



Southern New Castle County Master Plan

Information Session

October 17, 2018



Welcome!

- **Dave Gula**
Principal Planner
WILMAPCO
- **Richard Hall**
General Manager, Department of Land Use
New Castle County
- **Jeff Riegner**
Whitman, Requardt & Associates, LLP



Tonight's meeting

- This meeting is to provide an overview of the Southern New Castle County Master Plan, existing data, and ongoing land use and infrastructure initiatives in the study area.
- Public comments are welcome!
- A later visioning phase will be the primary opportunity to obtain input from a wide range of stakeholders.



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



Where do we grow from here?

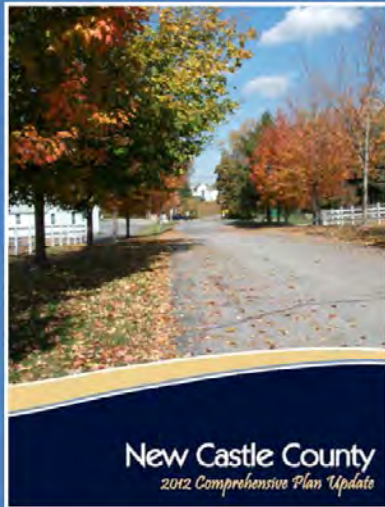
- Are we growing too fast or too slow?
- Are the right things being built in the right places?
...growing smart?
- Are we adequately protecting environmental, agricultural, cultural, and historic resources?
- How will changes in climate, energy production, and transportation affect our communities?
-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

