


Southern New Castle County Master Plan

Public Workshop #2: VISIONING
January 31, 2019



Agenda (5:30 – 8:30pm)

5:30 Sign In / Visit Information Boards

6:00 Presentation

6:30 Small Group Activity

8:20 Next Steps



Welcome!

Dave Gula
Principal Planner
WILMAPCO



Tonight's meeting

- Introduce the Southern New Castle County Master Plan
 - Purpose
 - Process
 - Existing conditions in the study area
- Engage the community – YOU!
 - Developing a shared vision, goals
 - Identifying and prioritizing key issues
 - Developing metrics/criteria for plan alternatives evaluation



Purpose and desired outcome

- Establish a long-term, publicly-supported vision for land use and infrastructure in southern New Castle County
- Provide recommendations to update key planning documents:
 - County Comprehensive Plan
 - WILMAPCO Regional Transportation Plan
 - DelDOT Capital Transportation Program



About the Master Plan

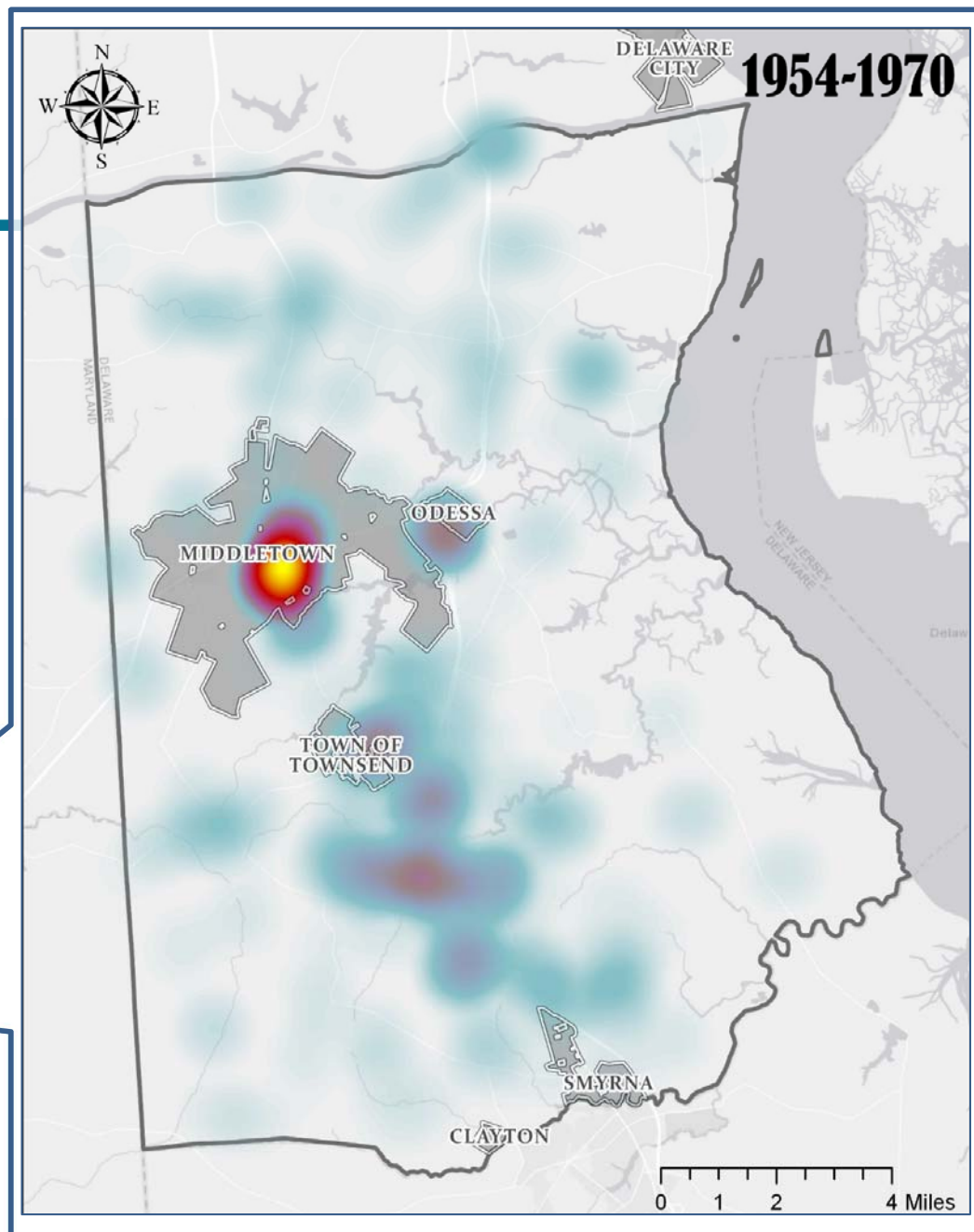
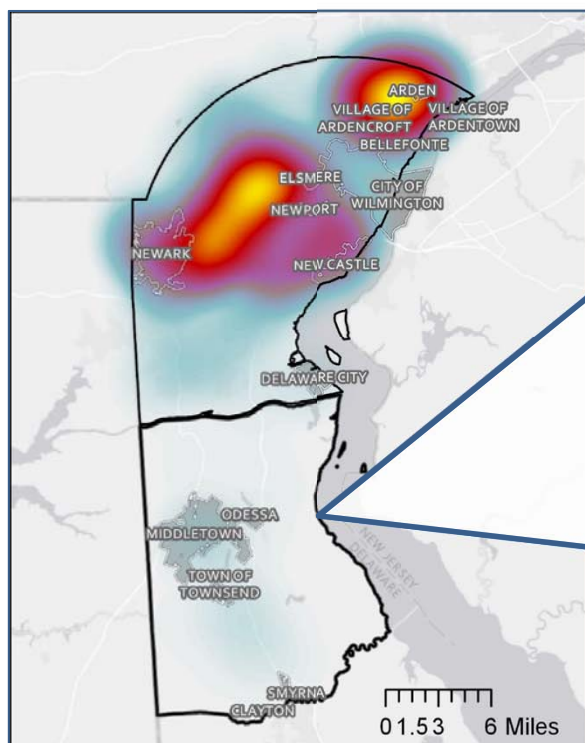
Richard Hall

