

New Castle County Growth, Analysis, Planning, and Policy

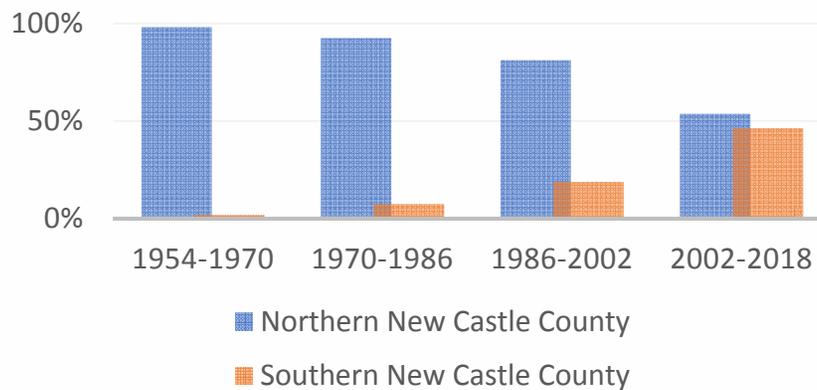


1954-1970 Single Family Dwellings

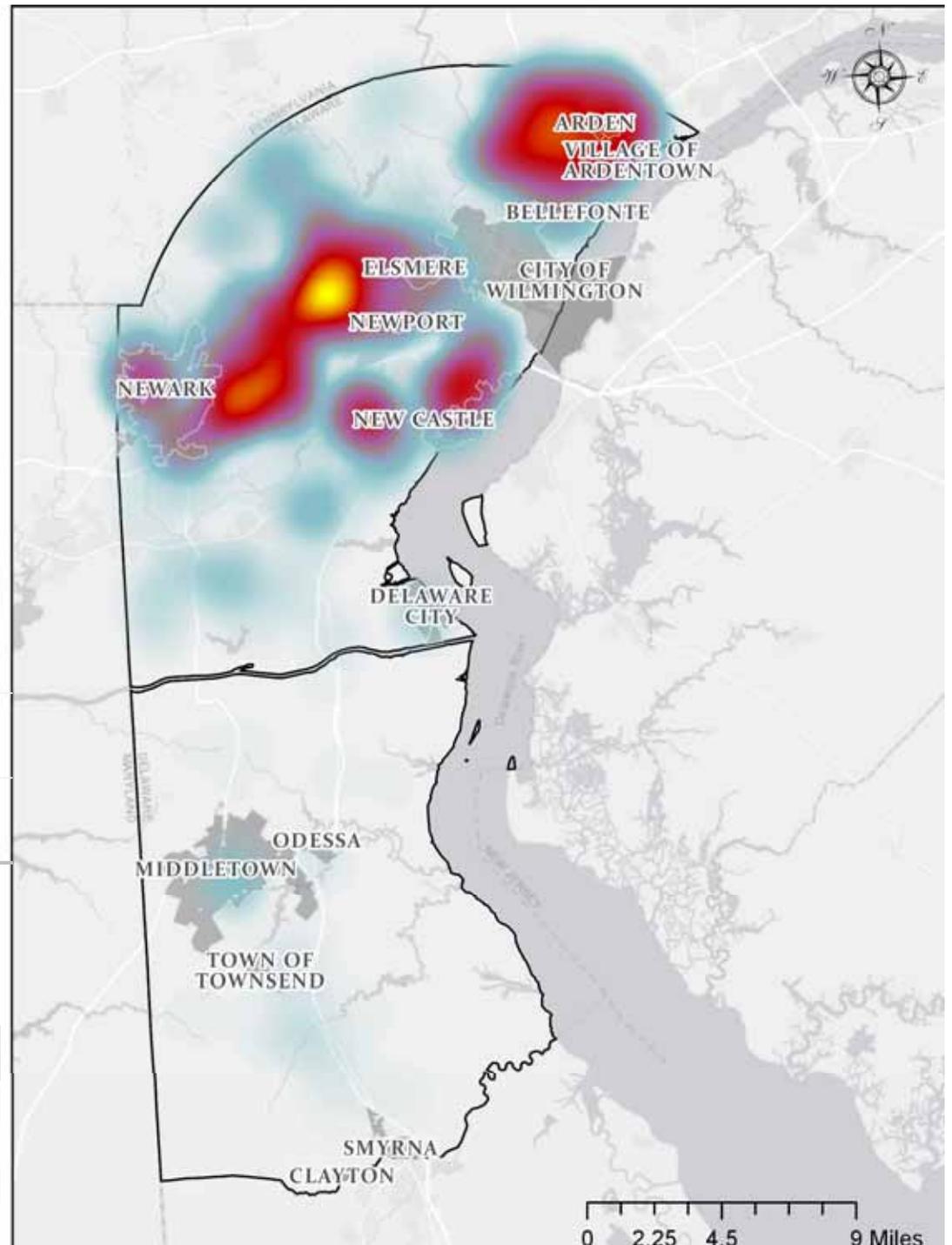
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New Castle County Single Family Dwelling Construction