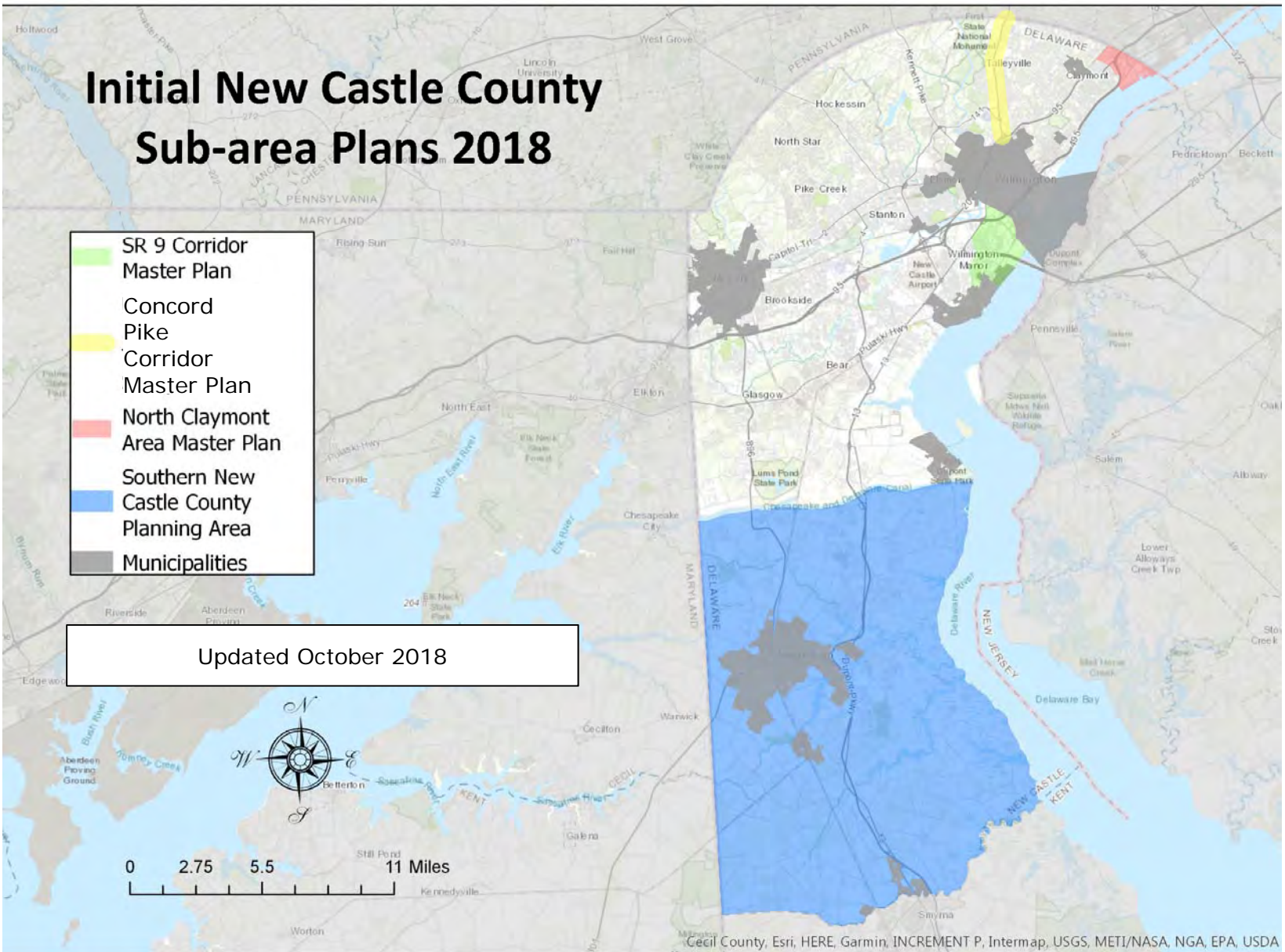
Current subareas

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

Initial New Castle County