



Initial Review: _____
Updated On: _____
Complete: _____
Official Use Only

Coastal Zone Management Act Federal Consistency Form

This document provides the Delaware Coastal Management Program (DCMP) with a Federal Consistency Determination or Certification for activities regulated under the Coastal Zone Management Act of 1972, as amended, and NOAA's Federal Consistency Regulations, 15 C.F.R. Part 930. Federal agencies and other applicants for federal consistency are not required to use this form; it is provided to applicants to facilitate the submission of a Consistency Determination or Consistency Certification. In addition, federal agencies and applicants are only required to provide the information required by NOAA's Federal Consistency Regulations.

Project/Activity Name: _____

I. Federal Agency or Non-Federal Applicant Contact Information:

Contact Name/Title: _____

Federal Agency Contractor Name (if applicable): _____

Federal Agency: _____
(either the federal agency proposing an action or the federal agency issuing a federal license/permit or financial assistance to a non-federal applicant)

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

E-mail: _____ Telephone #: _____

II. Federal Consistency Category:

Federal Activity or Development Project
(15 C.F.R. Part 930, Subpart C)

Federal License or Permit Activity
(15 C.F.R. Part 930, Subpart D)

Outer Continental Shelf Activity
(15 C.F.R. Part 930, Subpart E)

Federal License or Permit Activity which occurs
wholly in another state (interstate consistency
activities identified in DCMP's Policy document)

Federal Financial Assistance
(15 C.F.R. Part 930, Subpart F)

III. Detailed Project Description (attach additional sheets if necessary):

IV. General Analysis of Coastal Effects (attach additional sheets if necessary):

V. Detailed Analysis of Consistency with DCMP Enforceable Policies (attach additional sheets if necessary):

Policy 5.1: Wetlands Management

Policy 5.2: Beach Management

Policy 5.3: Coastal Waters Management (includes wells, water supply, and stormwater management. Attach additional sheets if necessary)

Policy 5.4: Subaqueous Land and Coastal Strip Management

Policy 5.5: Public Lands Management

Policy 5.6: Natural Lands Management

Policy 5.7: Flood Hazard Areas Management

Policy 5.8: Port of Wilmington

Policy 5.9: Woodlands and Agricultural Lands Management

Policy 5.10: Historic and Cultural Areas Management

Policy 5.11: Living Resources

Policy 5.12 Mineral Resources Management

Policy 5.13: State Owned Coastal Recreation and Conservation

Policy 5.14: Public Trust Doctrine

Policy 5.15: Energy Facilities

Policy 5.16: Public Investment

Policy 5.17: Recreation and Tourism

Policy 5.18: National Defense and Aerospace Facilities

Policy 5.19: Transportation Facilities

Policy 5.20: Air Quality Management

Policy 5.21: Water Supply Management

Policy 5.22: Waste Disposal Management

Policy 5.23: Development

Policy 5.24: Pollution Prevention

Policy 5.25: Coastal Management Coordination

VI. JPP and RAS Review (Check all that apply):

Has the project been reviewed in a monthly Joint Permit Processing and/or Regulatory Advisory Service meeting?

- JPP RAS None

*If yes, provide the date of the meeting(s): _____

VII. Statement of Certification/Determination and Signature (Check one and sign below):

FEDERAL AGENCY CONSISTENCY DETERMINATION. Based upon the information, data, and analysis included herein, the federal agency, or its contracted agent, listed in (I) above, finds that this proposed activity is consistent to the maximum extent practicable with the enforceable policies of the Delaware Coastal Management Program.

OR

FEDERAL AGENCY NEGATIVE DETERMINATION. Based upon the information, data, and analysis included herein, the federal agency, or its contracted agent, listed in (I) above, finds that this proposed activity will not have any reasonably foreseeable effects on Delaware's coastal uses or resources (Negative Determination) and is therefore consistent with the enforceable policies of the Delaware Coastal Management Program.

OR

NON-FEDERAL APPLICANT'S CONSISTENCY CERTIFICATION. Based upon the information, data, and analysis included herein, the non-federal applicant for a federal license or permit, or state or local government agency applying for federal funding, listed in (I) above, finds that this proposed activity complies with the enforceable policies of the Delaware Coastal Management Program and will be conducted in a manner consistent with such program.

