists along the river. This would result in the expansion of the existing W-2 district, which would replace the existing M-2 district.

The W-2 district still encourages heavier commercial and manufacturing uses, much as the M-2 district does, resulting in a similar nature of land use. However, there are impacts on existing scrap and salvage yard operations, which under waterfront zoning are amortized and required to relocate within a 5 year period.

- b. Waterfront residential/commercial mixed-uses are recommended along the bank of the Christina River, from the west side of the S. Market Street bridge east to Heald Street. These uses would extend along A Street between S. Walnut and Buttonwood Streets. Uses proposed here are compatible with the adjacent neighborhoods. Corresponding zoning would include an expansion of the W-4 zone currently located north of A Street, east from Church Street to Heald Street. This would replace both M-1 and M-2 districts, and an existing W-1 district. Expansion of the W-4 district south to B Street would replace existing M-1 and M-2 districts, along with a small portion of an R-3 district located at Buttonwood and B Streets. The Diamond Oil Company, which occupies a large portion of the area, would become a nonconforming use.
- c. The entire northeast section of South Wilmington, generally bounded by Christina Avenue, the Christina River and I-495, is recommended for waterfront manufacturing land uses. Corresponding zoning would require the expansion of an existing W-1 zone district, eliminating a large M-2 district, although uses permitted under the two districts are largely the same. Impacts are on existing scrap yards, as noted above.

B. Expansion and Stabilization of the Residential Neighborhood

1. Objectives

- a. To improve the quality of life for South Wilmington residents by promoting the concept of community pride and residential cohesiveness.
- b. Enlargement and stabilization of the residential district. To promote residential character, by addressing ways of homogenizing neighborhood compatible land uses, including the elimination of incompatible intrusions of heavy commercial and manufacturing uses which act as a deterrent to the development of affordable housing.
- c. To encourage the location of neighborhood shopping facilities and supporting commercial and local shopping districts which provide necessary retail and personal services in a manner that is compatible with neighborhood development.

- d. To increase the type and quality of available housing stock, and provide for and encourage the development of low and moderate income housing. Attention must be directed towards the public housing issue, in order to promote a more positive and stable residential and community image.
- e. The separation of non-compatible uses, by means of buffering, again is of prime concern to this plan. The use of the M-1, light manufacturing zoning district classification, along with the location of open space and low intensity, neighborhood-oriented commercial uses as buffer zones between the residential core and heavier commercial and industrial uses will be explored. The promotion of neighborhood commercial shopping facilities shall be encouraged within M-1 districts, as well.
- f. To encourage rerouting of through-truck traffic where possible around South Wilmington's residential neighborhood, in order to buffer the neighborhood from the potentially negative impacts. This traffic travels to and from existing commercial and manufacturing uses scattered throughout the analysis area, but also includes those trucks which mainly travel to and from the Port of Wilmington.

2. Recommendations

The main residential core currently extends from Peach Street on the north to the Shellpot Branch railroad line, between Church Street on the west and Goodman Street on the east. Residential land uses within this core include both single-family row houses and low density apartment districts. To eliminate the heavier commercial uses which are not compatible with this residential core, the following changes are proposed:

- a. The area bounded by Apple, Lobdell, Claymont and Bradford Streets, currently zoned C-5, for heavy commercial development, would be rezoned to R-3, single-family row houses.
- b. The area along C Street, between Goodman and Claymont Streets, currently developed with heavy commercial uses and zoned C-5, would be rezoned to R-3, single-family row houses.
- c. An irregularly shaped area between Claymont, Goodman, Lobdell and B Streets, currently developed with heavy commercial uses and zoned C-5, would be rezoned to R-3 and developed with housing.

To expand the borders of the existing residential core, and provide additional housing opportunities, the following additions are recommended:

- a. The area fronting the east side of Buttonwood Street, between A and B Streets, would be rezoned from its existing M-1 classification to R-3, single-family row houses.

- b. The north side of A Street between Buttonwood and Townsend Streets, would be rezoned from M-1 to R-3, single-family row houses.
- c. To rezone the west side of Bradford Street, between B and C Streets, from M-1 to R-3, single-family row houses.
- d. The area bounded by Church, Buttonwood, C and E Streets, currently zoned with a combination of M-1, O, open space and C-2, general commercial, (but largely undeveloped as such), would be rezoned to R-5-A, to promote low density apartment developments.

The smaller residential area, bounded by Heald and E Streets, New Castle Avenue, and the City's southern boundary, is largely developed with public housing, in the form of row houses. Expansion is not being recommended for this area; the R-5-A zoning classification would be retained.

C. Improving/Upgrading Manufacturing and Industrial Land Uses

1. Objectives

- a. Relocate heavy industrial districts which directly abut residential districts to areas where they will be more appropriate, such as the port vicinity; the area east of the residential core, where there are adequate transportation networks to serve these centers; and to the west of the residential core, along the primary circulation routes of S. Market and S. Walnut Streets.
- b. Encourage the location of quality industrial and light manufacturing uses, particularly research and light industrial park uses. These types of warehousing/office complexes are being promoted along S. Walnut Street and Garaches Lane. Sufficient buffers, including neighborhood shopping uses, between residential and commercial/manufacturing uses can help manufacturing and light industrial uses coexist with the residential core.
- c. Redirect the type of development permitted along Garaches Lane to include office park and research park complexes.
- d. Address environmental problems which affect the cost of new development and expansion of existing businesses; future development potential will be affected by these issues.

2. Recommendations

Industrial Land Uses are proposed for the following areas:

M-1

- a. Maintain the area surrounding S. Walnut Street, between A Street and the City's southern boundary, and expand the light warehousing uses east to Church Street. Expansion of the existing M-1 district would eliminate a large M-2, general industrial district, although this area has not developed with heavy industrial uses and is unlikely to be developed as such in the future due to the presence of wetlands.
- b. Retain the area generally bounded by Spruce, Claymont and E Streets and the City's southern boundary. Retain the M-1 zoning currently in place.
- c. Maintain the area south of Christina Avenue, between Heald Street and the Shellpot Branch railroad line. Retain the existing M-1 zoning, while encouraging the location of neighborhood commercial retail and personal service developments.
- d. Maintain the land uses between New York Avenue, the City's southern boundary, New Castle Avenue and the Penn Central railroad line. Retain the existing M-1 zoning.

M-2

- a. Retain the area for heavy industrial development along the south side of Christina Avenue, between the Shellpot Branch railroad line and the City's southern boundary, and east to the Christina and Delaware Rivers in order to encompass the Port. Continue to encourage industrial and transportation-related uses under the existing M-2 zoning.
- b. Retain the area along the north side of Christina Avenue, between 1-495 and the City's eastern boundary (including the Port).

Port of Wilmington

The activities within the boundaries of the Port are largely controlled and planned by the City of Wilmington's Department of Commerce. No major changes are recommended; land use in the Port area should remain oriented towards heavy commercial, industrial and transportation-related uses. This area is sufficiently buffered from the residential core by physical location; expansion is encouraged. No zoning changes are recommended; the area should retain its existing M-2 zoning.

D. Developing Commercial Uses

1. Objectives

- a. Develop community service and retail centers to support the residential community.
- b. Maintain the heavy commercial corridor along S. Market Street, which is sufficient in distance from the residential core to prevent adverse impact.
- c. Address traffic access and circulation issues in order to prevent adverse traffic impacts on the neighborhood.

2. Recommendations

Commercial land uses are proposed for the following areas:

- a. Retain the heavy commercial uses along the corridor of S. Market Street. Maintain the existing C-5 zoning.
- b. Retain the commercial area along the New Castle Avenue corridor between the Shellpot Branch railroad line and Boston Avenue. Promote neighborhood commercial land uses. Retain the existing C-1 zoning.
- c. Retain the existing general commercial area along the Heald Street corridor, between Garaches Lane and the City's southern boundary. Maintain the existing C-2 general commercial zoning to promote local and general commercial developments, as well as broader retail and office uses.
- d. Neighborhood commercial retail and service related uses, including commercial strip shopping centers, are also encouraged to locate along the fringes of the residential core, including the area on the south side of Christina Avenue between Heald Street and the Shellpot Branch railroad line within the existing M-1 district, and along S. Market and S. Walnut Streets, within existing C-5 and M-1 districts, respectively.

E. Open Space and Recreational Opportunities (Updated January 2005)

1. Objectives

- a. To maintain adequate open space for use and enjoyment by the South Wilmington population.
- b. To increase the availability of indoor recreational facilities.
- c. To develop waterfront commercial recreational opportunities.

2. Recommendations

Open Space is proposed for the following areas:

- a. To maintain Eden Park, located at New Castle Avenue and the City's southern boundary. Retain the O, open space zoning classification.
- b. To maintain the Barbara Hicks Playground, located within the block bounded by A, B, Bradford and Goodman Streets. Retain the O, open space zoning classification.
- c. To identify available land for the provision of recreational open space in conjunction with new housing initiatives.

Part B. Proposed Land Use (Updated April 2008)

A. S. Walnut Street Urban Renewal Plan

A proposed land use concept is presented in the updated S. Walnut Street Urban Renewal Plan which provides for open space, residential mixed use, office and light industrial land uses (see Appendix B). Specifically, the concept plan recommends a continuous riverfront park and trail along the entire length of the Christina River within the urban renewal plan boundary, and identifies a large central open space/wetlands area south of A Street and east of S. Walnut Street, which is intended to provide for both passive recreation and wetlands retention. Linear open spaces which connect the riverfront open space to this central park are also indicated, and are intended to convey stormwater and encourage pedestrian circulation. Residential development is also shown parallel to the riverfront, providing for the mixed uses permitted under W-4 zoning. Mixed use development is also recommended within the triangle bounded by S. Market, S. Walnut and A Streets. At the south and north ends of this triangle gateway development zones are designated, in which taller building heights than currently permitted are recommended. Light industrial uses lie along Garasches Lane, where light industrial or business park development is recommended. East of S. Walnut Street near A Street, an existing office campus remains. Further east, along the northern edge of the Southbridge neighborhood, between Buttonwood and Apple Streets, mixed use is indicated. The plan also proposes the creation of a grid of streets throughout the urban renewal area which will result in new blocks for redevelopment.

B. SAMP Neighborhood Plan

The proposed land use concept that is described in the Neighborhood Plan is consistent with the South Wilmington Comprehensive Plan, including the proposal for a central open space area east of S. Walnut Street, the maintenance of the historic Southbridge community, the development of housing and mixed uses north of A Street and east of Christina Avenue which will help link the Southbridge neighborhood to the riverfront, and by addressing transportation issues.

VI. PROPOSED ZONING

Part A. Proposed Zoning (1990)

Zoning is the means by which the Comprehensive Plan is implemented. Map E contains the proposed zoning scheme which would implement the proposed land use objectives of the Comprehensive Development Plan. Under these new zoning recommendations, impacts are largely on those heavy commercial and industrial uses within the waterfront districts and the residential core. For example, scrap yards currently existing in these areas would be amortized as a result of the rezoning, and given 5 years to relocate to other M-2 or C-5 districts. Map F itemizes zoning changes necessary to achieve the goals of the Proposed Land Use Plan.

Part B. Proposed Zoning (Updated April 2008)

A. Recommendations of the S. Walnut Street Urban Renewal Plan

The S. Walnut Street Urban Renewal Plan proposes to rezone a portion of the area east of S. Walnut Street from M-1 light manufacturing to W-4 waterfront mixed use (see Appendix C). This rezoning would facilitate the development of the proposed open space and stormwater management system, while permitting development along the S. Walnut Street corridor. The existing M-1 zoning along the north side of Garasches Lane would be retained to encourage the development of the business park. These open space and business park concepts are consistent with the Comprehensive Plan, and the W-4 zoning recommendation will be included in the Comprehensive Plan and implemented when specific rezoning boundaries have been determined, based in part on the final design of the open space/stormwater management facility, and the expanse of M-1 land determined necessary to remain along Garasches Lane for business park development. The City will continue to work with affected property owners within the urban renewal area to develop proposals which are consistent with both the comprehensive development plan and urban renewal plan guidelines.

VII. TRANSPORTATION AND THOROUGHFARE PLAN

The Current Transportation and Thoroughfare Plan is shown on Map G. Overall, the general circulation pattern for South Wilmington is as follows:

A. Primary Circulation Routes

S. Market and S. Walnut Streets (Route 13, collectively) are currently classified as primary circulation routes. S. Market Street travels south, leading traffic away from the central business district; S. Walnut Street travels north. These routes join together, forming Route 13 at the City's southern boundary. These two routes are state-maintained highways.

B. Secondary Circulation Routes

Secondary circulation routes currently include Heald Street (Route 13A) and New Castle Avenue (Route 9), also a pair of north-south routes, which travel through the center of the residential core. These two routes are also state-maintained highways. These routes have a blighting influence on the neighborhood, in part because of their heavy traffic volume and proximity to the residences. Christina Avenue also serves as a secondary circulation route, linking the Port with the downtown central business district via 4th Street.

I-495 is a limited access highway which connects with I-95 and provides an alternative interstate route which bypasses the City's downtown. It also serves the Port, with vehicular access via Terminal Avenue. This highway is an elevated viaduct which bisects the southeastern portion of the analysis area.

Proposed changes to the current Transportation and Thoroughfare Plan include the designation of two additional secondary, circulation routes. They are the portion of A Street, between Heald and S. Market Streets, and Garaches Lane, between S. Walnut and Heald Streets. As secondary circulation routes, these streets are recommended for upgrading (curbs, traffic control devices) to encourage the rerouting of heavy truck and vehicular traffic, particularly away from the residential core and to provide better east-west access.

Implementation of additional, alternate east-west routes would be advantageous, although there are several physical constraints. For example, the presence of wetlands throughout much of the area bounded by S. Walnut and B Streets and Garaches Lane make location here difficult. Terminal Avenue, located just south of the City's southern boundary, permits east-west travel, but is limited in that it only extends from the Port (at the intersection of Terminal Avenue with Christina Avenue) west to New Castle Avenue. DeIDOT's planned widening of Terminal Avenue was interrupted when serious environmental problems were discovered in the area.

C. Dart Bus Service

The Delaware Administration for Regional Transit (DART) operates one bus route which services South Wilmington, providing service to and from downtown and other northern Delaware points.

VIII. PARKS AND RECREATION PLAN

Part A. Parks and Recreation Plan (Updated January 2005)

There are currently three parks located in South Wilmington, owned and operated by the City of Wilmington Department of Parks and Recreation. They are as follows:

Eden Park: 13.43 acres in size, this park is located directly east of New Castle Avenue, at the City's southern boundary. Facilities include a swimming pool complex, basketball court, two ball fields, play equipment, picnic area and restroom facilities.

Barbara Hicks Playground: 1.03 acres in size, this park is located at B and Bradford Streets, and includes a tennis court and play equipment.

Elbert Playground: 2.17 acres in size, this park was created in 1982 after the City acquired and demolished the Elbert Elementary School. Located on the block bounded by C, D, Townsend, and Buttonwood Streets, it contains two basketball courts, play equipment and a picnic area. The Wilmington Housing Authority is seeking the rezoning of the northern half of this park, roughly one acre, from O to R-5-A to accommodate the first phase of the Hope VI housing development program, which would replace the existing Southbridge public housing with the construction of townhouses and apartment flats. A proposed street would bisect the housing and park land uses.

There are no immediate plans for adding any new parks or expanding existing park facilities, instead maintaining those in currently in use. However, it is noted that there are a lack of indoor recreational facilities, and that opportunities to implement additional recreational programs at local schools and community centers should always be explored. Further, available land for the creation of parks and open space should be identified in conjunction with the development of new housing initiatives.

Part B. Parks and Recreation Plan (Updated April 2008)

In 2005, City Council renamed the Liberty Triangle at 1202 A Street, bounded by Heald and A Streets and New Caste Avenue, to the Winston A. Truitt Triangle in order to honor this lifelong Southbridge resident, who dedicated many years to community and public community service.

Efforts are also underway by the District Council Member and members of the Southbridge community to establish the Millie Cannon Park on the vacant City-owned lot located on the southeast corner of B and Heald Streets.

The City is also working with the Riverfront Development Corporation and the DNREC to investigate the restoration of the wetlands area east of South Walnut Street for the purpose of providing passive open space and a stormwater management area.

IX. UTILITIES AND PUBLIC FACILITIES

Part A. Utilities and Public Facilities (1990)

A. Public Schools

There are a variety of public school facilities serving the South Wilmington school-aged population. Palmer Elementary School, located at Lobdell and Chapel Streets, is currently closed for renovations and is scheduled for reopening in September 1990. The remainder of the elementary schools are outside of the analysis area. They include West Park, Jennie Smith, Maclary and Brookside elementary schools. The middle schools serving South Wilmington include Bayard, Polaski, Kirk, and Shue, along with Medill Intensive Learning Center. High schools include Christina and Newark, along with the Howard Career Center. The middle and high schools are all located outside of the analysis area.

B. Water System

The South Wilmington water system is fed through the Cool Spring Reservoir. For City-wide needs, the City has an entitlement from the Delaware River Basin Commission to withdraw up to 65 million gallons per day (MGD), averaging between 30 to 35 MGD. The water system has been determined by Public Works to contain adequate capacity to serve existing and future planned developments, both in South Wilmington and City-wide. System maintenance, rather than expansion, will serve these future needs. In South Wilmington, some water lines are between 75 and 100 years old; these older lines are generally replaced when new development takes place. For example, new development projects at Dock Street and Apple Street have both included water line replacements.

C. Sewer System

The sewer system in the South Wilmington area is a combined storm drainage and sanitary sewer system, which flows by gravity to the pumping station at 12th and Thatcher Streets. From there, the system travels to the Cherry Island Regional Sewage Treatment Plant. The system has been determined to be more than adequate to serve the present and projected future needs for the South Wilmington population. However, street flooding has been problematic, and there are methods to employ which would address this, including periodic maintenance of catch basins and the close review of all proposed projects to ensure adequate tie-in to the existing system. Periodic upgrading of the system, as necessary, should be addressed through the Capital Improvements Program.

D. Police/Fire/Emergency Services

Fire protection services are in part provided by Fire Station #7, which is located on New Castle Avenue, between A and B Streets. Police services are centrally located in the downtown.

Part B. Utilities and Public Facilities (Updated April 2008)

A. Sewer System

The South Wilmington Drainage Study reported that Combined Sewer Overflow (CSO) 10 overflows an average of 32 times a year, due to undersized combined sewer and tide elevations in the Christina River. Due to concern about system capacity, the City and DNREC are investigating ways to limit the amount of street and roof runoff that enters the sewer system including the feasibility of utilizing the wetlands area to provide additional storage capacity for runoff and tertiary treatment of runoff. In addition, the S. Walnut Street Urban Renewal Plan calls for development practices that decrease runoff, such as limiting impervious surfaces, incorporating green roofs, etc.

X. SPECIAL COMMUNITY ISSUES

The public hearings held in conjunction with the preparation of this plan brought to light several issues which, although not appropriately or best addressed through the comprehensive planning process, certainly necessitate City attention. The Capital Improvement Programming and the annual City-wide budgeting process is one means for addressing short term needs including infrastructure and other community needs.

Part A. Special Community Issues (1990)

A. Flooding

The majority of South Wilmington is located within the floodplain, (Map H), necessitating the adherence to special floodplain regulations. These regulations require the review of any proposed development by the City's Zoning Board of Adjustment prior to the issuance of any building permits, to assure that the necessary flood prevention measures will be implemented.

Older developments existing in South Wilmington were not subject to floodplain code requirements, and may not tie directly into the sewer/storm water system, contributing to flooding problems. New development, however, is required to tie into the system, so as not to add to the flooding problems. Because of the extent of the existing floodplain and the intensity of development, however, South Wilmington will always experience flood conditions during extreme storm conditions.

B. Public Safety Issues

The impact of heavy truck traffic and vehicular traffic on the residential neighborhood is at issue. Separation of this type of traffic from local traffic is an objective of the plan. Pedestrian safety and access is also of concern.

C. Potential Prison Location

The State is currently attempting to locate an appropriate site for a prison facility. One potential location is South Heald Street, south of the City's boundary in New Castle County. The social implications of this type of land use and the potential for negative impacts on the South Wilmington community have community leaders concerned.

