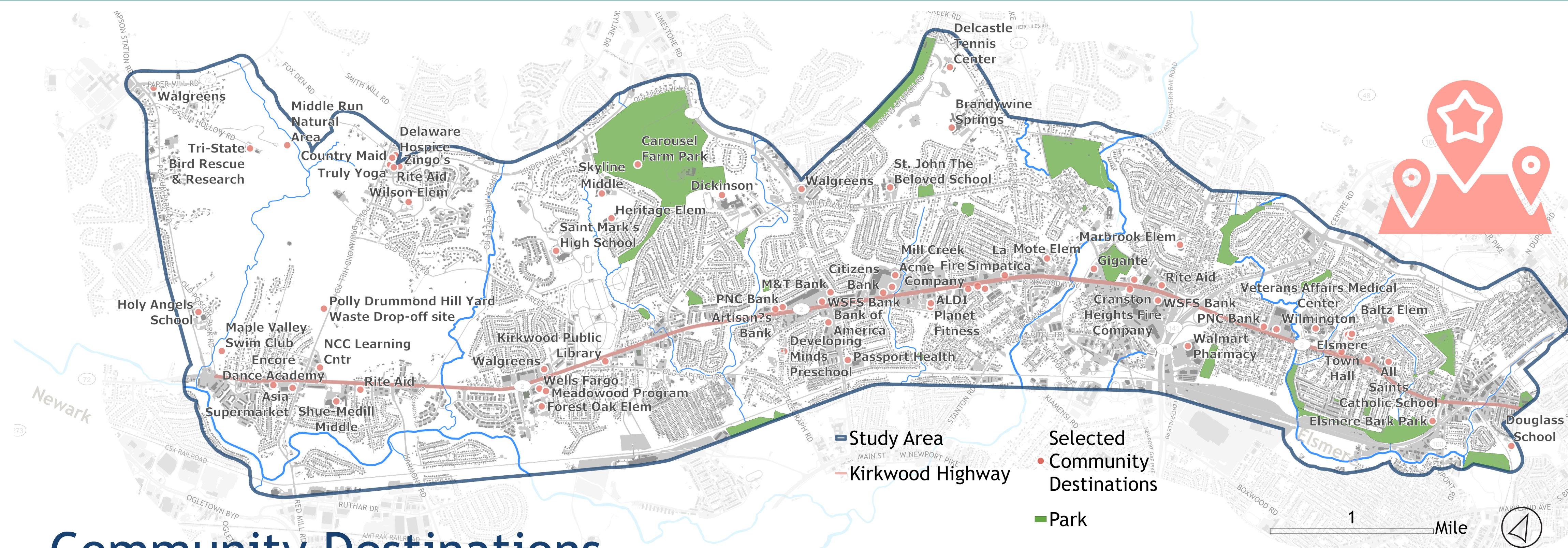
