


# Southern New Castle County Master Plan

Visioning Public Workshop

March 13, 2019



# Agenda (6:00 – 8:00pm)

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6:00 Presentation

6:40 Small Group Activity

7:20 Prioritization

7:50 Next Steps



# Welcome!

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**Dave Gula**  
Principal Planner  
WILMAPCO





# Tonight's meeting

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- 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

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- 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

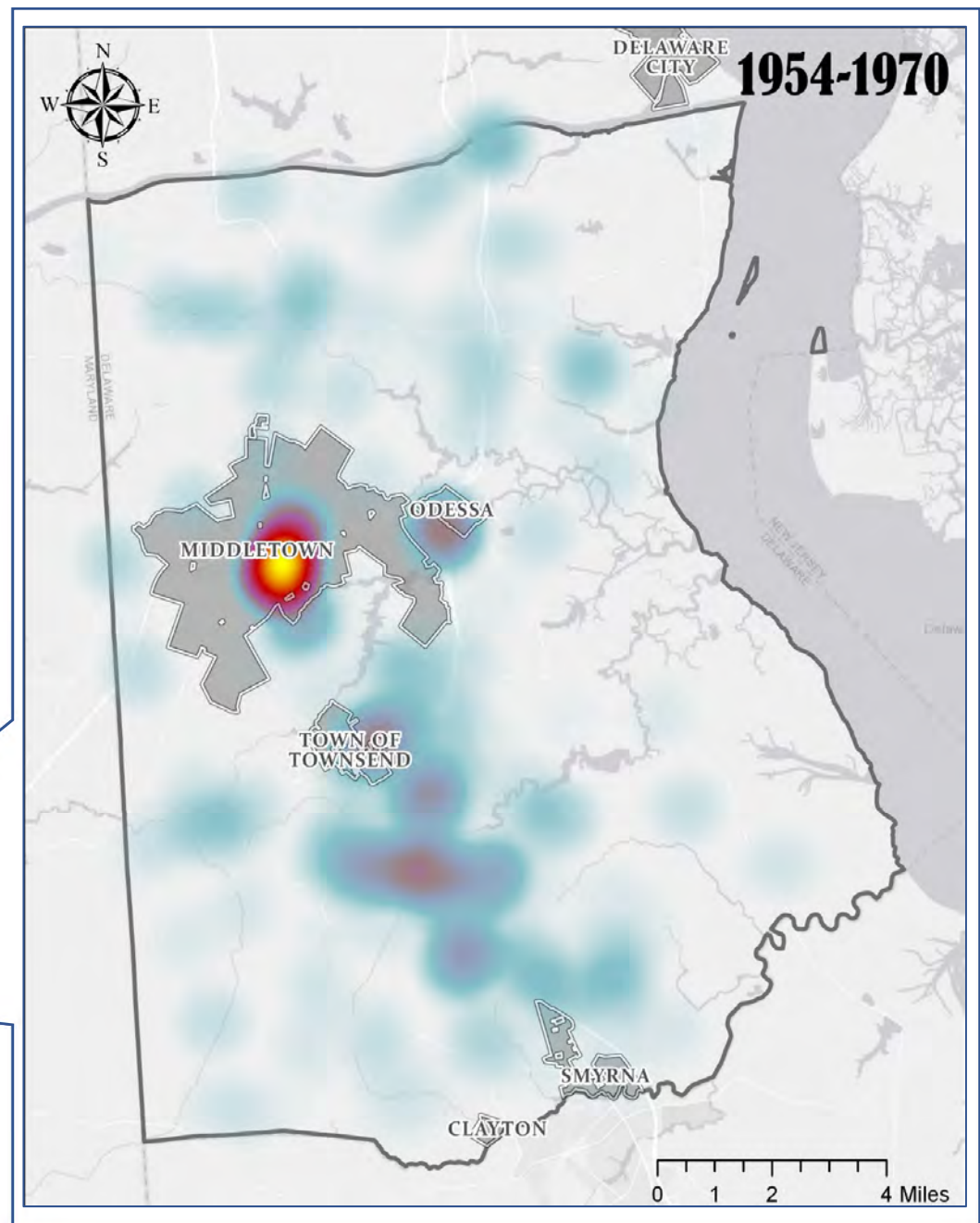
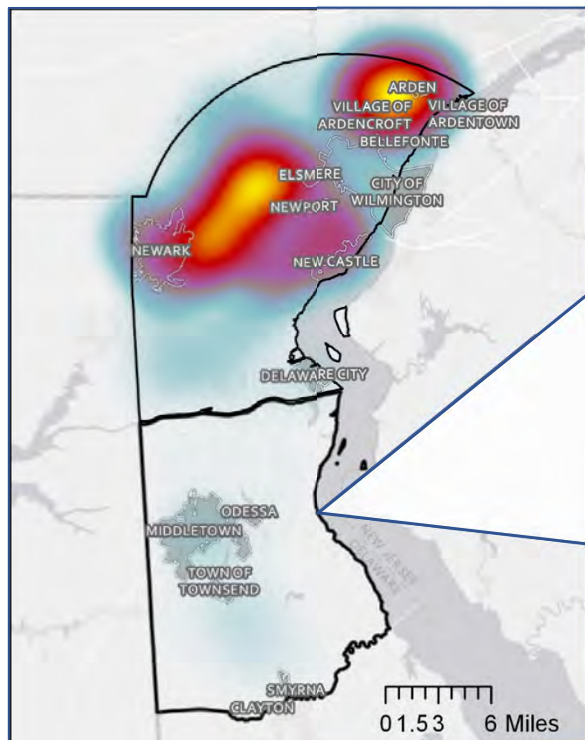
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**Andrea Trabelsi**

