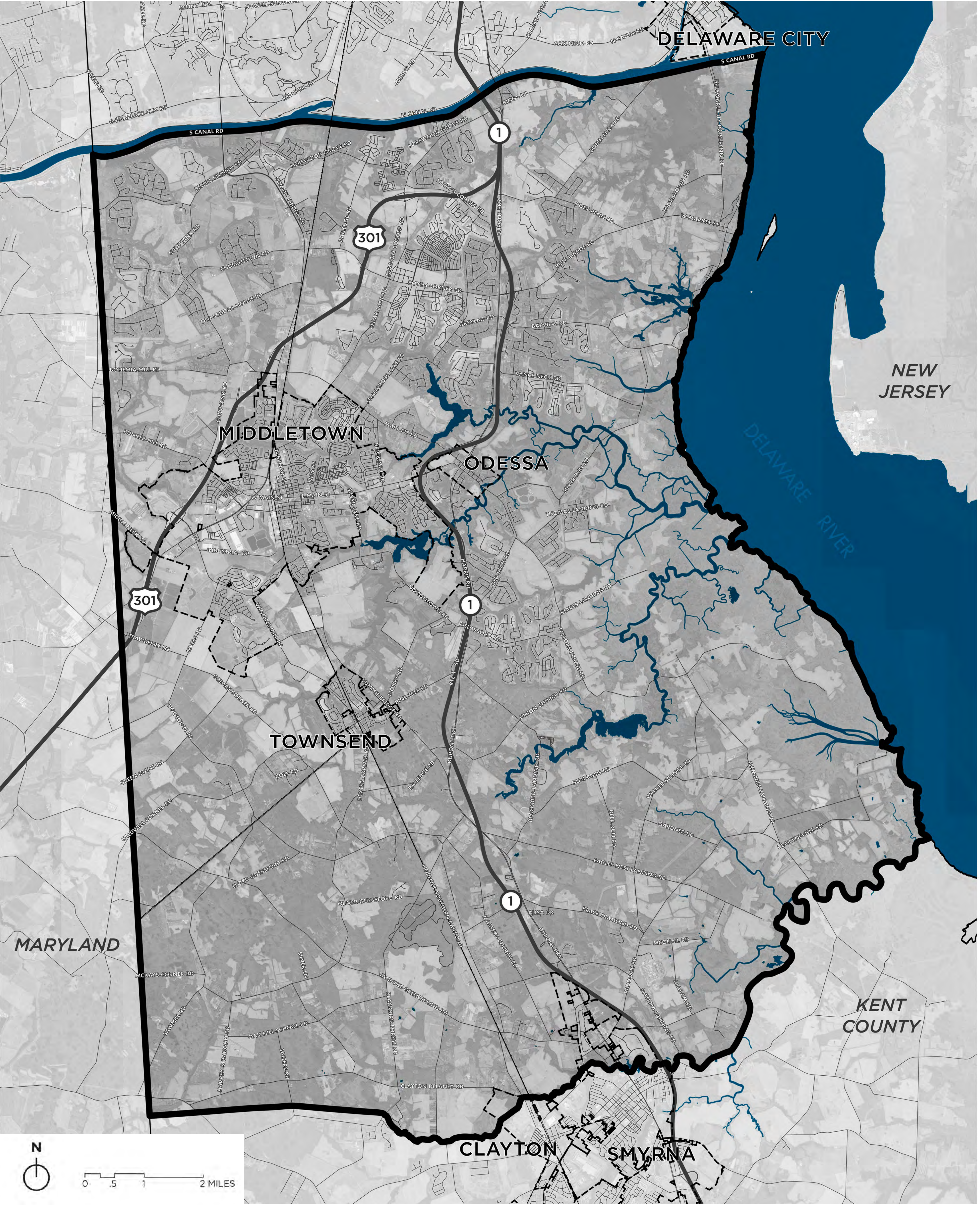



Scenario I: Business as Usual


Key Attributes:

- Sewer where it exists today in the central core
- Development patterns as status quo, per existing zoning & regulations



