



CITY OF
HARRINGTON
DELAWARE

TASK FORCE
MEETING No. 5

PROJECT
UPDATE

10/13/2016



It's good to be in the Hub...

DOWNTOWN DEVELOPMENT DISTRICT





CITY OF
HARRINGTON
DELAWARE

WELCOME & INTRODUCTIONS

THANKS FOR HARD WORK

PROJECT TIMELINE WITH INITIATIVES

DDD LAUNCH MEETING

TODAY'S
AGENDA



WELCOME & INTRODUCTIONS



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City of Harrington

Teresa Tieman
City Manager

KCI Technologies, Inc.

Lauren E. Good, AICP / Project Lead
Project Planner

Debbie Pfeil / Project Manager
Associate / Planning Manager

THANKS FOR HARD WORK



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"Harrington is very honored to accept the Governor's Downtown Development District Designation and I feel this is exactly what Harrington needs to jumpstart its Downtown Revitalization. The City recently adopted a Downtown Development District Plan with input from the community, various organizations, downtown businesses, and a Downtown Task Force with support from the City Council and Planning Commission. The Plan would not have been possible without the Neighborhood Building Blocks Grant Fund.



A special thanks to our City Manager, Teresa Tieman, and her staff, as well as Debbie Pfeil and Lauren Good of KCI Technologies, Inc. for leading the efforts with these initiatives and the very competitive designation application. The City recently approved five District specific incentives and ten other citywide incentives, created several development resources, and ensured infrastructure was in place. With this designation, our Downtown is certain to prosper, maintain its character, and be the center of our community.

-- Mayor Anthony R. Moyer

PROJECT TIMELINE WITH INITIATIVES



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September 7, 2005	City Council approves Ordinance 05-07 providing tax incentives for revitalization activities in the Downtown area
November 20, 2006	City Council approves Ordinance 06-13 rewriting the Zoning Ordinance relating to the Board of Adjustment
January 16, 2007	City Council approves Ordinance 07-01 rewriting the Zoning Ordinance relating to the Planning Commission, Site Plans, and the Approval Process, creating the two-tier expedited review process (Category A & B)
April 2, 2007	City Council approves Ordinance 07-02 amending regulations applicable to C-3 Service Commercial Zone by permitting uses allowed in the C-1 Neighborhood Commercial and C-2 Central Commercial Zones
April 16, 2007	City Council approves Ordinance 07-04 amending regulations applicable to permit any use permitted in R-1 zoning district to be placed in R-3 and R-4 districts
June 4, 2007	City Council approves Ordinance 07-05 replacing the Land Subdivision Regulations of 2004 in its entirety

PROJECT TIMELINE WITH INITIATIVES



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June 18, 2007	City Council approves Ordinance 07-07 consolidating City fee charges for various municipal services and locating them in one section: Chapter 180, Municipal Fees
September 4, 2007	City Council approves Ordinance 07-10 eliminating the requirement that lots where multi-family dwellings are placed remain under single ownership for the life of the building
April 7, 2008	City Council approves Ordinance 08-01 expanding the area covered by the Downtown Revitalization Tax Incentive Program
August 4, 2008	City Council approves Ordinance 08-03 adopting new Source Water Protection Regulations
December 15, 2008	City Council approves Ordinance 08-07 consolidating all approved and adopted Ordinances into "The Code of the City of Harrington"
April 5, 2010	City Council approves Ordinance 10-01 updating the Zoning Map
November 7, 2011	City Council approves Ordinance 11-07 requiring all new construction to include installation of sidewalks and curbing on street frontages, corner lots, and sides exposed to traffic

PROJECT TIMELINE WITH INITIATIVES



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March 5, 2012	City Council approves Ordinance 12-05 adopting a new district map reflecting reapportioned districts nearly equal in population
December 16, 2013	City Council approves Ordinance 13-04 adopting the new Comprehensive Land Use Plan
June 5, 2014	Downtown Development Districts (DDD) Act enacted by the Delaware General Assembly
July 20, 2015	City Council approves Ordinance 15-06 replacing Chapter 440 Zoning to revise the Zoning Code in its entirety
July 20, 2015	City Council approves Ordinance 15-07, a Comprehensive Rezoning to align property zoning to the Future Land Use Map adopted as part of the Comprehensive Land Use Plan and amending the Zoning Map to reflect zoning changes
2015	City of Harrington received \$40,000 Neighborhood Building Blocks Fund Grant to develop a DDD Plan
December 1, 2015	DDD Task Force Meeting No. 1 – Kick-Off

