

# Southbridge Neighborhood Plan

Healthy Communities Delaware

June 2021

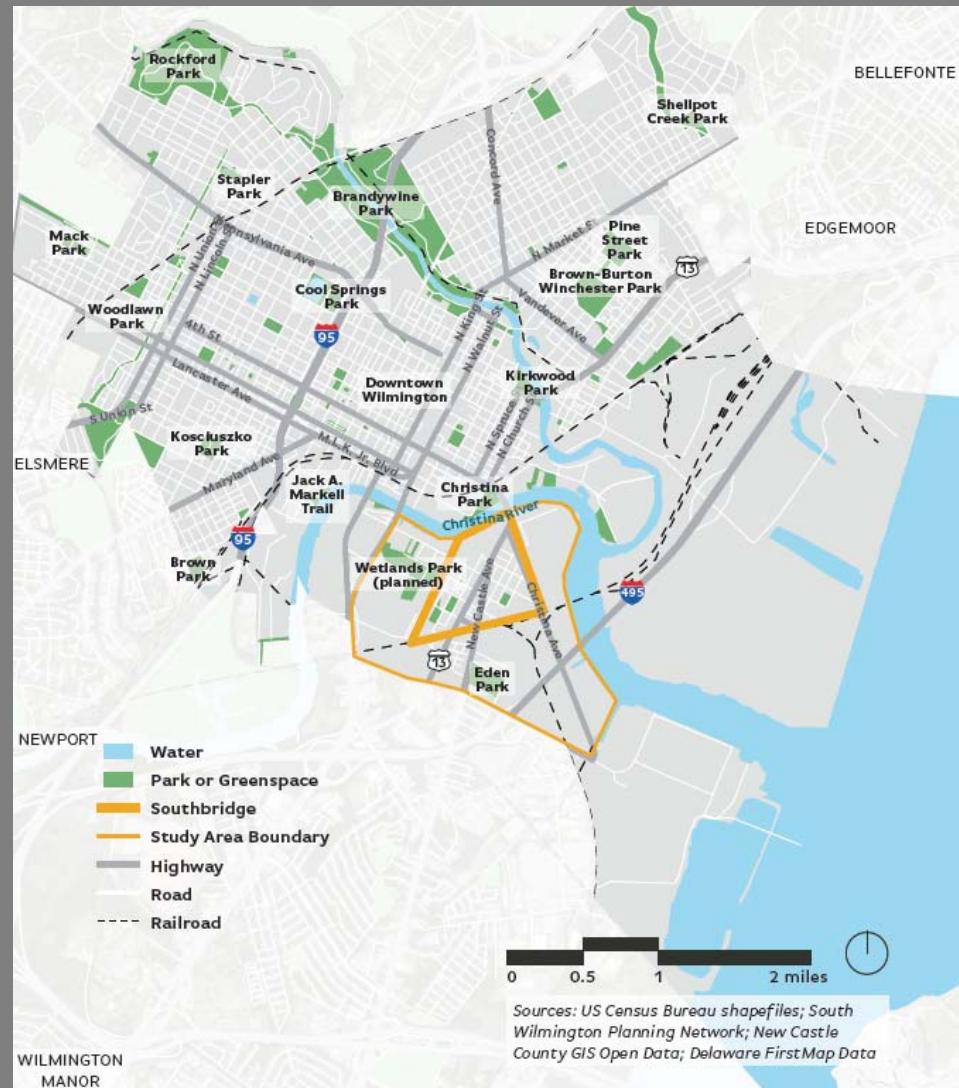


Healthy Communities Delaware  
*alignment. investment. impact.*



**S**outh Wilmington  
PLANNING NETWORK

 ASAKURA  
ROBINSON



# South Wilmington



# Overview

**Task:** Update 2006 Neighborhood Plan

**Partners:** South Wilmington Planning Network &  
Southbridge Civic Association

**Funding:** Healthy Communities Delaware

**Consultant:** Asakura Robinson



\* 8 paid representatives including a youth rep.

