Scenario 2: Planned Growth and Preservation

This scenario envisions growth where it is currently expected - in the central core and upper western wing - with areas of targeted mixed use/enhanced growth to address community goals.

Potential School Complex
Whitehall* (Recorded Plan)
Bayberry* (Recorded Plan)

Areas shown in darker green are constrained areas and easements, which are areas protected under the New Castle County Unified Development Code, as well as other permanently protected lands (public and private).

*For the Bayberry and Whitehall developments, finer-grained details exist, per recorded plans (see Scenario 1)
Scenarios 2 and 3

opportunities + Critical mass of job growth in towns under Scenario 3 may justify new facilities

- Access to more training and education
- Shorter commutes + + +

Scenarios 2 and 3 focus on job centers, with Scenario 3 including greater job growth

- More local, diverse job centers, facilitating
- Connections + + +

Scenarios 2 and 3 provide more opportunities for walkable communities, with

- More/safer walking and biking paths/
- Beyond) +

Scenario 3 provides the best opportunity to implement planned east-west connections

- Better east-west connections (in Middletown and
- 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)
- More walking and biking paths/connections + + +

Scenario 3 provides more opportunities for walkable communities, with

- Scenarios 2 and 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 cluster connections + + +
- Scenario 2 and 3 focus on job centers, with Scenario 3 including greater job growth
- Support small local businesses + + +
- Scenario 2 and 3 include 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

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
--- | --- | --- | --- | ---
- Active access to recreation for all ages, both indoor and outdoor

Scenario 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 + +
- Scenario 2 and 3 reduce development footprint and rely on sewer rather than septic systems
- Prepare for impacts of sea level rise + +
- Scenario 2 and 3 reduce development in the east wing, the area that is susceptible to sea level rise
- Preserve farmland + +
- Scenario 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/suburban/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
- Dense, 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 the best opportunity to implement planned east-west connections as part of the Eastown TID
- More walking and biking paths/connections + + +
- Scenario 3 provides more opportunities for walkable communities, with
- Scenarios 2 and 3 focusing on existing towns

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
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- 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
- Dense, more walkable development with mixed use + +
- Scenario 3 focuses on towns, Scenarios 2 and 3 provide mixed-use opportunities outside towns

Priority Natural Resource Areas

- These areas have concentrations of significant natural resources and/or environmentally sensitive lands. They are partially protected through ownership, easements, or by county, state, and federal law.
- While limited development is anticipated, the County’s policies and actions are intended to further protect these areas in the future.

Priority Agricultural Area

- These areas contain the County’s best prime agricultural soils and related farming practices.
- While some development is anticipated in these areas, the County’s policies and actions are intended to keep these lands in agricultural production.

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?

Map Key

Village / Town Center Growth Area

- This scenario considers some potential enhancements to planned developments at Whitehall and Bayberry to allow for greater levels of activity (residential + commercial development).
- Mix of housing types, with commercial activity, balance landscape and buildings (2-5 stories).

Corridor Hub

- These are potential future neighborhood centers formed around an amenity (such as a park-and-ride bus station) or heavily-traveled road.
- These could include residences as well as commercial (restaurants, shops, services), with buildings up to 2-3 stories.

Other Growth Areas (Future Sewered Areas)

- These areas will be largely residential, with some areas of commercial or limited mixed uses.
- Reduction in future sewered area to remove the potential for sewering environmentally-sensitive areas.

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