

Adopted October 15, 1981
Revised April 17, 1986
Revised March 3, 1988

STANDARDS FOR THE REVIEW OF
DEVELOPMENT IN THE
WATERFRONT ZONING DISTRICTS

1. Purpose:

The purpose of the standards is to carry out the intent of Section 48-40.1 relating to the Waterfront Zoning Districts, specifically to encourage quality development of the waterfront, to preserve its design and historic resources and develop its potential to maximize the benefits to a variety of uses. The standards are to provide a basis for the review of new development within the district. In addition, the purpose of these standards is to define the districts' significant design and historic resources which are designated on maps A, B and C.

2. Application of the Standards:

The standards are to be applied variously in each of the four waterfront districts to reflect the different weights to be applied to the objectives of encouraging economic development, increasing activity, and fostering quality design in specific geographic areas.

- District W-1 is intended to protect and encourage economic development.
- District W-2 is intended to protect and encourage economic development and multiple activities.
- District W-3 is intended to protect and encourage investment in multiple activities, while avoiding overly intensive development.
- District W-4 is intended to protect and encourage investment in well-planned and well-designed multiple-activity development where intensive use is appropriate.

While it is intended that proposed uses in each district meet as many as possible of the applicable standards, the relative importance of each set of standards varies.

RELATIVE IMPORTANCE OF SET OF STANDARDS BY DISTRICT

ZONE	DESIGN	ACTIVITIES	ECONOMIC DEVELOPMENT
W-1	Minor	Minor	Major
W-2	Minor	Major	Major
W-3	Major	Minor	Minor
W-4	Major	Major	Minor

The relative weighing of the standard sets is intended to allow a balancing of competing interests in the review process. Projects that meet major standards for their respective districts but do not meet all minor standards would be reviewed favorably; similarly, achievement of all or most minor standards could offset the failure to meet one major standard.

3. Specific Standards

DESIGN STANDARDS

a. View Enhancement

The maintenance of and improvement in views from and to the river are encouraged; specifically encouraged are scenic vistas, especially those designated on the Waterfront Development District Map A (Sites of Visual Merit) and working/commercial views.

b. Preservation of Historic Structures and Sites

Projects which enhance the setting and/or provide for adaptive reuse of historic buildings and sites on the National Register of Historic Places (see Map A) will be favorably reviewed.

c. Site Design

This standard is meant to encourage: attractive rehabilitation of buildings; use of current “state-of-the-art” techniques in the architectural treatment of all types of buildings and/or architectural innovation; and site treatment that complements the river and existing adjacent buildings. To these ends, the following approaches are recommended. (1) The use of unfinished common concrete block or cinder block or corrugated panel as the main facing material for exterior walls is discouraged, especially in the W-3 and W-4 zones. (2) The proposed fencing should not limit access to the riverfront, except where necessary for safety or security. Fencing material should complement surrounding architectural materials. (3) In order to conserve existing structures of architectural and visual merit, which together contribute an important part of the significant resources found in the district, provisions for the conservation and reuse of existing buildings of architectural and visual merit are encouraged. Buildings and sites to be so considered are designated on the Waterfront Development District Map A (Sites of Visual Merit). (4) To the extent feasible, underground placement of telephone and electrical lines will be encouraged and reviewed favorably.

RIVER ACTIVITY STANDARDS

a. Active Commercial and Recreational Use of the River

Retail and public uses that provide for activity during the day and night, on weekends, and at all seasons will be encouraged. Uses that result in new activities, especially when they are related to present uses, and that result in more people coming to the

waterfront are encouraged. Additional uses of types already existing that do not bring people to the waterfront are discouraged.

b. Public Easement

In order to assure access to the river for recreational purposes and to protect the aesthetic qualities of the riverfront, provisions for the dedication of public access easements or scenic easements in the location and with the dimensions indicated on the Waterfront Development District Map B (Easements) are encouraged.

c. River Edge Enhancement

In order to protect and enhance the aesthetic qualities of the banks and rivers and to provide for passive public use or enjoyment of the river's edge, provisions for bulkheading, landscaping, and definition of river edges in the locations indicated on the Waterfront Development District Map C (Recommended Improvements to River Edges) are encouraged.

d. Re-Use of Historic Properties

Active use of historic sites and structures will be encouraged. The use of historic structures by organizations for infrequently scheduled events and for museums open by appointment only or other similar approaches will be discouraged, as will boarding-up in the case of a long-term vacancy. However, inactive uses will be viewed as favorable alternatives to a proposed demolition that does not result in a favored activity defined in (a), (b), and (c) above.