| | Northern New Castle County | Southern New Castle County |
|-----------|----------------------------|----------------------------|
| 1954-1970 | 36,622 | 652 |
| 1970-1986 | 17,174 | 1,368 |
| 1986-2002 | 25,772 | 5,950 |
| 2002-2018 | 7,361 | 6,342 |

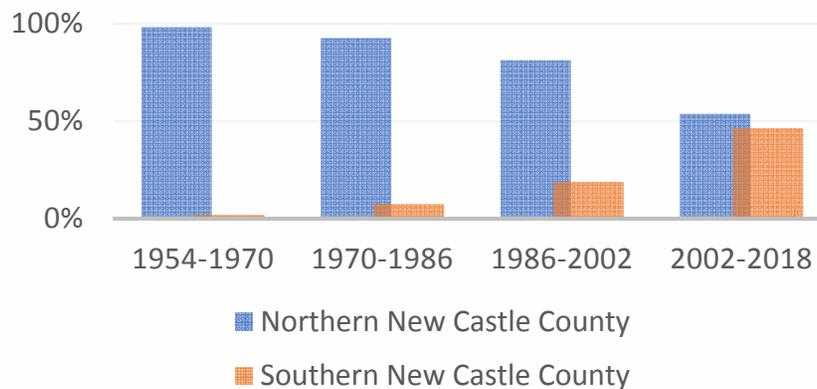


1970-1986 Single Family Dwellings

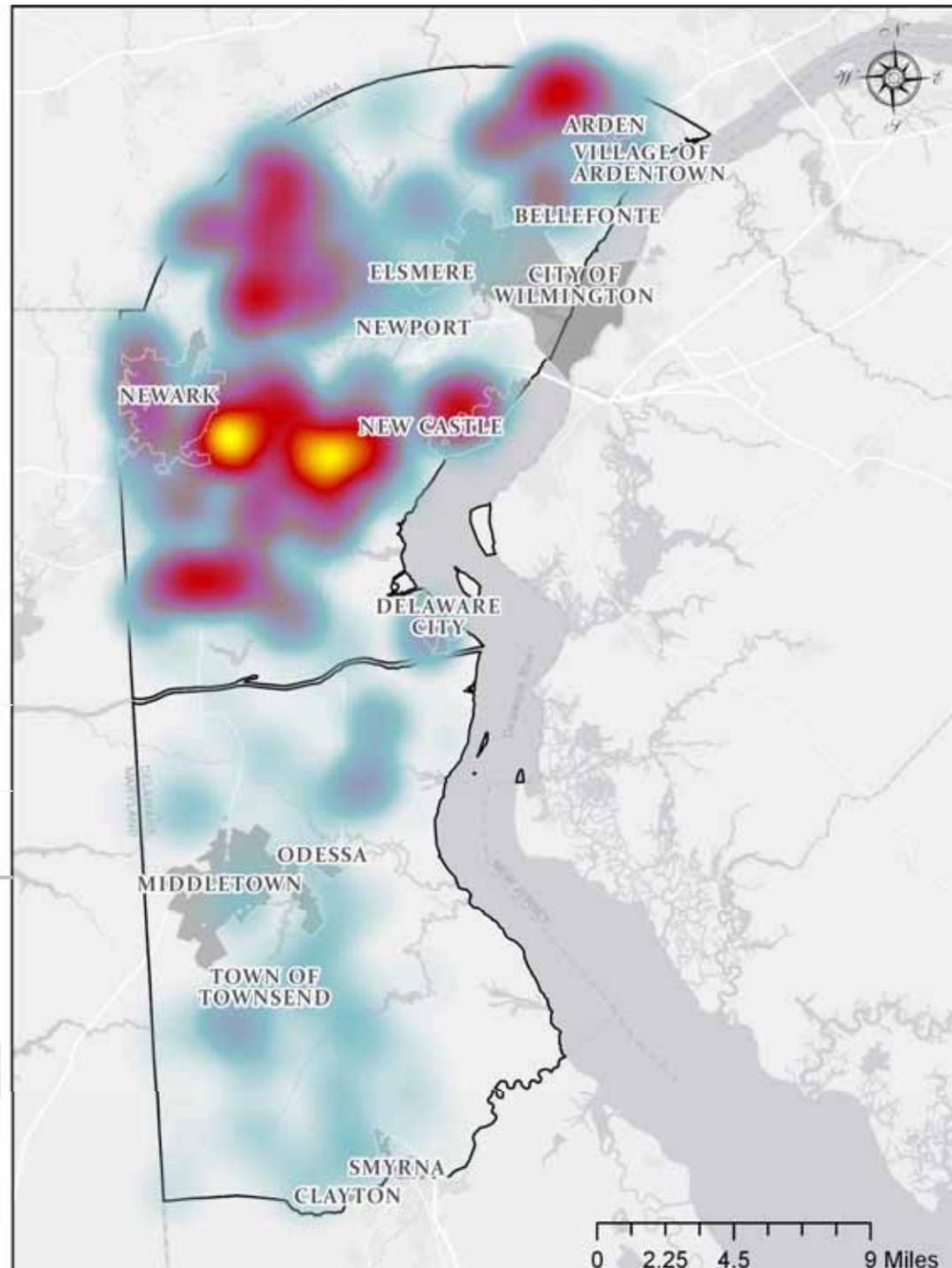
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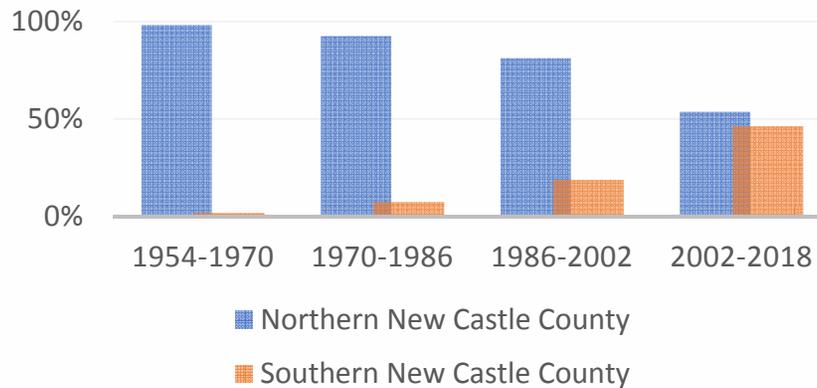