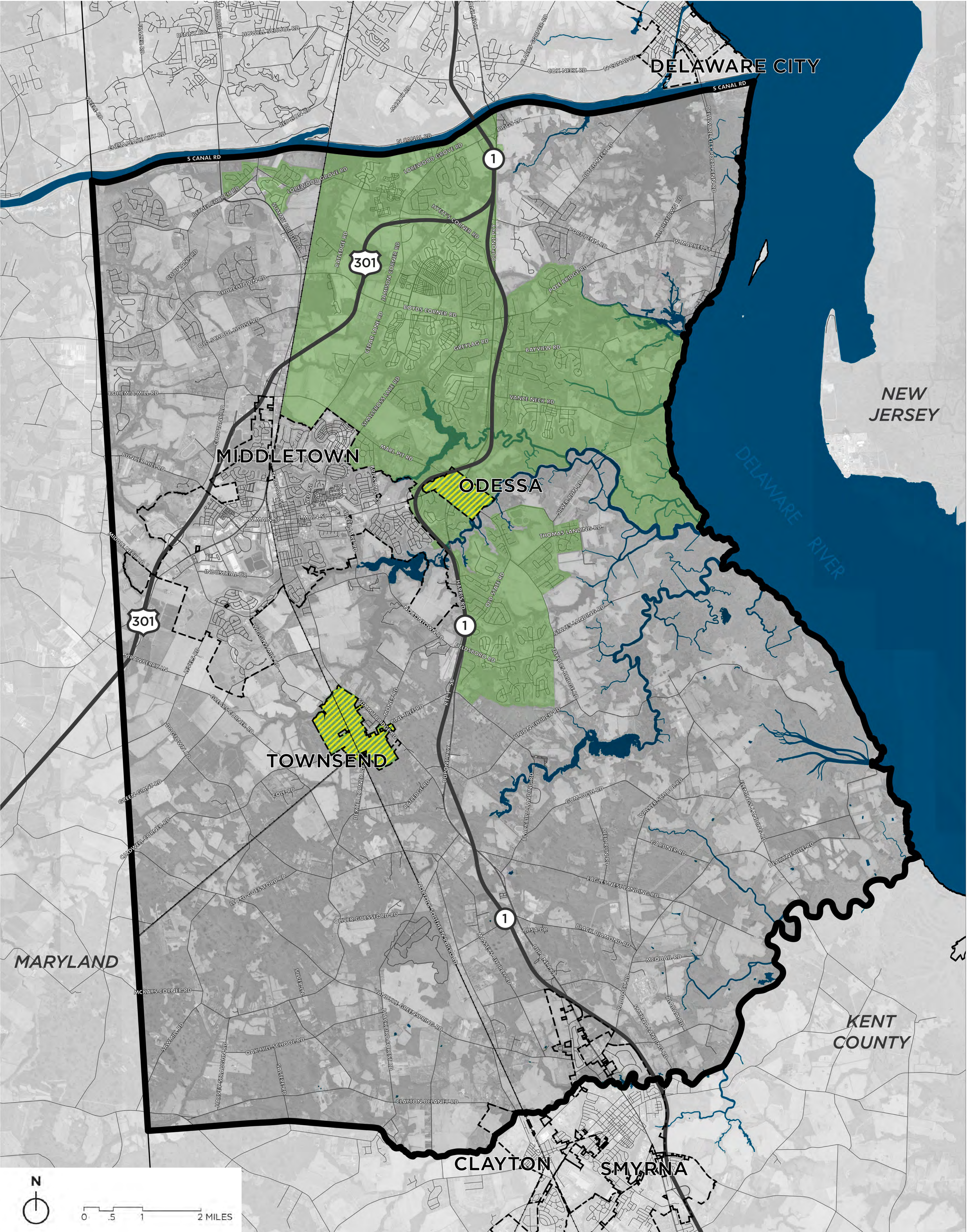
Boundaries

 Southern New Castle County Study Area

 Municipalities

Scenario I: Business as Usual

Areas Currently Sewered By New Castle County



Boundaries

Southern New Castle County Study Area

Municipalities

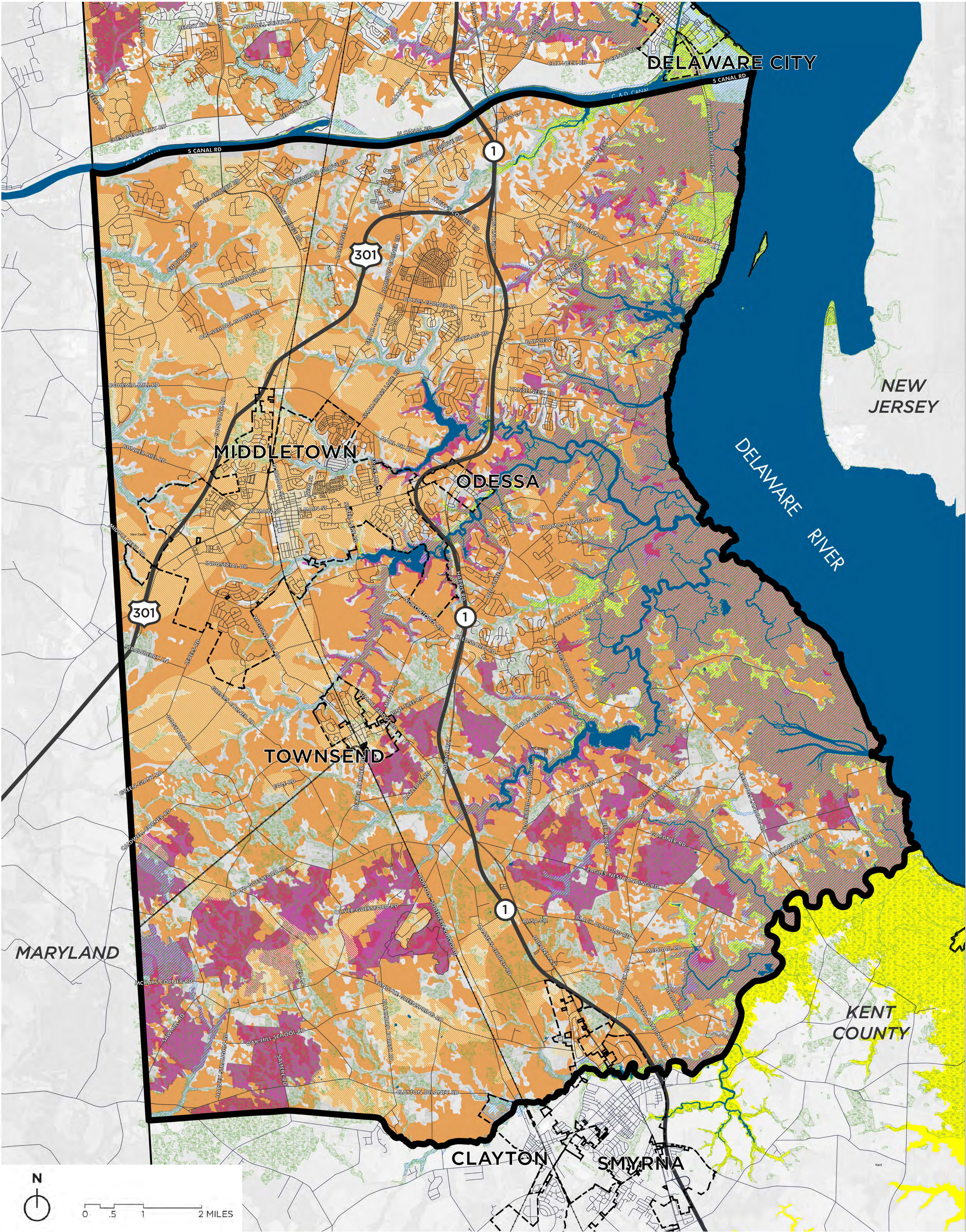
Sewer

Unincorporated Areas Currently Sewered by New Castle County

Incorporated Areas Currently Sewered by New Castle County

Scenario I: Business as Usual

Environmental Features



Boundaries

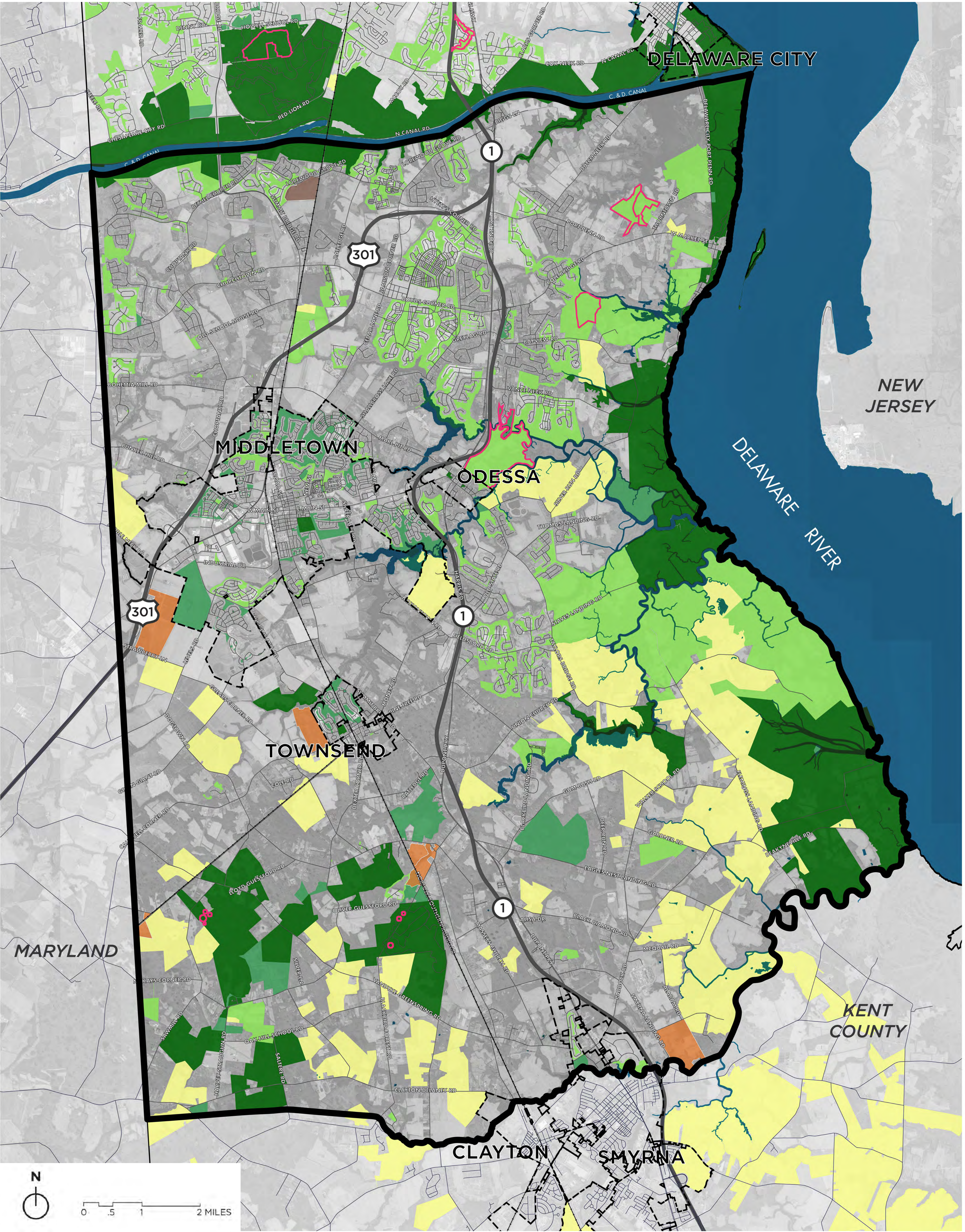
- Southern New Castle County Study Area
- Municipalities