Sub-area Plans 2018



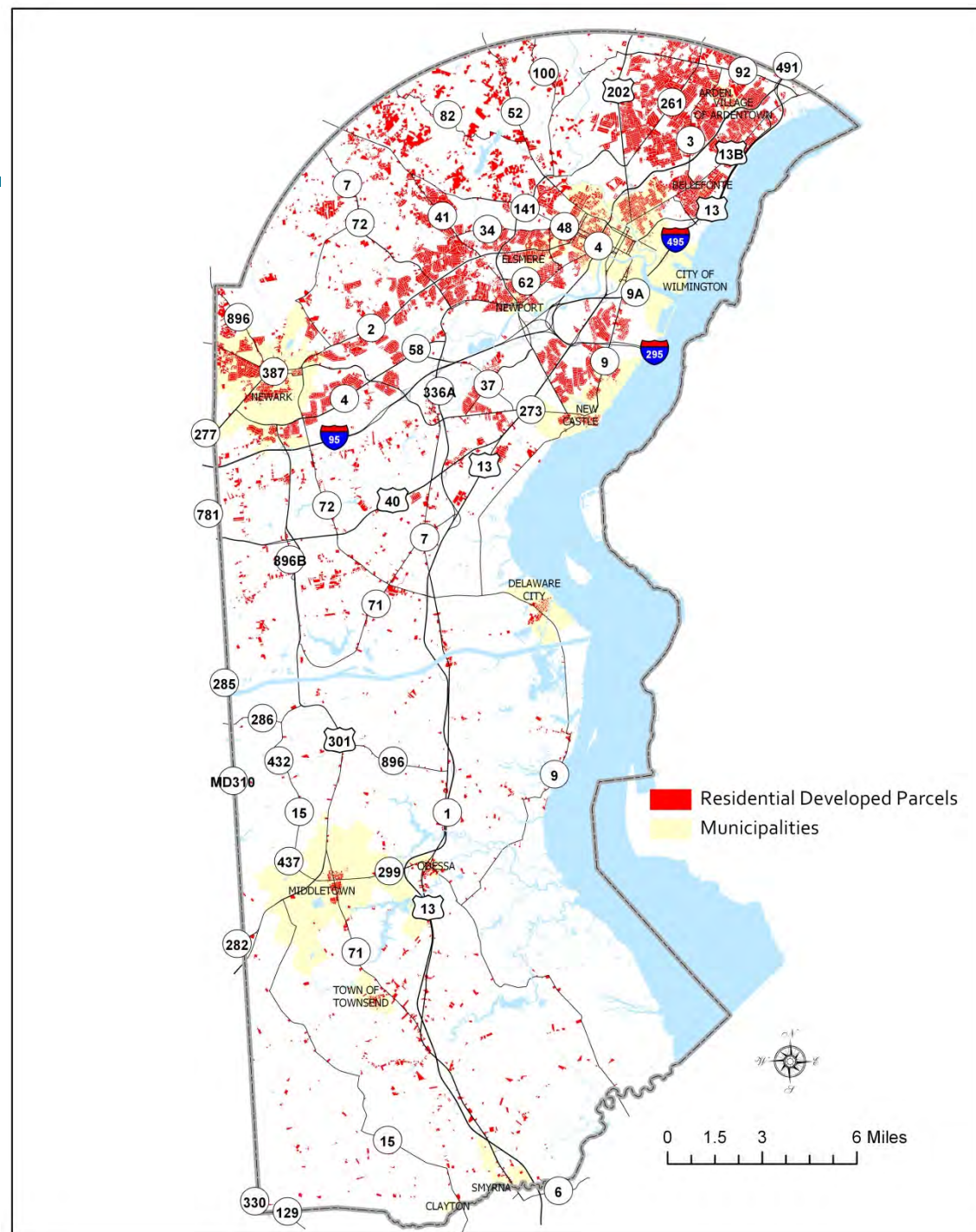
Updated October 2018





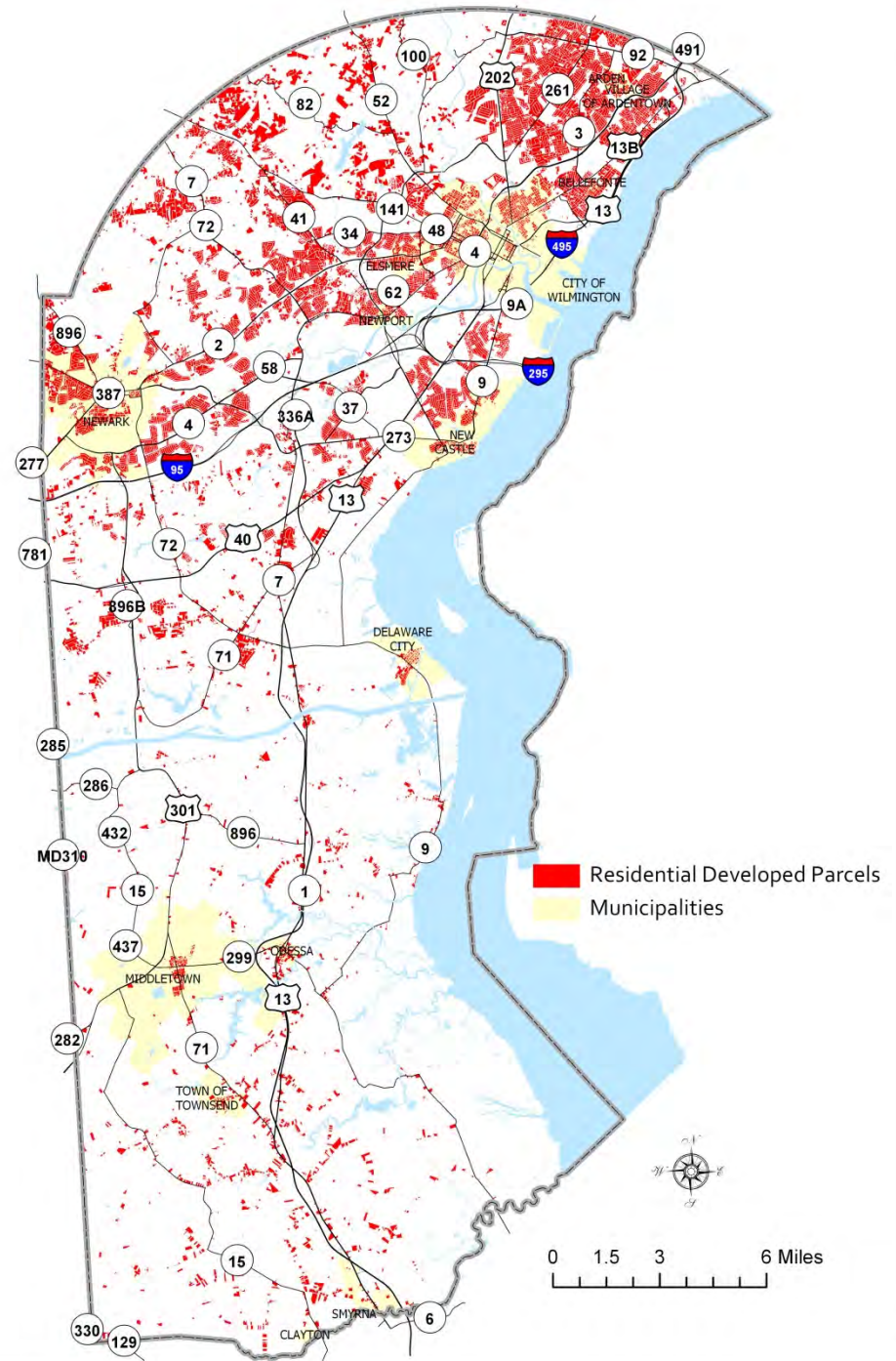
