TASK FORCE MEETING #5
DRAFT PLAN REVIEW & INCENTIVES
4/14/2016

DOWNTOWN DEVELOPMENT DISTRICT
TODAY’S AGENDA

DRAFT PLAN REVIEW

FINALIZE INCENTIVES

NEXT STEPS
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
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- Designation may be rescinded by the Committee if conditions are not adhered to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*)
Dagsboro Current Incentives:

- Town Center District
- Development Design Standards
- Technical Assistance
### Potential Incentives:

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

### Suggested Local Incentives from DDD Application

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<th>Fee or Tax Reductions</th>
<th>Regulatory Flexibility</th>
<th>Permit or Licensing Reform</th>
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<td>Special Zoning District</td>
<td>Exemptions from Local Ordinances</td>
<td>Streamlined Permitting</td>
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**Note:** The potential incentives are proposed to encourage development and economic growth in the Town of Dagsboro, Delaware.
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?
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
Thank you