General Manager, Department of Land Use
New Castle County



Single Family Residential Dwellings

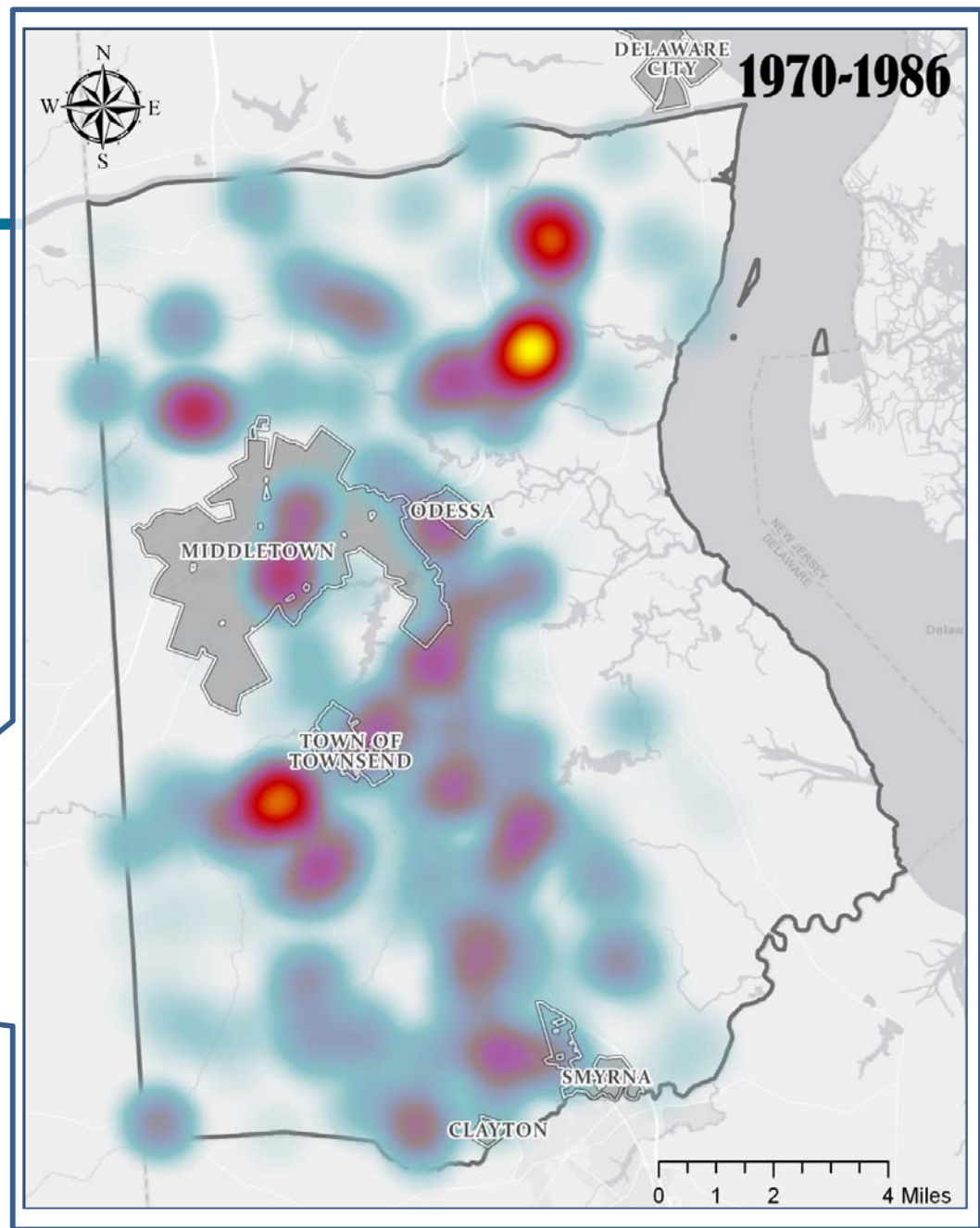
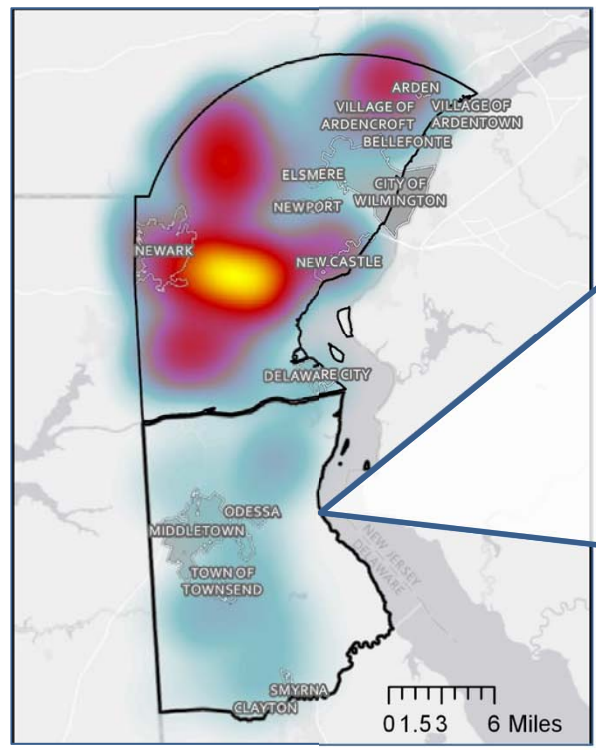
652 South of the Canal
36,622 North of the Canal