ECONOMIC DEVELOPMENT STANDARDS

a. Employment Opportunities

Investments providing entry level jobs and opportunities for upward mobility are encouraged, and the number of jobs created or retained in the City will be specifically considered.

b. Increase in Tax Base

The anticipated tax revenues of the project and the necessity for additional public services for investment will be a consideration in review of proposed development.

Wilmington Waterfront Development District

REVIEW STANDARDS MAP A

SITES OF VISUAL MERIT

▲ SIGNIFICANT VIEWS (180°)

00 BUILDINGS & SITES OF ARCHITECTURAL & VISUAL MERIT

⊙ HISTORIC BUILDINGS & SITES ON THE NATIONAL REGISTER

1. SS STATE OF PENNSYLVANIA
2. HARLAN AND HOLLINGSWORTH OFFICE BUILDING
3. KENT BUILDING
4. B & O STATION
5. PENNSYLVANIA RAILROAD STATION
6. PENNSYLVANIA RAILROAD OFFICE BUILDING
7. GRUBB LUMBER COMPANY
8. KRAPP CONSTRUCTION COMPANY HEADQUARTERS
9. CHRISTINA PARK AND MUNICIPAL WHARF
10. FORT CHRISTINA MONUMENT
11. CITY-OWNED PARCEL AT END OF 7TH STREET
12. FORMER HILLES AND JONES COMPLEX
13. KIRKWOOD PARK
14. HOWARD CAREER CENTER
15. KAUMAGRAPH CORPORATION BUILDING
16. F.F. SLOCUMB CORPORATION BUILDING
17. QUARRY SITE AND BOYS' CLUB
18. WILMINGTON WATERWORKS AND PUMP HOUSE
19. BRANDYWINE MILLS PARK
20. SAYER BROTHERS MILLS PROPERTY
21. BRANDYWINE VILLAGE HISTORIC DISTRICT (PORTION)
22. BRANDYWINE PARK
23. HOWARD HIGH SCHOOL

PLANNING AREA BOUNDARY

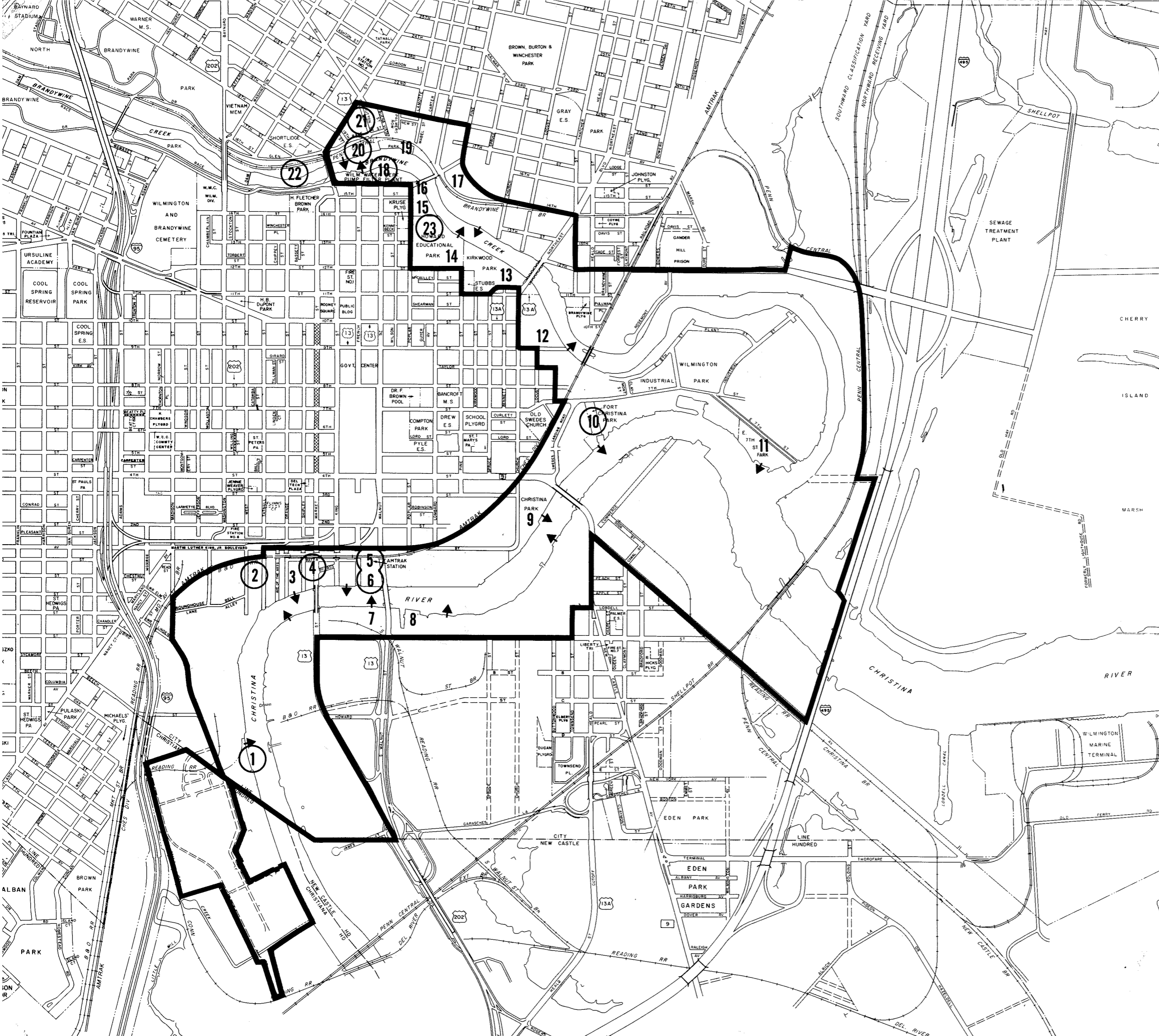
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Information Supplied By:

