



APPENDIX F: Community Area Master Plan Key Recommendations

Community Area Master Plan Key Recommendations

Route 9 Corridor Key Recommendations

Goal: Improve health and quality of life of residents by improving access to jobs, education, healthy foods, active recreation opportunities, community services, and affordable residential development.	
Objectives	NCC@2050 Plan Element
Encourage development and redevelopment into identified centers on Route 9 Corridor.	NCC@2050 Priority #1, Economic & Community Development Element (Objective 5.3), NCC@2050 Priority #11 (Future Land Use Map)
Promote market rate and affordable housing options in development and redevelopment efforts.	NCC@2050 Priority # 8, Housing Element (objective 4.2)
Strategies	NCC@2050 Plan Element
Promote neighborhood-serving uses along Route 9.	NCC@2050 Priority #11 (Future Land Use Map)
Focus for-sale and rental multifamily housing adjacent to the new library in Center 3 - Hillview Avenue.	NCC@2050 Priority #11 (Future Land Use Map), Community Planning and Design Element
Work with DeIDOT and the Delaware River and Bay Authority (DRBA) to ensure pedestrian and bicycle improvements are made to the Corridor	Priority #9, Mobility and Transportation Element (Objective 8.2)

Goal: Understand and mitigate cumulative environmental and health concerns	
Objectives	NCC@2050 Plan Element
Improve health and quality of life of residents of the Route 9 Corridor, especially in the Eden Park Gardens and Hamilton Park neighborhoods.	Priority Recommendation #2, Environmental / Social Justice Element (Objective, 15.2)
Address environmental injustice by working to minimize and equalize the effect of environmental hazards among all people regardless of race, ethnicity, or income level.	Priority Recommendation #2, Environmental / Social Justice Element (Objective, 15.2)
Strategies	NCC@2050 Plan Element
Work with DNREC, State Division of Public Health, and Route 9 Monitoring Committee to address air quality and environmental concerns	Priority Recommendation #2, Environmental / Social Justice Element (Objective, 15.2), Priority Recommendation #6, Economic and Community Development Element (Objective 6.2)
Continue to explore ways to improve health and quality of life and continue to promote the appropriate buffering and separation of industrial from residential uses.	Priority Recommendation #2, Environmental / Social Justice Element (Objective, 15.2),
Work with companies, DeIDOT, DRBA, and Port, State and County police to ensure monitoring and enforcement of truck traffic routing.	Priority Recommendation #2, Mobility and Transportation Element (Objectives 9.1 and 9.2)
Explore mitigation measures including and in addition to street sweeping to address concerns about dust and air quality.	Priority Recommendation #2, Environmental / Social Justice Element (Objective, 15.2), Mobility and Transportation Element (Objective 9.1)
Establish a process, which includes robust community engagement, to review the appropriateness and location of all existing industrial activities and their proximity to adjacent communities, and to propose measures to address environmental and health harms associated with such industrial activities, paying particular attention to the safety of vulnerable communities.	Priority Recommendation #2, Environmental / Social Justice Element (Objective 15.2)
Support closer engagement and collaboration between DNREC and the Route 9 community on understanding and addressing environmental health concerns.	Priority Recommendation #2, Environmental / Social Justice Element (Objective, 15.2), Priority Recommendation #6, Economic and Community Development Element (Objective 6.2)
Undertake a “Mechanisms for Fair Community Relocation Study,” as proposed in the Route 9 Master Plan, to determine the most equitable strategies for any potential future housing relocations in Eden Park and Hamilton Park, specifically, along with other New Castle County Communities.	Priority Recommendation #2