Assistant General Manager  
Department of Land Use  
New Castle County

## Single Family Residential Dwellings

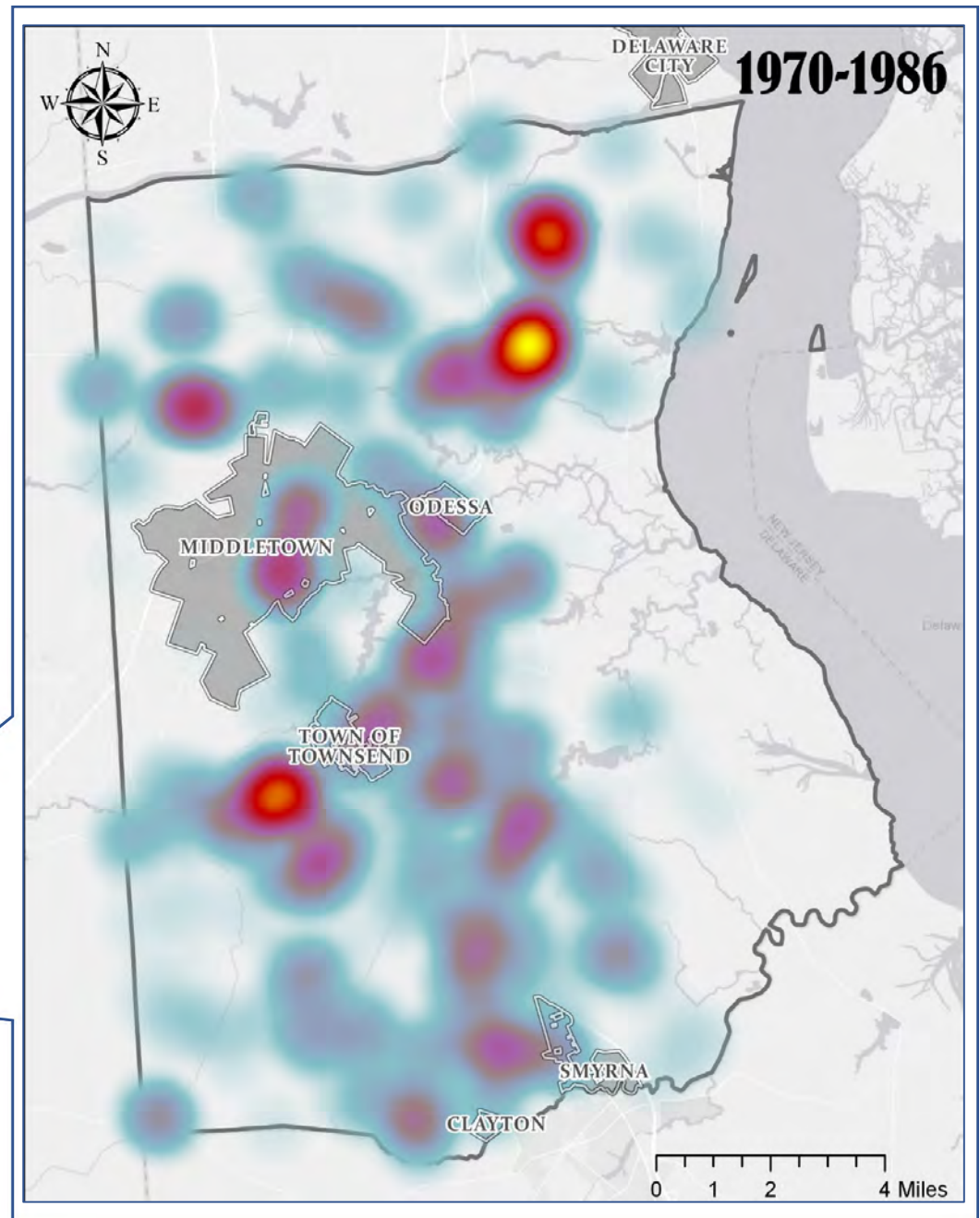
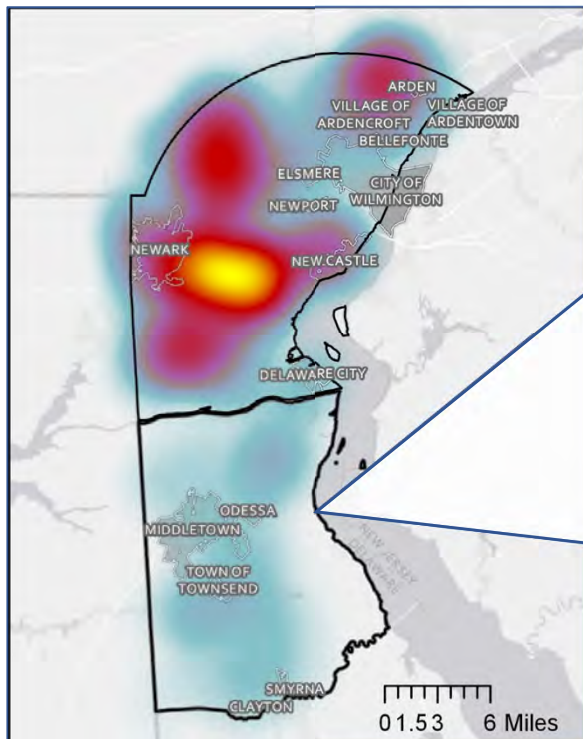
652 South of the Canal  
36,622 North of the Canal