Part B. Special Community Issues (Updated April 2008)

A. Flooding

The City is exploring an central open space/stormwater management system to alleviate flooding and drainage problems in the community. The system will be designed to: 1) reduce combined sewer system inputs; 2) provide protection and enhancement of existing wetlands and flood protection; 3) provide enhanced function and connectivity of the overall recreation and hydrologic network, including a parks and trail network along the riverfront, in wetlands areas and along connecting corridors.

XI RELATED PLANS FOR SOUTH WILMINGTON

A. Urban Renewal Plans

1. The South Walnut Street Urban Renewal Plan

This plan addresses the portion of South Wilmington east of S. Walnut Street, between A Street and City's southern boundary. This plan, drafted in 1971, promoted economic development objectives, stressing the creation of jobs through the development of industrial parks; the relocation to the area of commercial and light industrial operations required to move from residential areas; and the elimination of blighting influences. These objectives are still valid for the S. Walnut Street area, and are consistent with this Comprehensive Development Plan.

S. Walnut Street Urban Renewal Plan (Amended December 2003)

The Plan was amended in 2003 in response to a City Council request to support ongoing waterfront redevelopment efforts, including commercial, retail and office uses and the proposed Christina Landing proposal. This update accomplished three objectives:

- a. Expanding the plan boundaries to include the waterfront area north of A Street, between S. Walnut and S. Heald Streets. This area was not included in any of the three urban renewal plans that cover South Wilmington, even though it is a prime waterfront redevelopment area.
- b. Amending the Land Acquisition Map to add two parcels (402 A Street and 412 Lombard Street) to assist in acquisition and redevelopment of the site.
- c. Updating the proposed land use and zoning section to recommend W-4 waterfront residential/commercial for three areas, including a) the triangle bounded by S. Market, S. Walnut and A Streets; b) the southeast corner of A and S. Walnut Streets; and c) sixteen parcels along the northwest corner of A and Townsend Streets. These rezonings have since been implemented.

S. Walnut Street Urban Renewal Plan (Amended August 2007)

The Plan was completely updated in 2007 in response to the need to control the development taking place along the main corridors. The plan focuses on redevelopment in accordance with a comprehensive redevelopment strategy, which is identified through the land use concept and zoning recommendations, as well as through specified design guidelines and code requirements. Plan updates include:

- a. Current objectives of the South Wilmington community as identified by the Special Area Management Plan, local community initiatives and related regional plans for the area.

- b. Recommendations for rezoning the area east of S. Walnut Street from M-1 to W-4, and for the utilization of the land as an open space and stormwater management area to address the flooding and drainage issues which are of major concern to the neighborhood.
- c. Design review criteria for redevelopment within the Plan boundaries, including information on LEED certification and specific design guidelines which place an emphasis on environmental considerations in the building process, to address water and energy conservation, preventative measures for pollution, drainage and flooding problems, streetscape and open space needs, building scale and massing, and parking standards, among others.
- d. Identification of land parcels for acquisition that are integral to the successful redevelopment of the area.

The objectives of the S. Walnut Street Urban Renewal Plan are to promote environmentally, economically and socially sustainable practices in the ongoing development of South Wilmington, and are summarized as follows:

- a. To provide substantial additional employment opportunities through the development of office, residential and commercial mixed use neighborhoods and an environmentally sustainable business park along Garasches Lane.
- b. To provide resources for relocating commercial and business operations which are incompatible with the residential sector.
- c. To prevent the blighting effects from the emission of sound, vibration, heat, glare, smoke, fumes, odor, dust and other discharge.
- d. To eliminate conditions of blight and encourage waterfront uses that are in compliance with the Comprehensive Plan.
- e. To provide for the productive reuse of unimproved, un-maintained vacant land.
- f. To encourage new commercial development and the upgrading of existing uses within commercial districts in the urban renewal project area.
- g. To encourage retail and service commercial development that supports quality residential and commercial mixed use along the river and main corridors.
- h. To develop a street network and public easement design that supports dense mixed use neighborhoods by creating access, pedestrian-friendly environments, sustainable stormwater management, and optimal parcel configurations.

- i. To provide an open space network that encourages stormwater management at the neighborhood level, to provide public benefits such as reduced combined sewer system inputs, protection and enhancement of existing wetlands and flood protection, and enhanced function and connectivity of the overall recreation and hydrologic network, including a parks and trail network along the riverfront wetlands areas and connecting corridors.
 - j. To encourage environmentally low impact safe energy and resource efficient design and construction.
 - k. To achieve equitable development that addresses issues of gentrification, displacement, and social and economic inequities.
 - l. To fully address drainage and stormwater management issues in a timely manner to permit the full redevelopment potential through the implementation of the Plan.
2. The New Castle Avenue Urban Renewal Plan

The Department of Planning is currently addressing the feasibility of creating a New Castle Avenue Urban Renewal Plan, which would encompass the residential core of South Wilmington. General boundaries would include Church Street, Christina Avenue, the Shellpot Branch Railroad line, and the City's southern boundary. (Note: The New Castle Avenue Urban Renewal Plan was adopted by City Council in October 1990.) See Map I for the New Castle Avenue and S. Walnut Street Urban Renewal Plan boundaries.

B. Special Area Management Plan and South Wilmington Neighborhood Plan

The National Oceanic and Atmospheric Administration awarded the Delaware Department of Natural Resources and Environmental Control, Division of Soil & Water Conservation's Delaware Coastal Program's office a three-year grant to develop the South Wilmington Special Area Management Plan (SAMP). A Core Management Team comprised of the various City, County, and community stakeholders was assembled to oversee the efforts of several Work Groups responsible for preparing six different SAMP components: a neighborhood plan; a review of legal authorities; an environmental and ecological characterization and enhancement plan; an economic development plan; a stormwater and flood relief plan; and a public outreach and engagement plan. This collaborative planning process was designed to ensure that redevelopment activities in South Wilmington are both economically and environmentally sustainable, and that social, economic, and environmental issues were addressed in a way that is consistent with the long term vision and revitalization of South Wilmington. The project area includes lands south of the Christina River within Wilmington, Delaware, and a portion of bordering New Castle County. Within the project area there is the residential core of Southbridge, surrounded by numerous commercial and industrial uses.

The South Wilmington Neighborhood Plan, developed in 2006 as a component of the SAMP, addresses the specific needs of the residential community of Southbridge. Recommendations for the environment, open space and recreation in this plan are commensurate with the objective to create a central open space as part of the central wetlands area, to adhere to green design standards, and to require construction of housing above the floodplain.

1. Special Area Management Plan Goals

- a. Revitalize South Wilmington through the coordination of government, private sector, and community efforts, planning document, and funding sources;
- b. Establish legal authorities that support revitalization efforts in South Wilmington;
- c. Sustain a thriving Southbridge Community with a high rate of owner occupied residences and convenient services;
- d. Revitalize South Wilmington so that wetlands, open areas, and previously contaminated lands meet all environmental standards, serve to relieve local flooding, and provide residents access to outdoor recreational opportunities;
- e. Develop nonresidential areas based upon regional economic needs, resident desires, and environmental constraints, while providing jobs for residents and creating a solid tax base for expanded community services; and
- f. Encourage economic development and work force development linkages that increase resident income from employment and improve the quality of jobs created.

2. SAMP Neighborhood Plan - Planning Concept

- a. Restore, in-fill and protect the historic residential core of Southbridge.
- b. Create a central open space and trail network in the heart of South Wilmington between Southbridge and the waterfront housing developments.
- c. Ring the central park with a new public school, indoor (community based) recreation facility and other amenities.
- d. Create a small “Main Street” at A Street and Heald Street; which can be larger and healthier than other wise if it draws from all of South Wilmington.

- e. Rebuild existing public housing as mixed income housing, dispersed throughout the neighborhood.
- f. Carry out anti-displacement and inclusionary zoning to prevent displacement and keep Southbridge and South Wilmington diverse.
- g. “Traffic-calm” Heald Street and New Castle Avenue between A and D streets.
- h. Reroute trucks and heavy traffic around the Southbridge core.
- i. Reconnect the community to the waterfront.

C. Historic Resources

A Cultural Resource Survey, originally prepared in 1983 and updated in 1990, identifies a potential National Register historic district for the residential core of South Wilmington. The building stock in this core reflects the Industrialization (1830-1880) and Urban Growth (1880-1930) phases of development, during which time South Wilmington was developed with residential row houses for industrial workers. While some historic components of this housing have been lost due to demolition and neglect, there still exists a cohesive residential core. Boundaries for this potential district are generally Peach, Bradford, D and Townsend Streets (Map J). The potential of this area as a City historic district will also be explored. Expansion and promotion of South Wilmington's residential core will simultaneously promote renovation and rehabilitation and the continued use of these buildings in a cohesive residential setting, which is consistent with the goals of the Comprehensive Development Plan.

D. Christina Gateway Impact Study

A comprehensive study by an independent consultant resulted in a development strategy and action plan for the Christina Gateway impact area, which includes the lower portion of the central business district and the northwestern portion of the South Wilmington Analysis Area. This study presents goals for the South Wilmington area which include:

- 1. Providing and maintaining access to the waterfront and creating linear waterfront park sites;
- 2. Creating attractive visual linkages of both banks of the Christina River;
- 3. Cleaning up less desirable uses, such as scrap yards;
- 4. Encouraging higher quality development along the central portion of the waterfront;
- 5. Creating landscaped boulevards along the City's entry points;

6. Providing business parks and flex space for commercial industrial development;
7. Increasing the employment and tax base for the City;
8. Completing a survey of existing wetlands; and
9. Providing local convenience retail development.

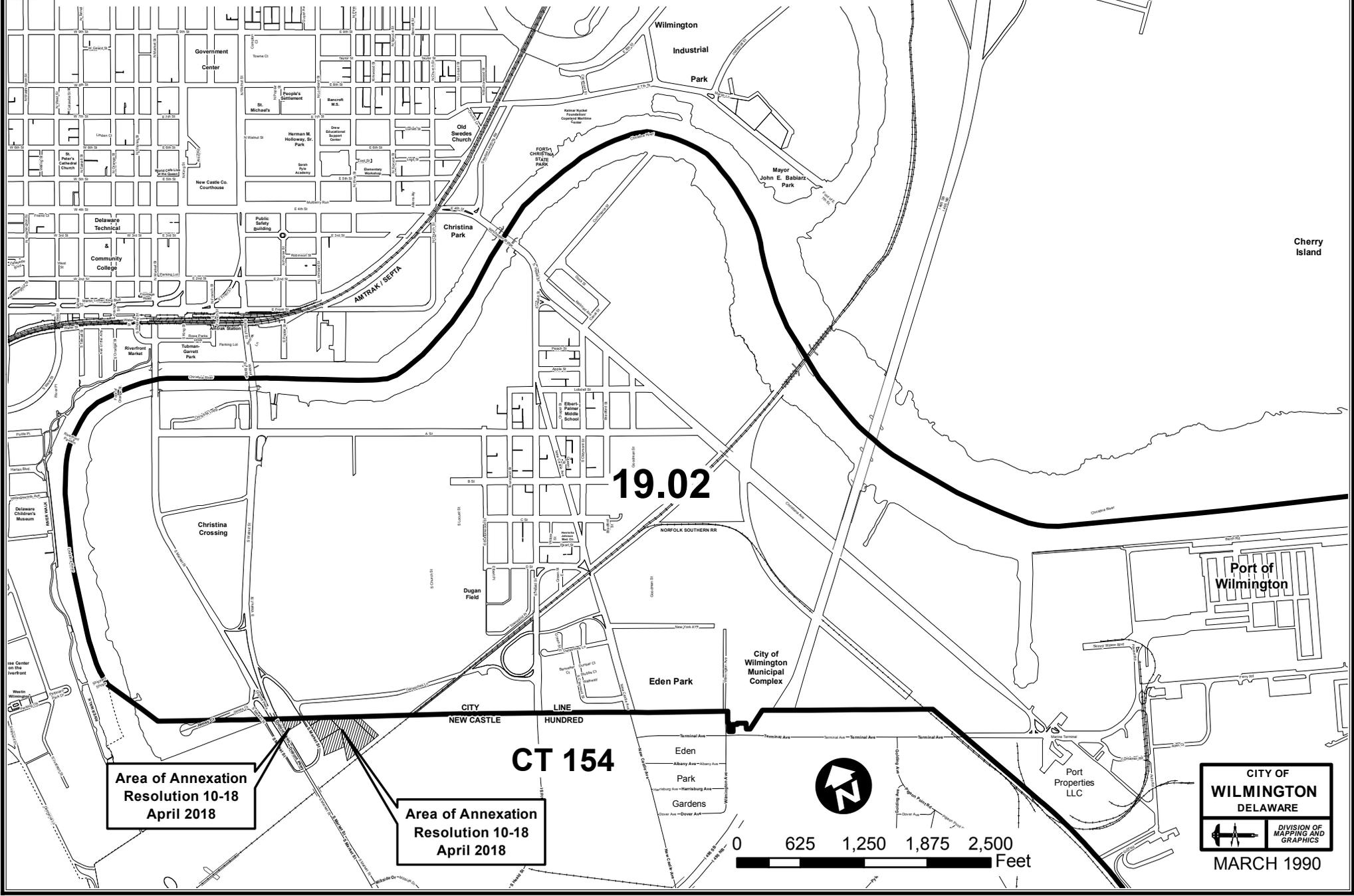
All of these goals are consistent with the South Wilmington Comprehensive Development Plan.

**Maps
A through J**

MAP A

Howard R. Young
Correctional Institution

SOUTH WILMINGTON COMPREHENSIVE PLAN Analysis Area - Census Tract 19.02



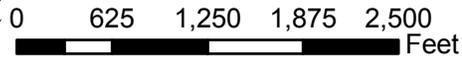
19.02

CT 154

CITY LINE
NEW CASTLE HUNDRED

**Area of Annexation
Resolution 10-18
April 2018**

**Area of Annexation
Resolution 10-18
April 2018**

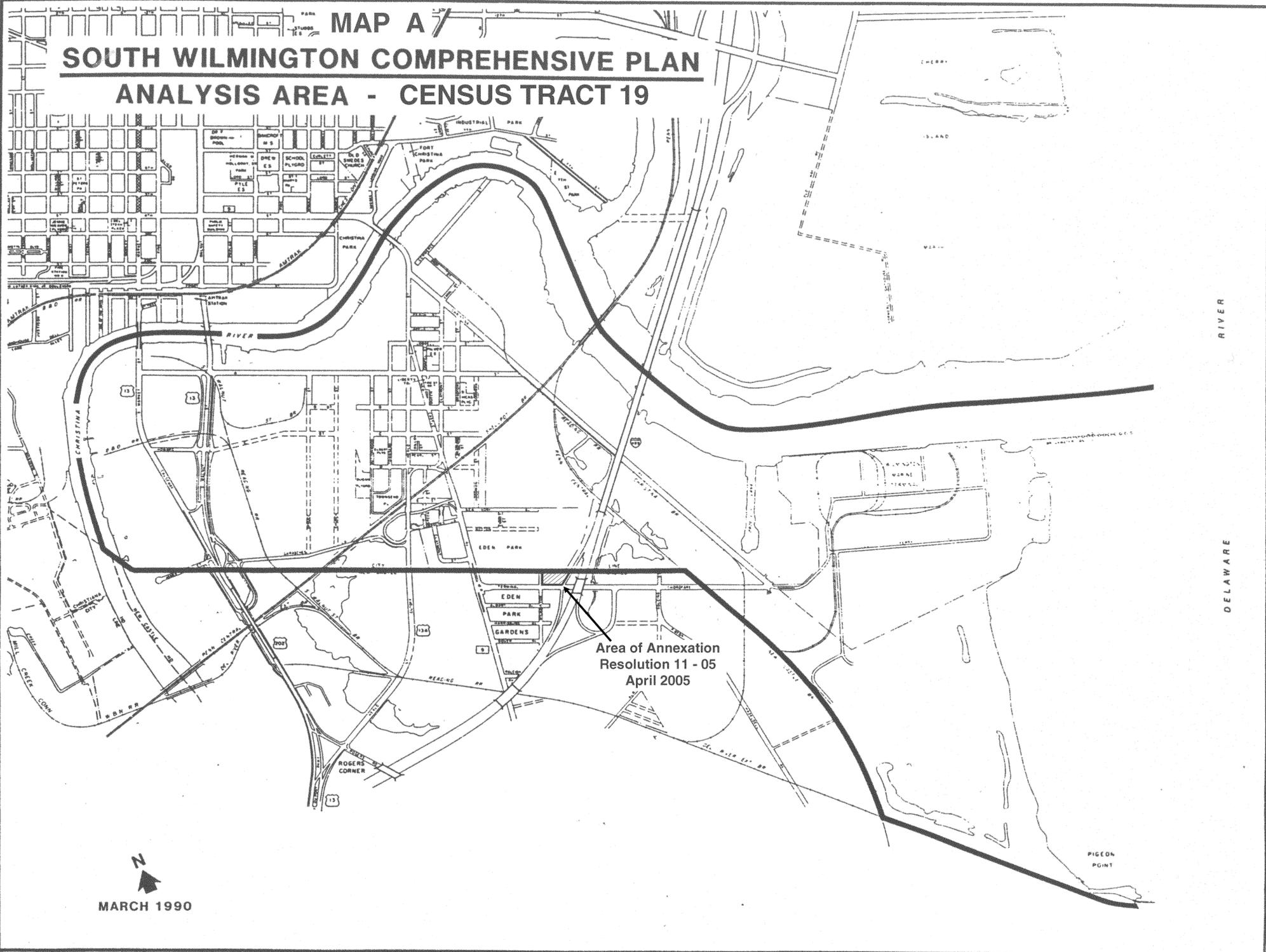


**CITY OF
WILMINGTON
DELAWARE**



MARCH 1990

MAP A
SOUTH WILMINGTON COMPREHENSIVE PLAN
ANALYSIS AREA - CENSUS TRACT 19



Area of Annexation
Resolution 11 - 05
April 2005

N
MARCH 1990

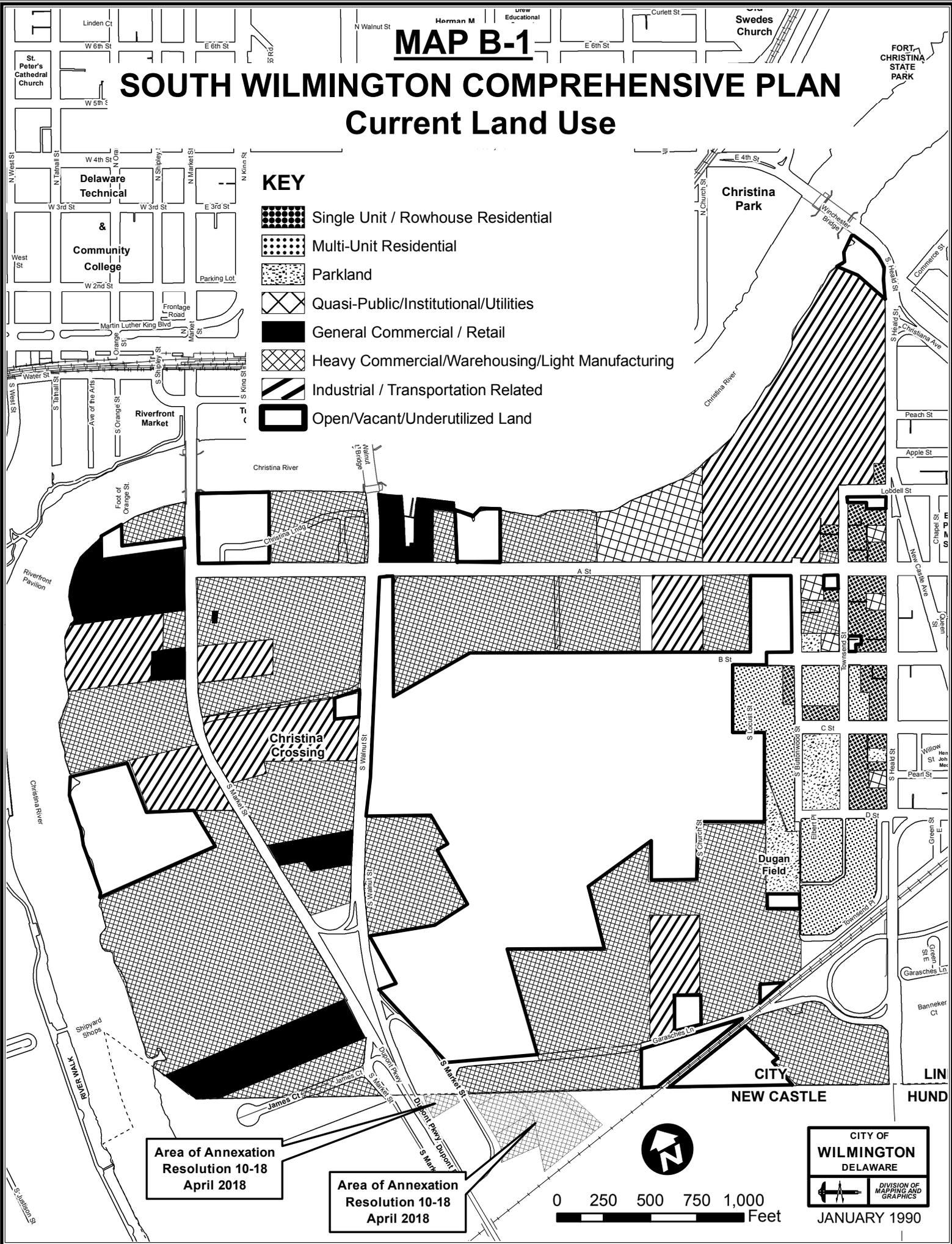
DELAWARE RIVER

MAP B-1

SOUTH WILMINGTON COMPREHENSIVE PLAN Current Land Use

KEY

-  Single Unit / Rowhouse Residential
-  Multi-Unit Residential
-  Parkland
-  Quasi-Public/Institutional/Utilities
-  General Commercial / Retail
-  Heavy Commercial/Warehousing/Light Manufacturing
-  Industrial / Transportation Related
-  Open/Vacant/Underutilized Land