Single Family Residential Dwellings

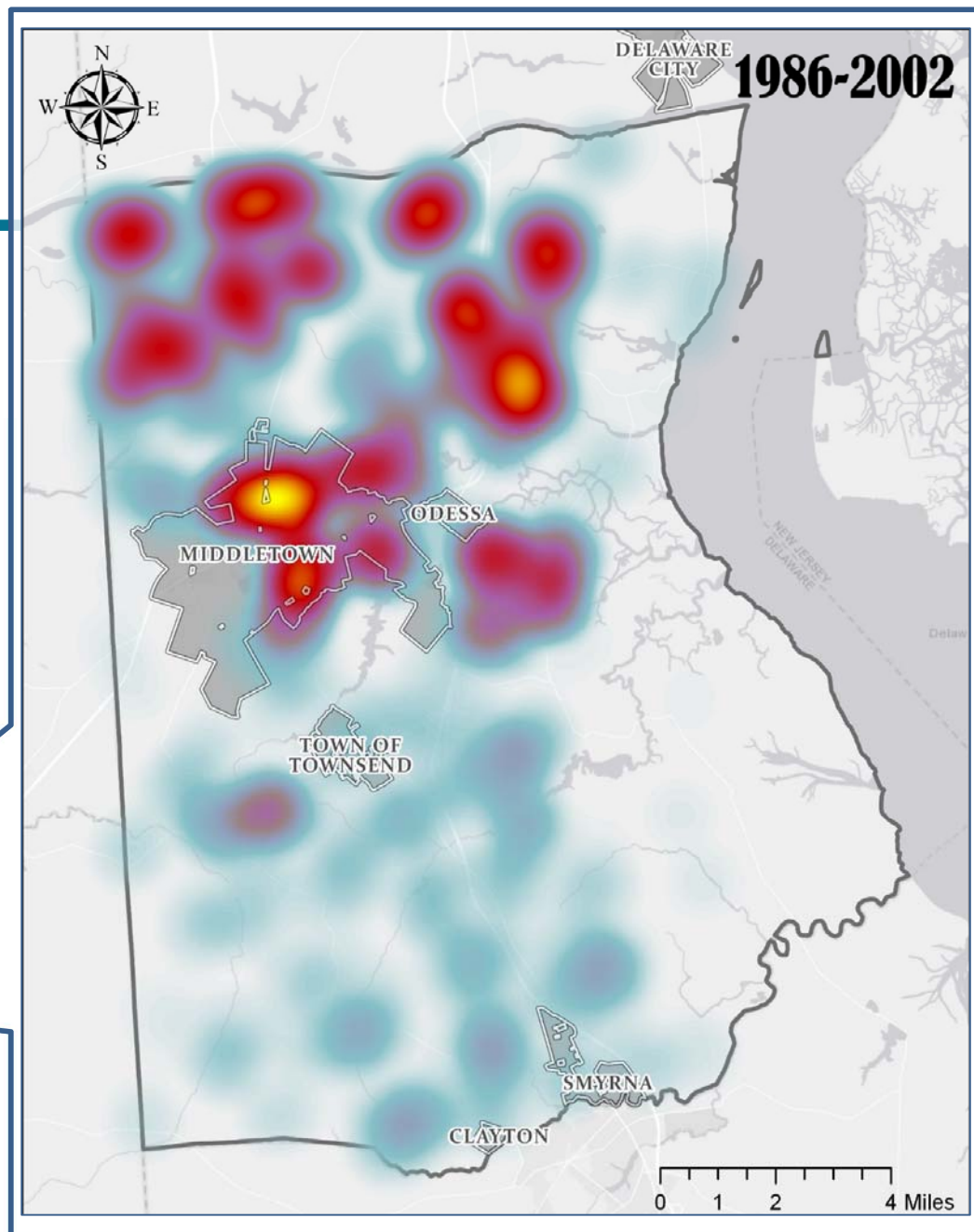
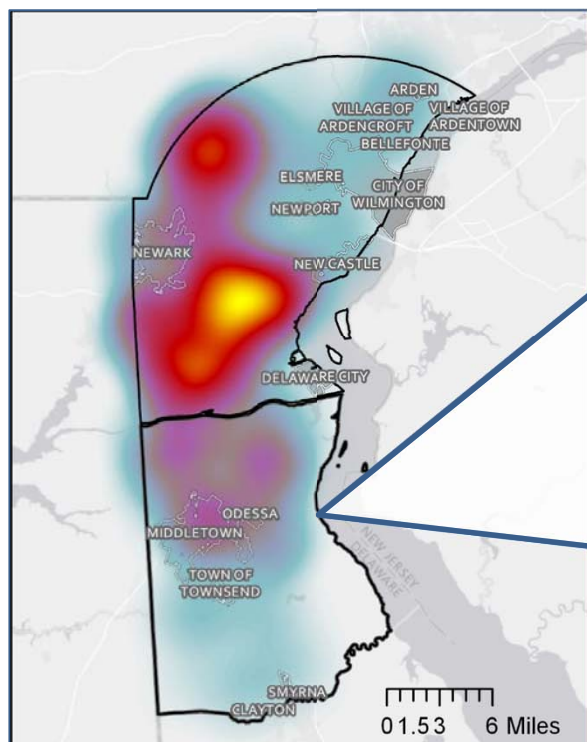
1,368 South of the Canal
17,174 North of the Canal





