



# GEORGETOWN DOWNTOWN DEVELOPMENT DISTRICT

TASK FORCE  
MEETING No. 5

Draft Plan  
Review

3/23/2016



DRAFT PLAN REVIEW:  
*DEVELOPMENT POTENTIAL*  
*FINALIZE INCENTIVES*  
*OVERALL PLAN REVIEW*

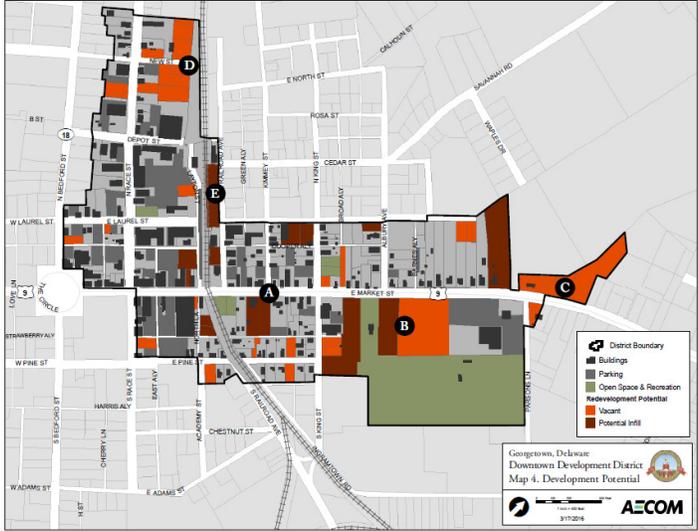
NEXT STEPS

TODAY'S  
AGENDA





# DEVELOPMENT POTENTIAL



MAP 4.  
DEVELOPMENT  
POTENTIAL

Georgetown, Delaware  
Downtown Development District  
Map 4. Development Potential





# INCENTIVES



## Local Incentives

Account for 20% of consideration

The municipality is required to implement the incentive package as described and proposed for the duration of the District designation. Grant funds will not be available to projects until the incentive package is adopted and made available to developers. Changes to the incentive package must be approved by the Committee. Designation may be rescinded by the Committee if conditions are not adhered to.

Need to include a realistic timeline for the implementation of incentives *(include supporting documentation)*

### PROPOSED INCENTIVES

*From DDD Program Guidelines*



## Section 7. Local Incentives, b. Proposed

- Expedited Permitting
- Reduced Application Fees
- Reduced Fees for Appeals Process
- Prorated Water EDU Fees

### Suggested Local Incentives from DDD Application

Fee or Tax Reductions	Regulatory Flexibility	Permit or Licensing Reform
Special Zoning Districts	Exemptions from Local Ordinances	Streamlined Permitting



PROPOSED  
INCENTIVES

AECOM

## What is Form Based Codes

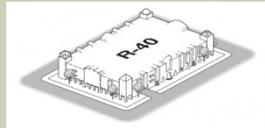
### Conventional Zoning

DENSITY USE, FAR (FLOOR AREA RATIO), SETBACKS, PARKING REQUIREMENTS, MAXIMUM BUILDING HEIGHTS SPECIFIED



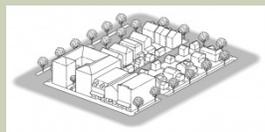
### Zoning Design Guidelines

CONVENTIONAL ZONING REQUIREMENTS, PLUS FREQUENCY OF OPENINGS AND SURFACE ARTICULATION SPECIFIED



### Form-Based Codes

STREET AND BUILDING TYPES (OR MIX OF TYPES), BUILD-TO LINES, NUMBER OF FLOORS AND PERCENTAGE OF BUILT SITE FRONTAGE SPECIFIED



FORM  
BASED  
CODES

AECOM



# DRAFT PLAN REVIEW



## OUTLINE

- 1. Preface**
- 2. Introduction**  
*Purpose & Need, Benefits; Planning Process; Existing Documents, Activities & Organizations*
- 3. District Conditions & Analysis**  
*Boundary; Demographics & Housing; Land Use, Zoning & Development Potential; Natural & Cultural Resources; Economic & Retail Development*
- 4. Downtown Vision**
- 5. Goals, Objectives & Strategies**
- 6. Implementation**  
*Implementation Schedule*
- 7. Local Incentives**  
*Existing; Proposed; Funding Opportunities*

## NEXT STEPS



- **UPCOMING DATES**
  - **Wednesday, April 13<sup>th</sup>** – Public Workshop Presentation  
*Joint meeting with Town Council and Planning Commission*
  - **Friday, April 15<sup>th</sup>** – Submit to OSPC for Review  
*OSPC needs 15 days to review plan*
  - **Wednesday, May 11<sup>th</sup>** – To TC for Adoption
  - **Application and Plan must be submitted by June 1<sup>st</sup>**

**AECOM**



### QUESTIONS?

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