**Area of Annexation
Resolution 10-18
April 2018**

**Area of Annexation
Resolution 10-18
April 2018**



0 250 500 750 1,000
Feet

CITY OF
WILMINGTON
DELAWARE

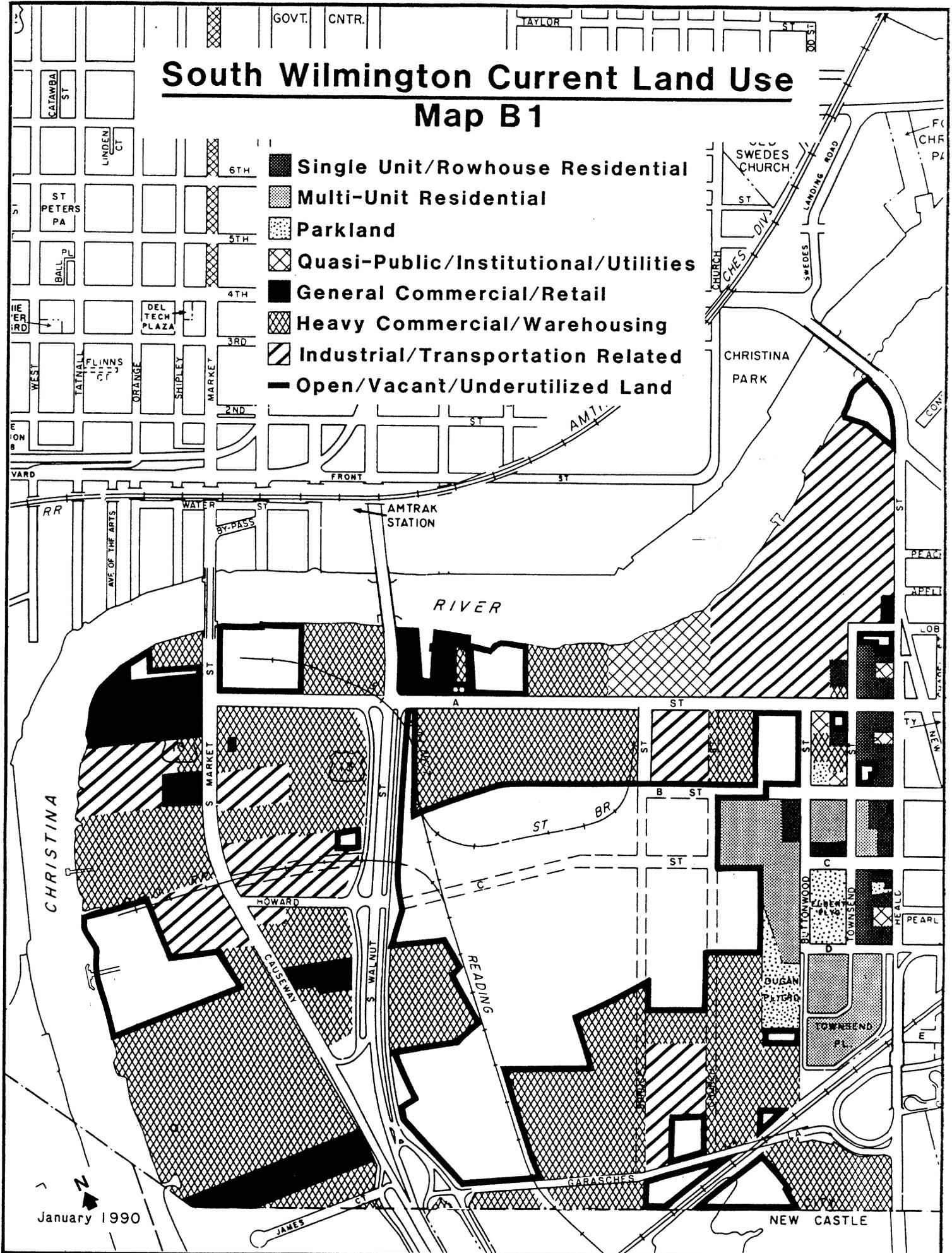
DIVISION OF
MAPPING AND
GRAPHICS

JANUARY 1990

South Wilmington Current Land Use

Map B1

- Single Unit/Rowhouse Residential
- Multi-Unit Residential
- Parkland
- Quasi-Public/Institutional/Utilities
- General Commercial/Retail
- Heavy Commercial/Warehousing
- Industrial/Transportation Related
- Open/Vacant/Underutilized Land



January 1990

South Wilmington Current Land Use Map B2

-  Single Unit/Rowhouse Residential
-  Multi-Unit Residential
-  Parkland
-  Quasi-Public/Institutional/Utilities
-  General Commercial/Retail
-  Heavy Commercial/Warehousing
-  Industrial/Transportation Related
-  Open/Vacant/Underutilized Land



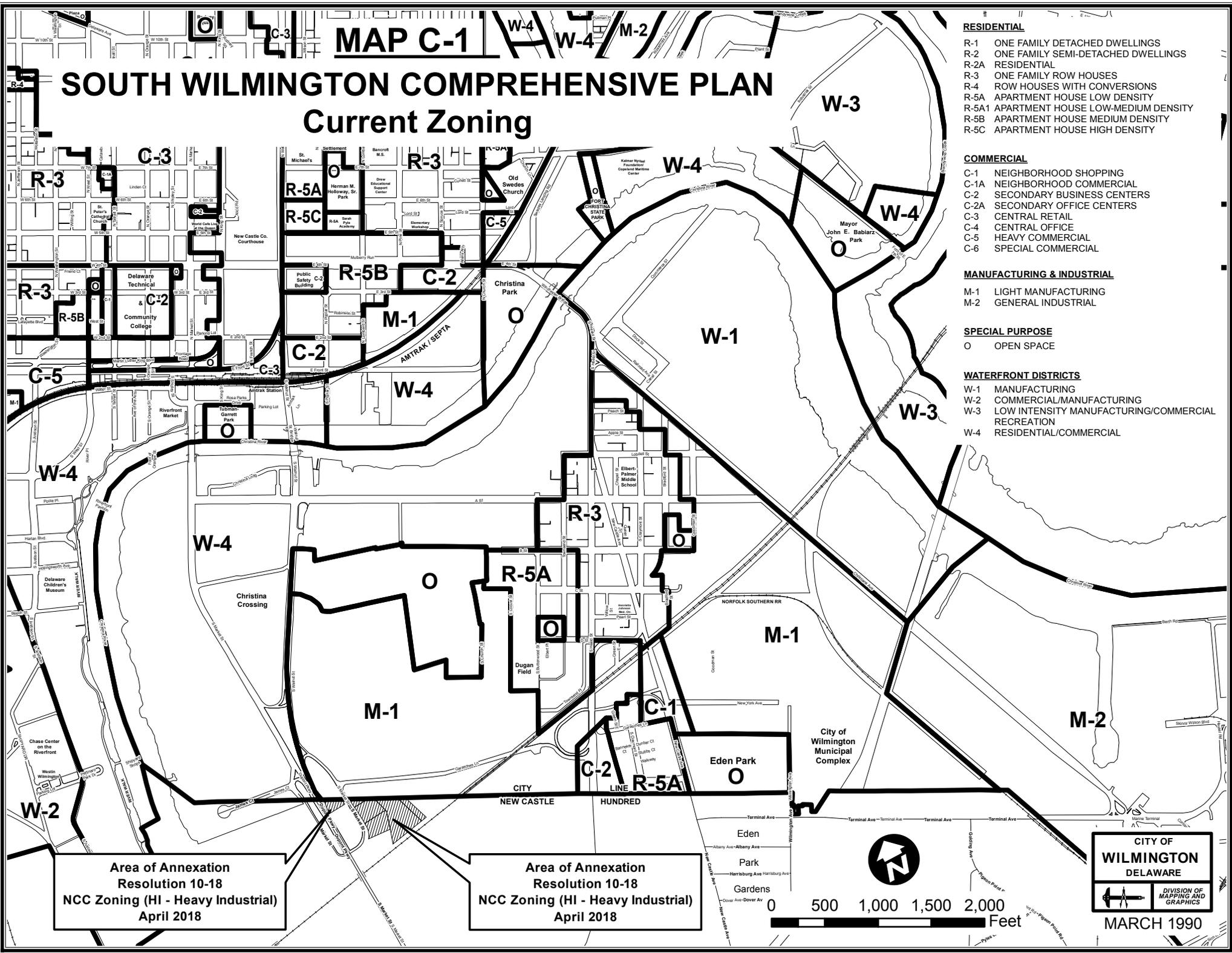
Area of Annexation
Resolution 11-05
April 2005

January 1990

LINE
HUNDRED

MAP C-1

SOUTH WILMINGTON COMPREHENSIVE PLAN Current Zoning



- RESIDENTIAL**
- R-1 ONE FAMILY DETACHED DWELLINGS
 - R-2 ONE FAMILY SEMI-DETACHED DWELLINGS
 - R-2A RESIDENTIAL
 - R-3 ONE FAMILY ROW HOUSES
 - R-4 ROW HOUSES WITH CONVERSIONS
 - R-5A APARTMENT HOUSE LOW DENSITY
 - R-5A1 APARTMENT HOUSE LOW-MEDIUM DENSITY
 - R-5B APARTMENT HOUSE MEDIUM DENSITY
 - R-5C APARTMENT HOUSE HIGH DENSITY

- COMMERCIAL**
- C-1 NEIGHBORHOOD SHOPPING
 - C-1A NEIGHBORHOOD COMMERCIAL
 - C-2 SECONDARY BUSINESS CENTERS
 - C-2A SECONDARY OFFICE CENTERS
 - C-3 CENTRAL RETAIL
 - C-4 CENTRAL OFFICE
 - C-5 HEAVY COMMERCIAL
 - C-6 SPECIAL COMMERCIAL

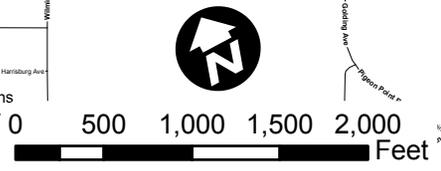
- MANUFACTURING & INDUSTRIAL**
- M-1 LIGHT MANUFACTURING
 - M-2 GENERAL INDUSTRIAL

- SPECIAL PURPOSE**
- O OPEN SPACE

- WATERFRONT DISTRICTS**
- W-1 MANUFACTURING
 - W-2 COMMERCIAL/MANUFACTURING
 - W-3 LOW INTENSITY MANUFACTURING/COMMERCIAL RECREATION
 - W-4 RESIDENTIAL/COMMERCIAL

Area of Annexation
Resolution 10-18
NCC Zoning (HI - Heavy Industrial)
April 2018

Area of Annexation
Resolution 10-18
NCC Zoning (HI - Heavy Industrial)
April 2018



CITY OF WILMINGTON DELAWARE

DIVISION OF MAPPING AND GRAPHICS

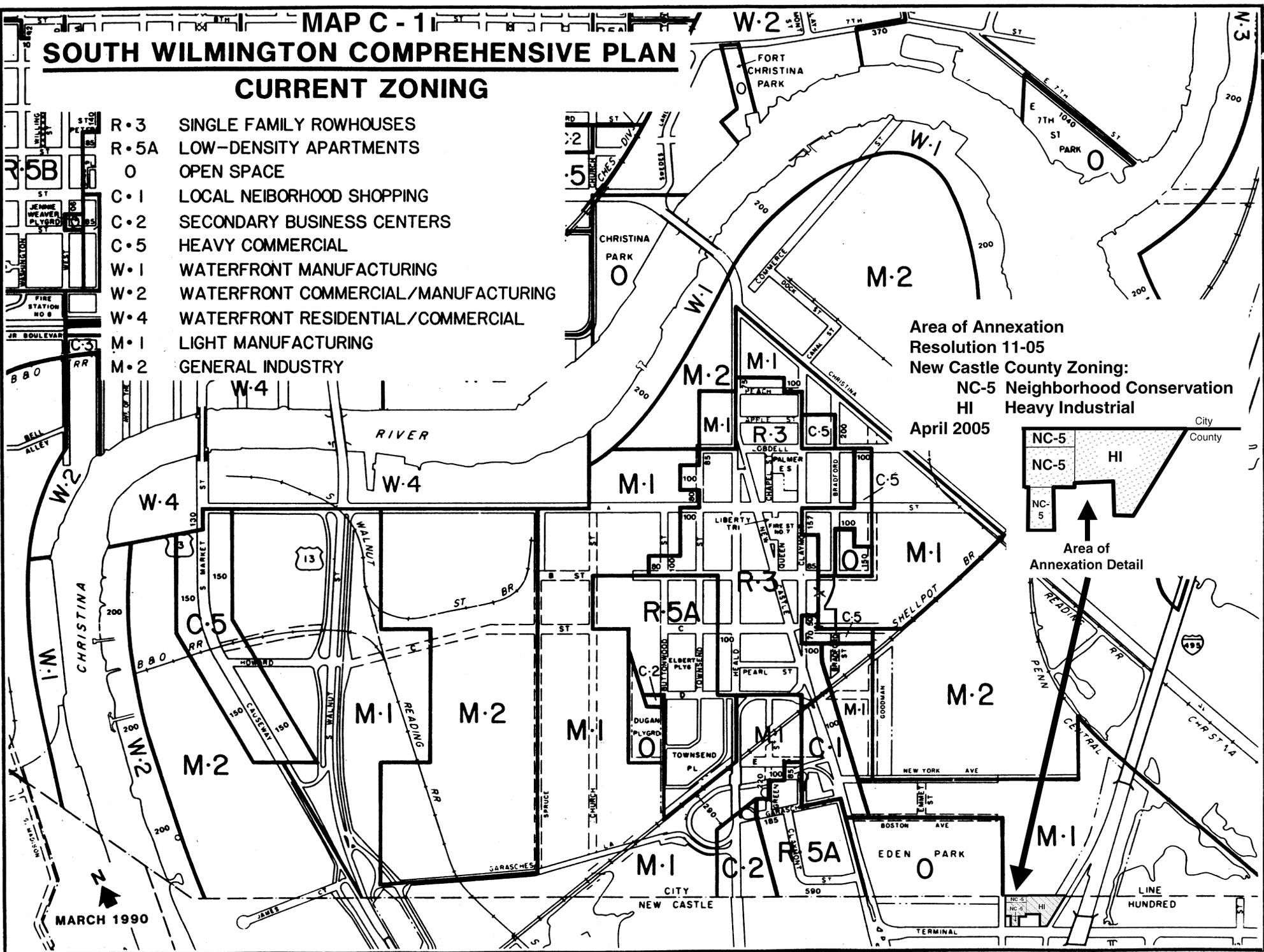
MARCH 1990

MAP C - 1

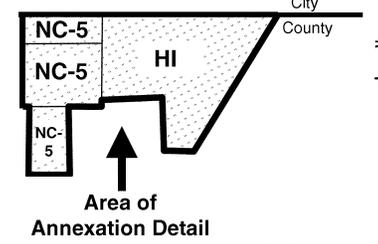
SOUTH WILMINGTON COMPREHENSIVE PLAN

CURRENT ZONING

- R•3 SINGLE FAMILY ROWHOUSES
- R•5A LOW-DENSITY APARTMENTS
- O OPEN SPACE
- C•1 LOCAL NEIBORHOOD SHOPPING
- C•2 SECONDARY BUSINESS CENTERS
- C•5 HEAVY COMMERCIAL
- W•1 WATERFRONT MANUFACTURING
- W•2 WATERFRONT COMMERCIAL/MANUFACTURING
- W•4 WATERFRONT RESIDENTIAL/COMMERCIAL
- M•1 LIGHT MANUFACTURING
- M•2 GENERAL INDUSTRY

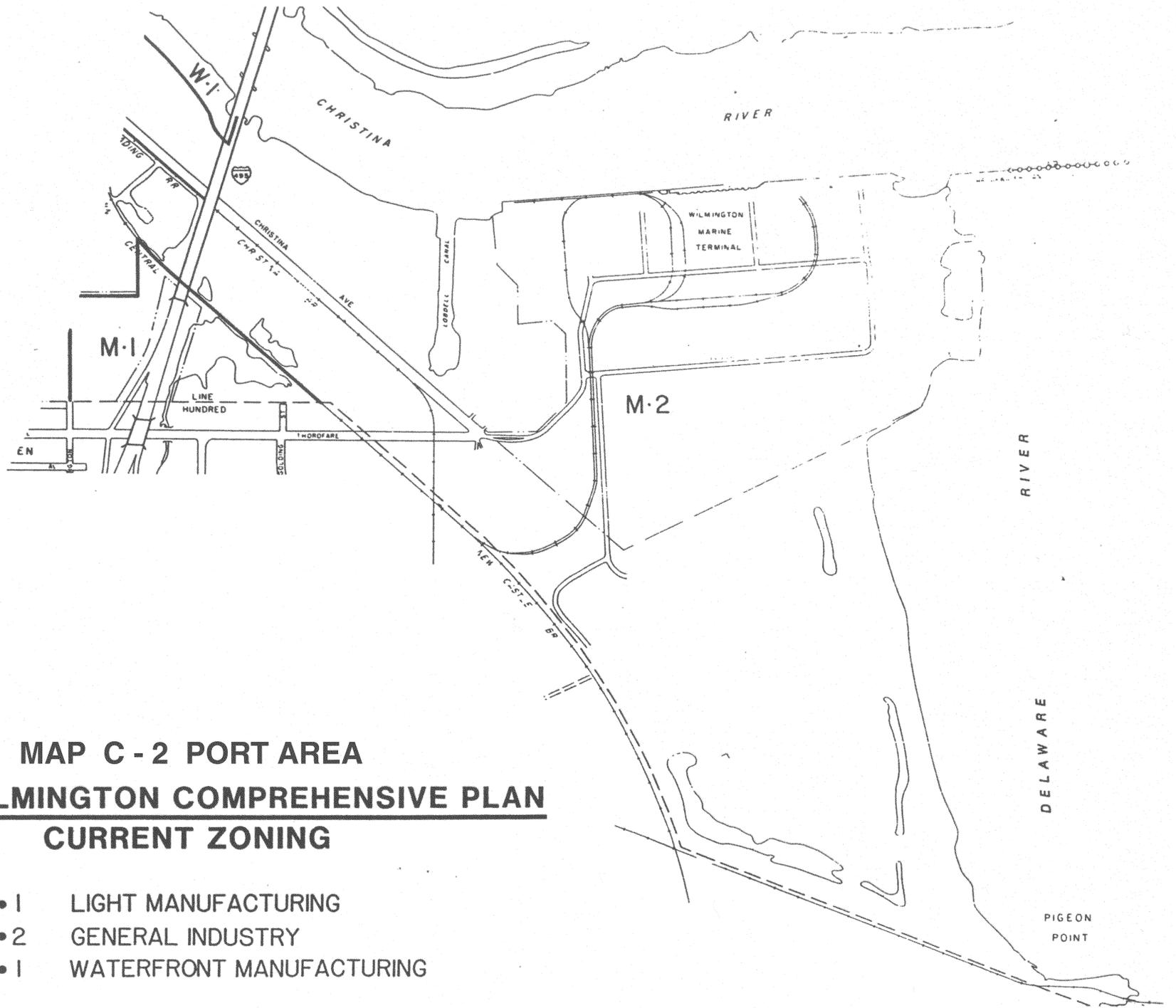


Area of Annexation
 Resolution 11-05
 New Castle County Zoning:
 NC-5 Neighborhood Conservation
 HI Heavy Industrial
 April 2005



