

Southern New Castle County Master Plan

Public Workshop

Monday, June 24, 6:00 – 8:00pm

Town Church, Middletown

Agenda

- I. Presentation (30 min)
 - Project Purpose + Overview
 - Results of Visioning
 - Existing Conditions
 - Preliminary Land Use Scenarios
 - Next Steps

- II. Activity: (90 min)
 - Review Land Use Scenarios
 - Comment Form

Project Purpose + Overview



Plan 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



Planning process

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





Results of Visioning

Community Goals and Objectives

Goals / Objectives

Quality of Life / Health

Residents of Southern New Castle County have access to the amenities and services that help them to maintain a high quality of life.

- Recreation for all ages: indoor and outdoor
- Access to quality healthcare
- Graduated care for aging population, including transportation
- Continued improvement of emergency services; types of equipment and response times
- More locally grown food

Environment

Environmental protection and farmland preservation are considered a priority in Southern New Castle County, and residents and visitors alike have access to trails, parks, and other natural spaces.

- Air/water quality and environmental protection
- Farmland preservation/ support for local farmers/ tax incentives
- Large-scale protected open space for wildlife
- Enhanced landscape: “greening”, street trees, recreation, reforestation

Community Character

Development and redevelopment in Southern New Castle County are compatible with, and enhance, the existing community character, including historic properties and design features, the scale of development, and presence of farmland and open space.

- Preservation of rural/small-town/historical character
- Denser, more walkable development with mixed use
- More opportunities for family-oriented cultural attractions, entertainment, recreation (museums, YMCA's, etc.)

Transportation

People in Southern New Castle County can use a variety of transportation modes (car, public transportation, walking, and bicycling) to reach their destinations in a safe, comfortable, and convenient manner.

- Expanded public transportation (bus)
- Congestion reduction in Middletown
- Better east-west connections in and around Middletown
- More/safer walking and biking paths/connections

Economy/Jobs

Southern New Castle County has a strong and diversified economy.

- More local, diverse job centers, facilitating shorter commutes
- Support small local businesses
- Diversification of industries
- Higher income jobs
- Living wage/trade/union jobs with retirement benefits
- Access to more training and education opportunities

Existing Conditions

Parameters and Constraints

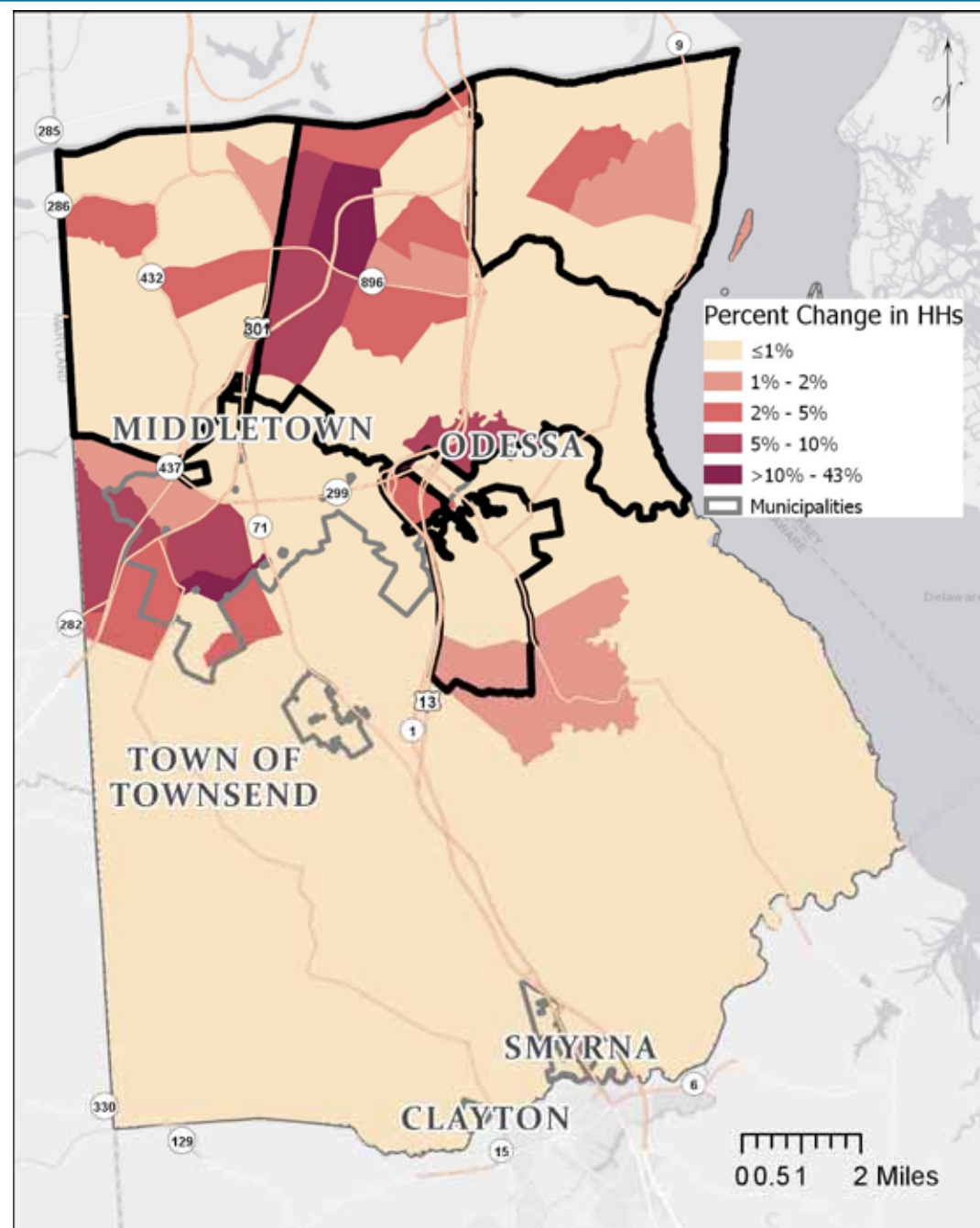
Household Projections

Growth Projections to 2050

	People	Households	Jobs
2015	60,600	20,213*	10,000
2050	92,300	31,351	13,200
Change	31,700	11,138	3,200

