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July 26, 2022

Mr. Timothy Lucas
Acting Director of Planning
Louis L. Redding City/County Building
800 N. French Street
Wilmington, DE 19801

RE: Southbridge Zoning Changes

Dear Mr. Lucas,

The Southbridge Neighborhood Action Plan made a few recommendations regarding zoning changes in and around Southbridge. We would appreciate the support of the Planning Department in further exploring and enacting these changes. They are, in summary:

- **Change the zoning in the core of Southbridge to C-1 Neighborhood Shopping** to facilitate commercial developments along New Castle Ave and Heald St. This change in designation will remove a barrier to business creation in Southbridge. (Recommendation: *Economic Revitalization 07*)
- **Amend zoning around Southbridge to reflect the future land use map from Wilmington 2028:** A Comprehensive Plan for Our City and Communities, which designates the waterfront of Southbridge as Waterfront Mixed Commercial / Light Manufacturing. This land use category is for uses "appropriate for location adjacent to residential neighborhoods." The W-1 (Waterfront Manufacturing) designation does not seem to conform to this. (Recommendation: *Better Health 04*)
- Amend the zoning code to establish a requirement for permanently affordable housing units with a **20% affordability requirement within areas zoned W-4** (Waterfront Residential Commercial) in the city of Wilmington. (Recommendation: *Affordable Living 03*)
- Ensure that **20% of all newly built residential complexes with 10 or more units in the Riverfront (those areas zoned W-4 in South Wilmington) are affordable** for households making 30% or less of area median family income as defined by HUD with priority given to applicants who previously lived in or currently live in Southbridge. At least 30% of these affordable units should have 2 or more bedrooms. (Recommendation: *Affordable Living 02*)

The SWPN is a collaborative partnership of residents and dozens of government, non-profit, and private agencies who work together to improve quality of life in the Southbridge neighborhood of Wilmington, Delaware.

Should you have any questions or concerns, please contact me at:
SouthWilmingtonPlanningNetwork@gmail.com.

Sincerely,

Britt Salen
Co-Chair, South Wilmington Planning Network