

NEXTDOOR.COM POSTS SAVED 5/13/2026 IN WAWASET LITTLE ITALY WITH EXCHANGES WITH COUNCILMAN CHRIS JOHNSON

Abstract

Looking to share public information more widely about the positions and views of Councilman
Chris Johnson

Mike Nowaczyk
michaelnowaczyk@hotmail.com

(Chris Johnson reply to Mike 6 weeks old on 5/13/2026)	20
(Chris Johnson reply to Frances 6 weeks old on 5/13/2026).....	21
(Chris Johnson reply to Amy 6 weeks old on 5/13/2026)	23
(Post by Chris Johnson 2 weeks old on 5/13/2026).....	26
(Post by Chris Johnson 2 weeks old on 5/13/2026).....	28
(Post by Chris Johnson 1 week old on 5/13/2026)	30
(Post by Chris Johnson 5 days old on 5/13/2026).....	32
(Post by Chris Johnson 5 days old on 5/13/2026).....	33
(Post by Chris Johnson 6 weeks old on 5/13/2026).....	38
(Post by Chris Johnson 6 weeks old on 5/13/2026).....	40
(Post by Chris Johnson 6 weeks old on 5/13/2026).....	43
(Post by Chris Johnson 5 weeks old on 5/13/2026).....	44
(Post by Chris Johnson 6 days old on 5/13/2026).....	46

[Mike Nowaczyk](#)

[Wawaset/Little Italy](#)

30 Mar

·Edited

.

9-10 STORY 119-129+ FOOT APARTMENT BUILDING on BANCROFT PARKWAY at 11TH STREET:
Please respond clearly whether you SUPPORT or OPPOSE changing the zoning to C2 to allow this building height. Please email City Council noting your support or opposition EDITED 5/8/2026 after carefully reviewing tiny print in 1/4 page diagrams with appear to show the building is actually 10 stories on one side, and excluding the equipment box at the top, the building will be 119' above the raised platform on the Bancroft Village side, and 129' above grade on the 11th street side. I am waiting for a response from Tsionas' attorney to verify this but felt it my duty to share this corrected material as soon as possible. All NOTE Responses here will NOT be considered part of a record. It is imperative to express your opinion via email to the City Council members (second review) and the Land Use and Planning Committee (first review). COUNCIL: econgo@wilmingtonde.gov , cjowens@wilmingtonde.gov , sdarby@wilmingtonde.gov , zloliver@wilmingtonde.gov , mhharlee@wilmingtonde.gov , CWillauer@wilmingtonde.gov , ymmccoy@wilmingtonde.gov , ccjohnson@wilmingtonde.gov , nrfield@wilmingtonde.gov , mcabrera@wilmingtonde.gov , ahackett@wilmingtonde.gov , jnspadola@wilmingtonde.gov , llbracy@wilmingtonde.gov Ernest "Trippi" Congo II , Coby J. Owens , Shané N. Darby , Zanthia Oliver , Michelle Harlee , Christian Willauer , Yolanda M. McCoy , Chris Johnson , Nathan Field , Maria D. Cabrera , Alexander D. Hackett , James Spadola , Latisha Bracy PLANNING: <https://www.wilmingtonde.gov/government/city-departments/land-use-and-planning/boards-commissions/city-planning-commission> - Anthony J. Hill, Chair - J. Brett Taylor Vice Chair Director, Department of Finance - Stephanie Mergler Deputy Chief of Staff, Office of Mayor John Carney, Commissioner - Peter Zoltowski, CPA Commissioner - Jim Miller Commissioner - Tanya Negron Commissioner I am interested in learning if anyone here supports or objects to a 9-story apartment building on the south side of Bancroft Parkway at 11th street. The project would require the side of 11th street that is surrounded by Bancroft Village, railroad tracks, Bancroft Parkway, & 11th Street to be rezoned from its current Medical / Office building zoning of C1 (max allowed height of 47', taller than anything currently on Bancroft Parkway) to C2 which would allow for 180' tall buildings. The development would create somewhere in the neighborhood of 200+ luxury mostly 1-bedroom apartments, and the only notable open space would be an alley walkway between Bancroft Village and the 9-story building. Rezoning to C2

would allow the plan to increase to nearly 18 stories too. Do you support or oppose rezoning this area from C1 to C2? EDIT: Apparently the Land Use and Planning Commission hearing will be first, and on a Tuesday night: <https://www.wilmingtonde.gov/government/city-departments/land-use-and-planning/boards-commissions/city-planning-commission> The outline below shows approximately the scale of the smaller side of the building that would face Bancroft Parkway. The apartment building would appear far larger when looking at it from Bancroft Village or Grant Avenue.

39.83341, -75.49898DE

129

[Post Insights](#)

Pin a comment



[Denise Thomas](#)

6w · [Wawaset/Little Italy](#)

Who is the construction manager/ development company?

Reply

Share



[Adam Wahlberg](#)

6w · [Wawaset/Little Italy](#)

[Denise](#)

Tsionas

Reply

Share

1

[Mike Nowaczyk](#)

6w ·

Author

· [Wawaset/Little Italy](#)

[Denise](#)

I believe Tsionas has finalized purchasing the last parcel in a group of 3 that ends on Bancroft Parkway when Woodlawn Trustees apparently sold to an LLC March 6, 2026 per NCC Tax records. An application has been submitted to the City of Wilmington, and a hearing will be

scheduled on either the 2nd or 4th Monday evening of April or May most likely. The link above will provide the schedule, for people to attend the hearing and have their opinions heard. You can also write your Counselman. Chris Johnson the 7th District Counselman appears (to me) to be in favor of this development and needs to hear from his constituents if they approve/oppose this development.

Reply

Share

2

[Mike Nowaczyk](#)

6w · Edited ·

Author

· [Wawaset/Little Italy](#)

[Adam](#)

Do you support or oppose C2 zoning at this site to allow buildings of this height at this location?

Reply

Share



[Adam Wahlberg](#)

6w · [Wawaset/Little Italy](#)

[Mike](#)

I live right across the street on Bancroft. I definitely wouldn't want to see that property developed. I wasn't even aware of the situation until someone slipped a notice under my door on Saturday. I intend to get involved.

Reply

Share

6



[Adam Wahlberg](#)

6w · [Wawaset/Little Italy](#)

To add: it would block morning sunlight from coming into the front garden we've been working so diligently on for six years. Like most of us on this block, we park on the street. It usually isn't an issue. But if you introduce another 200 residents to the neighborhood, it may become harder for those of us who own our homes to find parking.