Single Family Residential Parcels

Pre-1970





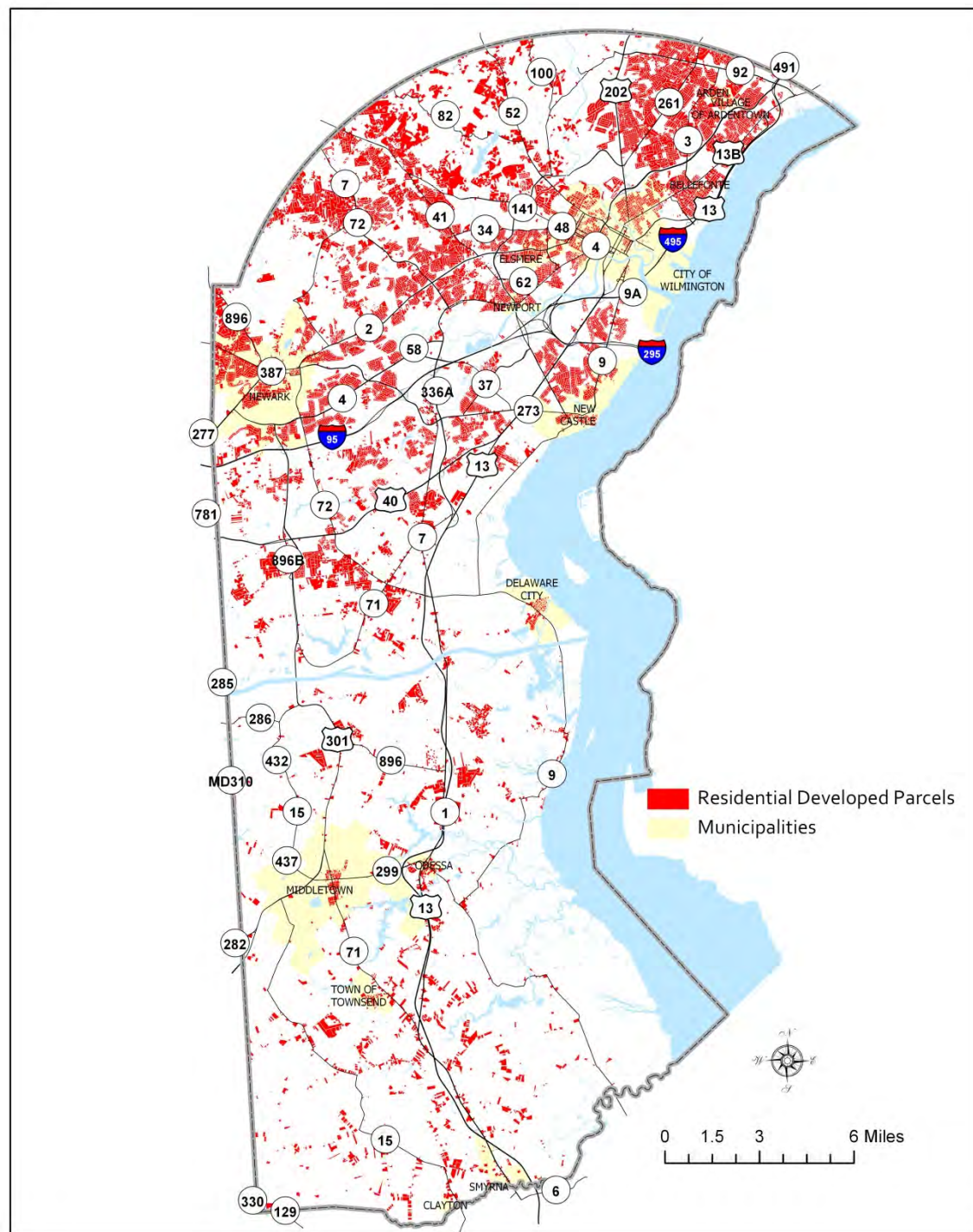
Through 1979





Single Family Residential Parcels