Environmental Layers

- State and National Wetlands
- 100 Year Floodplain
- Water Resource Protection Areas
- Critical Natural Areas
- 1m Sea Level Rise Inundation
- Prime Farmland Soils

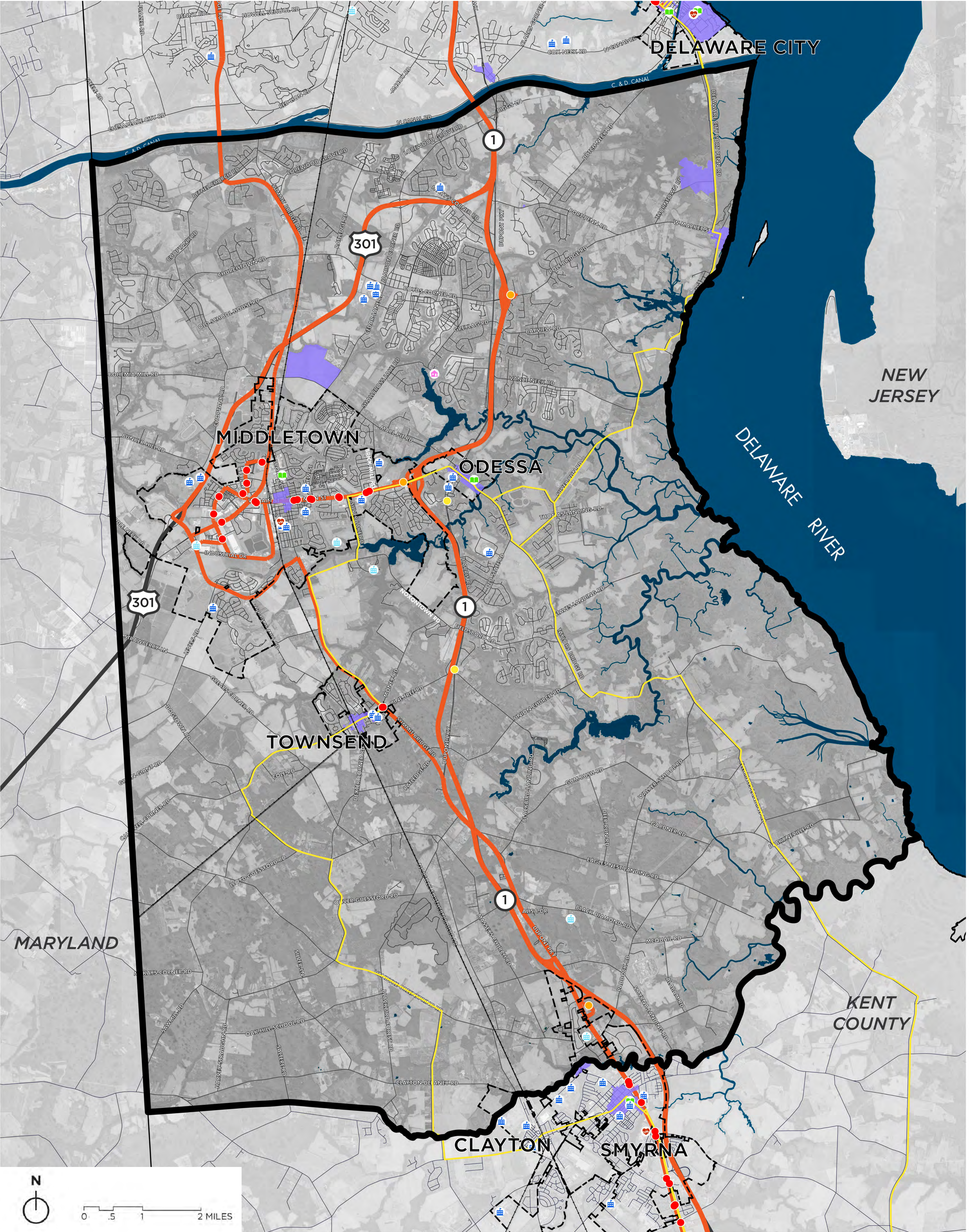
Scenario I: Business as Usual

Preservation / Protected Lands



Scenario I: Business as Usual

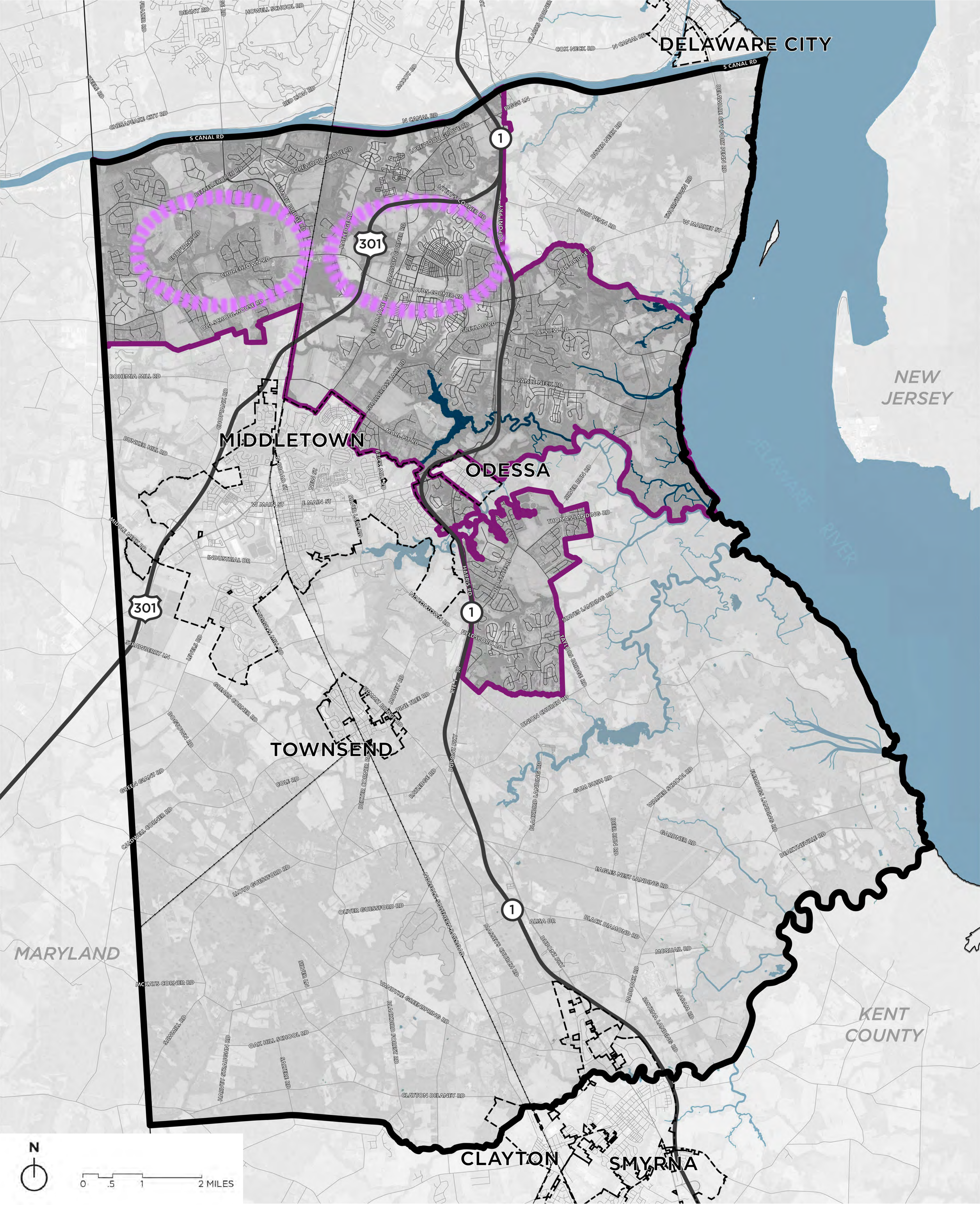
Transit, Community Facilities, and Historic Districts