1986-2002 Single Family Dwellings

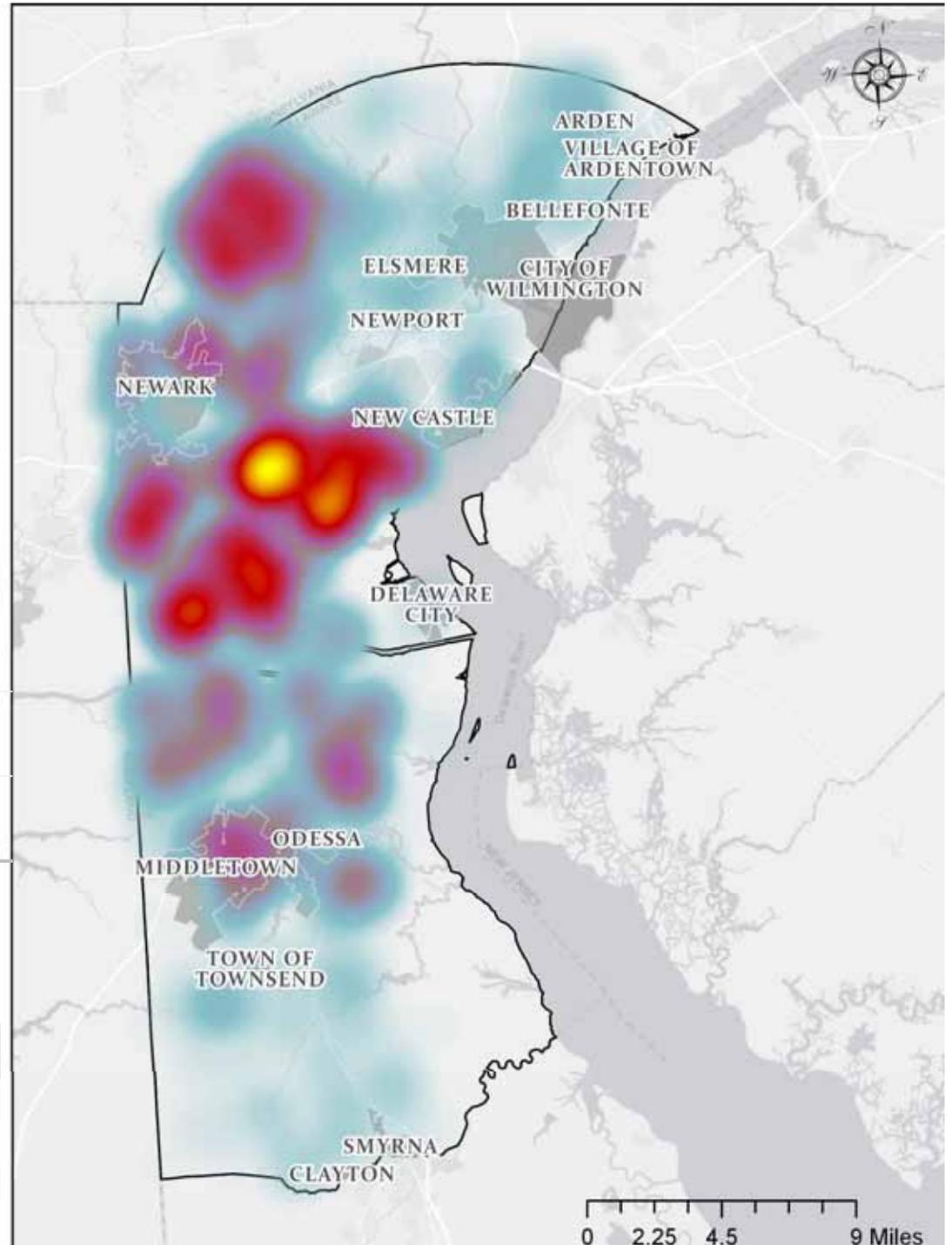
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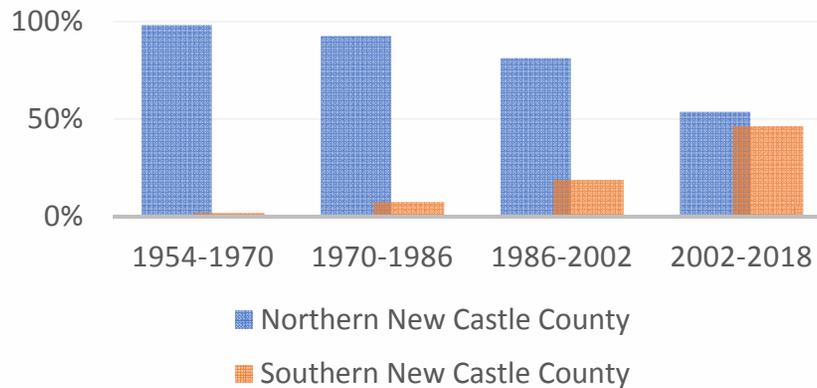