Signature:	<i>Emily Reilly</i>		
Printed Name:		Date:	

Pursuant to 15 C.F.R. Part 930, the Delaware Coastal Management Program must provide its concurrence with or objection to this consistency determination or consistency certification in accordance with the deadlines listed below. Concurrence will be presumed if the state's response is not received within the allowable timeframe.

Federal Consistency Review Deadlines:

Federal Activity or Development Project (15 C.F.R. Part 930, Subpart C)	60 days with option to extend an additional 15 days or stay review (15 C.F.R. § 930.41)
Federal License or Permit (15 C.F.R. Part 930, Subpart D)	Six months, with a status letter at three months. The six month review period can be stayed by mutual agreement. (15 C.F.R. § 930.63)
Outer Continental Shelf Activity (15 C.F.R. Part 930, Subpart E)	Six months, with a status letter at three months. If three month status letter not issued, then concurrence presumed. The six month review period can be stayed by mutual agreement. (15 C.F.R. § 930.78)
Federal Financial Assistance to State or Local Governments (15 C.F.R. Part 930, Subpart F)	State Clearinghouse schedule

OFFICIAL USE ONLY:

Reviewed By:	Fed Con ID:	Date Received:
Public notice dates: _____ to _____	Comments Received: <input type="checkbox"/> NO <input type="checkbox"/> YES <i>[attach comments]</i>	
Decision type: <small>(objections or conditions attach details)</small>	Decision Date: _____	

2022 Community Project Funding | REACH Riverside

Narrative

Project Description: Kingswood Community Center

Grant Amount: \$10,000,000.00

Grant Number: B-22-CP-DE-0227

Project Title: REACH Riverside: A new Kingswood Community Center

Location: 2400 Rosemont Ave, Wilmington, DE 19802

Project Description

Decades of intentional and structural racial discrimination resulting in segregation from more prosperous communities, substandard education, lack of employment opportunities, high levels of incarceration, and poor health outcomes have devastated Black communities nationwide. The Riverside neighborhood in northeast Wilmington exemplifies the consequences of this discrimination in the concentrated, generational poverty of those who live there. According to the American Community Survey 2019 and the Wilmington Housing Authority, median household income in Riverside is \$25,326, and for those in public housing (roughly 20% of the Riverside population), median income is \$9,277 (WHA); 35% of adults do not have a high school diploma; 68% of working age adults are unemployed or not participating in the labor force; 74% of households are single female led; and 47.5% of residents and 64% of Riverside children live below the poverty line. Riverside is 78% Black, 17% White, 5% Other; 8% Hispanic/Latino.

The sole resource and cornerstone of Riverside is Kingswood Community Center (KCC). Founded in 1946, KCC's mission is to enable people in Northeast Wilmington to achieve their potential for economic, social, and personal well-being. KCC offers programming in a variety of areas, including early childhood education, youth development, community and family services, healthcare, and services

for senior citizens. While KCC provides essential support for the community, the large-scale transformation necessary to bring Riverside out of poverty would stretch KCC far beyond its operating capacity.

The REACH Riverside Development Corporation (REACH) was formed in 2017 to transform the impoverished Riverside neighborhood into a robust, healthy, and vibrant community. To achieve this, REACH is employing the nationally renowned Purpose Built Communities model (REACH was the 19th community to join the PBC network in 2018), a holistic approach that includes redeveloping low-income housing into high-quality mixed income housing, creating a cradle to college/career readiness education pipeline, and promoting community wellness through outreach, health education and improvements in health care access. As such, the activities of REACH are consistent with the criteria and goals of HUD's Economic Development Initiative.

Over the past five years and with the support of REACH, KCC has grown significantly in both the number of participants served and the quality of programming. The Early Learning Academy (ELA) has more than tripled its daily attendance and doubled its Star rating through the state's Delaware Stars quality improvement rating system. 100% of the ELA's 23 "graduating" preschoolers in June 2022 were assessed as kindergarten ready. The Senior Center has likewise quadrupled daily and annual attendance, program partners, and activities offered. KCC has more than doubled its annual revenue and community participation in activities, with attendance numbers over 10,000 in 2020 and 2021 despite a global pandemic. The entire Riverside community (over 3,500 residents) benefits from the critical resources offered by KCC, as does the larger northeast area of Wilmington.

