

Southbridge Neighborhood Plan

Healthy Communities Delaware

June 2021



Healthy Communities Delaware
alignment. investment. impact.

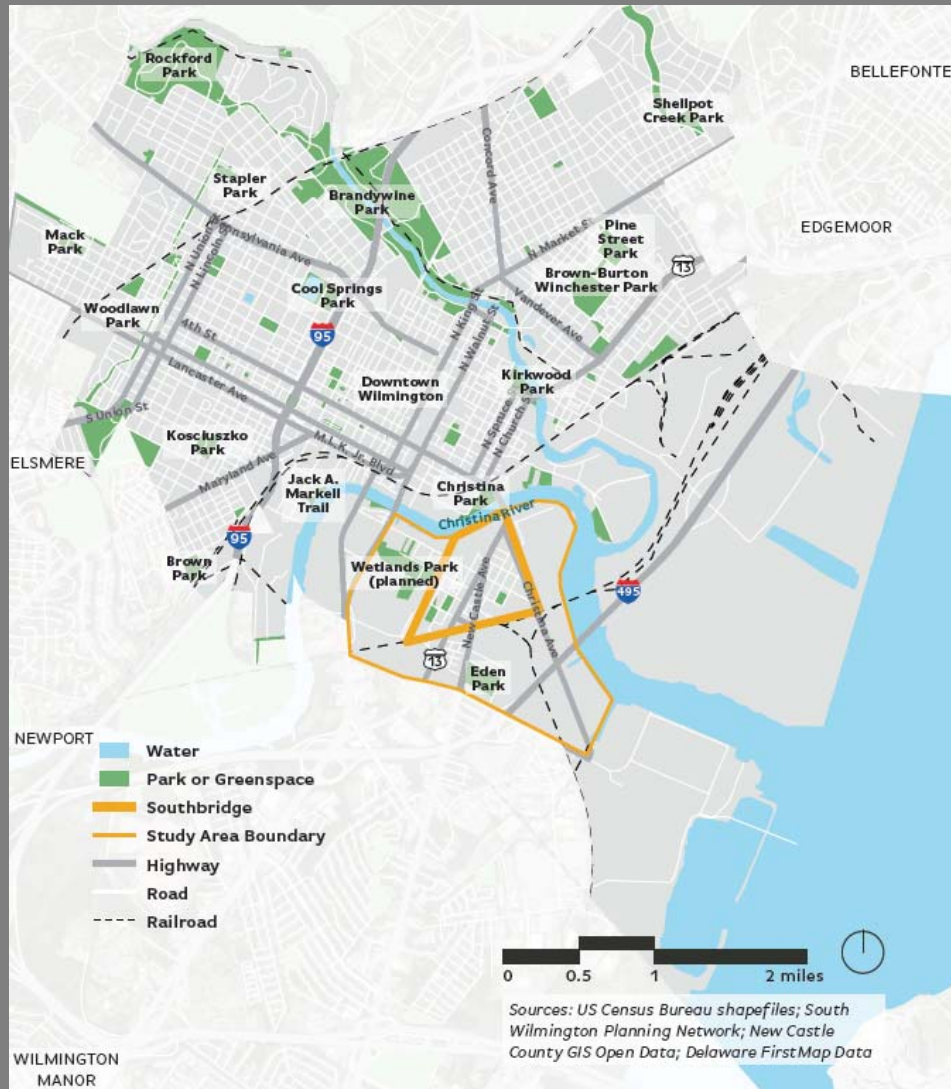


South Wilmington
PLANNING NETWORK



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

What People Love about Southbridge

Strong sense of community and identity

Southbridge Wilmington Wetland Park

Neighborhood institutions

Generally low crime rate





Selected Existing Conditions

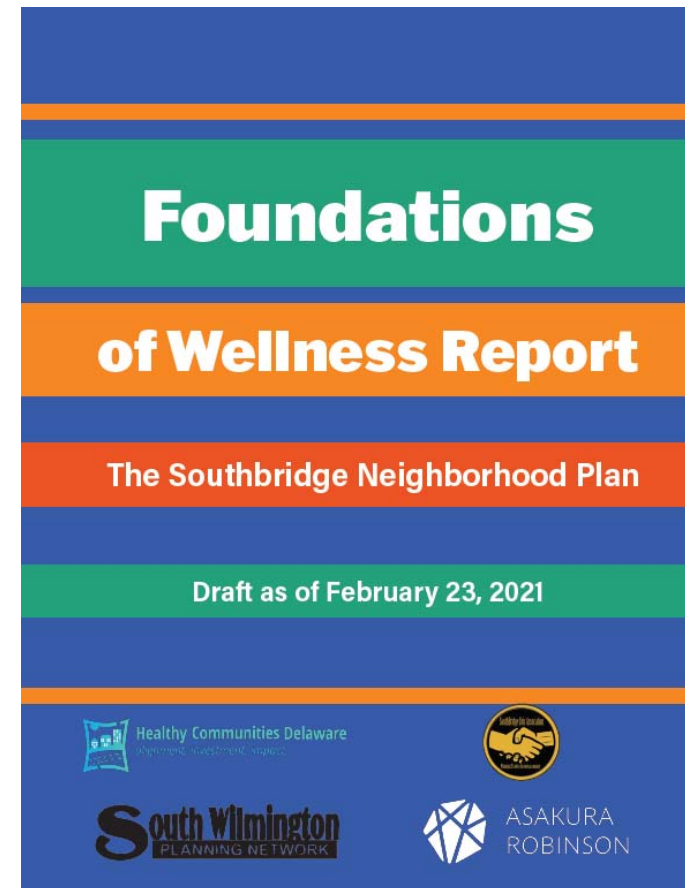
Elevated poverty

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