2002-2018 Single Family Dwellings

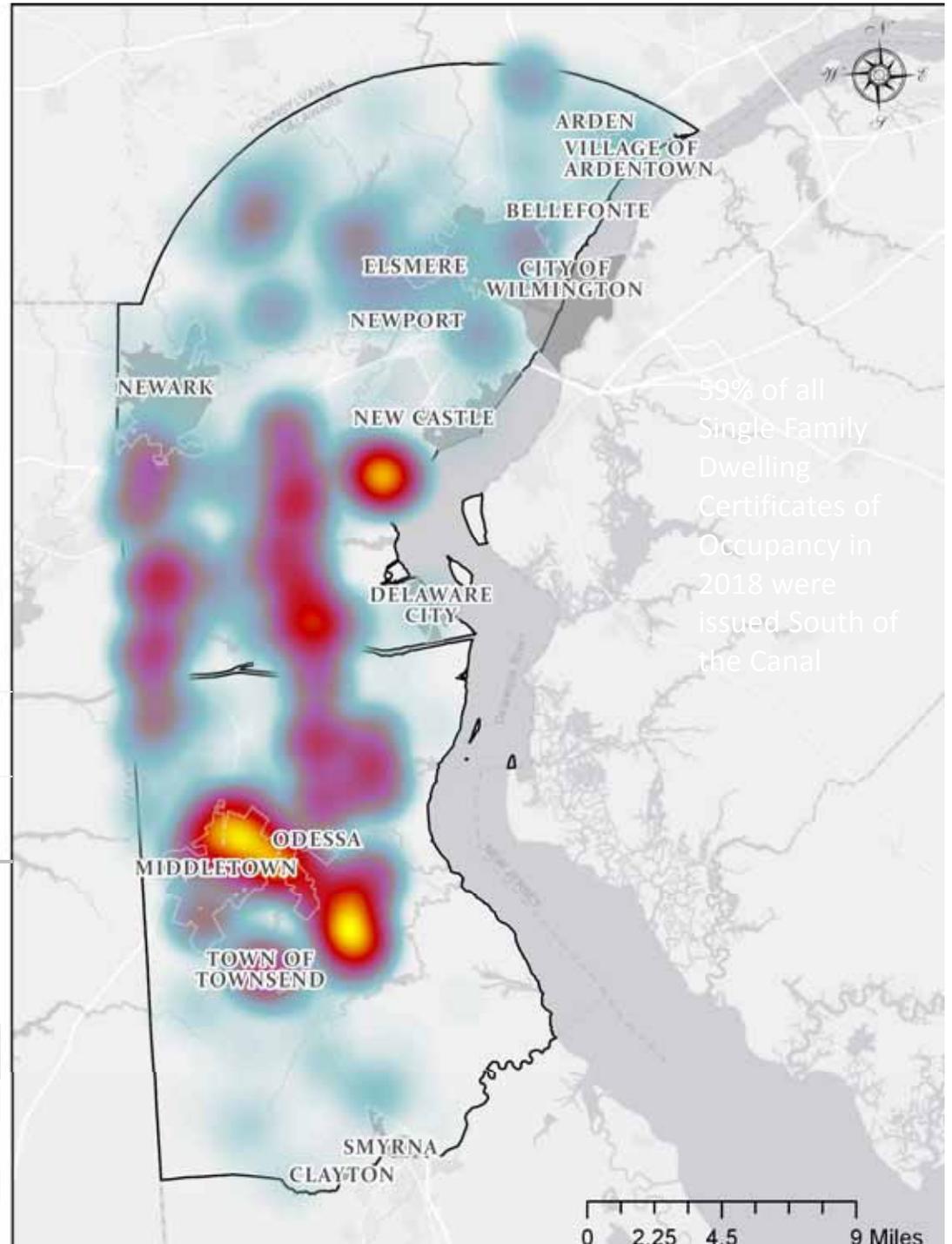
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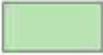
New Castle County Single Family Dwelling Construction