Source: WILMAPCO TAZ estimates and projections

*2019 estimate, based on current trend data from WILMAPCO CCD Projections



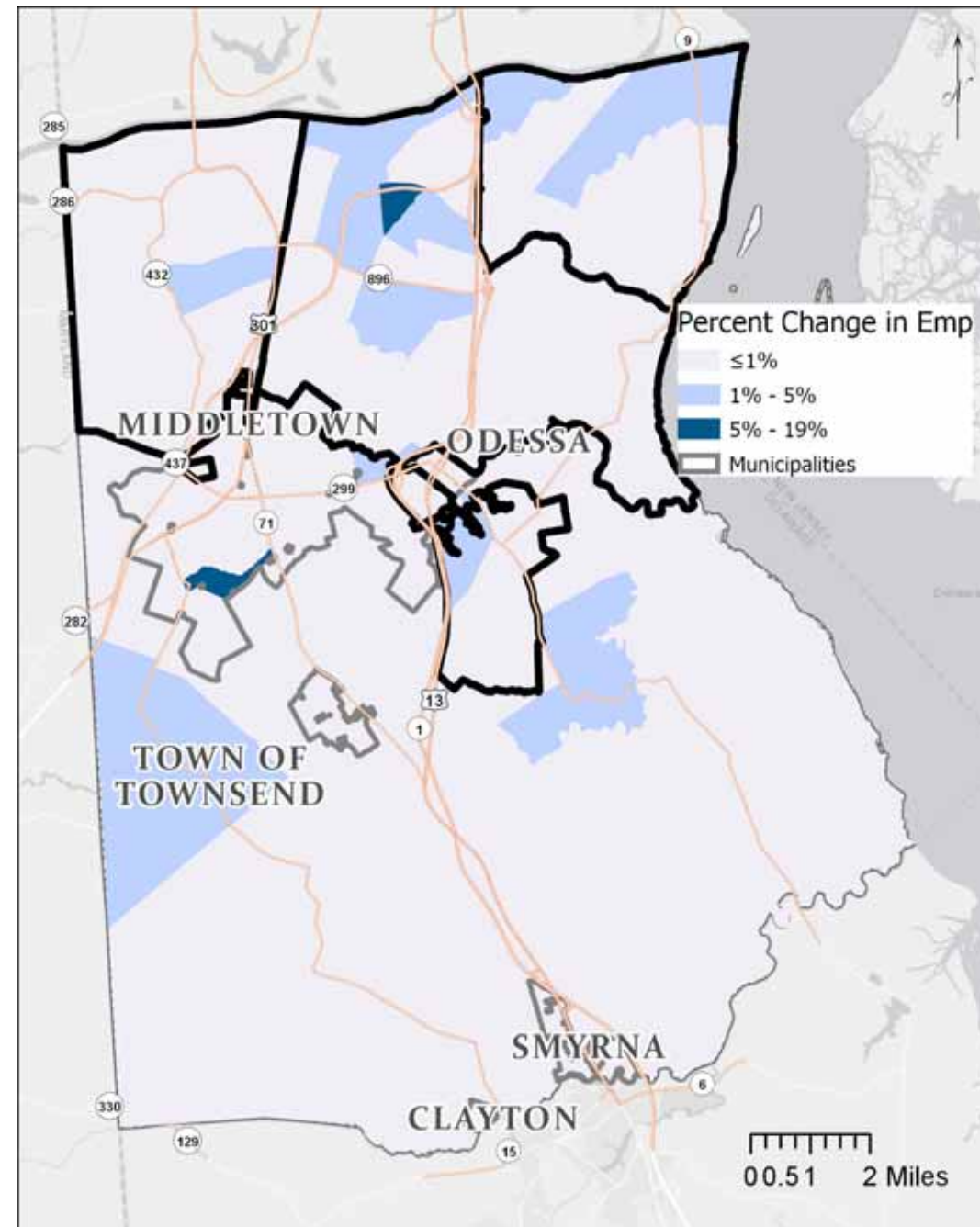
Employment Projections

Growth Projections to 2050

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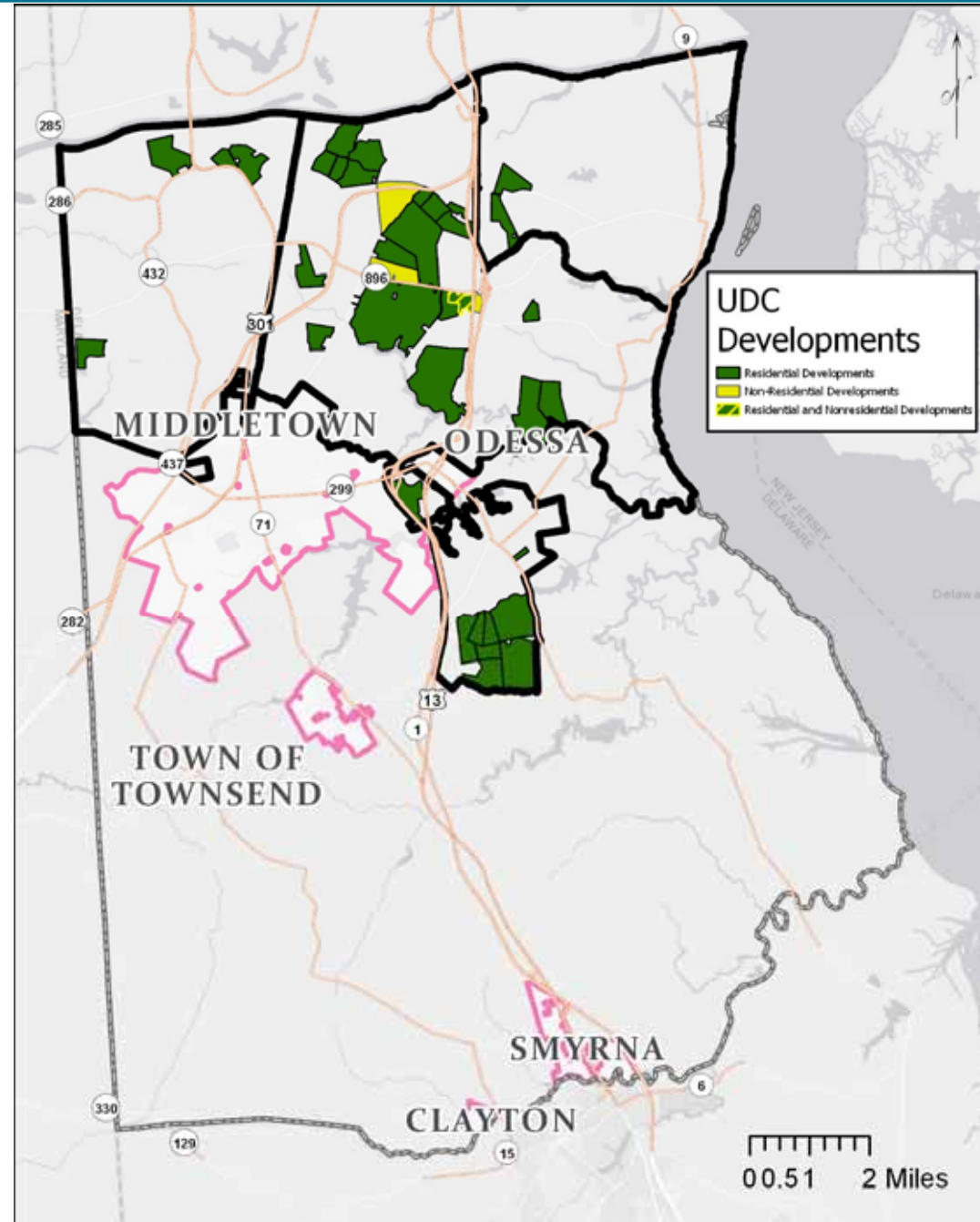
Source: WILMAPCO TAZ estimates and projections

*2019 estimate, based on current trend data from WILMAPCO CCD Projections



Development Capacity

- Residential Buildout: ~23,000 units
 - Of which ~11,400 are approved, unbuilt lots
 - Non-residential:
 - More than 2.6 million square feet of unbuilt nonresidential gross floor area
1. Boyds Corner Farm – 111,300 SF shopping center with retail, office, and bank
 2. Hubers Crossing – 119,596 SF shopping center
 3. Bayberry Town Center - 559,204 SF shopping center, with offices, and athletic club
 4. Scott Run Business Park - 1,830,360 SF office park



Challenges

- Sprawling development patterns
- Lack of clarity regarding areas for planned sewer expansion and timing, growth vs. preservation
- Lack of land preservation program
- Currently, many approved, yet unbuilt subdivisions

Without changing our approach, there will be:

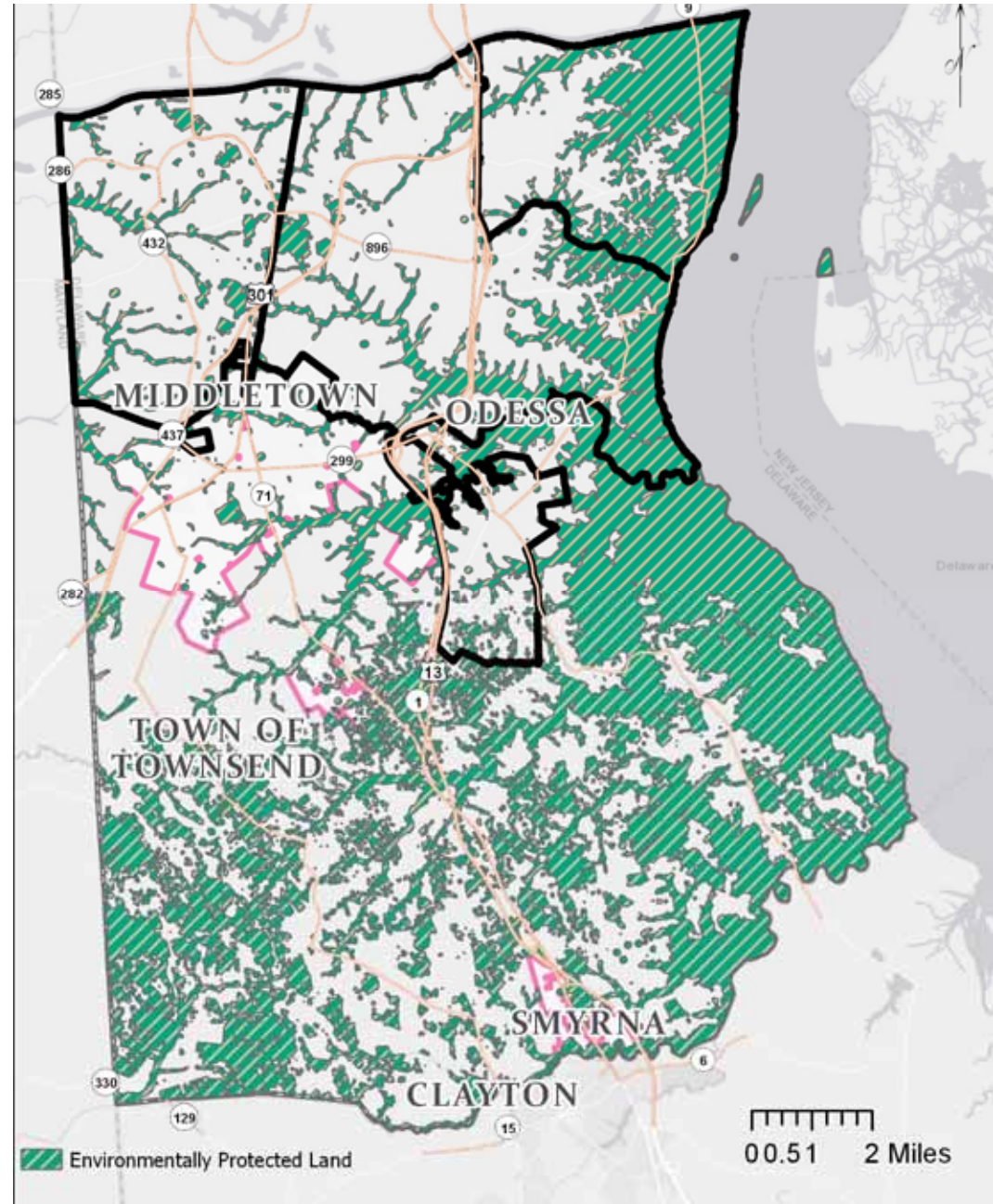
- Growth not consistent with plan goals--unsustainable
- Important resources lost to development
- Continued oversupply



Environment

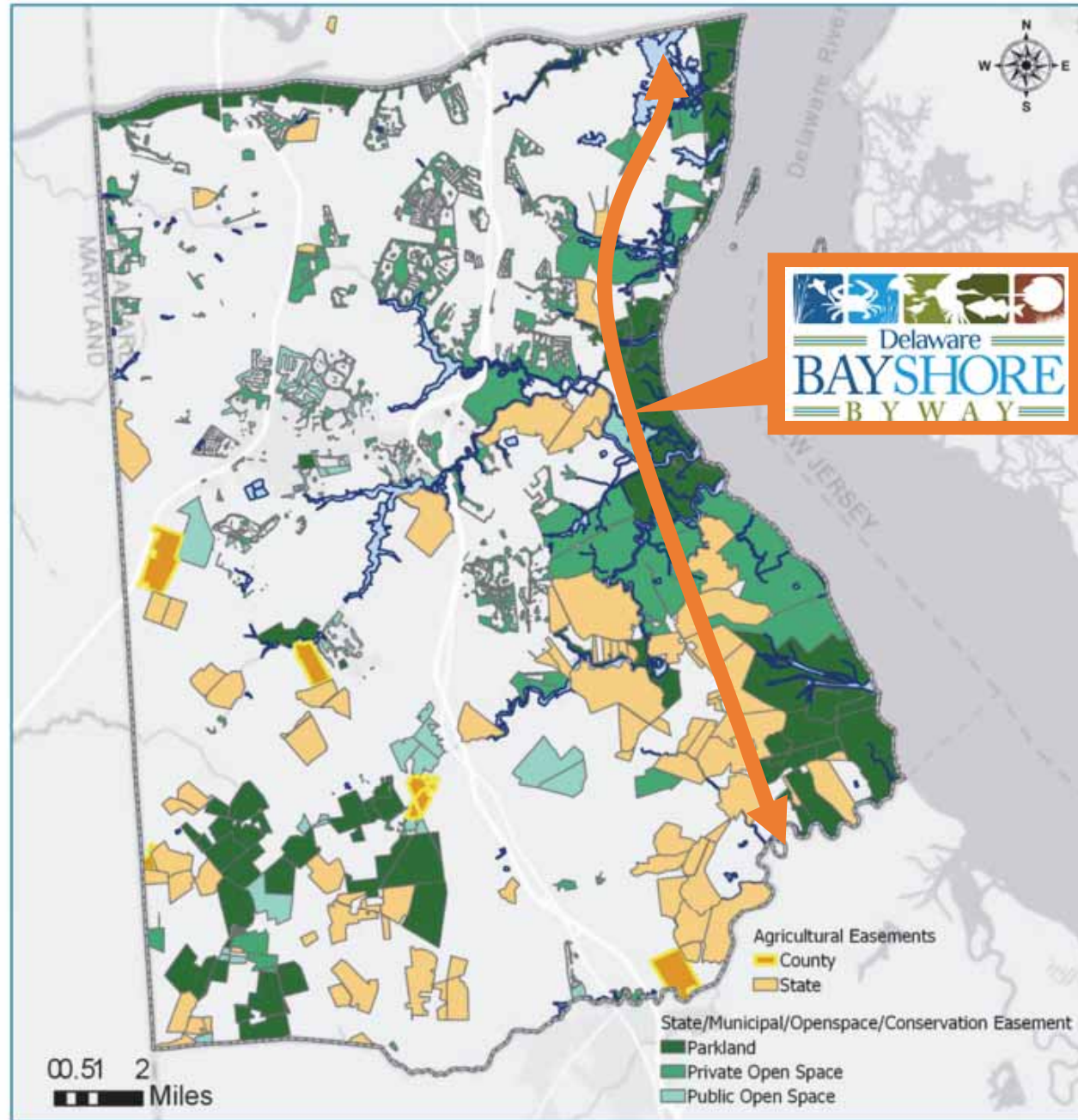
- Wetlands
- Floodplains
- Class A wellheads
- Water Resource Protection Areas
- Critical Natural Areas
- Sea Level Rise
- Prime Soils