Goal: Examine land uses in the Corridor and consider zoning adjustments as needed. Incentivize economic development, including mixed-use and mixed-income development.	
Objectives	NCC@2050 Plan Element
Consider rezoning strategies to limit industrial and residential growth in the areas to reduce incompatible land uses.	Priority Recommendation #2, Environmental / Social Justice (Objective 15.2), NCC@2050 Priority #11 (Future Land Use Map)
Encourage initial development and redevelopment efforts into Center 3 - Hillview Avenue, to leverage the investment and energy of the newly-opened Route 9 Library and Innovation Center.	NCC@2050 Priority #9, NCC@2050 Priority #11 (Future Land Use Map), Community Planning and Design Element (Objective 10.1)
Use large underutilized commercial properties and undeveloped land as potential redevelopment sites.	NCC@2050 Priority #11 (Future Land Use Map), Community Planning and Design Element (Objective 10.1)
Strategies	NCC@2050 Plan Element
Pursue Downtown Development District designation in area around Center 3 as outlined in the 2014 Route 9 Innovation District Plan.	NCC@2050 Priority #1, NCC@2050 Priority #11 (Future Land Use Map), Community Design (Objective 10.1)
Rezone industrial land at and south of Rogers Road to allow for mixed-use development to prevent future industrial expansion or development.	Priority Recommendation #2, Environmental / Social Justice (Objective 15.2), NCC@2050 Priority #11 (Future Land Use Map), Community Planning and Design Element (Objective 10.1), Mobility and Transportation Element (Objective 8.1)
Explore additional land use and zoning implementation mechanisms such as an overlay zoning district. This will ensure building forms respect the scale and character of the surrounding neighborhoods and will ensure that buildings front closer to the street and have pedestrian access to and across Route 9.	NCC@2050 Priority #11 (Future Land Use Map), Community Design (Objective 10.1)
Explore implementing land use and zoning strategies, including designating industrial uses affecting local air quality as conditional/special uses, including chemical manufacturing facilities and facilities that store, crush, and/or process concrete, and establishing air quality mitigation and air monitoring measures as requirements for conditional/special use approval.	Environmental/ Social Justice
On a case-by-case basis and with community support, explore implementing land use and zoning strategies to phase out existing industrial uses and/or conflicts located within 2500 ft. of residential or other sensitive uses (such as schools, daycares, playgrounds, hospitals, apartment buildings, nursing homes, etc.), or introduce buffering so as to widen the gap between the conflicting uses beyond 2500 ft. on an expeditious timeframe that improve quality of life, advances equity, and protects public health.	Environmental/ Social Justice Future Land Use and Implementation

Key Recommendations Claymont

Goal: Encourage Design that Builds on Community Strengths.	
Objectives	NCC@2050 Plan Element
Promote the creation of a multimodal attractive walkable, transit-oriented environment with the Claymont Regional Transportation Center as a centerpiece.	Mobility and Transportation (8.2)
Preserve and respect the history of the area.	Historic Preservation (12.1)
Limit the visibility of surface parking lots and encourage structured parking.	Mobility and Transportation Community Design (New GOS)
Strategies	
Revise the Unified Development Code (UDC) and zoning designations in the North Claymont Study area to both incentivize and implement redevelopment consistent with the North Claymont Area Master Plan Vision. Key updates include:	Community Design (10.1)
Support the construction of the Claymont Regional Transportation Center.	Mobility and Transportation
Include compact residential development within a comfortable walking distance of train station.	Mobility and Transportation (8.2)
Encourage office development, particularly office uses above ground-floor retail, near the train station as part of vibrant mixed-use land use pattern. The transit-oriented development around the station is strongly encouraged to include residential.	Mobility and Transportation (8.2)
Provide convenient accessibility from both the sidewalk and parking areas, with parking located along the streets and behind buildings. Streetscapes shall be designed in accordance with best design practices to encourage walkability.	Mobility and Transportation (8.2)
Develop a street grid that will both encourages walking and biking and disperse traffic.	Mobility and Transportation (8.1)
Encourage new development to complement the existing style and scale of Claymont, particularly regarding historic properties and new development, such as Darley Green.	Historic Preservation (12.1)
Require new development or redevelopment within North Claymont to include an evaluation of impacts to historic resources.	Historic Preservation (12.2)
Consider using space near the new train station to celebrate local history.	Historic Preservation (12.1)
Encourage the water tower on the former Tri-State Mall site to be used as a branding opportunity for Claymont.	Historic Preservation (12.1)
Encourage structured parking whenever possible, particularly near the train station. All facades of structured parking buildings should be indistinguishable from adjacent architectural context.	Community Design (New GOS)
Encourage placement of off-street surface parking lots behind buildings and buffer from roadways, access roads, neighborhoods, and commercial areas with trees and other vegetation.	Community Design (New GOS)
Take advantage of topography [and height]to access views of waterfront.	Housing (Priority Rec #8)