Reply

Share

4

[Mike Nowaczyk](#)

6w·

Author

·[Wawaset/Little Italy](#)

[Adam](#)

I agree that the way such a large building would block so much sunlight and also cause wind issues are primary concerns of mine. The parkway will have so much light from the south blocked, especially in the winter months when the sun is so desperately needed to keep all the grass from turning to mud. The building would be less of an issue on the north side, but still be a problem for wind, traffic, and a decreasing ratio of home-ownership (and families with mostly 1 bedroom units).

Reply

Share

3



[Austin Cassidy](#)

6w·[Wawaset/Little Italy](#)

[Adam](#)

same! This is outrageous!

Reply

Share

4

[Nancy K.](#)

6w · [Wilmington Highlands](#)

I agree with you **100** %. This whole area of the city used to have so much charm and it is depressing to watch it be transformed into a concrete jungle. It is a total disgrace to see the new footprint. I simply cannot comprehend how anyone who cares about this city could approve every construction plan that is presented to them. There goes the destruction of yet more green space and there goes the another chunk of habitable space for the animals with whom we are supposed to share this planet. And, since I am already on this rant, I'd like to state that with the giant condo with underground parking at Pennsylvania Avenue and Union, turning left from Union onto Pennsylvania Avenue and immediately trying to get into the far right lane right at the entrance/exit of the parking garage to continue right onto Union is a flipping NIGHTMARE. How in heaven's name could any right minded person think that that is the appropriate place for the entrance/exit for a garage capable of holding that many cars?? And now, this new Bancroft hirise?! This planning Board for the City is definitely not working in the interests of the city dwellers. I am truly sickened by watching this beautiful city being turned into a parking lot 🙄🤢

Reply

Share

4

[Betty P.](#)

6w · [Hedgeville](#)

There is already a high-rise on Pennsylvania Ave & Union Street just west of the railroad tracks. I think that is enough, don't need another.

Reply

Share

3

[Mike Nowaczyk](#)

6w

Author

[Wawaset/Little Italy](#)

[Betty](#)

I believe Tsionas' building at 2000 PA Ave is only 6 stories, still more than would be allowed by the current zoning of C1 with max 47' tall, but if you think 6 stories is a "high-rise" this would be ~50% taller, right up to Bancroft Parkway and blocking the southern sunlight from the parkland on the parkway. The request for C2 zoning would allow for far more than 9 stories if they change their minds about the height later.

Reply

Share

3

[Barbara Jackson](#)

6w · [Wawaset/Little Italy](#)

Factor in the increased traffic that number of people in such a small area would add to congestion with what is already there.

Reply

Share

7

[Mike Nowaczyk](#)

6w ·

Author

· [Wawaset/Little Italy](#)

[Barbara](#)

This post might become part of a record for the hearing. Would you mind stating clearly whether you support or oppose rezoning from C1 to C2 for this site? Thanks!

Reply

Share

2

[Barbara Jackson](#)

6w · [Wawaset/Little Italy](#)

[Mike](#)

I oppose thjs because I think it will add to traffic congestion in an already crowded area.

Reply

Share

9

[Maggie M.](#)

6w·[Wilmington Highlands](#)

I would oppose a rezoning in this important residential and historic area. If such zoning could allow a high-rise building like the Devon in this area (if 18 stories are allowed), it would change the character and livability of this area. In addition, 'luxury' apartments do nothing to address the housing challenges in the City.

Reply

Share

13

[Nancy K.](#)

5w·[Wilmington Highlands](#)

Maggie you took the words right out of my mouth. I absolutely, positively, totally do not approve the building of this “hi rise” in that location. I think that the “powers that be” are chomping at the bit to increase the tax base for the city.

Reply

Share



[lyne banks](#)

6w · [Hill Top](#)

I support

Reply

Share

[Mike Nowaczyk](#)

6w ·

Author

· [Wawaset/Little Italy](#)

[lyne](#)

Thank you Lyne. Do you mind elaborating on what you will like about a 9 story mostly 1 bedroom apartment building on Bancroft Parkway?

Reply

Share

[Frances Carunchio](#)

6w · [Wawaset/Little Italy](#)

[Lyne](#)

Please tell us why you support this? You are listed as living in Hill Top, if so, it really should not concern you.

Reply

Share



[Amy Connolly](#)

6w · [Wawaset/Little Italy](#)

[lyne](#)

I would also like to know why you support this project. It's an important concern for those of us who live nearby so understandably we would appreciate more information.

Reply

Share



[lyne banks](#)

5w · [Hill Top](#)

[Mike](#)

I say for me it's closer to doctors it's a quiet neighborhood we need more of 1 [bedrooms.we](#) can't find to many and when there's 1 it b in the wrong area so yes I definitely support .

Reply

Share

[Mike Nowaczyk](#)

5w ·

Author

· [Wawaset/Little Italy](#)



[lyne](#)

I think we can assume that they'd be looking to put in more of what is already in 2000 PA Ave. Is this a price point that would work for you?

Reply

Share

[Claire Laveglia](#)

6w · [Wawaset/Little Italy](#)

I am opposed to rezoning to C2. This would change the entire area and open up to other large buildings to be constructed. Aren't other parts of Wilmington able to accommodate this growth since we had the PA Ave. development completed 8 yrs ago?

Reply

Share

6



[Austin Cassidy](#)

6w · Edited · [Wawaset/Little Italy](#)

[Mike](#)

I sent this email to our council representatives... Dear Councilmembers, I strongly oppose the rezoning application submitted by developer Tsionas for properties at 2140 W. Eleventh Street and 1010 N. Bancroft Parkway — a request to rezone from C-1 to C-2 in order to construct a 9-story luxury apartment building at the corner of Bancroft Parkway and West 11th Street. To be fair, I am sympathetic to the need for more residential housing in Wilmington. Initially when I heard these properties were being targeted for redevelopment I was not automatically opposed. However, this proposal is totally out of character with the existing neighborhood, which tops out at 3-story single family homes and low-rise multi-unit properties. The developers have acted in bad faith, going out of their way to keep details of this project quiet from

neighbors. They clearly understand how strenuously many of us will object. If allowed to move forward, "The Bancroft" project will inflict serious harm to existing residents along Bancroft Parkway, West 11th Street, and beyond! The daily quality of life for families, elderly residents, and small children will be severely degraded for the duration of construction and the aftermath. We can expect years of construction noise, heavy equipment traffic, dust, and road disruptions ahead of us. Once realized, the developer's proposal means increased congestion, a dramatically altered streetscape, and the looming presence of a massive commercial-residential structure where a modest, human-scale neighborhood once existed. These are not abstract concerns. They translate directly into suppressed and diminished property values for the existing homeowners who have invested in this community and paid their taxes here for years or decades. I respectfully but firmly urge you to reject this rezoning application and protect the integrity, scale, and character of this neighborhood and the hundreds of residents who call it home. Austin Cassidy 1003 N Bancroft Parkway

Reply

Share

7

[Mike Nowaczyk](#)

6w · Edited ·

Author

· [Wawaset/Little Italy](#)

[Austin](#)

I believe that all council members, not just that of the 7th district should be notified of the opinion of homeowners. Apparently all council members vote together along with the At-Large council members.

