



NCC@2050 Policy Framework Surveys Results

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As part of our ongoing public engagement efforts, we created two surveys to better understand the issues that people feel are important for the Comprehensive Plan to address as well as preferred growth patterns for future development. In conjunction with our “Deep Dive” public workshops, the results of these surveys will help guide the policy framework for the plan as we begin to develop goals, objectives, and strategies, and ultimately the draft Comprehensive Plan. These convenience surveys were launched in November 2020 and were open until May 2021. The surveys were available on the NCC@2050 website and were promoted via New Castle County listervs, social media, and NCC@2050 online web events, with a total of 537 surveys taken. Respondents represented most areas of the County. However, a large portion indicated they were from North Wilmington.

Key findings from survey results include:

- Survey respondents see Traffic & Auto Dependency, Abandoned Retail/Lack of Investment, and Climate Change, Environmental Protection, & Environmental Justice as key **challenges** for our county.
- Survey respondents see Access to Parks, Trails, & Open Space, Access to Public Transit Options, Walkability, & Bikeability, and Abandoned Retail/Lack of Investment as key **opportunities** for our county.
- Survey respondents see Access to Quality Education, Climate Change, Environmental Protection, & Environmental Justice, and Access to Public Transit Options, Walkability, & Bikeability as **priorities** for the NCC@2050 comprehensive plan to address.
- Majority of survey respondents feel that growth policies that encourage development in existing developed areas, such as growth in municipalities, infill development, and revitalization of existing neighborhoods are appropriate.
- Many survey respondents supported a higher density mix than the existing density mix for new development in order to accommodate projected growth in the County.
- Many survey respondents indicated concerns about the need for more affordable housing options.
- Some survey respondents voiced concerns about paying for public infrastructure and services associated with the projected growth and the impact that may have on taxes into the future.
- When asked about places that New Castle County should learn from or seek to emulate, many responses pointed to nearby areas like Chester County Pennsylvania, West Chester, Kennett Square, Philadelphia, Montgomery County Maryland, Eastern Shore Maryland, DC area. Non-local places included Portland, Oregon; Colorado; or Austin, Texas. Other responses pointed to international places like Scandinavia and The Netherlands.

The feedback from these surveys, along with other public engagement results, are used to help guide the planning team in drafting goals and objectives as well as analysis of how the goals, objectives, and overall community vision could be met in the future through different policies and approaches.



The Survey Results:

Two surveys were created to give people options for how to participate. The first Policy Framework short survey was a predominantly multiple-choice and could be completed in less than five minutes. 260 people took this survey. The second option was a lengthier, interactive exercise, known as *Growing Better Places*¹, which included multiple choice and open-ended questions and an interactive map. 277 people took this survey. *Growing Better Places* is based off of the *Growing Better Places* board game, which the County introduced at an event held in January 2019 called “Reality Check” (a report of the event can be viewed [here](#)). The exercise was designed to allow users to explore planning decisions and associated tradeoffs based on anticipated population growth, and complete similar preference and prioritization questions to the short version. (A user could submit both surveys.) While it has elements of a survey, it is also an educational tool in addition to a mechanism to collect feedback.

¹ created using the web application Maptionnaire.



Policy Framework Short Survey: 260 Total Respondents

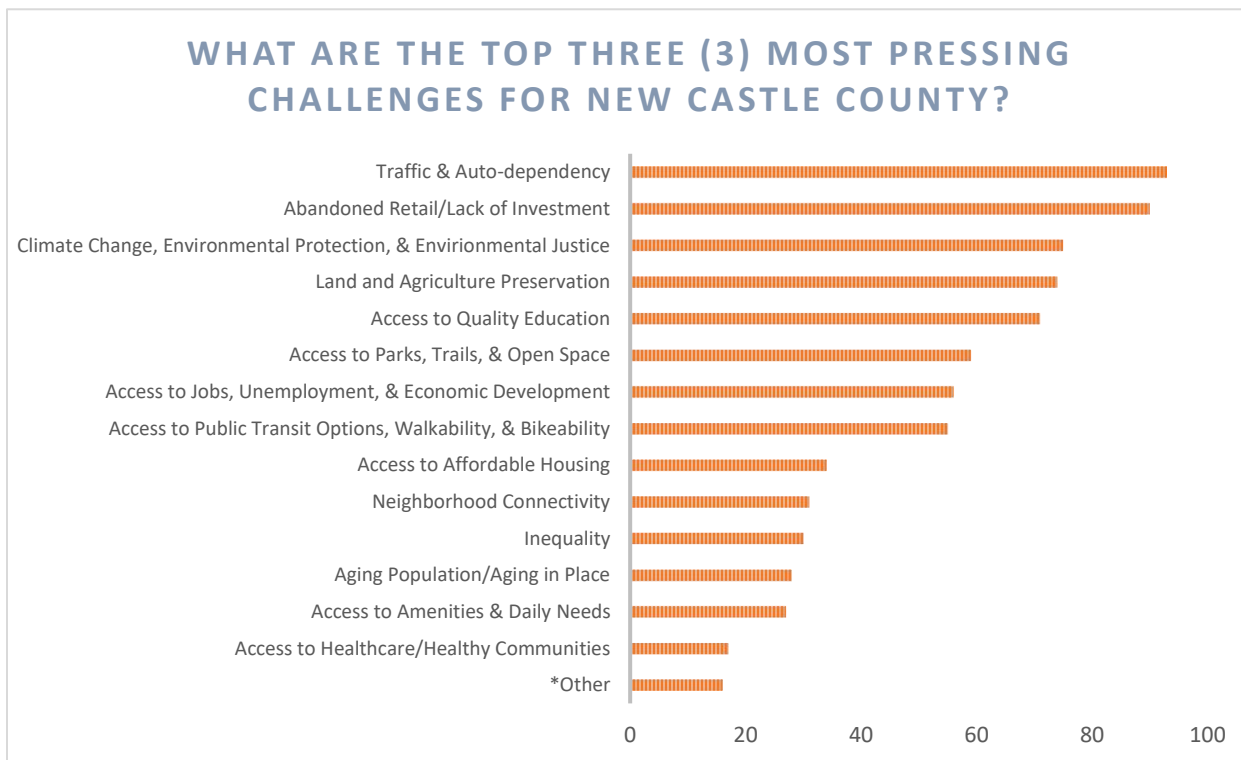
The first part of the survey asked participants to prioritize what they felt to be the top three (3) most pressing challenges, areas with the greatest potential or opportunity, and priorities that NCC@2050 should address. Part II of the survey, participants were asked to rate the level of appropriateness of a series of contrasting images, which depict key elements of different growth and development patterns for the County.

Part I:

Respondents were given the following prompt:

“The Comprehensive Plan is the guiding land use policy document providing a vision for the future of New Castle County into the year 2050. The following topics were identified based on feedback from stakeholders and our Let’s Talk public workshop series. While all the topics mentioned below are important and will be addressed by the Comprehensive Plan, responses to the following questions help the planning team understand which issues people feel are most important.”

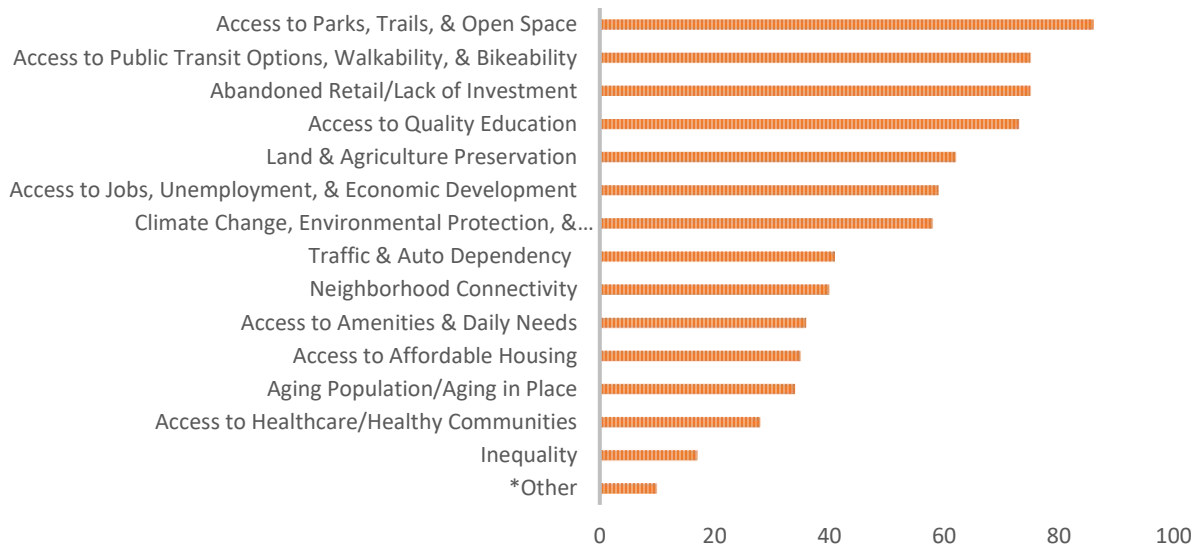
Question 1: 252 Respondents, 768 Total Responses (three responses per respondent)