Map C-1

MARCH 1990



MAP C - 2 PORT AREA
SOUTH WILMINGTON COMPREHENSIVE PLAN
CURRENT ZONING

- M•1 LIGHT MANUFACTURING
- M•2 GENERAL INDUSTRY
- W•1 WATERFRONT MANUFACTURING

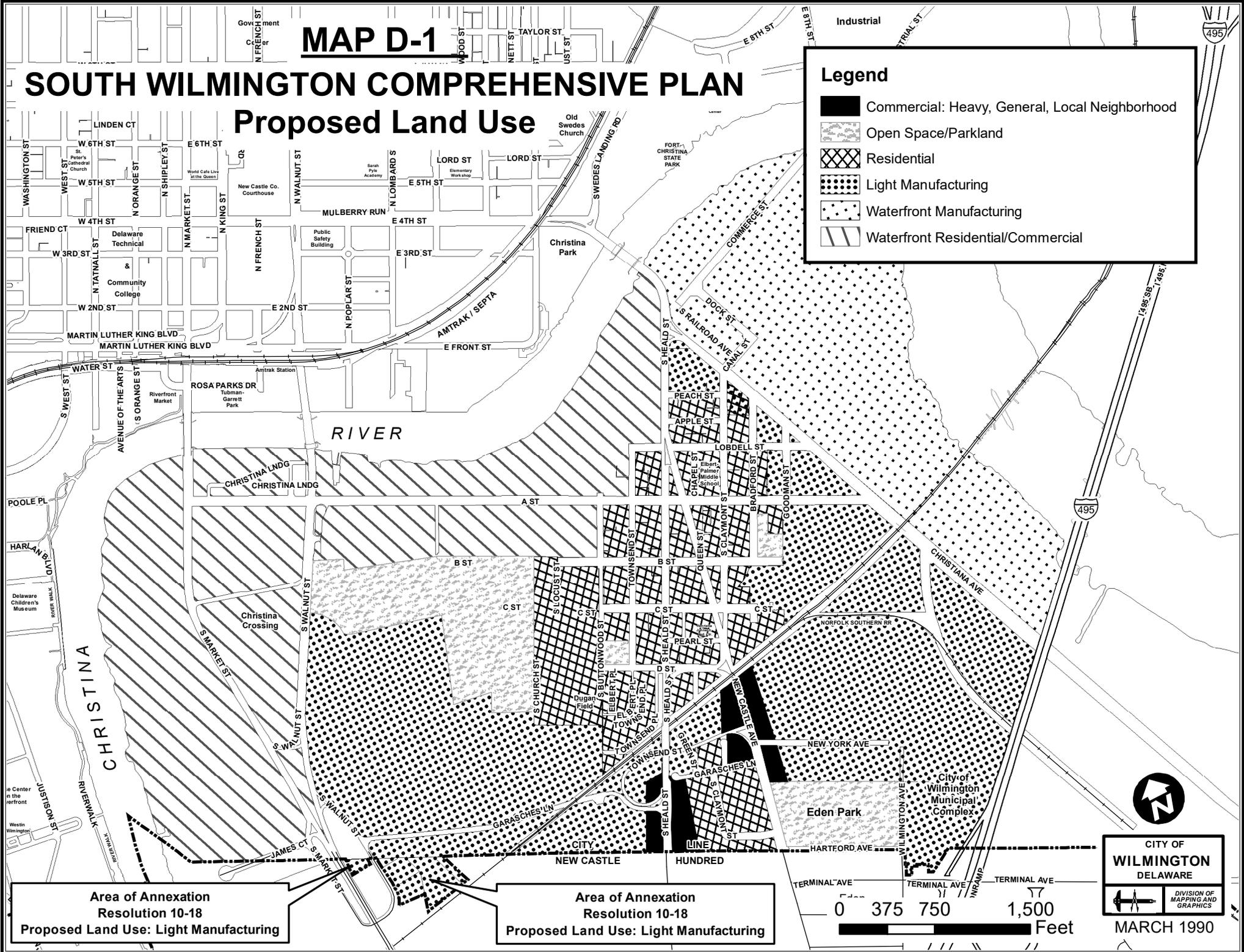
MAP D-1

SOUTH WILMINGTON COMPREHENSIVE PLAN

Proposed Land Use

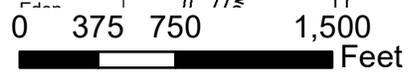
Legend

- Commercial: Heavy, General, Local Neighborhood
- Open Space/Parkland
- Residential
- Light Manufacturing
- Waterfront Manufacturing
- Waterfront Residential/Commercial



Area of Annexation
Resolution 10-18
Proposed Land Use: Light Manufacturing

Area of Annexation
Resolution 10-18
Proposed Land Use: Light Manufacturing



CITY OF
WILMINGTON
DELAWARE

DIVISION OF
MAPPING AND
GRAPHICS

MARCH 1990

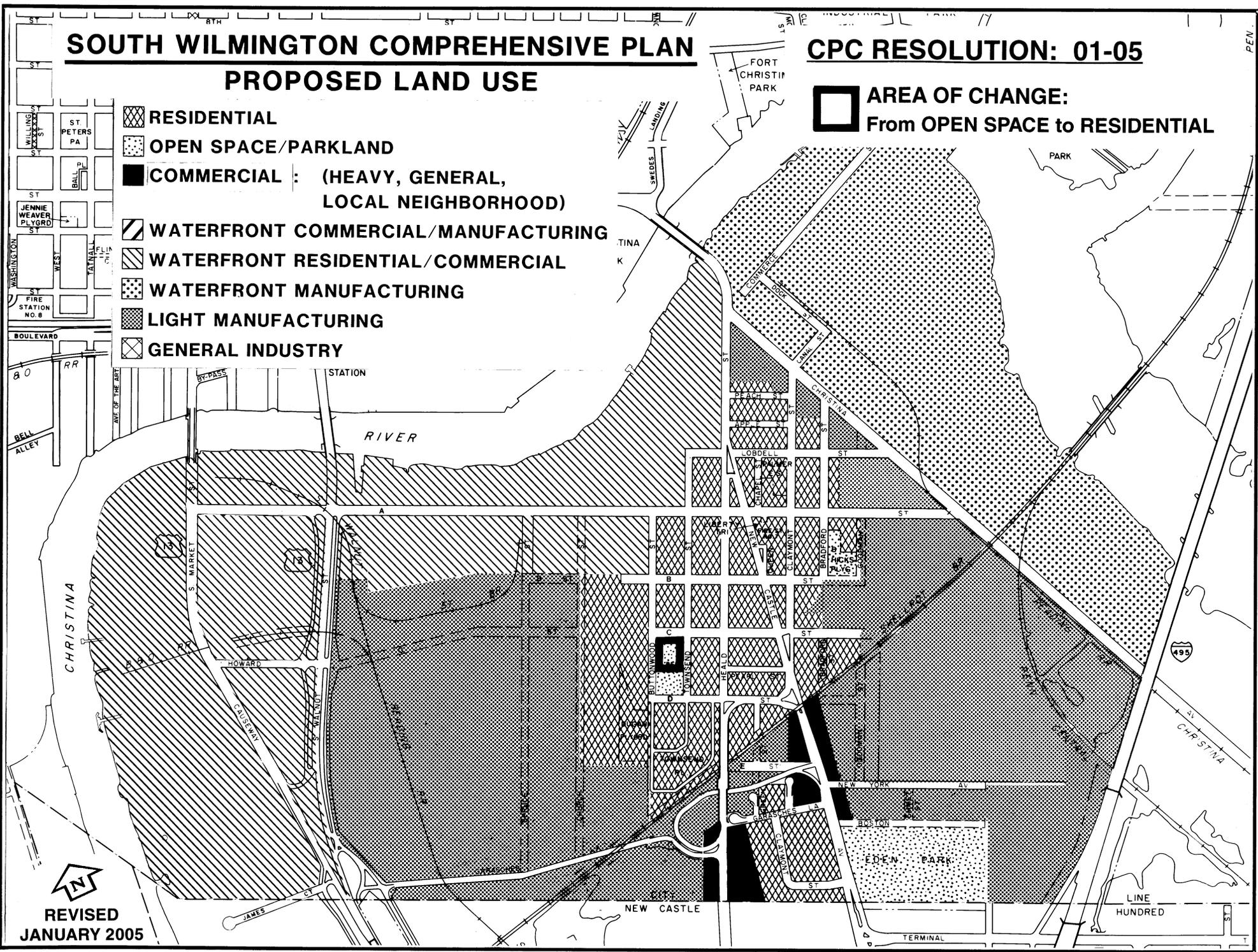
SOUTH WILMINGTON COMPREHENSIVE PLAN

PROPOSED LAND USE

CPC RESOLUTION: 01-05

-  RESIDENTIAL
-  OPEN SPACE/PARKLAND
-  COMMERCIAL : (HEAVY, GENERAL, LOCAL NEIGHBORHOOD)
-  WATERFRONT COMMERCIAL/MANUFACTURING
-  WATERFRONT RESIDENTIAL/COMMERCIAL
-  WATERFRONT MANUFACTURING
-  LIGHT MANUFACTURING
-  GENERAL INDUSTRY

 AREA OF CHANGE:
From OPEN SPACE to RESIDENTIAL

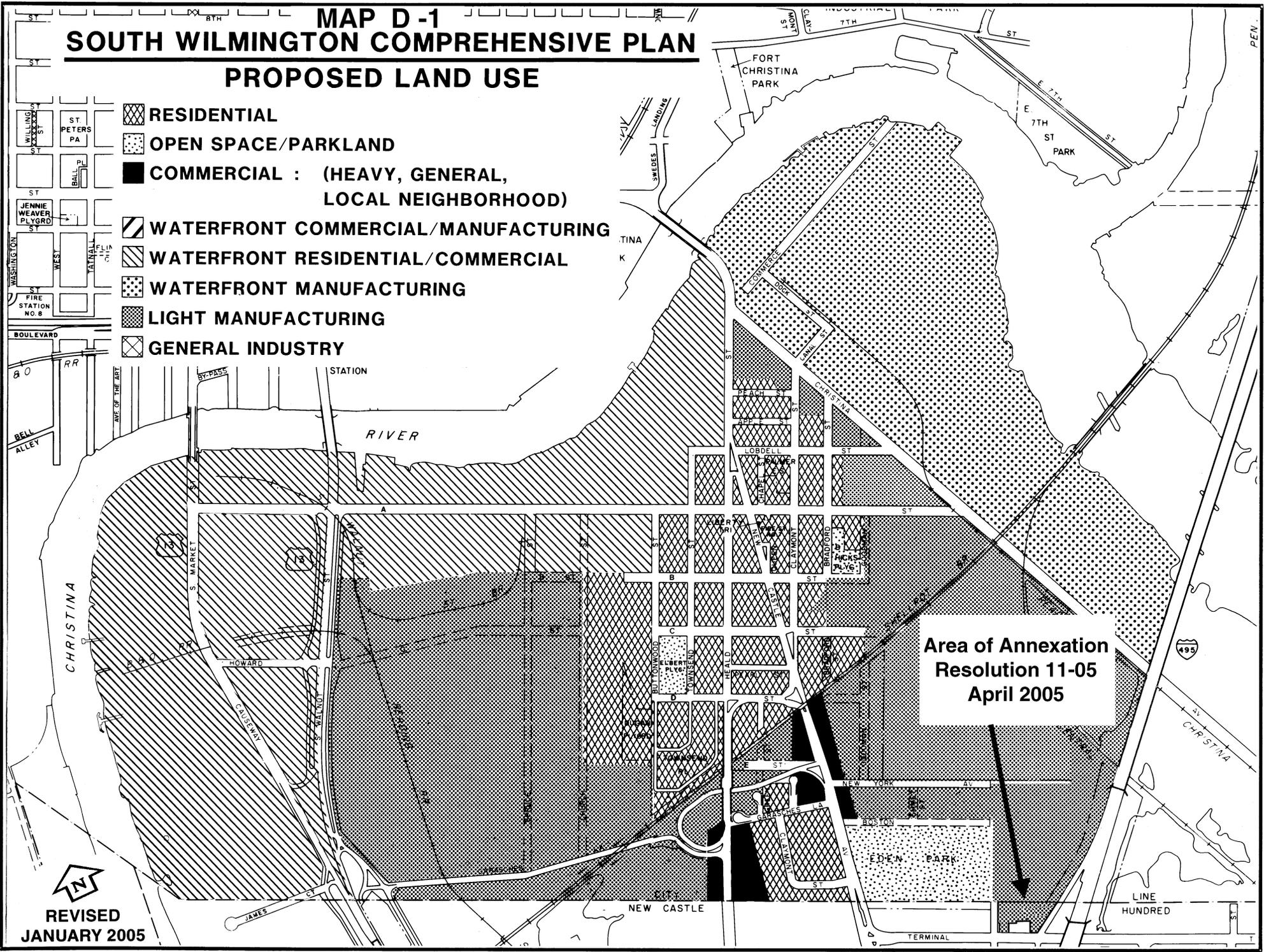


REVISED
JANUARY 2005

Map D-1

MAP D-1 SOUTH WILMINGTON COMPREHENSIVE PLAN PROPOSED LAND USE

-  RESIDENTIAL
-  OPEN SPACE/PARKLAND
-  COMMERCIAL : (HEAVY, GENERAL, LOCAL NEIGHBORHOOD)
-  WATERFRONT COMMERCIAL/MANUFACTURING
-  WATERFRONT RESIDENTIAL/COMMERCIAL
-  WATERFRONT MANUFACTURING
-  LIGHT MANUFACTURING
-  GENERAL INDUSTRY



**Area of Annexation
Resolution 11-05
April 2005**

REVISED
JANUARY 2005

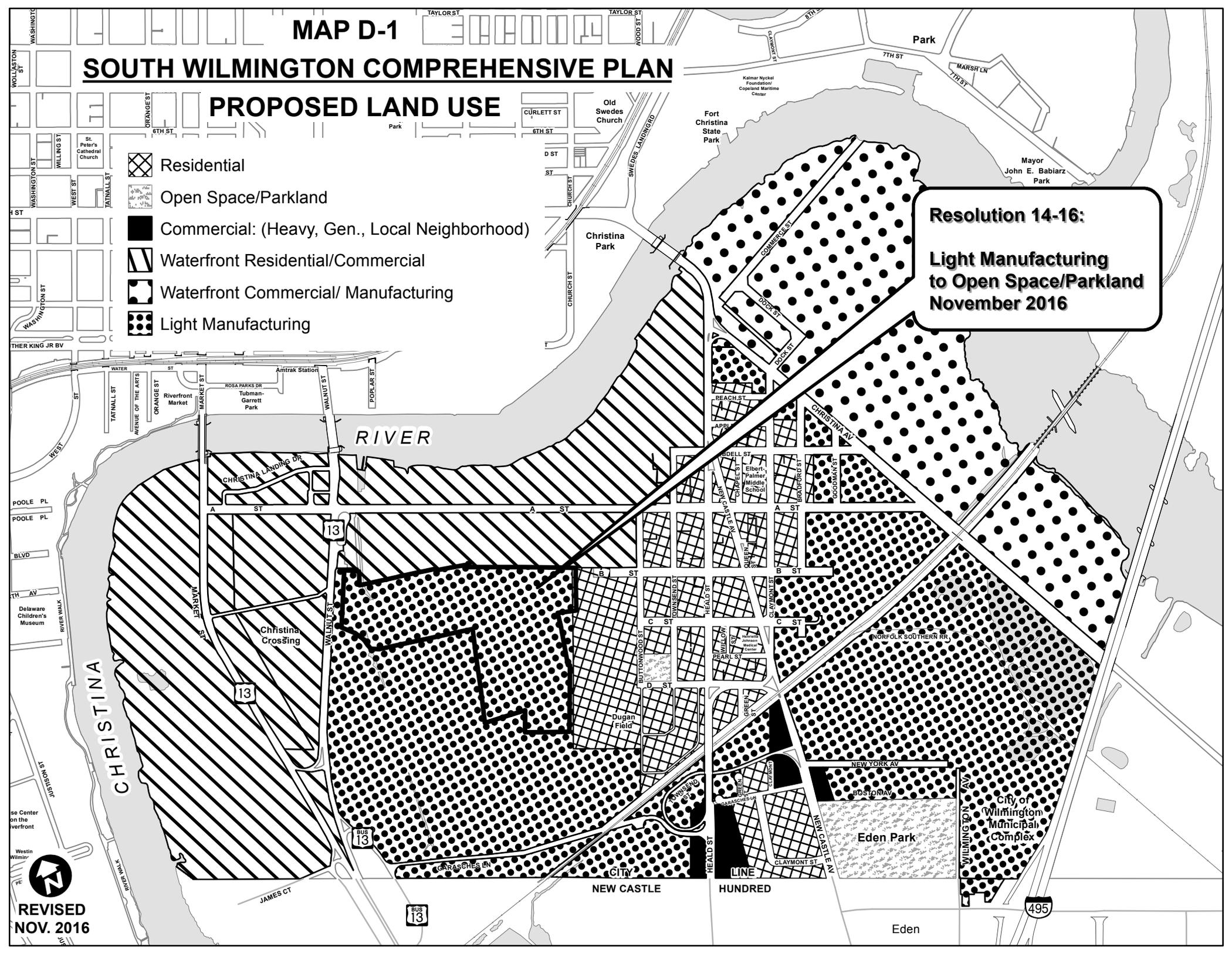
Map D-1

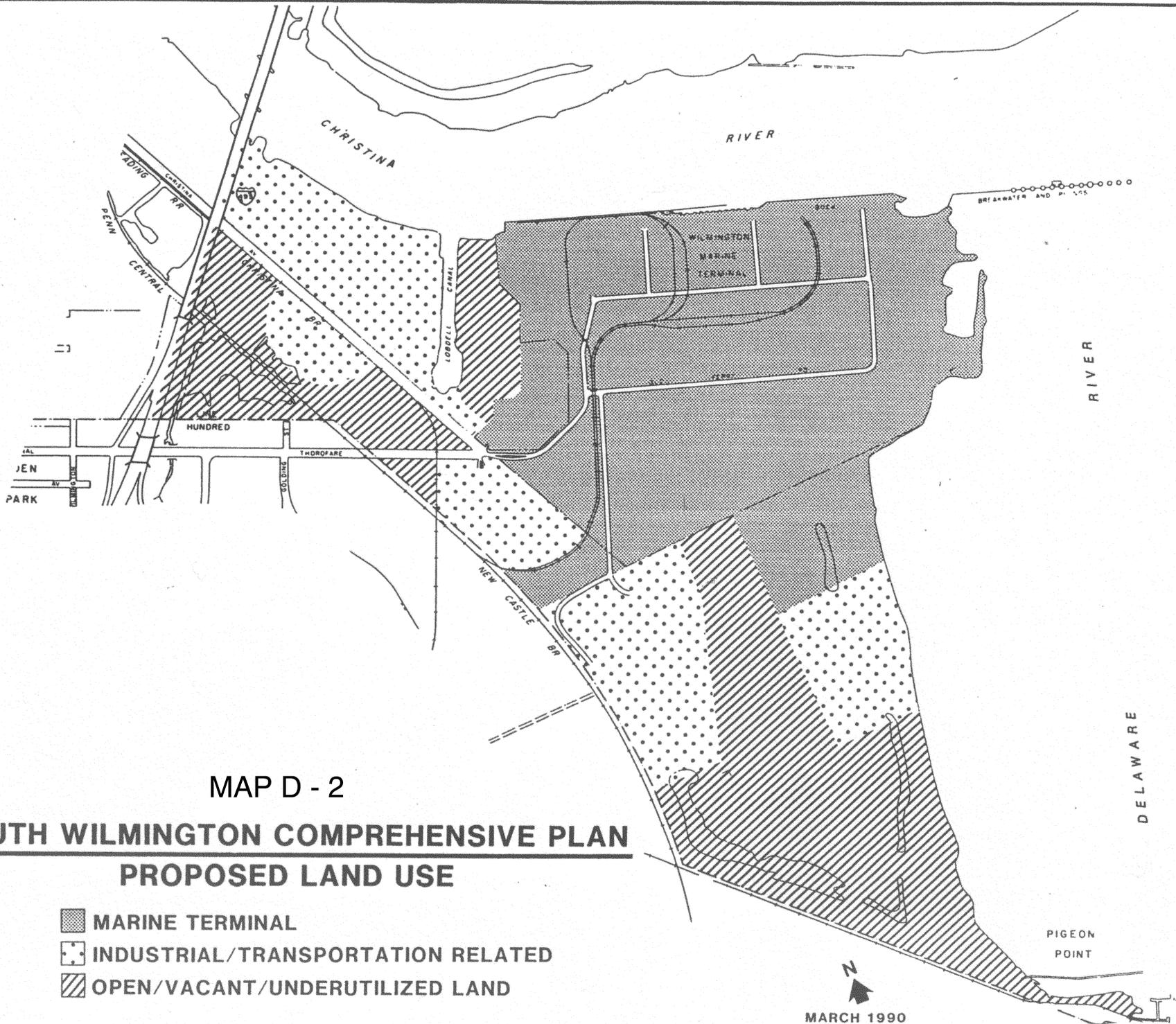
SOUTH WILMINGTON COMPREHENSIVE PLAN

PROPOSED LAND USE

-  Residential
-  Open Space/Parkland
-  Commercial: (Heavy, Gen., Local Neighborhood)
-  Waterfront Residential/Commercial
-  Waterfront Commercial/ Manufacturing
-  Light Manufacturing