Reply

Share

2

[Frances Carunchio](#)

6w · [Wawaset/Little Italy](#)

[Austin](#)

may I forward your response to city Council ? Especially Chris Johnson. I would love to hear his reason for supporting this.

Reply

Share

2



[Austin Cassidy](#)

6w · [Wawaset/Little Italy](#)

[Frances](#)

feel free to email him and use anything I said as a basis for your own comment. But I included Councilman Johnson on my email and he quickly replied to let me know that our neighborhood has been identified for “densification” and suggests that somehow this luxury apartment tower is going to help working families find housing in Wilmington. 🙄

Reply

Share

1

[Frances Carunchio](#)

6w · Edited · [Wawaset/Little Italy](#)

[Austin](#)

OMG ! I don't even understand that. I already sent an email. Austin, I've been here a long time. We fought the zoning on making the Columbus inn a 14 story building. Luckily (or unluckily for most) the housing crisis hit and the building was scrapped. I will fight this as much as I can , as I did back then. This bear has been poked!

Reply

Share

4

[Nancy K.](#)

6w · [Wilmington Highlands](#)

[Austin](#)

I feel exactly as you do. I am absolutely, totally and completely against this project.

Reply

Share

5

[Kathy Veith](#)

6w · [Wawaset/Little Italy](#)

Mike, I oppose this rezoning.

Reply

Share

3

[Frances Carunchio](#)

6w · [Wawaset/Little Italy](#)

Mike, I vigorously oppose this rezoning, As does my husband.

Reply

Share

7

[Mike Nowaczyk](#)

6w ·

Author

[·Wawaset/Little Italy](#)

So far it seems there is unanimous community opposition other than one person who posted here from Hilltop, and they provided no reasoning of why they approve of this project. I am very confused as to why Chris Johnson is in support of this development effort when (I would assume) he is supposed to represent his constituents. Maybe I just need to wait for more responses.

Reply

Share

3

(Chris Johnson reply to Mike 6 weeks old on 5/13/2026)

[Chris Johnson](#)

6w · [Union Park Gardens](#)

[Mike](#)

while I certainly respect your views and I hear your stance, however our City has critical housing needs that must be addressed by frankly building vertically. Opposing both responsible and beneficial planning will not help our City to continue to grow. I invite you to not pass judgment based on misinformation, but instead speak with the developer and ask any questions. I promise you they are very receptive to feedback. Please stay tuned on the opportunities to do such. Thank you.

Reply

Share

1

[Frances Carunchio](#)

6w · [Wawaset/Little Italy](#)

[Chris](#)

Housing needs???? Can't wait to see the price of these units. Prob unaffordable for most people. Can you enlighten us Mr. Johnson?

Reply

Share

4

(Chris Johnson reply to Frances 6 weeks old on 5/13/2026)

[Chris Johnson](#)

6w · [Union Park Gardens](#)

[Frances](#)

housing of all types alleviates the housing crisis. Both market and affordable housing have a place in Wilmington. Housing is a very complex fiscal issue for the City and I would always be glad to connect with you to explain further. Thank you for listening.

Reply

Share



[Amy Connolly](#)

6w · [Wawaset/Little Italy](#)

[Chris](#)

Wait so there are “critical housing needs” for luxury apartments? To the point we need to rezone for a building in an older neighborhood? Please share the data on this problematic situation.

Reply

Share

4



[Amy Connolly](#)

6w · [Wawaset/Little Italy](#)

[Chris](#)

nope

Reply

Share

1

(Chris Johnson reply to Amy 6 weeks old on 5/13/2026)

[Chris Johnson](#)

6w·[Union Park Gardens](#)

[Amy](#)

again this is not the forum for such questions. What solution do you propose? Keep the parcel as a vacant office building lot? I don't believe you would be supportive of that either. I have strong belief there is a win-win that can be achieved as we work through these ideas.

Reply

Share



[Amy Connolly](#)

6w·[Wawaset/Little Italy](#)

[Chris](#)

what? This is Nextdoor? This is not the forum? And I don't need a solution. I didn't buy the property. If I did, I would use it appropriately for the best for the community.

Reply

Share

3

[Mike Nowaczyk](#)

6w

Author

[Wawaset/Little Italy](#)

[Chris](#)

I attended two working group meetings. I was unaware of your position on this until I saw you made some points in an email where you stated that your support this project, that the Bancroft Parkway has been identified for densification, and that this building (of mostly 1 bedroom apartments will somehow help "families" in the city. I would like to ask some questions about your comments: 1) Who has identified Bancroft Parkway corridor for densification? 2) How specifically do you anticipate a 9 story building of mostly 1 bedroom luxury apartments to help providing housing for families? 3) If your constituents nearly unanimously oppose rezoning these parcels from their existing C1 zoning to C2 to become the first building over 3 stories on all of Bancroft Parkway, do you see this as a betrayal of your constituents to support this project, or that you know better than your constituents what is best for the 7th district? I respectfully would like to hear your answers to these questions.

Reply

Share

5



[Austin Cassidy](#)

6w · [Wawaset/Little Italy](#)

[Chris](#)

The solution would be to build housing for actual working families. Not a luxury apartment tower, but more of the same type of 2-3 bedroom townhomes that are already found in Bancroft Village.

Reply

Share

2

[Mike Nowaczyk](#)

6w ·

Author

· [Wawaset/Little Italy](#)

[Chris](#)

I continue to search for who identified Bancroft Parkway for densification, but the 2028 plan itself on pages labeled 148-149 (actual pages 157-158 of 229 on the document) show the commercial property along the parkway being downgraded, not increased. So this is really my most critical question, WHO has identified Bancroft Parkway for densification?

<https://www.wilmingtonde.gov/home/showpublisheddocument/8490/638802260751170000>

Reply

Share

3



[Amy Connolly](#)

2w · [Wawaset/Little Italy](#)

[Chris](#)

It's really disappointing that you haven't responded to the questions here as a Councilman. I would think you would be more than happy to discuss a matter that is obviously so important to your constituents. I agree with Austin that a more appropriate housing option would be the solution. Unfortunately the priorities of the property owner are different from most of the community.

Reply

Share

1

(Chris Johnson reply to Amy 2 weeks old on 5/13/2026)

[Chris Johnson](#)

2w·[Union Park Gardens](#)

[Amy](#)

online social media forum is not appropriate way to dissect a complicated City zoning issue. Respectfully the online tenor is based off misinformation and not truly grounded in facts regarding the project. Please feel free to email me at ccjohnson@wilmingtonde.gov if you would like to connect. Thank you.