## Single Family Residential Dwellings

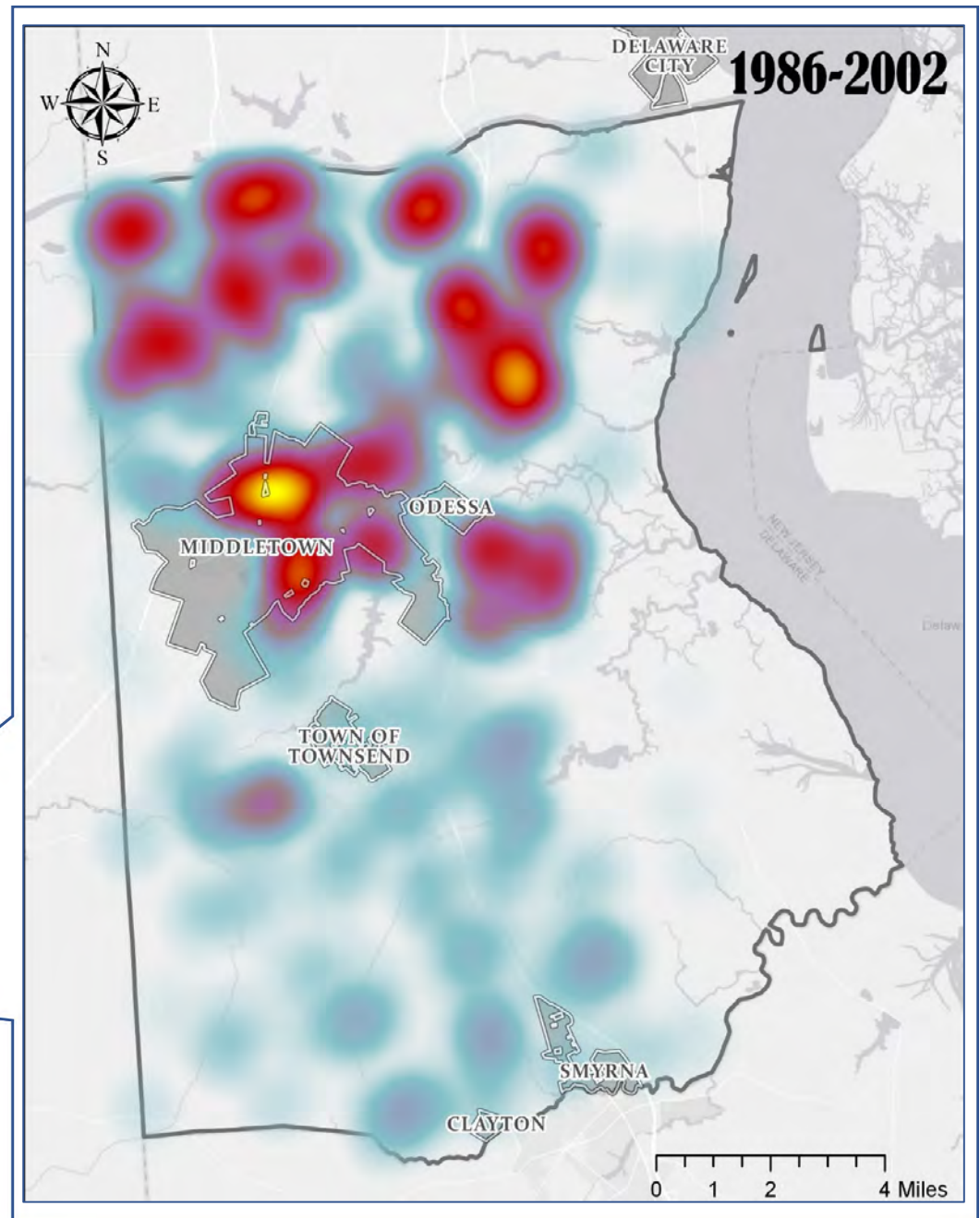
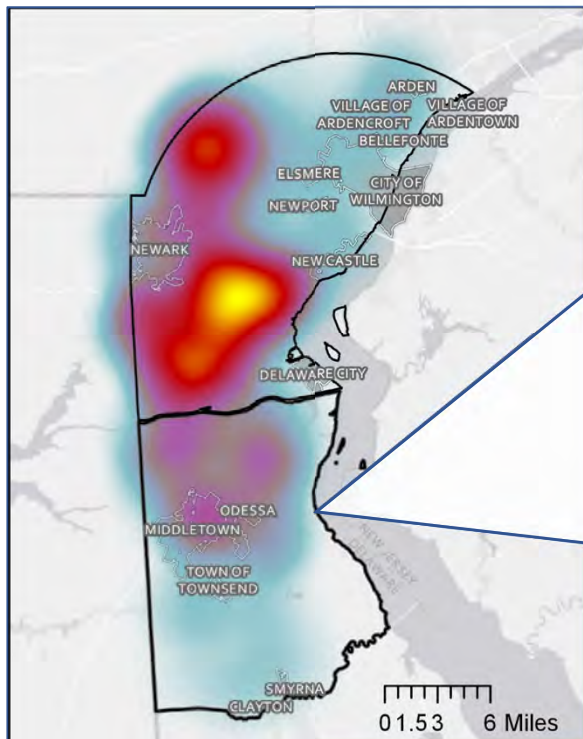
1,368 South of the Canal  
17,174 North of the Canal





## Single Family Residential Dwellings

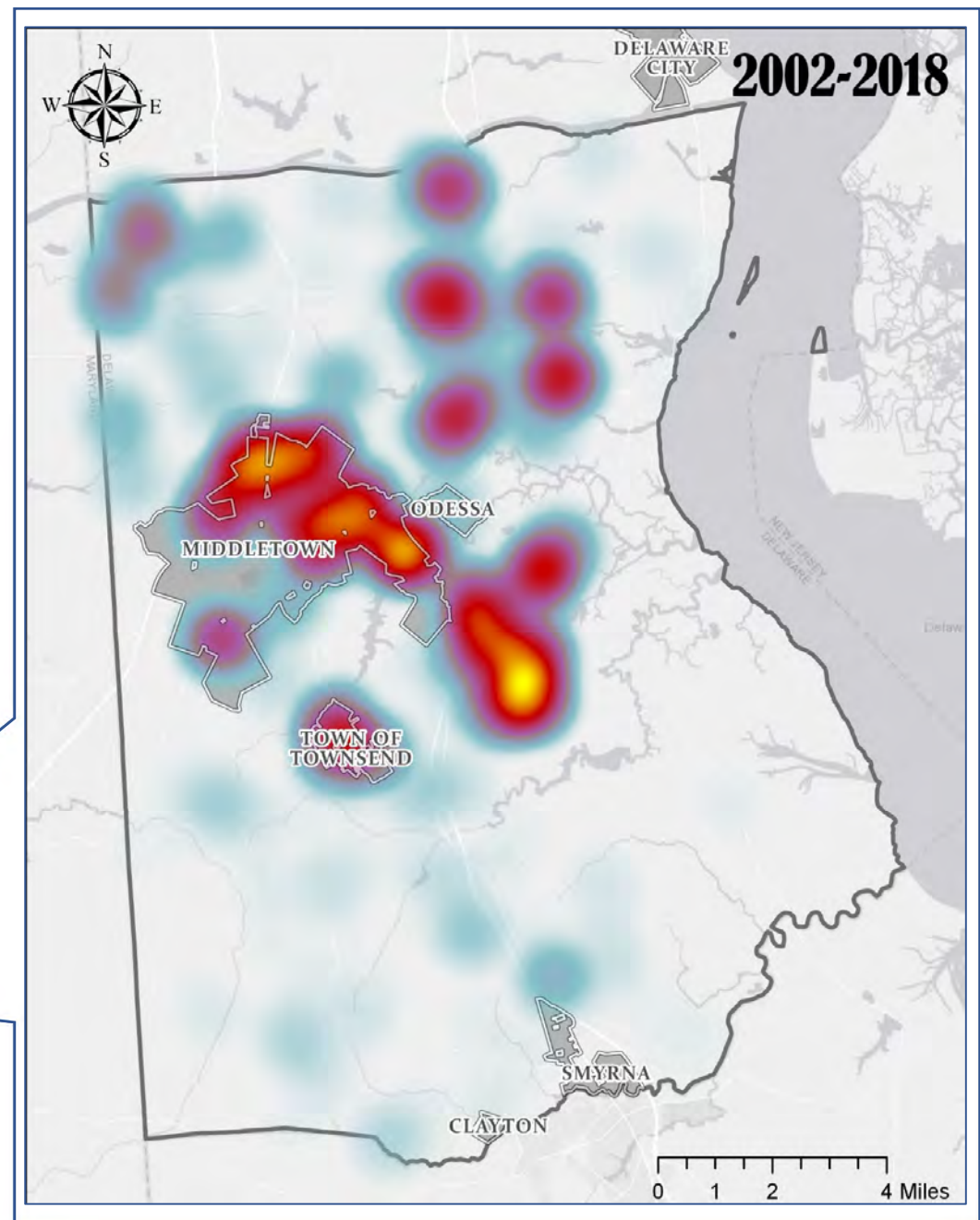
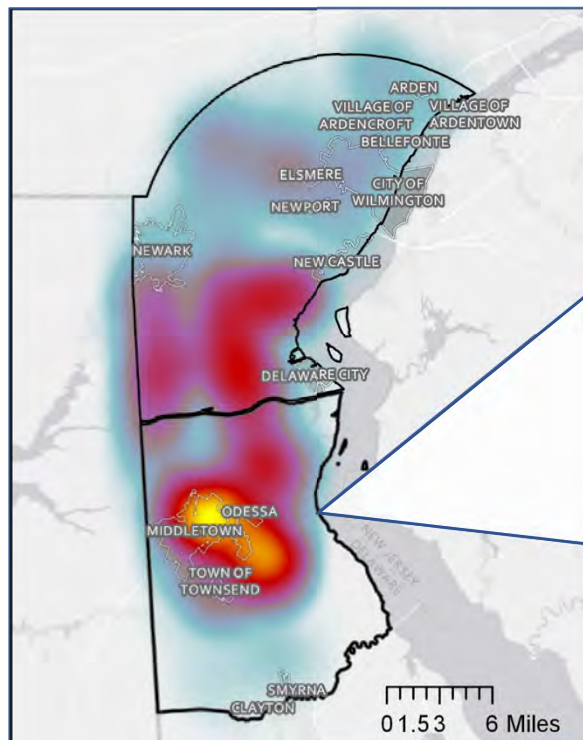
5,950 South of the Canal  
25,772 North of the Canal