Scenario II: Conservation Growth

Key Attributes:

- Targeted sewer extension westward (to a portion of the upper west wing)
- Use regulatory tools and incentives to guide a more compact development pattern and preserve rural land



Scenario Growth Areas

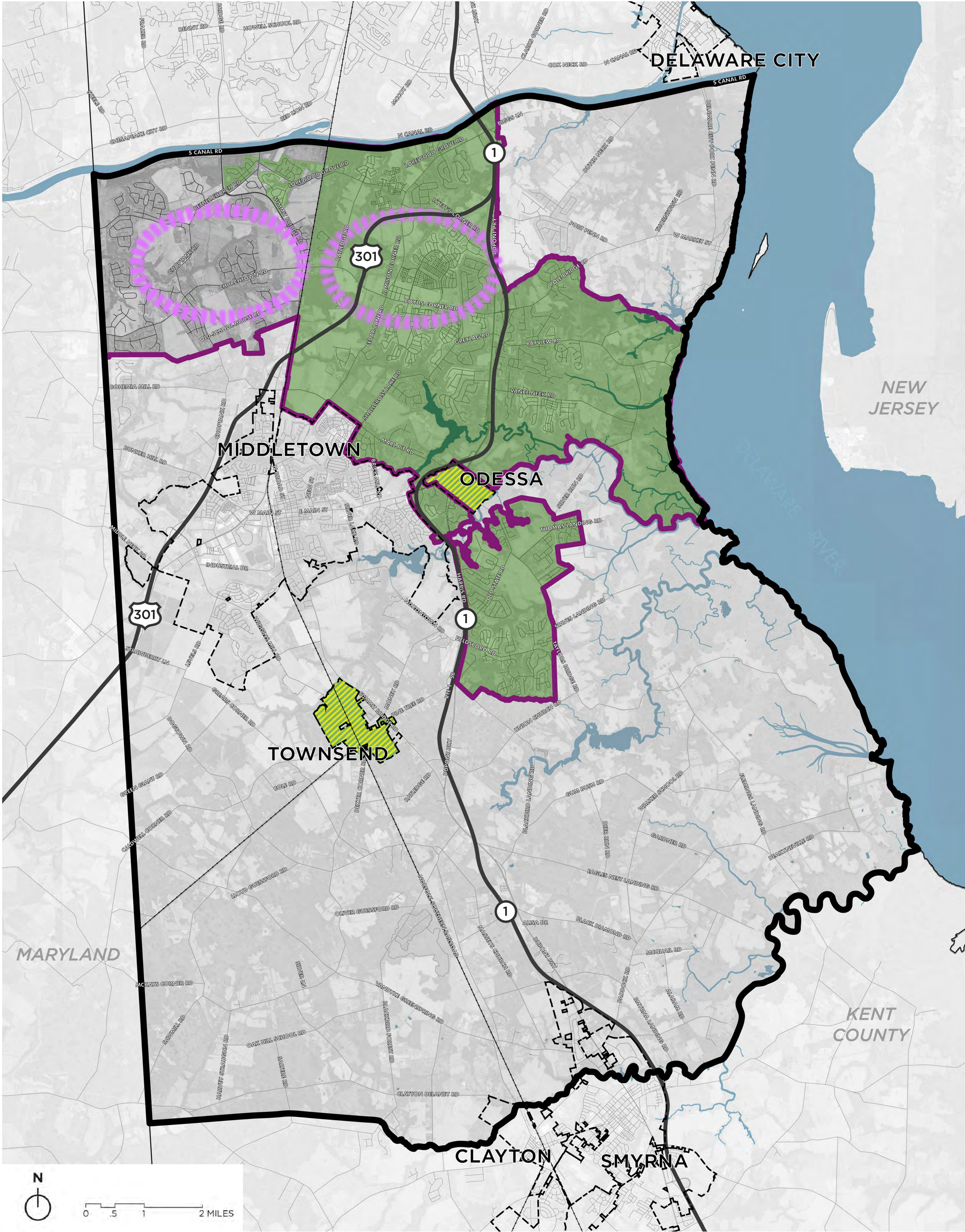
- Potential Future Growth Area
- Potential Future Targeted Growth Area

Boundaries

- Southern New Castle County Study Area
- Municipalities

Scenario II: Conservation Growth


Areas Currently Sewered By New Castle County




Scenario Growth Areas

-  Potential Future Growth Area
-  Potential Future Targeted Growth Area

Boundaries

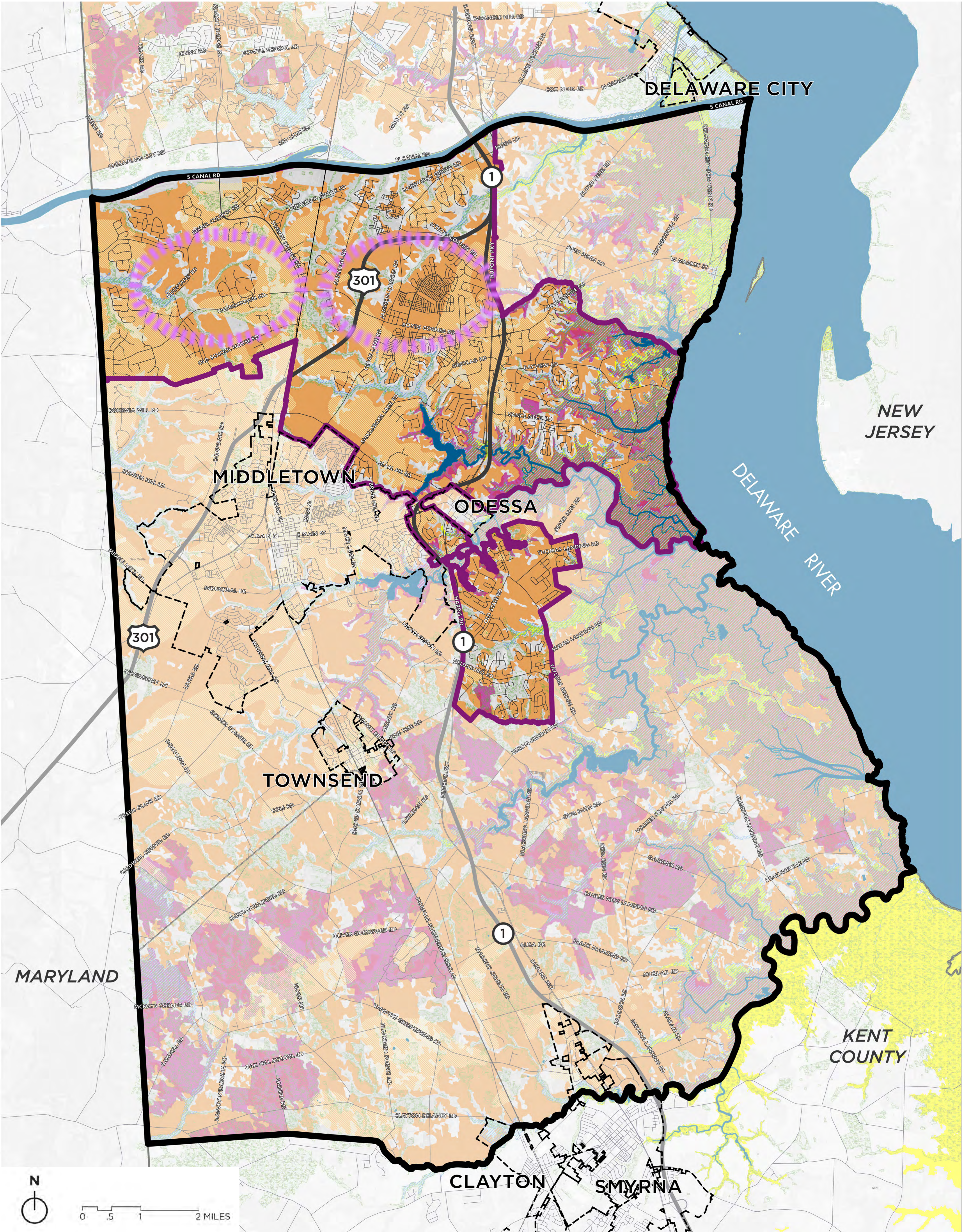
-  Southern New Castle County Study Area
-  Municipalities