Reply

Share



[Amy Connolly](#)

2w·[Wawaset/Little Italy](#)

[Chris](#)

I'm sorry but I disagree. Actually I think it would be easier to communicate with a larger group on Nextdoor to relay your reasons for supporting the project. Social media is used all of the time for that type of communication. It's actually useful.

Reply

Share



[Austin Cassidy](#)

2w · [Wawaset/Little Italy](#)

[Amy](#)

Agree wholeheartedly. The neighborhood is clearly against it and a petition is circulating as we speak. State representative Krista Griffith joined a group of residents to examine the site. She shared her staunch opposition to the project. Several other council members have expressed opposition. And yet our very own councilman continues to be the chief cheerleader for this developer. It is quite confusing!

Reply

Share

(Chris Johnson reply to Austin 2 weeks old on 5/13/2026)

[Chris Johnson](#)

2w · [Union Park Gardens](#)

[Austin](#)

we can agree to disagree, but you cannot speak for our entire neighborhood or what you see online. Governing and true leadership takes a balanced approach and objectively. Emotion and misinformation can never play into decisions we have to make. Feel free to reach out to me personally if you would like to chat. Thank you.

Reply

Share



[Amy Connolly](#)

2w · [Wawaset/Little Italy](#)

[Austin](#)

Thank you for the update. Great to know other council members appreciate the aesthetic of this area. I was happy to read about Rep Griffith's support for the neighborhood. Guess what? I saw that she posted about it on social media. A form of communication Chris Johnson finds inappropriate for the subject. I'm glad she was able to reach so many people about her stance. And I find Mr. Johnson's position very confusing. It is obviously a ridiculous location for such a building.

Reply

Share

1

[Mike Nowaczyk](#)

1w ·

Author

· [Wawaset/Little Italy](#)

[Chris](#)

Please, rather than claiming that there is misinformation here, please call it out and correct it. Without clarifying what is misinformation, I believe some might make an argument that everything here is misinformation, or use your statements as justification to dismiss everything written on this site. If you do not respond to this post, I will take it as your inability to point out what here has been posted inaccurately. Surely you have some basis for writing "not pass judgment based on misinformation, but instead speak with the developer and ask any questions." Thank you.

Reply

Share

(Chris Johnson reply to Mike 1 week old on 5/13/2026)

[Chris Johnson](#)

1w · [Union Park Gardens](#)

[Mike](#)

Great questions. Here's my quick take: 1) Objectively the claim that the size and character of the neighborhood will be changed is incorrect. Based on the projections, the greenway will not be affected at all. 2) traffic impact is incorrect and not based on any known analysis or data. Traffic studies have been conducted and advise differently. I want to be honest Mike, the NIMBY'ism that is occurring within a concentrated neighborhood is sorely disappointing and I am hopeful you will work with me and other leaders to come to a compromise and workable solution. To make it concrete, for those who complain about trash and vacant storefronts; private investments and strategic partnerships are the only solution. Government does not have the money to make it happen. If we want to revitalize, Trolley Square, Union Street, even Greenhill Avenue, we must come up with creative solutions. I look forward to the continued dialogue and engagement as this project moves forward. Thank you.

Reply

Share



[Amy Connolly](#)

5d · [Wawaset/Little Italy](#)

[Mike](#)

I find, objectively, based on the architectural style and size of the building it is obvious the greenway will be severely affected. The majority of the neighborhood opinions shared agree. Also, I wonder how these traffic studies (that are not posted) were conducted. I drive right by there at least four times a day. About 25% of the time I regret the route. The delivery and moving trucks double parked by the new building on PA are already an issue. Those types of vehicles need to be taken into consideration in addition to the residents' cars.

Reply

Share

1

[Mike Nowaczyk](#)

5d ·

Author

· [Wawaset/Little Italy](#)

[Chris](#)

1) A tower on Bancroft Parkway would in fact be a SIZE change being the tallest thing on Bancroft parkway by a significant multiple, at least 3x I believe. How can you say this would not

be a SIZE change? The CHARACTER of Bancroft Parkway doesn't include any towers. Are you saying that at tower has NO architectural character difference from what is currently on Bancroft Parkway? 2) If you need me to point out the obvious flaws in the traffic study, I would be glad to do so. I was there when the woman presenting the traffic study said she had to leave to run to her next meeting. It was obviously a rushed traffic study that makes no sense in multiple of the assumptions made about rush hour traffic. If 11th Street is really changed to one way west (or even if not) how is it that only a small percentage of the traffic entering PA Ave is such a small percentage of the overall rush hour traffic when we all know that it's nearly impossible to exit Grant Ave onto PA Ave at rush hour, yet that's where the traffic study says the majority of the rush out exiting traffic will go. WEAK. I don't see it as my job to work with people to come up with workable solutions, but to preserve the law and make sure that people are being treated fairly and legally. I sincerely do not believe that spot-zoning this site is legal, and if a city Council votes to make it happen, I believe you are breaking the law to make the law. We have zoning laws for a reason, and part of that is to assure that neighbors know what could be built next to them when they buy a property. . If we don't uphold zoning laws or change them any time someone offers to build, why do we even have them? Do you believe in zoning laws?

Reply

Share

1

(Chris Johnson reply to Mike 5 days old on 5/13/2026)

[Chris Johnson](#)

5d [Union Park Gardens](#)

[Mike](#)

again, I value your input. You are certainly entitled to your opinion, however a lot of your statements are subjective, rather than objective. I will gently point out that zoning laws are only fairly recent constructs, many jurisdictions and towns, including Houston, do not even have zoning laws.

Reply

Share



[Amy Connolly](#)

5d · [Wawaset/Little Italy](#)

[Chris](#)

So no, you don't believe in zoning laws. Wow, I'll have a lot more questions for our local representatives moving forward.

Reply

Share

(Chris Johnson reply to Amy 5 days old on 5/13/2026)

[Chris Johnson](#)

5d · [Union Park Gardens](#)

[Amy](#)

sorry if it sounds controversial, but yes there is literature that points to zoning laws and overly restrictive regulations as being a significant driver of the current Housing Crisis. Right now, City Council is exploring changing our zoning code to permit dormitory style housing, small houses and other new types of housing. Our current zoning code does not permit such housing. So yes, I agree with modifying our zoning code to seriously address our housing crisis.

Reply

Share

1



[Amy Connolly](#)

5d·[Wawaset/Little Italy](#)

[Chris](#)

In your response you included Houston and how that city does not have zoning laws. It did not mention modification of zoning laws.

Reply

Share



[Austin Cassidy](#)

5d·[Wawaset/Little Italy](#)

[Amy](#)

The Houston example is puzzling, as their wild west zoning hasn't solved their housing crisis...