Environmentally Protected Lands under UDC



Preservation

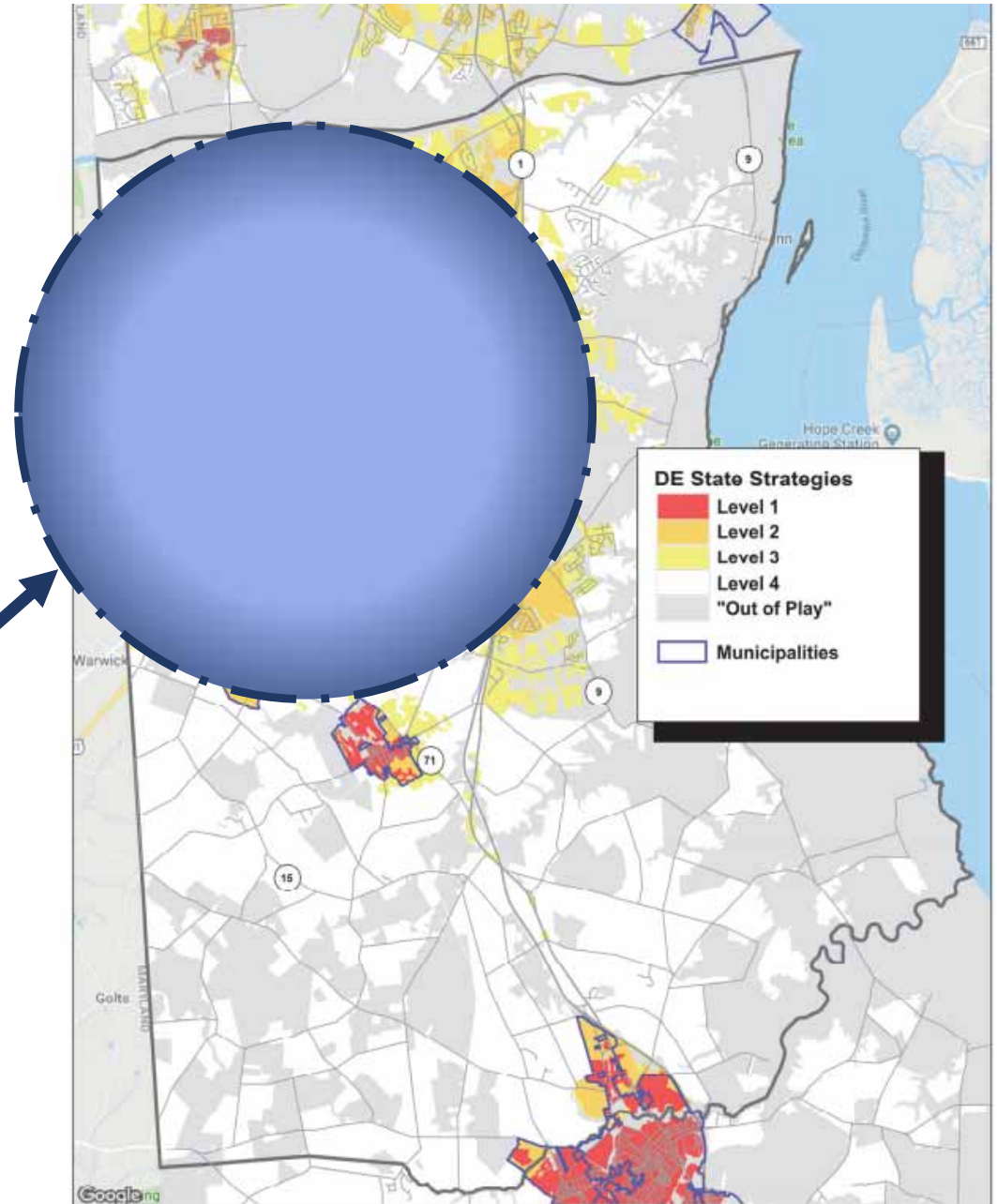
- Ag land
- Open space
- Parkland
- Scenic/
Historic
resources



Infrastructure

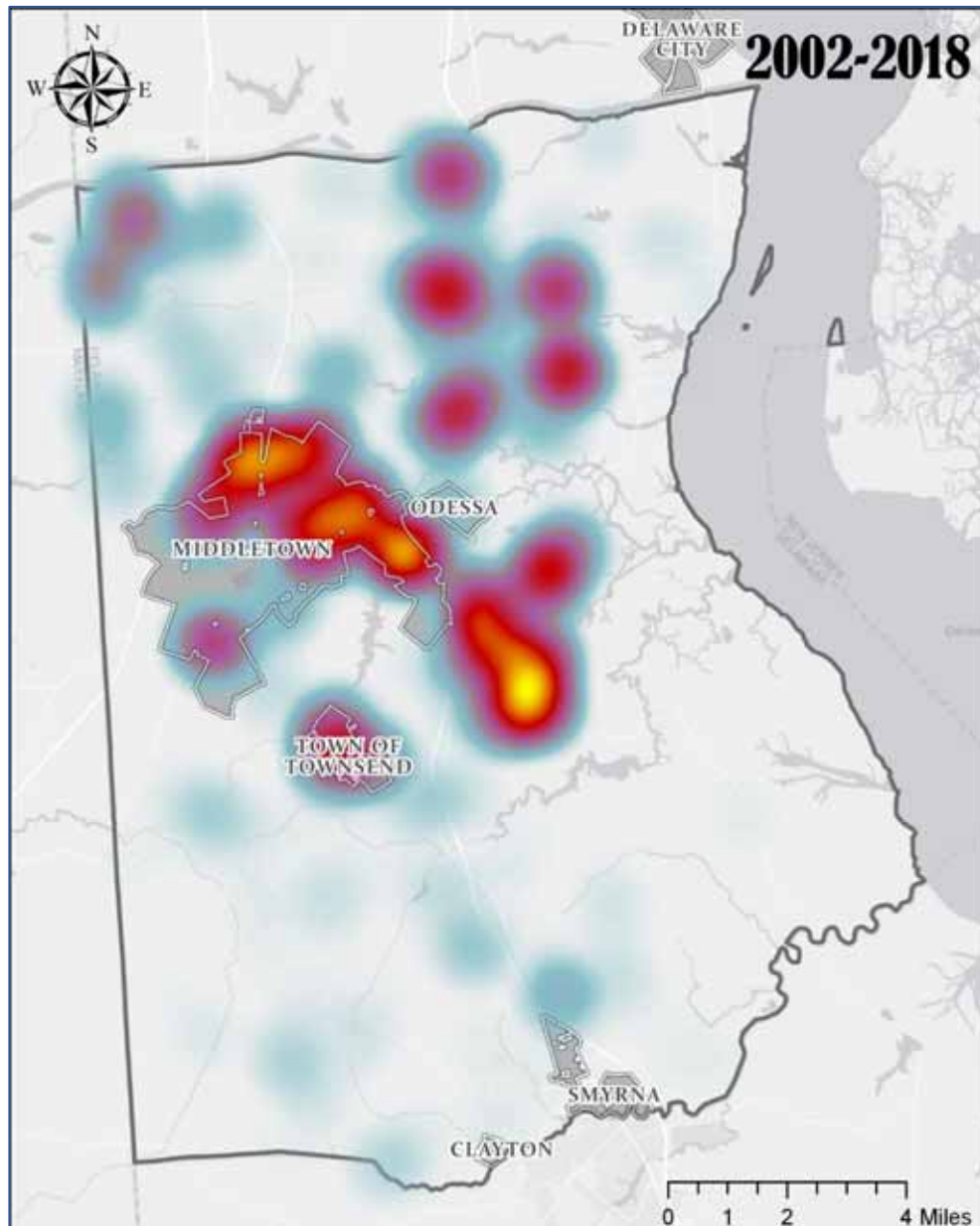
- Schools
- Parks
- Libraries
- Roads
- **Sewer**