\*\*Henrietta Johnson Medical Center  
Neighborhood House  
Delaware Nature Society  
Christina Conservancy/American Rivers  
Healthy Communities Delaware

# Project Timeline

## Phase 1: Understand (Jan-Apr)

Existing Conditions Report

Workshops with the Steering Committee and public

Interviews

Survey 1

## Phase 2: Envision (Apr-Jun)

Working Group Meetings

Draft recommendations and action steps

Mission and Vision Statements

Survey 2

## Phase 3: Act (Jun-Aug)

Final Prioritized Recommendations and Action Steps

Workshops with the Steering Committee and public

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## What People Love about Southbridge

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Strong sense of community and identity

Southbridge Wilmington Wetland Park

Neighborhood institutions

Generally low crime rate



## Selected Existing Conditions

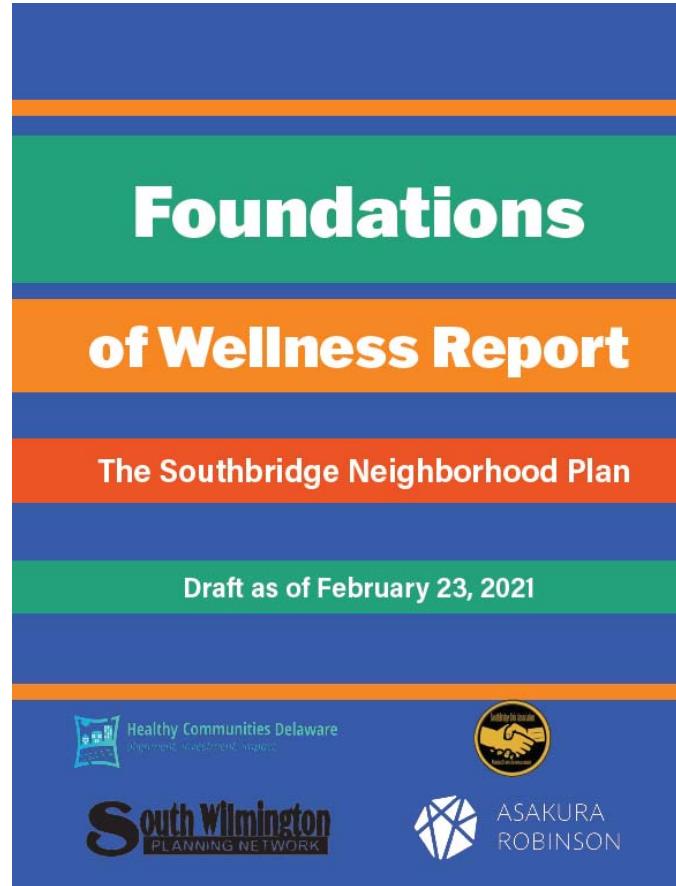
Elevated poverty

High unemployment

More bus dependent

Surrounding industrial land

Lots of vacant land



# Residents' Bill of Rights

Community Control

Affordable Living + Quality Communities

Economic Empowerment

Resilience to Shocks + Stressors

Equitable Access





**Education, Workforce Development, and Local Entrepreneurship**



**Affordable Living and Quality Communities**



**Improved Mobility**



**Resilience to Flooding, Sea Level Rise, and other Impacts of Climate Change**



**More Social Capital**

### Action Item Categories

Created based on community and stakeholder input

### High-Level Action Items

Getting prioritized this week through the Questionnaire

### Detailed Action Items

Built out in next 2 months



#### Education, Workforce Development, and Local Entrepreneurship

- Provide more youth programming
- Better connect residents to jobs
- Support local entrepreneurs



#### Affordable Living and Quality Community

- Provide less expensive housing options
- Reduce truck traffic
- Provide more affordable fresh foods
- Buffer nearby polluting industries