<https://kinder.rice.edu/urbanedge/report-houston-second-worst-affordable-housing-options#:~:text=According%20to%20a%20March%202024%20report%2C%20the,for%20the%20Houston%20area%20are%20even%20worse>**



[National report: Houston metro is second-worst for providing affordable housing options | Kinder Institute for Urban Research](#)

kinder.rice.edu

Reply

Share



[Austin Cassidy](#)

5d · [Wawaset/Little Italy](#)

[Amy](#)

Their libertarian land use laws do provide a few good laughs, however.

<https://www.chron.com/news/houston-texas/houston/article/Weirdest-images-from-Houston-s-lack-of-zoning-laws-9171688.php>



[The weirdest images to come from Houston's lack of zoning laws](#)
[chron.com](#)

Reply

Share



[Amy Connolly](#)

5d·[Wawaset/Little Italy](#)

[Austin](#)

No...now that is puzzling!! Thanks so much for sharing.

Reply

Share



[Austin Cassidy](#)

6w · [Wawaset/Little Italy](#)

[Mike](#)

I copied the At-large members also. Councilman Johnson replied that he is in favor of the development. He was very swift to reply to me, within an hour on a Saturday evening! I hope the developers are paying him well for this overtime work he's doing.

Reply

Share

6

[Frances Carunchio](#)

6w · [Wawaset/Little Italy](#)

[Austin](#)

it's very concerning.....

Reply

Share

4

(Chris Johnson reply to Austin 6 weeks old on 5/13/2026)

[Chris Johnson](#)

6w · [Union Park Gardens](#)

[Austin](#)

please do not spread misinformation. You can check my finance reports and you will not see big developer dollars. I think independently and critically on each project. This project has been in the works for years. I am sorry if you are just catching wind of it now. Feel free to DM me if you wish to discuss further. Thank you.

Reply

Share



[Amy Connolly](#)

6w · [Wawaset/Little Italy](#)

[Chris](#)

why do you support this project then?

Reply

Share



[Amy Connolly](#)

6w · [Wawaset/Little Italy](#)

[Chris](#)

I don't think this is a DM situation- we all need to hear your reasons

Reply

Share

4

[Frances Carunchio](#)

6w · [Wawaset/Little Italy](#)

[Chris](#)

For years? And we are just hearing this now? I wish I had known "years" ago so I could change my vote.

Reply

Share

4

(Chris Johnson reply to Amy 6 weeks old on 5/13/2026)

[Chris Johnson](#)

6w · [Union Park Gardens](#)

[Amy](#)

sure Amy. Studies have shown opposing responsible development is one issue that has led to the current housing crisis. To be succinct, people “want” housing but no one wants it built near them. California is the prime example of where this has had extreme effects. I am well versed in this subject and I would be happy to meet or explain my positions.

Reply

Share



[Amy Connolly](#)

6w · [Wawaset/Little Italy](#)

[Chris](#)

This makes no sense.

Reply

Share

3



[Andrea Cassidy](#)

6w · Edited · [Wawaset/Little Italy](#)

[Chris](#)

Using California in your reply is a pretty extreme example. Try looking at it from the viewpoint of somebody who owns a house on the same street & ask what benefit does a 9 story (maybe more, they've already increased it!) apartment building does for the neighborhood?

Reply

Share

6



[Amy Connolly](#)

6w · [Wawaset/Little Italy](#)

[Andrea](#)

Agreed. It's ridiculous. He's deflecting and trying to sound knowledgeable about a very broad subject.

Reply

Share

3

[Frances Carunchio](#)

6w · [Wawaset/Little Italy](#)

[Chris](#)

the housing crisis will not be solved with this building. These units are going to be expensive I assume There are plenty of homes available for those who can afford it.

Reply

Share

4

[Barbara Reed](#)

6w · [Wilmington Highlands](#)

[Chris](#)

Councilman Johnson, why are you in favor of the development? What benefits will the development bring to the Highlands community? Is there a plan for parking?

Reply

Share

(Chris Johnson reply to Barbara 6 weeks old on 5/13/2026)

[Chris Johnson](#)

6w · [Union Park Gardens](#)

[Barbara](#)

great questions. Before I answer, what benefits did the Capano Falls project bring to the Highlands? What benefit does BPG projects downtown bring to the Highlands? This is a nuanced question, but in short using basic Supply-Demand economic principles, the shared goal of more affordable housing is answered by supplying more quality housing. If the shared goal is not more affordable housing, then yes, restricting new projects would be a governmental goal. I would be happy to discuss housing policy with you anytime. Please keep a lookout for upcoming meetings. Thank you!

Reply

Share



[bill sullivan](#)

5w·[Union Park Gardens](#)

[Chris](#)

VOTE NO!!!!!!

Reply

Share

2

(Chris Johnson reply to bill 5 weeks old on 5/13/2026)

[Chris Johnson](#)

5w·[Union Park Gardens](#)

[bill](#)

thank you for reaching out. This is a very nuanced conversation. Simply voting No is not a viable option and not how I lead. Investing in our corridor is a top priority for me and delivering revitalization of our area. Please stay tuned for more updates as this goes through the process of refinement. Thank you.

Reply

Share

[Frances Carunchio](#)

3w·[Wawaset/Little Italy](#)

[Chris](#)

Mr Johnson, I would love to see a copy of your finance reports. Can they be emailed to me.?

Fcarun@aol.com

Reply

Share

[Barbara Jackson](#)

2w · [Wawaset/Little Italy](#)

[Chris](#)

this is not affordable housing and it doesn't belong on Bancroft Parkway.

Reply

Share

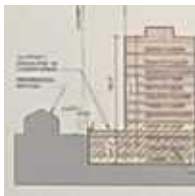
2

[Mike Nowaczyk](#)

1w ·

Author

· [Wawaset/Little Italy](#)



[Chris](#)

Again, Chris, please state the misinformation. Austin simply posted what his hope was. Then you responded with, "Austin please do not spread misinformation. You can check my finance reports and you will not see big developer dollars." I do see that others are asking for your finance reports. I don't believe that anyone knows how to get that information. I was unable to find it in my searched. Also, the dinners I was fed at the working group do not show up on any of my finance reports. I keep coming back to the thought that this is all just positioning, asking for way more than anyone thinks would actually be approved, and then when they build to their full "by right" under C-1, to perhaps have the community relieved that they are still building something more than twice as large as what is currently on the site. My stance, even in the working group was "Surely, you can't be serious." Yet your position is in support of building this next to the homes of your constituents. Take note that the diagram does not even show the house that is built right up to the property line on Bancroft Parkway, meaning this only shows the 8 newer houses in Bancroft Village, not the house built and connected to the Rhoads Leather. How would you feel if your Councilman was in favor of having this built in your back yard?

