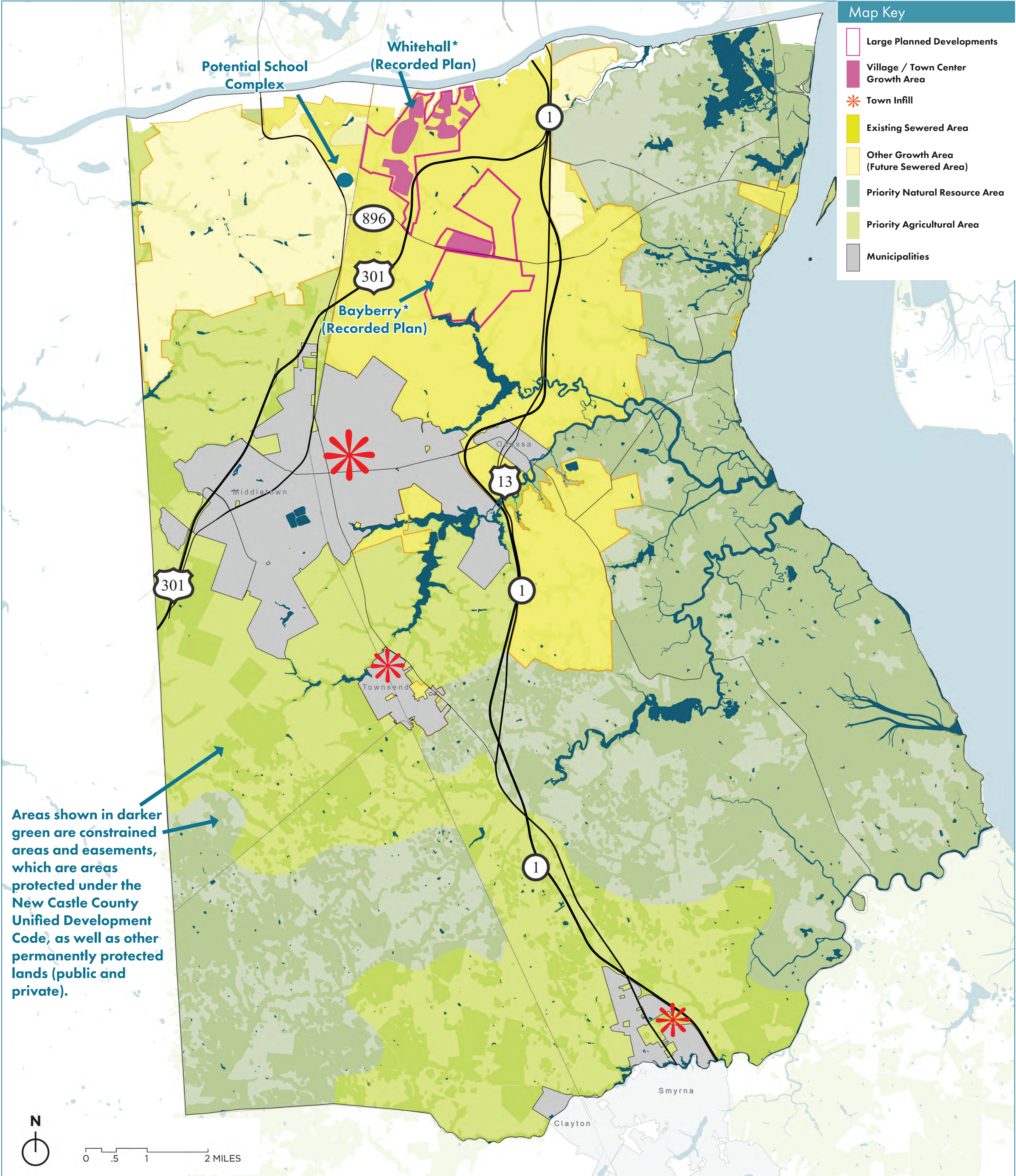


# Scenario 3: Town Infill and Preservation

This scenario explores a future where additional economic growth is absorbed within the existing municipal boundaries and, to a lesser extent, in the unincorporated areas.

This additional growth is based on the community goals and objectives that would be most achievable through concentrated population and economic activity in Middletown, Townsend, and Smyrna. The total study-area-wide household projections for all 3 scenarios was consistent with DPC forecasts for all three areas and total jobs numbers throughout the study area were consistent with DPC projections for scenarios 1 and 2. However, the jobs numbers assumed for scenario 3 were roughly doubled and assigned to Middletown as a way to explore how an option to achieve some of the

community goals that in principle rely on more dense and concentrated development might be achieved. Job numbers for scenario 3 were informed by discussions with the municipalities and figures used in current Transportation Improvement District plans to estimate how many jobs might be expected with fully realized development of non-residentially zoned land within the current boundaries of Middletown. Achieving the jobs aspect of Scenario 3 and associated community objectives would likely require strong emphasis on policy and other recommendations.



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



# Scenario 3: Town Infill and Preservation

## Map Key



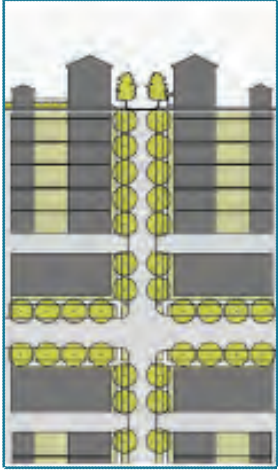
**Village / Town Center Growth Area**

- 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).





**Municipalities**  **Town Infill**

- This scenario assumes total job growth in the study area for the 30 year planning horizon will be approximately 3,000 jobs higher than currently projected, and much of that growth is assumed to fall within the municipal boundaries.
- It also assumes that more population growth will be absorbed within the existing municipal boundaries than in scenarios 1 and 2.
- Available capacity and projections generated based on information from the municipalities.





**Other Growth Areas (Future Sewered Areas)**

- Detached single-family houses (1-2 stories, some 3) with landscaped areas.
- 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.



**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     |