Question 2: 242 Respondents, 738 Total Responses (three responses per respondent)

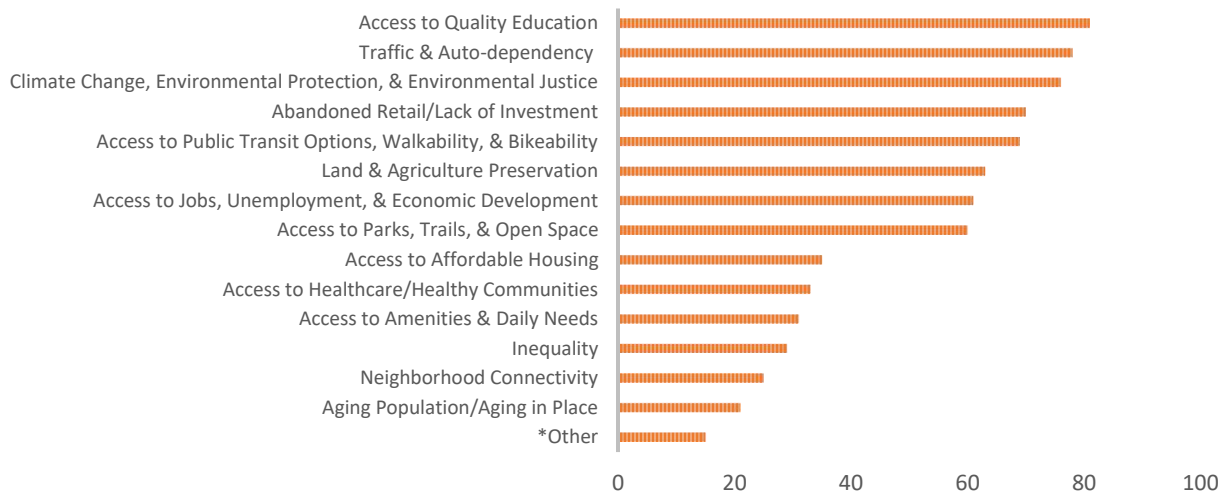
WHAT ARE THE TOP THREE (3) AREAS YOU SEE THE GREATEST POTENTIAL OR OPPORTUNITY FOR NEW CASTLE COUNTY?





Question 3: 248 Respondents, 759 Total Responses (three responses per respondent)

WHAT ARE YOUR TOP THREE (3) PRIORITIES FOR WHAT THE NCC@2050 PLAN SHOULD ADDRESS TO ENSURE NEW CASTLE COUNTY IS A GREAT PLACE TO LIVE, WORK, AND PLAY IN THE YEAR 2050?



**Answers for questions 1, 2, and 3 for “Other” can be found [here](#) (See Page 23). Common topics expressed include concerns about public safety/crime, affordable housing options/homelessness, and taxes/paying for public infrastructure and services.*



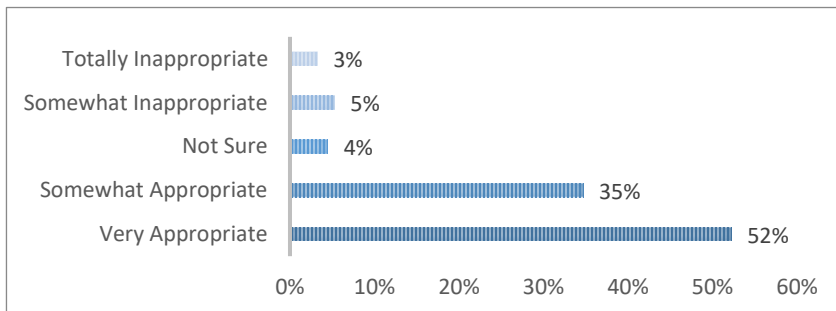
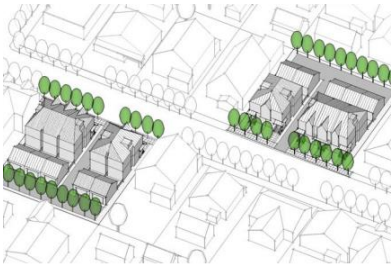
Part II:

Respondents were given the following prompt and subsequent questions rating the appropriateness of different growth policies:

“New Castle County is expected to grow by about 13,000 (2020-2050) people by the year 2050 (based on the Delaware Population Consortium estimates). Responses to the following questions help the planning team understand which type land use policies you think are appropriate for New Castle County as it grows over the next 30 years.”

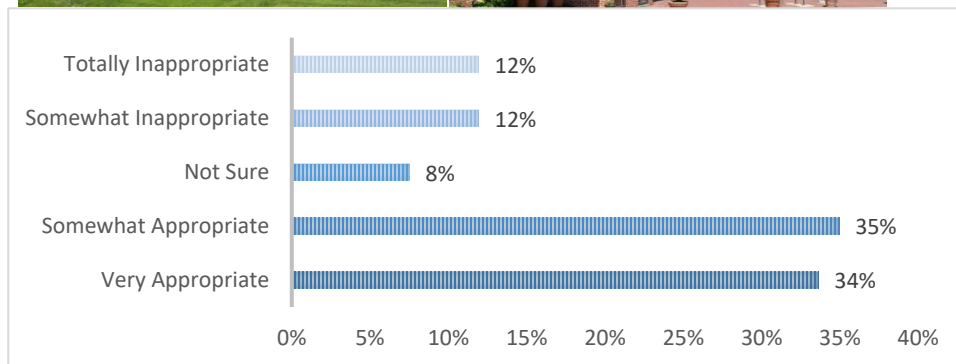
Question 5: 245 Responses

Encourage development in existing developed areas, such as growth in municipalities, infill development, and revitalization of existing neighborhoods.



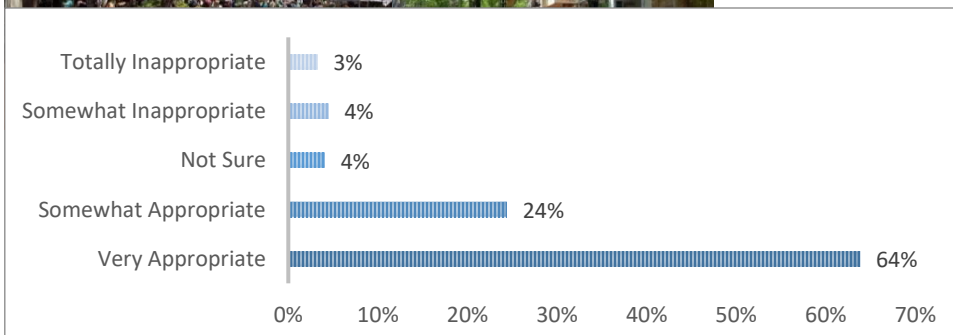
Question 6: 226 Responses

New compact development, comprising of a mix of housing types and uses, that is coordinated with existing infrastructure, such as utilities and public transit system