Reply

Share

3

(Chris Johnson reply to Mike 6 days old on 5/13/2026)

[Chris Johnson](#)

[6d·Union Park Gardens](#)

[Mike](#)

I appreciate your engagement and I certainly understand both sides of the argument. However, we must keep in mind that we do live in a dense, urban environment. Also, I have been relaying feedback to the developer during this entire process and I am optimistic there will be a win-win compromise for all stakeholders. Please stay tuned. Thank you.

Reply

Share

[Kathy Veith](#)

6w · [Wawaset/Little Italy](#)

Aren't luxury apartments being built behind CVS on Pennsylvania Ave?

Reply

Share

1

[Maggie M.](#)

6w · [Wilmington Highlands](#)

For the record, you might also consider writing to the Planning and Zoning committee. You can also attend those meetings just as you can attend a City Council meeting to register your thoughts. If the P&Z Committee approves this, it goes to City Council for a vote, so it may be advisable to start with P&Z and play through to the City Council meeting that has this on its agenda.

Reply

Share

3



[Bill McMillan](#)

6w · [Wawaset/Little Italy](#)

I waiting for the meeting with the developer. Parking will be an issue.

Reply

Share

1

[Mike Nowaczyk](#)

3w ·

Author

· [Wawaset/Little Italy](#)

[Bill](#)

Would you mind clarifying whether you are in support or opposition to rezoning the property from C-1 (max height 47') to C-2 (max height 180') to allow for a building that is supposed to be 9 stories, and about 100' tall, right on the Southeast side of the Bancroft Parkway and block a lot of morning sun on the Parkway and permanently alter the characteristics of the area, and also quite literally potentially damage surrounding buildings' foundations? I am trying to collect real stats here on opposition or support for the project. Thanks!

Reply

Share



[Andrea Cassidy](#)

6w · Edited · [Wawaset/Little Italy](#)

[Mike](#)

I am VERY strongly against this building! We are not anti-housing, I am anti a 9 STORY apartment monstrosity looming over the entire neighborhood & even the trees!!

Reply

Share

9

[Niki Maniatakis](#)

6w · [Cool Spring / Tilton Park](#)

I am also against the change to the zoning in the area to facilitate a high-rise. The city should focus on revitalising the already existing housing not creating more.

Reply

Share

5

[Barbara Reed](#)

6w · [Wilmington Highlands](#)

I'm am against the proposed building; the height of the building does not fit in with the aesthetics of the Highlands neighborhood, and there would be a significant increase in car traffic.'

Reply

Share

5

[Karen Gallagher](#)

6w · [Forty Acres](#)

I oppose the rezoning. Parking nightmare and a blot on a quiet residential area.

Reply

Share

5

[Vera Bailey](#)

6w · [Wilmington Highlands](#)

I oppose this for two reasons. It will ruin a lovely neighborhood that currently has moderately priced homes - and for what- more luxury housing? How about more housing for families who need reasonably priced homes and family oriented neighborhoods. Now that makes sense for this area!

Reply

Share

5



[Austin Cassidy](#)

5w · [Wawaset/Little Italy](#)

[Vera](#)

100% agree! This area should be responsibly redeveloped into more housing that fits the existing neighborhood. Units that families could purchase and own, not more of these cheaply constructed phony “luxury” apartments that extract exorbitant rents for 1-bedroom units. It’s shameful greed and bad for the working families they purport to help.

Reply

Share

5

[Gale Dutton](#)

5w · [Wilmington Highlands](#)

Will there be parking and where

Reply

Share

[Mike Nowaczyk](#)

5w·

Author

·[Wawaset/Little Italy](#)

[Gale](#)

325 Parking spaces for 198 units I believe. That was one reason the tower increased in height. Initially, I think it was planned to have only ~1 space per unit.

Reply

Share

[Gale Dutton](#)

5w·[Wilmington Highlands](#)

Hope they put cell towers on top of building or this just might make a dead zone

Reply

Share

[Mike Nowaczyk](#)

3w·

Author

[·Wawaset/Little Italy](#)

[Gale](#)

Do you mind stating whether you support or oppose changing the zoning from C-1 (max height 47' to C-2 (max height 180') for this property right on Bancroft Parkway, to allow for this 9 story building proposed right on the Southeast side of Bancroft Parkway? I am trying to collect real statistics on support/opposition for this project. Thanks!

Reply

Share

[Mike Nowaczyk](#)

5w·

Author

[·Wawaset/Little Italy](#)

My main objection is having a tower casting a shadow over parkland. I decided to research anywhere zoning might allow towers next to parkland in the city of Wilmington and found these possible instances. As I research, I expect to find that if a tower exists, it is not on the south side of the parkland where it casts a shadow over the parkland for the much of the year. I need to investigate these, or have people help me investigate. Reviewing the city zoning map, looking for examples of C2+ on O(pen space) parkland, and there are examples throughout the city: - Augustine Cutoff (two examples on each side of the river) - Little Triangles of O on Delaware Ave near I-95 - Brown Burton Winchester Park near 30th & Church - Brown Burton Winchester Park near Vandever Ave - Small O area near Northeast BV and 16th - Christiana Care on Brandywine River - Between H Fletcher Brown Park and the Brandywine River - HB DuPont Plaza downtown - Rodney Square downtown - Martin Luther King Jr Blvd near the train station - Christina Park at the 4th street bridge - C-5 at Rodman and 4th Streets across from a small section of Woodlawn Park on opposite side of 4th - The Woodlawn Library on Bancroft - Pulaski Park (small triangle) on Maryland Avenue - Some C-5 between railroad tracks and Haynes Park, but only on the Northwest side (would not block sun even if there's a tall building there, yet I think this is the new pizza place on Miller Road) R5(A 60', B 180', C-None prescribed) - Brown Burton Winchester Park between 23rd & 28th - Herman Hallaway, Sr Park near 7th and Lombard - A small area of R5A at 3rd & West - A small area of O surrounded by R5-A near Dugan Field, Buttonwood, Townsend and D street - A small area of R-5B at Mack Park - A small section of R-5B across 4th

street from Woodlawn Park. - R-5A on West side of New Castle Ave abutting Eden park at the south edge of the city limits. - R-5B tower directly in front of Salesianum (across from Brandywine Park, yet on the NORTH side).

Reply

Share

1



[Alexander Durnan](#)

5w · [Wawaset/Little Italy](#)

I am in favor with some reservations. I don't think it should be "luxury" apartments, nor solely 1 bedroom units. It should be mixed both in affordability and size of units. It probably should also have some publicly accessible commercial units on the lower levels. Secondly, the height is concerning. Nine stories seems excessive, but I would need to see a mockup or simulation of it to have a better idea. Thirdly, the increased car traffic is an issue, this could be partially offset by an increase in public transportation throughout the community both in scope and in frequency.

