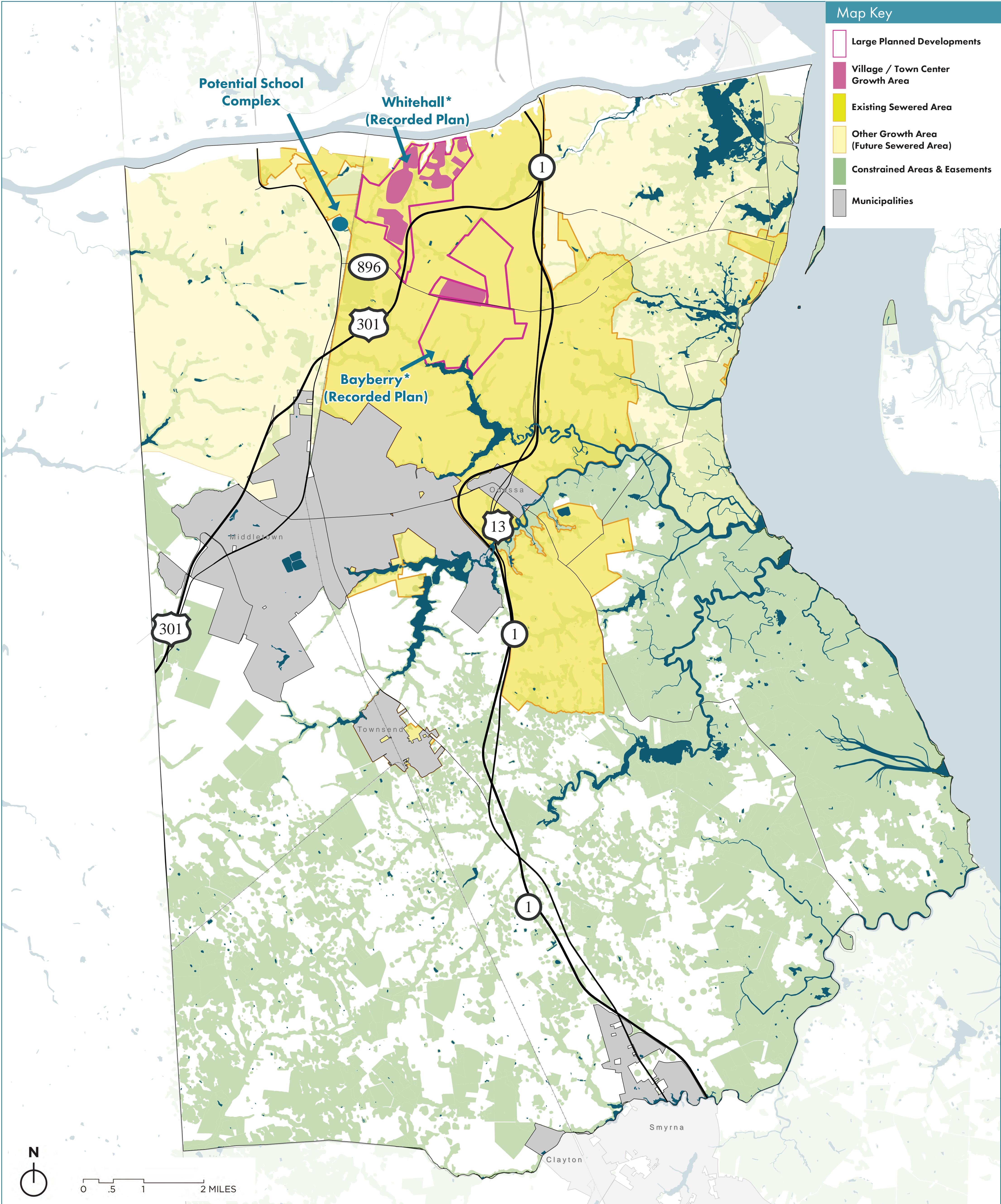


# Scenario 1: As Planned (“Business as Usual”)

This scenario explores continuation of development in the way it has occurred in the past. Under this future, the growth area covers the entire northern portion of southern New Castle County (per the 2012 Comprehensive Plan). While the areas outside the Central Core are planned for future sewer service, it is uncertain when and where sewer will go. Current trends suggest that residential development outside the Central Core is primarily being built on septic systems.