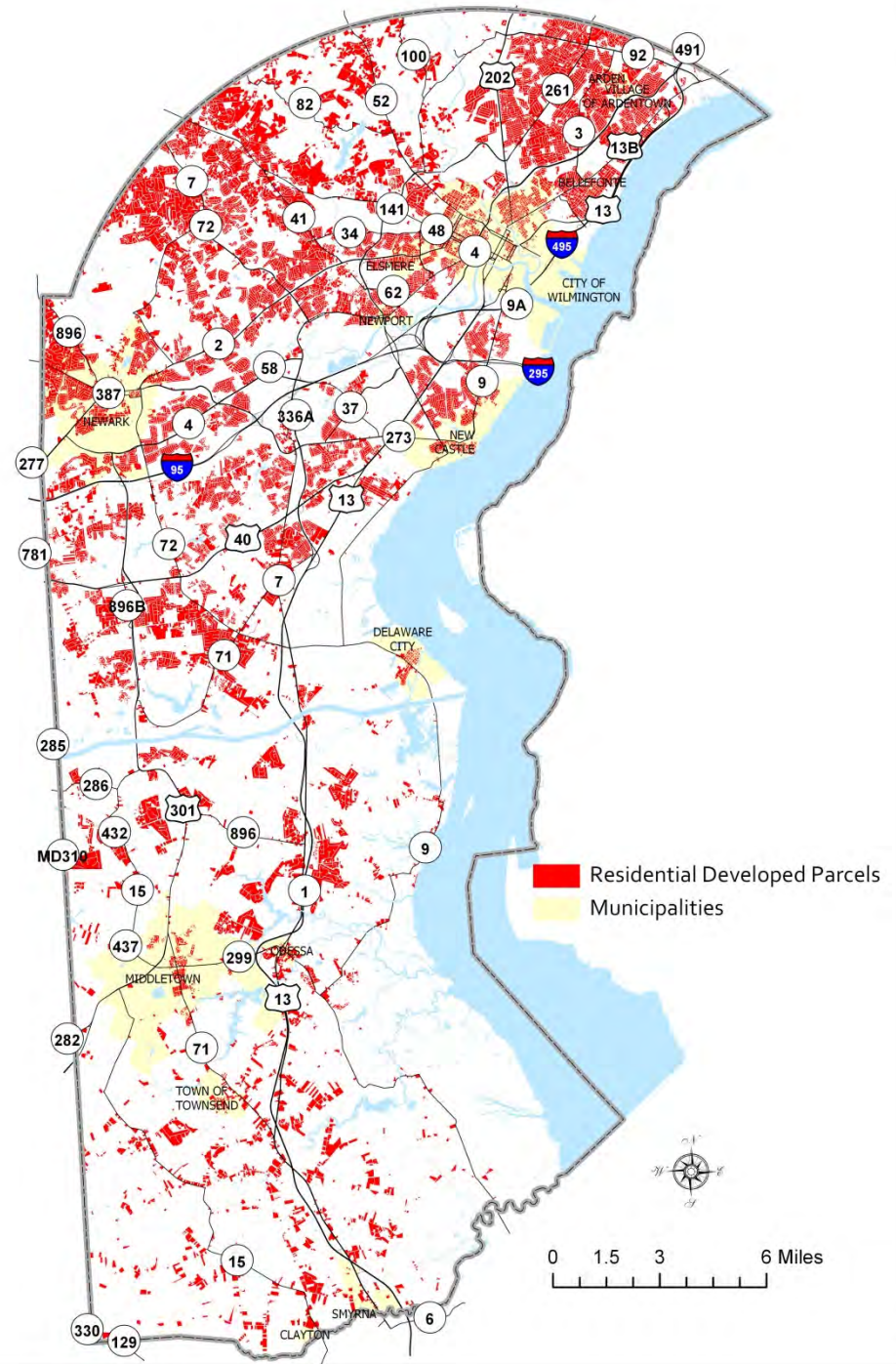
Through 1989





Single Family Residential Parcels

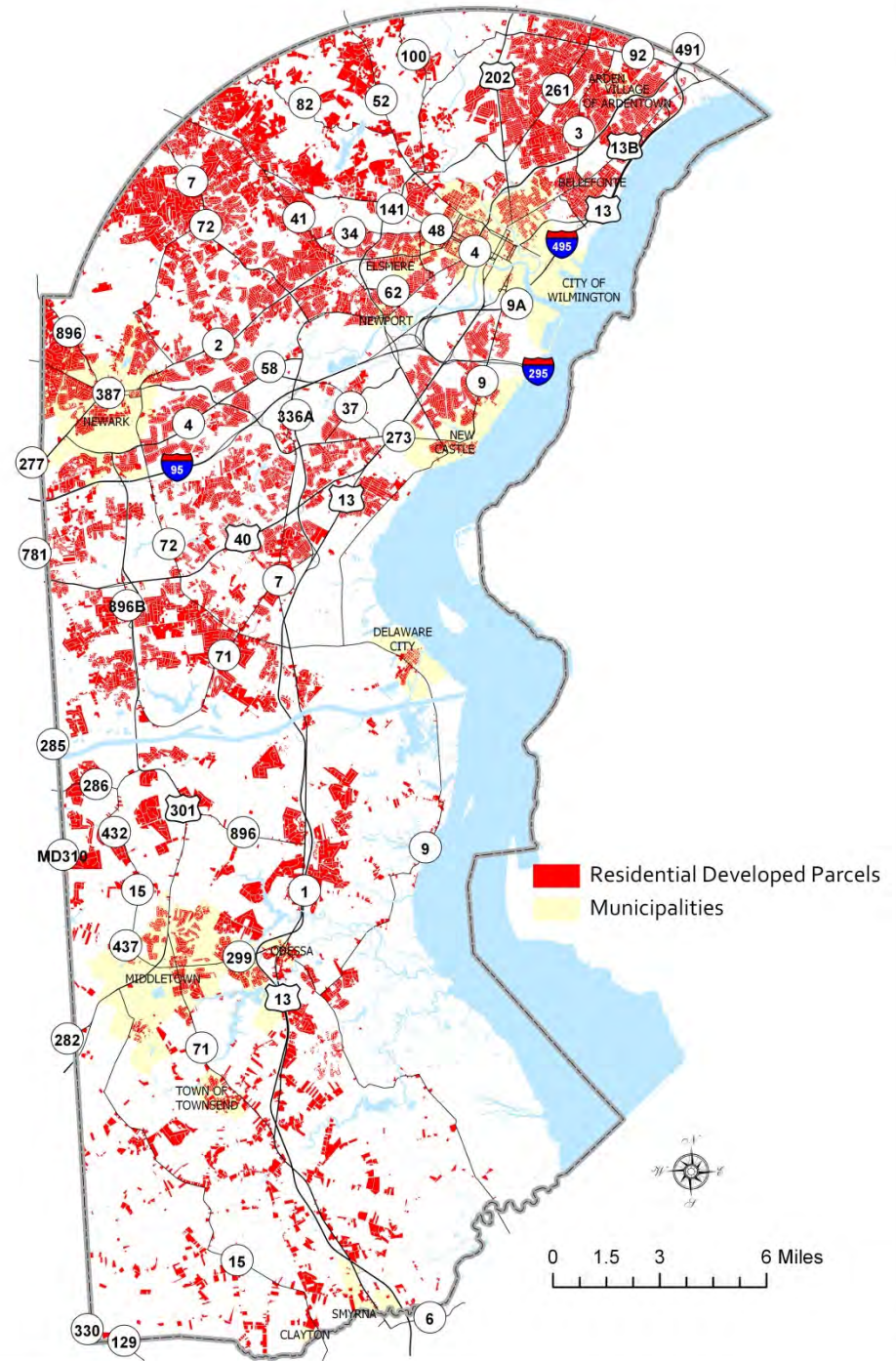
Through 1999