KOPPEL, SHEPARD & DAY



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REVIEW STANDARDS MAP B

RECOMMENDED EASEMENTS

 PUBLIC ACCESS EASEMENTS

 SCENIC EASEMENTS

PROPOSED ACCESS POINTS



PROPOSED PEDESTRIAN LINKS

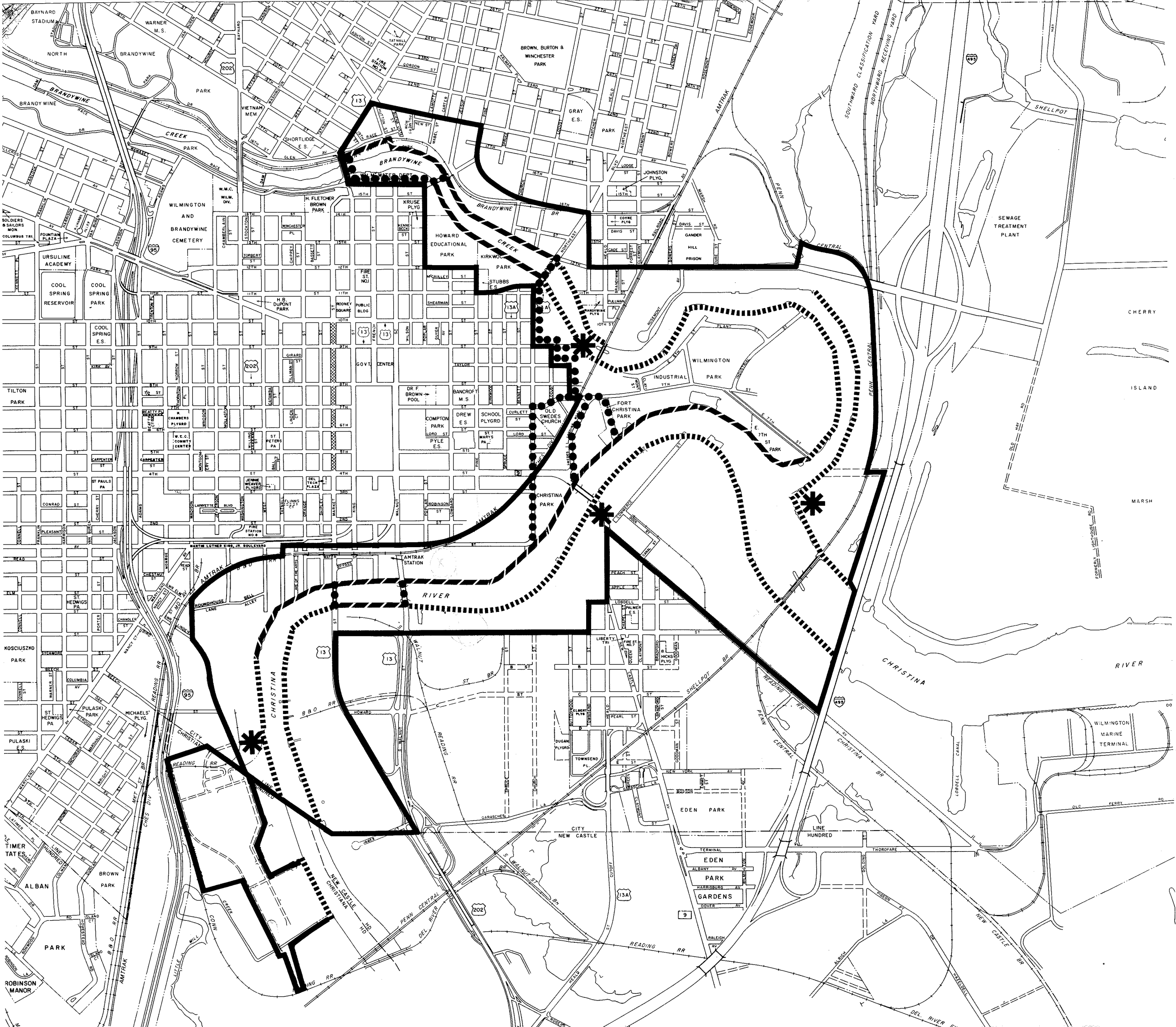