Resolution 14-16:
Light Manufacturing
to Open Space/Parkland
November 2016





MAP D - 2

**SOUTH WILMINGTON COMPREHENSIVE PLAN
PROPOSED LAND USE**

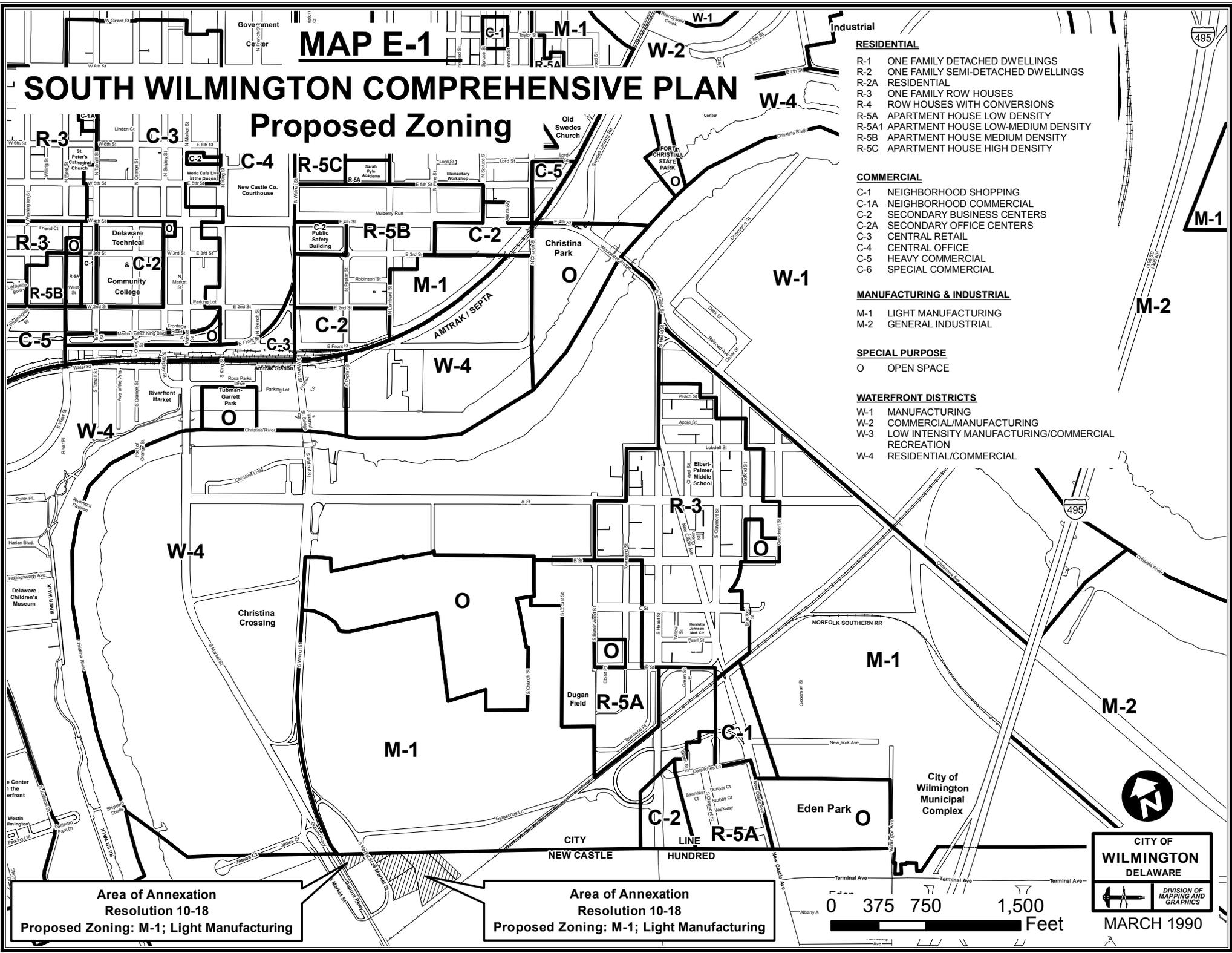
-  MARINE TERMINAL
-  INDUSTRIAL/TRANSPORTATION RELATED
-  OPEN/VACANT/UNDERUTILIZED LAND

N
MARCH 1990

MAP E-1

SOUTH WILMINGTON COMPREHENSIVE PLAN

Proposed Zoning



RESIDENTIAL

- R-1 ONE FAMILY DETACHED DWELLINGS
- R-2 ONE FAMILY SEMI-DETACHED DWELLINGS
- R-2A RESIDENTIAL
- R-3 ONE FAMILY ROW HOUSES
- R-4 ROW HOUSES WITH CONVERSIONS
- R-5A APARTMENT HOUSE LOW DENSITY
- R-5A1 APARTMENT HOUSE LOW-MEDIUM DENSITY
- R-5B APARTMENT HOUSE MEDIUM DENSITY
- R-5C APARTMENT HOUSE HIGH DENSITY

COMMERCIAL

- C-1 NEIGHBORHOOD SHOPPING
- C-1A NEIGHBORHOOD COMMERCIAL
- C-2 SECONDARY BUSINESS CENTERS
- C-2A SECONDARY OFFICE CENTERS
- C-3 CENTRAL RETAIL
- C-4 CENTRAL OFFICE
- C-5 HEAVY COMMERCIAL
- C-6 SPECIAL COMMERCIAL

MANUFACTURING & INDUSTRIAL

- M-1 LIGHT MANUFACTURING
- M-2 GENERAL INDUSTRIAL

SPECIAL PURPOSE

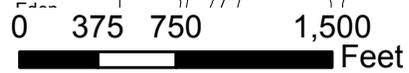
- O OPEN SPACE

WATERFRONT DISTRICTS

- W-1 MANUFACTURING
- W-2 COMMERCIAL/MANUFACTURING
- W-3 LOW INTENSITY MANUFACTURING/COMMERCIAL RECREATION
- W-4 RESIDENTIAL/COMMERCIAL

Area of Annexation Resolution 10-18
Proposed Zoning: M-1; Light Manufacturing

Area of Annexation Resolution 10-18
Proposed Zoning: M-1; Light Manufacturing



CITY OF WILMINGTON DELAWARE



MARCH 1990

SOUTH WILMINGTON COMPREHENSIVE PLAN

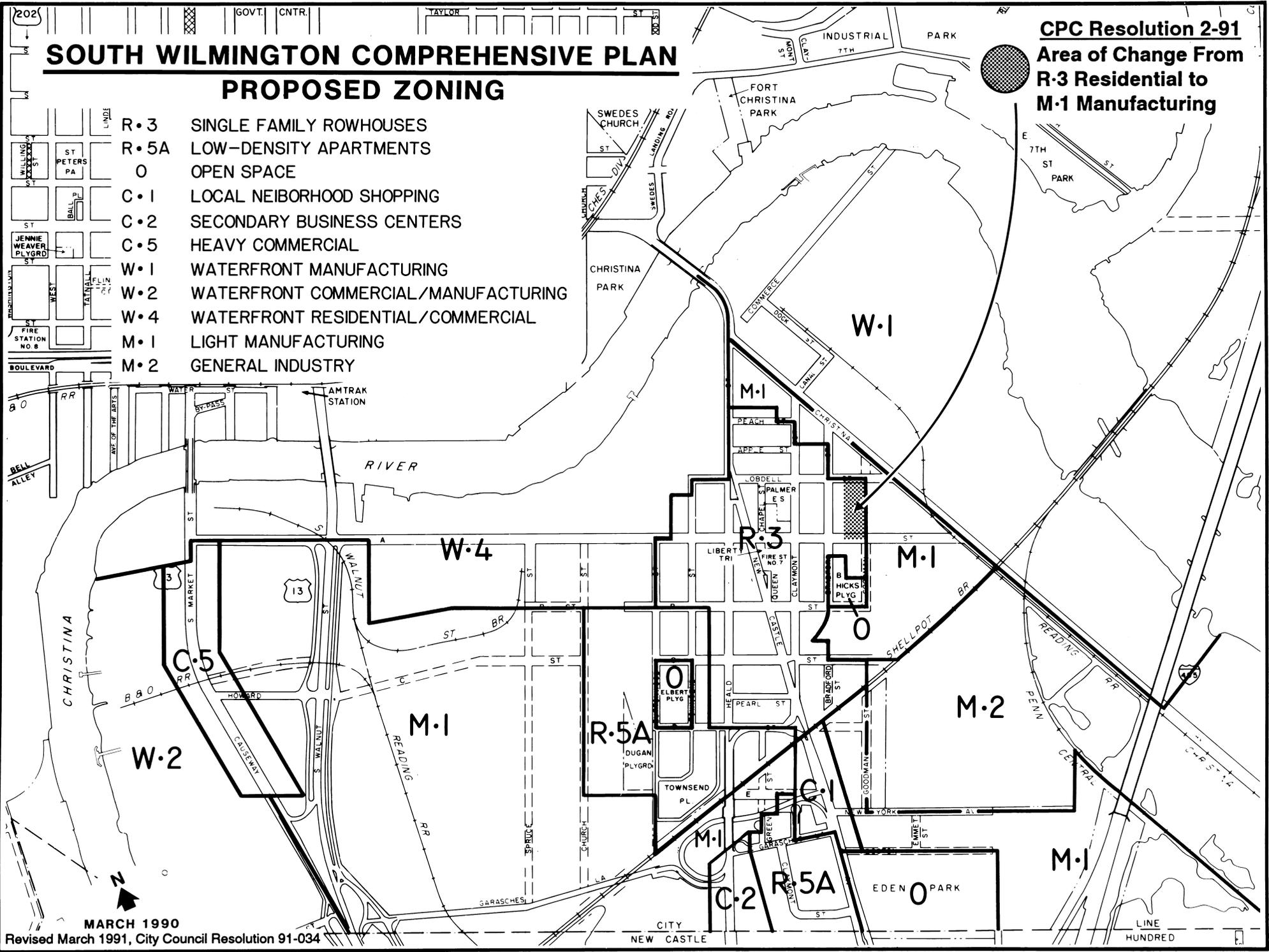
PROPOSED ZONING

- R • 3 SINGLE FAMILY ROWHOUSES
- R • 5A LOW-DENSITY APARTMENTS
- O OPEN SPACE
- C • 1 LOCAL NEIGHBORHOOD SHOPPING
- C • 2 SECONDARY BUSINESS CENTERS
- C • 5 HEAVY COMMERCIAL
- W • 1 WATERFRONT MANUFACTURING
- W • 2 WATERFRONT COMMERCIAL/MANUFACTURING
- W • 4 WATERFRONT RESIDENTIAL/COMMERCIAL
- M • 1 LIGHT MANUFACTURING
- M • 2 GENERAL INDUSTRY

CPC Resolution 2-91
Area of Change From
R-3 Residential to
M-1 Manufacturing



Map E-1



MARCH 1990

Revised March 1991, City Council Resolution 91-034

CITY
NEW CASTLE

LINE
HUNDRED

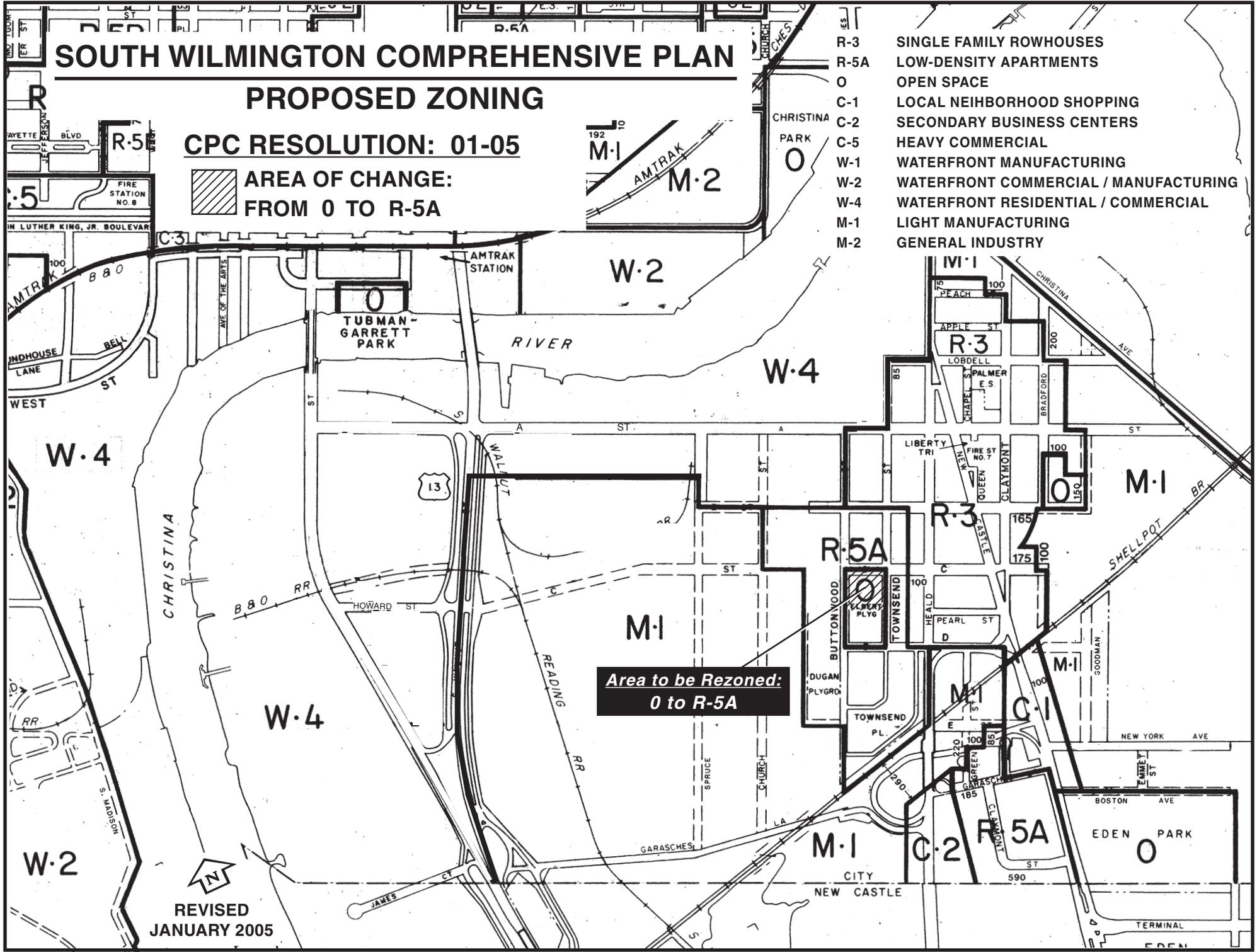
SOUTH WILMINGTON COMPREHENSIVE PLAN

PROPOSED ZONING

CPC RESOLUTION: 01-05

 AREA OF CHANGE:
FROM 0 TO R-5A

- R-3 SINGLE FAMILY ROWHOUSES
- R-5A LOW-DENSITY APARTMENTS
- O OPEN SPACE
- C-1 LOCAL NEIGHBORHOOD SHOPPING
- C-2 SECONDARY BUSINESS CENTERS
- C-5 HEAVY COMMERCIAL
- W-1 WATERFRONT MANUFACTURING
- W-2 WATERFRONT COMMERCIAL / MANUFACTURING
- W-4 WATERFRONT RESIDENTIAL / COMMERCIAL
- M-1 LIGHT MANUFACTURING
- M-2 GENERAL INDUSTRY