\*For the Bayberry and Whitehall developments, finer-grained details exist, per recorded plans (see next board)



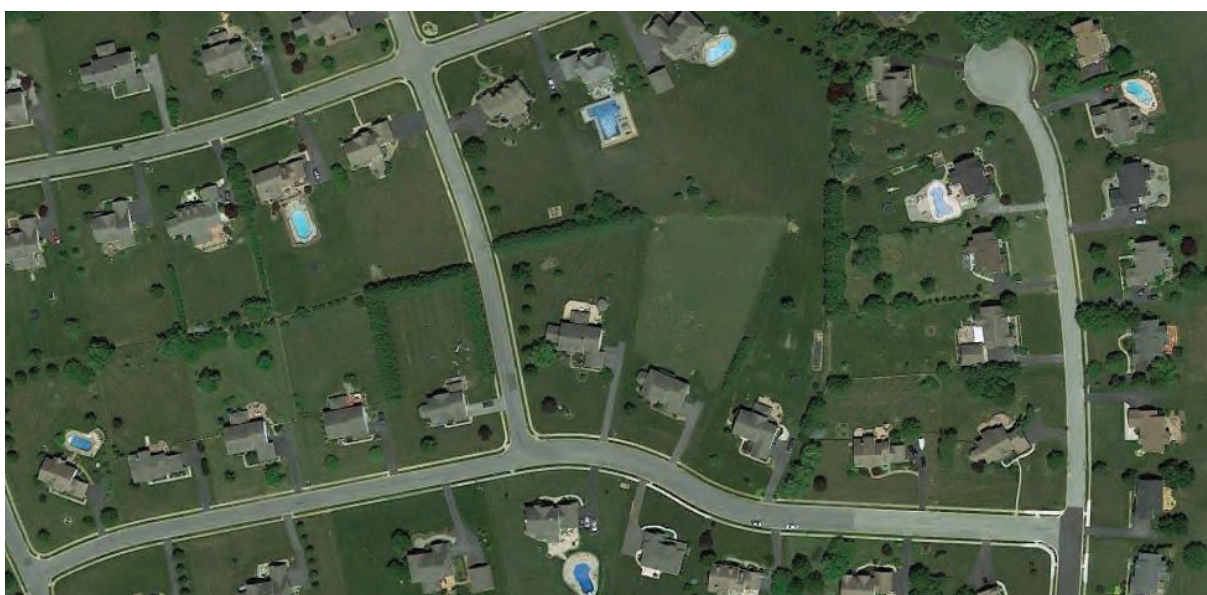
# Scenario 1: As Planned (“Business as Usual”)

## Map Key

- Village / Town Center Growth Area
- This scenario includes the mixed use centers, already recorded, for Bayberry and Whitehall.
  - Buildings are 1-5 stories.



- Other Growth Areas (Future Sewered Areas)
- These areas will be largely residential, with some areas of commercial or limited mixed uses.



- Constrained Areas and Easements
- Areas protected under the New Castle County Unified Development Code (UDC):
    - » Class A Water Resource Protection Areas
    - » Wetlands
    - » Floodplains
    - » Riparian buffer area
  - Permanently protected lands (public and private)



- Municipalities
- Growth as projected, including both residential and commercial activity within the municipalities.



- Existing Sewered Area
- Areas currently sewered by New Castle County.