Area of focus for
existing, planned
infrastructure

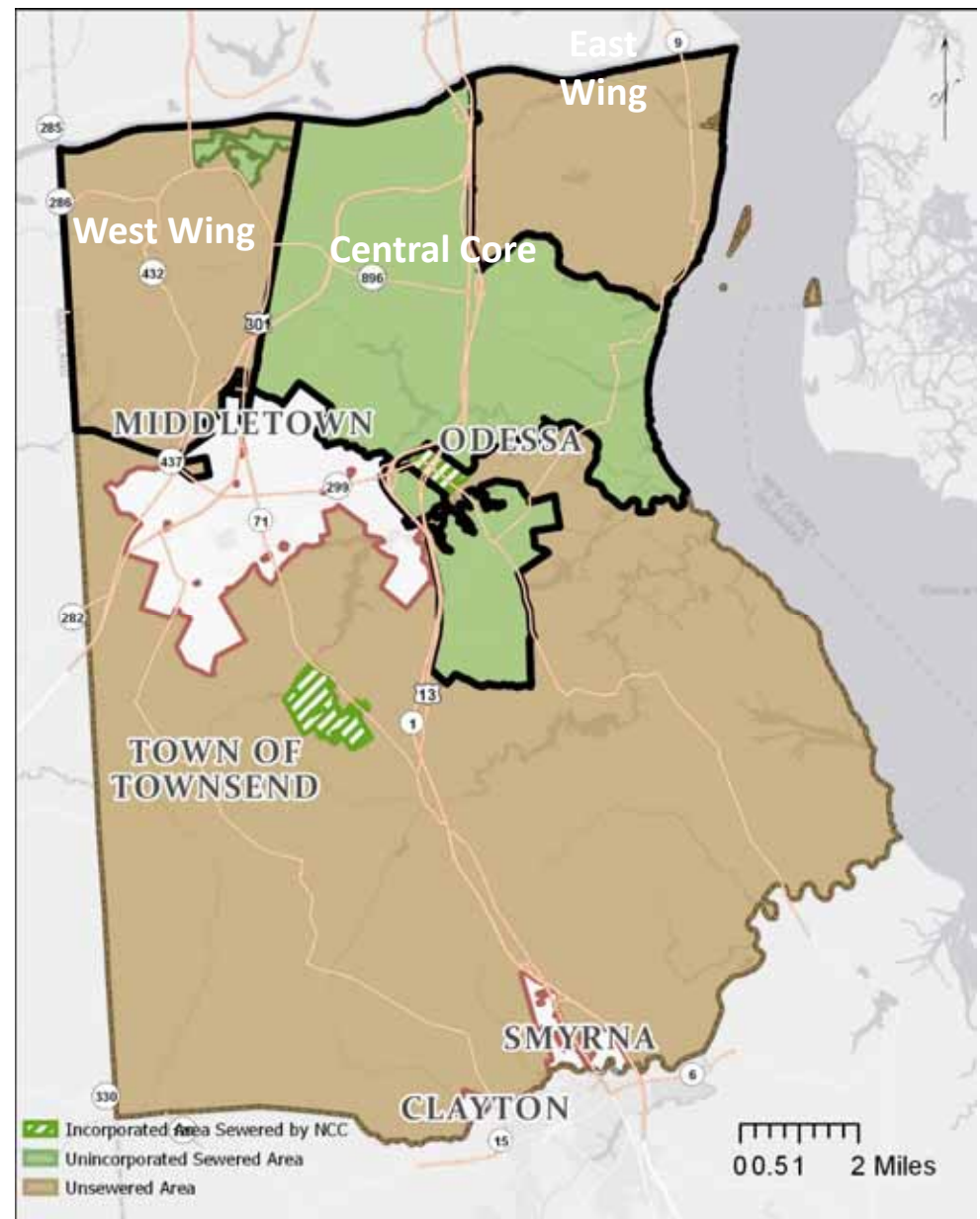


Infrastructure: Sewer

New Single Family Residential Dwellings

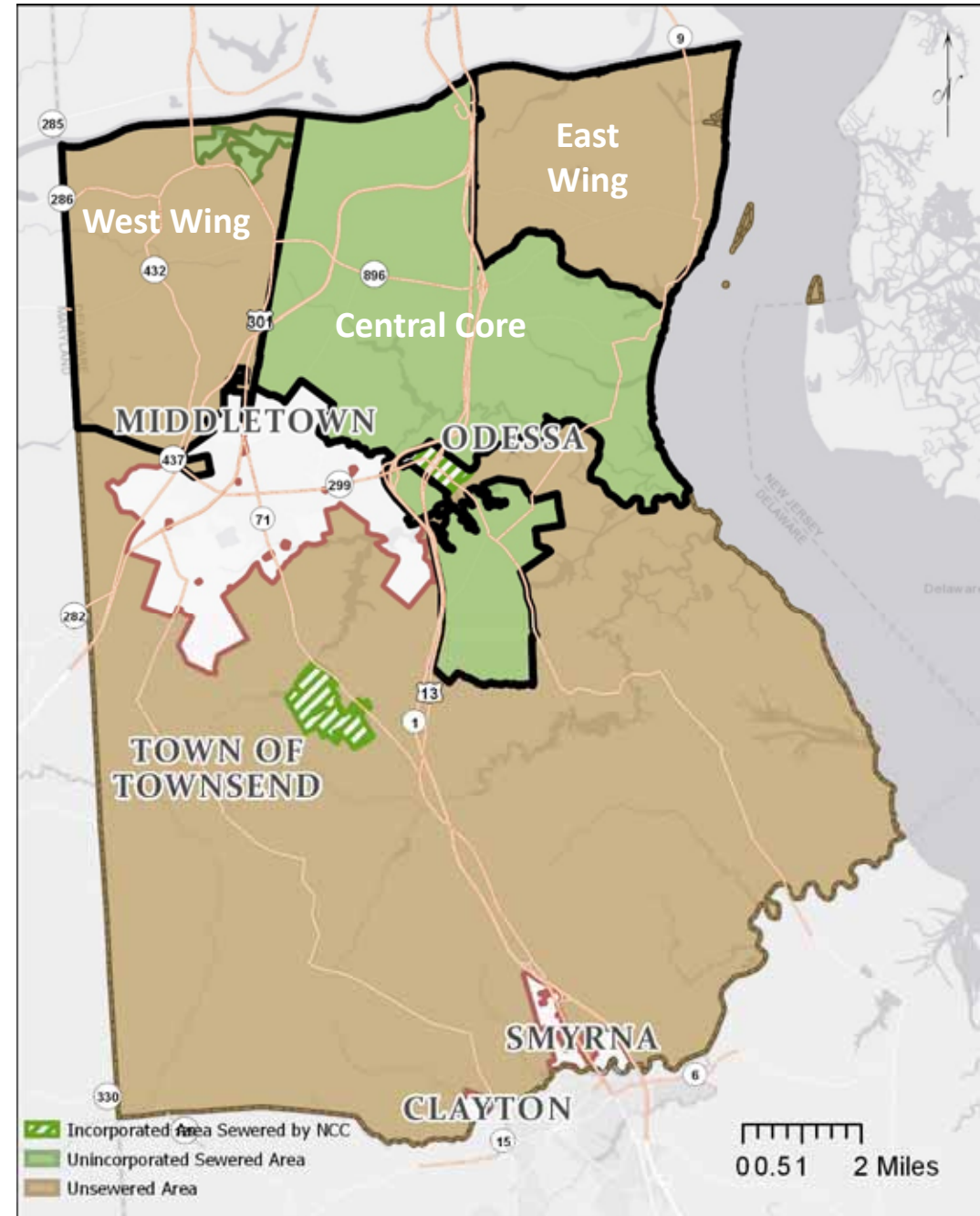


Current Sewer Service Area

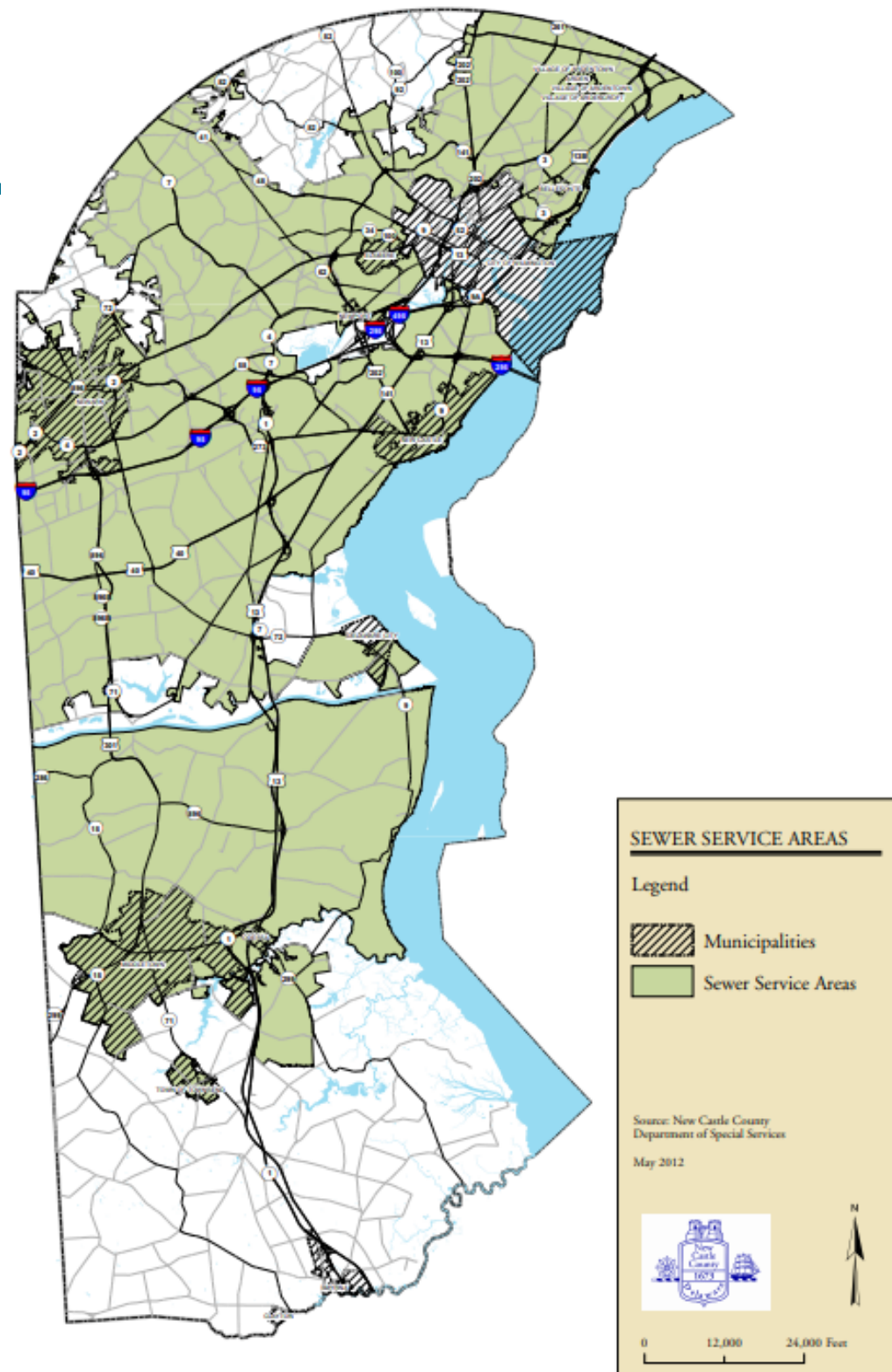
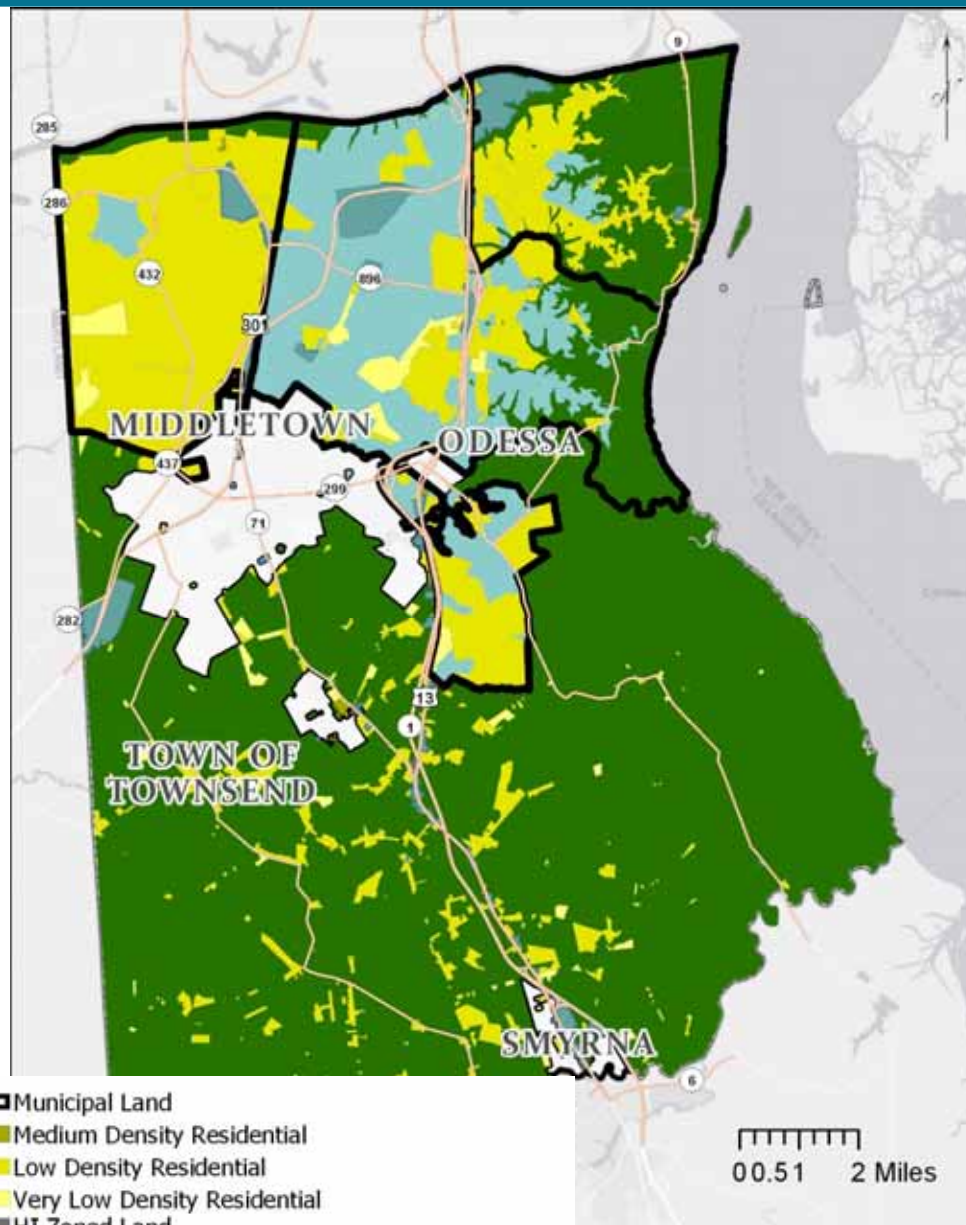