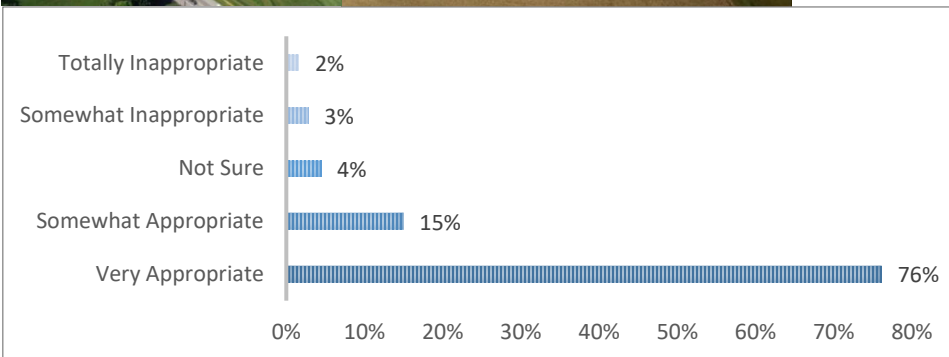
Question 7: 246 Participants

Commercial Spaces that are pedestrian friendly



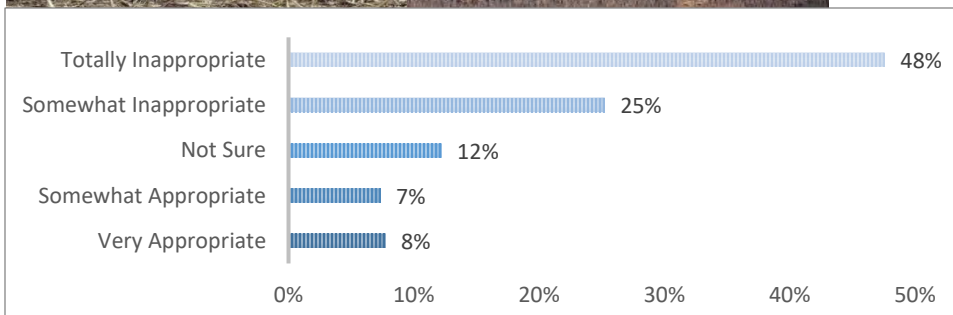
Question 8: 247 Responses

Preservation of farmland, natural resources, and open space



Question 9: 246 Responses

Conversion of farmland and open space into large-lot single family dwellings



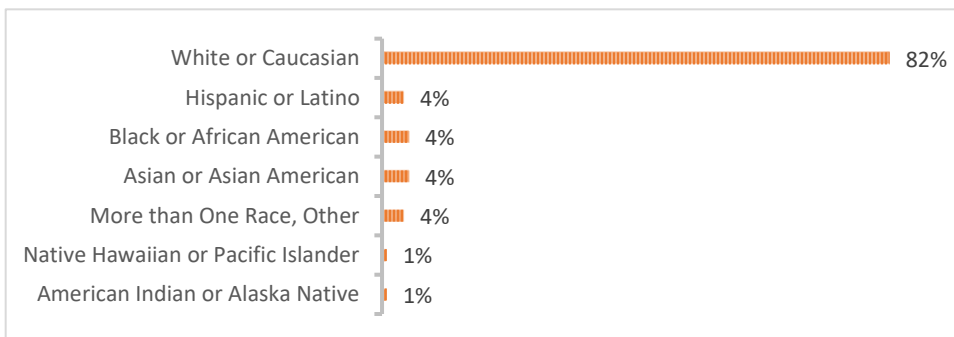


Question 10: 61 Responses

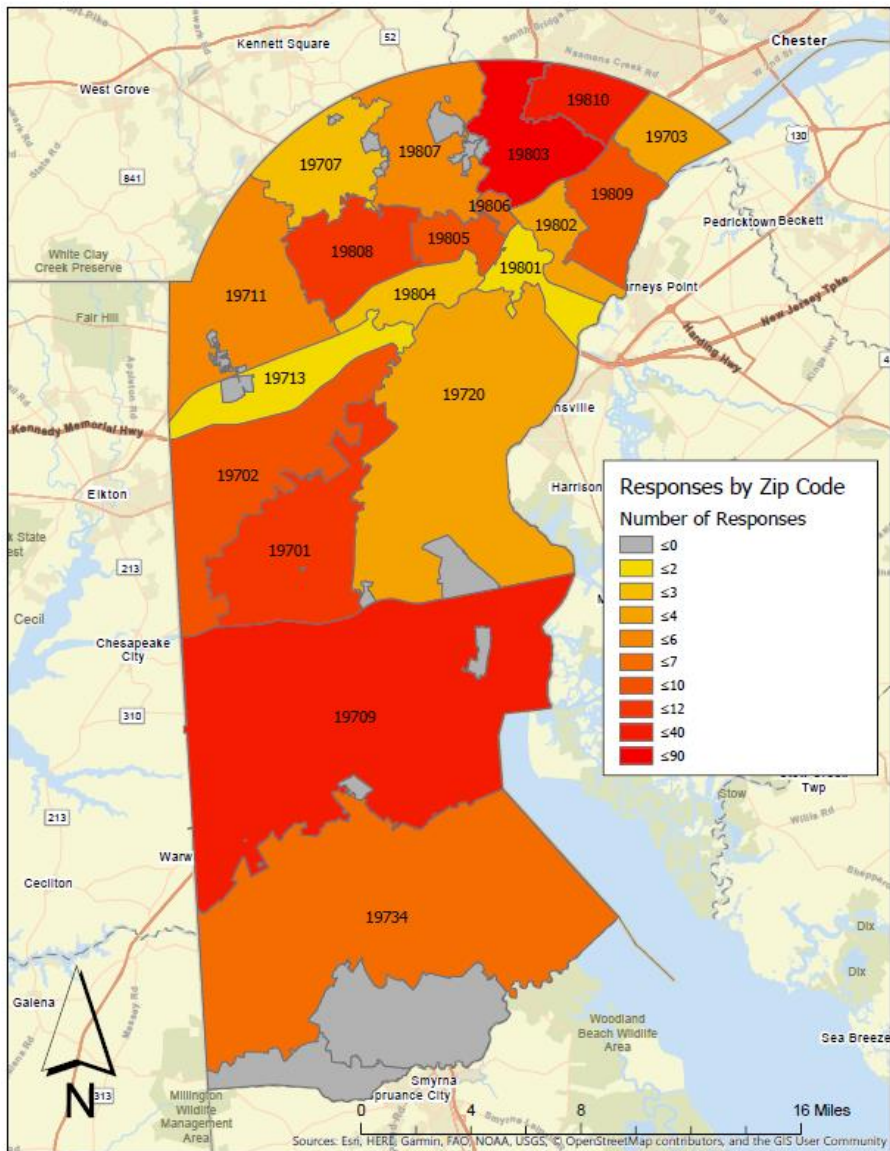
Is there any additional information that has not been covered that you feel we should know? (open ended)? Viewed open ended responses [here](#) (See Page 24)

Participant Demographics:

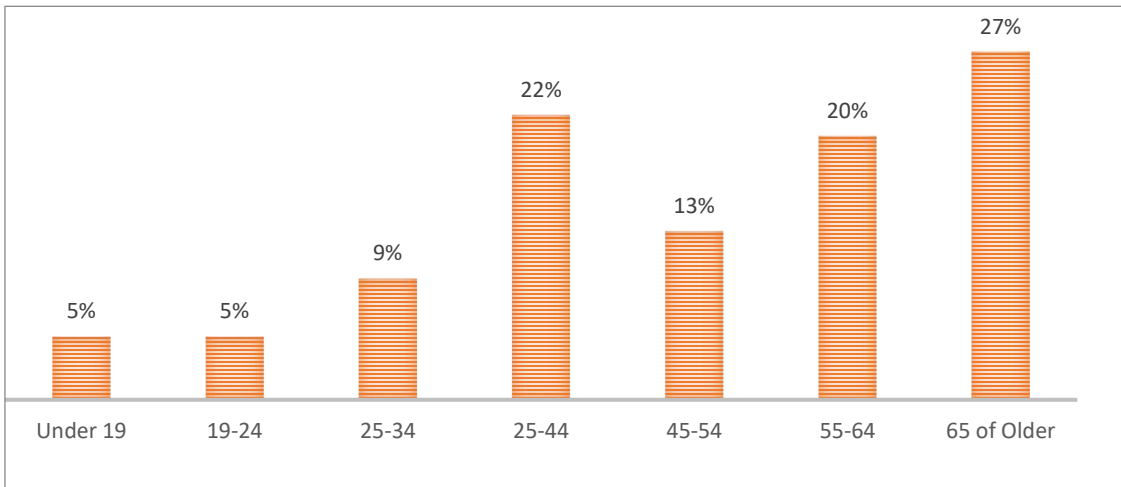
Race: 241 Responses



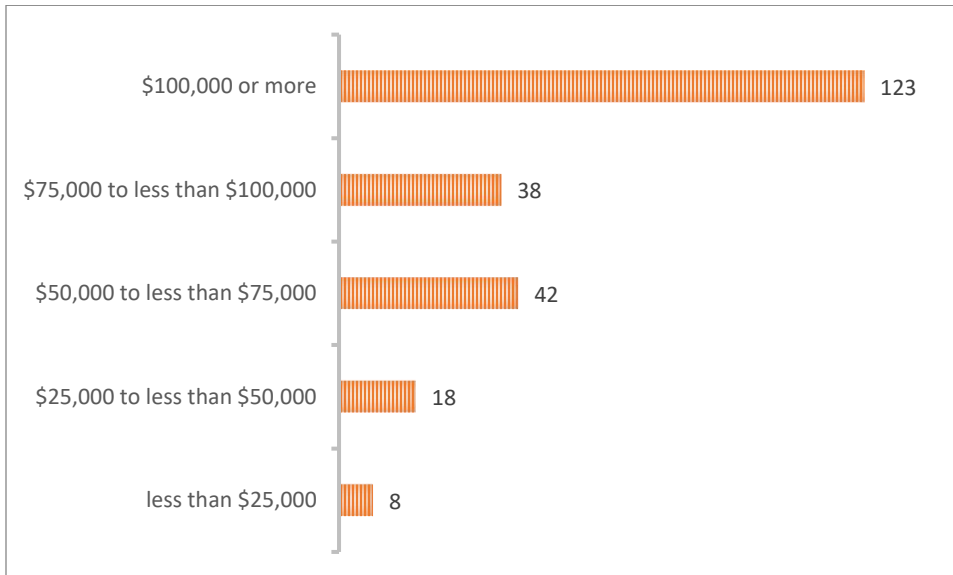
Zip code: 260 Responses



Age: 249 Responses

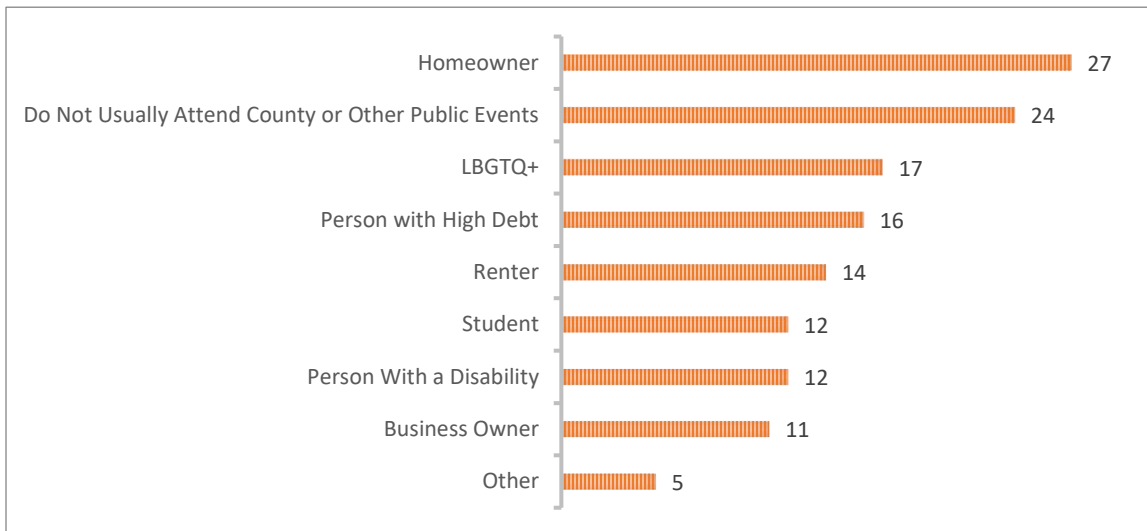


Income: 229 Responses





Diversity is Represented in Other Ways: Responses 138



Growing Better Places: 277 Total Respondents

While the shorter survey outlined above was intended to be geared towards people who are short on time, but still give the opportunity to provide meaningful feedback, the *Growing Better Places* exercise was intended to be completed in about 20 minutes and provides the opportunity to provide more in-depth feedback with closed and open-ended questions, as well as, geographic based questions that allowed users to provide responses on a real map of the County.

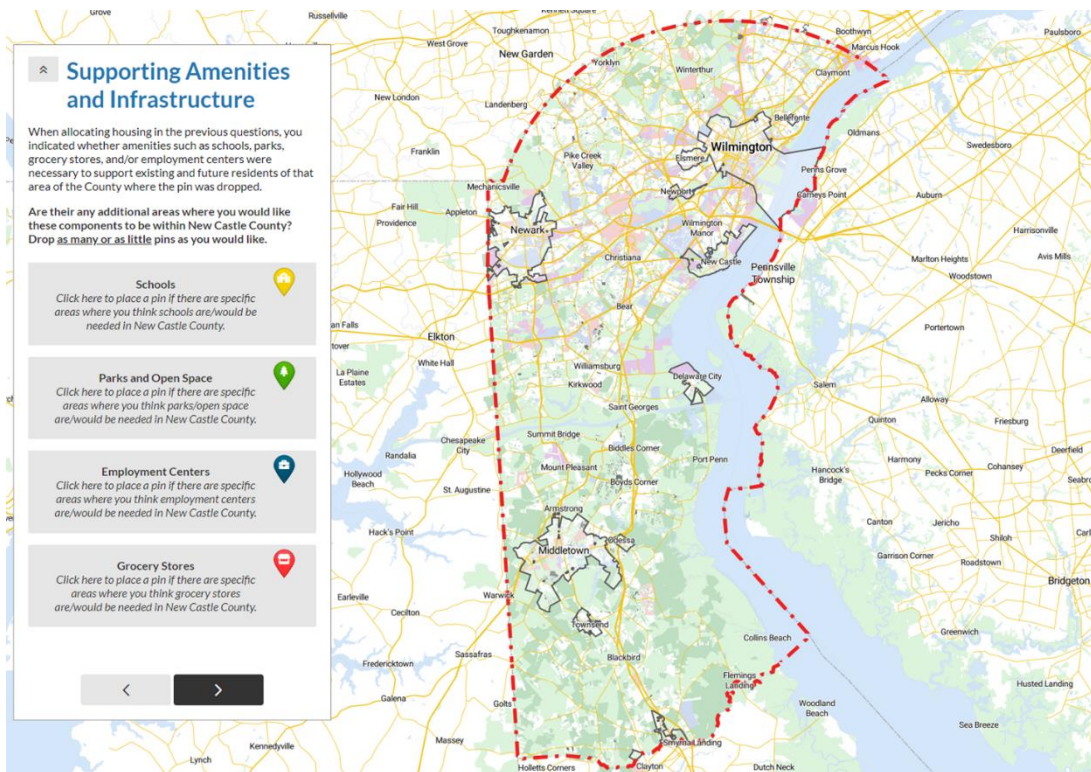


Figure 1: Example of a map-based question

Participants were given a prompt indicating their role as a member of a hypothetical special Task Force to help chart the future of New Castle County. Using population and household projections for 2050, participants were asked to determine how best to allocate County resources and direct growth, as well as consider real-life policy choices and trade-offs to accommodate an estimated 50,000 new residents and 30,000 new housing units over the time horizon.



National Trends Question:

| | |
|---------------------------|---|
| Aging in Place | A growing population of older adults that are preferring to stay in their homes and/or neighborhoods in older age. |
| Equity and Inclusivity | An increasing focus on ensuring new development and investments benefit all residents and don't adversely impact any group/s. |
| Authenticity & Experience | A growing desire for sense of place, community identity, and memory-making experiences. |
| Retail Transformation | A tidal shift in how and where people shop, including online shopping, smaller footprint stores, and related challenges for many department stores and malls. |
| Multiple Centers | Regional coordination and cooperation to develop multiple employment and entertainment centers instead of a single urban core or downtown. |
| Healthy Living by Design | A growing desire for residents to have access to healthy foods, safe walking facilities, bike lanes, and pathways close to home. |
| Mobility Unchained | Transformation of how we get around, including electric vehicles, autonomous vehicles, personal mobility devices (e.g., e-scooters), and TNCs (Uber, Lyft, etc.). |
| Community Preparedness | Plans and strategies in place to limit risk and encourage resiliency in the face of climate change or extreme events. |