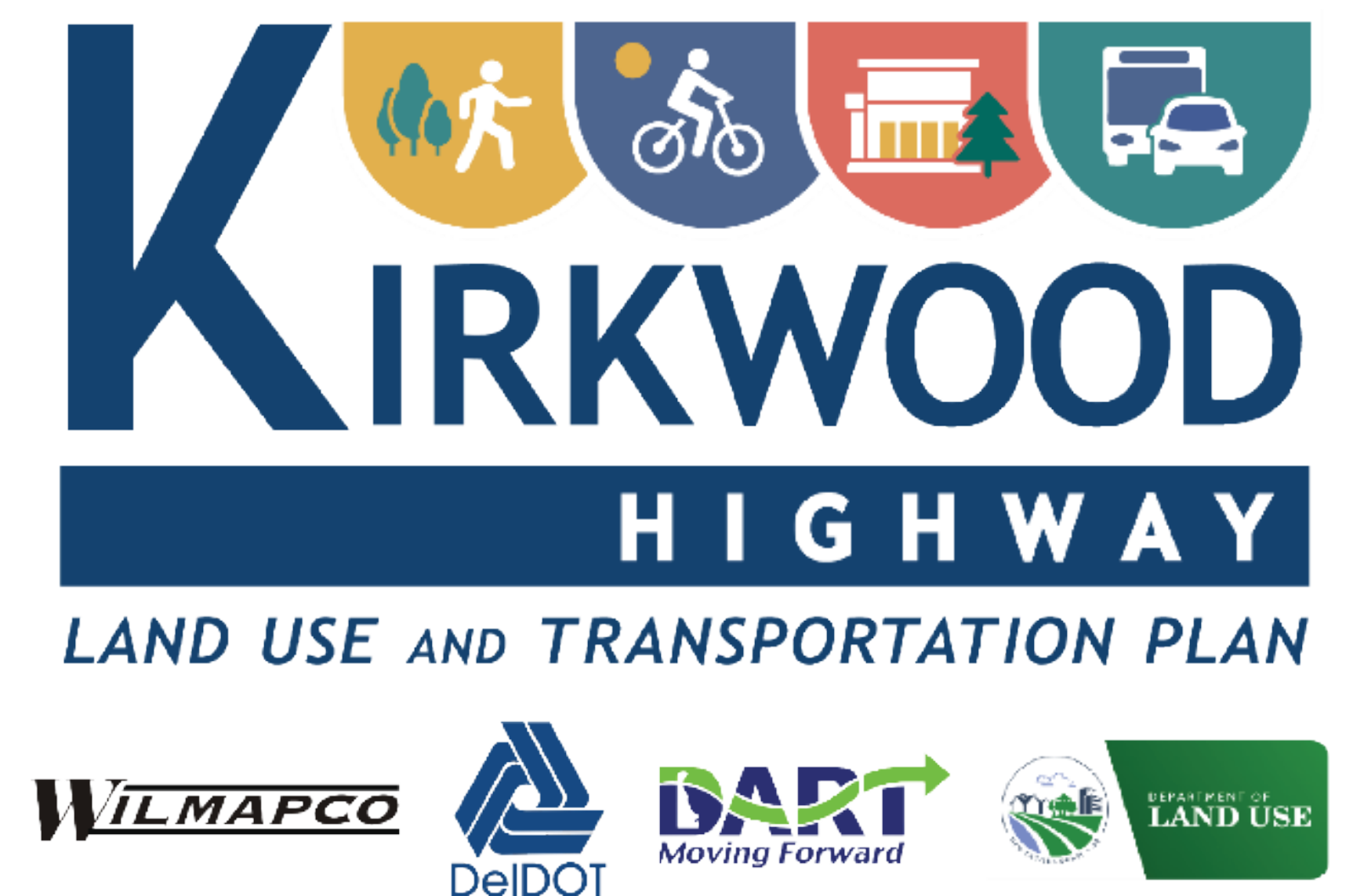