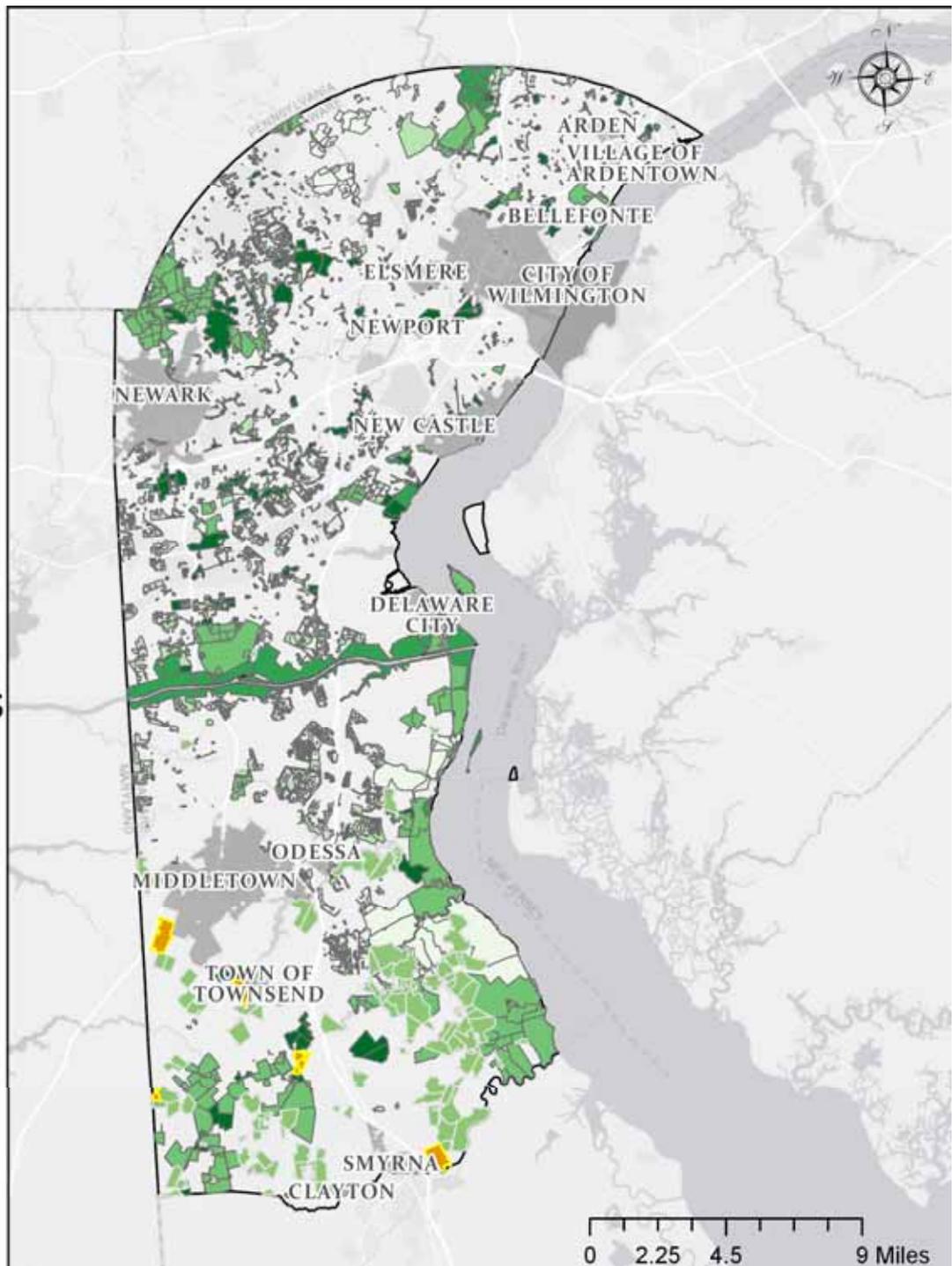


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