

LAND-USE SCENARIOS

- Developed based on input from Workshop 2, using the preferred plan options for the Focus Areas as a starting point
- Include program from the refined, preferred Focus Areas plans, along with current development under construction/approved
- Followed *New Castle County Unified Development Code – Article 5* methodology
- Aligns with the County’s population consortium projections
- Being used for the Traffic Modeling

KEY	
	Approved redevelopment (not built or under construction)
	Under construction/recently completed redevelopment
Source: http://mscretail.com/property-listing/the-concord/	

*The sum total reflects consistent rounding formulas within the spreadsheet

Scenario 1: Existing Zoning													
					Net New						Net New		
Location	Parcel #'s	#	Existing Zone	Description	Retail (SF)	Residential (SF)	Residential (MF)	Hotel (Keys)	Civic (SF)	Office (SF)	Retail Jobs (1 per 400 s.f.)	Civic Jobs (1 per 600 s.f.)	Office Jobs (1 per 350 s.f.)
Sub-Area 2 (Between Silverside Rd & Murphy Rd)	06-100.00-067 06-100.00-102 & 103	4	OR	Avenue North	200,000	-	335	360	-	-	444	-	-
	06-089.00-164 & 165 06-100.00-068 to 078	5a	CN	Fairfax Commercial	(124,444)	-	160	(127)	-	90,215	(277)	-	258
	06-100.00-101 06-101.00-445 & 446 06-089.00-155, 163, 166, 167 & 169	5b	NCGA	Fairfax Multi-Family	-	-	-	-	-	-	-	-	-
	06-064.00-032	7	CN	Former Charles Bush School	28,400	-	-	-	-	56,800	63	-	162
	06-064.00-242	8	CN	Brandywine Op. & Mt. Lebanon Park	23,580	-	-	-	(12,120)	47,160	52	(20)	135
	06-051.00-014	9e	ST	Columbia Place at Garden of Eden Road	-	61	88	-	-	-	-	-	-
Sub-Area 3 (Between Beaver Valley Rd/Naamans Rd & Silverside Rd)	06-051.00-119 & 053	11	CR	Chuck-E-Cheese	408	-	133	-	-	74,825	1	-	214
	06-051.00-054, 112, 113 06-052.00-002, 003, 267, 268 & 296	12	CR	Concord Plaza	40,000	-	340	-	-	(165,927)	89	-	(474)
	06-029.00-013 & 015 06-029.00-023 to 026	16a	CR	Restaurant Row (West of 202)	32,000	-	-	220	-	-	71	-	-
	06-029.00-009, 010, 011, 016 & 020	16b	S	Widener University (East of 202)	-	-	-	-	-	-	-	-	-
Sub-Area 4 (North of Beaver Valley Rd/Naamans Rd)	06-011.00-022, 080, 081, 082 & 099	23	CR	Brandywine Town Center	82,331	-	704	150	(7,631)	431,793	183	(13)	1,234
				TOTAL*	282,275	61	1,760	603	(19,751)	534,866	627	(33)	1,528