KCC has outgrown its aging facility. Built in 1958, it is a prime example of uninspired, outdated design with deteriorating systems that require frequent repairs. The current 17,494 SF building is no

longer adequate for the current programs, let alone able to support growing demand and the ambitious REACH Riverside community plan. Without a new building, KCC faces the following constraints:

- The ELA cannot meet growing demand due to lack of space – it is currently serving the maximum number of children allowed by the state’s licensing requirements per square foot.
- The ELA is unable to meet the particularly high demand to serve infants (ages 6 weeks to 12 months) due to classrooms that do not meet the physical requirements to serve the youngest children.
- The kitchen struggles to accommodate serving breakfast, lunch, and snacks to both children and seniors. Today’s KCC has to stagger preparation and menu items for two completely different age groups within a small area.
- There is no storage space in the current KCC. During the pandemic when KCC was a hub for supply and food distribution, items had to be stored wherever there was available space – in corners, in the hallway, etc.
- Staff office space is completely insufficient, both for productivity and privacy.
- The multipurpose room is unable to meet the constant demand by the community for events and meetings due to conflicts with programming.
- The restrooms must be repaired almost daily; the outdated plumbing and restroom designs are not conducive to the number of children and adults in attendance.

Critically, the facility cannot support the growth coming with the improvements and expansion in housing happening in Riverside. Nor can it provide the amenities that would attract new residents to the Riverside community. Finally, the current site is on the far east edge of the community, distanced from the heart of the neighborhood.

A new, centrally located KCC with the ability to expand programs and provide new amenities is urgently needed. With resident input, architects Fearn Clendaniel developed a new building program and site design. The new facility will include the following features:

- **An expanded, state-of-the-art Kingswood Early Learning Academy (ELA)** that will serve up to 200 children aged 6 weeks to 5 years. The ELA will be a fundamental building block of the comprehensive community transformation – and of the success of Riverside’s youngest residents. The ELA will have a secure entrance with drop-off area and adjacent playground space. Infants will be served, where space constraints have limited this possibility.
- **Multi-purpose community space** for performances, community meetings, and a variety of programs. Space can be accessed directly from the main hallway, separate from the ELA and Senior Center.
- **A larger commercial kitchen** to support the number of children and adults served.
- **Fitness areas** including a gymnasium, basketball courts, aerobics/exercise rooms and changing rooms.
- **An expanded Senior Center** with a large lounge area, activity rooms and a covered outdoor porch.
- **Offices and conference rooms** where staff can meet privately with clients or hold meetings.
- **A ChristianaCare health resource center** providing primary health care services, health screenings and referrals conveniently located near residents.

REACH Riverside and KCC are partnered with the Wilmington Housing Authority, owner of the 293 outdated units of public housing in Riverside, and Pennrose, LLC, a nationally recognized development company specializing in mixed-income, affordable housing, to develop over 600 new units of high-quality, mixed-income housing in a phased approach. By building double the number of homes

the project will demolish, development will occur without displacement of current residents and will be able to attract new, moderate-income residents, creating a mixed income community.

Funded primarily through Low Income Housing Tax Credits (LIHTC), Phase I of the REACH housing initiative broke ground on 74 units in January 2021. On August 6, 2020, Phase II of the Riverside housing initiative was awarded LIHTCs, putting Phase II on track to add another 67 housing units by the end of 2022. The allocation of \$26.4 million through the State of Delaware ARPA funding enabled REACH to combine phases 3, 4, and 5 into one phase 3, which will be completing financing in 2023 and construction by 2025. Three additional phases will be implemented over the next 8-10 years. The new KCC will be critical to the success of this parallel housing initiative, with the two efforts mutually reinforcing each other. A new KCC will provide amenities and services that will attract and retain residents, while the new housing will bring hundreds of new users to KCC.

Seeing the disproportionate impact of the pandemic on this community of Black and Brown residents, the new KCC will provide a central hub of service delivery that will build community resiliency. Resources that will protect residents in future times of adversity, whether they be a pandemic, climate change related weather events, or economic fluctuations, will be made an integral part of the local infrastructure.