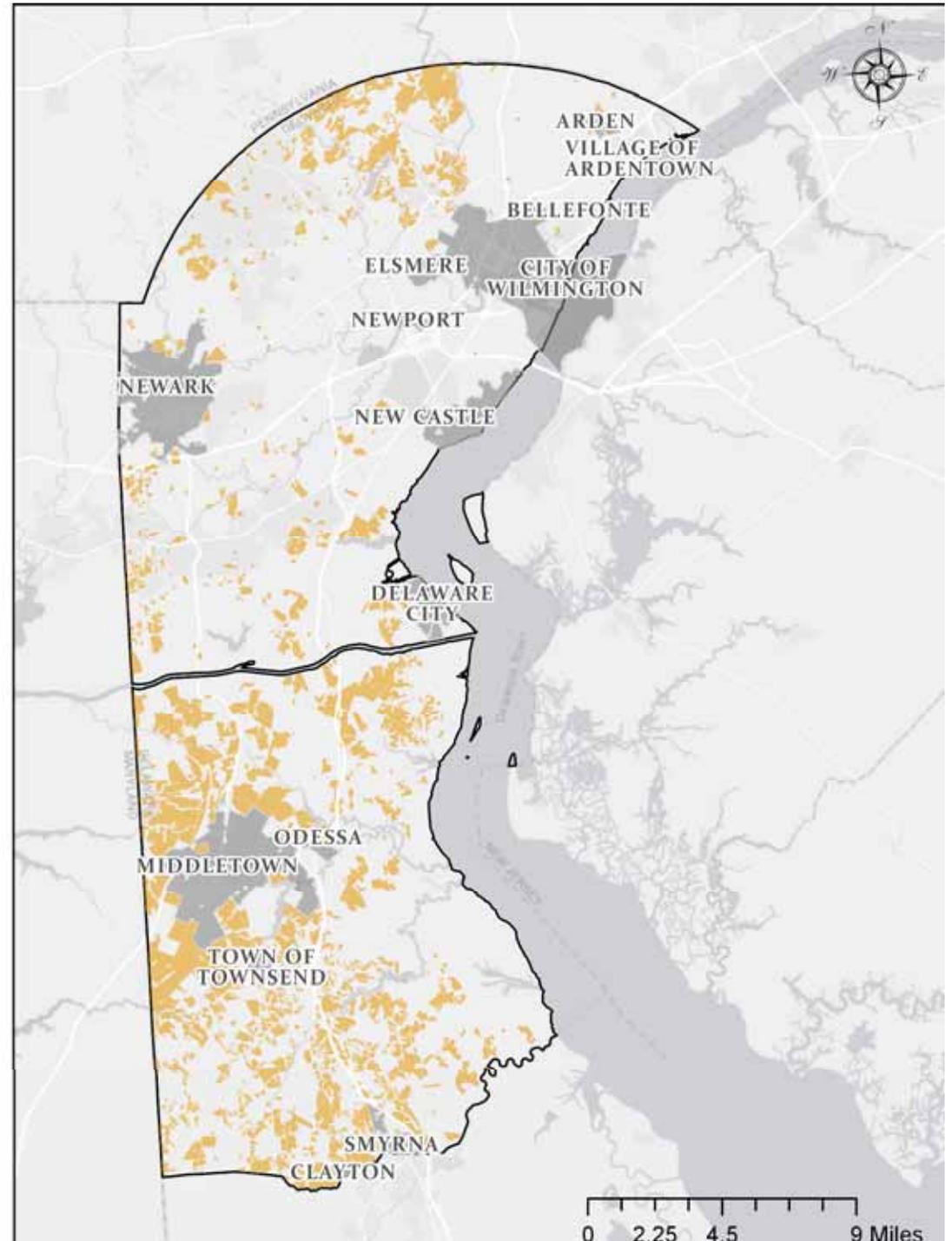
Preserved Lands