Infrastructure: Sewer

- Early to mid 2000s
 - Sewer to central core
- Currently policy is less clear
 - Lawsuits
 - Comp Plan 2012
 - UDC



Current County Growth Policies



Managing growth

- Mechanisms currently in place:
 - have led to sprawl
 - lack specificity, clarity regarding sewer and septic
 - have not achieved healthy balance of supply, demand
- Possible tools
 - Regulate:
 - Zoning
 - Subdivision regulations / subdivision design
 - Transfer of development rights
 - Encourage:
 - Development guidelines, plan review recommendations
 - Incentivize:
 - Public investment in infrastructure to guide growth
 - Purchase of development rights

Draft Land Use Scenarios

Preliminary Land Use Scenarios



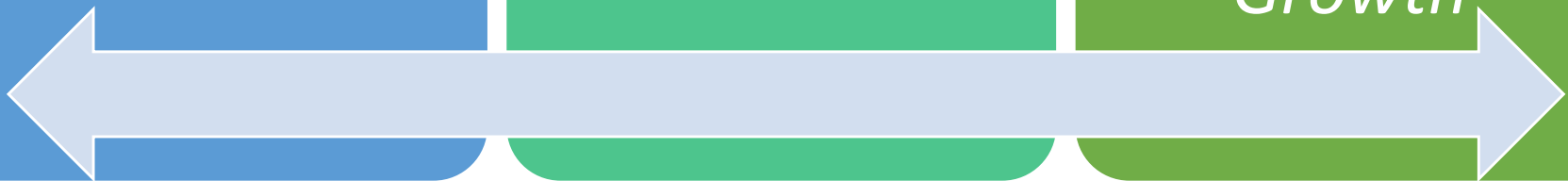
Scenario I:
Business as Usual



Scenario II:
Conservation Growth



Scenario III:
Employment Hub + Conservation Growth

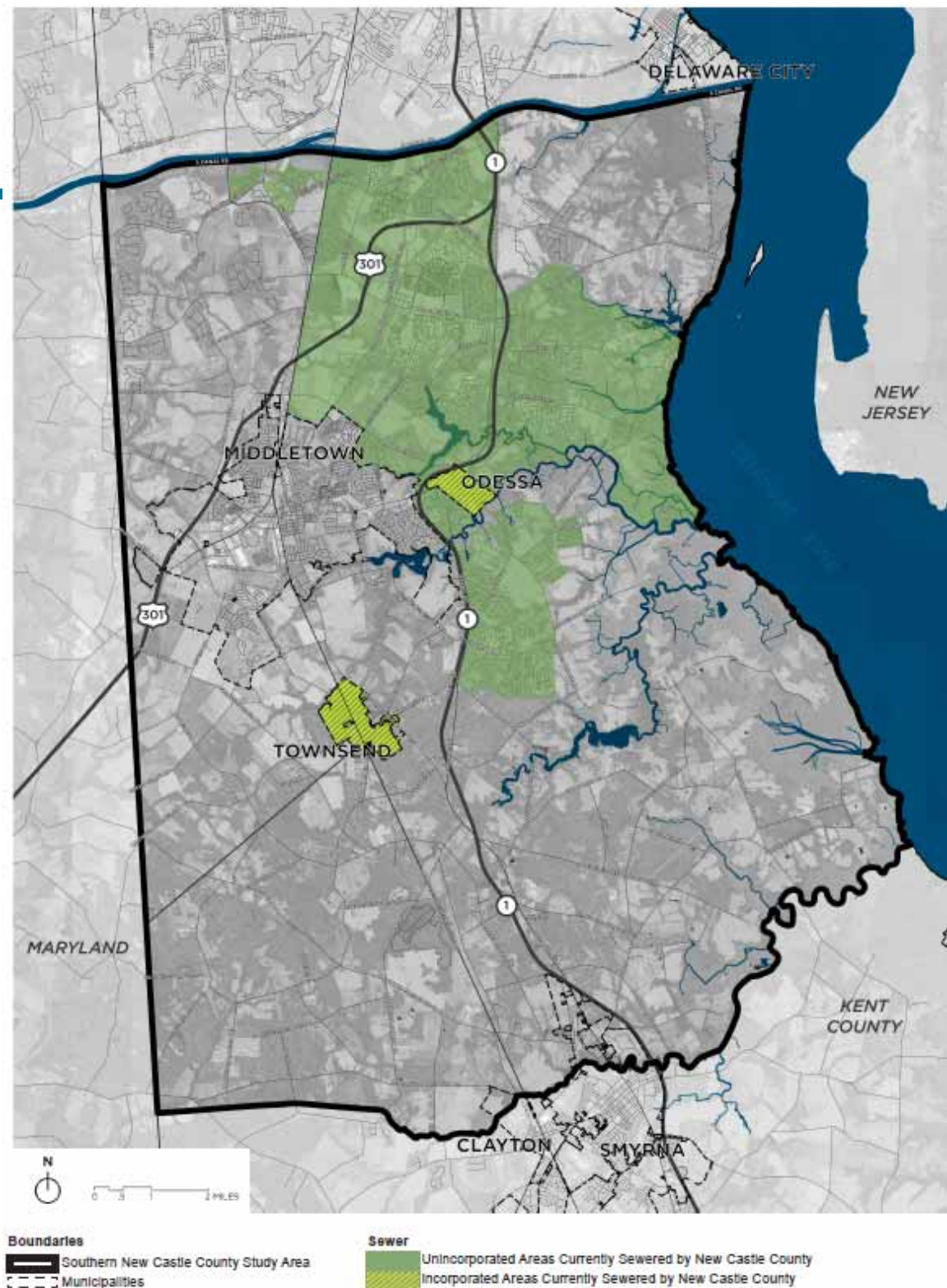


LU Scenario I:

Business as Usual

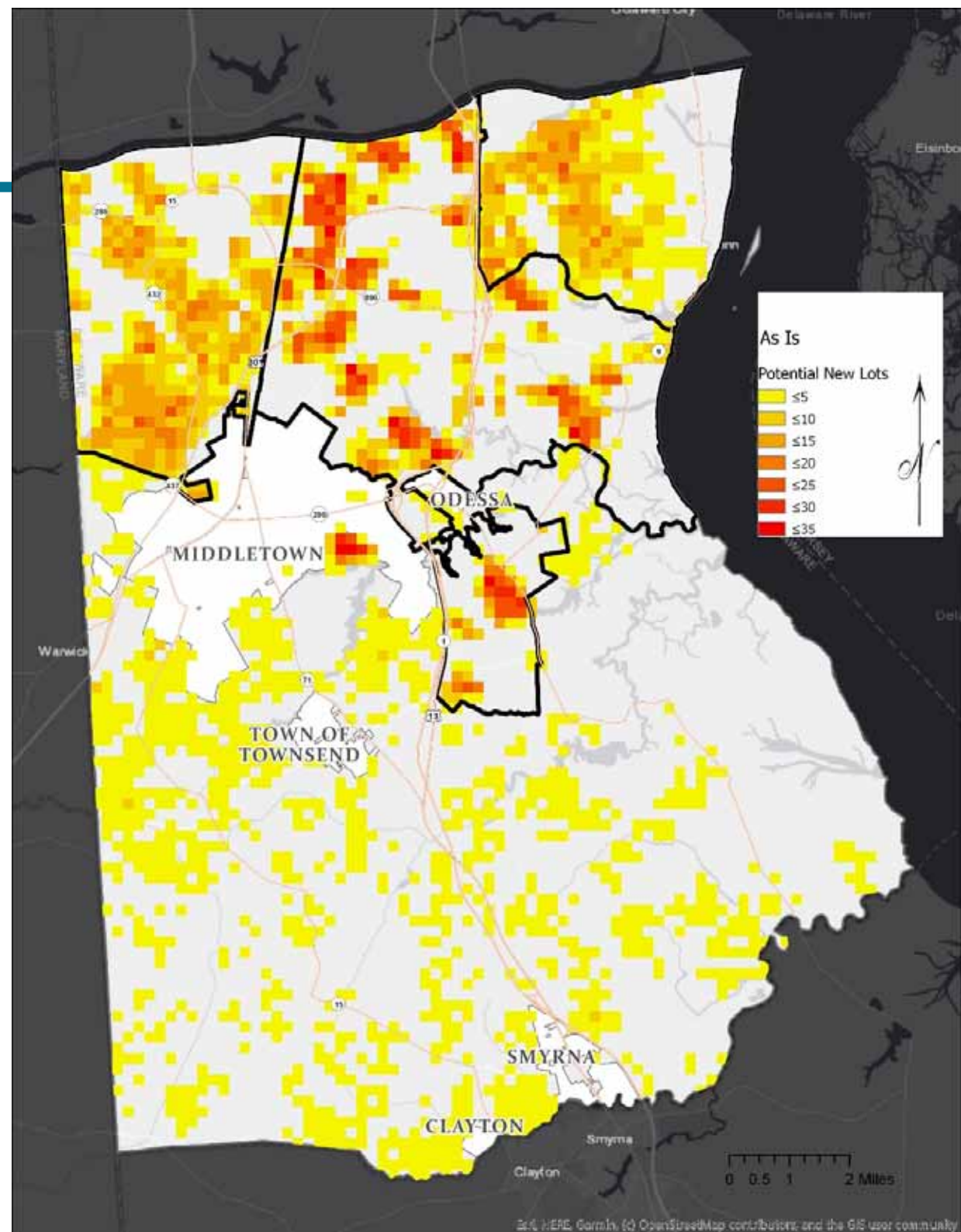
Key Attributes:

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



LU Scenario I

- Existing, approved, unbuilt lots = ~11,400
- Under scenario I: additional lots that can be built = ~11,920

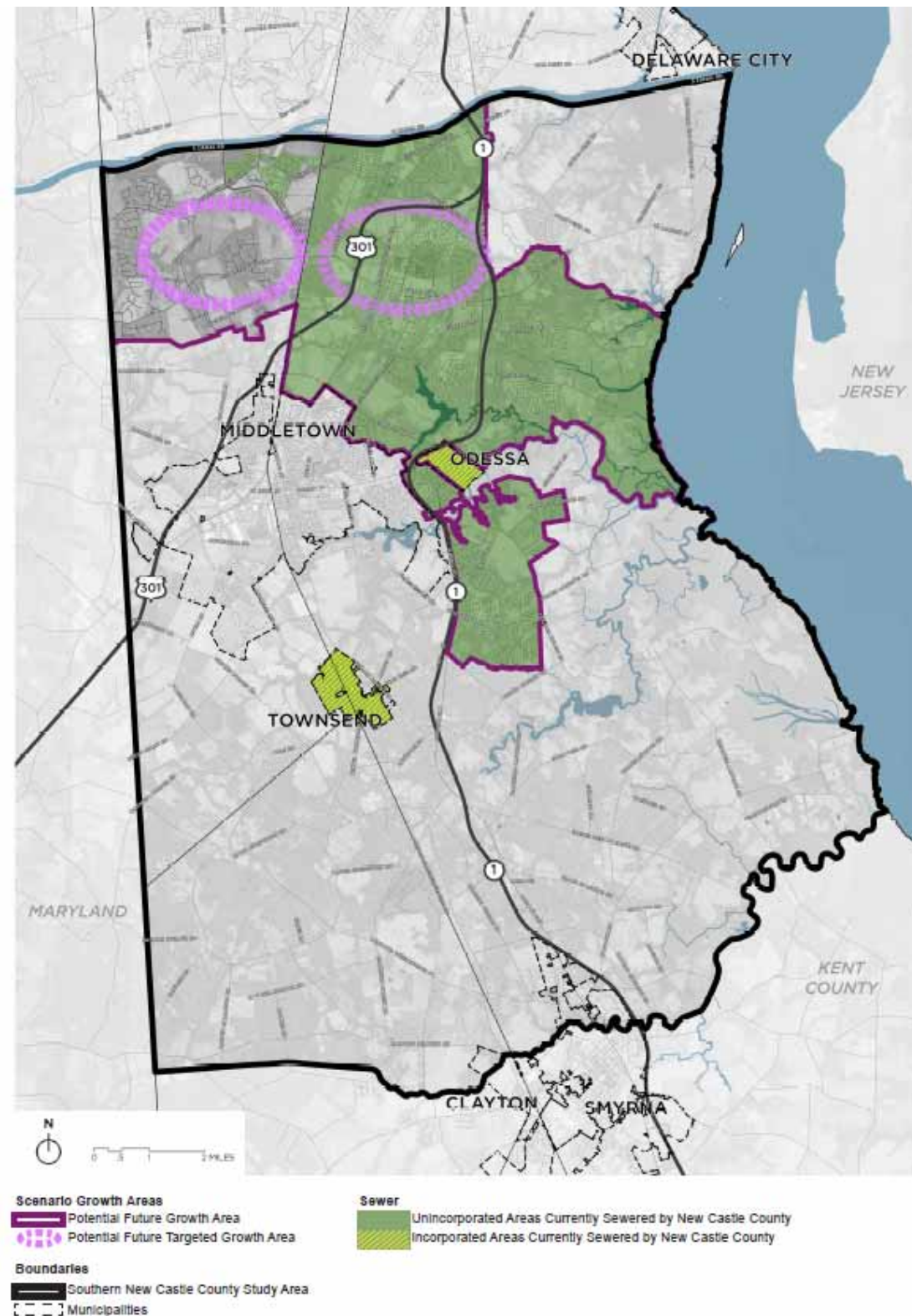


LU Scenario II:

Conservation growth

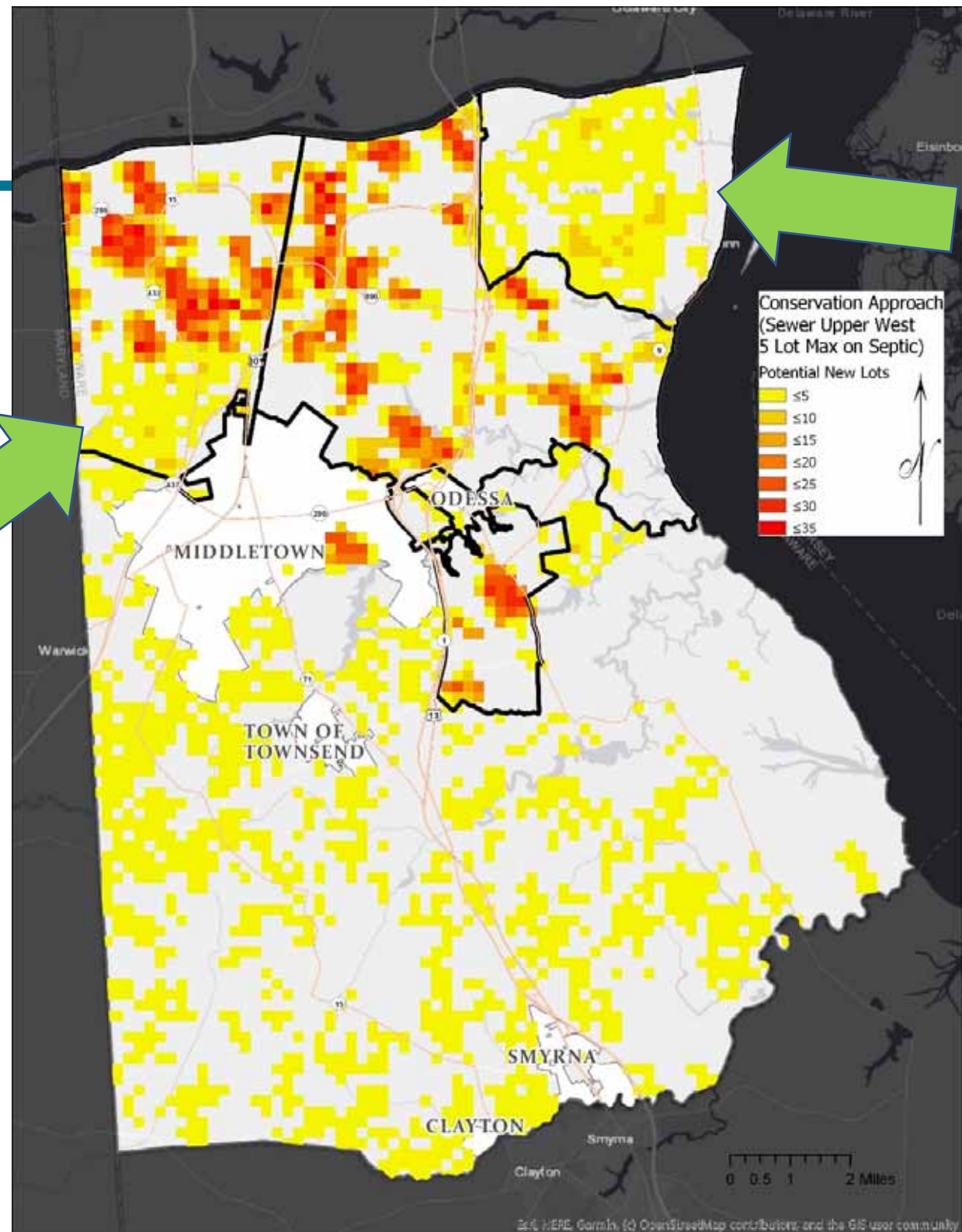
Key Attributes:

- Targeted sewer extension westward (to a portion of upper west wing)
- Use regulatory tools and incentives to guide a more compact development pattern and preserve rural land:
 - north West Wing adjacent to central core
 - Scott's run area roughly from Rt 301 across to Rt 1
 - determine per market drivers, based on community goals/objectives