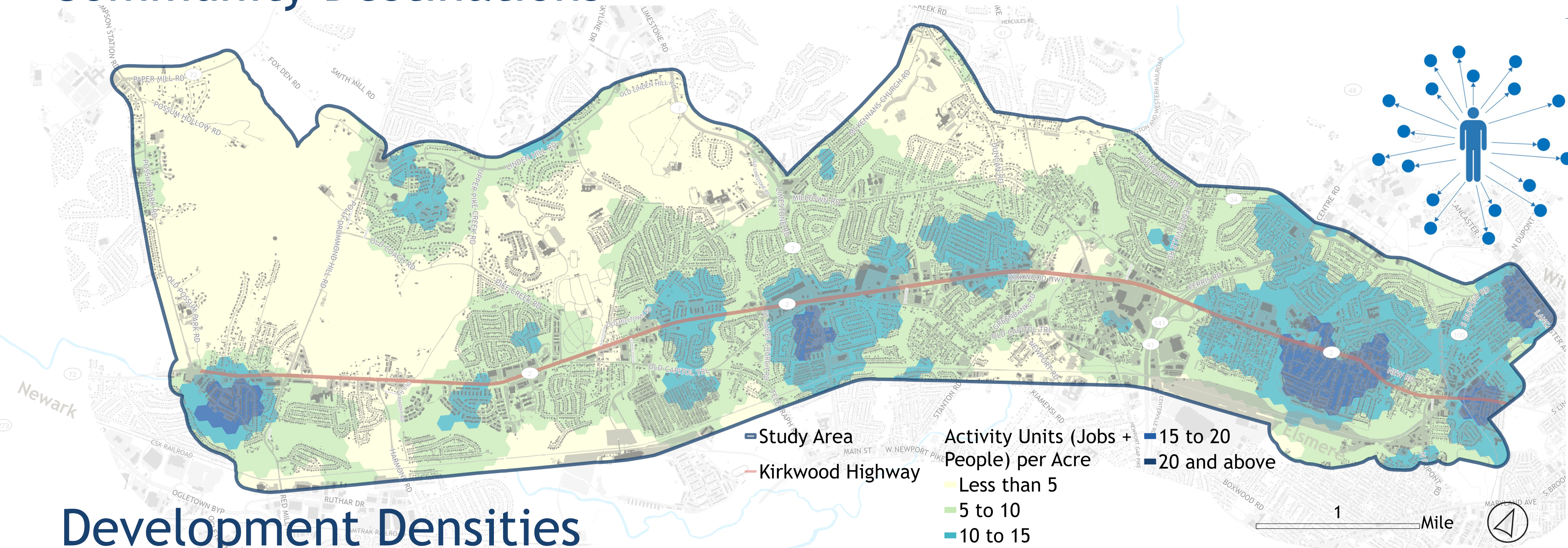
# CORRIDOR CONTEXT

## Exploring Kirkwood Highway's Land Uses and Densities



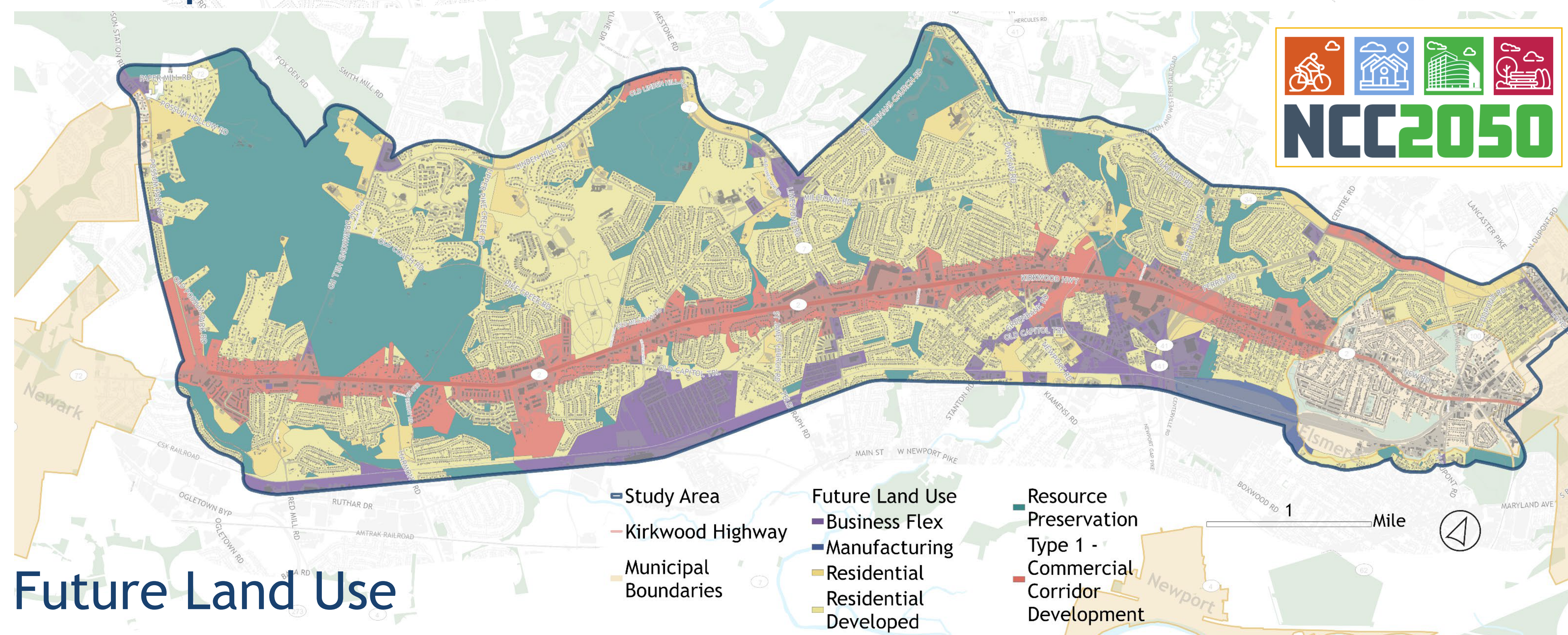
The corridor is home to a variety of community-oriented institutional, commercial, educational, and natural/recreational uses, many of which have evolved slowly over time.