Single Family Residential Dwellings

5,950 South of the Canal
25,772 North of the Canal

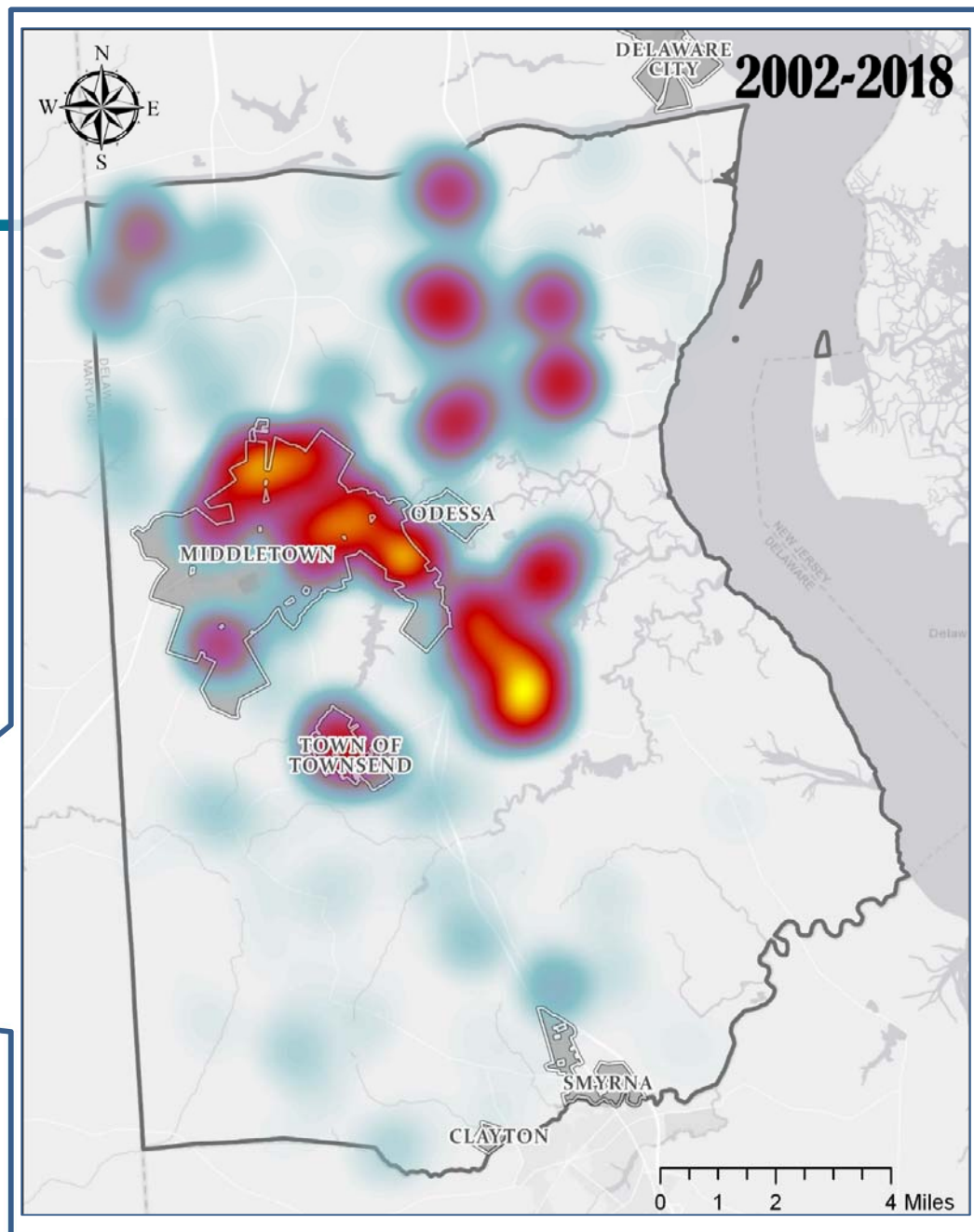
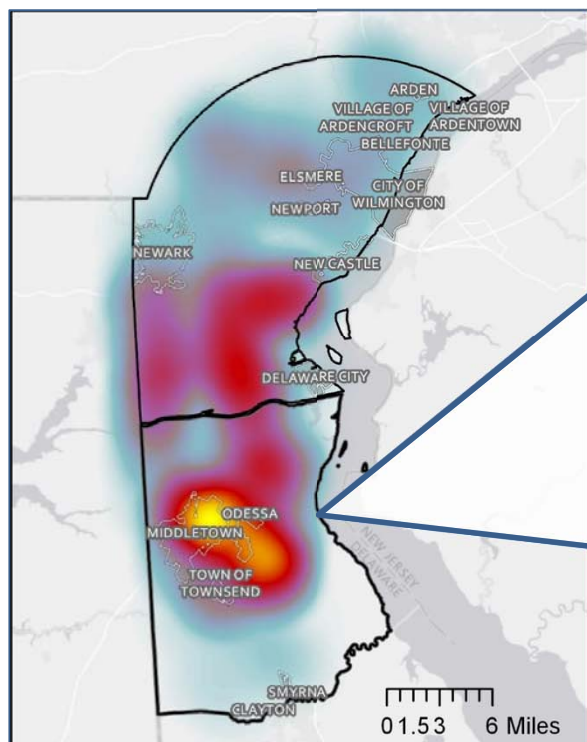