PROJECT TIMELINE WITH INITIATIVES



January 11, 2016	Downtown Survey opens to all residents, business owners and operators, property owners, renters, employees, and visitors to the City
January 12, 2016	DDD Task Force Meeting No. 2 - Visioning
February 5, 2016	Community Outreach Event – Love Your Downtown Open House
February 16, 2016	Community Outreach Event – Senior Center Birthday Celebration
February 19, 2016	Downtown Survey closes with a total of 88 responses received
March 10, 2016	DDD Task Force Meeting No. 3 – Goals & Objectives
March 16, 2016	Governor Markell announced second round of DDD applications
March 23, 2016	DDD Task Force Meeting No. 4 - Incentives
March 28, 2016	City Planning Consultant (KCI) develops Development Toolkit
April 14, 2016	Joint meeting of the Harrington City Council, Planning Commission & DDD Task Force to hear a public presentation on the DDD Plan – all Downtown stakeholders were invited. Also served as the public release of the DDD Plan document.

PROJECT TIMELINE WITH INITIATIVES



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April 15, 2016	Opening of Public Comment period and delivery of DDD Plan to the Office of State Planning Coordination (per NBBF Grant requirements)
April 24, 2016	Public Hearing Legal Notice published in the Delaware State News
April 27, 2016	Public Hearing Legal Notice published in The Journal
May 9, 2016	Public Hearing before the Harrington City Council and close of the Public Comment period
May 9, 2016	City Council approves Ordinance 16-06 adopting the Downtown Development District Plan
May 16, 2016	City Council approves Ordinance 16-07 adding Chapter 157, Economic Development and Redevelopment to the Code of the City of Harrington and providing for DDD-specific and Citywide economic development incentives
May 31, 2016	City Planning Consultant (KCI) submits DDD Designation Application on behalf of City of Harrington

PROJECT TIMELINE WITH INITIATIVES



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July 5, 2016	City Council approves Ordinance 16-09 adding water and sewer impact fee waivers for single-family detached dwellings constructed in FY 2017
July 5, 2016	City Council approves Ordinance 16-10 adding a sewer impact fee step increase schedule allowing for a reduction from the current sewer impact fee from FY 2017 to FY 2021
August 10, 2016	Governor Jack Markell announces City of Harrington's designation as a Downtown Development District
<i>October 13, 2016</i>	<i>DDD Task Force Meeting No. 5 – Updates</i>
<i>October 24, 2016</i>	<i>DDD Launch Meeting with Downtown Stakeholders</i>

PROJECT TIMELINE WITH INITIATIVES



DDD Incentives

- Business License Fee Waiver for New Businesses
- Category A or B Plan Review Fee Reduction
- Category A or B Priority Review Status
- First-Time Home Buyer Tax Abatement
- Downtown Revitalization Property Tax Reduction Program

New Citywide Incentives

- Transfer Tax Waiver for First-Time Home Buyers
- Sewer Impact Fee Reduction
- Impact Fee Waiver based on Direct Job Creation
- Permit & Other Fee Reduction Based on Direct Job Creation for Harrington Residents
- Single Family Impact Fee Waiver
- Sewer Impact Fee Step Increase Schedule

You're Invited!

On August 10, 2016, Governor Jack Markell announced Harrington's designation as a Downtown Development District. Qualified investors in the designated Downtown Development District will be eligible for a variety of incentives from the State, Kent County, and the City of Harrington. Grant rebates of up to 20% of construction costs from the State of Delaware for qualifying projects over \$15,000 are available, along with other State incentives. The County will match a portion of the State's rebate and the City is offering a variety of incentives relating to fee reductions and waivers, property tax reduction, and impact fee reductions.

The City of Harrington is hosting a Downtown Development District Launch Presentation where you can find out more about the City's designation as a Downtown Development District and the variety of grants and incentives being offered by the City, County, and State.

Join us to find out how the City's Downtown Development District designation can benefit you!

City of Harrington Downtown Development District Launch Presentation

**Monday
October 24, 2016
6:00 p.m.**

**Harrington Fire Company Inc.
20 Clark Street
Harrington, DE 19952**

Presentations by:

Connie Holland, Office of State Planning Coordination
Karen Horton, Delaware State Housing Authority
Penny Pierson, Delaware State Housing Authority
Jim Waddington, Kent County Levy Court
Debbie Pfeil, KCI Technologies, Inc.
Teresa Tieman, City of Harrington



DDD LAUNCH MEETING



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- Invitees include:
 - Task Force Members
 - District Property Owners
 - District Business Owners
 - District Tenants
 - Developers
 - Builders
 - Real Estate Agents
 - Other District Stakeholders

**We need your help
promoting the
launch event to as
many people,
businesses &
organizations as
possible!**



It's good to be in the Hub...

Lauren Good
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Thank you!