Sewer

-  Unincorporated Areas Currently Sewered by New Castle County
-  Incorporated Areas Currently Sewered by New Castle County

Scenario II: Conservation Growth

Environmental Features



Scenario Growth Areas

- Potential Future Growth Area
- Potential Future Targeted Growth Area

Boundaries

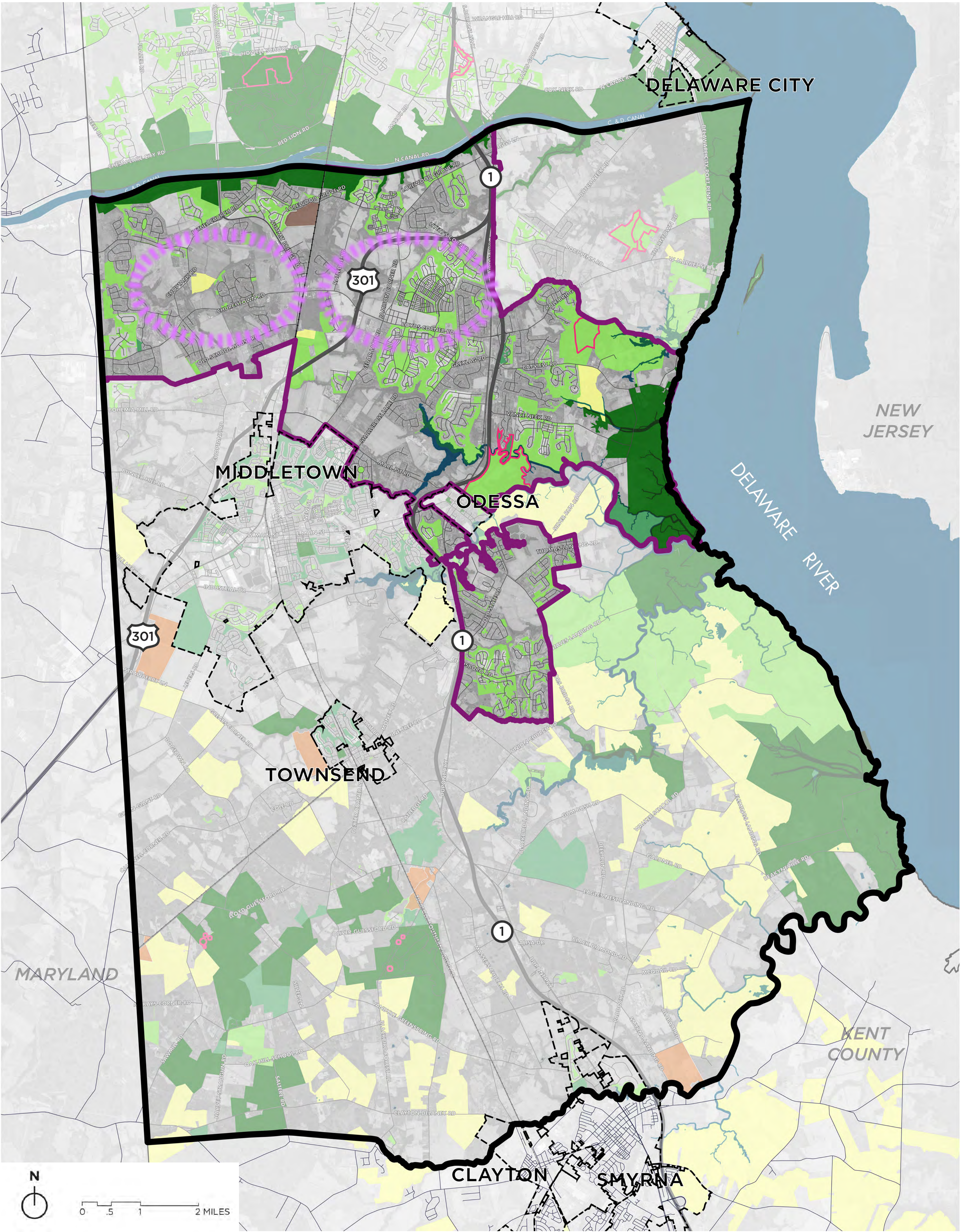
- Southern New Castle County Study Area
- Municipalities

Environmental Layers

- State and National Wetlands
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- Water Resource Protection Areas
- Critical Natural Areas
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Scenario II: Conservation Growth

Preservation / Protected Lands



Scenario Growth Areas

- Potential Future Growth Area
- Potential Future Targeted Growth Area

Boundaries

- Southern New Castle County Study Area
- Municipalities

Preservation / Protected Lands Layers

Easements

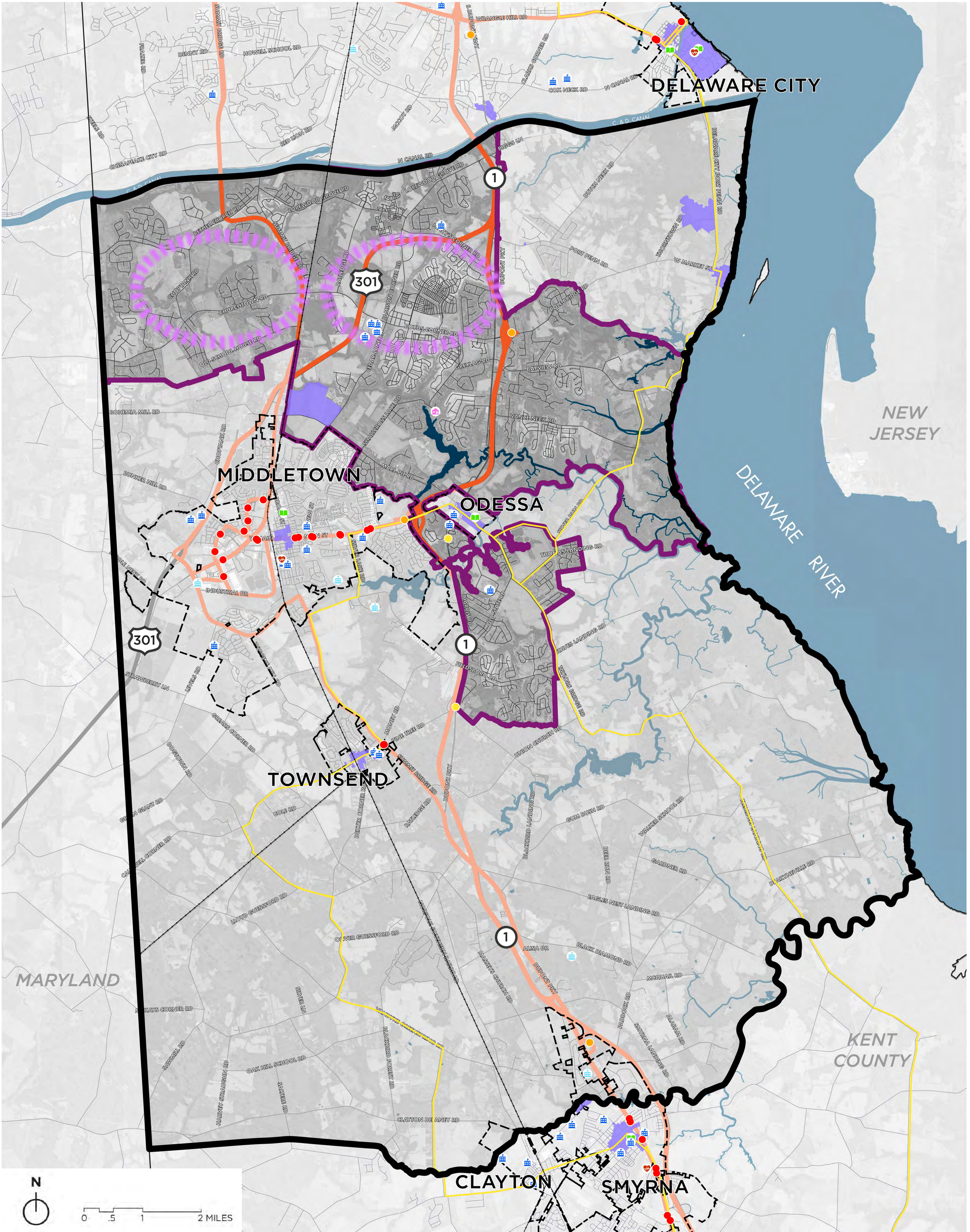
- Delaware Young Farmer Easement
- NCC Purchased Easements
- State Preservation Easements