Goal: Foster a Variety of Housing.	NCC@2050 Plan Element
Objectives	
Encourage housing for 55+ and assisted living facilities.	Housing (Priority Rec #8)
Include development of housing for a variety of incomes and in variety of types, including mixed-use.	Housing (Priority Rec #8)
Plan for new residential areas with views of the waterfront and protect existing views	Housing (Priority Rec #8)
Strategies	
Incorporate universal design features to help ensure that people age in place.	Housing (Goal 4)
Encourage and incentivize development and redevelopment that fosters the creation of place through mixed-use with ground-floor office and retail, multifamily dwelling facilities and transit-oriented development around the Claymont Regional Transportation Center	Housing (Priority Rec #8 Strategy #1)
Encourage and incentivize diversity of housing and density for a range of household incomes.	Housing (Priority Rec #8 Strategy #1)

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Goal: Promote Economic Development and Expand Job Opportunities.	NCC@2050 Plan Element
Objectives	
Provide job opportunities through support for industry and retail, including small, local businesses.	Economic and Community Development (priority Rec #5)
Support job training opportunities (including a potential satellite campus).	Economic and Community Development (priority Rec #5)
Encourage development of a greater variety of restaurants, shops, and entertainment destinations.	Economic and Community Development (priority Rec #5)
Strategies	
Explore partnerships that incentivize hiring and training local community members in local industry and manufacturing, fund necessary infrastructure improvements to support industry and retail and build on efforts by the Claymont Renaissance Development Corporation (CRDC).	Economic and Community Development (priority Rec #5 Strategy #2)
Consider seeking an Economic Empowerment designation for North Claymont.	Economic and Community Development (priority Rec #5 Strategy #2)
Evaluate the feasibility of a small business or manufacturing incubator space within light industrial/flex development areas.	Economic and Community Development (priority Rec #5 Strategy #1)
Develop an economic development outreach website and/or documents that include a description of available properties and incentives.	Economic and Community Development (priority Rec #5 Strategy #2)
In areas designated, allow for a range of uses focused on manufacturing and innovation, potentially including incubator spaces to help grow small businesses.	Economic and Community Development (priority Rec #5 Strategy #1)
Explore medical uses, such as hospital or medical offices or training/educational uses, such as a technical school or satellite campus.	Economic and Community Development (priority Rec #5 Strategy #1) (Priority Recommendation #6, 6.2.2)
Promote local businesses through festivals, coordinated marketing and small business incentives. Facilitate development of a permanent or seasonal farmers' market.	Economic and Community Development (priority Rec #5 Strategy #1)
Work with the community to refine a brand or identity for all of Claymont.	Economic and Community Development
Foster a range of shops and entertainment tenants that cater to a variety of visitors and residents throughout the day. Encourage the development of a marina entertainment area on the Delaware River, which would provide public access to the river, with potential for riverfront dining, recreation and other opportunities.	Economic and Community Development (priority Rec #6 Strategy #1)

Goal: Create a Safe, Healthy, and Welcoming Community.	NCC@2050 Plan Element
Objectives	
Create gateways to the community and improve wayfinding.	Economic and Community Development
Enhance safety of existing neighborhoods and ensure safety of newly developed areas.	Economic and Community Development Needs to be addressed in Intergovernmental Coordination Section
Buffer existing and new residential, commercial, institutional, and open space areas from industrial areas.	Environmental/ Social Justice (Priority Rec #2, 15.2.2 and 6.2.3)
Expand opportunities for improved community health and wellness.	Economic and Community Development
Strategies	
Work with DeIDOT, developers and the community to create branding as well as a wayfinding system in Claymont that includes enhancements to the National Park Service’s Washington-Rochambeau Revolutionary Route National Historic Trail (W3R) route, encourages active living through design, and establishes visual gateways to Claymont, with an aesthetic that matches other directional signage and the results of any “re-branding” efforts.	Economic and Community Development (8.2)
Ensure that walking paths are well-lit, especially when they provide vital connections, such as the pedestrian bridge and other routes to the train station. Work with neighborhoods within to identify areas with a need for enhanced street-lights, and secure funding for installation.	Economic and Community Development (8.2)
Ensure consistent and frequent enforcement of property maintenance violations and communication of requirements.	Economic and Community Development (8.2)
Ensure State and County-owned properties are properly maintained.	Economic and Community Development (8.2)
Incentivize property improvements and increased owner-occupied housing within existing neighborhoods.	Economic and Community Development (8.2)
Monitor implementation of the Master Plan and build out of the area to help ensure that emergency service pace with growth.	Economic and Community Development (8.2) Intergovernmental Coordination 17.4.1
Create a community assistance program to fund community-led property upgrades and small-scale community projects (e.g. façade improvements, community gardens), increase outreach related to existing opportunities, and support local organizations in seeking grant opportunities to make community improvements.	Economic and Community Development (8.2)
Buffer existing single-family neighborhoods and all new residential areas from incompatible uses consistent with the 2020 Environmental Conditions Assessment, North Claymont Area Master Plan, Claymont, DE by Brightfields, Inc	Environmental/ Social Justice (Priority Rec #2, 15.2.2 and 6.2.3)
Investigate and improve healthy food access.	Economic and Community Development (Priority Recommendation #6, 6.2.2)