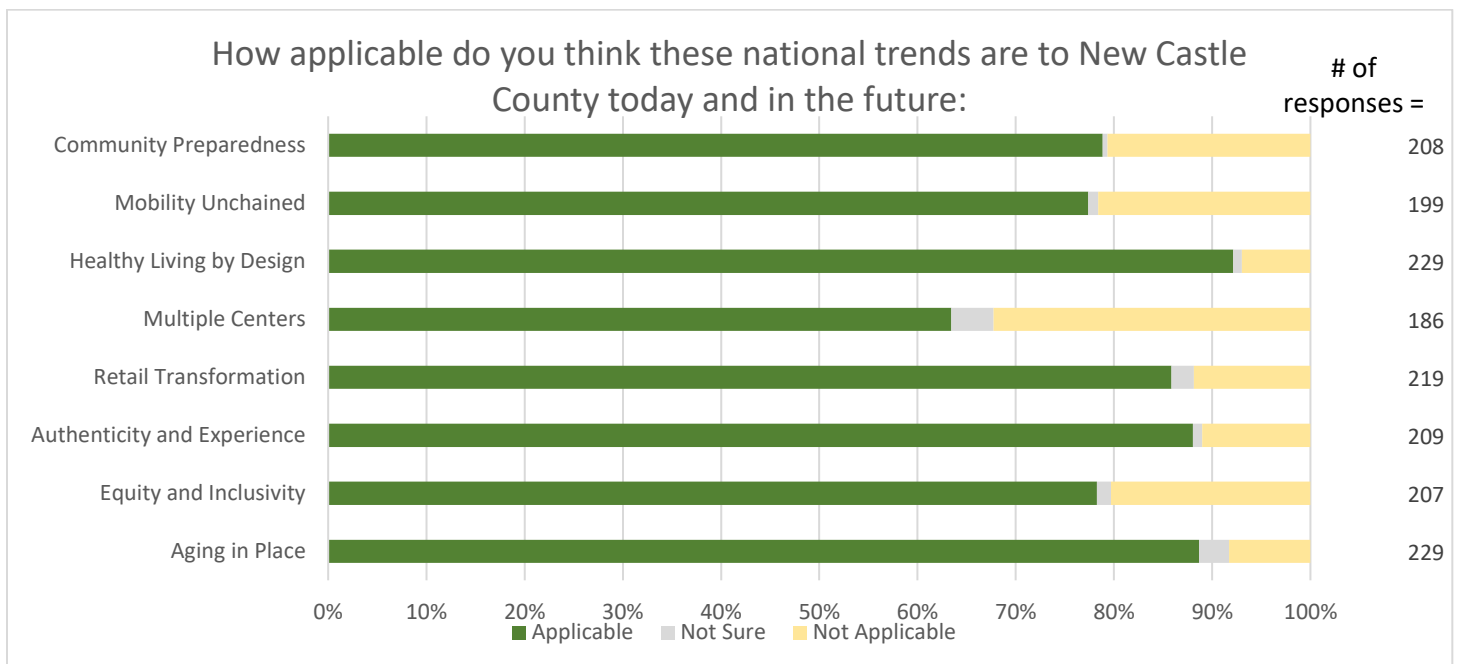


Figure 2: Participants were asked to rank each national trend from "Not Applicable," to "Extremely Applicable" on a scale from 1 to 5.



Open-Ended Questions

In one word, what is your greatest concern about New Castle County's future growth and evolution?

Common responses include themes like overdevelopment, density, traffic, and access to open space.

164 total responses: [view all responses](#) (See Page 31)

In one word, what do you see as the greatest potential benefit and opportunity of growth in New Castle County?

Common responses included themes like the County's location/proximity and access to larger region, parks and open space, and revitalization/in-fill.

167 total responses: [view all responses](#) (See Page 34)

What other Cities/Counties/Regions would you like New Castle County to learn from/emulate?

Many responses pointed to nearby areas like Chester County Pennsylvania, West Chester, Kennett Square, Philadelphia, Montgomery County Maryland, Eastern Shore Maryland, DC area. Non-local places included Portland, Oregon; Colorado; or Austin, Texas. Other responses pointed to international places like Scandinavia and The Netherlands.

198 total responses: [view all responses](#) (See Page 38)

Multiple Choice Questions

Question 1: 209 Responses

Do you think that focusing the majority of growth in existing incorporated communities should be explored as a part of a multi-faceted growth strategy for New Castle County?

| | |
|--------|-----|
| Yes | 70% |
| No | 13% |
| Unsure | 17% |

Question 2: 208 Responses

Do you think that focusing the majority of growth adjacent to existing incorporated communities should be explored as a part of a multi-faceted growth strategy for New Castle County?

| | |
|--------|-----|
| Yes | 48% |
| No | 34% |
| Unsure | 19% |



Question 3: 208 Responses

Do you think that focusing growth along freeways and other major transportation corridors should be explored as a part of a multi-faceted growth strategy for New Castle County?

| | |
|--------|-----|
| Yes | 58% |
| No | 27% |
| Unsure | 15% |

Question 4: 208 Responses

Do you think that limiting growth in the southern part of the County should be explored as a part of a multi-faceted growth strategy for New Castle County?

| | |
|--------|-----|
| Yes | 53% |
| No | 29% |
| Unsure | 18% |

Question 5: 202 Responses

| | |
|---|-----|
| a. Continue with the current distribution of 75% of households in unincorporated areas and 25% in incorporated areas of the County. | 35% |
| b. Increase the percentage of new households developed in incorporated areas (at least 35-50%) and decrease percentage of new households in unincorporated areas (limit to 50-65%). | 65% |

Question 6: 200 Responses

When looking out to 2050 and the projected need to accommodate another 30,000 housing units, what proportion of housing units do you feel is most appropriate north and south of the canal?

| | |
|--|-----|
| a. Limit the number of housing units developed south of the canal to approximately one-third of projected growth (10,000 housing units) with the remaining 20,000 housing units developed north of the canal. | 43% |
| b. Increase the percentage of new households developed south of the canal to approximately 40-50% of new households (12,000-15,000 housing units) with the remaining 15,000-18,000 housing units developed north of the canal. | 57% |



Question 7: 202 Responses

When looking out to 2050 and the projected need to accommodate another 30,000 housing units, what proportion of housing units do you feel should be single family housing and multifamily housing?

| | |
|--|-----|
| a. Maintain the existing proportions for new growth of approximately four-fifths single-family housing (24,000 housing units) and one-fifth multifamily housing (6,000 housing units). | 45% |
| b. Increase the percentage of new households that are multifamily to approximately 30-50% of new households (9,000-15,000 housing units) with the remaining 15,000-21,000 housing units being single family housing. | 55% |

Question 11: 148 Responses

*What proportion of these types of single-family development do you feel is most appropriate for future growth in New Castle County?**

| | |
|---|-----|
| a. 70% Compact Neighborhood / 20% Suburban / 10% Rural Estate | 39% |
| b. 50% Compact Neighborhood / 25% Suburban / 25% Rural Estate | 16% |
| c. 40% Compact Neighborhood / 30% Suburban / 30% Rural Estate | 14% |
| d. 20% Compact Neighborhood / 40% Suburban / 40% Rural Estate | 7% |
| e. 20% Compact Neighborhood / 60% Suburban / 20% Rural Estate | 14% |
| f. Not sure | 10% |

*Based on the answers to this question 69% of respondents supported a higher density mix than the existing density mix.

Map Based Questions:

New Housing: 1051 pins place on map

Respondents were asked to show where new housing should be located as well as the housing unit type and density of housing.