Single Family Residential Dwellings

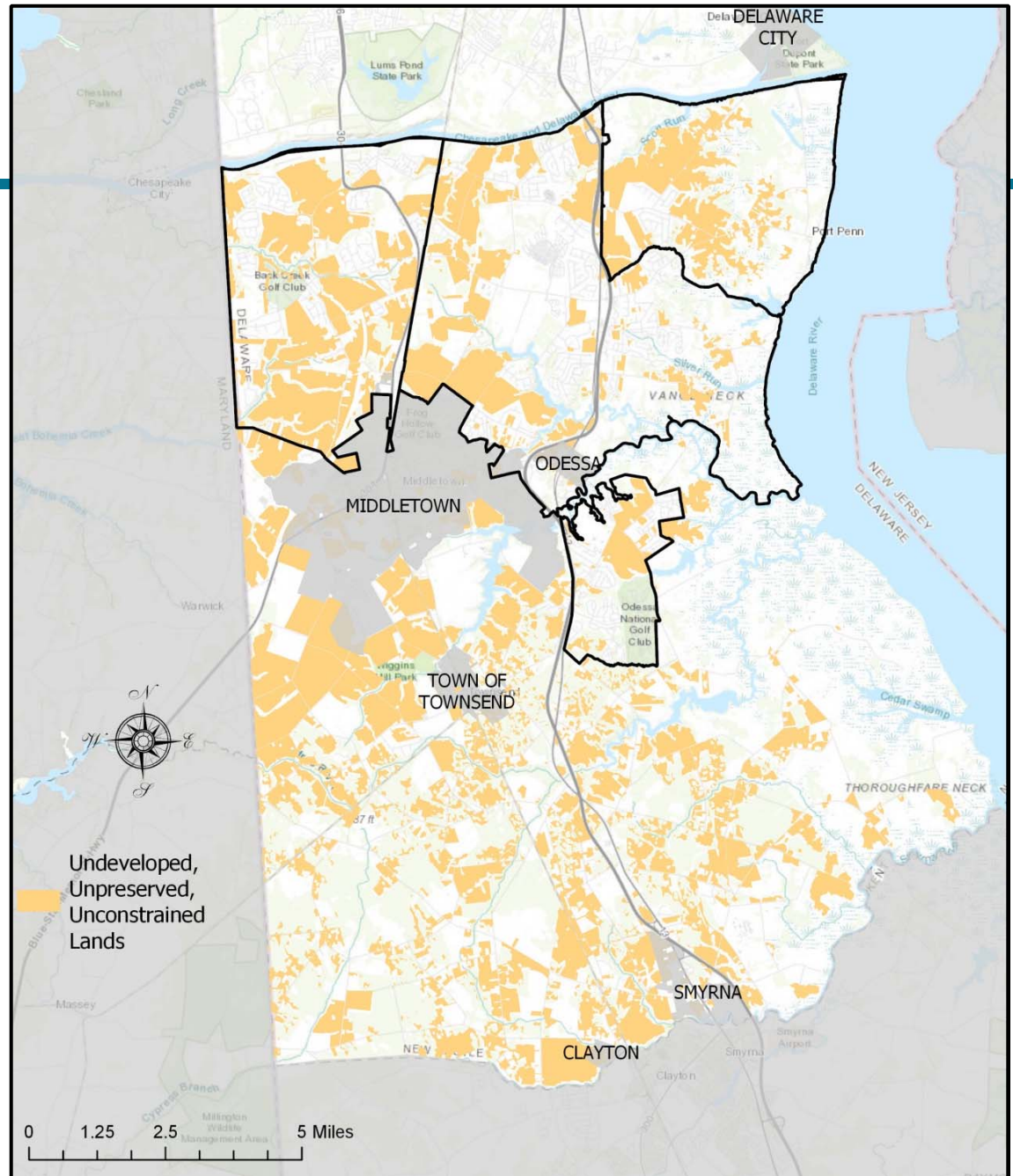
6,342 South of the Canal

7,361 North of the Canal





What's
Left?

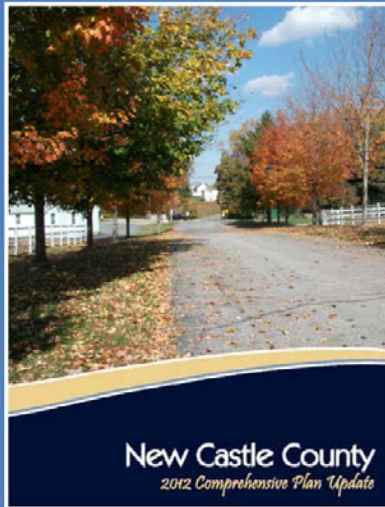


Comprehensive Plan update

Current Status

2012 Comprehensive Plan

Per State law the County's Comprehensive Plan must be updated every 10 years and evaluated every 5.



Proposed Update Approach

2022 Comprehensive Plan

Why?

- 5 year evaluation
- Diverse county needs finer-grained approach
- High quality existing studies

Update Approach

Adopt key components of subarea plans and update the overall Plan

Current subareas

- North Claymont
- Route 9 Corridor
- South of the Canal
- Route 202 Corridor

Initial New Castle County Sub-area Plans 2018

- SR 9 Corridor Master Plan
- Concord Pike Corridor Master Plan
- North Claymont Area Master Plan
- Southern New Castle County Planning Area
- Municipalities

Updated January 2019



0 2.75 5.5 11 Miles



Where do we grow from here?

- Are we growing too fast or too slow?
- Are the right things being built in the right places?
...growing smart?
- Are we adequately protecting environmental, agricultural, cultural, and historic resources?
- How will changes in climate, energy production, and transportation affect our communities?
- Are we supporting communities that need reinvestment and revitalization?
- Are we adequately planning for future housing and economic development needs?
- Will our infrastructure adequately serve our current and future needs?
- In 20 or 30 years will New Castle County and its communities be vibrant? Will the County be a place where we and others will want to live, work, play, and learn?



Planning activities

Jeff Riegner

Whitman, Requardt & Associates, LLP



Planning activities

1. Issues and constraints DRAFT COMPLETE
2. Community visioning WE ARE HERE
3. Scenario development
4. Scenario modeling and analysis
5. Preferred alternative and report



1. Issues and constraints

- Existing conditions and future trends
 - Demographic trends
 - Transportation conditions
 - Economic development/employment
 - Zoning/sewers
 - Land preservation/environment
 - Development activity
 - Schools/community facilities
- Draft report is complete
- Additional traffic counts will be conducted now that US 301 is open



2. Community visioning

- A successful plan is built on:
 - Comprehensive stakeholder input
 - Sound technical analysis
- Work will be guided by:
 - Staff Committee of agency representatives
 - Advisory Committee with broad representation from the community
 - Public input like this visioning workshop
- Website and social media



**Where
we are**

**How we
get there**

**Our
vision**

**You have to build the abutments
before you build the bridge**



3. Scenario development

- Land use and transportation scenarios:
 - Informed by issues/constraints data
 - Built on the community vision
 - Reviewed by the Staff Committee and Advisory Committee
 - Presented at a public workshop in spring 2019 for comments and refinement