Scenario 2: Proposed Zoning - Low													
					Net New						Net New		
Location	Parcel #'s	#	Existing Zone	Description	Retail (SF)	Residential (SF)	Residential (MF)	Hotel (Keys)	Civic (SF)	Office (SF)	Retail Jobs (1 per 400 s.f.)	Civic Jobs (1 per 600 s.f.)	Office Jobs (1 per 350 s.f.)
Sub-Area 2 (Between Silverside Rd & Murphy Rd)	06-100.00-067 06-100.00-102 & 103	4	OR	Avenue North	200,000	-	335	360	-	-	444	-	-
	06-089.00-164 & 165 06-100.00-068 to 078	5a	CN	Fairfax Commercial	(111,559)	-	321	(127)	-	51,550	(248)	-	147
	06-100.00-101 06-101.00-445 & 446 06-089.00-155, 163, 166, 167 & 169	5b	NCGA	Fairfax Multi-Family	-	-	43	-	-	-	-	-	-
	06-064.00-032	7	CN	Former Charles Bush School	12,175	-	97	-	-	-	27	-	-
	06-064.00-242	8	CN	Brandywine Op. & Mt. Lebanon Park	25,260	-	-	-	13,140	50,520	56	22	144
	06-051.00-014	9e	ST	Columbia Place at Garden of Eden Road	-	61	88	-	-	-	-	-	-
Sub-Area 3 (Between Beaver Valley Rd/Naamans Rd & Silverside Rd)	06-051.00-119 & 053	11	CR	Chuck-E-Cheese	(14,567)	-	186	-	-	29,925	(32)	-	86
	06-051.00-054, 112, 113 06-052.00-002, 003, 267, 268 & 296	12	CR	Concord Plaza	40,000	-	340	-	-	(165,927)	89	-	(474)
	06-029.00-013 & 015 06-029.00-023 to 026	16a	CR	Restaurant Row (West of 202)	32,000	-	450	220	-	-	71	-	-
	06-029.00-009, 010, 011, 016 & 020	16b	S	Widener University (East of 202)	32,590	-	252	150	-	(106,241)	72	-	(304)
Sub-Area 4 (North of Beaver Valley Rd/Naamans Rd)	06-011.00-022, 080, 081, 082 & 099	23	CR	Brandywine Town Center	(11,522)	-	1,079	150	(7,631)	109,000	(26)	(13)	311
				TOTAL*	204,377	61	3,190	753	5,509	(31,173)	454	9	(89)

Scenario 3: Proposed Zoning - High													
					Net New						Net New		
Location	Parcel #'s	#	Existing Zone	Description	Retail (SF)	Residential (SF)	Residential (MF)	Hotel (Keys)	Civic (SF)	Office (SF)	Retail Jobs (1 per 400 s.f.)	Civic Jobs (1 per 600 s.f.)	Office Jobs (1 per 350 s.f.)
Sub-Area 2 (Between Silverside Rd & Murphy Rd)	06-100.00-067 06-100.00-102 & 103	4	OR	Avenue North	200,000		335	360	-	-	444	-	-
	06-089.00-164 & 165 06-100.00-068 to 078	5a	CN	Fairfax Commercial	(59,999)		481	(127)	-	77,330	(133)	-	221
	06-100.00-101 06-101.00-445 & 446 06-089.00-155, 163, 166, 167 & 169	5b	NCGA	Fairfax Multi-Family	-		71	-	-	-	-	-	-
	06-064.00-032	7	CN	Former Charles Bush School	18,260		146	-	-	-	41	-	-
	06-064.00-242	8	CN	Brandywine Op. & Mt. Lebanon Park	37,895		-	-	25,775	75,790	84	43	217
	06-051.00-014	9e	ST	Columbia Place at Garden of Eden Road	-	61	88	-	-	-	-	-	-
Sub-Area 3 (Between Beaver Valley Rd/Naamans Rd & Silverside Rd)	06-051.00-119 & 053	11	CR	Chuck-E-Cheese	(14,567)		186	-	-	29,925	(32)	-	86
	06-051.00-054, 112, 113 06-052.00-002, 003, 267, 268 & 296	12	CR	Concord Plaza	40,000		340	-	-	(165,927)	89	-	(474)
	06-029.00-013 & 015 06-029.00-023 to 026	16a	CR	Restaurant Row (West of 202)	(22,046)		650	220	-	-	(49)	-	-
	06-029.00-009, 010, 011, 016 & 020	16b	S	Widener University (East of 202)	50,130		447	150	-	6,389	111	-	18
Sub-Area 4 (North of Beaver Valley Rd/Naamans Rd)	06-011.00-022, 080, 081, 082 & 099	23	CR	Brandywine Town Center	(11,522)		1,378	150	(7,631)	168,000	(26)	(13)	480
				TOTAL*	238,152	61	4,122	753	18,144	191,507	529	30	547

Key Map