**Area to be Rezoned:
0 to R-5A**

REVISED
JANUARY 2005

Map E-1

SOUTH WILMINGTON COMPREHENSIVE PLAN

PROPOSED ZONING

CPC RESOLUTION: 14-16

AREAS OF CHANGE

 M-1 to O

 M-1 to W-4

RESIDENTIAL

- R-3 ONE FAMILY ROW HOUSES
- R-5A APARTMENT HOUSE LOW DENSITY

COMMERCIAL

- C-1 NEIGHBORHOOD SHOPPING
- C-2 SECONDARY BUSINESS CENTERS
- C-5 HEAVY COMMERCIAL

MANUFACTURING & INDUSTRIAL

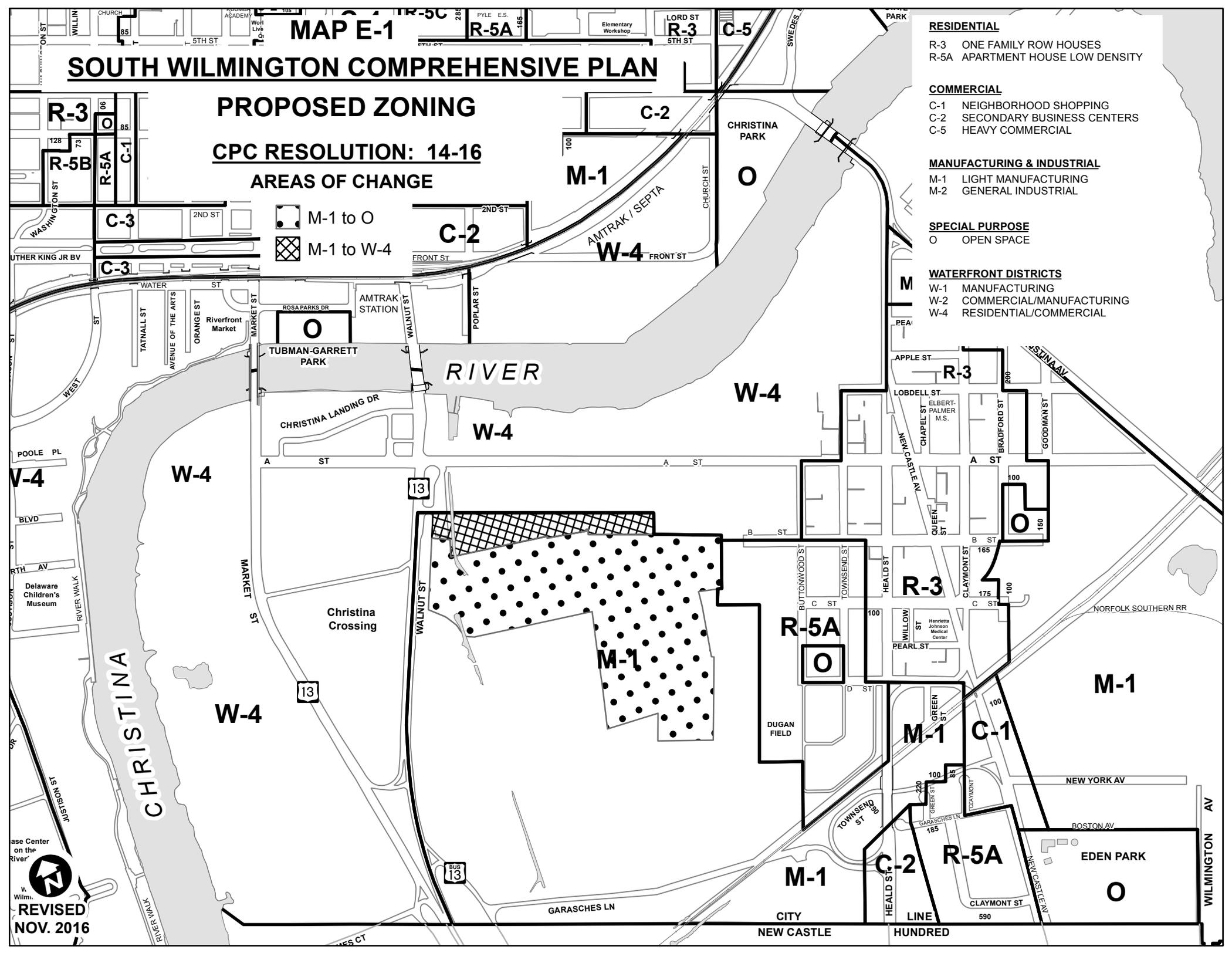
- M-1 LIGHT MANUFACTURING
- M-2 GENERAL INDUSTRIAL

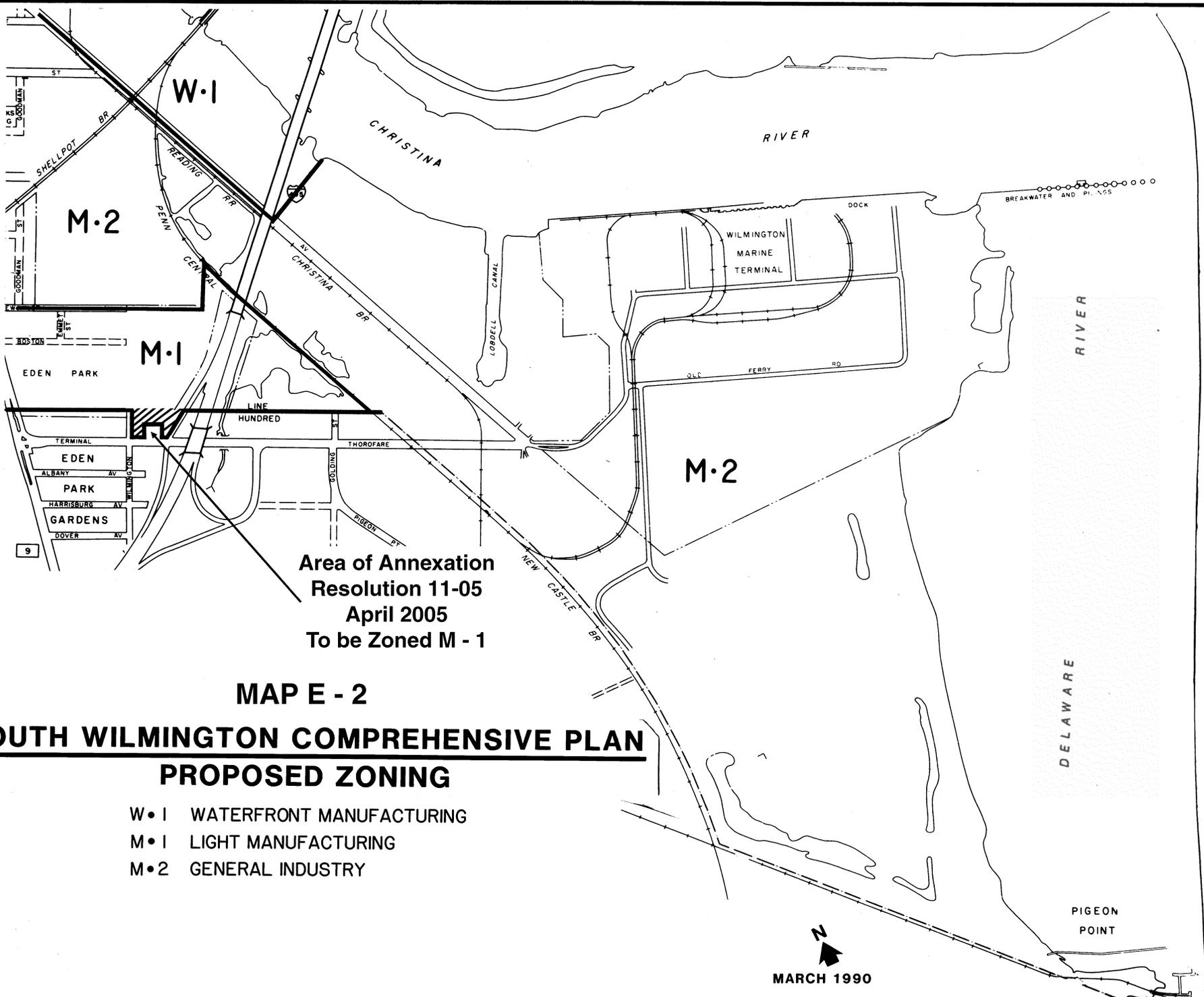
SPECIAL PURPOSE

- O OPEN SPACE

WATERFRONT DISTRICTS

- W-1 MANUFACTURING
- W-2 COMMERCIAL/MANUFACTURING
- W-4 RESIDENTIAL/COMMERCIAL





Area of Annexation
 Resolution 11-05
 April 2005
 To be Zoned M - 1

MAP E - 2
SOUTH WILMINGTON COMPREHENSIVE PLAN
PROPOSED ZONING

- W•1 WATERFRONT MANUFACTURING
- M•1 LIGHT MANUFACTURING
- M•2 GENERAL INDUSTRY

N
MARCH 1990

MAP F

Wilmington

SOUTH WILMINGTON COMPREHENSIVE PLAN Areas of Zoning Difference

KEY:

WATERFRONT ZONING

1. M-2 to W-2
2. M-1, M-2, W-1 and R-3 to W-4
3. M-2 to W-1
4. M-2 to W-1

RESIDENTIAL ZONING

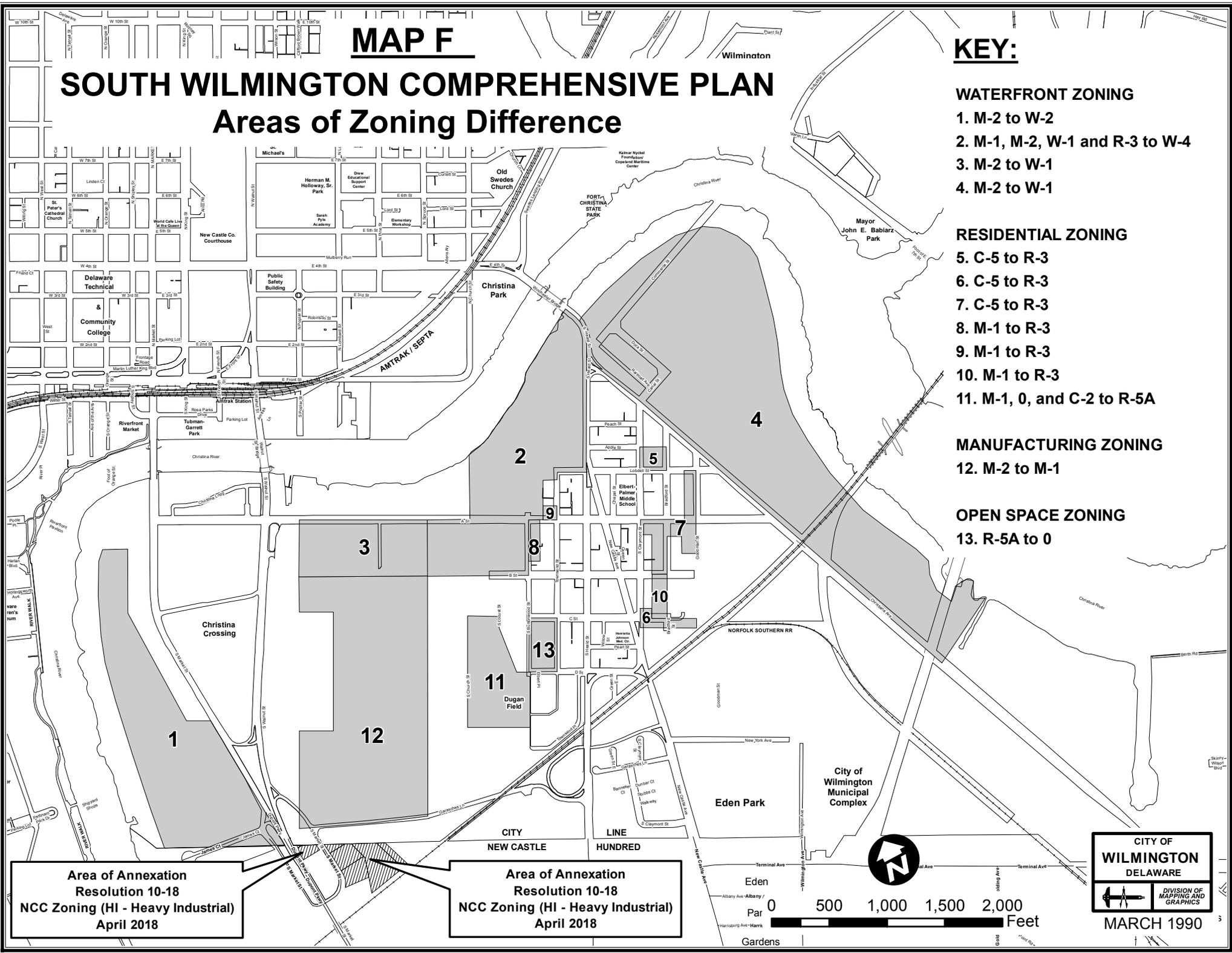
5. C-5 to R-3
6. C-5 to R-3
7. C-5 to R-3
8. M-1 to R-3
9. M-1 to R-3
10. M-1 to R-3
11. M-1, 0, and C-2 to R-5A

MANUFACTURING ZONING

12. M-2 to M-1

OPEN SPACE ZONING

13. R-5A to 0



Area of Annexation Resolution 10-18
NCC Zoning (HI - Heavy Industrial)
April 2018

Area of Annexation Resolution 10-18
NCC Zoning (HI - Heavy Industrial)
April 2018



MARCH 1990

MAP F

SOUTH WILMINGTON COMPREHENSIVE PLAN

AREAS OF ZONING DIFFERENCE

WATERFRONT ZONING

1. M-2 to W-2
2. M-1, M-2, W-1 and R-3 to W-4
3. M-2 to W-4
4. M-2 to W-1

RESIDENTIAL ZONING

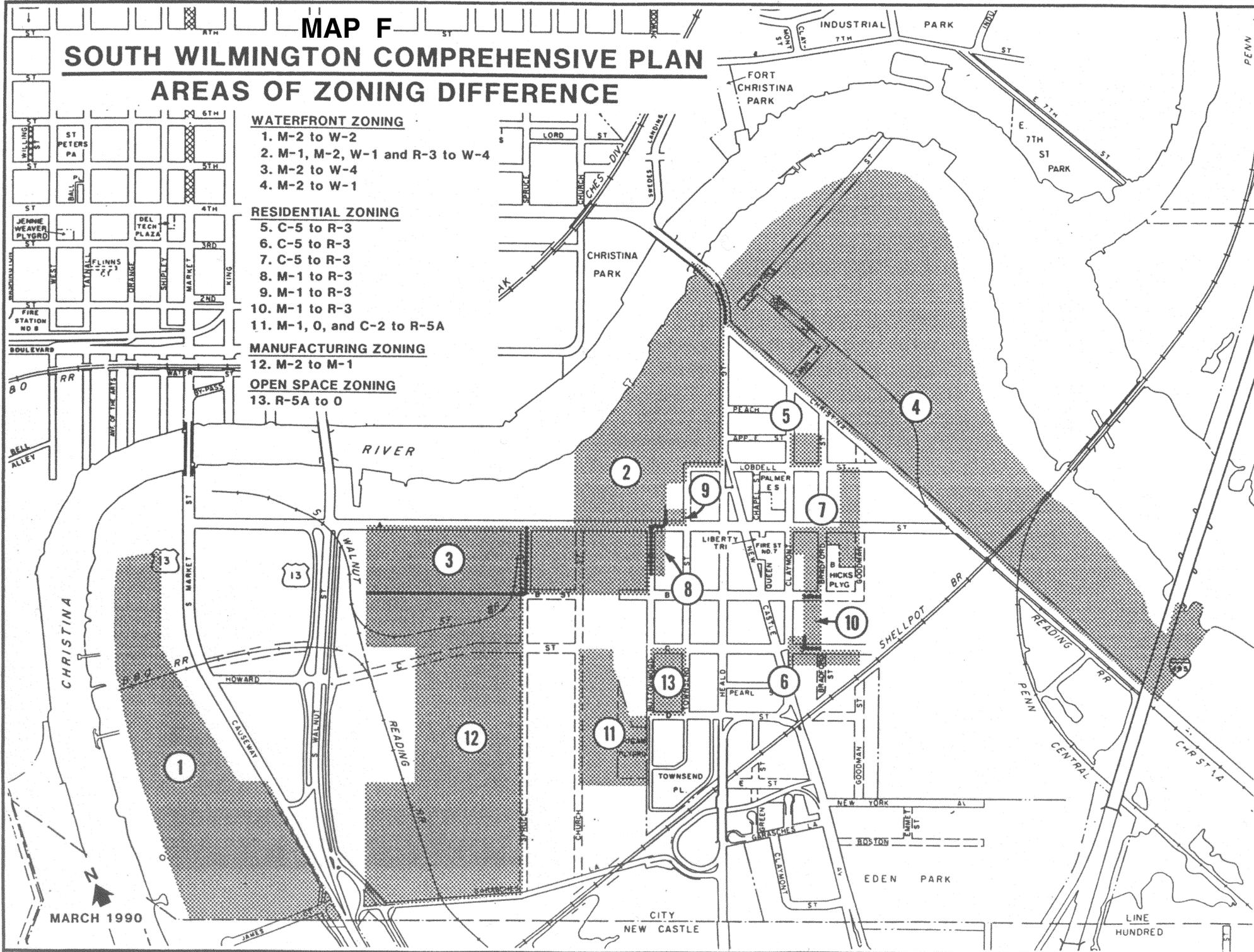
5. C-5 to R-3
6. C-5 to R-3
7. C-5 to R-3
8. M-1 to R-3
9. M-1 to R-3
10. M-1 to R-3
11. M-1, O, and C-2 to R-5A

MANUFACTURING ZONING

12. M-2 to M-1

OPEN SPACE ZONING

13. R-5A to O



MARCH 1990

CITY
NEW CASTLE

LINE
HUNDRED

MAP G

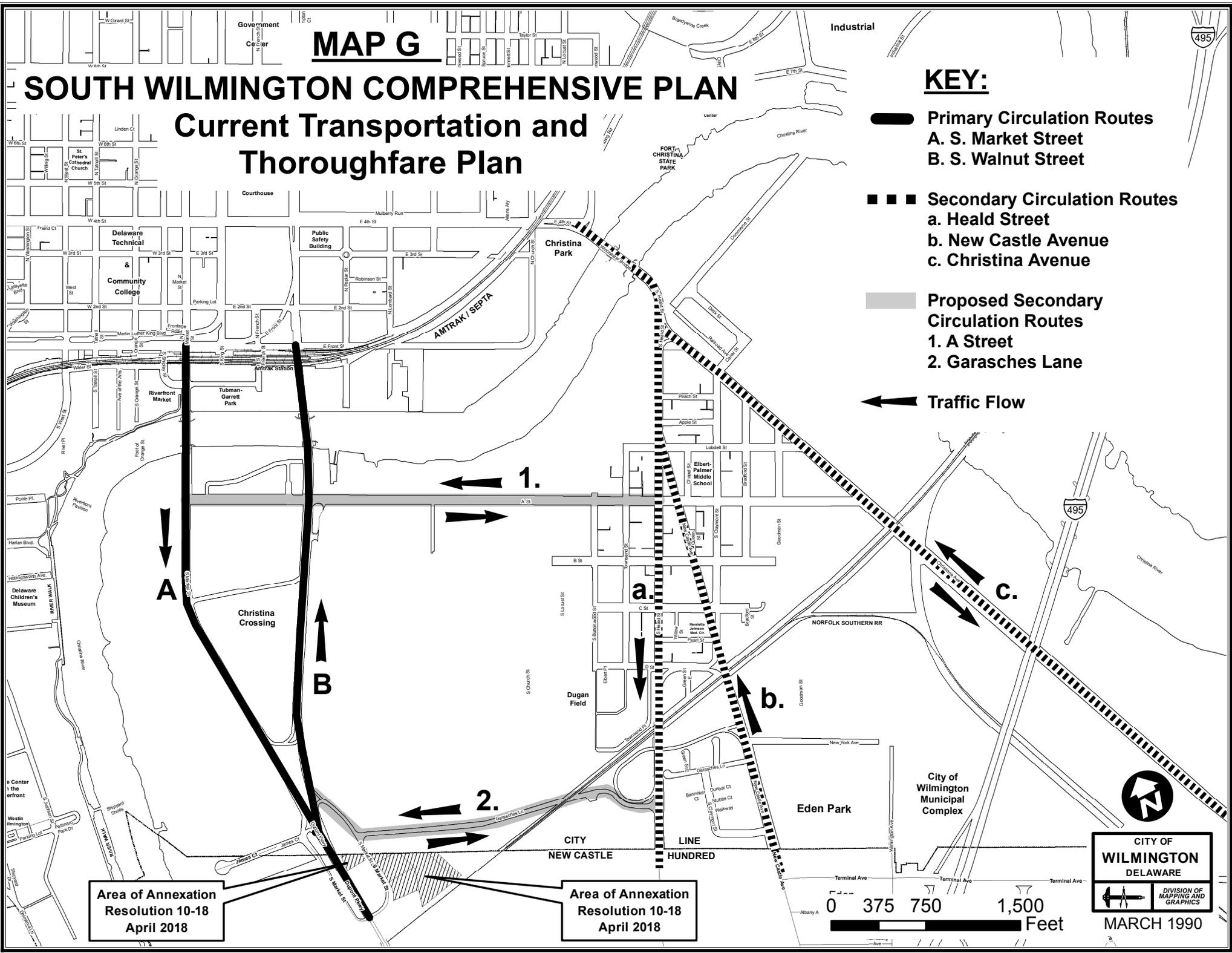
SOUTH WILMINGTON COMPREHENSIVE PLAN

Current Transportation and Thoroughfare Plan

KEY:

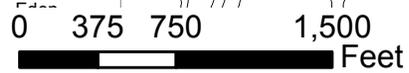
-  Primary Circulation Routes
A. S. Market Street
B. S. Walnut Street
-  Secondary Circulation Routes
a. Heald Street
b. New Castle Avenue
c. Christina Avenue
-  Proposed Secondary Circulation Routes
1. A Street
2. Garasches Lane