Created based on community and stakeholder input



High-Level Action Items

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Detailed 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

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

Funding Streams for Implementation

- 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

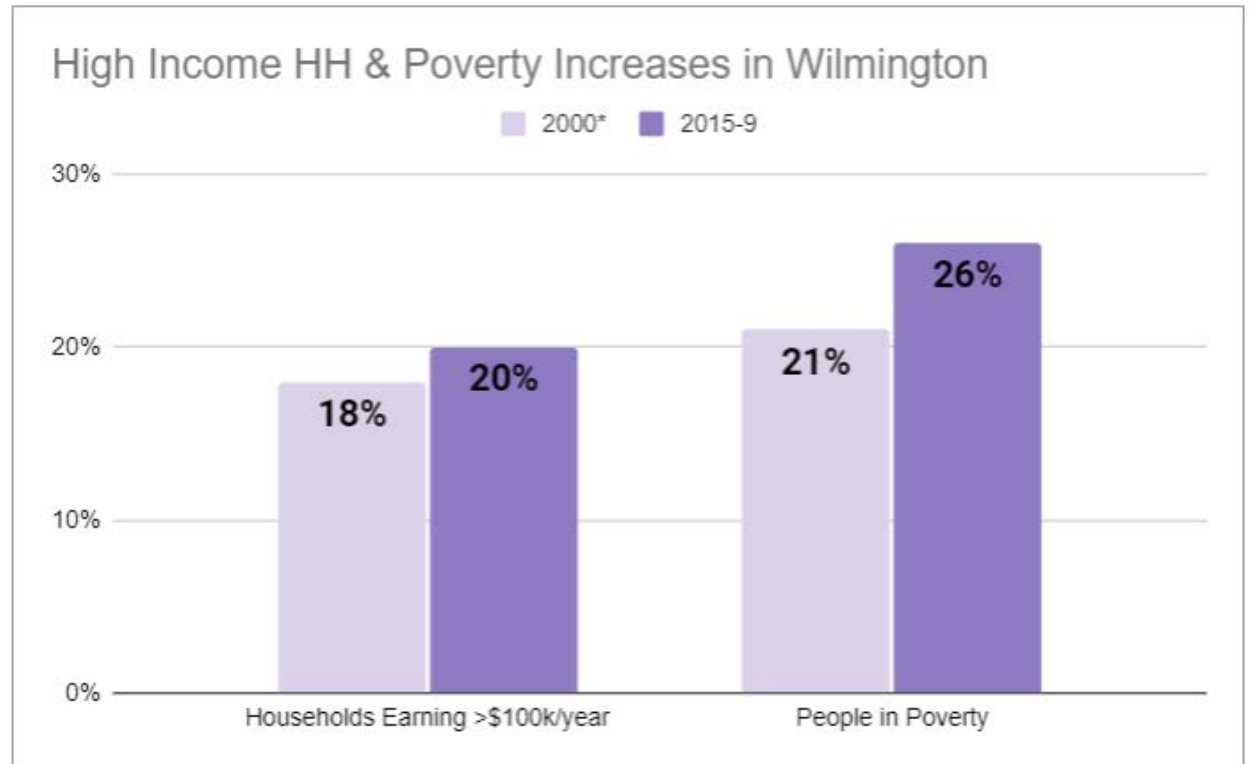
S. Market Street Master Plan / Riverfront East implementation

- \$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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