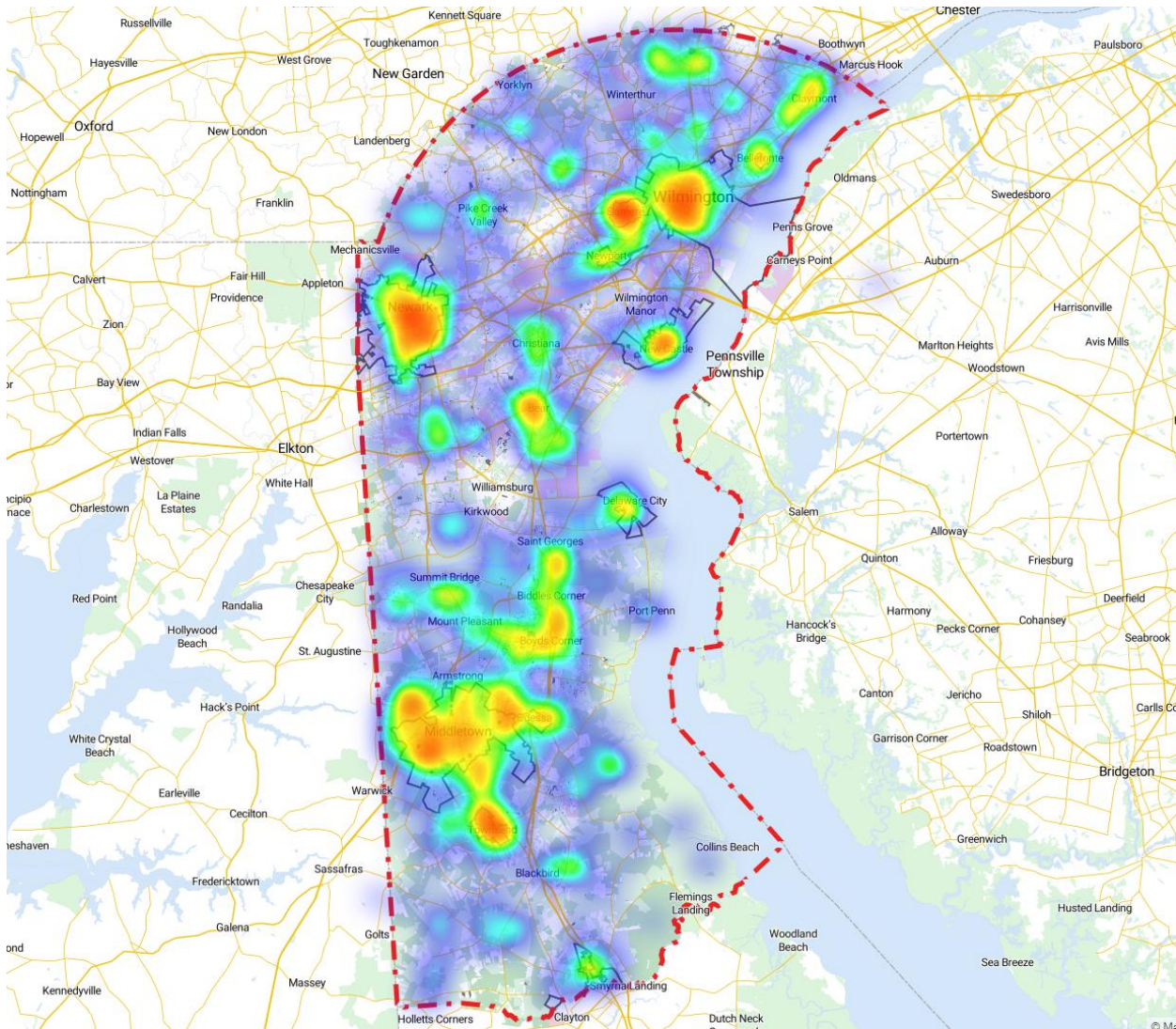


Figure 3: All responses to questions about where new housing should be added. Heat map shifts from blue through green to yellow and red as more answers pile up

New Amenities: 434 pins placed on map

Respondents were asked to show where new amenities like schools, parks and open space, employment centers, or grocery stores should be located.

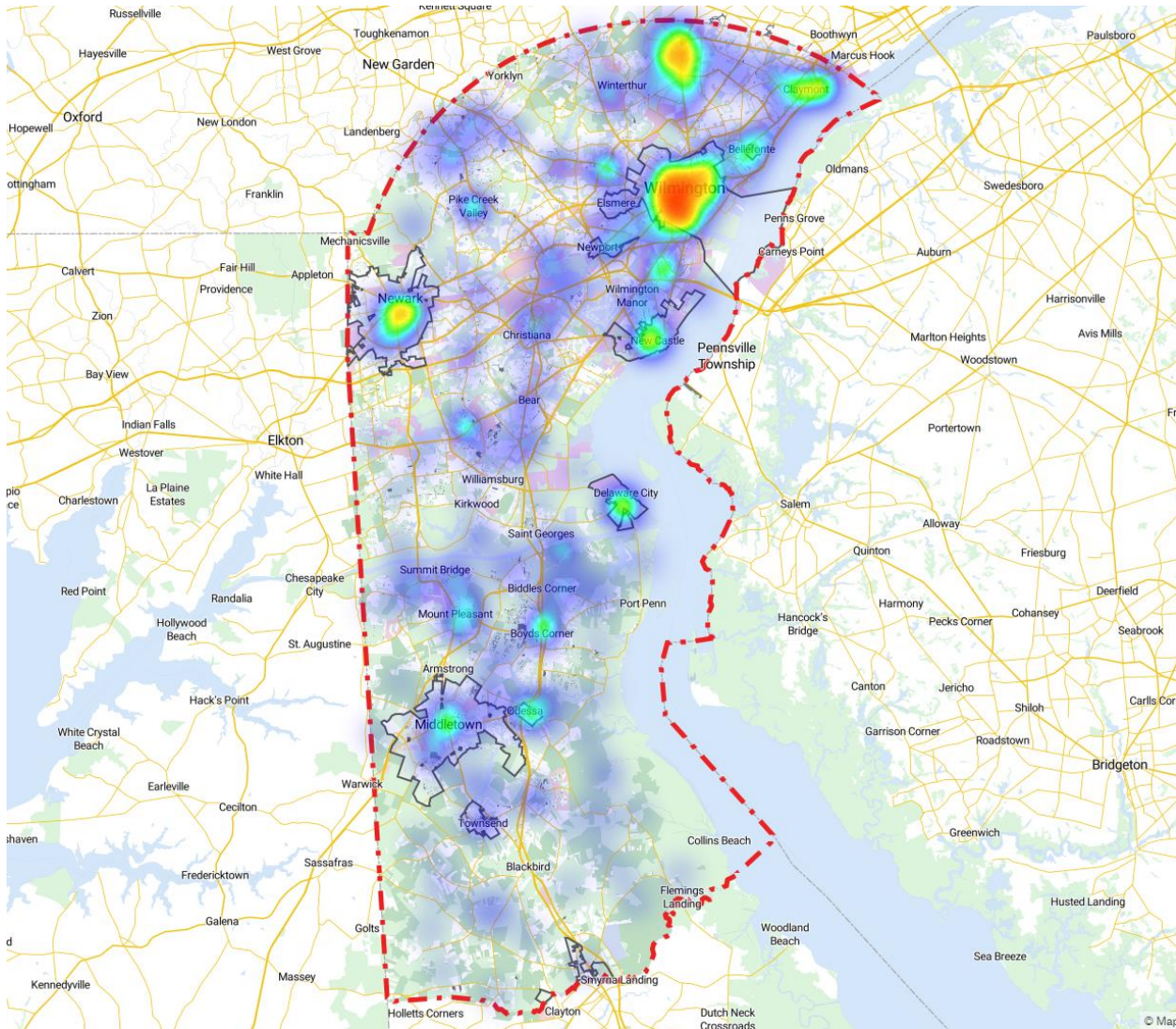


Figure 4: All responses to questions about where new amenities should be added. Heat map shifts from blue through green to yellow and red as more answers pile up

Important Places: 880 pins placed on map

Respondents were asked to indicate places they felt were important to them throughout the County. This includes 260 places were indicated as “Shopping,” 211 places as “Food/Drink,” 380 places as “Recreation,” and 223 places as “Entertainment.”