Open Space

- Parkland
- Public Open Space
- Private Open Space
- Nature Preserves

Scenario II: Conservation Growth

Transit, Community Facilities, and Historic Districts



Scenario Growth Areas

- Potential Future Growth Area
- Potential Future Targeted Growth Area

Boundaries

- Southern New Castle County Study Area
- Municipalities

Transit

- Fixed-Route System
- Bus Stops
- Park and Ride
- Park and Pool

Community Facilities

- Public Schools
- Private Schools
- Assisted Living Facilities
- Nursing Homes
- Libraries

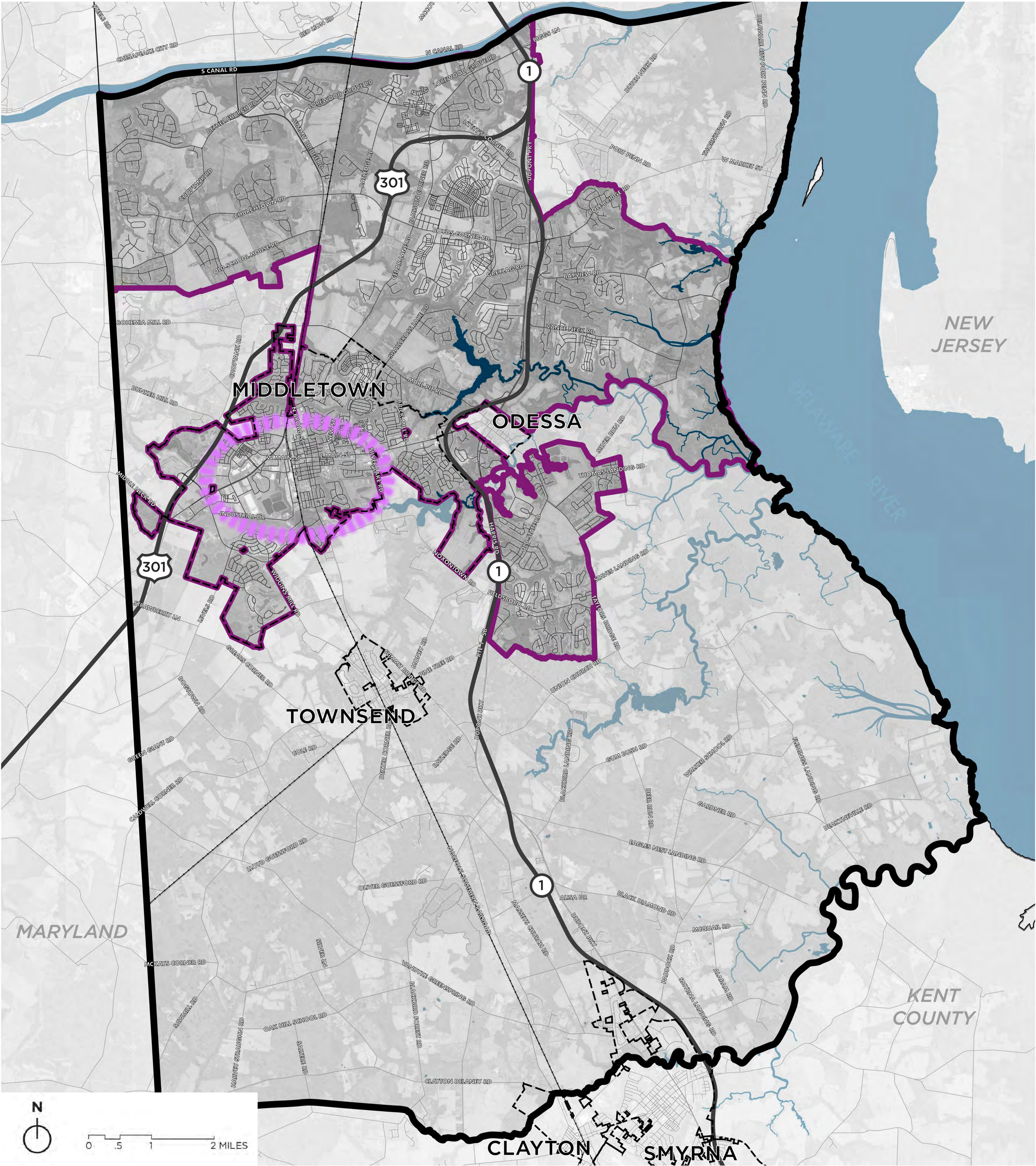
Other

- National Register Historic Districts
- Delaware Byways

Scenario III: Employment Hub + Conservation Growth

Key Attributes:

- Targeted sewer extension westward and conservation strategies in unincorporated county (same as Scenario II)
- Regulatory tools and incentives will be used to guide growth and development patterns/styles
- Middletown grows as a jobs center
- Scenario assumes additional employment and population growth beyond WILMAPCO projections
- Increased potential for increased variety of residential housing types and new retail
- *Note: This scenario draws from broad market trends and population preferences; achieving associated outcomes would be heavily dependent on concerted economic development strategies*