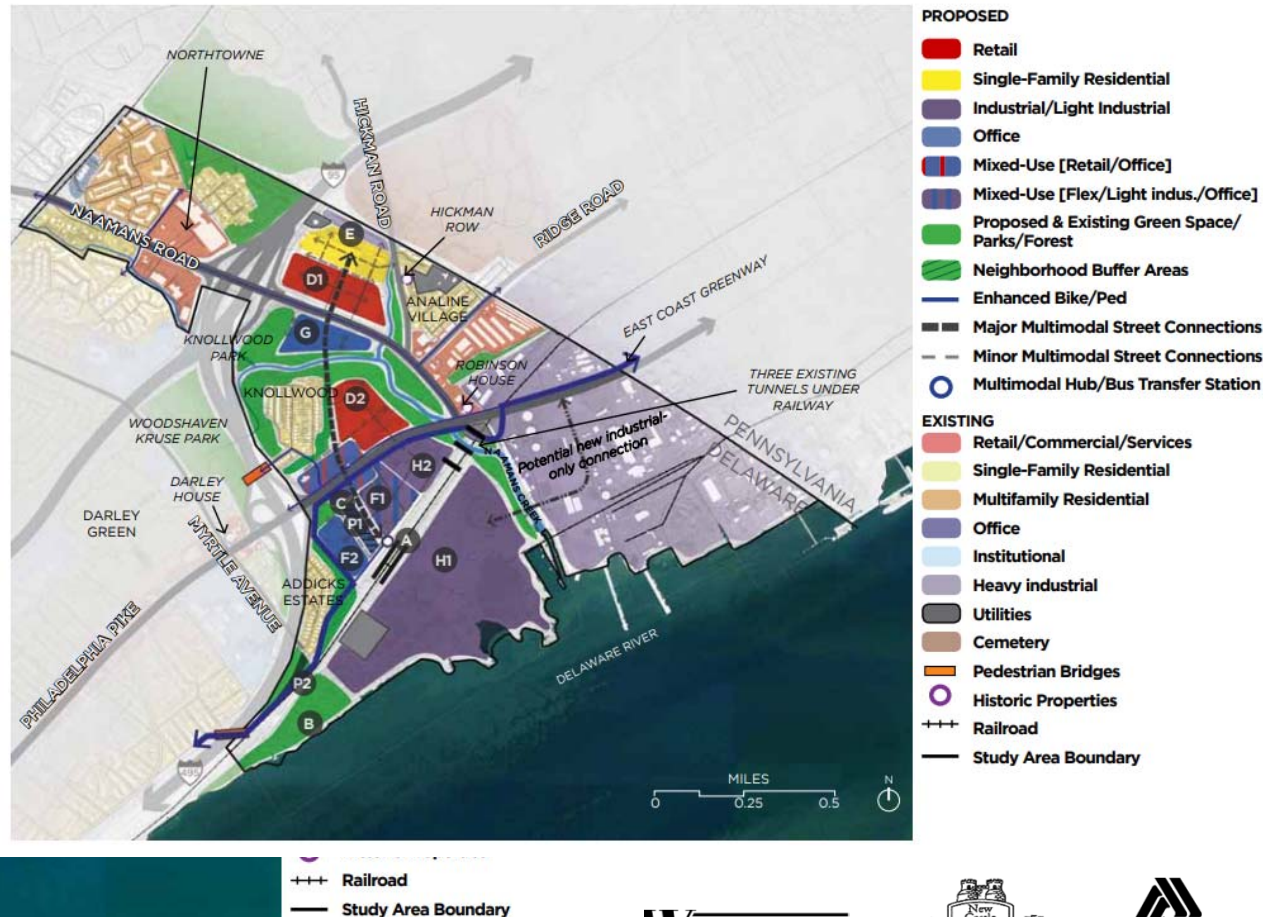
3. Scenario development

What scenarios might look like:

Figure 4-3. Scenario 2 Map



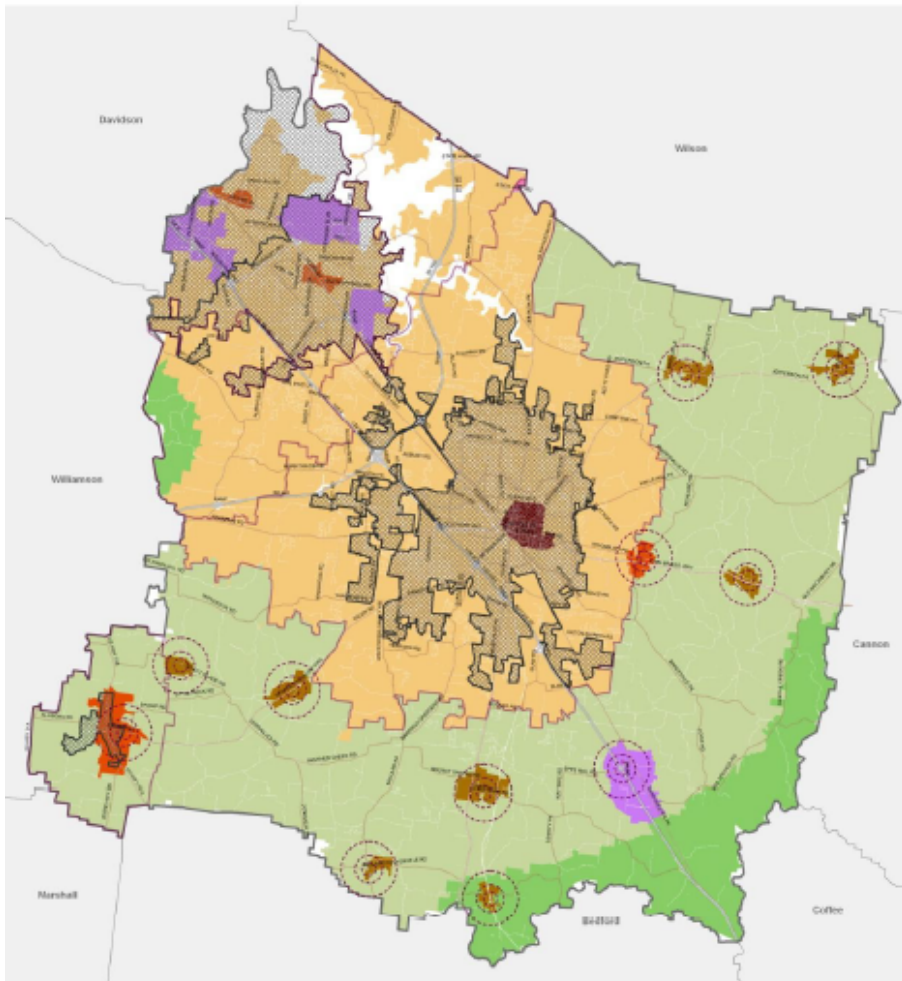
Figure 4-4. Scenario 3 Map



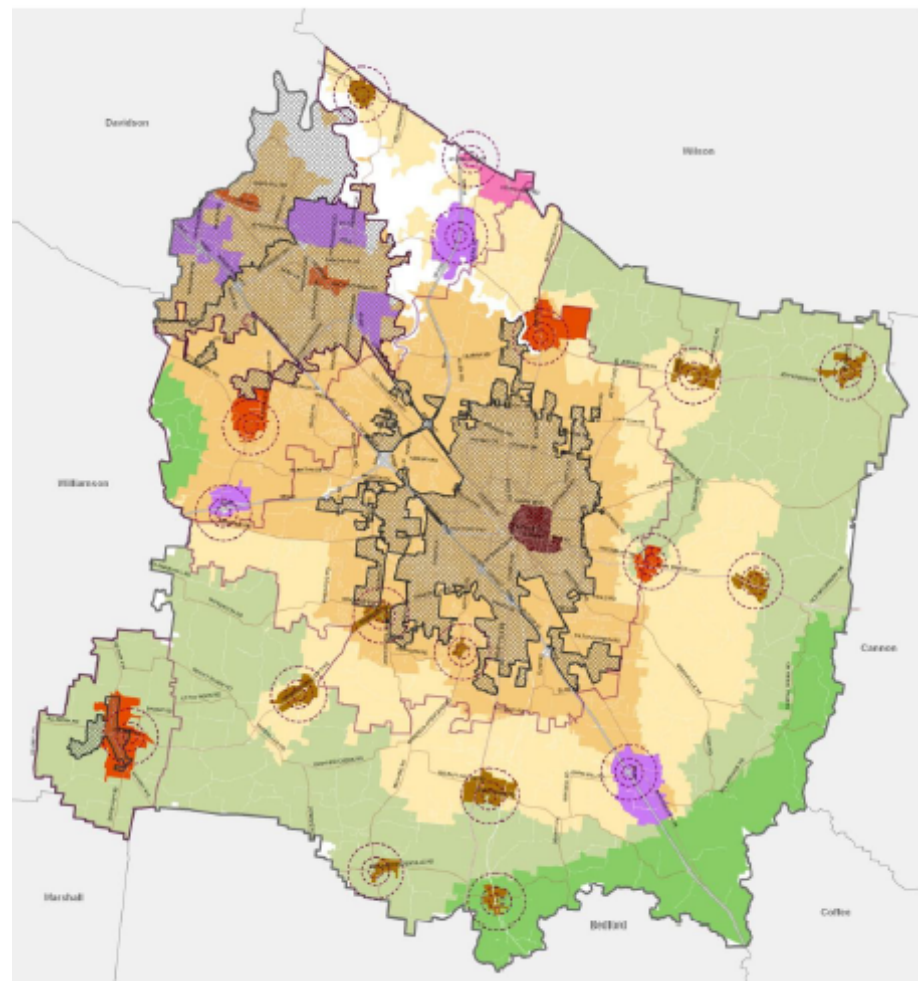
3. Scenario development

What scenarios might look like:

Urban Infill



Suburban Belt





4. Scenario analysis

- How each scenario will perform with respect to:
 - Land use
 - Transportation of all modes
 - Sewers
 - Schools
 - Resource preservation
- Public workshop in late summer/early fall 2019 to review results



4. Scenario analysis

Metrics and how they're used

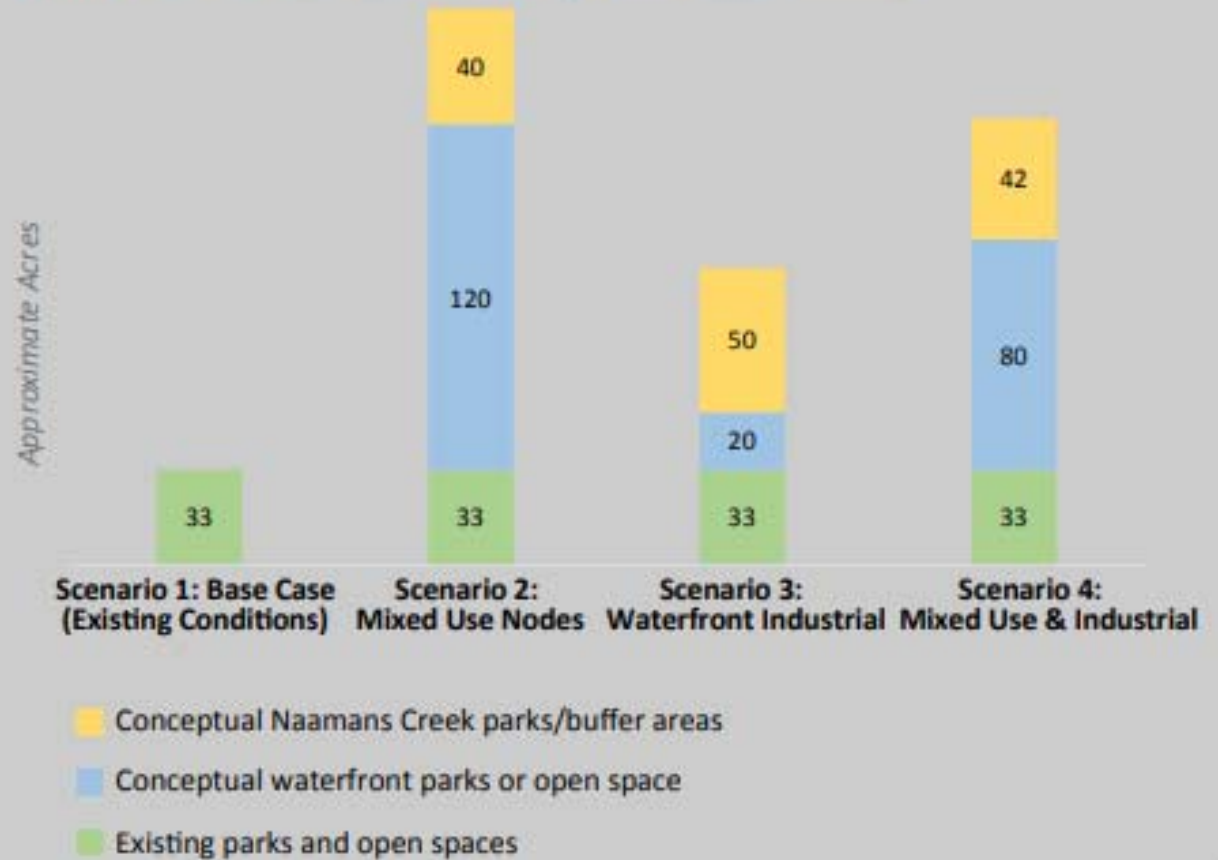
HOW DO THE SCENARIOS STACK UP?