## How well do the scenarios address the study’s goals and objectives?

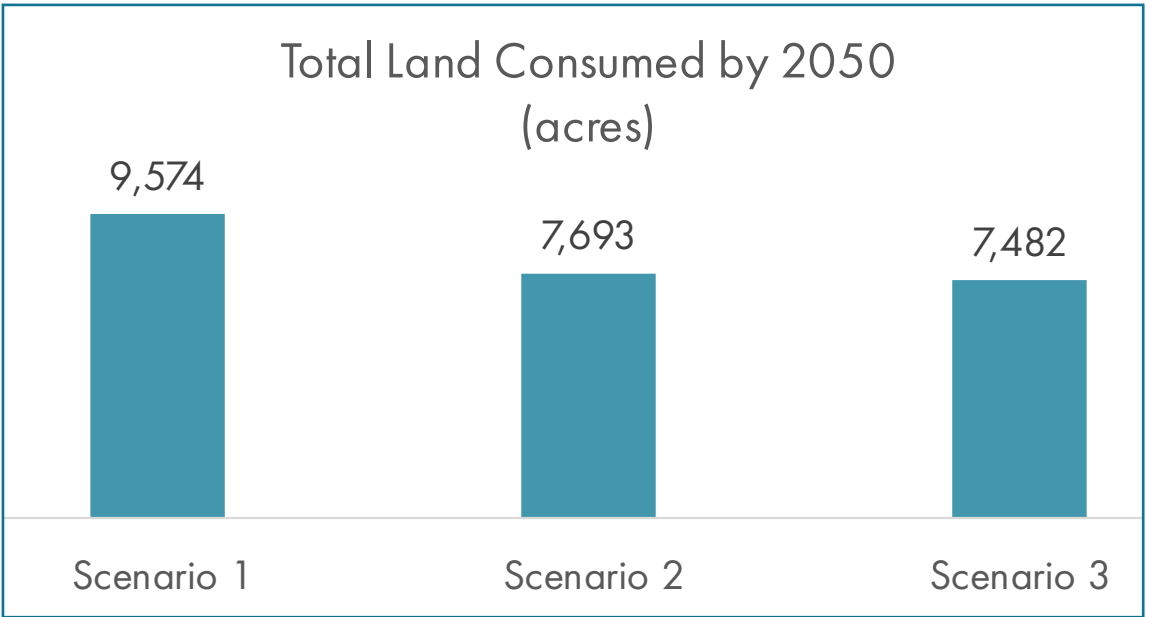
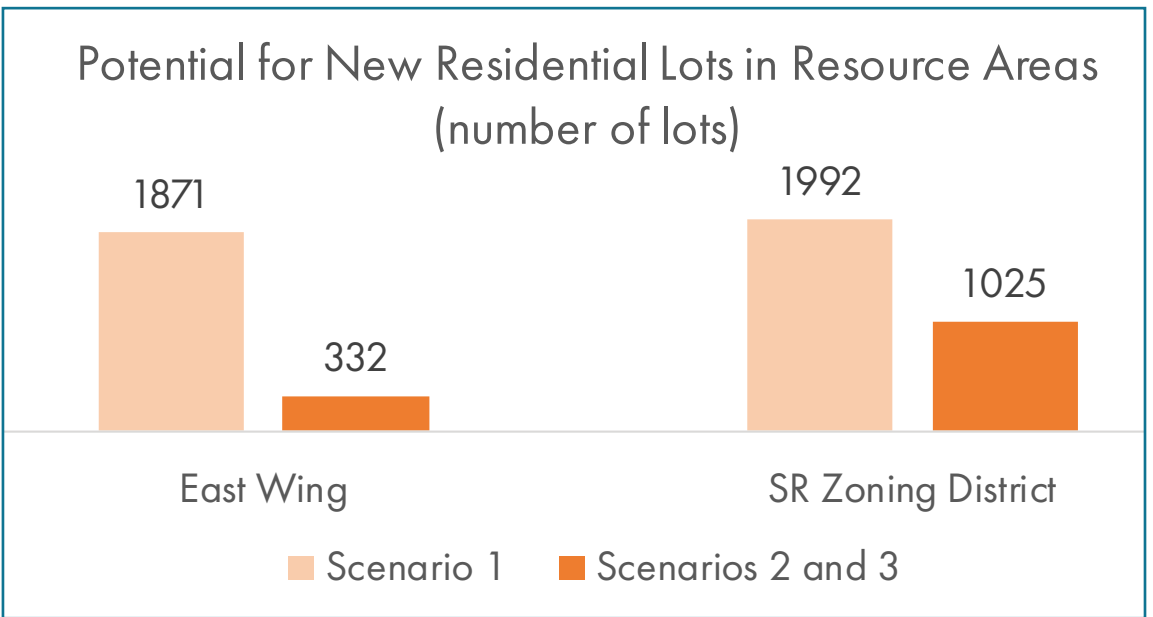
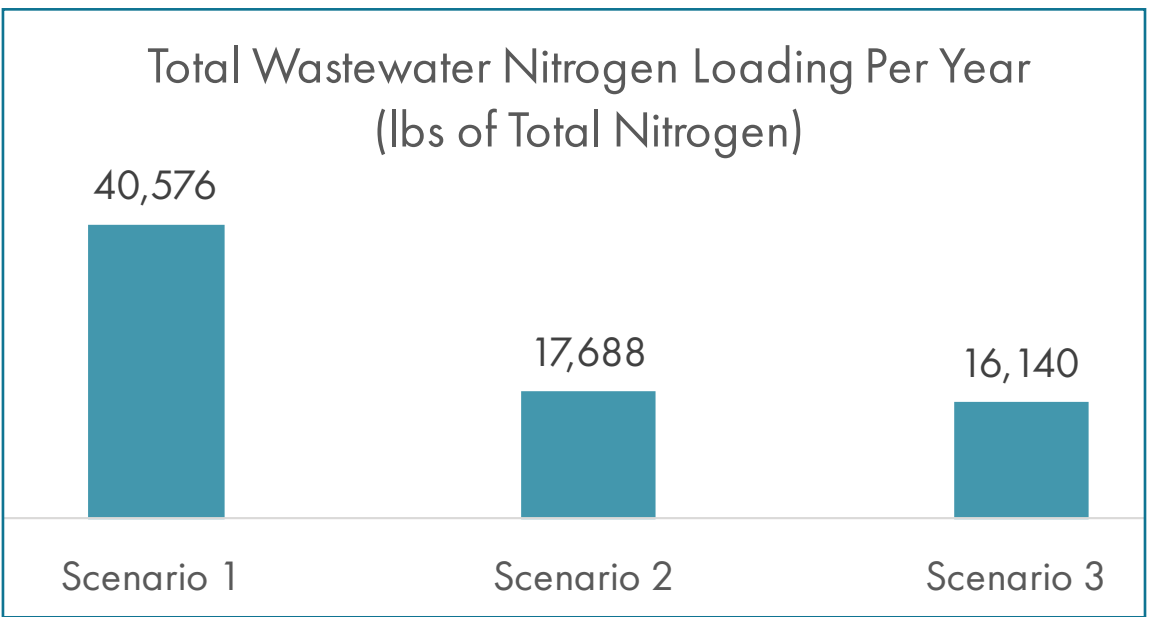
| GOAL 1. QUALITY OF LIFE/HEALTH: Residents of Southern New Castle County have access to the amenities and services that help them to maintain a high quality of life. |            |            |            |   |
|--|------------|------------|------------|---|
| Objective  | Scenario 1 | Scenario 2 | Scenario 3 | Remarks   |
| Achieve access to recreation for all ages, both indoor and outdoor   |            | +          | +          | Scenarios 2 and 3 provide more opportunities for walkable communities, allowing access to more recreational opportunities without driving |