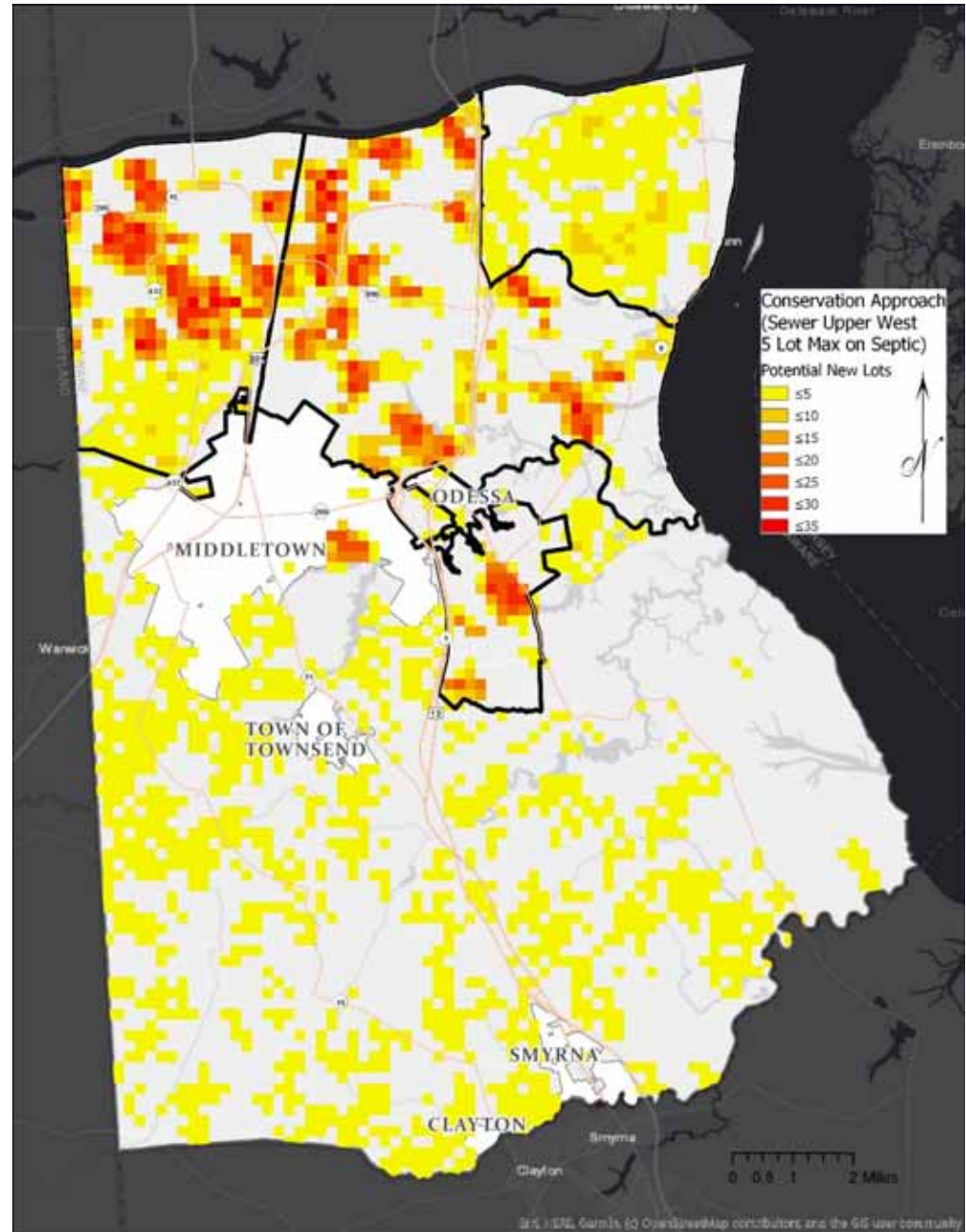
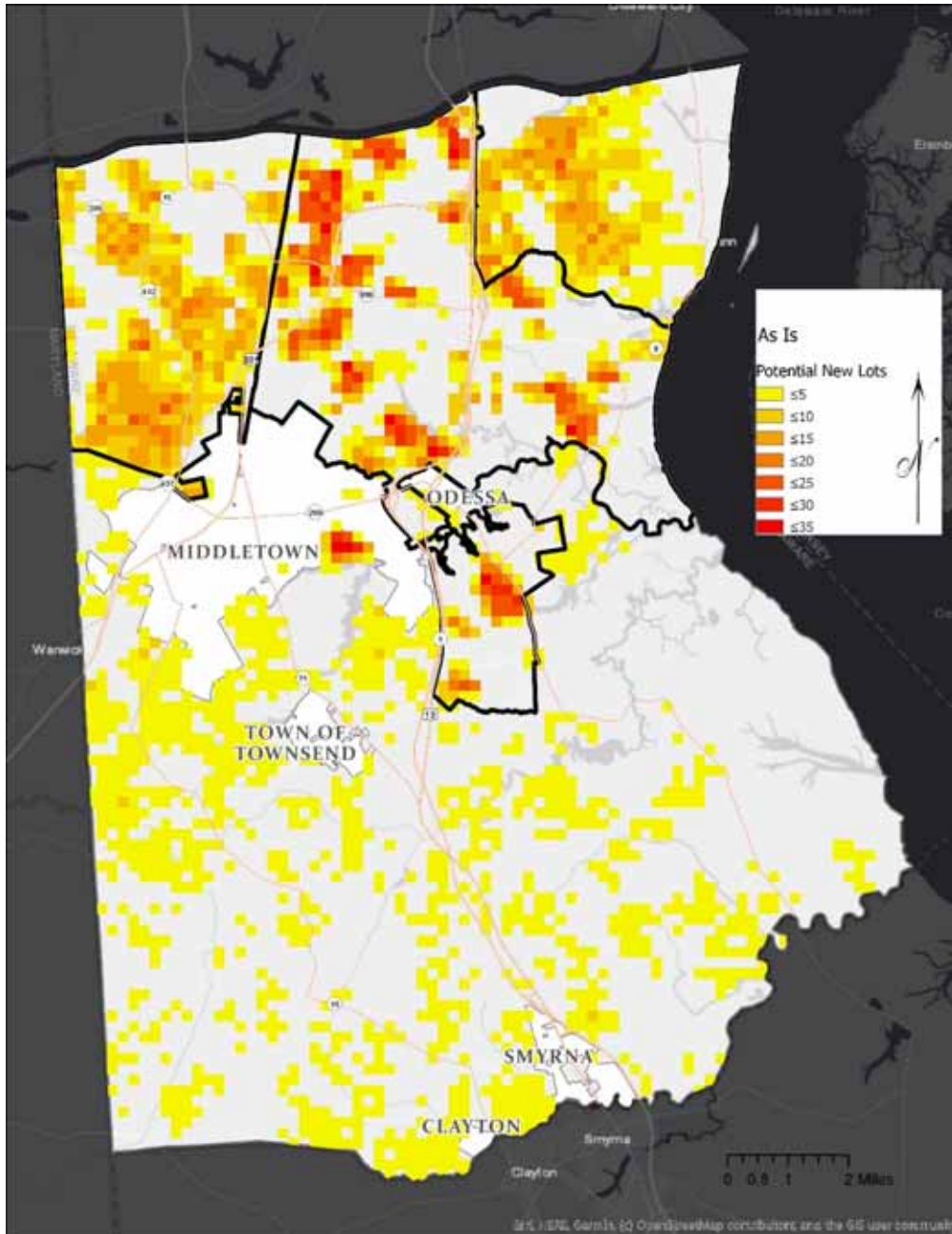


LU Scenario II

- Existing, approved, unbuilt lots = ~11,400
- Under scenario II: additional lots that can be built = ~9,700

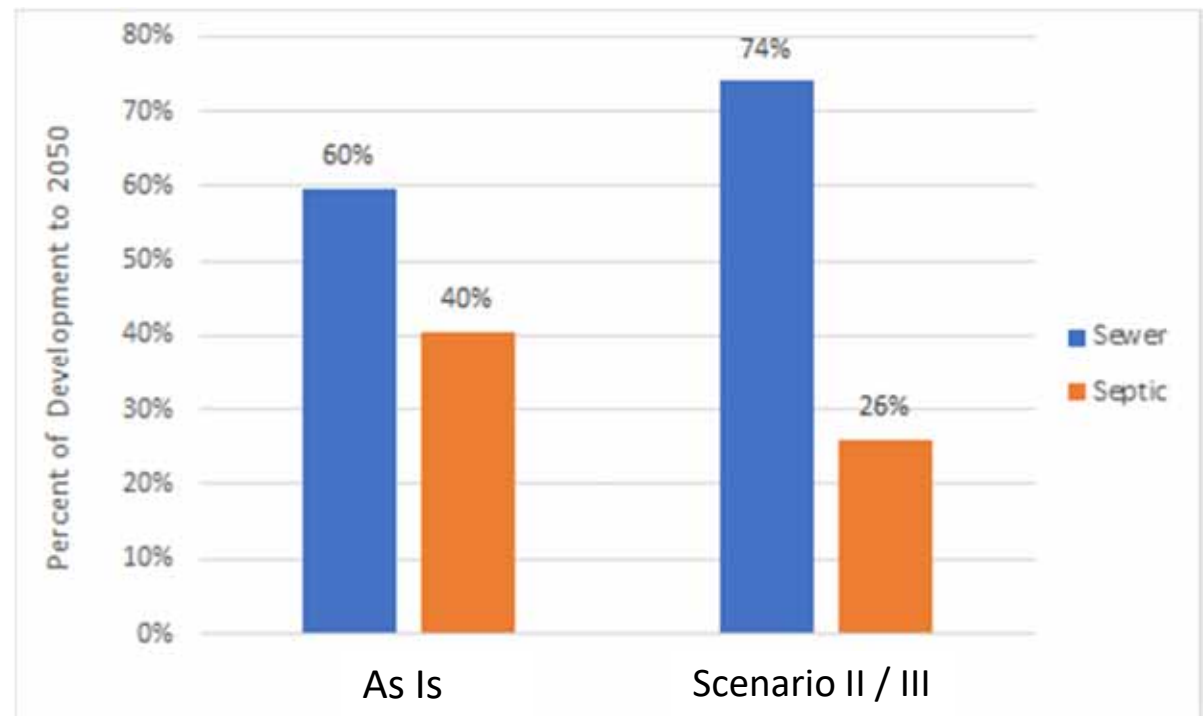


LU Scenario I versus Scenario II



Sewer Vs. Septic

- Scenario II results in 14% fewer projected developed lots on septic than an “As Is” scenario.
- Scenario II / III could reduce TN pollution from wastewater in Southern NCC by about 32% in 2050.

