



Newark Charrette:

Planning our downtown, together



Frequently Asked Questions (FAQ)

What is the City of Newark currently doing related to zoning?

In recent years, proposed land-use projects in the downtown area have raised questions about building height, scale, density, configurations, and parking. To address these concerns, the City of Newark is reviewing its Zoning Code for potential revisions to the BB (Central Business District) and RA (Multifamily Dwellings-High Rise Apartment) Districts. We are reaching out to stakeholders and the community to talk about issues and opportunities so that we can emerge with recommendations that could lead to zoning modifications.

How will the City explore downtown zoning?

The City will hold a charrette in March 21-25, 2022, so we can *plan our downtown, together*. Our charrette will aim to develop a framework for potential revisions to the BB and RA Zoning Districts. To ensure the forthcoming framework reflects community concerns, the City is meeting with stakeholders and citizens to better understand how Newark's downtown should look and function, focusing on land use, zoning, and development in the BB and RA districts.

What is zoning?

Zoning is “an exercise of police power, which means the government’s right to impose regulations to protect public health, safety, and welfare.” The City of Newark’s Zoning Code is the legal device that establishes zoning regulations, divides the municipality into zones or districts, each with its own specific regulations, and is precedent in land use decisions. For more information, including a zoning map, visit <https://newarkde.gov/275/Zoning-Code-Regulations>

What is a charrette?

A charrette is a multi-day meeting where stakeholders and citizens collaborate to draft planning or design solutions.

The City of Newark’s charrette will be based on the National Charrette Institute system and will be a collaborative design and planning workshop held over several consecutive days. It will include all affected stakeholders at critical decision-making points. The products of the charrette will be a comprehensive set of drawings and supportive documents that represent a feasible plan to reach a collective vision for downtown and its associated zoning districts.

Will community concerns be considered?

To ensure proposed revisions to the Zoning Code reflect community concerns, the City is conducting a collaborative community-wide engagement process to better understand how stakeholders and citizens would like Newark’s downtown to look and function. Given the nature of this study, the engagement process will focus on land use, zoning, and development concerns in the BB and RA districts.

How will stakeholders be involved?

The City has developed an extensive stakeholder list so that we can involve all interested parties in shaping the charrette. Meetings and/or interviews will be held in advance of the charrette to gather input about priorities.

Will the charrette be open to the public?

The multi-day charrette will be structured to facilitate a range of activities that will include staff meetings, design brainstorming sessions, and public input sessions. Significant portions of the charrette will be open to the public, with open houses and public meetings being held on Monday, Wednesday, and Friday of the charrette week. During this time, interested parties can meet with the charrette team, see the results of the day, ask questions, and provide input.

What are the details about the charrette?

Newark Charrette: *Planning our downtown, together* will be held March 21-25, 2022. **The preliminary five-day schedule for the charrette is below.** It will be updated on the website with exact times, links, and login information no later than Friday, March 18. Questions or requests for special accommodations, please contact us at planning-dept@newark.de.us.

Monday, March 21:

Daily goal: Review issues and opportunities, and outline the vision for study area.

Morning: Event 1: Virtual Walking Tour of the Downtown – Join us online as the charrette team walks and talks about issues and opportunities facing development in the downtown study area.



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Afternoon: **Event 2: Virtual Open House: Issue and Opportunities and Meet Charrette Team** – Join us online to continue the conversation about downtown issues and opportunities, and meet the charrette team that will be working on developing ideas throughout the week.

Evening: **Event 3: Virtual Public Meeting: Project Overview** – Hear about the project overview, scope of work, and schedule, and learn what was discussed at Events 1 and 2. Let us know what you would like to see happen with development in downtown.

Tuesday, March 22:

Daily goal: Illustrate draft solutions to the development issues and opportunities and get feedback from the community.

Afternoon: **Event 4: Virtual Open House: Generate Ideas** – Listen in and participate in conversations where the design team will develop and share ideas on how we can address development issues and opportunities in downtown.

Evening: **Event 5: Virtual Public Meeting: Framing the Solutions** – Join us online as we discuss initial ideas that address redevelopment in the downtown. Let us know what you like, let us know what issues still need work.

Wednesday, March 23:

Daily goal: Make refinements to the draft ideas and introduce the framework for zoning changes.

Afternoon: **Event 6: Virtual Open House: Refining Ideas** – Engage with the design team as they talk about ways to refine the ideas that were presented.

Evening: **Event 7: Virtual Public Meeting: Refined Design Solutions and Zoning Framework** – Join us online as we discuss the refined ideas that address redevelopment in the downtown and outline the framework for potential zoning updates.

Thursday, March 24:

Daily goal: Charrette team works on preparing materials for the final presentation on Friday afternoon.

No scheduled events on Thursday.

Friday, March 25:

Daily goal: Prepare and present final presentation and seek input on next steps.

Afternoon: **Event 8: Virtual Public Meeting: Final Charrette Presentation** – Join us for an online meeting as we present the major findings from the charrette week. This will include concept plans, diagrams, and narrative, including the basic tenets of how the Zoning Ordinance would need to be revised in accordance with the results of the charrette.

Can I provide input if I am not on the stakeholder list and cannot attend the charrette?

You are welcome to submit questions or comments to planning-dept@newark.de.us.

Where can I find information and updates?

Visit newarkde.gov/zoning for more information and updates on the process, and how to access the charrette, public open houses and meetings or just to provide public comment. You can also follow #newarkzoning on social media.

What are the City's social media pages?

The City of Newark is active on social media at the following handles:

Facebook <https://www.facebook.com/CityOfNewarkDelaware>

Twitter <https://twitter.com/cityofnewarkde>

Instagram @cityofnewarkde

LinkedIn <https://www.linkedin.com/company/city-of-newark-delaware>

Who can I contact if I have questions or if I need special accommodations?

Contact planning-dept@newark.de.us for more information or for special accommodations for participation in the charrette.

Is there a map of the BB and RA Zoning Districts?

Yes, the map can be found at newarkde.gov/zoning.