| GOAL 2. 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. |            |            |            |   |
|---|------------|------------|------------|---|
| Objective   | Scenario 1 | Scenario 2 | Scenario 3 | Remarks   |
| Improve surface water and groundwater quality   |            | +          | +          | Scenarios 2 and 3 reduce development footprint and rely on sewer rather than septic systems           |
| Prepare for impacts of sea level rise   |            | +          | +          | Scenarios 2 and 3 reduce development in the east wing, the area that is susceptible to sea level rise |
| Preserve farmland   |            | +          | +          | Scenarios 2 and 3 reduce land consumption for development   |

| GOAL 3. 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. |            |            |            |   |
|--|------------|------------|------------|---|
| Objective  | Scenario 1 | Scenario 2 | Scenario 3 | Remarks   |
| Preservation of rural/small-town/historical character  |            | +          | ++         | Scenarios 2 and 3 create new development that is consistent with the mixed-use character found in towns; Scenario 3 makes towns stronger through appropriate growth |
| Denser, more walkable development with mixed use   |            | +          | ++         | Scenario 3 focuses on towns; Scenarios 2 and 3 provide mixed-use opportunities outside towns  |

| GOAL 4. 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. |            |            |            |   |
|--|------------|------------|------------|---|
| Objective  | Scenario 1 | Scenario 2 | Scenario 3 | Remarks   |
| Expanded public transportation   |            | +          | ++         | Scenario 3 provides greater density to support transit service than Scenario 2, but differences are modest        |
| Better east-west connections (in Middletown and beyond)  |            |            | +          | Scenario 3 provides the best opportunity to implement planned east-west connections as part of the Easttown TID   |
| More/safer walking and biking paths/connections  |            | +          | ++         | Scenarios 2 and 3 provide more opportunities for walkable communities, with Scenario 3 focusing on existing towns |

| GOAL 5. ECONOMY / JOBS: Southern New Castle County has a strong and diversified economy. |            |            |            |  |
|--|------------|------------|------------|--|
| Objective  | Scenario 1 | Scenario 2 | Scenario 3 | Remarks  |
| More local, diverse job centers, facilitating shorter commutes                           |            | +          | ++         | Scenarios 2 and 3 focus on job centers, with Scenario 3 including greater job growth |
| Support small local businesses   |            | +          | ++         | Scenarios 2 and 3 focus on job centers, with Scenario 3 including greater job growth |
| Diversification of industries  |            | +          | +          | More opportunities for business diversification with Scenarios 2 and 3               |
| Access to more training and education opportunities                                      |            |            | +          | Critical mass of job growth in towns under Scenario 3 may justify new facilities     |



Data shown on the charts above are calculated for unincorporated areas of Southern New Castle County.