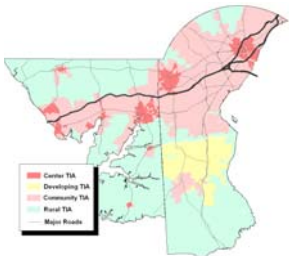


Scenario Analysis—New Castle County

As part of the development of the RTP, WILMAPCO has developed several “what if” future land use & transportation scenarios. These are to be used as a guide to determine which land use patterns help reduce impacts on land use and transportation infrastructure.

What Scenarios were tested?

Through the New Castle County Comprehensive Plan’s Future Land Use Subcommittee, five scenarios were developed to examine their future impacts:



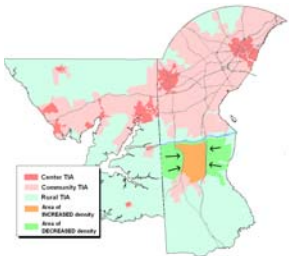
Current Land Use Scenario

- Scenario based on using all current trends and unaltered land use patterns.
- Uses of adopted WILMAPCO demographics by TAZ, which sets the countywide control totals for households at 238,000, population at 602,000 & employment at 317,000 by year 2030



Accelerated Southern NCC Growth Scenario

- Scenario allocates 60% of all expected new household growth (approx. 23,700 HHs) and 50% of all expected new employment growth (approx. 16,000 jobs) in New Castle County to south of the canal.
- Assumes no changes to the future land use plan



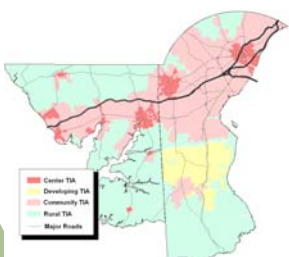
Centralized Southern NCC Development Scenario

- Allocates 75% of all expected growth south of the canal will take place in a newly designated medium density area and Middletown.
- Changes the future land use of the eastern and western portions of the current southern growth area from low to very low density residential. It also changes the central portion from low to medium density residential.



Northern NCC Re-Development Scenario

- Scenario is based on allocating 75% of all expected new growth (approx. 30,000 HHs and 28,000 jobs) to the northern part of the county.
- Reduces proposed land use density in the eastern and western portions of the southern New Castle County growth area from low to very low density residential



Slower New Castle County Growth Scenario

- Scenario shifts 25% of all expected household growth (approx. 10,000 HHs) out of New Castle County to other nearby counties by year 2030
- Decreases the countywide household totals from 238,287 to 228,086 by year 2030 . Employment would remain the same (317,000)