Depicted on the map to the left are selected destinations, including medical facilities, community centers, parks, recreation facilities, libraries, and banks.



Development intensity (residents+jobs within ¼ mile) reflects historic crossroads on ridgelines between stream valleys.

This perspective helps identify where centers reside along the corridor and where transportation demand may be the highest.



Kirkwood Highway is designated as a **Type 1 Corridor** in the New Castle County Future Land Use Map. In a Type 1 corridor, commercial development is typically oriented toward serving adjacent residential communities, where bolstering neighborhood stability is paramount.

Commerce along the corridor is not expected to grow. Forecasts indicate **3% of jobs and 9% of residents and businesses will leave over the next 30 years.**

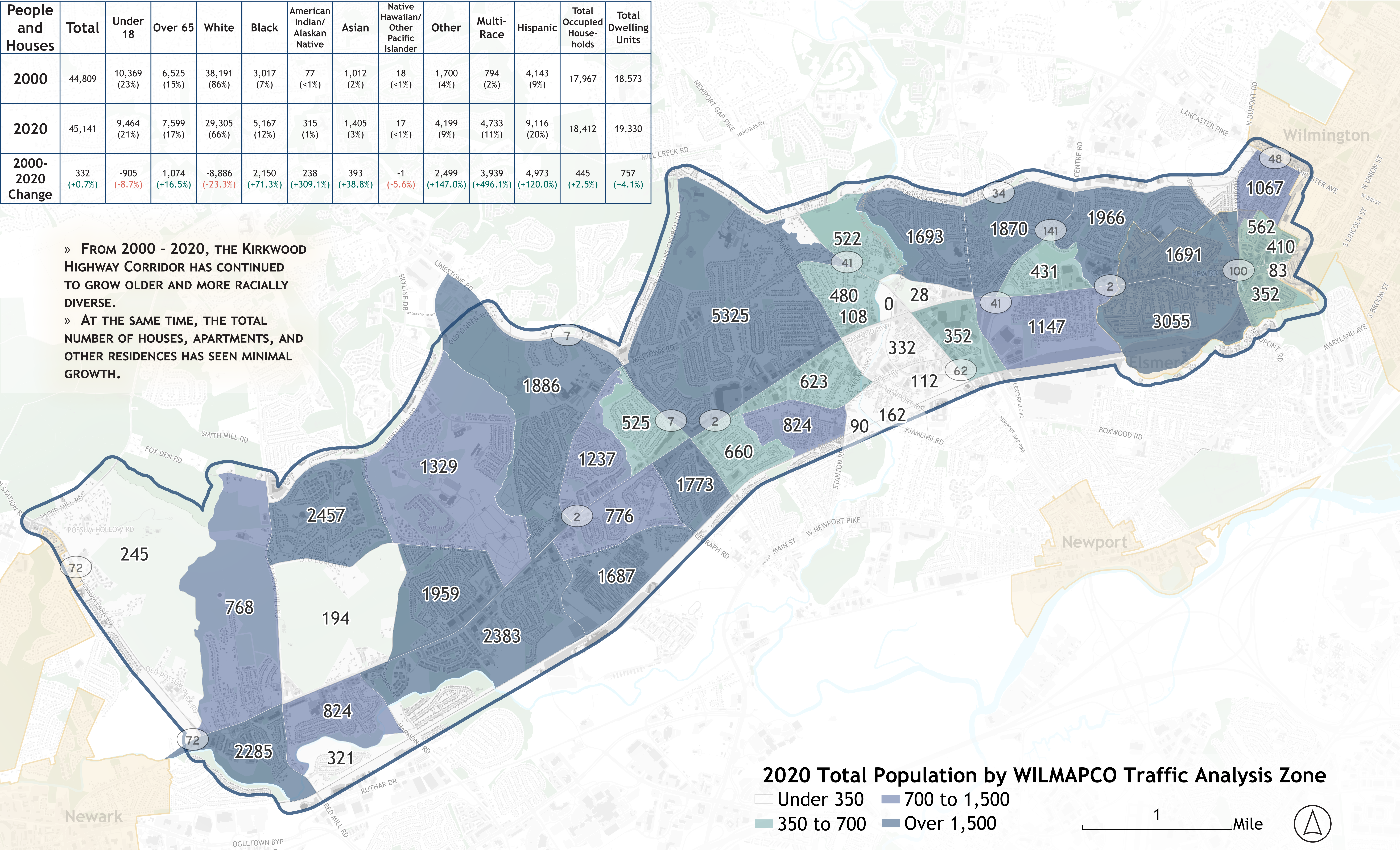


# POPULATION AND DEMOGRAPHICS

People and Houses	Total	Under 18	Over 65	White	Black	American Indian/Alaskan Native	Asian	Native Hawaiian/Other Pacific Islander	Other	Multi-Race	Hispanic	Total Occupied Households	Total Dwelling Units
2000	44,809	10,369 (23%)	6,525 (15%)	38,191 (86%)	3,017 (7%)	77 (<1%)	1,012 (2%)	18 (<1%)	1,700 (4%)	794 (2%)	4,143 (9%)	17,967	18,573
2020	45,141	9,464 (21%)	7,599 (17%)	29,305 (66%)	5,167 (12%)	315 (1%)	1,405 (3%)	17 (<1%)	4,199 (9%)	4,733 (11%)	9,116 (20%)	18,412	19,330
2000-2020 Change	332 (+0.7%)	-905 (-8.7%)	1,074 (+16.5%)	-8,886 (-23.3%)	2,150 (+71.3%)	238 (+309.1%)	393 (+38.8%)	-1 (-5.6%)	2,499 (+147.0%)	3,939 (+496.1%)	4,973 (+120.0%)	445 (+2.5%)	757 (+4.1%)

