

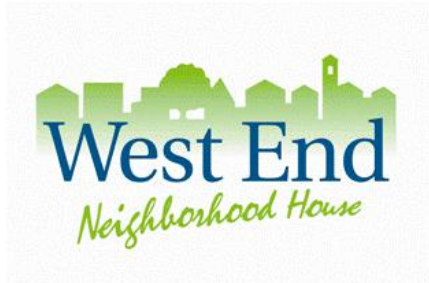
“People in the community are [the West Side’s] greatest strength... Tenacity and leadership at a grassroots level.

It’s fragile, but it’s continued and it’s pretty amazing.”

- Stakeholder Interview



CORNERSTONE WEST CDC FOUNDED IN 1999



+



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WEST SIDE GROWS TOGETHER STEERING COMMITTEE - LEADERSHIP

President: Clara Zahradnik, Resident

Vice President: Elder Wayne Emmanuel DeShields, President of [Be Ready CDC](#)

Secretary: Paul Calistro, Executive Director of [West End Neighborhood House](#)

President Emeritus: Henry Smith, Secretary of the [Peter Spencer Family Life Foundation](#) Resident

Fiscal Agent & Backbone: [Cornerstone West CDC](#)

5th District Neighborhood Planning Council, Resident
7th District Neighborhood Planning Council, Resident
Amanecer (Formerly St. Paul's Counseling), Resident
Be Ready CDC
Cool Spring/Tilton Neighborhood Association, Resident
Cornerstone West CDC, Resident
Delaware Center for Horticulture
Green for the Greater Good
Healthy Communities Delaware
Hilltop Lutheran Neighborhood Center
Holy Trinity Greek Orthodox Church
Latin American Community Center
Lewis Elementary School, Resident
Little Italy Neighborhood Association, Resident
Local Residents (4)
Lower Hilltop Initiative
Mother African Union Church
Padua Academy

Peter Spencer Family Life Foundation, Resident
Rodney Street Tennis & Tutoring Association
St. Anthony's Church
St. Francis Hospital
St. Paul's Church
The Village Tree, Resident
University of Delaware
Wilmington Community Advisory Committee
West End Neighborhood House
West Side Business Alliance
West Side Business Alliance, Resident
Westside Community Action Committee, Resident
Westside Family Healthcare
Westside Neighborhood Coalition, Resident
Woodlawn Library
Woodlawn Trustees
WSFS

WEST SIDE REVITALIZATION PLAN + UPDATE



The 2023/2024 West Side Plan Update is not a new plan. The Plan Update builds on the 2011 recommendations based on **what has changed since, where the 2011 recommendations stand today, and what are priorities moving forward.**

2023 PLAN UPDATE PROCESS

EXISTING CONDITIONS ANALYSIS

IMPLEMENTATION PROGRESS
REVIEW SINCE 2011



COMMUNITY INPUT

5

focus groups
114 participants

19

stakeholder
interviews

288

resident
surveys

TODAY!

1

community
meal

UPDATED GOALS & RECOMMENDATIONS

Action steps carried
over from 2011

New/updated
action steps for the
2023 Plan Update

2023 WEST SIDE PLAN UPDATE

COMMUNITY MEAL AND OPEN HOUSE

~120
ATTENDEES

+150
VOTES AND
COMMENTS



WHAT HAS CHANGED SINCE THE 2011 PLAN?

WE ASKED STAKEHOLDERS ABOUT CHANGES SINCE 2011. THERE HAVE BEEN MANY COMMUNITY ACCOMPLISHMENTS TO DATE!

WE ASKED FOCUS GROUP PARTICIPANTS, STEERING COMMITTEE MEMBERS AND STAKEHOLDERS ABOUT WHAT HAS CHANGED IN THE LAST 12 YEARS. THIS IS WHAT WE HEARD:

► What have been community wins in the last 12 years?

