

Southern New Castle County Master Plan

Public Workshop Monday, June 24, 6:00 – 8:00pm Town Church, Middletown

Agenda

I. Presentation

(30 min)

- Project Purpose + Overview
- Results of Visioning
- Existing Conditions
- Preliminary Land Use Scenarios
- Next Steps

II. Activity:

(90 min)

- Review Land Use Scenarios
- Comment Form

Project Purpose + Overview

Plan purpose and desired outcome

- Establish a long-term, publiclysupported vision for land use and infrastructure in southern New Castle County
- Provide recommendations to update key planning documents:
 - County Comprehensive Plan
 - WILMAPCO Regional Transportation
 Plan
 - DelDOT Capital Transportation Program





Planning process

- 1. Issues and constraints **COMPLETE**
- 2. Community visioning **COMPLETE**
- 3. Scenario development we are here
- 4. Scenario modeling and analysis
- 5. Preferred alternative and report





Results of Visioning

Community Goals and Objectives

Goals / Objectives

				Draft Goals,	Objectives, and in		Friday, J	Conte das auto					
1					3	-	and a f	er ("sitte					
HEW CASTRE			Rural character (precominanc	e of farmland and other open	space, hamlets or Hy spaced) has least		0	•					
-10		Preservation of rural/small town/historical character	willages at manufer Scenario La	and more protected Middletow	m	-	•	0					
	Development and redevelopment and	Denser, more walkable cavelopment	Scenario In not land designate	to for new developmenty, say 4 cu/a	cre) and mixed use.	•	•	-					
	compatible wan, and character,	way whoo rate	(higher is better) If growth is concentrated in mass to attract more opport	Minister Bowen, may provide	soletown with critican	0	0	0					
Community Character	design features, the scale of	More opportunities for family priented cultural attractions intertainment, recreation (museums,	mans to attract many of	and anoth cel	ters (Scenarios II and			0					
	farmland and open space.	VMCA's, etc.) Expanded public transportation (bus)	III)	tage of households in a potter), rela	ted to density per	-		-		Draft Goals, Objectives, and Im	pact of La	Friday, Jun	cenari e 14, 2
	People in Southern New Castle	objective of aging in panel.				0	0	0		Dialegraphics			
	County can use a vendes (cat, public:	Congestion reduction in Midaletown	readway connections and	e toster nor-envire trips	an build parts of new	0	0	0					10-10
Transportation	transportation mountains, and transportation, walking, and bicycling) to reach their destination in a safe, comfortable, and	Bietter past-west connections in and around Middletown	New development and readway connections an	e føster non driving topt no Middletown in Scenario III i		0	0	0	A.1.	of particular facilities near those areas	0	0 1	-
	onvenient mannet	More/safer walking and block a paths/connections	bicycle and peocent	- concentrated in Middletown	(Scenario III), possible	0	0	0	1	(c) Level Vis Versioners we prove the series much call for new recreation facilities near those areas (c) has some any retrain (c) has some any retrain or an experiment of the series of a park detrain source (b) metrics if areas is determined and the series of retrains or and (b) metrics of areas is an experiment of the second areas of the series of the second areas are close to existing parks of the second areas of the second areas are close to existing parks of the second areas of the second areas are close to existing parks of the second areas of the second areas are close to existing parks of the second areas areas areas are close to existing parks of the second areas areas areas areas are close to existing parks of the second areas areas areas areas areas are close to existing parks of the second areas are areas areas are areas areas area	0		
		More local, averse job centers, fadinating shorter commutes	over time that also ci	reate targetec centers outrain	ted growth centers	0	0	0	P	b) Some say in that in the recent age of households when waking distance on a uni- mortal measure in the recent age of households are closed to extend and on one partial. If growth clasters are closed to extend a solution on the partial of the advance possible within growth centers are closed on the advance possible within growth centers.	0	0	0
		Support small local businesses	successific running	Middletow	In (Scenario III) & COCK	ent O	-	-			0	0	0
		Diversification of industries	DECKAGE INTEGRATION	h is concentrated in Miccalina	higher income jobs	-	C			Hettor powerter a meater	1.	0	0
Sec.	Southern New Castle County ha strong and diversifient economy	 Bia Higher income jabs Living wate/trade/union jabs with 	provice Niccle Brown	this concentrated in Middleto	top lope	0	C			Attraction of the services to	•	•	-
Economy/Jobs	strong and a real	retirement benefits	in a malayment grow	with critical mass were this concentrated in Middleb o with critical mass to attract to ow and support the workforce	raiding and education	C) (D	In the active second loss scenarios do not provide the reverse second provide the point, the land loss scenario impacts. ("locally grown"/lacally consumed is more more between scenario impacts. ("locally grown"/lacally consumed is more			
		education opportunities	appointermos							Feer of the policy/zoning) Feer impacts to phointy protection areas with targeted growth (Scenarios I).			
								An/water protection	quality and environmental	Sever extension in Scenarios II & III allows to Sever extension in Scenarios II & III allows to historia and all pollution with growth		•	0
					Environmental familand prese	votection a	nd			Scenarios II & III will place less development pressioner Scenarios II & III will place less development pressioner reduces exposure to sea level rise impacts.	d. 🌘	•) (
				Environment	considered a pr New Castle Con	inty, and re	sidents	local far	of preservation/ support for miers/ tas incentives	support for farmers and tax incentives are not marked in the second support for farmers and tax incentives are not with targeted growth		•	1
					and visitors air trails, parks, air spaces	A Collier via		wildlife	cel lanoscape: "greening", trees, recreation, reforestation	Priority protecting corridors measurement Biochurchity corridors measurement At this point, the land use scenarios do not provice the level of detail needed t At this point, the land use scenarios are induce the number of street trees plan	ned -		