It is time to invest in Riverside, a long-neglected community on the cusp of a new era of hope and prosperity. A new Kingswood Community Center will be the centerpiece of Riverside revitalization, creating a tangible and meaningful structure that will catalyze this community's transformation.

Project Progress and Duration

Planning for the construction of the new Kingswood Community Center began in November 2019, with a series of community engagement meetings. Through this process, led by architects Fearn Clendaniel, a building program that meets community and staff needs was

created. Site and building designs and a cost estimate have been developed and fundraising is underway, with over \$22 million raised as of September 2022. REACH expects to raise the remaining capital funds needed for the new facility through a combination of New Market Tax Credits, federal and local government, corporate and foundation grants, and major gifts from individuals. Construction is expected to begin in 2023 with completion in 2025.

Community Support

A new, larger KCC building is essential to support the growing Riverside neighborhood and provide resources to promote economic mobility of residents. The new facility will offer enhanced and expanded services, including a state-of-the-art early childhood center, multi-purpose community space for meetings and events, a senior center, a larger commercial kitchen, a gymnasium and fitness facilities, and a health resource center.

The Riverside community has been deeply involved in the master planning efforts - listening sessions designed to elicit feedback and ensure that plans are reflective of the community needs and desires have been held prior to each planning stage. Residents hold REACH and KCC Board positions and serve on several subcommittees, which provide a forum giving the community a real voice in the process.

REACH Riverside is a critical project in the City of Wilmington that will transform one of its most impoverished areas without resident displacement. REACH is mentioned on page 180 of the City of Wilmington's Comprehensive Plan 2028 as a key project that will revitalize the Price's Corner/Riverside/11th Street community. This plan can be found here:

<https://www.wilmingtonde.gov/government/city-departments/planning-and-development/wilmington-2028>.

Statements of support from the community can be found in the WRK Group 2020 and 2021

Impact Videos at the following links:

- 2020 Impact Video: <https://www.youtube.com/watch?v=QH98LIp1SOQ&t=3s>
- 2021 Impact Video: <https://www.youtube.com/watch?v=gy7JUdKQ6Dc>

Numerous leaders and local community groups have expressed support for the REACH Riverside project. The following individuals and entities have written letters of support:

- Mayor of the City of Wilmington, *The Honorable Michael S. Purzycki*
- ChristianaCare Health System, *Bettina Twardy Riveros, Chief Health Equity Officer*
- Alison Mendez, *KCC ELA Parent and Riverside Resident*
- LaToya Crumpler, *KCC ELA Parent and Riverside Resident*
- Phyllis Rowe, *KCC Kid, Parent, Grandparent, Senior Center Member; Riverside Resident*
- Governor of the State of Delaware, *The Honorable John Carney*
- New Castle County Executive, *The Honorable Matthew Meyer*
- The Longwood Foundation, *Thère du Pont, President*
- University of Delaware, *Rita Landgraf, Director-UD Partnership for Healthy Communities*
- Delaware State University, *Tony Allen, Ph.D., President*
- East Side Charter School, *Aaron Bass., Chief Executive Officer*
- Pennrose, *Ryan Bailey, Senior Developer*



March 28, 2023 Updated

KINGSWOOD COMMUNITY CENTER

An architectural rendering of the Kingswood Community Center. The building is a modern structure with a mix of grey, blue, and red panels. A large glass facade on the right side shows the interior, which includes a mural of a man and a woman. The building is set against a blue sky with light clouds. In the foreground, there is a paved plaza with some greenery and a brick planter box with pink flowers. A few small figures of people are visible near the entrance.

Kingswood Community Center
SD Plan Review



Kingswood
Community Center



Updated Site Plan



ROSEMONT AVENUE



26TH STREET

Proposed 1st Floor Plan



Gross Building Area

1 st floor	55,000 sf
2 nd floor	26,000 sf
Total	81,000 sf



Proposed 2nd Floor Plan



Previous- Exterior Renderings



Updated - Exterior Renderings



Updated - Exterior Renderings



Updated - Exterior Renderings



Updated - Exterior Renderings



Updated - Exterior Renderings



Updated - Exterior Renderings



Updated - Exterior Renderings



Updated - Exterior Renderings



Interior Renderings



Interior Renderings



Interior Renderings



Interior Renderings



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