Goal: Increase the Network of Open Space and Recreation Facilities.	NCC@2050 Plan Element
Objectives	
Provide access to more public open space and recreation facilities, including parks.	Recreation and Open Space (1.2)
Designate public access areas on the waterfront.	Recreation and Open Space (1.2)
Continue the East Coast Greenway and provide more off-road trails.	Recreation and Open Space (1.2)
Strategies	
Provide access to green spaces and natural resources, including the Delaware River and Naamans Creek.	Recreation and Open Space (1.2)
Encourage a wide range of parks and open spaces that including indoors and outdoors passive and active recreation opportunities and community gardens	Recreation and Open Space (1.2)
Incorporate plazas and other gathering spaces into developments.	Recreation and Open Space (1.2)
Evaluate expanding the public park program in the study area including the former railway north of the Robinson House, along Naamans Creek and the Delaware river trails and other active and passive recreation areas, and potentially a connection to Fox Point State Park.	Recreation and Open Space (1.2) Environmental/ Social Justice (Priority Rec #2, 15.2.2 and 6.2.3)
Improve facilities at existing parks and plazas.	Recreation and Open Space (1.2)
Encourage the development of a marina entertainment area on the Delaware River, which would provide public access to the river, with potential for riverfront dining, recreation, and other opportunities.	Recreation and Open Space (1.2)
Explore a new connection to the waterfront area between the Northeast Corridor rail line and the Delaware River, such as tunnels and roadways.	Recreation and Open Space (1.2)
Incorporate recommended trails and related guidelines into Delaware's First State Trails and Pathway Plan and WILMAPCO's New Castle County Bicycle Master Plan.	Recreation and Open Space (1.2)
Encourage the East Coast Greenway to include Claymont potentially includes route modifications with Marcus Hook.	Recreation and Open Space (1.2)

Goal: Protect and Restore the Environment.	NCC@2050 Plan Element
Objectives	
Enhance Naamans Creek waterway.	Climate Change/ Environment
Mitigate existing and future air, water, land, light and sound pollution.	Environmental/ Social Justice (Priority Rec 15.2.1)
Strategies	
Require stormwater best management strategies for new developments near Naamans Creek and Delaware River. Ideally, these areas should be park-like and accessible to the public via trails.	Climate Change/ Environment (Priority Rec #9)
Continue to monitor for air, water, land, light and noise pollution concerns that might trigger protective actions, and report regularly to the public and elected officials on findings.	Environmental/ Social Justice (Priority Rec 15.2.2 & 6.2.3)
Work with DeIDOT and community to keep speed limits low, provide measures for traffic calming and reduce traffic noise.	Mobility and Transportation (Objective 9.1.2) Environmental/ Social Justice (Priority Rec #2, 15.2.2 and 6.2.3)