Quality of Life / Health

Residents of Southern New Castle County have access to the amenities and services that help them to maintain a high quality of life.

- Recreation for all ages: indoor and outdoor
- Access to quality healthcare
- Graduated care for aging population, including transportation
- Continued improvement of emergency services; types of equipment and response times
- More locally grown food

Environment

Environmental protection and farmland preservation are considered a priority in Southern New Castle County, and residents and visitors alike have access to trails, parks, and other natural spaces.

- Air/water quality and environmental protection
- Farmland preservation/ support for local farmers/ tax incentives
- Large-scale protected open space for wildlife
- Enhanced landscape: "greening", street trees, recreation, reforestation

Community Character

Development and redevelopment in Southern New Castle County are compatible with, and enhance, the existing community character, including historic properties and design features, the scale of development, and presence of farmland and open space.

- Preservation of rural/small-town/historical character
- Denser, more walkable development with mixed use
- More opportunities for family-oriented cultural attractions, entertainment, recreation (museums, YMCA's, etc.)

Transportation

People in Southern New Castle County can use a variety of transportation modes (car, public transportation, walking, and bicycling) to reach their destinations in a safe, comfortable, and convenient manner.

- Expanded public transportation (bus)
- Congestion reduction in Middletown
- Better east-west connections in and around Middletown
- More/safer walking and biking paths/connections

Economy/Jobs

Southern New Castle County has a strong and diversified economy.

- More local, diverse job centers, facilitating shorter commutes
- Support small local businesses
- Diversification of industries
- Higher income jobs
- Living wage/trade/union jobs with retirement benefits
- Access to more training and education opportunities

Existing Conditions

Parameters and Constraints

Household Projections

Growth Projections to 2050

	People	Households	Jobs				
2015	60,600	20,213*	10,000				
2050	92,300	31,351	13,200				
Change	31,700	11,138	3,200				

Source: WILMAPCO TAZ estimates and projections

*2019 estimate, based on current trend data from WILMAPCO CCD Projections



Employment Projections

Growth Projections to 2050

	People	Households	Jobs
2015	60,600	20,213*	10,000
2050	92,300	31,351	13,200
Change	31,700	11,138	3,200

Source: WILMAPCO TAZ estimates and projections

*2019 estimate, based on current trend data from WILMAPCO CCD Projections



Development Capacity

- Residential Buildout: ~23,000 units
 - Of which ~11,400 are approved, unbuilt lots
- Non-residential:
 - More than 2.6 million square feet of unbuilt nonresidential gross floor area
 - 1. Boyds Corner Farm 111,300 SF shopping center with retail, office, and bank
 - 2. Hubers Crossing 119,596 SF shopping center
 - Bayberry Town Center -559,204 SF shopping center, with offices, and athletic club
 - 4. Scott Run Business Park -1,830,360 SF office park



Challenges

- Sprawling development patterns
- Lack of clarity regarding areas for planned sewer expansion and timing, growth vs. preservation
- Lack of land preservation program
- Currently, many approved, yet unbuilt subdivisions

Without changing our approach, there will be:

- Growth not consistent with plan goals--unsustainable
- Important resources lost to development
- Continued oversupply



Environment

- Wetlands
- Floodplains
- Class A wellheads
- Water Resource Protection Areas
- Critical Natural Areas
- Sea Level Rise
- Prime Soils

Environmentally Protected Lands under UDC



Preservation

- Ag land
- Open space
- Parkland
- Scenic/ Historic resources



Infrastructure



Infrastructure: Sewer



Infrastructure: Sewer

- Early to mid 2000s
 - Sewer to central core
- Currently policy is less clear
 - Lawsuits
 - Comp Plan 2012
 - UDC



Current County Growth Policies



Resource & Rural Preservation



24,000 Fact

Managing growth

- Mechanisms currently in place:
 - have led to sprawl
 - lack specificity, clarity regarding sewer and septic
 - have not achieved healthy balance of supply, demand
- Possible tools
 - Regulate:
 - Zoning
 - Subdivision regulations / subdivision design
 - Transfer of development rights
 - Encourage:
 - Development guidelines, plan review recommendations
 - Incentivize:
 - Public investment in infrastructure to guide growth
 - Purchase of development rights