Scenario Growth Areas

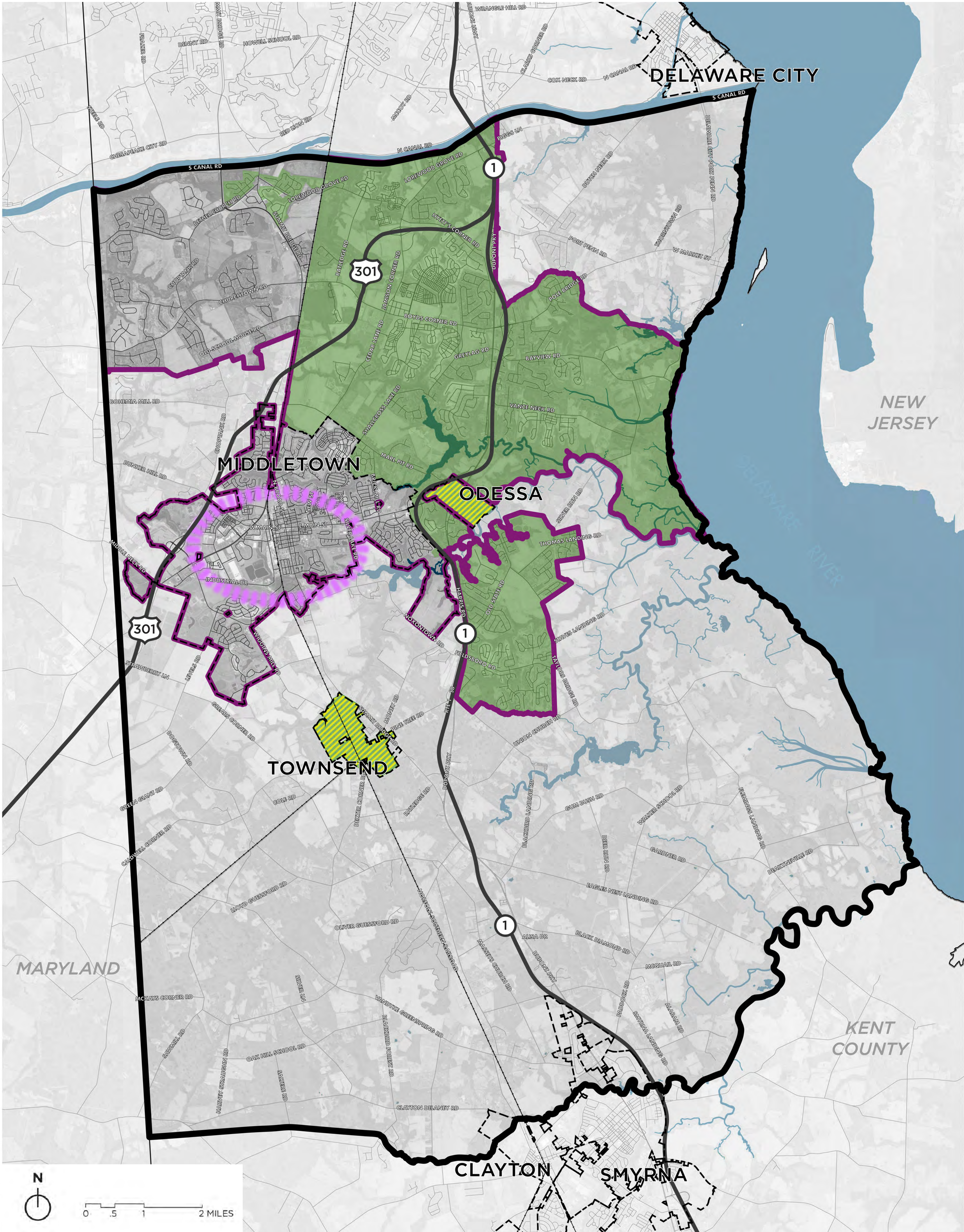
- Potential Future Growth Area
- Potential Future Targeted Growth Area

Boundaries

- Southern New Castle County Study Area
- Municipalities

Scenario III: Employment Hub + Conservation Growth

Areas Currently Sewered By New Castle County



Scenario Growth Areas

- Potential Future Growth Area
- Potential Future Targeted Growth Area

Boundaries

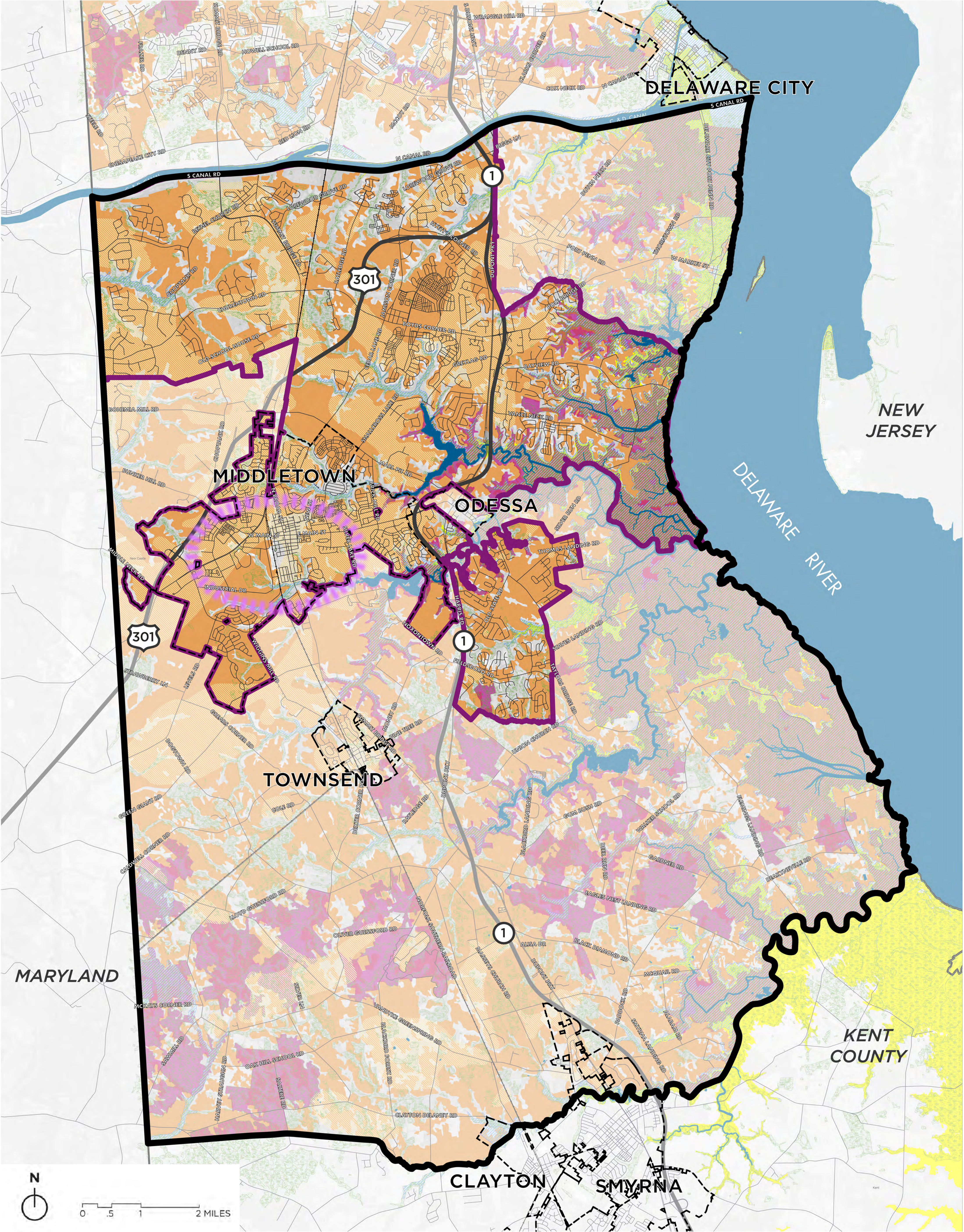
- Southern New Castle County Study Area
- Municipalities

Sewer

- Unincorporated Areas Currently Sewered by New Castle County
- Incorporated Areas Currently Sewered by New Castle County