- **Pride and excitement around beautification projects in parks**, such as Cool Spring Park, Tilton Park, the 4th & Rodney Tot Lot, and public art improvements.
- **New catalytic developments in the community**, such as Phase I of Solomon's Court, The Flats, the Wilmington Land Bank's Lower Hilltop Initiative, and LACC's new Infant and Toddler Center.
- **Increased community engagement** and eagerness to thrive across the community.
- **More faith-based and community support** for residents.
- **Decrease in vacancy** (although there's still work to be done!).
- **West Side Grows Together as a leading example of a coalition** of community organizations working together.
- **More business support** and development of a **commercial corridor program** on Lincoln and Union Streets.
- **New programs that stemmed from coordination and collaboration during the COVID-19 pandemic**, such as vaccination drives, more outreach, new youth programs and afterschool activities.
- **Community events that bring people together** such as the MLK Community March and Celebration, Wilmington Open Streets, and the West Side farmers' market.



WHAT HAS CHANGED SINCE THE 2011 PLAN?
**PARKS AND PLAYGROUNDS WERE IMPROVED WITH
COMMUNITY INPUT, AND MORE CONVERSATIONS ARE
UNDERWAY TO INCREASE OPEN SPACE IN THE WEST SIDE.**



Father Tucker Park groundbreaking

(Source: West Side Grows Together, 2018)



4th & Rodney Tot Lot

(Source: West Side Grows Together, 2023)



Rodney Reservoir Community Design Charrette

(Source: Green for the Greater Good, West Side Grows Together, 2023)