Single Family Residential Parcels

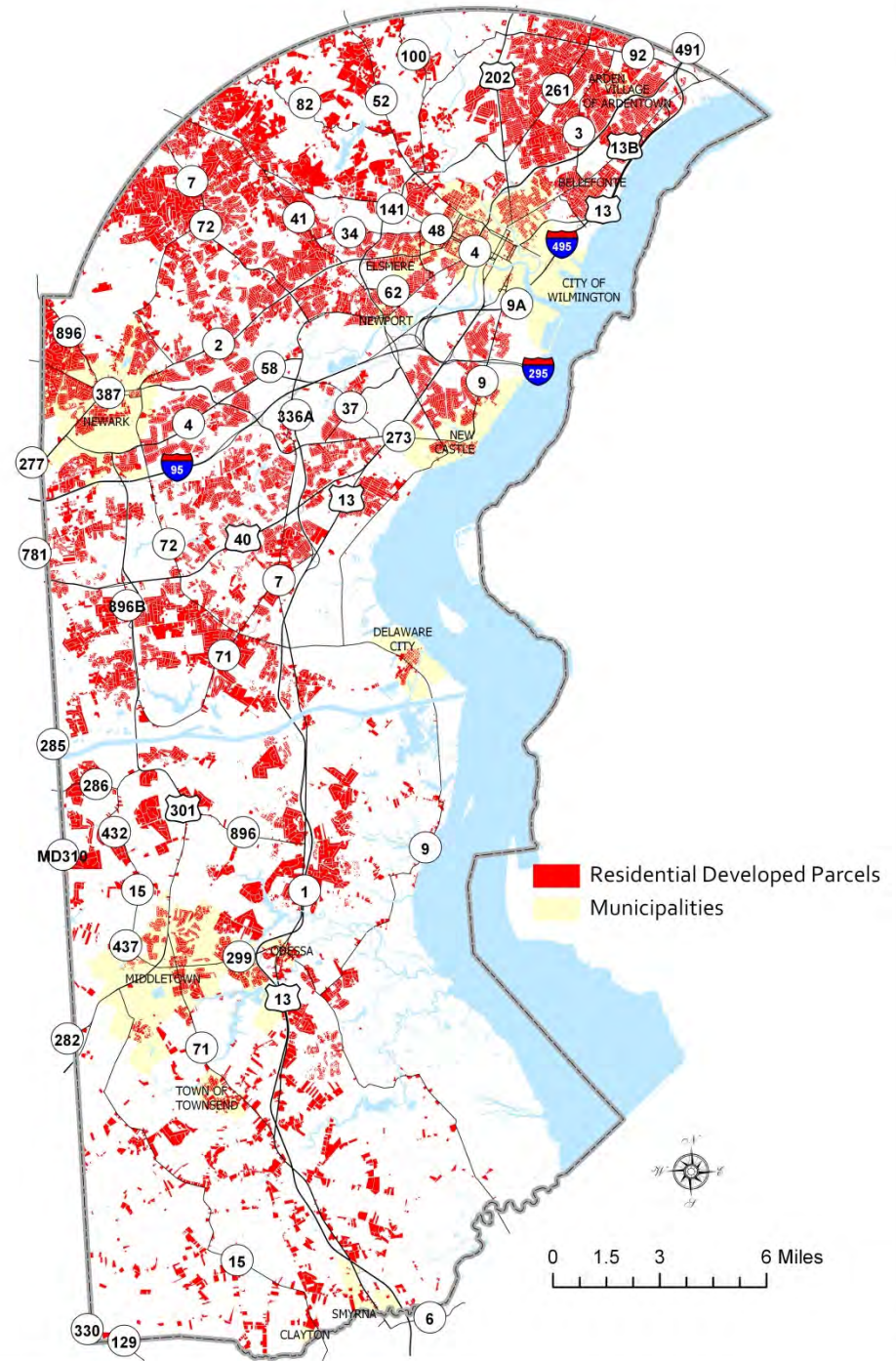
Through 2009



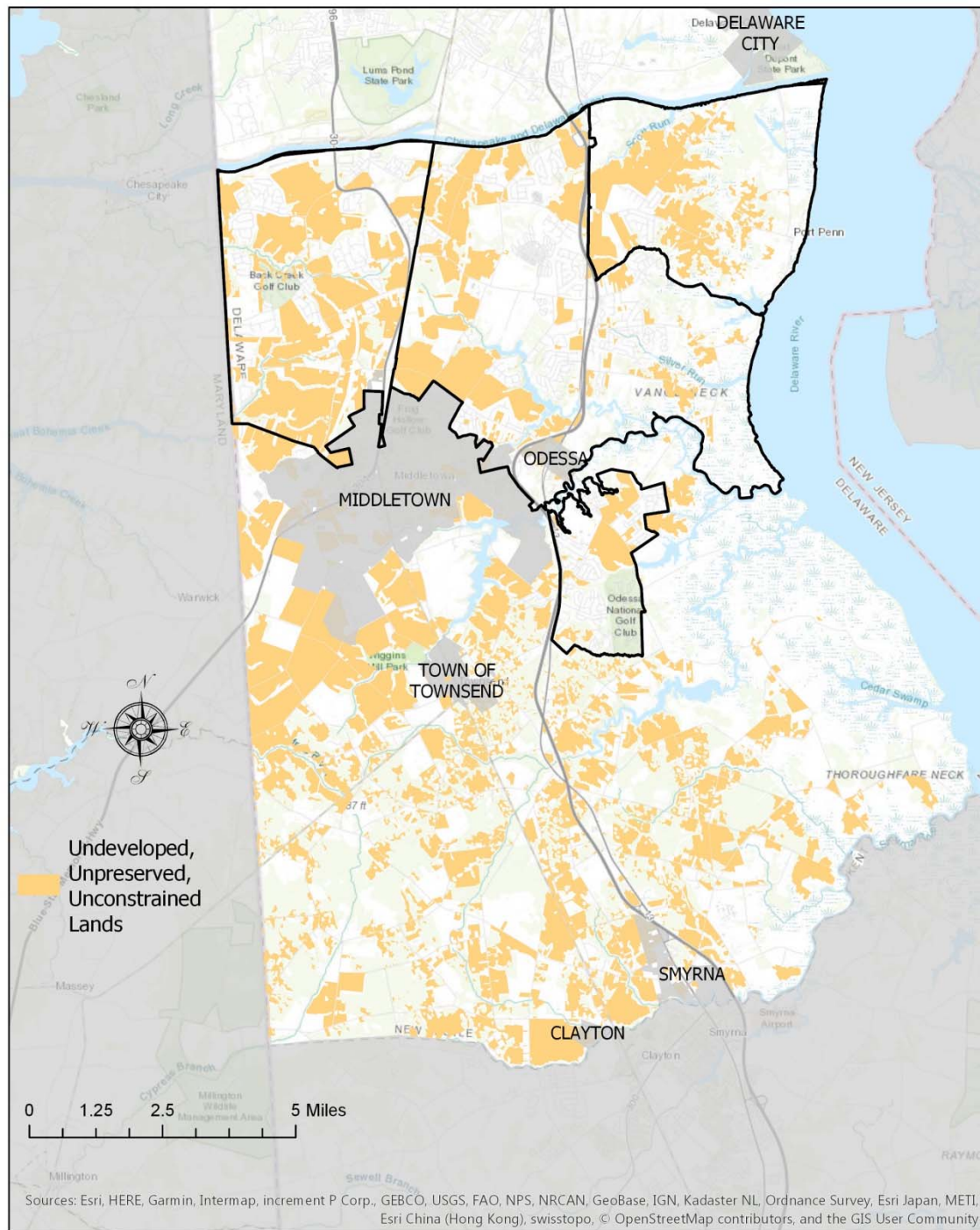