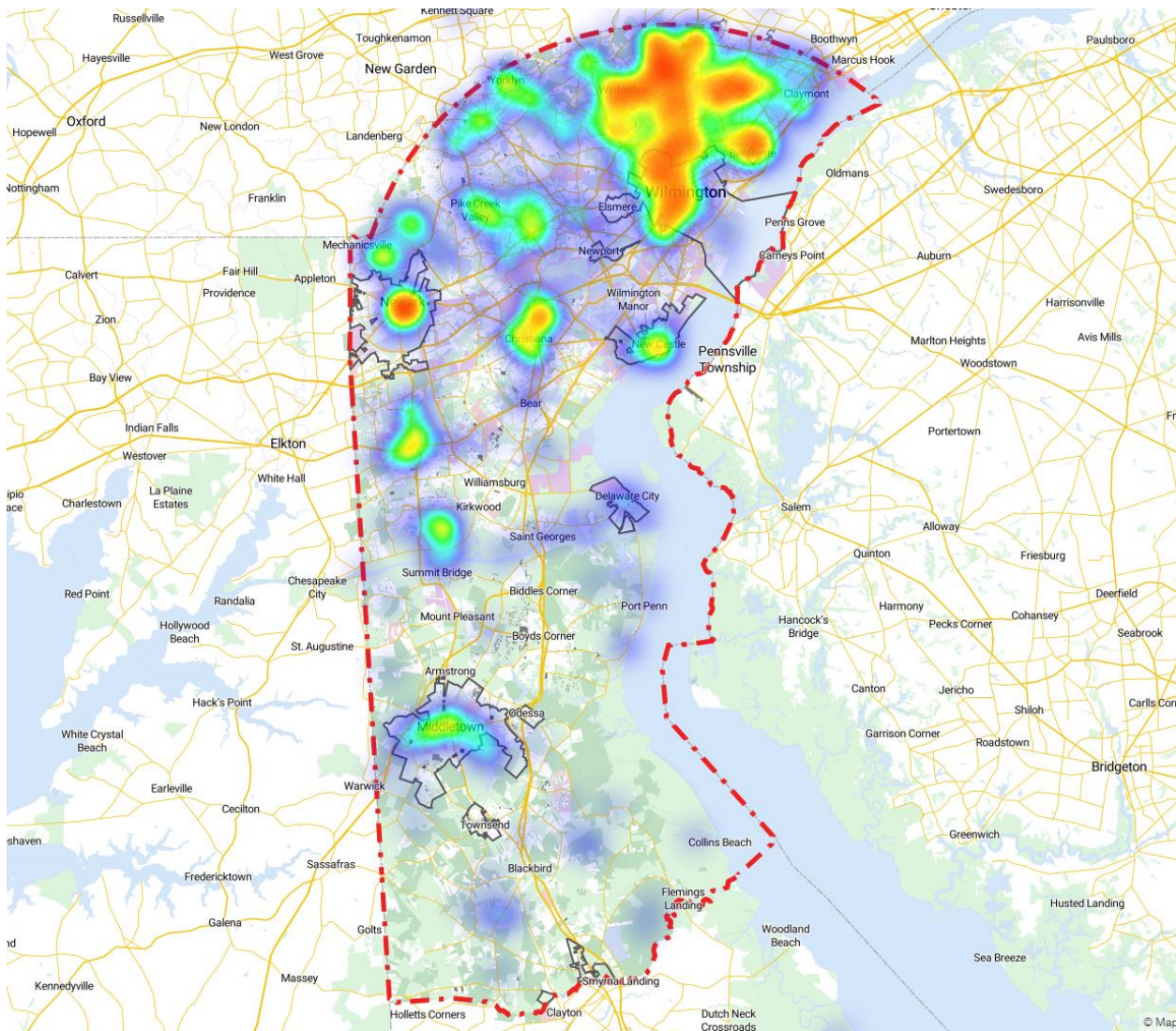


Figure 5: Responses indicating important places. Heat map shifts from blue through green to yellow and red as more answers pile up.

About the Respondents

Respondents were asked to mark where they lived or worked

“Home”: 289 Responses

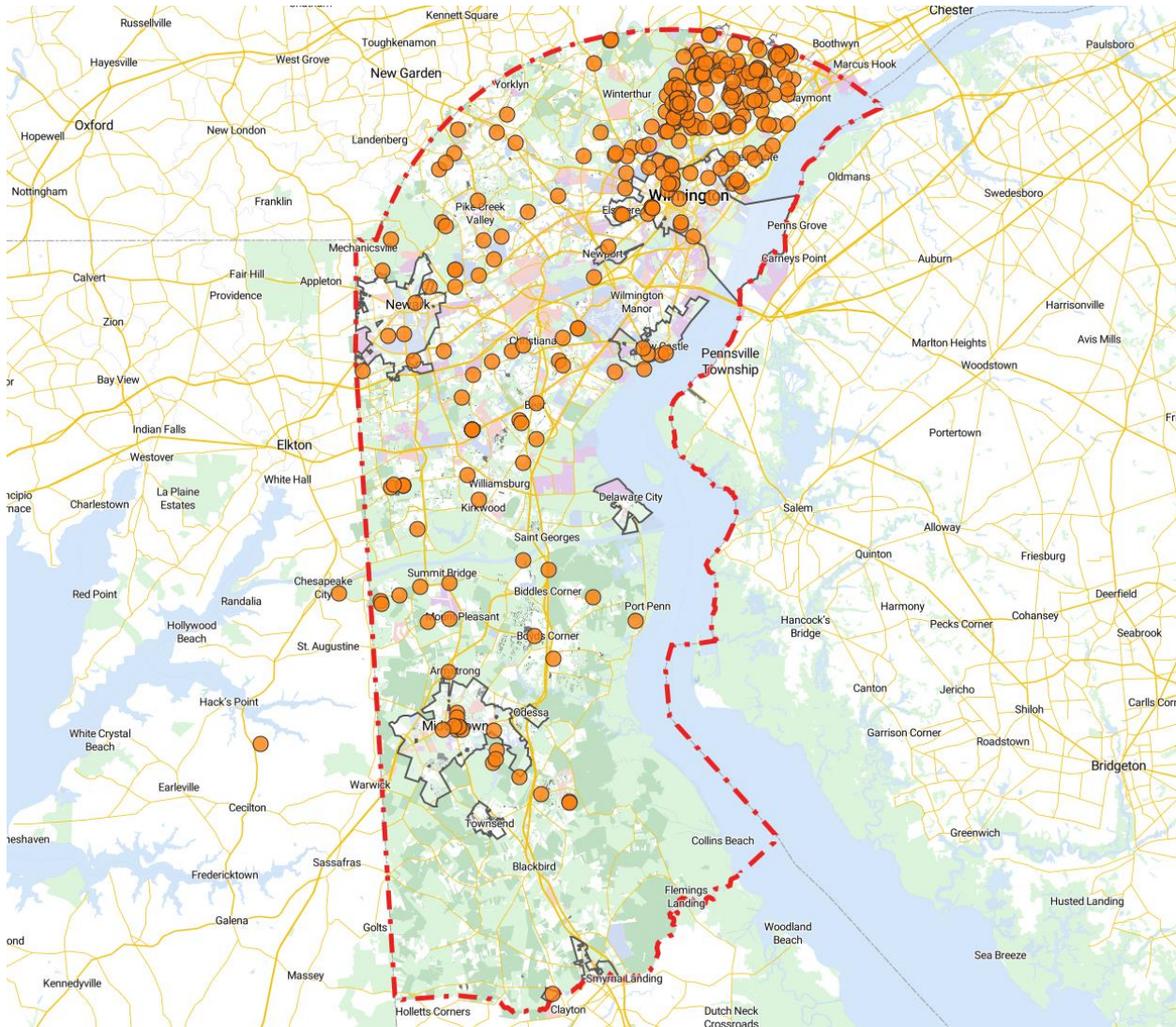


Figure 6: Pins indicating “Home”

“Home”: 188 Responses

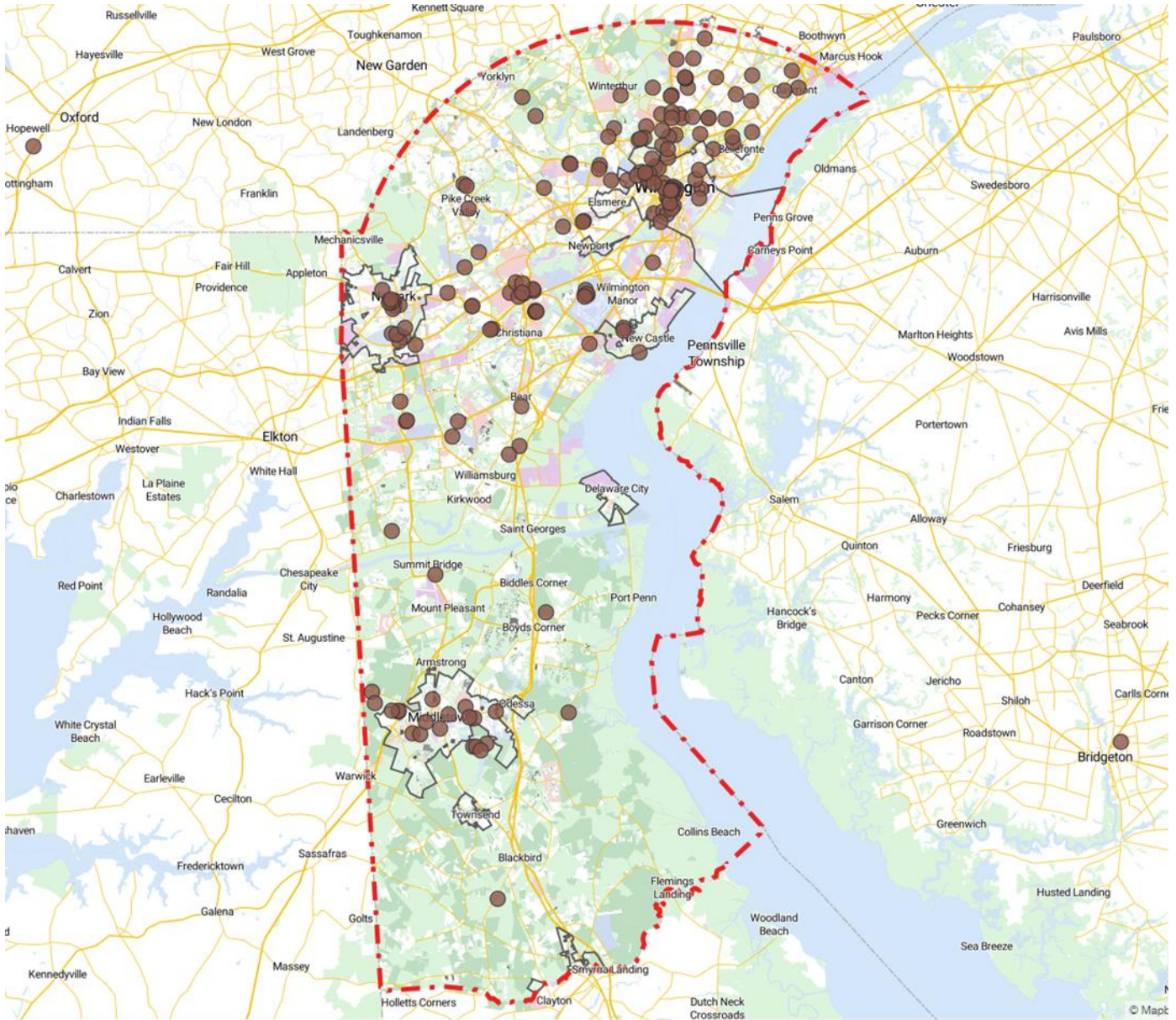


Figure 7: Pins indicating “Work”