-  County
-  Federal
-  State
-  Private Open Space
-  Conservation Easement
-  County Agricultural Easements
-  State Agricultural Easements





What's Left?



Where do we grow from here?

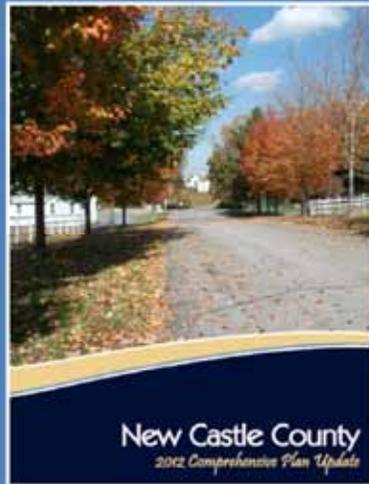
- Are we growing too fast or too slow?
- Are the right things being built in the right places? ...growing smart?
- Are we adequately protecting environmental, agricultural, cultural, and historic resources?
- How will changes in climate, energy production, and transportation affect our communities?
- 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?

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

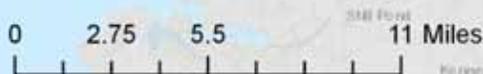
Current subareas

- 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
- US 202 Corridor Land Use and Transportation Study
- North Claymont Area Master Plan
- Southern New Castle County Planning Area
- Municipalities

Note: US 202 Corridor Land Use and Transportation Study area boundary not yet defined.



Transportation Level of Service Reform



Why Update / Reform of LOS?

- Times have changed but LOS rules have not in over 20 years
- Unintended consequences:
 - Sprawl / counter to smart growth
 - Delayed economic development projects
 - “last in” is stuck with disproportionate cost of addressing transportation needs
 - Can lead to disinvestment where it is most needed
- LOS needs updating to address these issues and to simplify the process

Key Provisions

- Targeting areas for LOS relief:
 - Transportation Improvement Districts (TIDs)
 - Complete Community Enterprise Districts
- Greater consistency and coordination with DeIDOT regulations
- Clarifying and updating minor provisions that are important for implementation
- Establishing criteria for granting waivers

Stay in Touch...

- Web - <https://www.nccde.org/174/Land-Use>
- Facebook
- Listserv
- Forums & Workshops
- Other



Public Workshops & Outreach

- Community Open House
- Brandywine Valley/Red Clay Scenic Byway Workshop
- County Executive Town Hall Meetings
- Route 9 Corridor Master Plan Public Information Session
- CodeFest 2018!
- Traffic Level of Service Forums
- Southern New Castle County Master Plan Workshop
- Concord Pike Corridor Community Visioning Session
- Reality Check