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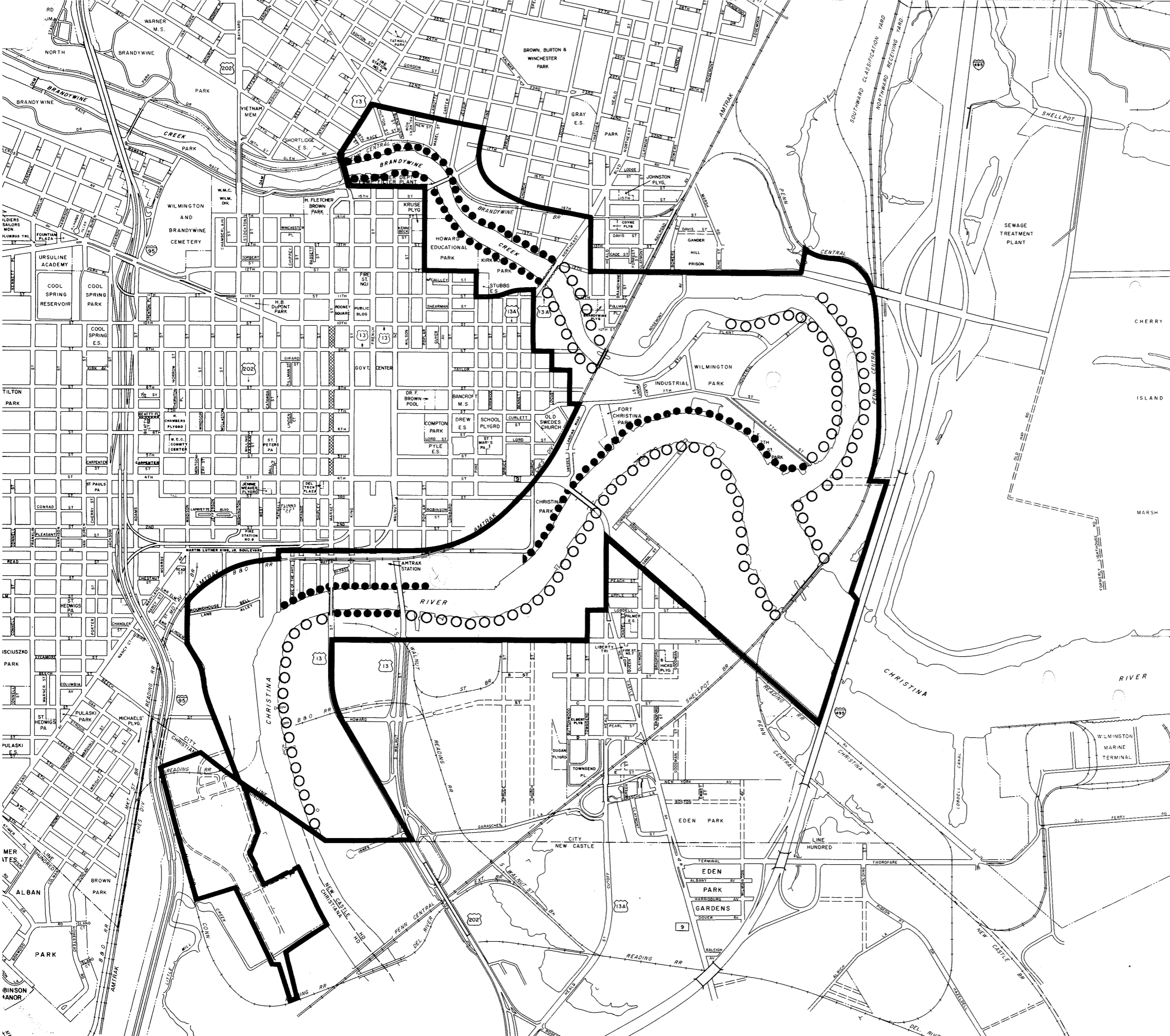
REVIEW STANDARDS MAP C

RECOMMENDED IMPROVEMENTS TO RIVERS' EDGES

●●●●●●●● HARD OR STABILIZED EDGE TREATMENT

○●○●○●○● SOFT OR NATURAL EDGE TREATMENT

———— PLANNING AREA BOUNDARY



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