Draft Land Use Scenarios

Preliminary Land Use Scenarios



Scenario I: Business as Usual



Scenario II:

Conservation Growth



Scenario III: Employment Hub + Conservation Growth

LU Scenario I: Business as Usual

Key Attributes:

- Sewer where it exists today in central core
- Development patterns as status quo, per existing zoning & regulations



Unincorporated Areas Currently Sewered by New Castle County Incorporated Areas Currently Sewered by New Castle County

LU Scenario I

- Existing, approved, unbuilt lots = ~11,400
- Under scenario I: additional lots that can be built = ~11,920



LU Scenario II:

Conservation growth

Key Attributes:

- Targeted sewer extension westward (to a portion of upper west wing)
- Use regulatory tools and incentives to guide a more compact development pattern and preserve rural land:
 - north West Wing adjacent to central core
 - Scott's run area roughly from Rt 301 across to Rt 1
 - determine per market drivers, based on community goals/objectives



LU Scenario II

- Existing, approved, unbuilt lots = ~11,400
- Under scenario II: additional lots that can be built = ~9,700



LU Scenario I versus Scenario II



Sewer Vs. Septic

- Scenario II results in 14% fewer projected developed lots on septic than an "As Is" scenario.
- Scenario II / III could reduce TN pollution from wastewater in Southern NCC by about 32% in 2050.



LU Scenario III:

Employment hub in Middletown

Key Attributes:

- Middletown grows as jobs center
- Targeted sewer extension westward and conservation strategies in unincorporated county (same as scenario II)
- Assumes additional employment and population growth beyond WILMAPCO projections
- Regulatory tools and incentives will be used to guide growth and development patterns/styles
- Increased potential for variety of residential housing types and new retail
- **this scenario draws from broad market trends and population preferences; achieving associated outcomes would be heavily dependent on concerted economic development strategies



LU Scenario III

Key Implications:

• Most dependent on shift in market, trends

in r	narket, trei	nas			Ð		Ah~			100
	dletown c luded in ca				~	437	2	L'	ODESSA	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
IIIC	iuueu in ca	alculation	5			- CALL	IDDLETOW			7
ategory n order of importance ased on public (cedback)	Goal Statement	Objectives (Top objectives in each category from public meetings and surveys)	Scenario Scenario	Impaction Scenario	Object+2 Scen= III		IDDLETOW	3		5
	Development and redevelopment in Southern New Castle County are	Preservation of rural/small- town/historical character	0	0	•	147.				
Community Character	compatible with, and enhance, the existing community character, including historic properties and	Denser, more walkable development with mixed use	•		0		7			
	design features, the scale of development, and presence of farmland and open space.	More opportunities for family- oriented cultural attractions, entertainment, recreation (museums, YMCA's, etc.)	0	0	•		TOWN TOWN	OF SEND	33	1
	People in Southern New Castle County can use a variety of	Expanded public transportation (bus) (Possibly also supports Quality of Life objective of aging in place)	•	0	•					1
Transportation	transportation modes (car, public transportation, walking, and bicycling) to reach their destinations	Congestion reduction in Middletown	0	0	0			5		
	in a safe, comfortable, and convenient manner.	Better east-west connections in and around Middletown	0	0		1 A A				
	convenient manner.	More/safer walking and biking paths/connections	0	0		1				
		More local, diverse job centers, facilitating shorter commutes	0		0			15		
		Support small local businesses	0	0	0					MYRNA
		Diversification of industries	0	0						545
	Southern New Castle County has a strong and diversified economy.	Higher income jobs	0	0					CLAY-TOI	
		Living wage/trade/union jobs with retirement benefits	0	0						Sm Clayton
		Access to more training and education opportunities	0	0	0					Esri, HERE, Garmi

Conservation Approach (Sewer Upper West

2 Miles

5 Lot Max on Septic) Potential New Lots

Advisory Committee input

- Some members of the Advisory Committee for the Master Plan offered thoughts on the preliminary land use scenarios:
 - Although job growth is desirable, the market for commercial development – other than retail – has been limited in recent years
 - Should additional growth be considered in the rural areas that separate Middletown, Odessa, and Townsend?
 - Other small commercial areas are needed so residents don't all need to drive to Middletown
 - East-west traffic issues extend beyond Middletown

Upcoming...

- Online engagement via WILMAPCO's project page:
 - <u>https://www.surveymonkey.com/r/june24comment</u>
 - June 24 through July 8
- Next Phase:
 - Full scenario development & analysis of alternatives
 - Public Workshop: end of summer
- Related efforts:
 - Land preservation task force
 - Scenic viewshed protection / byways ordinance
 - New park south of the canal (North of Middletown off Shallcross Lake Road)

Activity

- Review preliminary land use scenarios I, II, and III
 - Ask questions
 - Share your thoughts on the comment form

 Encourage your friends/neighbors to view/comment online