Goals	Objectives
Increase the Network of Open Space and Recreation Facilities	Provide access to more public open space and recreation facilities, including parks
	Designate public access areas on the waterfront
	Continue the East Coast Greenway and provide more off-road trails
Protect and Restore the Environment	Mitigate existing and future air, water, and sound pollution

4. Scenario analysis

Metrics
and
how
they're
used

Figure 5-6. Parks, Open Space, and Buffer Areas (By Scenario)





5. Preferred outcome/report

- Selection of locally preferred land use and infrastructure scenario based on:
 - Data analysis and review
 - Comprehensive stakeholder input
- Final report
 - Introduction to the Master Plan
 - Existing conditions
 - Goals and performance measures
 - Scenarios considered and selected
 - Detailed implementation plan

Schedule

	2018	2019	TBD
Project tasks			
1. Identification of Issues and Constraints			
2. Community Visioning			
3. Scenario Development			
4. Scenario Modeling and Analysis			
5. Preferred Outcome and Report			
Endorsement by WILMAPCO and New Castle County			
Outreach activities			
Staff Committee meeting	● ●	● ● ● ● ● ●	
Advisory Committee meeting		● ● ● ● ●	
Public workshop	●	● ● ● ●	

WE ARE HERE



Engagement Process

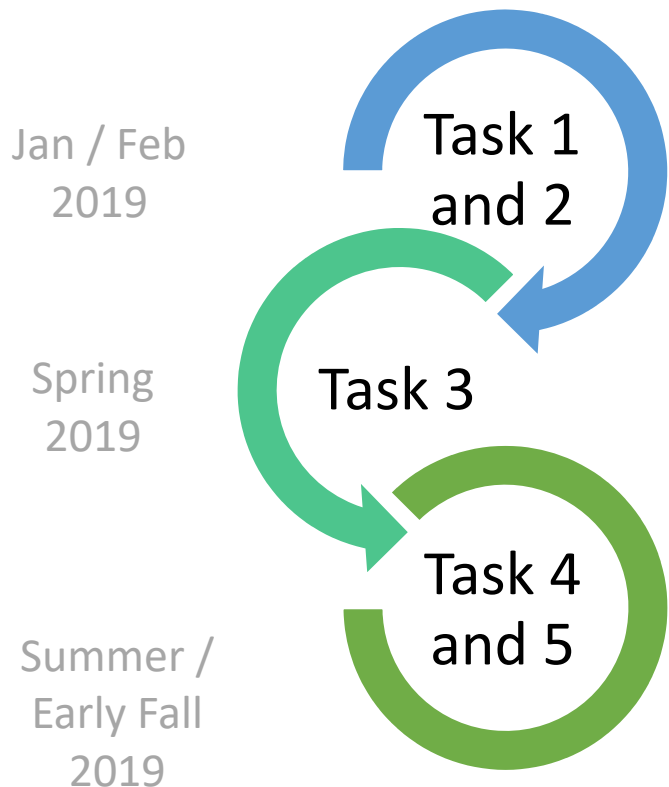
Andrea Trabelsi

Whitman, Requardt & Associates, LLP



Engagement Process

Goal: Develop a consensus-driven, implementable plan for a vibrant future



Visioning & Existing Conditions

- Shape a Shared Vision and Goals
- Understand Current Conditions
- Define Criteria/Metrics of Plan Success

Alternatives Development

- Confirm Vision, Goals, Metrics
- Define Alternative Plan Scenarios

Alternatives Evaluation Preferred Plan Selection

- Evaluate Tradeoffs of Plan Alternatives
- Identify Desired Plan and Recommendations
- Refine and Finalize



Tonight's Activities

1. Introduce yourselves,
Draft Vision
2. Issue Identification
3. Report Out
4. Issue Prioritization
Polling
5. Draft Vision #2 and
Poll Results

Ground Rules

- Listen actively
- Each person is given opportunity to speak
- Disagreement is healthy, but do so respectfully
- Stay on point
- Stay on time



Tonight's Activities

Issue Identification:

- Get specific and choose the top two per category

Tabulation and Report Out:

- What specific issues came up among all of the groups?
- Were there any issues from other tables that your group did not raise?

Issue Prioritization:

- From all ideas, which specific issues are most important to you?

Metroquest

- <https://SNCCMasterPlan.metroquest.com>

The screenshot displays the Metroquest interface for the SNCC Master Plan. At the top, a header bar shows "SNCC MASTER PLAN" on the left and a "Progress" indicator with a green bar on the right. Below the header, a teal sidebar on the left contains a "Welcome" section with a dropdown arrow and a "WELCOME" label. The main content area features a large text box stating: "Your knowledge and ideas are important for... ...creating a shared vision, goals, and implementable plan for the future of southern New Castle County. Your input via this site will guide development of the Master Plan. A second round of activities will be presented later this spring (2019)." Below this text is a "Study Area" button and a "Begin" button with a green arrow. The main area also includes three images: a wetland landscape, a house with red flowers, and a street scene. At the bottom of the main area, a section titled "Planning Tasks 1,2: Visioning & Existing Conditions (Now)" lists three tasks: "Shape a Shared Vision and Goals", "Understand Current Conditions", and "Define Criteria/Metrics of Plan Success". A logo for "SOUTHERN NEW CASTLE COUNTY MASTER PLAN" is visible in the bottom right corner of the main area. On the right side, a teal sidebar contains four numbered buttons: "2 VISION", "3 PRIORITY RANKING", "4 WRAP UP", and a "Begin" button at the bottom.

SNCC MASTER PLAN

Progress

Welcome

WELCOME

Your knowledge and ideas are important for...

...creating a shared vision, goals, and implementable plan for the future of southern New Castle County. Your input via this site will guide development of the Master Plan. A second round of activities will be presented later this spring (2019).

Study Area

Begin

2 VISION

3 PRIORITY RANKING

4 WRAP UP

Planning Tasks 1,2: Visioning & Existing Conditions (Now)

- Shape a Shared Vision and Goals
- Understand Current Conditions
- Define Criteria/Metrics of Plan Success

SOUTHERN NEW CASTLE COUNTY MASTER PLAN



Thank you!

Next Steps

- If you provided your email address, you will receive notice of future meetings (the next will be in the spring)
- Follow our progress at www.wilmapco.org/sncc
- Visit <https://SNCCMasterPlan.metroquest.com> by February 22
- Invite your neighbors / friends to help shape southern New Castle County's future