4TH & RODNEY TOT LOT - BEFORE



4TH & RODNEY TOT LOT - AFTER



DATES & LOCATIONS

APRIL 23

Downtown - Market Street

MAY 21

Northeast - Washington Street

JUNE 25

Southbridge - New Castle Ave

JULY 23

East Side - 16th Street Bridge

AUGUST 20

West Side - Fourth Street

SEPTEMBER 17

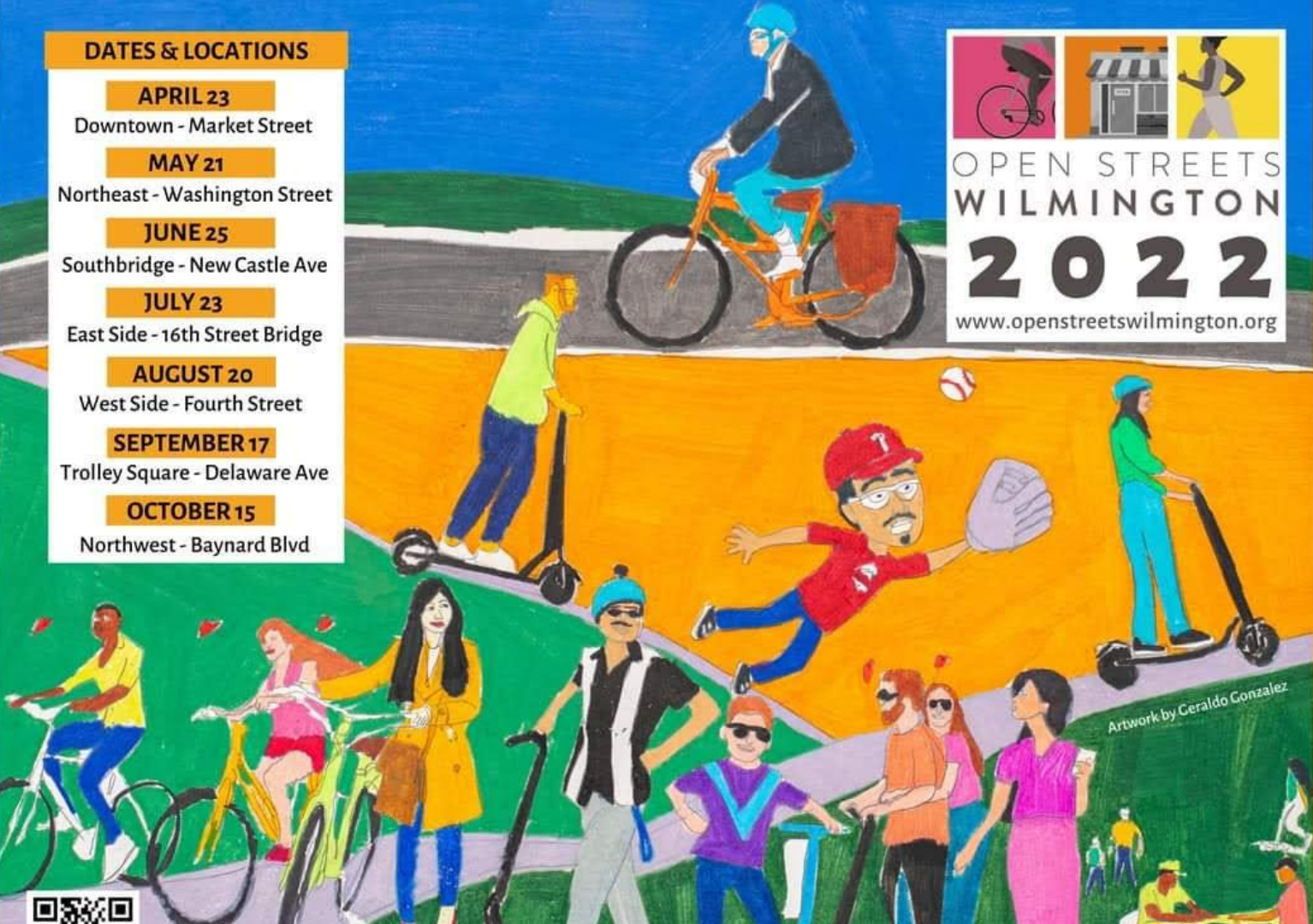
Trolley Square - Delaware Ave

OCTOBER 15

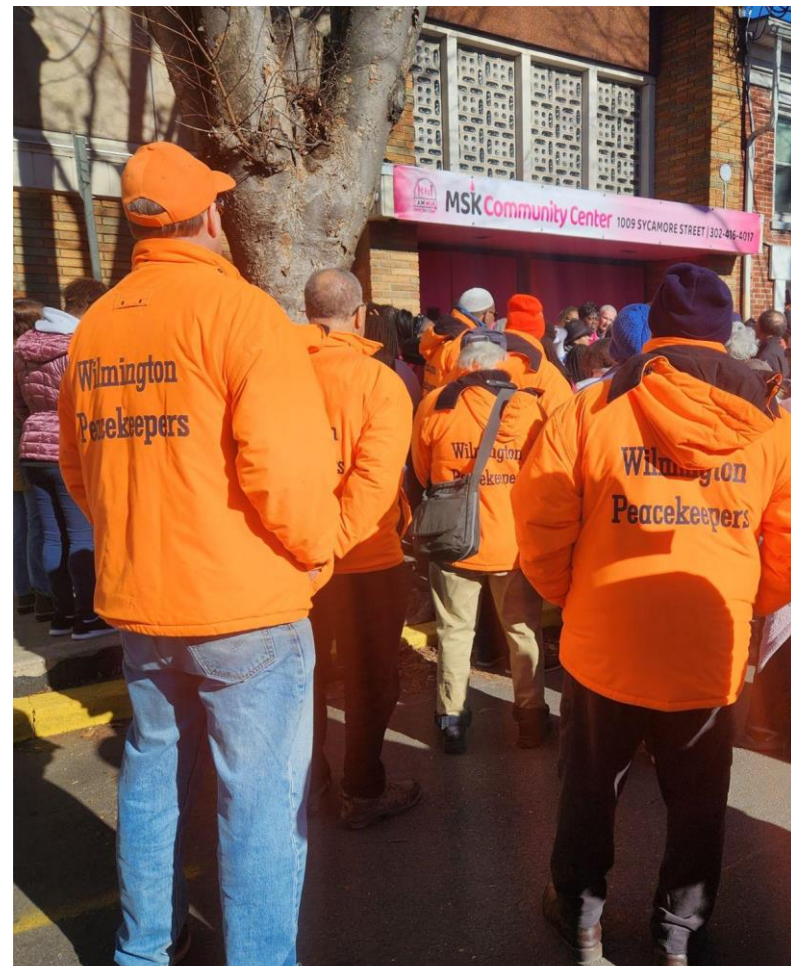
Northwest - Baynard Blvd



**MORE EVENTS
AND
PROGRAMMING
OPPORTUNITIES
BROUGHT PEOPLE
TOGETHER AND
HELPED RE-
IMAGINE PARKS,
STREETS AND
PUBLIC SPACES.**



LARGE SCALE COMMUNITY EVENTS DRIVEN BY PARTNERSHIPS - ANNUAL MLK PEACE MARCH & CELEBRATION



MAJOR HOUSING DEVELOPMENTS FOR RENTERS AND HOMEOWNERS HAVE BEEN COMPLETED OR ARE IN THE PIPELINE.