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Goal: Improve Local and Regional Multimodal Transportation Connections.	NCC@2050 Plan Element
Objectives	
Promote safe facilities for people walking and bicycling.	Mobility and Transportation (8.1)
Relocate the existing train station to become a more convenient and appealing facility.	Mobility and Transportation
Improve transit service within Claymont.	Mobility and Transportation
Strategies	
Work to include all modes of travel-sidewalks, access to transit stops, provisions for bicycle travel and parking for development and redevelopment plans.	Mobility and Transportation (8.2)
Encourage developments to utilize multi-modal design guidelines in accordance with DeIDOT's Complete Streets policy, this includes various AASHTO guidance manuals, the NACTO Urban Street Design Guide and other professionally accredited guidance and standards.	Mobility and Transportation (8.2)
Provide wide, well-buffered sidewalks on both sides of streets throughout study area.	Mobility and Transportation (8.1)
Work with DeIDOT to include street trees within all sidewalk buffer areas or curb lawns.	Mobility and Transportation
Work with DELDOT to provide safe, comfortable crosswalks at signalized intersections and interstate crossings.	Mobility and Transportation (8.1)
Coordinate well-lit, well-signed walking routes.	Mobility and Transportation (8.1)
Ensure separated bicycle facilities or shared off-road facilities on all main roadways.	Mobility and Transportation (8.1)
Continue to participate in the Claymont Regional Transportation Center development process, and encourage and facilitate the development of a mixed-use, walkable transit hub in a manner that is consistent with the Master Plan recommendations.	Mobility and Transportation
Work with DeIDOT to impliment recommended transportation projects into the Regional Transportation Plan (RTP) and prioritize for inclusion in the Transportation Improvement Program (TIP).	Mobility and Transportation
Encourage bus stops and circulation designed to link present residential and commercial land uses and future development, include amenities (pull offs, bus shelters) that encourage the use of public transit are integrated with the Claymont Regional Transportation Center.	Mobility and Transportation (8.2)
Work with DeIDOT and the community to evaluate and maintain speed limits to ensure that they are appropriate for a walking environment as the primary design consideration.	Mobility and Transportation (8.1)
Developing a framework for public private partnerships that make structured parking more economically feasible and attractive to developers, particularly near the train station.	Mobility and Transportation
Work with DeIDOT to determine the if it is appropriate to designate the NCAMP area as a Complete Community Enterprise District (CCED) (or a Transportation Improvement District (TID), if necessary), to ensure that road capacity projects are only built when necessary and have no negative effect on transit, access, pedestrian safety and comfort, or on the percentage of trips that can be made by bicycle under low traffic stress conditions.	Mobility and Transportation

Key Recommendations 202 Master Plan

Goal: Build upon Market Assessment to create a sustainable commercial environment and an attractive multimodal corridor	
Objectives/Strategies	NCC@2050 Plan Element
Assess existing development patterns and guide appropriate future development consistent with the Concord Pike (US 202) Master Plan and Unified Development Code (UDC) provisions; Coordinate with the Corridor Monitoring Advisory Group to ensure new development and redevelopment is consistent with the Concord Pike Master Plan and community vision	NCC@2050 Priority #1, NCC@2050 Priority #6, NCC@2050 Priority #9, Community Planning and Design Element (Objectives 10.1, 11.1), Historic Preservation Element (Objective 12.2), Transportation and Mobility Element (Objectives 8.1, 8.2)
Revise the redevelopment provisions of the UDC to encourage redevelopment consistent with the principles of The Concord Pike (US 202) Corridor Master Plan and the Guiding Principles for Development	NCC@2050 Priority #11 (Future Land Use Map), NCC@2050 Priority #9, Community Planning and Design Element (Objective 10.1)
Develop land use policy that encourages context sensitive commercial redevelopment in the identified Target Redevelopment Areas (TRA)	NCC@2050 Priority #1, NCC@2050 Priority #9, NCC@2050 Priority #11 (Future Land Use Map)
Incentivize economic development and diverse redevelopment of underutilized property, including mixed-use and mixed-income development with accessible retail and recreation opportunities to residential	NCC@2050 Priority #1, Community Planning and Design Element (Objective 10.1), Economic and Community Development Element (Objectives 5.2, 5.3)
Encourage installation of various site improvements that promote mixed use, shared open space, and amenities consistent with the Concord Pike Corridor Master Plan recommendations and public input	NCC@2050 Priority #9, Community Planning and Design Element (Objective 10.1)
Provide opportunity to redevelop and infill existing commercial properties to promote a sense of “place”	NCC@2050 Priority #9, Community Planning and Design Element (Objective 10.1)
Maintain land use policy that further encourages conservation and preservation of neighborhood character. Should neighborhoods seek to further integrate adjacent non-residential development within the fabric of their community the UDC empowers the community to pursue a Neighborhood Preservation Overlay District that provides residents with further opportunity to guide such development In the case of historic properties, the County will work with property owners to encourage them to pursue a Historic Overlay zoning designation. The County will also continue to evaluate properties for historical significance along the corridor. Additionally, the County will consider providing additional protections for historical resources through the land development process	NCC@2050 Priority #9, Community Planning and Design Element (Objective 10.1), Historic Preservation Element (Objective 12.2)