## Single Family Residential Dwellings

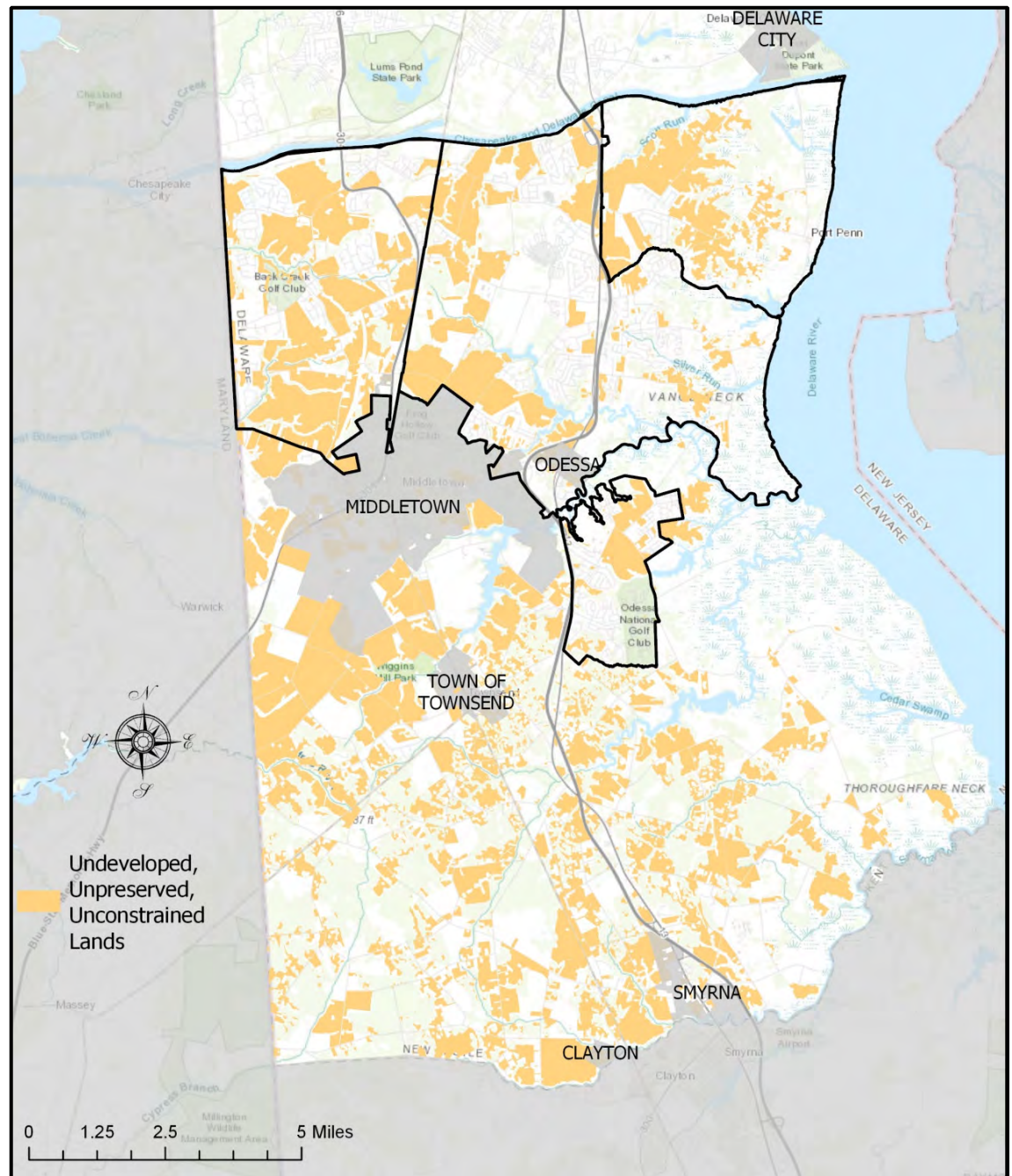
6,342 South of the Canal

7,361 North of the Canal





What's  
Left?