### Action Item Categories

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### High-Level Action Items

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#### Improved Mobility

- More connections
- Enhanced traffic calming



#### Resilience to Flooding, Sea Level Rise, and other Impacts of Climate Change

- Provide flood prevention measures



#### More Social Capital

- Provide more support to local nonprofits/Civic Association
- Community Development Corporation

### Action Item Categories

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## Funding Streams for Implementation

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- American Rescue Plan Act (ARPA)
  - \$55 million
- Community Benefits Agreement (CBA) Coalition
- Other
  - City, State, Federal sources of funding
  - Foundation grants
    - Establish a tax district in South Wilmington with revenue going towards Southbridge



# Why a CBA?

*Chronic value-free development*

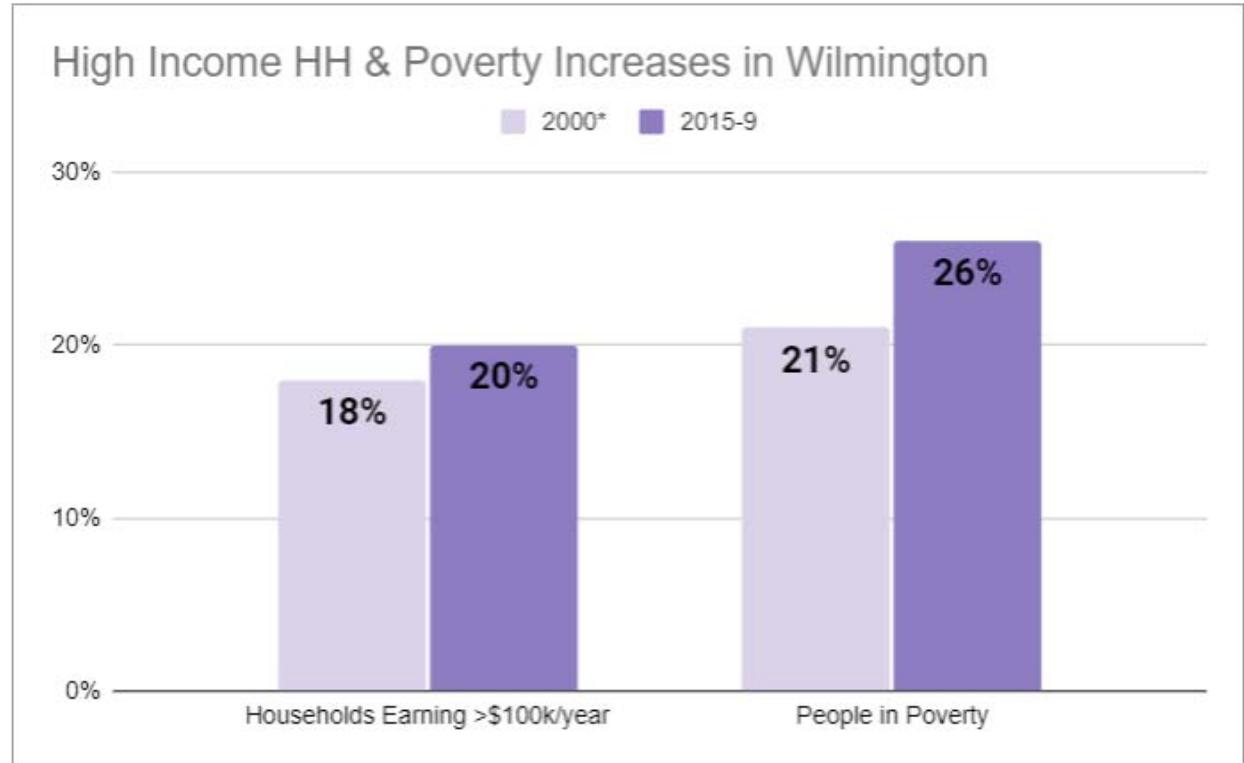
## S. Market Street Master Plan / Riverfront East implementation