Goal: Provide more walkable environments, reduce speeding, relieve heavy traffic, and improve accessibility and safety for pedestrians and bicyclists, including trails and crossings, in the Concord Pike Master Plan area

Objectives/Strategies	NCC@2050 Plan Element
Design and install safer pedestrian and bicycle improvements that prioritize visibility, buffer from traffic, and safer crossings near intersections	Mobility and Transportation Element (Objective 8.1)
Coordinate with DeIDOT, WILMAPCO, and other agencies to guide both on-site and off-site improvements to provide safer pedestrian and bicycle conditions	Mobility and Transportation Element (Objective 8.1)
Consider creation and establishment of a Transportation Improvement District (TID)	Mobility and Transportation Element (Objective 8.2)
Prioritize non-motorized projects using the LTS analysis tool. Given the large number of recommended projects, a technical effort will be needed to prioritize the most important projects.	Mobility and Transportation Element (Objective 8.2)
Further explore multiway concepts along the corridor	Mobility and Transportation Element (Objective 8.2)
Examine feasibility and cost analysis of pedestrian overpass/underpass options at key locations along corridor for travel and recreational users	Mobility and Transportation Element (Objective 8.2)
Explore/promote longer term transit options along corridor, including intercounty service and vanpool services	Mobility and Transportation Element (Objective 8.2)

Goal: Protect existing natural areas and open space while mitigating existing environmental impacts and preventing potential impacts due to development; Consider environmental impacts due to physical land use and transportation improvements

Objectives/Strategies	NCC@2050 Plan Element
Work with developers to preserve existing open space and help create new natural open spaces	NCC@2050 Priority #2, Conservation Element (Objective 2.3)
Encourage redevelopment and mitigation of existing Brownfield sites	NCC@2050 Priority #2, Economic and Community Development Element (Objectives 5.2, 5.3)

Southern New Castle County Key Recommendations

Goal: Ensure the goals, objectives, and strategies of the Southern New Castle County Master Plan (SNCC MP) guide official county land use policy.	
Objectives	NCC@2050 Plan Element
Adjust zoning definitions and designations for clarity, predictability, and alignment with the development goals and objectives of the SNCC MP	NCC@2050 Priority #11 (Future Land Use Map)
Coordinate planning and implementation with other levels of government	Intergovernmental Coordination Element (Objective 17.1), Utilities, Water & Sewer Element (Objective 3.2)
Establish Corridor Hub Growth Areas	NCC@2050 Priority #11 (Future Land Use Map)
Strategies	NCC@2050 Plan Element
Establish caps on the maximum base site areas permitted for lower density single housing type development options in the Suburban (S) zoning district	NCC@2050 Priority #11 (Future Land Use Map)
The definition of SR in Article 2 of the UDC should be revised to read that SR zoned land is not intended to be sewered in the future and should remain zoned as SR., and where appropriate, land identified as having high agricultural or environmental value should be zoned in a manner to adequately protect the resource	NCC@2050 Priority #11 (Future Land Use Map), Water & Sewer (Objective 3.2)
New Castle County and the Delaware Office of State Planning Coordination should work together to ensure the State Strategies map considers the final recommendations of this Master Plan, including designation of areas for growth and areas for preservation	NCC@2050 Priority #11 (Future Land Use Map), Land Use & Growth Policy Map
New Castle County and the incorporated towns should continue coordination and collaboration on development, infrastructure, and policies to support the achievement of the goals and objectives of this plan, including the use of joint planning areas	Intergovernmental Coordination (Objective 17.1), Water and Sewer (Objective 3.2)
Identify and rezone parcels and amend the Future Land Use Map to ensure that the properties are developed in accordance with the Smart Code provisions of the UDC	NCC@2050 Priority #11 (Future Land Use Map)
Create a new Future Land Use category – Hamlet and Village Areas	NCC@2050 Priority #11 (Future Land Use Map)
Consider removing the Hamlet and Village provisions from the Suburban zoning district and create a Hamlet and Village zoning district	NCC@2050 Priority #11 (Future Land Use Map)