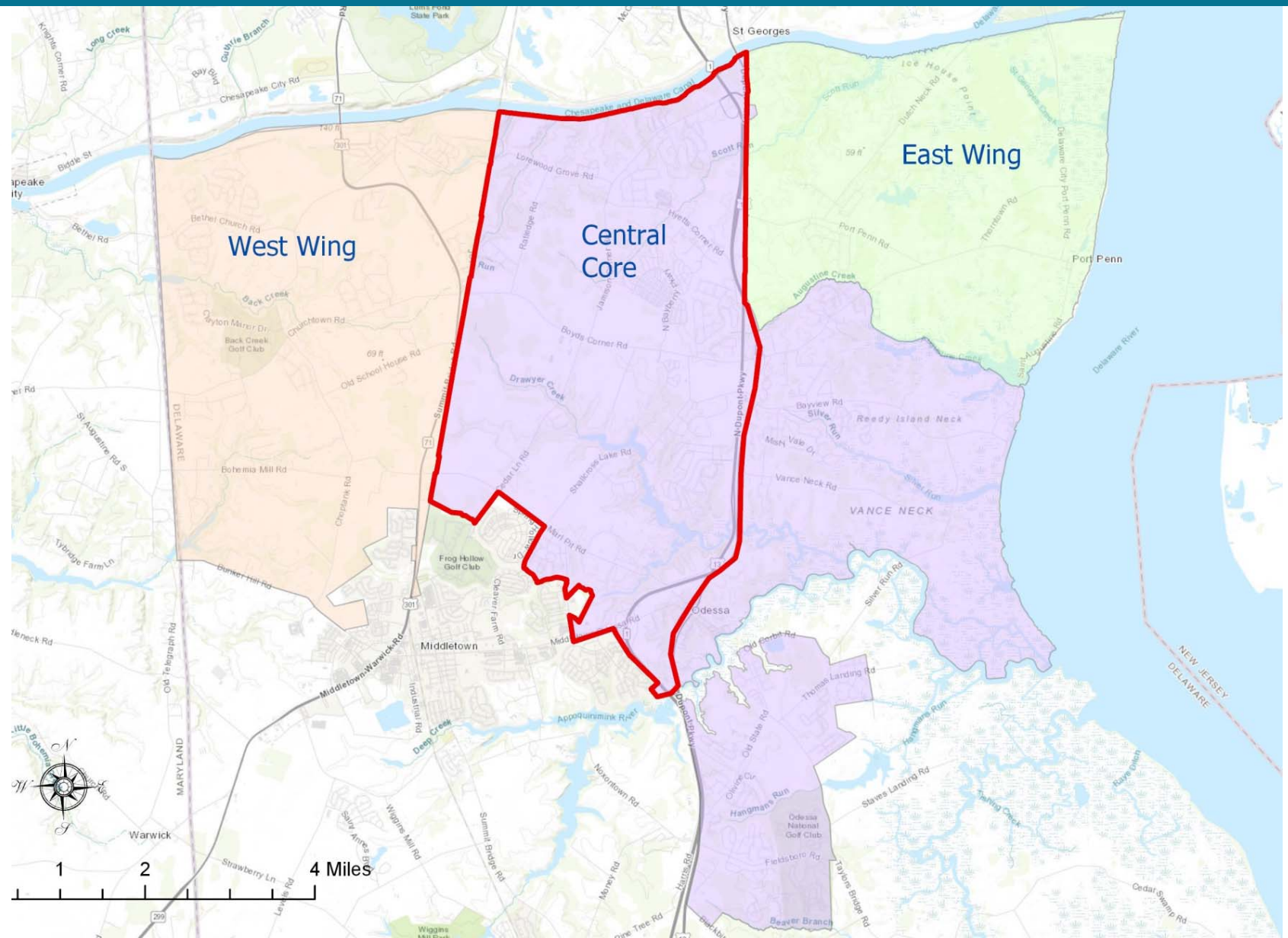
Single Family Residential Parcels

Through 2017

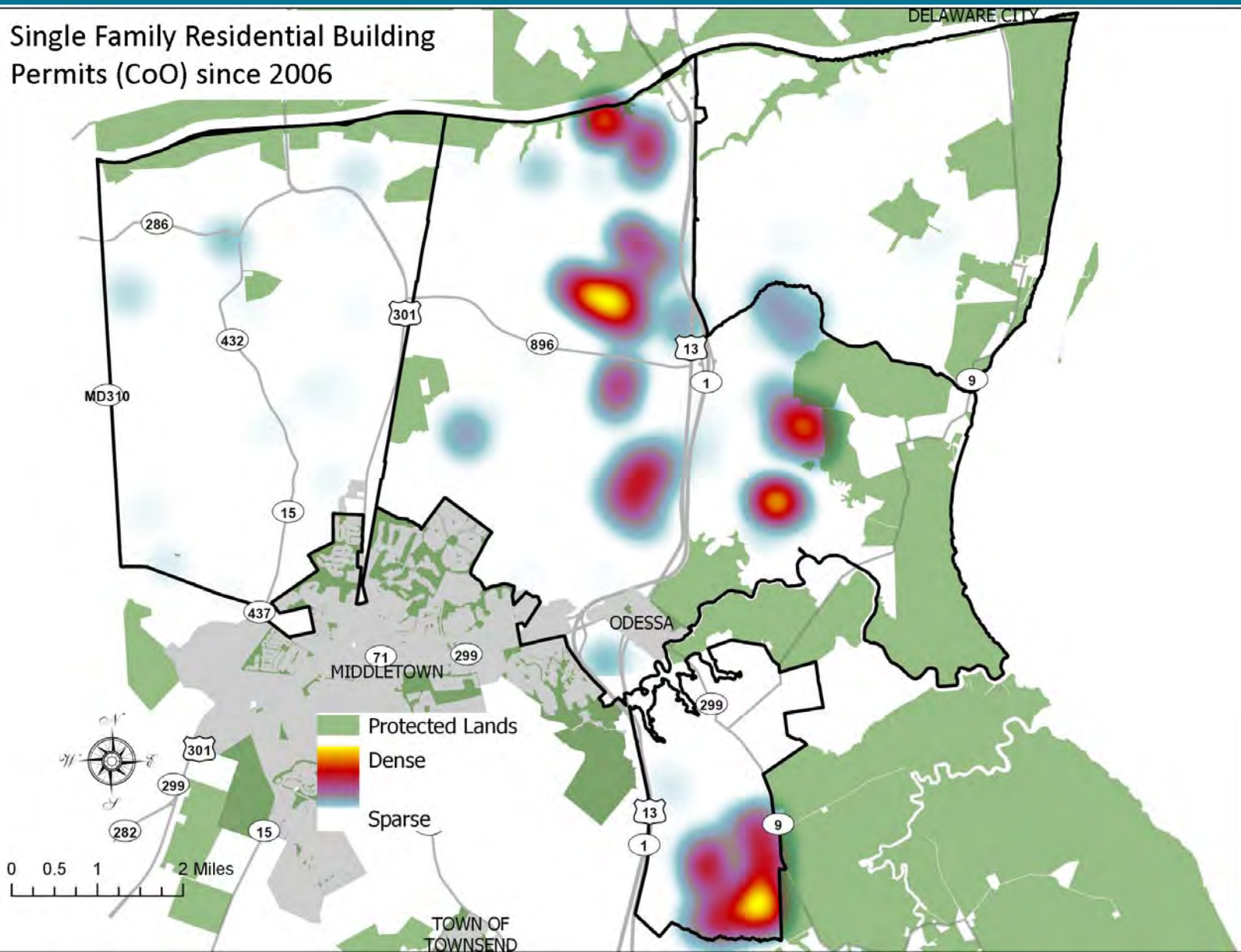


What's Left?