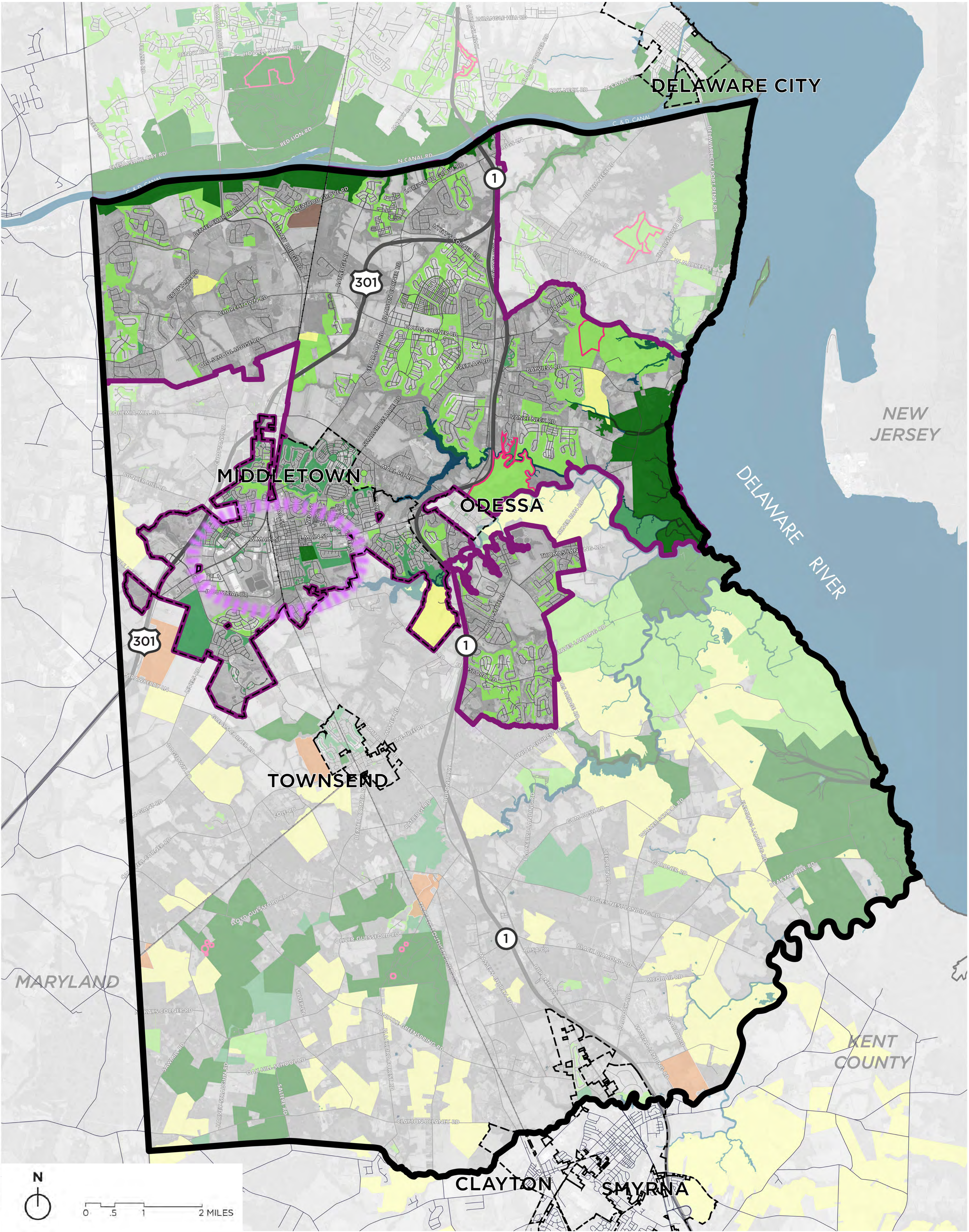
Scenario III: Employment Hub + Conservation Growth

Environmental Features



Scenario III: Employment Hub + Conservation Growth

Preservation / Protected Lands



Scenario Growth Areas

- Potential Future Growth Area
- Potential Future Targeted Growth Area

Boundaries

- Southern New Castle County Study Area
- Municipalities

Preservation / Protected Lands Layers

Easements

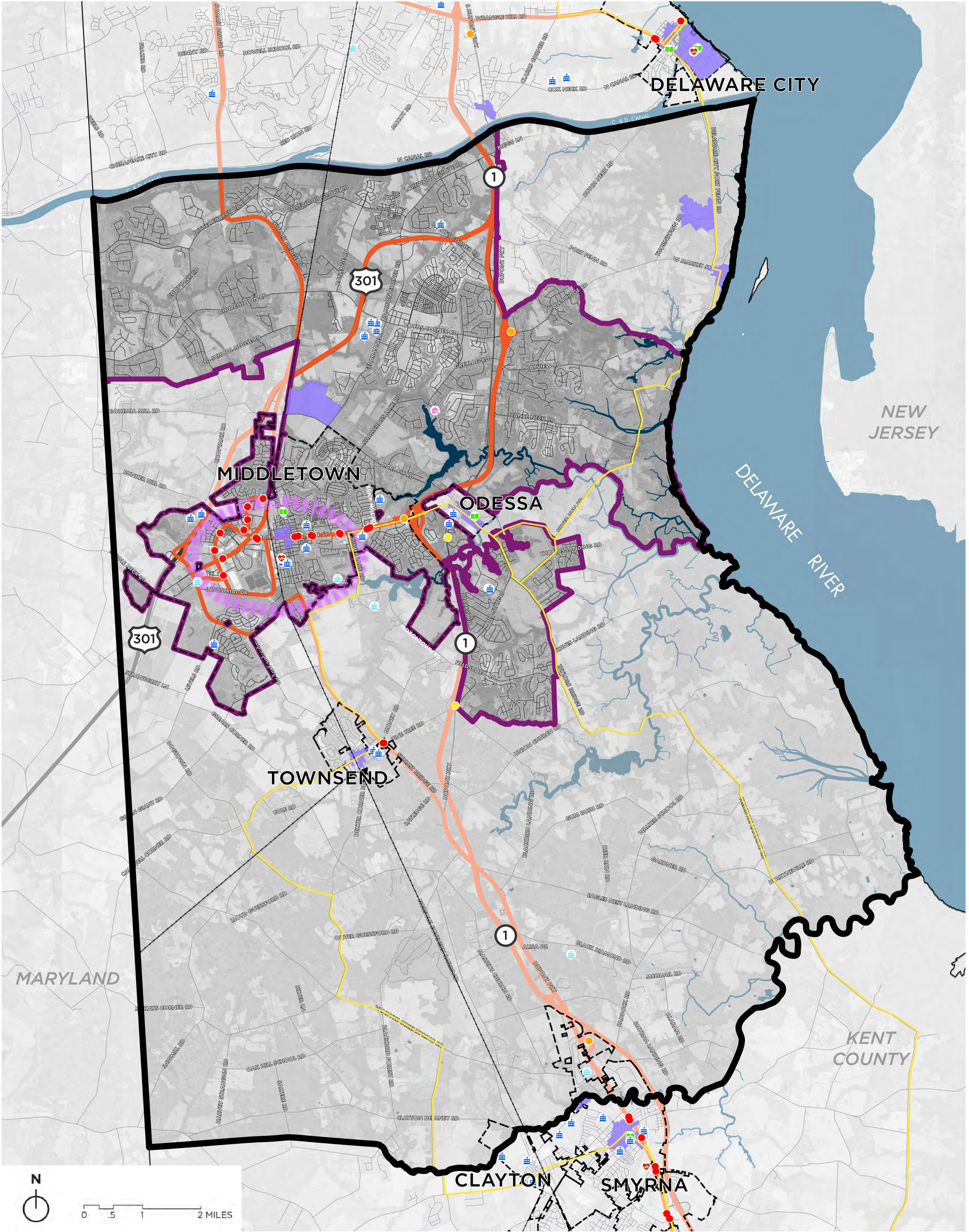
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Open Space

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- Nature Preserves

Scenario III: Employment Hub + Conservation Growth

Transit, Community Facilities, and Historic Districts



Scenario Growth Areas

- Potential Future Growth Area
- Potential Future Targeted Growth Area

Boundaries

- Southern New Castle County Study Area
- Municipalities

Transit

- Fixed-Route System
- Bus Stops
- Park and Ride
- Park and Pool

Community Facilities

- Public Schools
- Private Schools
- Assisted Living Facilities
- Nursing Homes
- Libraries

Other

- National Register Historic Districts
- Delaware Byways