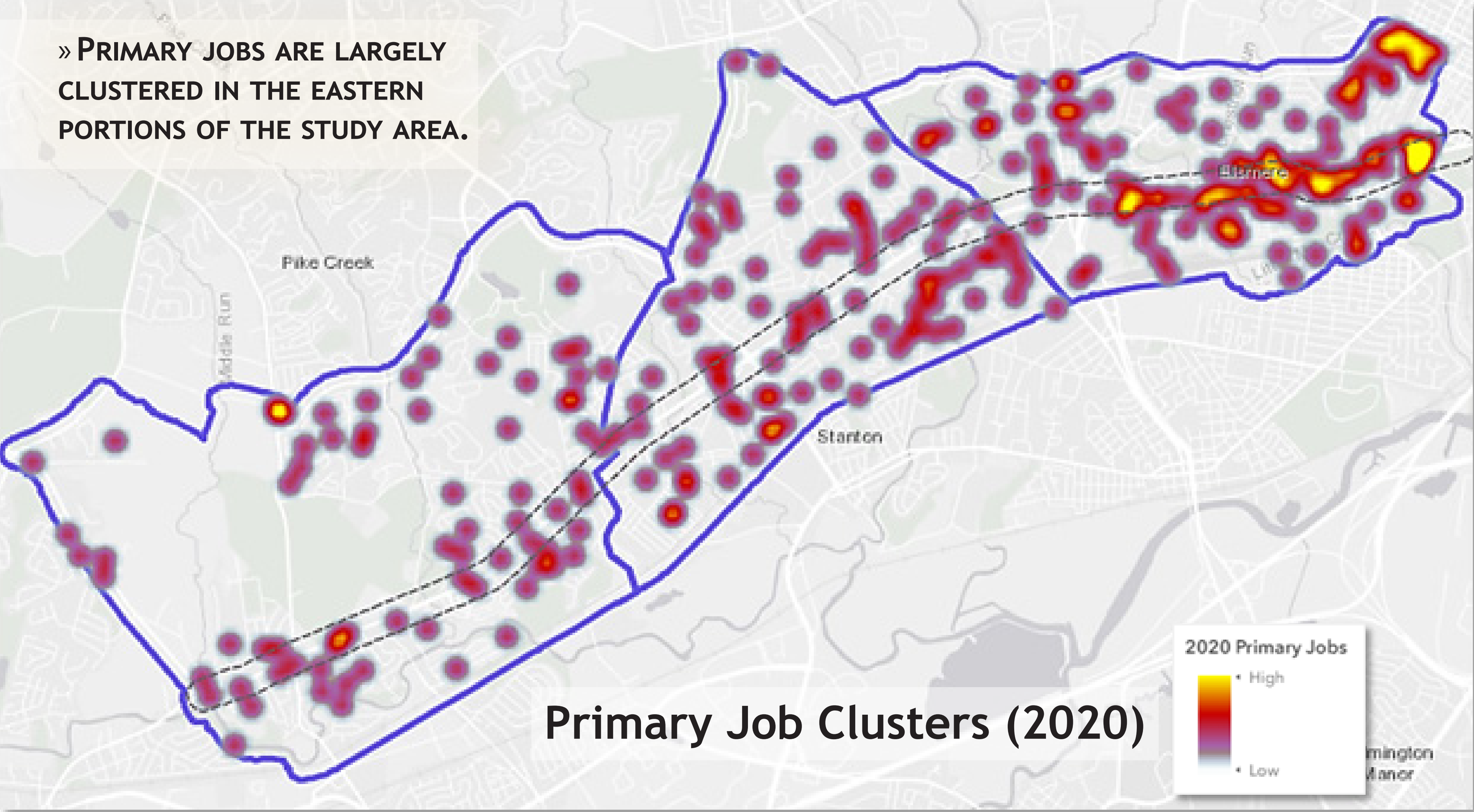
» FROM 2000 - 2020, THE KIRKWOOD HIGHWAY CORRIDOR HAS CONTINUED TO GROW OLDER AND MORE RACIALLY DIVERSE.

» AT THE SAME TIME, THE TOTAL NUMBER OF HOUSES, APARTMENTS, AND OTHER RESIDENCES HAS SEEN MINIMAL GROWTH.