 Traffic Flow



Area of Annexation
Resolution 10-18
April 2018

Area of Annexation
Resolution 10-18
April 2018



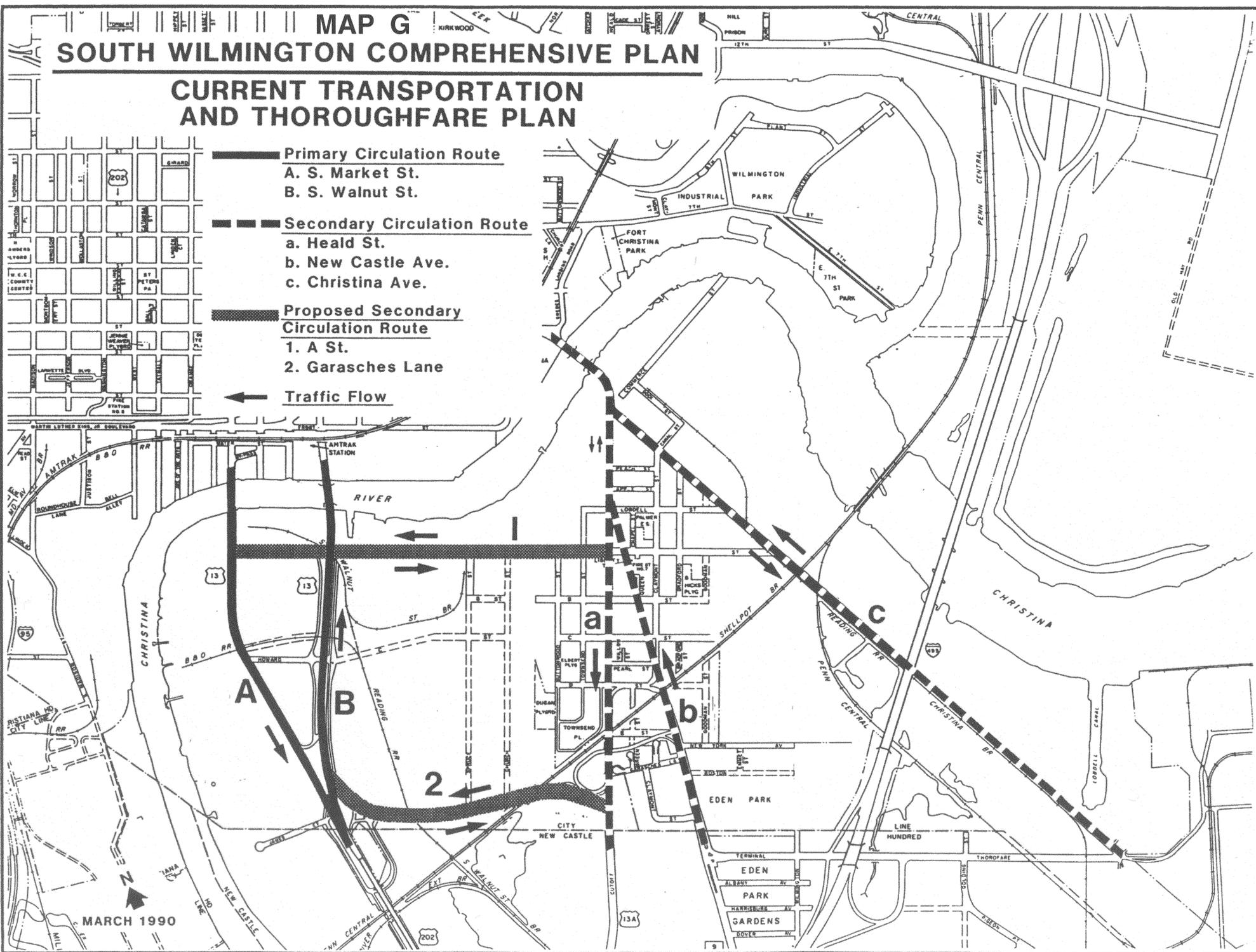
CITY OF WILMINGTON DELAWARE
DIVISION OF MAPPING AND GRAPHICS
MARCH 1990

MAP G

SOUTH WILMINGTON COMPREHENSIVE PLAN

CURRENT TRANSPORTATION AND THOROUGHFARE PLAN

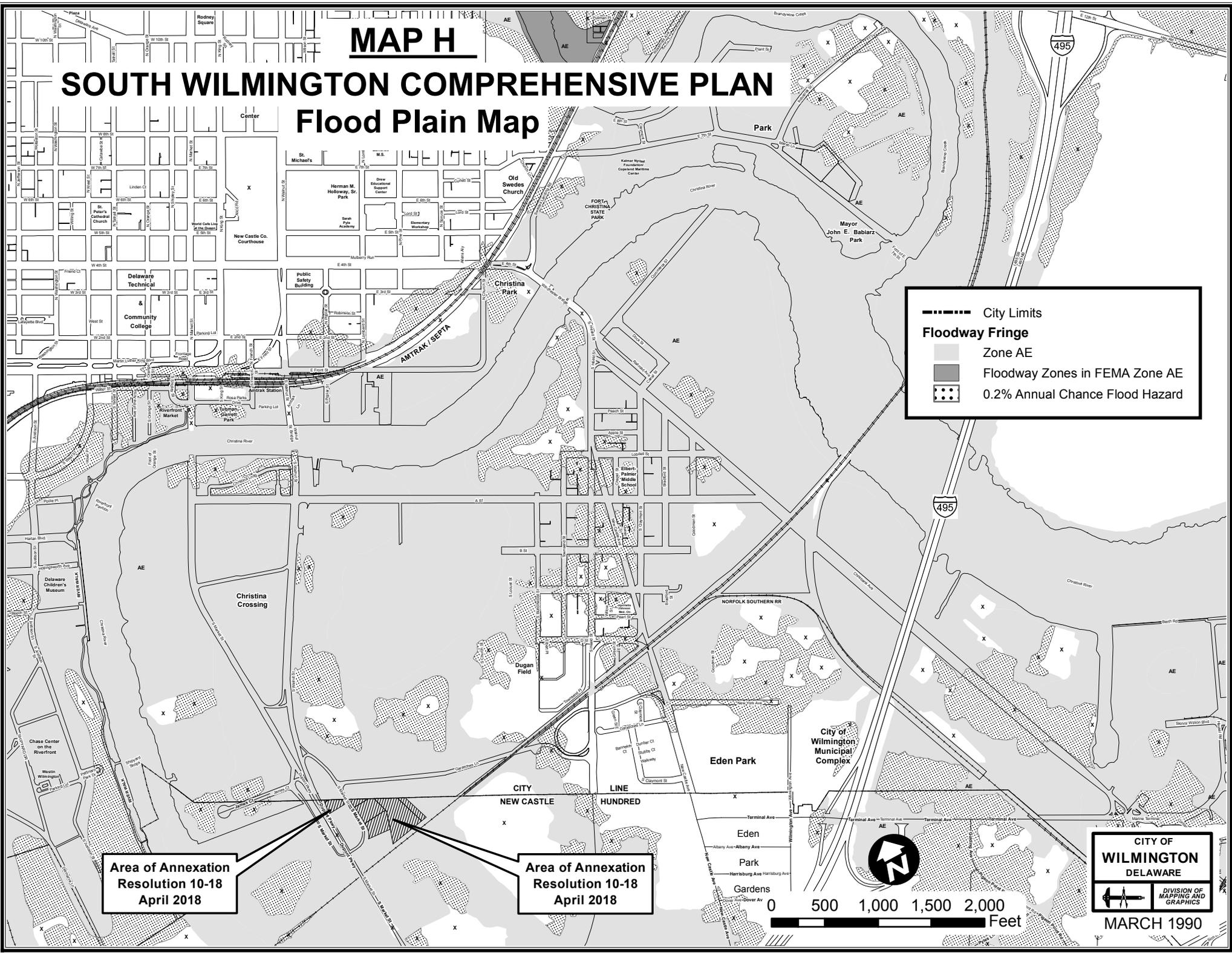
- Primary Circulation Route**
A. S. Market St.
B. S. Walnut St.
- Secondary Circulation Route**
a. Heald St.
b. New Castle Ave.
c. Christina Ave.
- Proposed Secondary Circulation Route**
1. A St.
2. Garasches Lane
- Traffic Flow**



MARCH 1990

MAP H

SOUTH WILMINGTON COMPREHENSIVE PLAN Flood Plain Map



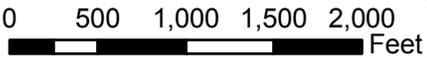
----- City Limits

Floodway Fringe

- Zone AE
- Floodway Zones in FEMA Zone AE
- 0.2% Annual Chance Flood Hazard

Area of Annexation
Resolution 10-18
April 2018

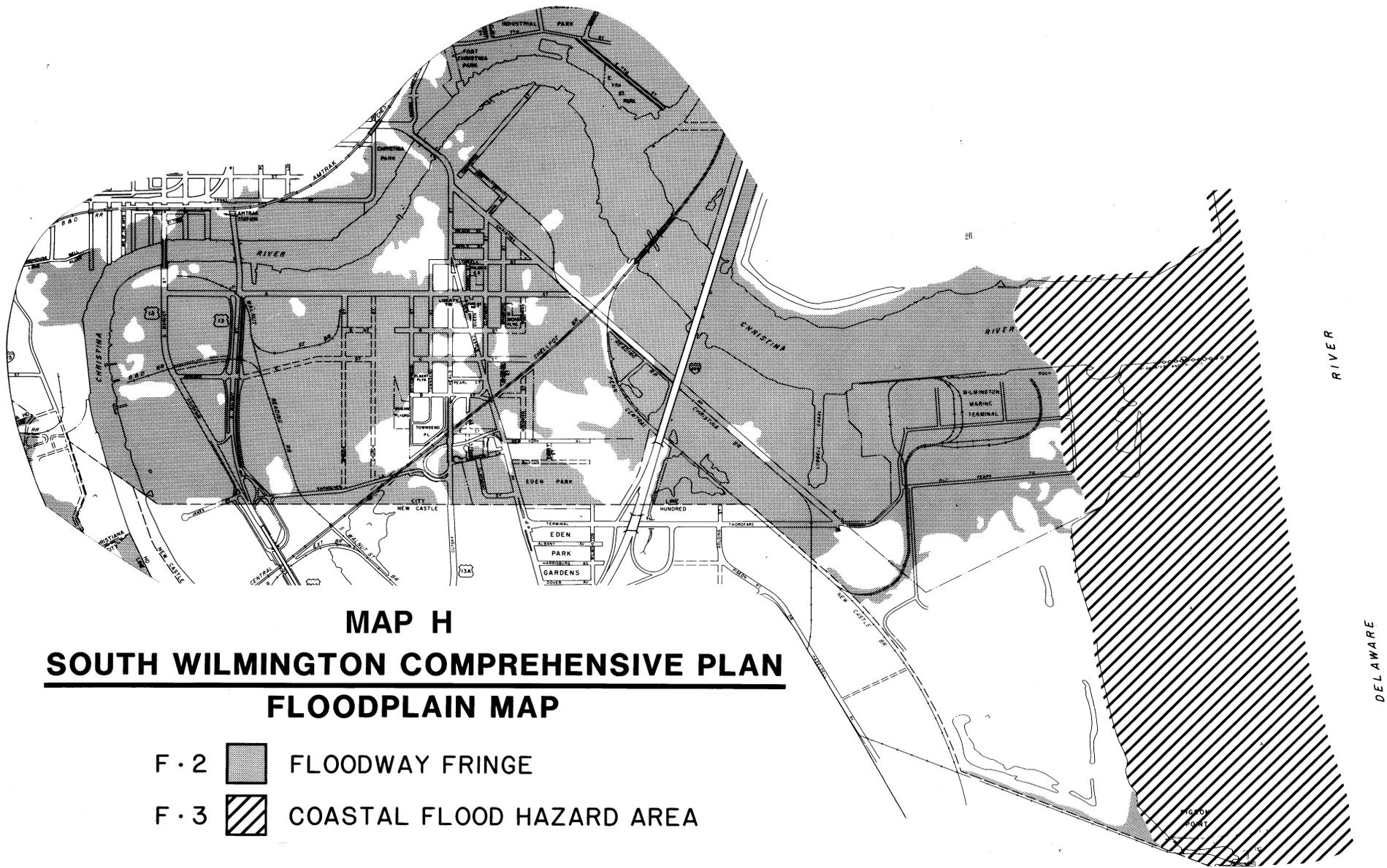
Area of Annexation
Resolution 10-18
April 2018



