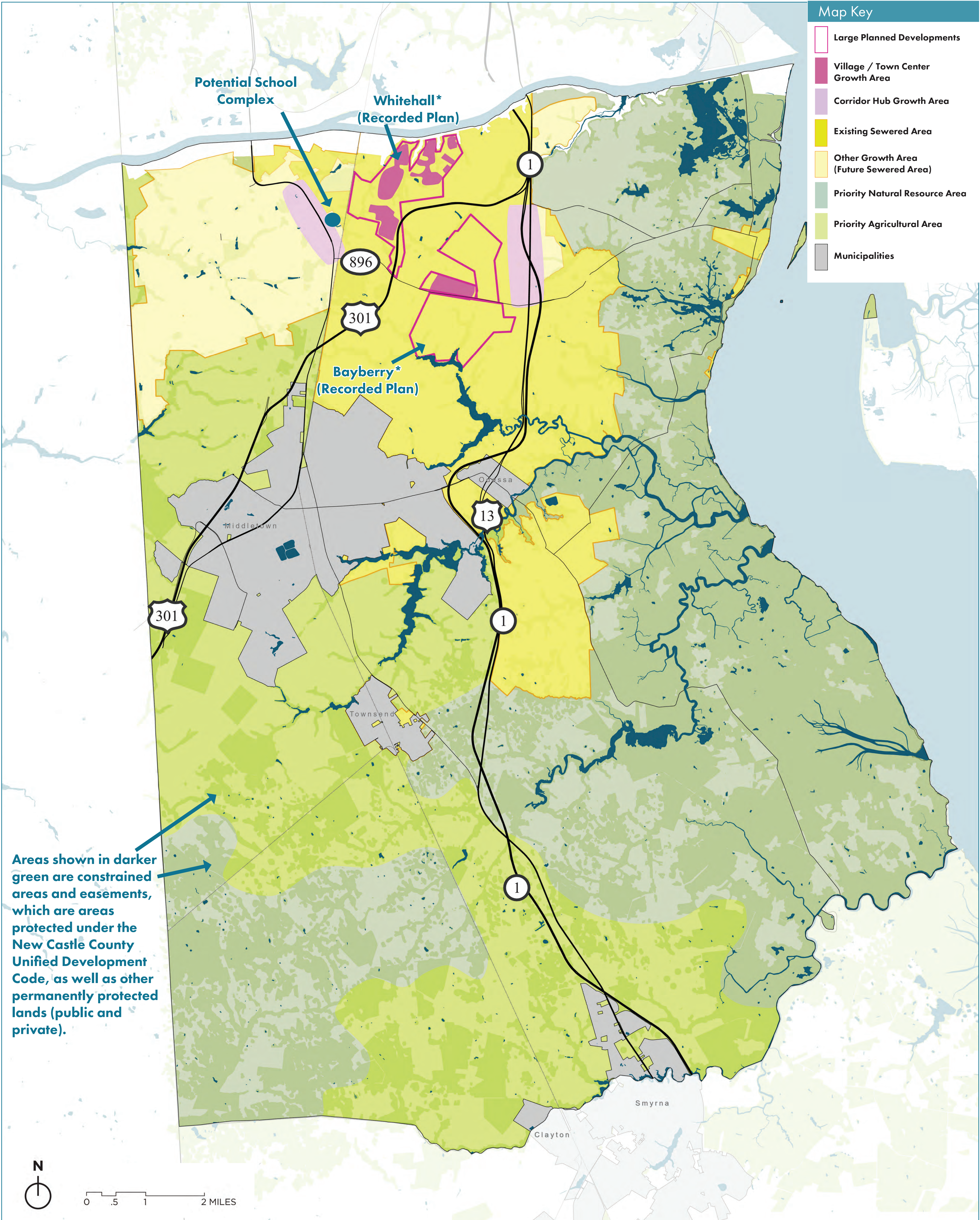


Scenario 2: Planned Growth and Preservation

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.



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

Scenario 2: Planned Growth and Preservation

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.