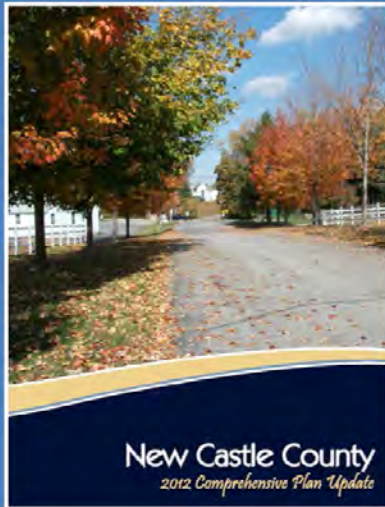


# Comprehensive Plan update

## 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*

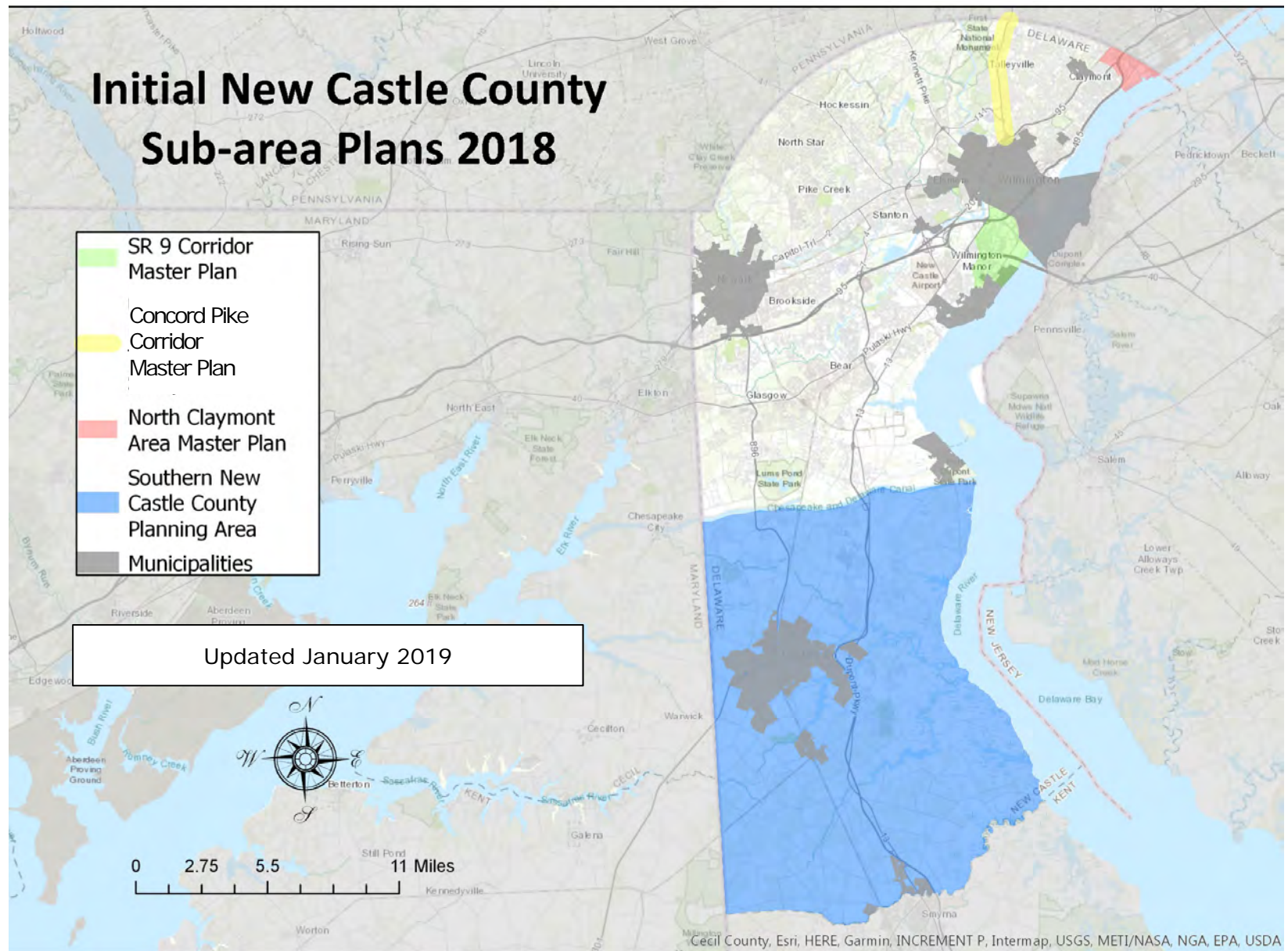
- North Claymont
- Route 9 Corridor
- South of the Canal
- Route 202 Corridor



# Initial New Castle County Sub-area Plans 2018

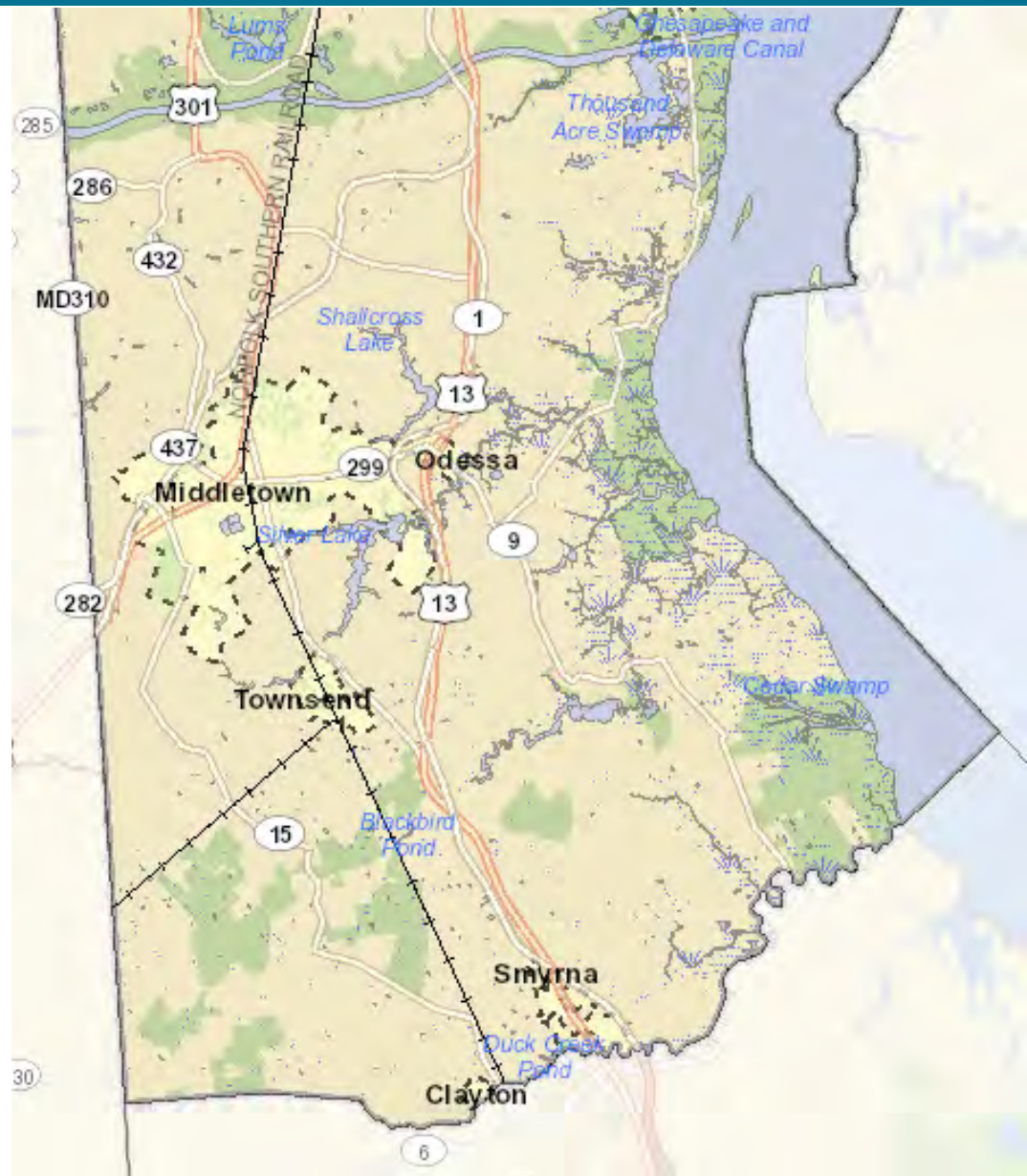
-  SR 9 Corridor Master Plan
-  Concord Pike Corridor Master Plan
-  North Claymont Area Master Plan
-  Southern New Castle County Planning Area
-  Municipalities