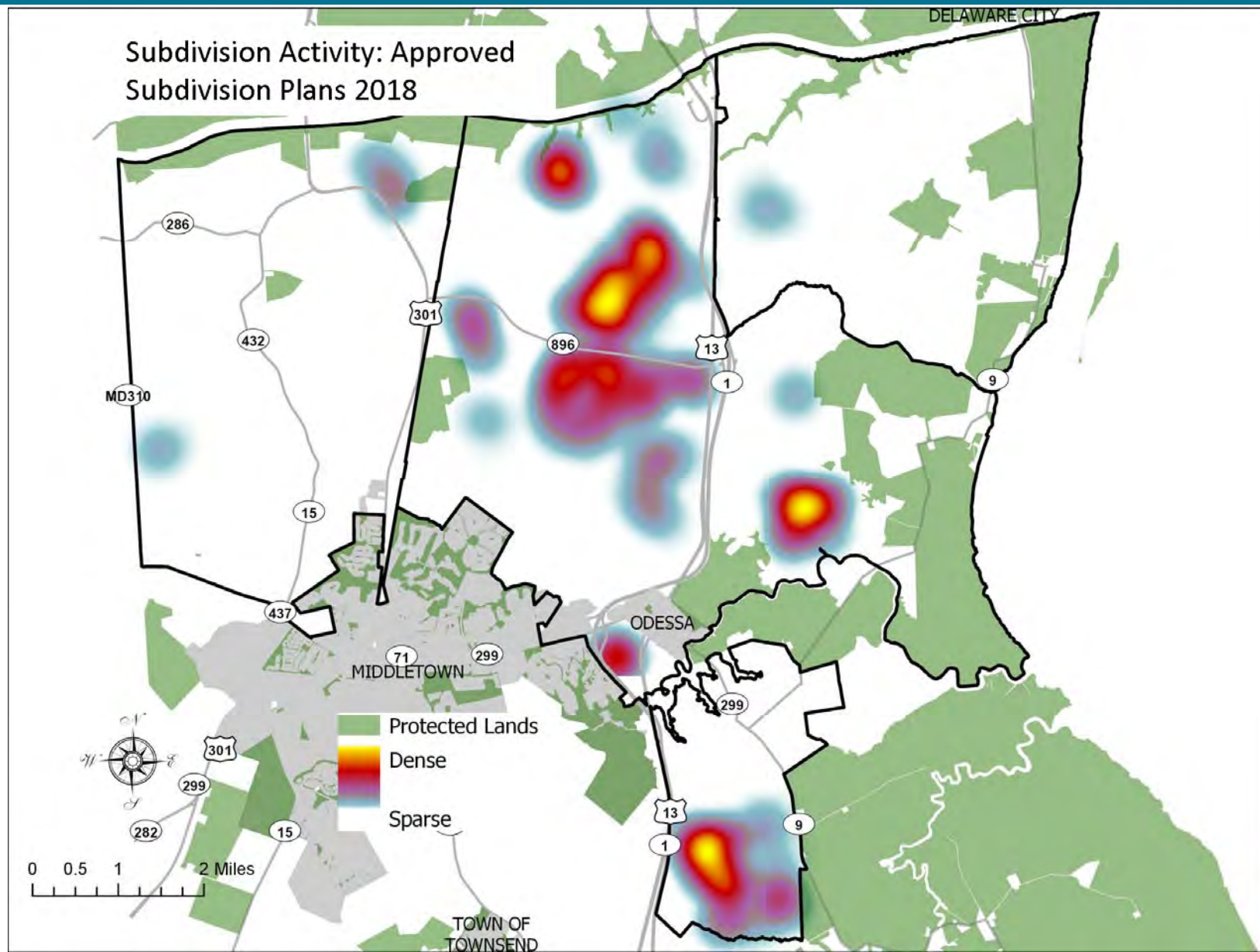




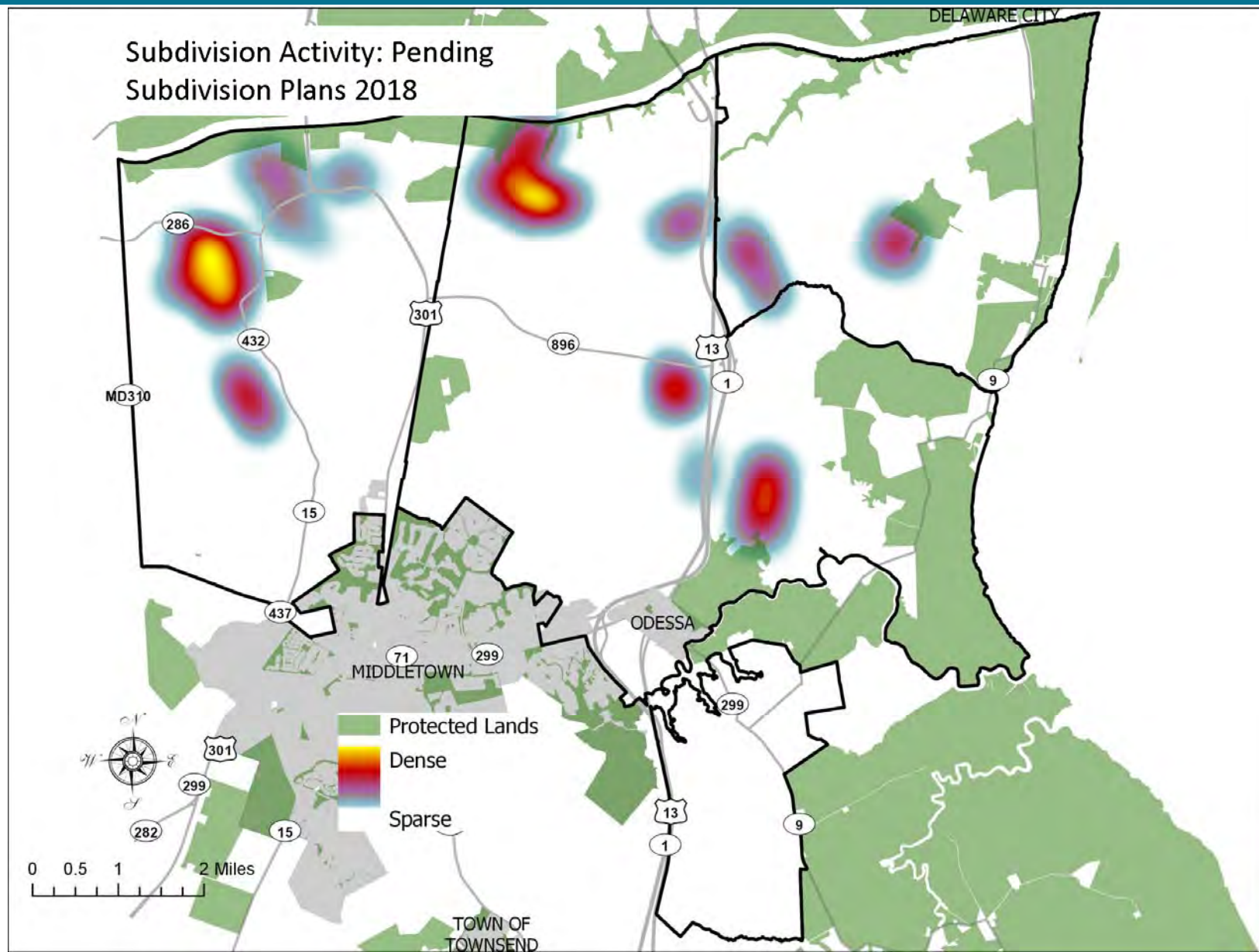
Single Family Residential Building
Permits (CoO) since 2006



Subdivision Activity: Approved Subdivision Plans 2018



Subdivision Activity: Pending Subdivision Plans 2018





Planning activities

1. Issues and constraints
2. Community visioning
3. Scenario development
4. Scenario modeling and analysis
5. Preferred alternative and report



1. Issues and constraints

- Transportation conditions
- Development projects
- Environment
- Agricultural preservation
- Schools/community facilities
- Emergency services
- etc.



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
- Visioning workshop in early 2019
- Website and social media



3. Scenario development

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



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



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		● ● ●	



Thank you for participating!

- **Tonight**

- View the information on the boards
- Show us where you live and work/play
- Note issues on the table maps
- Ask questions of project team members
- Fill out a comment form

- **In the future**

- If you provided your email address, you will receive notice of future meetings (the next will be in early 2019)
- Follow our progress at

www.wilmapco.org/sncc