Goal: Ensure that residents of Southern New Castle County have access to the amenities and services that help them to maintain a high quality of life.	
Objectives	NCC@2050 Plan Element
Increase opportunities for “aging in place,” including access to quality healthcare and graduated care for aging population	Mobility (Objective 8.1), Housing (Objective 4.2), Community Planning & Design (Objective 10.2), Economic & Community Development (Objective 6.1), Environmental & Social Justice (Objective 6.1)
Increase locally grown food (production and consumption)	Economic & Community Development (Objective 7.1)
Strategies	
Evaluate existing inclusionary housing programs and consider providing additional incentives to increase production of affordable family units in high-opportunity areas	Housing (Objective 4.1)
Expand the availability of quality rental stock for low-to-moderate income households by conducting additional outreach to landlords on the County’s Small Area Fair Market Rent program	Housing (Objective 4.1)
Expand transportation connectivity to enhance access between housing opportunities and other essential daily needs	Mobility (Objective 8.2), Environmental & Social Justice (Objective 8.2)
Implement forthcoming strategies from the County’s Land Preservation Task Force Agriculture Committee, focusing on supporting agriculture as part of a thriving local economy	Economy & Community Development (Objective 7.1)

Goal: Prioritize environmental and farmland preservation in Southern New Castle County while providing access to trails, parks and other natural spaces.

Objectives	NCC@2050 Plan Element
Improve surface water and groundwater quality	Conservation (Objective 2.2, Objective 3.1)
Improve air quality	Conservation (Objective 2.1)
Protect important, quality natural resources, including open space for wildlife	Conservation (Objective 2.3)
Prepare for impacts of sea level rise	Climate Change/Resiliency & Emergency Preparedness/Hazard Mitigation (Objective 13.2, Objective 15.1)
Preserve farmland	Conservation (Objective 1.1, Objective 7.1) Recreation & Open Space (Objective 1.1)
Strategies	
Update sewer service area maps and finalize the sewer facility plan to better manage growth and infrastructure	Conservation (Objective 3.2), Water & Sewer (Objective 3.2)
Encourage new development in Sewer Service Areas and regulate septic use for low-density development consistent with County Septic Policy	Conservation (Objective 3.2), Water & Sewer (Objective 3.2)
Consider additional safeguards for Water Resource Protection Areas (WRPAs) and the public water supply	Conservation (Objective 3.1), Water & Sewer (Objective 3.1)
Ensure consistency between proposed sewer service areas and other growth management maps and policy	Future Land Use Map New Castle County Land Use Growth Policy Maps Conservation (Objective 3.2), Water & Sewer (Objective 3.2)
Collaborate with other agencies to achieve a reduction in Vehicle Miles Traveled (VMT)	Mobility (Objective 8.1, Objective 9.3, Objective 13.1, Climate Change/ Resiliency & Emergency Preparedness/Hazard Mitigation (Objective 13.1, Objective 14.2) Priority Rec #4 (14.2.2)
Encourage energy efficiency and renewable energy in design of communities and buildings	Climate Change/ Resiliency & Emergency Preparedness/Hazard Mitigation (Objective 13.1, Objective 14.1) (Priority Rec #4)
Work with DNREC WILMAPCO Air Quality Subcommittee to evaluate air quality and related issues and develop an action plan	Conservation (Objective 2.1), Climate Change/ Resiliency & Emergency Preparedness/Hazard Mitigation (Objective 13.1, Objective 14.1)