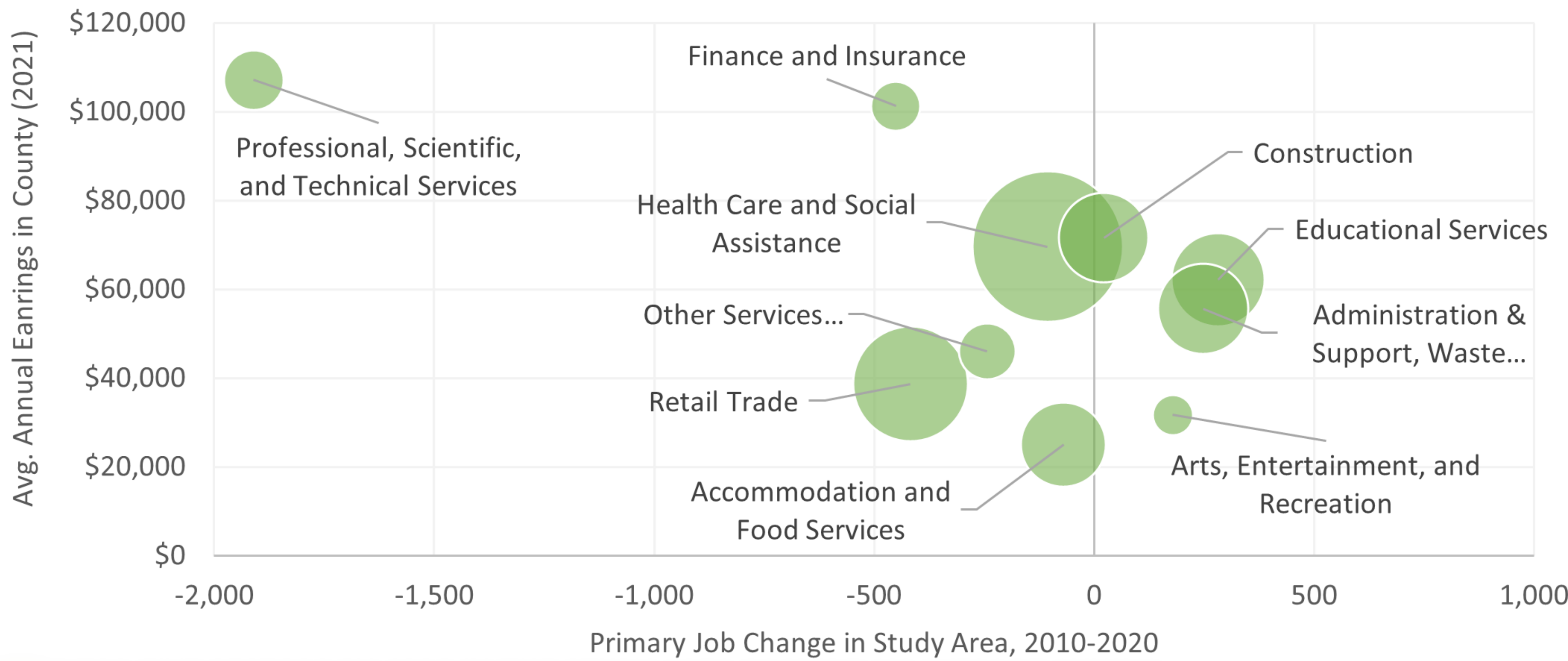




# LABOR AND INDUSTRY



Top 10 Industries by Primary Jobs and Earnings



» THE TOP FIVE SECTORS BY JOBS IN THE STUDY AREA PROVIDE AN AVERAGE ANNUAL EARNINGS BETWEEN \$38,720 TO \$71,630

Primary Job Trends by Industry, 2010-2020

Industry Sector	Primary Jobs (2020)					Primary Job Change (2010-2020)	New Castle County	
	500-Foot Buffer	West Zone	Central Zone	East Zone	Study Area		Est. Job Change (2020-2030)	Average Annual Earnings (2021)
Health Care & Social Assistance	1,068	726	1,358	1,701	3,785	-106	1.8%	\$69,650
Retail Trade	1,048	361	916	920	2,197	-418	0.3%	\$38,720
Educational Services	73	467	678	309	1,454	281	0.2%	\$62,100
Administration & Support...	226	117	857	380	1,354	248	0.5%	\$55,630
Construction	42	152	287	897	1,336	22	1.0%	\$71,630
Accommodation & Food Services	516	185	669	345	1,199	-70	2.4%	\$25,020
Prof., Scientific, and Tech. Services	108	216	209	189	614	-1,910	0.3%	\$107,140
Other Services (excluding PA)	204	179	171	185	535	-243	0.5%	\$46,020
Finance & Insurance	111	57	282	79	418	-451	*	\$101,270
Arts, Entertainment, & Recreation	271	5	8	270	283	179	2.7%	\$31,700
Wholesale Trade	84	48	94	140	282	-162	0.2%	\$83,530
Real Estate & Rental & Leasing	90	81	104	53	238	85	*	\$70,520
Manufacturing	19	15	75	66	156	-203	0.0%	\$92,210
Transportation & Warehousing	7	31	90	15	136	-75	1.3%	\$60,140
Management of Comp. & Enterprises	32	20	2	38	60	-1	0.0%	\$132,640
Information	-	5	10	1	16	-137	-1.6%	\$78,320
Public Administration	2	-	2	-	2	-473	0.6%	\$60,840
Agriculture, Forestry, Fishing...	-	-	-	-	-	-13	-0.5%	\$42,180
Utilities	-	-	-	-	-	-4	-0.4%	\$123,580
Total	3,901	2,665	5,812	5,588	14,065	-3,451	1.3%	