



TASK FORCE
MEETING #5

DRAFT PLAN REVIEW
& INCENTIVES

4/14/2016

DOWNTOWN DEVELOPMENT DISTRICT

AECOM

DRAFT PLAN REVIEW

FINALIZE INCENTIVES

NEXT STEPS

**TODAY'S
AGENDA**

DRAFT PLAN REVIEW

1. Preface

2. Introduction

*Purpose, Need, Benefits, Planning Process,
Existing Documents, Activities & Organizations*

3. District Conditions

*District Boundary, Demographics & Housing, Land
Use & Zoning, Natural & Cultural Resources,
Physical, Public Realm & Walkability, Parking
Analysis, Economic & Market Analysis*

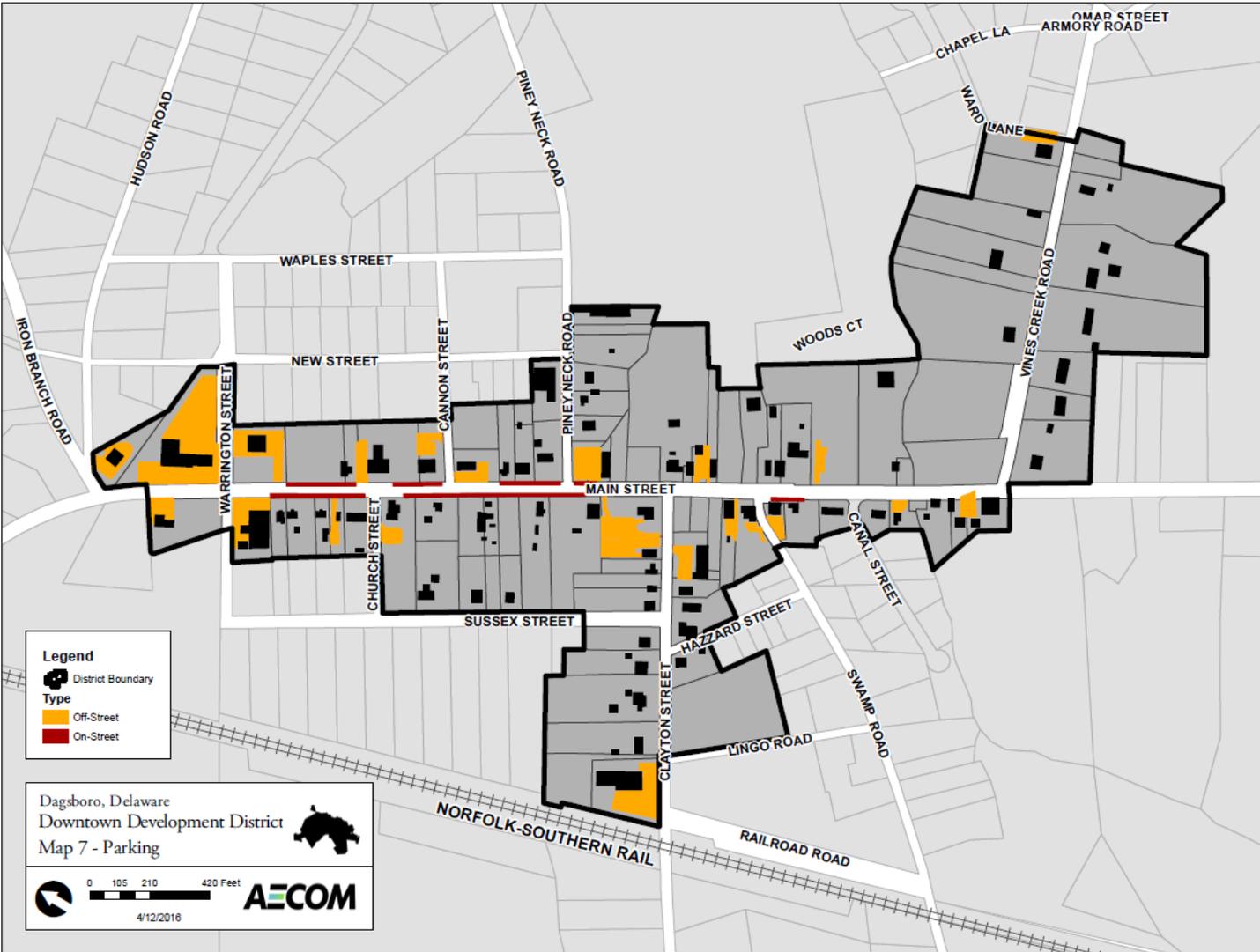
4. Downtown Visions

5. Goals, Objectives & Strategies

6. Implementation Plan

7. Local Incentives

DRAFT
OUTLINE



Legend

- District Boundary
- Type
 - Off-Street
 - On-Street

Dagsboro, Delaware
 Downtown Development District
 Map 7 - Parking

AECOM

4/12/2016



INCENTIVES

Local Incentives

- Accounts for 20% of consideration
- 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
- Designation may be rescinded by the Committee if conditions are not adhered to
- Need to include timeframe for the implementation of incentives (*including supporting documentation*)

LOCAL
INCENTIVES

Dagsboro Current Incentives:

- Town Center District
- Development Design Standards
- Technical Assistance

CURRENT
INCENTIVES

Suggested Local Incentives from DDD Application

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

Potential Incentives:

- Streamline and Expedite Process
- Reduce/Prorate Application Fees
 - Variances
- Reduce/Prorate EDU Costs
- Reestablishing Conditional Uses

PROPOSED
 INCENTIVES

Should the following be included to the list of incentives?

- Reduce property taxes for a period of time, 3-5 years
- Realty Transfer Tax

What is the timeline to implement these incentives?

PROPOSED
INCENTIVES

AECOM

- *Continue working on Draft Plan*
- *Finalize Maps*
- *Prepare for Public Presentation & Hearing*
- *Prepare Application*

EVENTS/MEETINGS

- *Submit Draft Plan to OSPC for Review - April*
 - *OSPC needs 15 days to review plan*
- *Public Presentation & Hearing - April/May*
- *Plan Adoption - May*

**NEXT
STEPS**



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Thank you