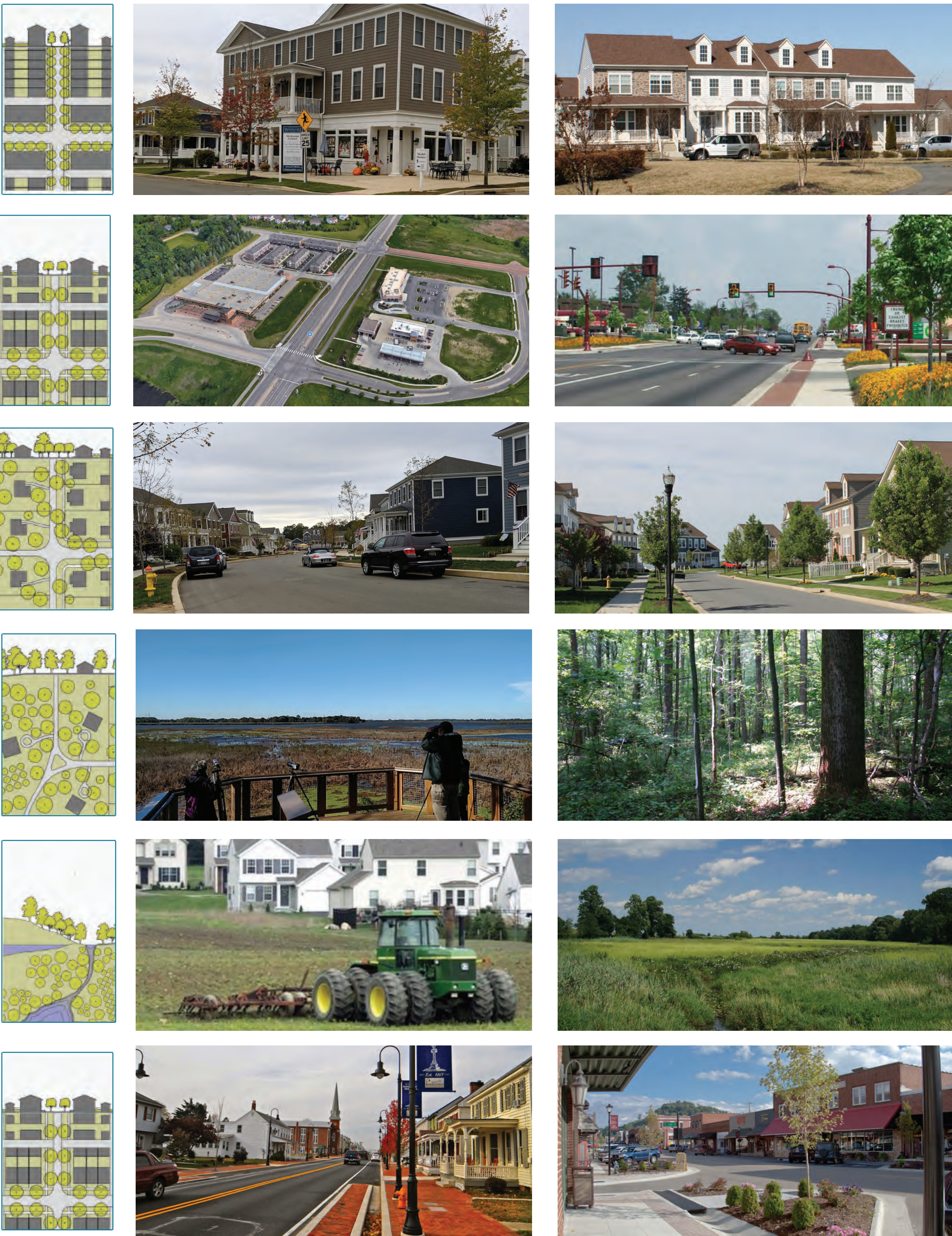
- Other Growth Areas (Future Sewered Areas)**
 - These areas will be largely residential, with some areas of commercial or limited mixed uses.
 - Reduction in future sewered area to remove the potential for sewerage environmentally-sensitive areas.

- 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 are areas that 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?

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 Eastown 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/JOB: 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