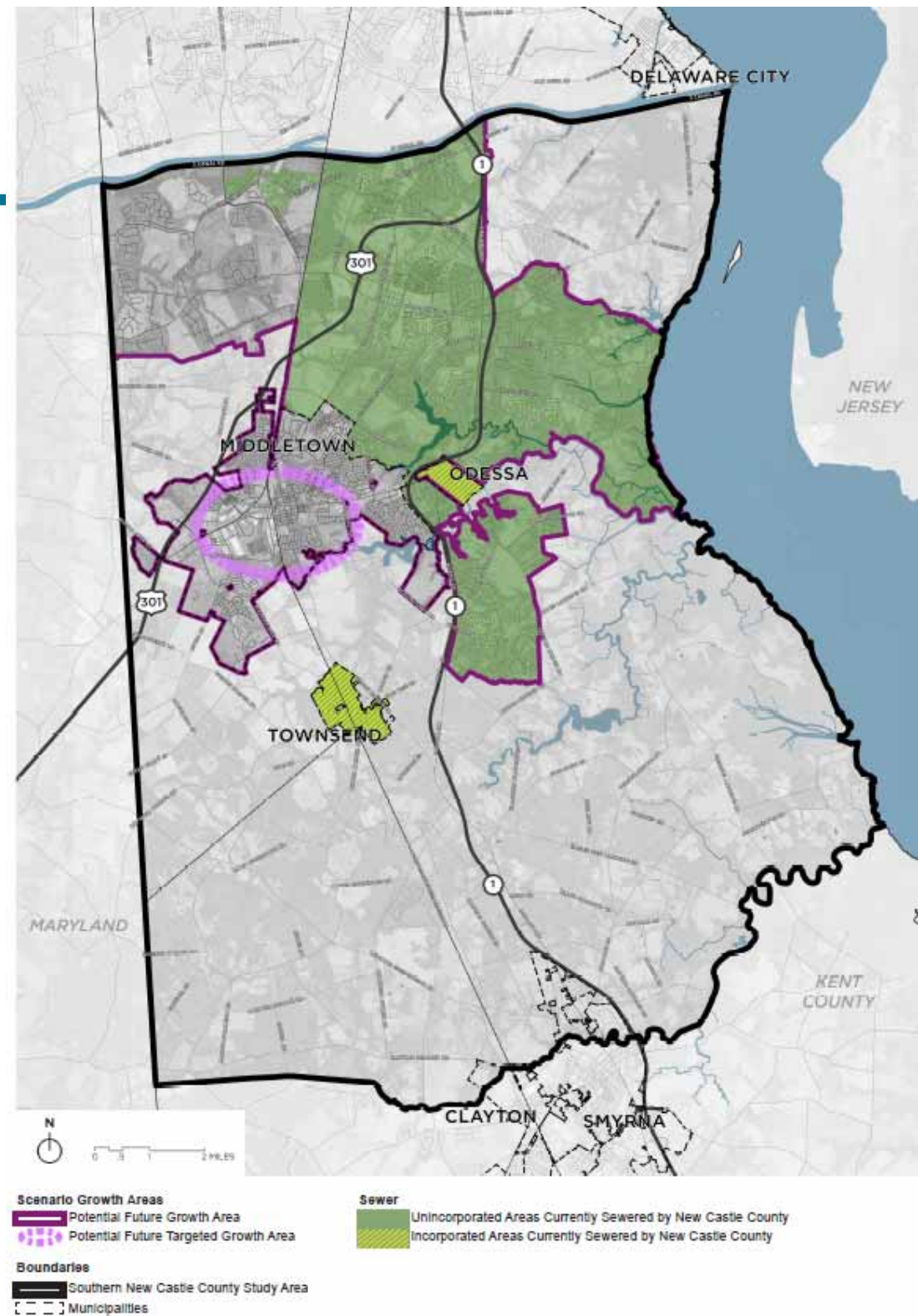


LU Scenario III:

Employment hub in Middletown

Key Attributes:

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

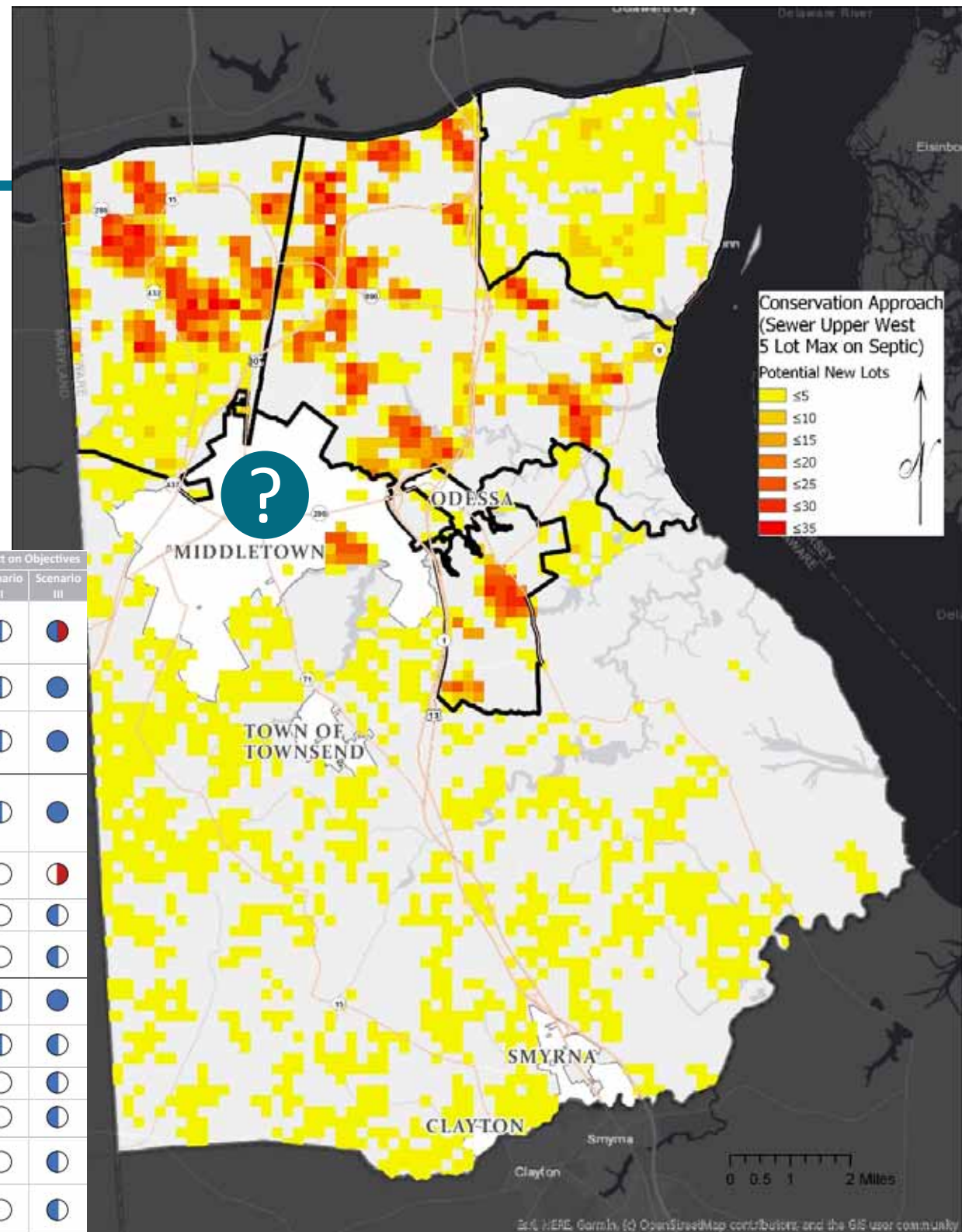


LU Scenario III

Key Implications:

- Most dependent on shift in market, trends
- Middletown capacity not included in calculations

Category (In order of Importance based on public feedback)	Goal Statement	Objectives (Top objectives in each category from public meetings and surveys)	Scenario Impact on Objectives		
			Scenario I	Scenario II	Scenario III
3. Community Character	Development and redevelopment in Southern New Castle County are compatible with, and enhance, the existing community character, including historic properties and design features, the scale of development, and presence of farmland and open space.	Preservation of rural/small-town/historical character			
		Denser, more walkable development with mixed use			
		More opportunities for family-oriented cultural attractions, entertainment, recreation (museums, YMCA's, etc.)			
4. Transportation	People in Southern New Castle County can use a variety of transportation modes (car, public transportation, walking, and bicycling) to reach their destinations in a safe, comfortable, and convenient manner.	Expanded public transportation (bus) (Possibly also supports Quality of Life objective of aging in place)			
		Congestion reduction in Middletown			
		Better east-west connections in and around Middletown			
		More/safer walking and biking paths/connections			
4. Economy/Jobs	Southern New Castle County has a strong and diversified economy.	More local, diverse job centers, facilitating shorter commutes			
		Support small local businesses			
		Diversification of industries			
		Higher income jobs			
		Living wage/trade/union jobs with retirement benefits			
		Access to more training and education opportunities			



Advisory Committee input

- Some members of the Advisory Committee for the Master Plan offered thoughts on the preliminary land use scenarios:
 - Although job growth is desirable, the market for commercial development – other than retail – has been limited in recent years
 - Should additional growth be considered in the rural areas that separate Middletown, Odessa, and Townsend?
 - Other small commercial areas are needed so residents don't all need to drive to Middletown
 - East-west traffic issues extend beyond Middletown

Upcoming...

- Online engagement via WILMAPCO's project page:
 - <https://www.surveymonkey.com/r/june24comment>
 - June 24 through July 8
- Next Phase:
 - Full scenario development & analysis of alternatives
 - Public Workshop: end of summer
- Related efforts:
 - Land preservation task force
 - Scenic viewshed protection / byways ordinance
 - New park south of the canal (North of Middletown off Shallcross Lake Road)

Activity

- Review preliminary land use scenarios I, II, and III
 - Ask questions
- Share your thoughts on the comment form
 - Encourage your friends/neighbors to view/comment online

Buildout Capacity Calculation

- Residential only
- Parcel-based
- Runs development options, assumes highest yield

**Table 40.04.110
DISTRICT AND BULK STANDARDS
Part A - District Standards**

Zoning District & Development Type	Min. OSR/LSR	Density		Floor Area Ratio (on-site, public)		Utilities	MinimumSite Area
		Max. Gross	Max. Net.	Max. Gross	Max. Net.		
Suburban Reserve (SR)							
Farmstead	0.00	0.02	0.02	na.	na.	OS	50 ac.
Single-family	0.05	0.17	0.18	na.	na.	OS	5 ac.**
Open space subdivision	0.60	0.30	0.80	na.	na.	OS	20 ac.
Rural subdivision	na.	na.	na.	na.	na.	OS	35 ac. *
Other permitted uses	0.85	na.	na.	0.06	0.40	OS	10 ac.
Suburban Estate (SE)							
Single-family	0.05	0.41	0.43	na.	na.	OS	2 ac.
Open space subdivision	0.45	0.42	0.79	na.	na.	OS	8 ac.
Open space subdivision	0.60	0.44	1.16	na.	na.	P Water	8 ac.
Other permitted uses	0.75	na.	na.	0.08	0.40	P Water	5 ac.
Suburban (S)							
Farmstead	0.00	0.02	0.02	na.	na.	OS	50 ac.
Single-family	0.15	0.67	0.80	na.	na.	P*	1 ac. to less than 50 ac. **
Single-family, conservation design	0.50*	0.67	1.34	na.	na.	P**	5 ac.
Age restricted single-family, see Division 40.07.700	0.15	0.80	0.95	na.	na.	P*	1 ac. to less than 50 ac. **
Open space subdivision - Option 1	0.30	1.09	1.70	na.	na.	P	10 ac. to less than 50 ac. **
Open space subdivision - Option 1, conservation design	0.50*	1.09	2.38	na.	na.	P	10 ac.
Open space subdivision - Option 2	0.50*	1.25	2.54	na.	na.	P	10 ac.
Age restricted open space subdivision, see Division 40.07.700	0.50*	1.30	2.60	na.	na.	P	10 ac.
Open space planned	0.50* **	1.30	5.20	na.	na.	P	50 ac.
Age restricted open space planned, see Division 40.07.700	0.50	1.56	6.24	na.	na.	P	50 ac.
Hamlet, see Division 40.25.100						P	
Village, see Division 40.25.100						P	

Figure 23: Southern New Castle County Master Plan Study Area Zoning Designation

