



Infill Development:

Overview of New Construction
In Downtown Wilmington

2005-2015

Dave Spetrino
Plantation Building Corp

“Infill development is publicly cheap but privately expensive,
while sprawl is publicly expensive but privately cheap.”

-James Nicholas



8th & Nixon

DC Virgo



6th and Brunswick

Indie Ice Co



Brooklyn Arts District

North 4th Street, Brooklyn Arts District



Modern Baking Company

North 4th Street, Brooklyn Arts District



The Weldon

North 4th Street, Brooklyn Arts District



NoFo 8

North 4th Street, Brooklyn Arts District



Historic District

7th + Chestnut Street



Historic District

South Front Street

Opportunities

- Existing infrastructure
- Lower land/acquisition costs
- Well located (convenient or desirable)
- Increased tax base
- Improved streetscape

Challenges

- Existing infrastructure or site conditions
- Existing pattern of use or zoning regulations
- Neighbor attention, “NIMBY”
- Off site improvements
- Construction staging and mobilization



New York Hatters

Central Business District



New York Hatters

Central Business District



Tanyard Parish

Front Street

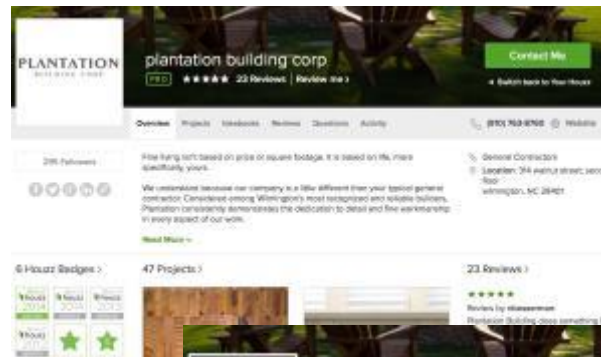


Tanyard Parish

Front Street

Thank you

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