Southern New Castle County Master Plan

Public Workshop
Monday, June 24, 6:00 – 8:00pm
Town Church, Middletown
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
Plan purpose and desired outcome

• Establish a long-term, publicly-supported 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

<table>
<thead>
<tr>
<th>Community Character</th>
<th>Development and Evaluation of Land Use Plan in Southern Neck Family Community (Strengthen public participation in land use plan development)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Ensure that land use plans are consistent with community values and objectives, fostering a sense of place and pride.</td>
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<table>
<thead>
<tr>
<th>Transportation</th>
<th>People in southern Neck Family Community see a variety of transportation modes (public, private, walking, cycling, and bicycling) as a safe, convenient, and accessible option to reach destinations.</th>
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<td>Support greater connectivity and accessibility for all residents.</td>
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<th>Economic Issues</th>
<th>Support the growth of the southern Neck Family Community, creating a vibrant and diverse economic environment.</th>
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<td>Promote economic development and job opportunities.</td>
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<th>Environmental</th>
<th>Promote the protection and preservation of the southern Neck Family Community's natural resources and ecosystems.</th>
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<td>Encourage sustainable practices and conservation efforts.</td>
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<th>Overall</th>
<th>Achieve a balanced and sustainable development for the southern Neck Family Community.</th>
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<td>Ensure long-term stability and community well-being.</td>
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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
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
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
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

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Source: WILMAPCO TAZ estimates and projections

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

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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
3. *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

- Schools
- Parks
- Libraries
- Roads
- Sewer

Area of focus for existing, planned infrastructure
Infrastructure: Sewer

New Single Family Residential Dwellings

Current Sewer Service Area

[Map showing the distribution of new single family residential dwellings from 2002 to 2018 with concentration areas highlighted.]

[Map showing the current sewer service area with different areas marked: Central Core, East Wing, West Wing, and Town of Townsend.]

Legend:
- Incorporated Area Sewered by NCC
- Unincorporated Sewered Area
- Unsewered Area

[Scale for distance: 0.51 miles to 2 miles]
Infrastructure: Sewer

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

- Most dependent on shift in market, trends
- Middletown capacity not included in calculations
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:
  • [https://www.surveymonkey.com/r/june24comment](https://www.surveymonkey.com/r/june24comment)
  • 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