Reply

Share

[Mike Nowaczyk](#)

5w ·

Author

[Wawaset/Little Italy](#)



[Alexander](#)

I didn't have these latest Feb 18, 2026 Working Group presentation pictures handy when creating the post. In addition to taking issue with shading the park, I think the architecture is vastly out-of-character for the surrounding homes that have obviously taken painstaking efforts to maintain the character of the neighborhood. I understand a high rise will always have a more modern look, but feel that it would be nice to see SOME effort to match the character of the community.

Reply

Share

4

[Frances Carunchio](#)

5w · [Wawaset/Little Italy](#)

[Alexander](#)

Commercial units ??? Increase in public transportation? These are two reasons of why this would ruin our lovely parkway. (Plus it's an ugly building). I am stunned that this building is even a consideration. I have lived in the area for close to 45 years, I am older and not thinking how this will affect me, but it horrifies me that the whole beautiful area will be forever changed.

Reply

Share

3



[Austin Cassidy](#)

5w · Edited · [Wawaset/Little Italy](#)

[Mike](#)

wow those renderings are ugly. And they are supposed to be making the case for this monstrosity lol

Reply

Share

2



[Alexander Durnan](#)

5w · [Wawaset/Little Italy](#)

[Frances](#)

That lot is already commercial is my reasoning, and also to create more a mixed use out the building. I'm thinking light commercial like doctors or hair salons type of thing. Yes we need better public transportation we need a lot more of it. We need to build a community where everyone doesn;t need a car. I'm not suggesting a bus route on the parkway, but more on PA ave and Union Street. If we could get it to that point, it would reduce traffic in the area. I agree the building is ugly, but that is a separate issue. Designs can be changed. The existing medical plaza there in that lot and adjacent car dealership are ugly too. I've lived in the area 54 years, my whole life. I have more years behind me than ahead of me likely. So yes, I am considering the city that will remain after me as well. Urban density is a good thing if its done right and with strong public oversight.

Reply

Share

[Frances Carunchio](#)

5w · [Wawaset/Little Italy](#)

[Alexander](#)

The car dealership is not on the parkway. There is an office building on that spot, but it is not 9 stories tall.

Reply

Share

2

[Mike Nowaczyk](#)

3w ·

Author

[·Wawaset/Little Italy](#)

[Alexander](#)

Have you had time to decide whether you are in favor or opposition of the change from C-1 (max height 47') to C-2 (max height 180') to allow for 9 stories right on Bancroft Parkway, blocking much of the morning sun there? This would be significantly out of character with the rest of Bancroft Parkway and possibly set a precedent. I am simply looking to collect statistics on the numbers of people who support or oppose the ZONING change, not necessarily the project altogether. Thanks for your time. Sincerely, Mike

Reply

Share



[Alexander Durnan](#)

3w · Edited · [·Wawaset/Little Italy](#)

[Mike](#)

I am in favor of rezoning. I am not in favor of the project as proposed. My views represent what I think will benefit the city overall, not as a neighbor as this is not close enough to my home to affect me personally.

Reply

Share

[Mike Nowaczyk](#)

4d ·

Author

[·Wawaset/Little Italy](#)

[Alexander](#)

Unfortunately, the proposal that is on the table doesn't restrict any of the items you mention in your first post. C-2 would allow them "by right" to have a hotel on the site. There are MANY reasons that I oppose rezoning to C-2. Also, I recently realized that the height is not ~100' but rather 119' feet above the raised platform on one side, 129' above 11th street, and 10-stories tall (not including equipment box) on one side. I have asked the attorney for clarification of these values I just discovered on the 1/4 page diagrams that I blew up on my phone after taking a zoomed-in picture.

Reply

Share



[Austin Cassidy](#)

5w · [Wawaset/Little Italy](#)

Does anyone know how many apartments are at 2000 Penn?

Reply

Share

[Mike Nowaczyk](#)

3w ·

Author

[·Wawaset/Little Italy](#)

[Austin](#)

166 apparently.

Reply

Share

[Maggie M.](#)

5w · [Wilmington Highlands](#)

2000 Pennsylvania Ave advertises 166 units

Reply

Share

[Sarah B.](#)

5w · Edited · [Fairthorne](#)

Where is planned parking going to be? I tried to visit a friend in a high rise off of Broome. There is insufficient parking and during the snow non-removal period there was no place to park. I had to double park and sent my husband for a very quick visit while I sat in the car. Traffic is a problem, yes, but having no place to put your car is a bigger issue. I am not in favor of this proposed building unless the problem of parking is specifically addressed. Wilmington apartment complexes are woefully unprepared for winter parking issues.

Reply

Share

[Mike Nowaczyk](#)

5w·

Author

·[Wawaset/Little Italy](#)

[Sarah](#)

Initially the building only had ~1 space per unit, but working group members stated that was not sufficient. So the current proposal for 198 units, mostly 1 bedroom, also includes 325 parking spaces in a parking garage. This ratio is much better, but the overall height on Bancroft Parkway is significantly out of character in my opinion. I am not opposed to building as high as the existing 2000 PA Ave building that Tsionas built, but along the railroad tracks. I think the building needs to be staggered down to 3 stories near the park, but also have buffer next to the park like basically all other homes along the parkway.

Reply

Share

1



[somara shea](#)

5w·[Wawaset/Little Italy](#)

[Mike](#)

Thanks for creating visibility on this proposal; I am in opposition of this housing project-the neighborhood affected is one that is serene, quiet, safe for children and provides a wonderful space that is the parkway green for residents to enjoy without fear of congestion, pollution, or excessive noise..what this proposal will guarantee is the exact opposite of what the residents have and quite frankly doesn't guarantee that the natural beauty and vision of the Bancroft

Parkway will be preserved and maintained as it has been for decades. This plan wasn't well communicated and came a shock to most of us who live in the area ..that already doesn't make me feel like this developer really has or had any interest in preserving what most of us cherish about this area. Hard pass on The Bancroft.

Reply

Share

4

[Mike Nowaczyk](#)

5w · Edited ·

Author

· [Wawaset/Little Italy](#)

[somara](#)

li typed what became a message way too long to post here, but the bottom line is that if they really wanted community input, maybe to reach a compromise and find leaders to push for support for this project, they would have asked for what we could really support and get behind in the working group. I don't think I was a formal member of the working group but was invited to the final two meetings. I suggested that we all go around the room and voice one thing we liked, and one thing we did not like about this plan. I believe I was the only one to verbally state my objection which was that something of this height has no place on Bancroft Parkway. By the train tracks, fine. I see it as my duty to notify the community, even though I believe that those who invited me may be annoyed I created this post. They should hear from the community. Maybe we can also share ideas of what might be acceptable for the surrounding areas, and what we feel might help make the area and economy of the area and our city more vibrant. I do not oppose having businesses so close to home, and a place to get a coffee closer than Union street or trolley square. There are parts of this project we might find we would like.