- \$100m in public funds
- No public process
- Opportunity Zone tax benefits
- No guarantees of jobs, housing affordable to Southbridge residents, or programming for Southbridge residents

*Friends of Riverfront-Wilmington*

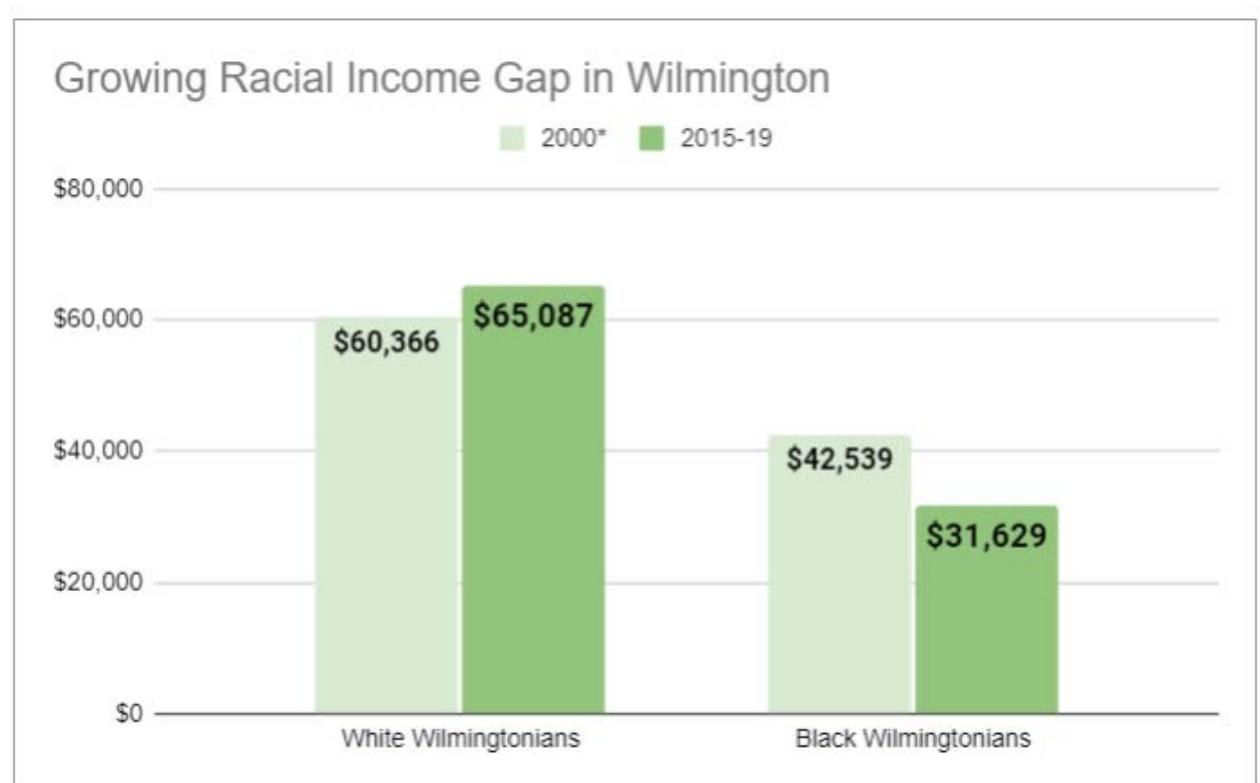


## Growing Socio-economic Inequities



\*Note: Year 2000 income figures are roughly adjusted for 2017 inflation by tabulating the HH cohort earning more than \$75k/year. That comes to about \$107k in inflation-adjusted dollars.

## Growing Socio-economic Inequities



\*2017 inflation-adjusted dollars

## Early Implementation

### Barbara Hicks Park Revitalization

- \$500,000 total
- Currently mostly unfunded

\$5,000 set aside this year

Additional HCD funding possible



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