Establish a strategy for Priority Protection Areas, including incentives, financing, and regulations	Open Space and Recreation (Objective 1.2), Land Use and Growth Policy Map, (Priority Rec #3)
Update natural areas inventory and conservation strategy; track natural resources and progress	Conservation (Objective 2.3, Objective 2.4)
Establish land use regulations that strike a better balance of useable and passive open space that are integrated between developments and regional park plan	Open Space and Recreation (Objective 1.1, Objective 1.2)
Collaborate with DNREC and other organization to further protect Critical Natural Areas	Conservation (Objective 2.3)
Reduce the amount of development in areas at risk for sea level rise impacts through downzoning, transfer of development rights or purchase of development rights	Climate Change/ Resiliency & Emergency Preparedness/Hazard Mitigation (Objective 13.2)
Educate property owners who are within at-risk areas	Climate Change/ Resiliency & Emergency Preparedness/Hazard (Objective 15.1)Mitigation
Support farmers by improving existing programs and adding new incentives and remove barriers to supplemental income	Economic & Community Development (Goal 7)
Establish/revise land use regulations to permit farmers to not only develop their property but retain the viability of the agricultural use	Conservation (Objective 1.1), Open Space and Recreation Economic and Community Development Strategy 7.1.3

Goal: Ensure that development and redevelopment in Southern New Castle County are compatible with and enhance the existing community character.	
Objectives	NCC@2050 Plan Element
Enhance/encourage the continued preservation of rural/small-town/historical character	Community Design (10.2)
Provide/facilitate development of denser, more walkable development with mixed use	Community Design (New GOS & 10.2)
Strategies	
Foster the creation of relatively dense, walkable village centers in unincorporated areas	Community Design (Goal 11) Priority #1 Strategy 17.3.2
Encourage planned growth and preservation by reducing the area planned for future sewer service and establishing a farmland preservation program	Conservation (3.2, 3.2.2)
Consider whether road segments identified in "The Southern New Castle County Scenic River and Highway Study" should be formally nominated under the State's Byways Program, and/or given further protection	Historic Preservation (12.2.11)
Implement Land Preservation Task Force and Historic Preservation Working Group recommendations that enhance open space and preservation of historic resources in southern New Castle County	Open Space and Recreation (1.1.1)/ Historic Preservation
Encourage the identification, protections and preservation of historically significant resources using Historic Overlay Zoning and Historic Review Board process	Historic Preservation (12.2.2)
Encourage the continued use of historic structures through adaptive reuse	Historic Preservation (12.2)
Create policies and regulations that encourage mixed-use and walkable environments in targeted locations	Community Design (New GOS & 10.2)
Explore changes to existing building and zoning codes to permit multifamily housing, and smaller lot sizes	Housing (4.1)

Goal: Ensure that Southern New Castle County has a strong and diversified economy.

Objectives		NCC@2050 Plan Element
Encourage more local, diverse job centers, facilitating shorter commutes		Economic and Community Development (8.2)
Support small local businesses		Economic and Community Development (5.2.1)
Support/incentivize diversification of industries, and foster opportunities for higher income jobs; living wage/trade/union jobs with retirement benefits		Economic and Community Development (5.2)
Facilitate access to more training and education opportunities		Economic and Community Development (6.1)
Strategies		
Identify development opportunities that will attract private investment to appropriately zoned districts		Economic and Community Development
Consider collaborative approaches to economic development focusing on growing within municipal boundaries		Economic and Community Development
Facilitate smaller scale support for small businesses (see EDGE Grant, SBDC)		Economic and Community Development (5.2, 6.1)
Promote local agricultural enterprises and businesses that are consistent with Southern New Castle County's rural character		Economic and Community Development (Goal 7)
Conduct a complete economic and industry gap analysis to identify Southern New Castle County industry clusters and opportunities		Economic and Community Development
Collaborate with towns to develop place-based approaches to economic development, building on community assets (e.g., local food, agritourism, strong schools, green economy, etc.) and infill		Economic and Community Development (5.1.1, 5.2.1)
Leverage New Castle County Innovates Program, Delaware Edge Grant, DDD programs to support retention, recruitment, and expansions of businesses in Southern New Castle County towns and centers		Economic and Community Development
Explore the potential for a Job Training Center in Middletown		Economic and Community Development (5.2.4, 6.1)
Work with the Small Business Administration to target Southern New Castle County businesses for credit and education programs		Economic and Community Development