Reply

Share

2

[Maggie M.](#)

5w·[Wilmington Highlands](#)

If you have a subscription to Delaware Online:

<https://www.delawareonline.com/story/money/real-estate/2026/04/06/developer-proposes-bancroft-parkway-apartment-building-in-wilmington/89337347007/?tbref=hp>

Reply

Share

1



[bill sullivan](#)

5w·[Union Park Gardens](#)

no!!!!!!

Reply

Share

2



[Sheila Batty](#)

5w · [Forty Acres](#)

I oppose the complex because of traffic and the pull on resources for other residents

Reply

Share

3

[Pat Cir.](#)

4w · [Wawaset/Little Italy](#)

So they want to take away the view of the skyline with yet another big ass structure. AND another apartment building that many folks can't afford to even walk past. Lets not get started about the one that's being built on Gilpin and the other apartment buildings that just went up that are yet to be 50% full. Make it make sense. So no is my vote

Reply

Share

3

[Quincy Gordon](#)

4w · [Wawaset/Little Italy](#)

100% opposed! Luxury 1-bedroom units in an obviously family-oriented neighborhood would do nothing but push families out, making the justification for more of these units. If the building thats already on Penn. Ave is charging \$1500+ for a 1 bedroom, what does the city council think another luxury building will charge? Are they really assuming that these luxury developments won't continue to raise rents each year, making affordability a thing of the past? Our property taxes will continue to raise, rents will continue to go up, and where will the families of Wilmington go for housing? The "temporary " transitional housing encampment in Christina Park? The Hope Center that charges SSI recipients for a room lacking in the necessities of suitable living? Or maybe Wilmington can take a page for NYC's book where multiple families live inside these 1 bedroom apartments because they can't afford to live on their own. I don't see how this would benefit anyone's quality of life when there are HOW MANY vacant properties, underutilized/underdeveloped lots in the city? Where is the support for the constituents, yet again? But a year from now we'll hear how each school district needs another referendum (despite the state voting to combine districts within NCC at some point), then we'll hear that our properties have been reassessed again based on the new values that will of course go up because of a development like this, despite the negative impact to the neighborhood. Also, who would be living there? Does Wilmington have enough young professionals to fill 200 more units? Or is the idea to siphon off of Philly, with no points of interest, and no substantial nightlife scene to pull them in? And, isn't SEPTA supposed to be leaving the Delaware stations at some point? Those stations that cost millions in tax payer dollars to refurbish only to be told that SEPTA was no longer interested in running the Wilmington line?

Reply

Share



[Austin Cassidy](#)

4w · [Wawaset/Little Italy](#)

[Quincy](#)

one bedrooms are probably \$2,200+

Reply

Share

1

[Mike Nowaczyk](#)

4w ·

Author

· [Wawaset/Little Italy](#)

[Austin](#)

yes. You can view it on [apartments.com](#)

Reply

Share

1

[Mike Nowaczyk](#)

4w·

Author

·[Wawaset/Little Italy](#)



[Quincy](#)

nearly \$2300 for 1-bedroom

Reply

Share

2

[Gary Marshall](#)

4w·[Wawaset/Little Italy](#)

I live a block over from this proposed monstrous building. I have lived here for 30 years. In the last 5 years, I've noticed increased cars parking on our streets from employees of the Lexus dealership. Lately they have been using the lot where this building is proposed so it hasn't been as bad. Where are all of these "tenants" going to park? I know they're proposing underground garage? Suppose every tenant has a friend over. Where are they going to park? The amount of added traffic along with completely changing the beautiful Parkways ascetics would be such a

terrible idea. I am strongly opposed to this!!!! I hope that there will be a town hall meeting on this prior to any final decision.

Reply

Share

6

[Meg Thompson](#)

3w · [Wawaset/Little Italy](#)

I am strongly opposed to rezoning from a C1 to a C2. In fact, I'm opposed to having ANY commercial based/apt complex right smack in the middle of our quiet and historic neighborhood...(Quiet is a relative term when we have the car dealerships blasting their auto alarms to find a car and continually drag racing customer cars all along the parkway!) but I digress. When we first moved on Bancroft Parkway, I thought back then what an unfortunate situation and an "eyesore" to drive through the Highlands and along the beautiful tree lined parkway only to see business buildings break the homey feeling. I'm not an architect or on a zoning commission but these doctor/law office buildings appeared to be built where homes should ideally have been to continue the residential flow. So, back to the question at hand, if we have to stare at an apartment complex, keep it at a C1 level and please consider making the complex ascetically pleasing to "fit in" with the surrounding architecture. The proposed design in my opinion is frankly distasteful.

Reply

Share

5

[Nicole Gabor](#)

3w · [Wilmington Highlands](#)

I oppose

Reply

Share

4



[lyne banks](#)

2w · [Hill Top](#)

They r still building it it seems like everyone here don't give a chance to others to have a home no matter where it is

Reply

Share

[Frances Carunchio](#)

2w · [Wawaset/Little Italy](#)

[lyne](#)

What makes you think they are still building it? It is not appropriate for the neighborhood.

Reply

Share

1



[Austin Cassidy](#)

2w · [Wawaset/Little Italy](#)

[lyne](#)

I do want working people to have a chance to have a real home. This spot would be great for 2 or 3-bedroom townhouses, maybe a mix of smaller residential. Affordable properties that real people could buy and own. This project as it exists is “luxury” rental apartments where a 1-bedroom is going to start above \$2,300, based on the existing units this developer has already built on an adjacent lot. It’s a cash grab that hurts residents and exploits people.

Reply

Share

3



[lyne banks](#)

2w · [Hill Top](#)

[Austin](#)

that's understandable heck riverfront full of luxury apartments not fair for those in need I just got my section voucher I'm tryna find somewhere quiet nd reasonable

Reply

Share

1



[lyne banks](#)

2w · [Hill Top](#)

[Frances](#)

they are I walked past there last Wednesday for doctors they was there working

Reply

Share

[Frances Carunchio](#)

2w · [Wawaset/Little Italy](#)

[lyne](#)

in a 2 story building!!!!

Reply

Share



[lyne banks](#)

2w · [Hill Top](#)

[Frances](#)

as I said they were working there last Wednesday

Reply

Share

[Frances Carunchio](#)

2w · [Wawaset/Little Italy](#)

[lyne](#)

oh I see what you are saying!

Reply

Share

[Barbara Jackson](#)

2w · [Wawaset/Little Italy](#)

As I was driving past there the other day I was thinking the construction alone would be a nightmare and that could take a while.

Reply

Share