Updated January 2019



# Municipal coordination

- Middletown
- Odessa
- Townsend
- Smyrna
- Clayton





# New County Services Coming Soon...

## Library

- Building plans in development

## Park

- Aim to finalize location(s) by end of year
- Contributing to the installation of tennis courts in Townsend Park

## Paramedic Station

- Renovating, expanding existing County paramedic building to house 6-8 paramedics each shift
- Planning to purchase a parcel in the Boyd's Corner area for future development of another station

Middletown Library Public Meeting  
Monday, April 8, 6:00 - 8:00 PM  
Volunteer Hose Company of Middletown

*Share your ideas on amenities,  
programming space, and design features.*







# Where do we grow from here?

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- Are the right things being built in the right places?
- 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?
- Will our infrastructure adequately serve our current and future needs?
- In 20 or 30 years will New Castle County and its communities be a place where we and others will want to live, work, play, and learn?



# Planning activities

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**Jeff Riegner**

Whitman, Requardt & Associates, LLP



# Planning activities

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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

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- 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

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- 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

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- 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



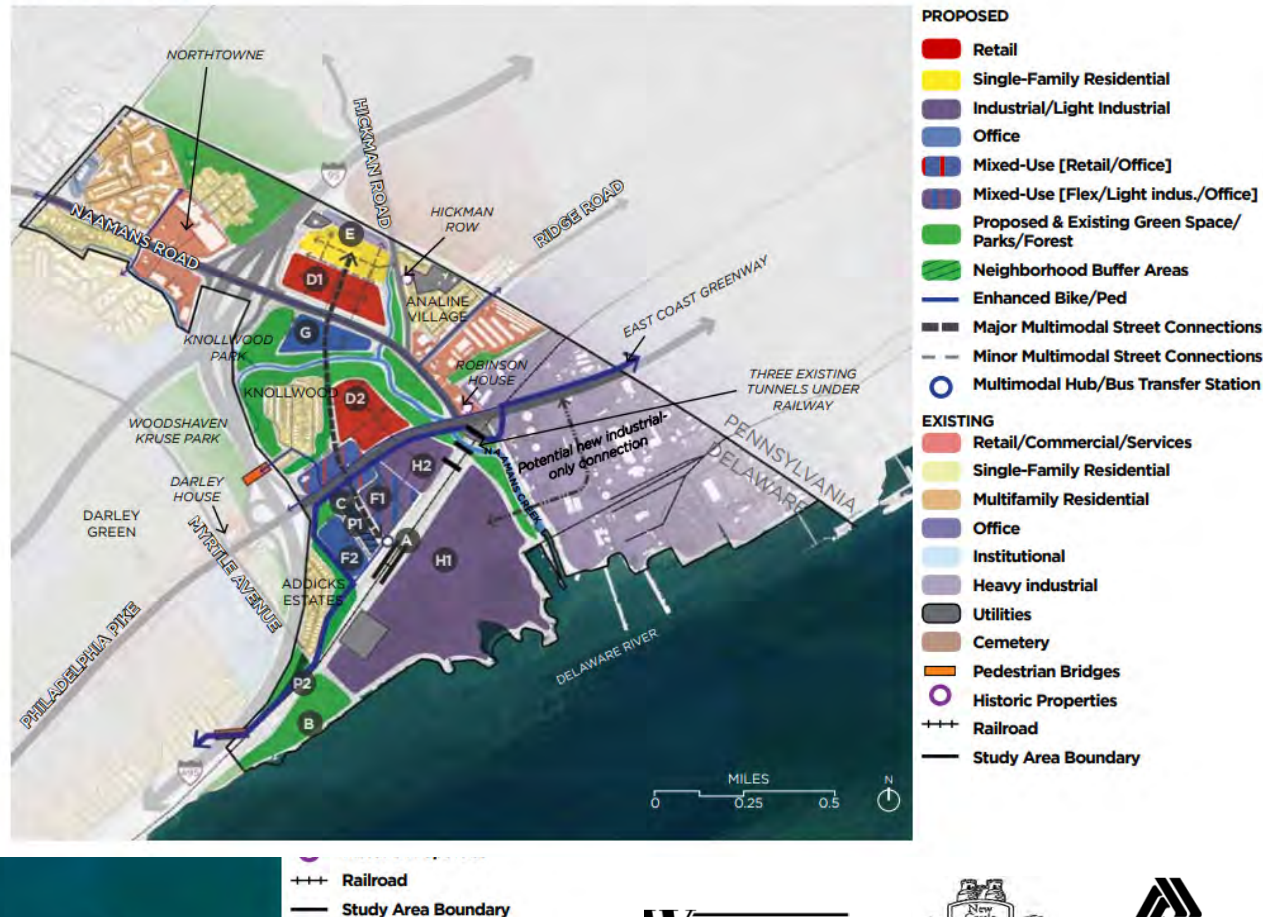
# 3. Scenario development

## What scenarios might look like:

Figure 4-3. Scenario 2 Map



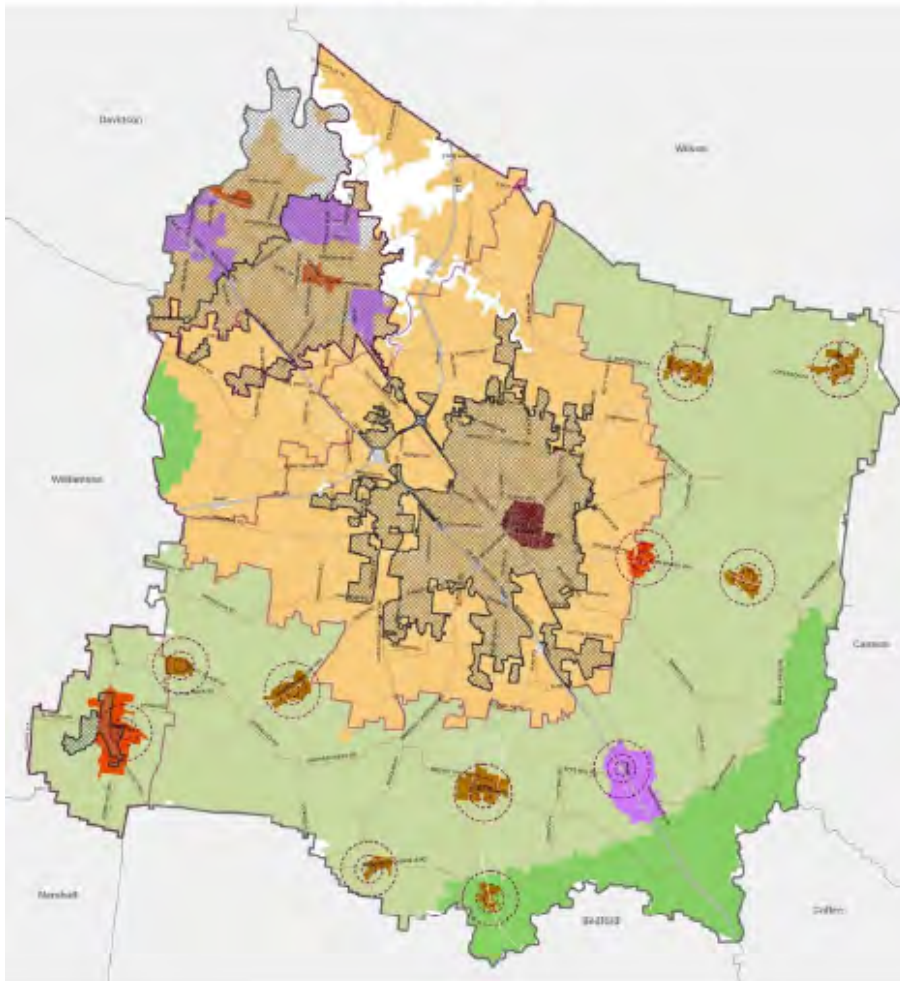
Figure 4-4. Scenario 3 Map



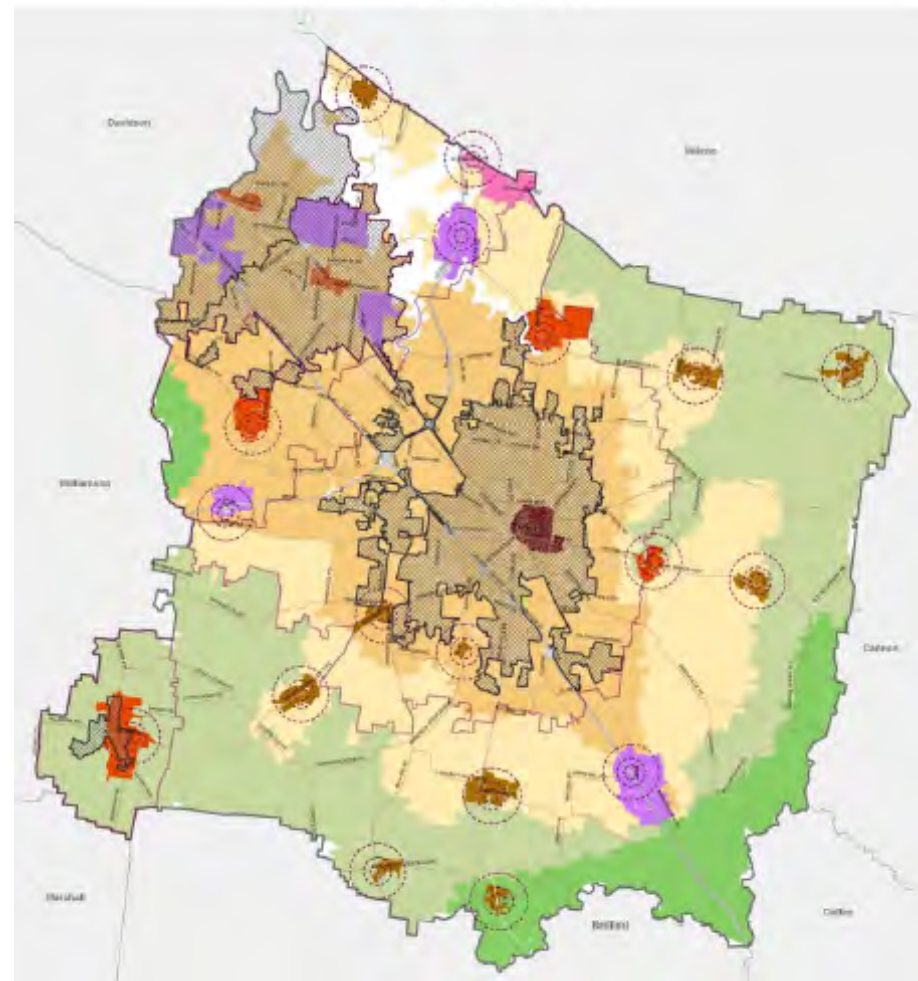
# 3. Scenario development

What scenarios might look like:

Urban Infill



Suburban Belt





## 4. Scenario analysis

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- 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

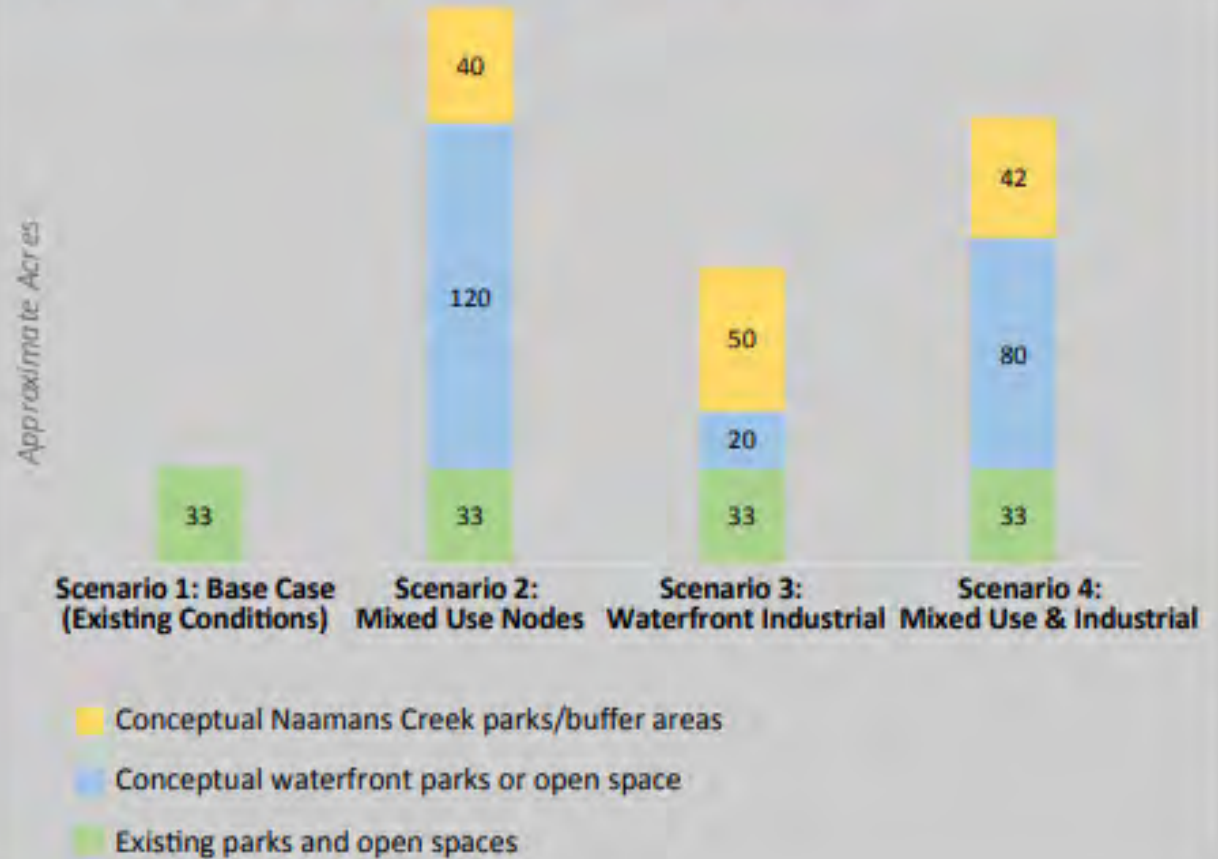
### HOW DO THE SCENARIOS STACK UP?

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

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- 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
<b>Project tasks</b>			
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			
<b>Outreach activities</b>			
Staff Committee meeting	● ●	● ● ● ● ● ●	
Advisory Committee meeting		● ● ● ● ●	
Public workshop	●	● ● ● ●	

WE ARE HERE





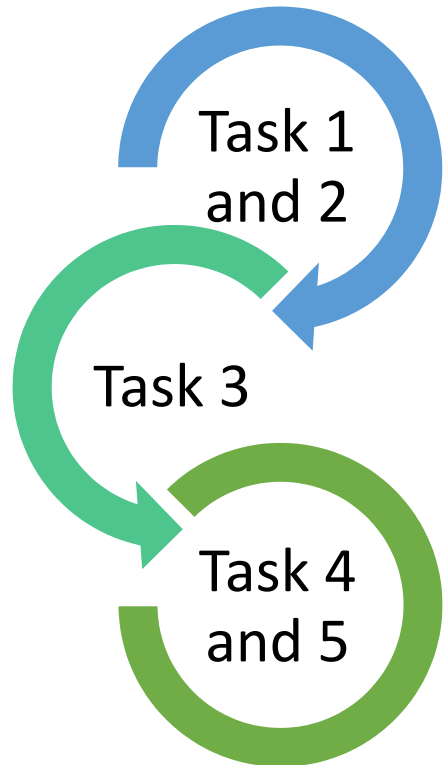
# Engagement Process

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# Engagement Process

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



## Visioning and existing conditions

- Shape a shared vision and goals
- Understand current conditions
- Define criteria/metrics of plan success

## Scenario development

- Confirm vision, goals, metrics
- Define alternative plan scenarios

## Alternatives evaluation

## Preferred plan selection

- Evaluate tradeoffs of scenarios
- Identify desired plan and recommendations
- Refine and finalize



# Tonight's Activities

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1. Introduce yourselves, create draft vision
2. Identify issues
3. Report out
4. Select your priorities
5. View 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

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## 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?

## Issue prioritization:

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

# Metroquest

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

The screenshot displays the 'SNCC MASTER PLAN' Metroquest interface. At the top, a 'Progress' bar is shown. The main content area is titled 'Welcome' and 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. The interface includes a vertical sidebar on the left with the word 'WELCOME' and a vertical sidebar on the right with the words 'VISION', 'PRIORITY RANKING', and 'WRAP UP'. The bottom section is titled 'Planning Tasks 1,2: Visioning & Existing Conditions (Now)' and lists three tasks: 'Shape a Shared Vision and Goals', 'Understand Current Conditions', and 'Define Criteria/Metrics of Plan Success'. The Southern New Castle County Master Plan logo is visible in the bottom right corner.

SNCC MASTER PLAN

Progress

WELCOME

2 VISION

3 PRIORITY RANKING

4 WRAP UP

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

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!

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## 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](http://www.wilmapco.org/sncc)
- Visit <https://SNCCMasterPlan.metroquest.com> by March 20
- Invite your neighbors / friends to help shape southern New Castle County's future