After (2023)

Solomon's Court, Phase I

(Source: DiSabatino Construction, West Side Grows Together)

THERE HAS BEEN MORE BUSINESS SUPPORT AND THE CREATION OF A CORRIDOR MANAGEMENT PROGRAM FOR LINCOLN AND UNION STREETS.



Small Business Innovation Grant

(Source: West Side Grows Together, 2023)



RESIDENTS FEEL THEY CAN MAKE A BIG DIFFERENCE IN THEIR NEIGHBORHOODS, AND ALONG WITH COMMUNITY ORGANIZATIONS, THEY HAVE COME TOGETHER TO INCREASE OUTREACH, INVOLVE YOUTH, AND HELP BUILD COMMUNITY.



United Neighbors overpass mural painting

(Source: Four Youth Productions via West Side Grows Together)

RESIDENTS FEEL THEY CAN MAKE A BIG DIFFERENCE IN THEIR NEIGHBORHOODS, AND ALONG WITH COMMUNITY ORGANIZATIONS, THEY HAVE COME TOGETHER TO INCREASE OUTREACH, INVOLVE YOUTH, AND HELP BUILD COMMUNITY.



West Side Grows Together as a coalition has overseen the implementation of the 2011 Revitalization Plan recommendations
(Source: West Side Grows Together, 2012-2017)



Volunteers working on the Rodney Reservoir Community Garden
(Source: West Side Grows Together, 2012-2017)

KEY PRIORITIES FOR UPDATES TO THE WEST SIDE PLAN

The top three key priority areas moving forward are...

Community-Building 28%

39 Responses

Housing 20%

28 Responses

Mobility & Safe Streets 18%

25 Responses

AFFORDABILITY AND
STABILIZING HOUSING

"BLOCK-LEVEL LEADERSHIP,
TALK TO PEOPLE DOOR-TO-DOOR"

BE INCLUSIVE OF RENTERS
AS WELL AS HOMEOWNERS

PLACEMAKING TO ADDRESS
CRIME AND BEAUTIFY

"MORE DEVELOPMENT ON 4TH
STREET, FACADE IMPROVEMENTS"

"MORE PUBLIC SPACE ACTIVATION"

SIDEWALK REPAIRS, LIGHTING AND
ACCESSIBILITY IMPROVEMENTS

"MORE CONSISTENCY ACROSS CORRIDORS,
CONNECTING THE BUSINESSES TO ENCOURAGE
WALKABILITY"

WEST SIDE REVITALIZATION PLAN PILLARS



ROOT CAUSE ANALYSIS - HOUSING



A group of approximately 15 people are gathered in a modern meeting room for a Root Cause Analysis session focused on housing. They are seated around several white circular tables, some of which have water bottles, papers, and food items on them. A woman with curly hair stands on the left side of the frame, possibly leading the discussion or presenting. The room features large windows on the right side, providing natural light. A whiteboard is visible in the background, and a bicycle is parked near the center. The overall atmosphere appears collaborative and professional.

Why is there a lack of affordable housing on the West Side of London?

Who is willing to provide?

- Local authorities
- Private sector
- Not-for-profit
- Community
- Co-operative

Policy

- Who is going to pay? The Council or Subsidy from other taxes and levies?
- Local authorities
- Private sector
- Not-for-profit
- Community
- Co-operative