CITY OF
WILMINGTON
DELAWARE

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MAPPING AND
GRAPHICS

MARCH 1990



MAP H
SOUTH WILMINGTON COMPREHENSIVE PLAN
FLOODPLAIN MAP

- F · 2  FLOODWAY FRINGE
- F · 3  COASTAL FLOOD HAZARD AREA



MARCH 1990

MAP I

SOUTH WILMINGTON COMPREHENSIVE PLAN Urban Renewal Plan Boundaries

----- City Limits

Analysis Areas

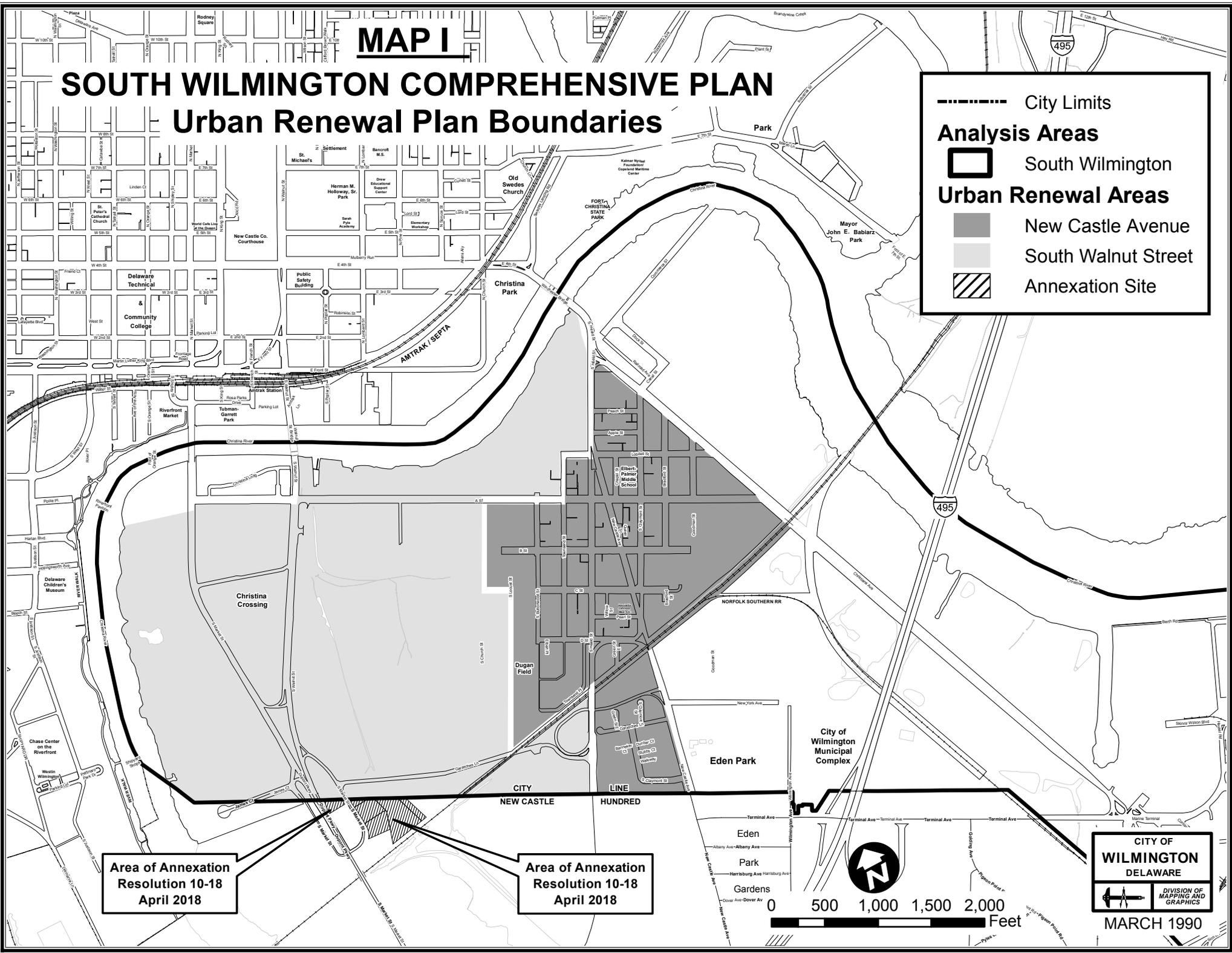
□ South Wilmington

Urban Renewal Areas

■ New Castle Avenue

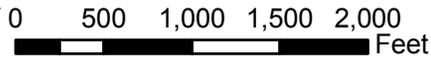
■ South Walnut Street

▨ Annexation Site



Area of Annexation
Resolution 10-18
April 2018

Area of Annexation
Resolution 10-18
April 2018

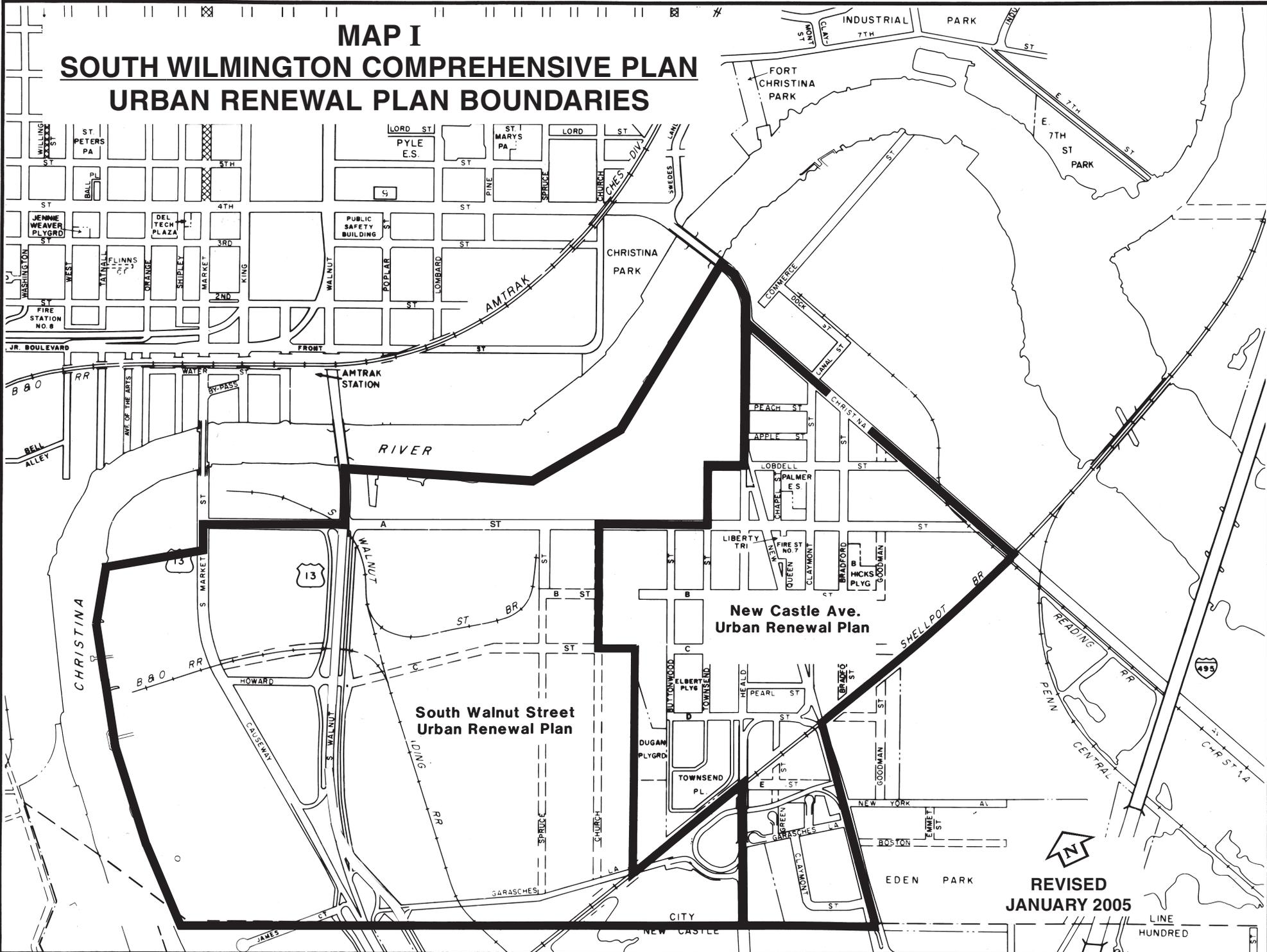


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GRAPHICS

MARCH 1990

MAP I SOUTH WILMINGTON COMPREHENSIVE PLAN URBAN RENEWAL PLAN BOUNDARIES



Map I

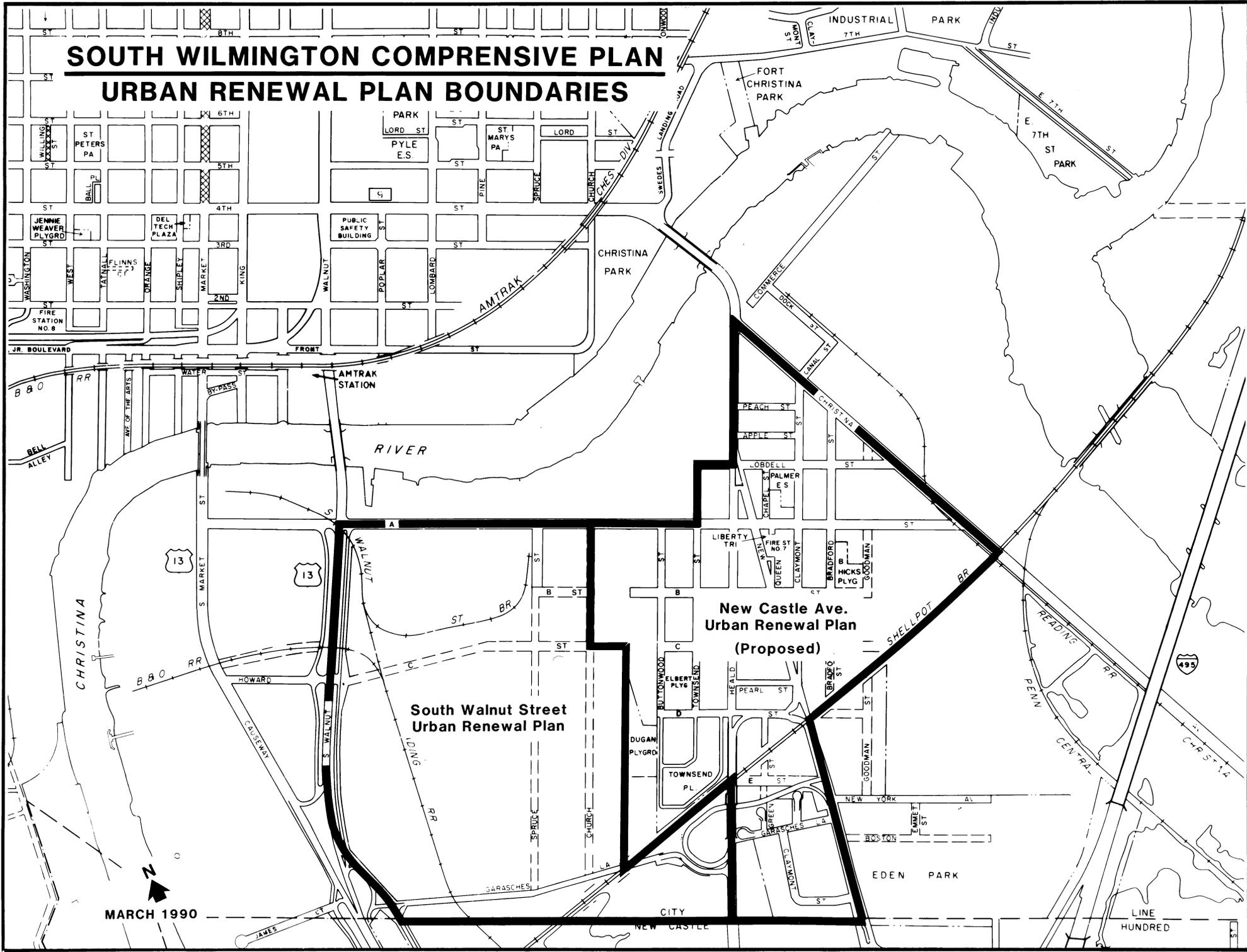


REVISED
JANUARY 2005

LINE
HUNDRED

SOUTH WILMINGTON COMPREHENSIVE PLAN

URBAN RENEWAL PLAN BOUNDARIES



Map 1

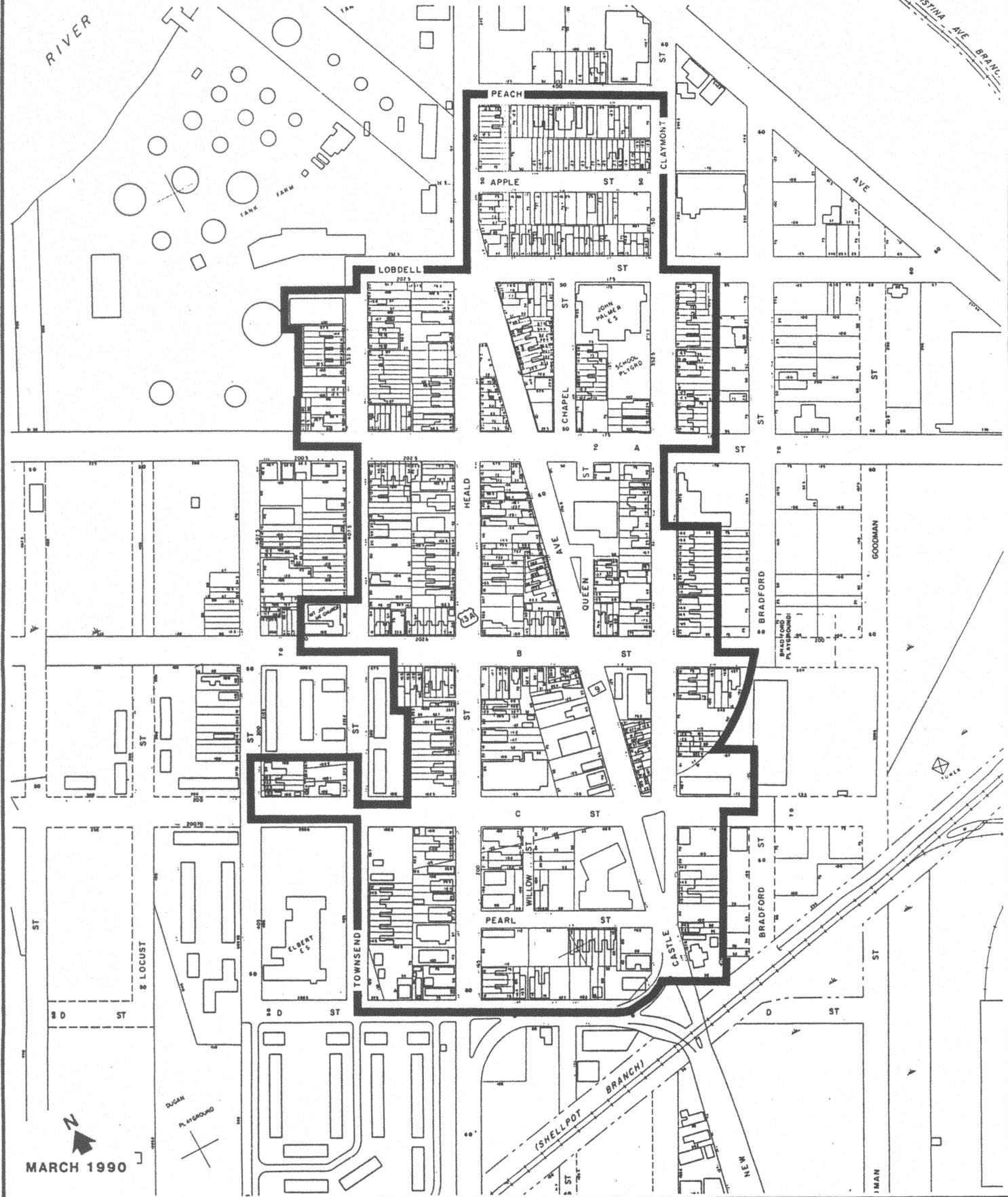
MARCH 1990



MAP J

SOUTH WILMINGTON COMPREHENSIVE PLAN

POTENTIAL NATIONAL REGISTER DISTRICT BOUNDARIES



MARCH 1990

**Appendices
A through C**

Appendix A

CURRENT ZONING

CURRENT ZONING

RESIDENTIAL

- R 1 One Family Detached Dwellings
- R 2 One Family Semi-Detached Dwellings
- R 2A Residential
- R 3 One Family Row Houses
- R 4 Row Houses with Conversions
- R 5A Apartment House Low Density
- R 5A1 Apartment House Low - Medium Density
- R 5B Apartment House Medium Density
- R 5C Apartment House High Density

COMMERCIAL

- C 1 Neighborhood Shopping
- C 1A Neighborhood Commercial
- C 2 Secondary Business Centers
- C 2A Secondary Office Centers
- C 3 Central Retail
- C 4 Central Office
- C 5 Heavy Commercial
- C 6 Special Commercial

MANUFACTURING & INDUSTRIAL

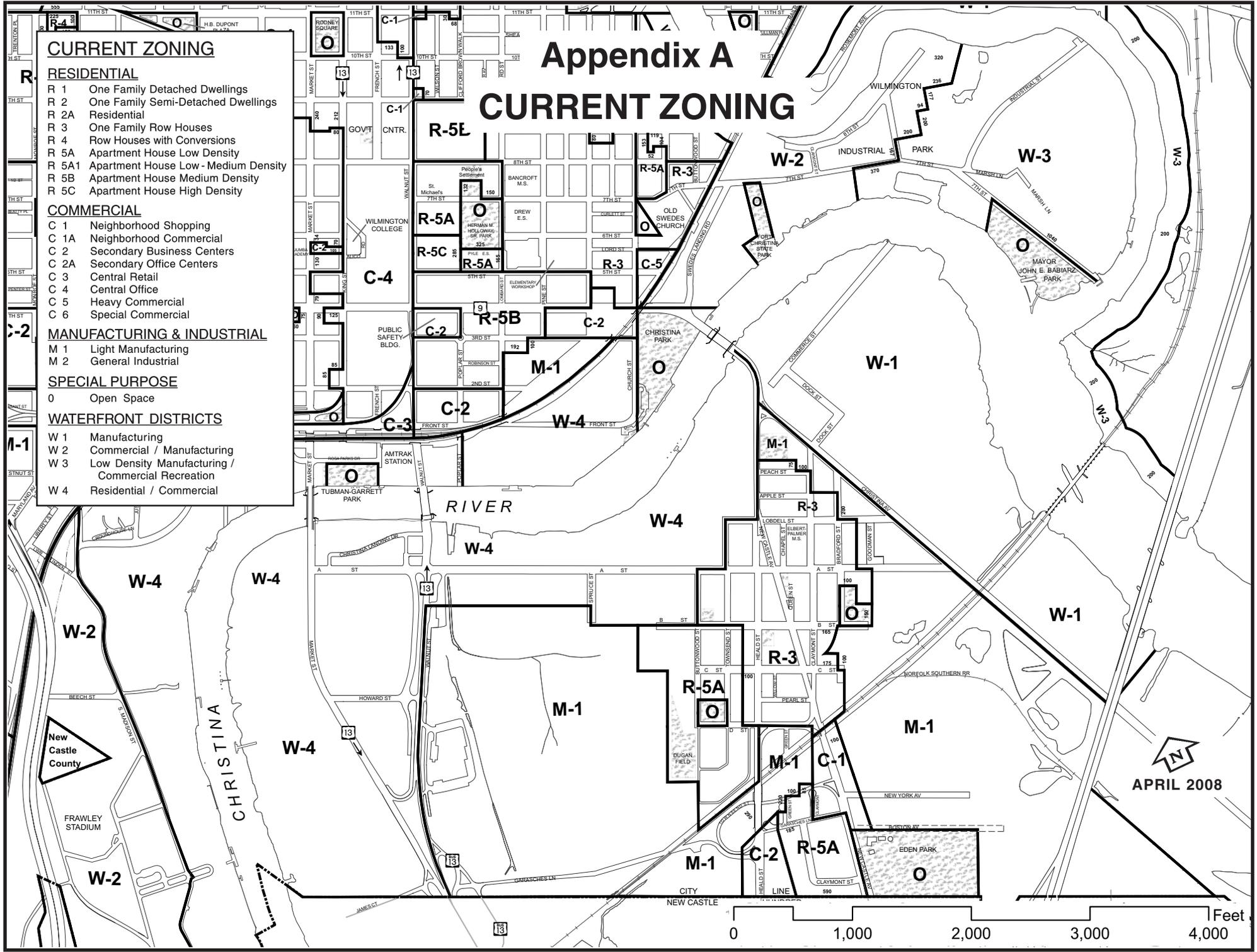
- M 1 Light Manufacturing
- M 2 General Industrial

SPECIAL PURPOSE

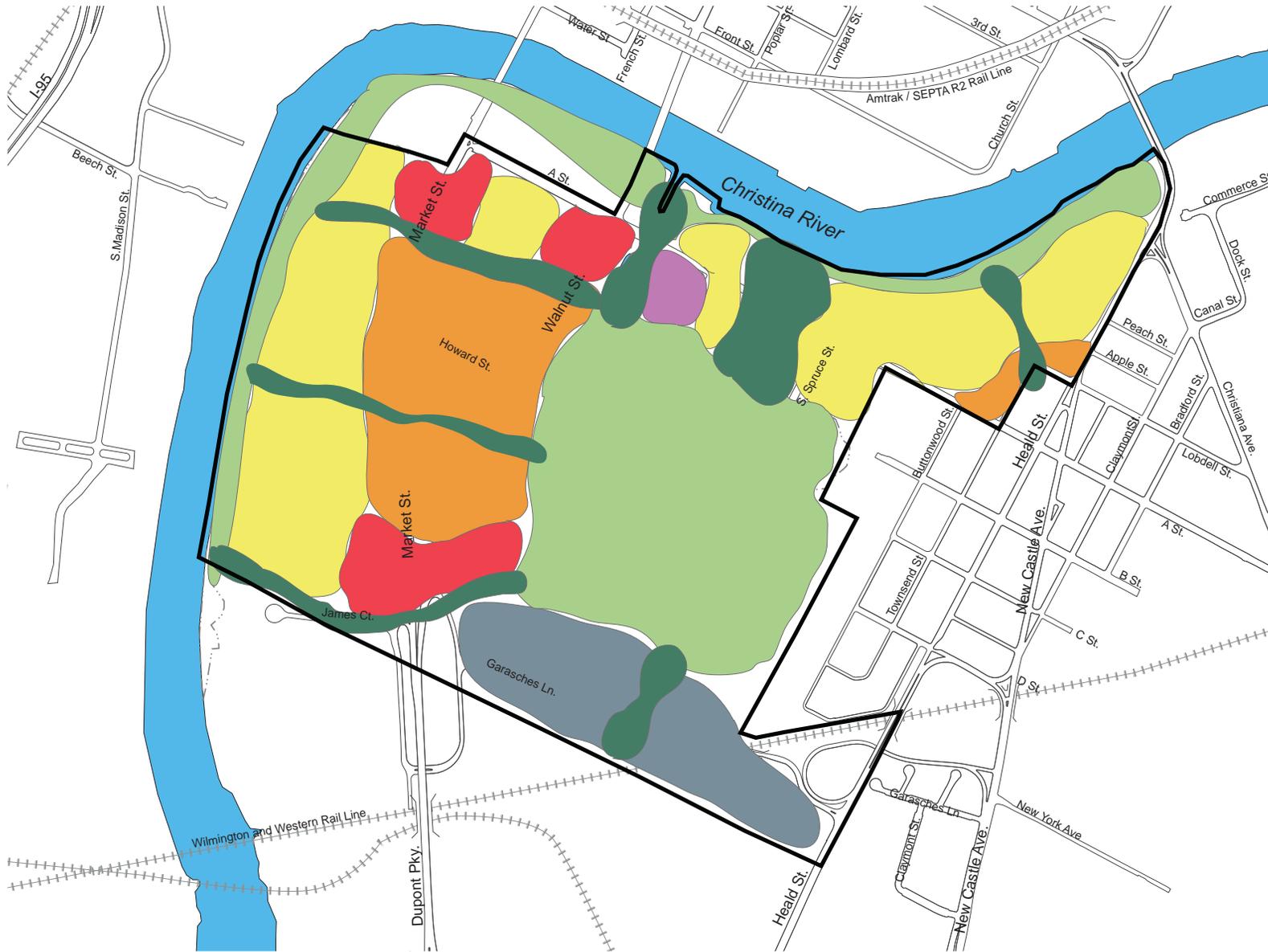
- O Open Space

WATERFRONT DISTRICTS

- W 1 Manufacturing
- W 2 Commercial / Manufacturing
- W 3 Low Density Manufacturing / Commercial Recreation
- W 4 Residential / Commercial



Appendix B

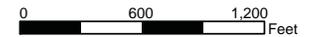


South Walnut Street Urban Renewal Plan Wilmington, DE

**Figure 4
Land Use Concept**

- Water
- Renewal Area Boundary
- Wetlands
- Open Space
- Green Connection
- Predominantly Residential
- Predominantly Mixed Use
- Gateway Area Development
- Office Campus
- Light Industrial

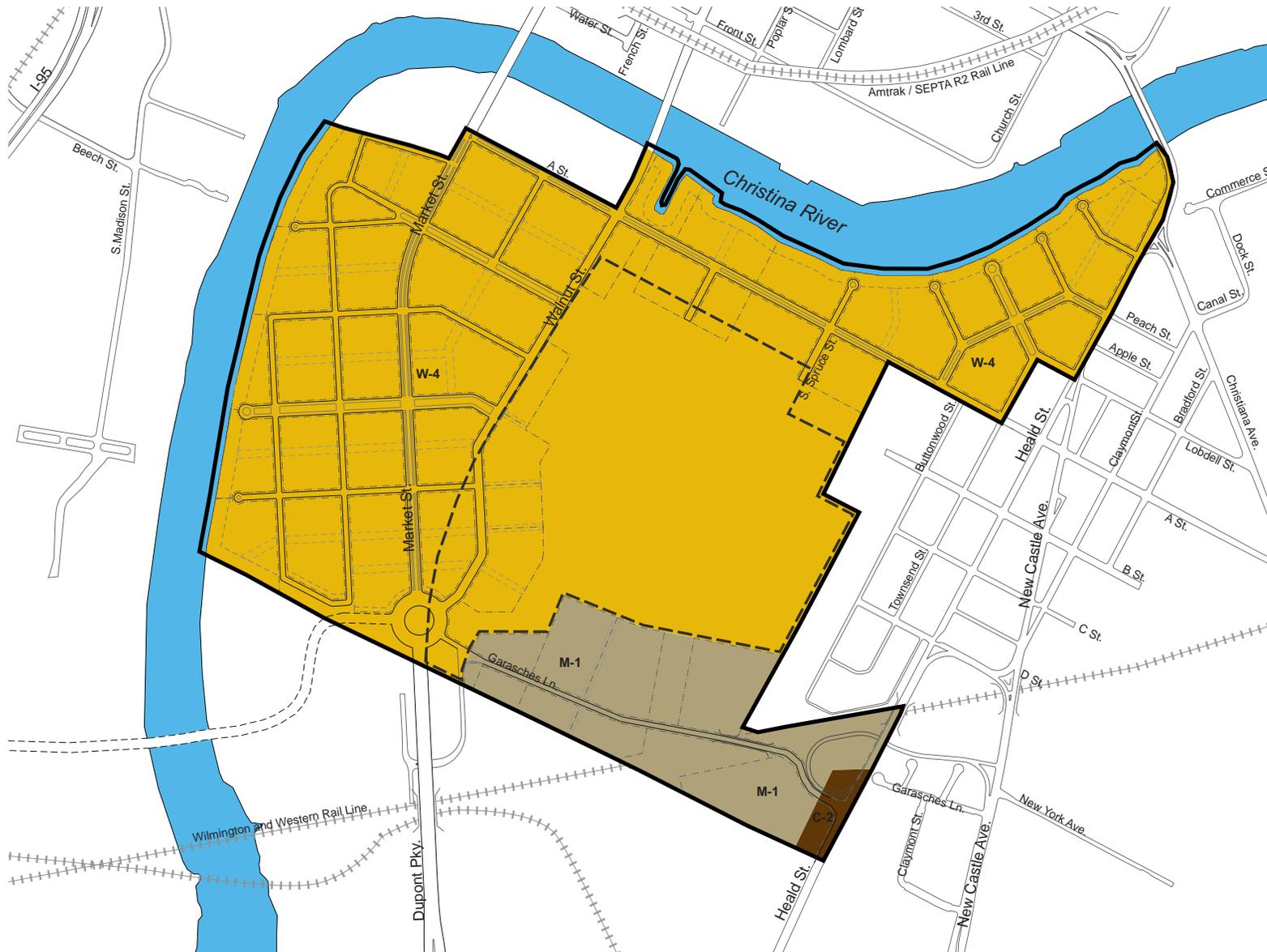
Source: City of Wilmington



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



Appendix C



South Walnut Street Urban Renewal Plan Wilmington, DE

**Figure 8
Proposed Zoning**

- Water
- Renewal Area Boundary
- Parcel Lines
- Easement Lines
- W-4
- M-1
- C-2
- Area Proposed for Rezoning M-1 to W-4

0 600 1,200 Feet



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