Landlords

- Market rate
- Not-for-profit
- Community
- Co-operative

Poorest Living

- Local authorities
- Private sector
- Not-for-profit
- Community
- Co-operative

Vacant properties

- Local authorities
- Private sector
- Not-for-profit
- Community
- Co-operative

Too many vacant properties

- Local authorities
- Private sector
- Not-for-profit
- Community
- Co-operative

WEST SIDE PLAN UPDATE - HOUSING PRIORITIES

INCREASE ORGANIZATIONAL COMMUNICATION AND COLLABORATION

INVEST IN THE UPKEEP, IMPROVEMENT AND HEALTH OF EXISTING HOUSING

SUPPORT NEW HOUSING DEVELOPMENT FOR VARIOUS NEEDS AND INCOME LEVELS

- 1 Create a housing coalition to coordinate housing priorities, development and marketing**
through actions such as holding regular meetings with key organizations and partners, and highlighting the impact of recent housing developments to attract investment.
- 2 Improve connections to existing housing resources and homeownership opportunities**
through actions such as developing a comprehensive clearinghouse of financial and housing resources, and expanding education programs with a focus on renters and first-time homebuyers.
- 3 Advocate for programs to support responsible landlord practices**
through actions such as establishing a Landlord Training Program to help sustain safe rental housing, and offering financial incentives for regular property maintenance.
- 4 Implement energy-efficient strategies in housing to reduce housing costs**
through actions such as including energy-efficient repairs and energy audits in existing home repair programs, and connecting residents with energy-saving resources and incentives.
- 5 Expand Homeowner Repair Programs**
through actions such as extending repair services to cover rental properties, assisting residents with technical assistance for home improvement projects, and implementing and prioritizing ADA repairs and modifications to allow residents to stay and age in place.
- 6 Implement targeted code enforcement to increase the health of the homes in the West Side**
through actions such as maintaining a shared registry of homes that have unsafe living conditions, and holding regular meetings with city inspectors and the police department to address resident needs.
- 7 Facilitate scattered site development and rehabilitation**
through actions such as advocating for the reduction or removal of regulatory barriers for development, and identifying lots for potential development with community partners.
- 8 Support the development of affordable and supportive housing**
through actions such as supporting the completion of Phase II of Solomon's Court and Esther's Place transitional housing, and securing funding for the development of permanent supportive housing in the West Side.

BUILD CAPACITY



HOUSING DEVELOPMENT & REPAIR



STORYTELLING



1. Get to know the Plan. www.westsidegrows.org/planupdate

2. Take the show on the road!

- Civic Association Presentations, NPCs
- Meetings with elected officials, advocacy orgs, residents

3. Subcommittee Meetings: February 2025 (bi-annual)

4. Storytelling

5. Work the Plan! (Track the Plan!)

www.westsidegrows.org/westsideplan

Parks & Gardens Sub-Committee

Leads: Billy Haviland bhaviland@westsidegrows.org

Group Email: parks-subcommittee@westsidegrows.org

1st Meeting: Tuesday, February 11th, 2025 4:30-6pm @ Be Ready CDC

Mobility & Safe Streets Sub-Committee

Leads: Sarah Lester slester@cornerstonewestcdc.org & Yun Sik Sheen ysheen@westsidegrows.org

Group Email: mobility-subcommittee@westsidegrows.org

1st Meeting: Thursday, February 13th, 2025 4:30-6pm @ West Side Grows Office

Economic Development Sub-Committee

Leads: Sarah Lester slester@cornerstonewestcdc.org & Gabby Lantieri glantieri@westsidegrows.org

Group Email: econdev-subcommittee@westsidegrows.org

1st Meeting: Thursday, February 20th, 2025 4:30-6pm @ TBD

Health & Community Wellbeing Sub-Committee

Leads: Britt Salen bsalen@westsidegrows.org

Group Email: health-subcommittee@westsidegrows.org

1st Meeting: Tuesday, February 18th, 2025 4:30-6pm @ Woodlawn Branch Library

Housing Sub-Committee

Leads: Starr Wilson swilson@westsidegrows.org

Group Email: housing-subcommittee@westsidegrows.org

1st Meeting: Tuesday, February 25th, 2025 4:30-6pm @ Woodlawn Branch Library

Youth & Community Building Sub-Committee

Leads: Vanity Constance vconstance@westsidegrows.org

Group Email: youth-subcommittee@westsidegrows.org

1st Meeting: Thursday, February 27th, 2025 4:30-6pm @ Be Ready CDC

THANK YOU!

For additional questions or comments, please contact
Sarah Lester, President & CEO of Cornerstone West CDC, at
slester@cornerstonewestcdc.org
www.westsidegrows.org/westsideplan