Full Responses to Open Ended Questions



Other Responses for Questions 1, 2, and 3

| Question 1 Other - Challenges | Question 2 Other - Potential | Question 3 Other - Priorities |
|---|--|---|
| Availability of public safety resources (fire companies) | Lack of proper infrastructure for increased property values; excessive property taxes | Lack of proper infrastructure for increased property values; excessive property taxes |
| Lack of proper infrastructure for increased property values; excessive property taxes | Lower taxes, Higher paying jobs, stop Crimes | 202 IS UGLY, Criminals are coming from the urban city to Suburbs, Taxes are too high |
| High Taxes , High Crime Rates, more Executive jobs | Enforcing immigration law. Again, this is really the only important issue. I picked two others because the software forced me to, but they really count for nothing. | Schools need to be open and are not to be teaching indoctrination . Single family home choice need not be changed. I do not consent to retrofit multi housing units unless they house homeless, veterans, mentally ill etc. |
| I do not consent to retrofit multi housing units | Throw Out Dishonest Politicians | Stop illegal immigration - this is really the only important issue. I picked two others because the software forced me to, but they really count for nothing. |
| Illegal Immigration -- this is really the only important issue. I picked two others because the software forced me to, but they really count for nothing. | Public safety/crime | Industrial design and Redevelopment |
| Preservation of critical resources and open space | More 55+ affordable communities | Eliminate Corrupt And Dishonest Government Officials |
| Industrial oversight & Redevelopment | Retail stores | Public safety/ crime |
| Clean Up The Corrupt County Department Of Plan Use and Eliminate Some Of The Crooked Judges In The Delaware Court Houses | Deer and geese overpopulation | Affordable 55+ communities |
| Public safety/crime | Get lost dont come back stay gone | Crime |
| Note enough 55+ affordable communities | Fire, EMS, Police | Retail stores |
| Crime | | Criminal activity |
| Housing shortage | | Housing shortage |
| Deer and geese overpopulation | | Deer and geese overpopulation |
| Elect officials who give a damn Get rid of those who dont have nothing to do with them anyway | | Stop lying stop stealing stop selling out |



| | | |
|--|--|---|
| Fire, EMS, Police | | Fire, EMS. Police |
| Law and Order. Wilmington just seems so unsafe. Too many criminals with guns. We need to focus on criminals. | | Safety, what good are bike paths and parks without law and order. Afraid to use bike paths and certain parks. |

Question 10 responses for “Is there any additional information that has not been covered that you feel we should know? (open ended)?”

| Other Thoughts |
|---|
| We need to rehabilitate existing vacant properties both commercial and residential in a green manner. We don't need new construction but if we do it should be required that these structures meet Leed or green certification requirements. We need to preserve existing open spaces. We also need to provide alternatives to driving cars everywhere. More bike and walking paths that are connected so people can move safely. |
| As I am sure you may surmise from my answers, I have two main preferences for priorities: 1) Keep as much green space as possible. One of the charms of the county is its wonderful balance of natural areas and cultural/economic facilities. Please don't neglect the former in favour of the latter. 2) Minimize the traffic jams and accidents. Thank you. |
| Revision of the adopted NCC residential building code to include residential fire sprinklers in single family detached and townhome construction. |
| 19810 is a previously appropriate ZIP code. Current ZIP code is 19901. |
| New Castle County, including Wilmington, Greenville, Tavistock, and surrounding areas have been, since its earliest days, an upper-middle-class and wealthy area. There has been a push to redefine it as a lower-middle-class or poverty-stricken area. This should stop. Property owners have been paying growing property taxes, yet property values have not kept up with inflation or property taxes. Focus your efforts on increasing our property values and lowering our taxes! Stop building cheap infrastructure and cheap fixes such as Micropavement that deteriorates quickly has high upkeep and is more expensive long-term. We do not need more "Affordable Housing"! Rent and Property values are suppressed as-is. New Castle County should be perceived and invested into similarly to Newport, RI or Greenwich, CT. Why hasn't New Castle allowed for Whole Foods to come to DE, yet you allowed Wilmington University to build a building that sits empty (even pre-COVID) to hold and later sell for profit? |



| Other Thoughts |
|---|
| We need to focus on young families coming here, not a big Sign saying "RETIRE/"SLOWLY DIE IN DELAWARE on a billboard. We need more young professionals, lower taxes, Nicer Shopping centers and beautiful highways. Why dont we have any statues or art in North Wilmington? its all UGLY telephone poles, cheap concrete and teachers getting paid way more than they are worth . We need to keep the culture, and beauty of the parks, and history of delaware. we need to entice people to open high end restaurants and bars. make it entertaining. not a place to die and where the unemployed heroin addict can walk on the highway to Wawa and into our neighborhoods. DE is not NYC and it shouldn't be. We are the suburbs we do not need more "buses" we need LESS BUSES. people have cars and thats what we like. no-one wants to walk from their house with a bottle of bleach and jug of milk to their house. in in NYC they order to their apartments. The items listed in the multiple choice are actual problems! |
| The NIMBYism in the County has got to be addressed in order to attract investment and ensure equitable development in the future. |
| Must include affordable housing, public transit, |
| - Egregious polluters that are offering non-green products - like the refinery in Delaware city - should not be tolerated or "saved" because of "jobs"; regulation and environmental law enforcement will spur alternate industries and promote justice and health for residents in DC, New Castle and beyond. Envision how we can live greener and stop pandering to the chemical and petro-chemical industry. |
| By keeping currently undeveloped lands open - either for agriculture or as natural public lands - housing prices may go up in NCC. But that is probably a good thing, especially if more concentrated and affordable housing such as apartments and townhomes can be built to densify already developed areas. But if the goal is affordable suburbs, we will create a NCC that is full of traffic and houses spread about, with little forest left to clean our air and little natural space to reabsorb and clean our water. Not to mention few spots for getting outside to enjoy nature. |
| Love to see vacant land and abandoned buildings turned into new communities. |
| none |
| I forgot to add in my survey that churches are of utmost importance. |



Other Thoughts

I have no idea who you are - against everything about this pie in the sky plan. Who pays for it? I speak for many in saying keep NCC the way it is. Who ever you are or want to be - it is obvious you just want to make money. I will take my money and taxpayers dollars to Fla. I will assume I will not receive a response. However you may hear a response from me as I am considering to run in an upcoming election!

Regards

Personal Information Redacted

As a public health practitioner, I think it is extremely important to center the health of people in any land use or zoning commission that approves future development in the County. Right now, unchecked market forces drive new development trends in the County — developers want to build, and land owners will sell. But the involved parties do not develop according to what is healthy for people — they develop at low costs that do not reflect the value of the community health that development damages. A strong public health voice in new development approval would almost certainly improve the future health outcomes of New Castle County residents.

Include biking and walking trails in every new development.

I think it is very hard for Land Use Management to accept that New Castle County is overdeveloped. I don't know if it is just a cultural problem, their lack of exposure to other parts of our country and/or they just don't care (its a job that pays my bills). Again, we (New Castle County) are over developed. Completely stop the expansion of warehouses, retail, residential housing ect. Fix the ugliness (expansion created by past NCC Land Use management) on routes 2, 202, 13, 40 ect. Make fixing the ugliness a top priority such that it becomes the culture of the Department of Land Use.

The biggest cause of overburden roads, hospitals, schools, etc, is illegal immigration. New Castle county is corrupt and lawless.

I think it is a worthwhile challenge to provide affordable housing that is equitable and energy-efficient. That would solve several issues we have discussed - inequality, climate-change and mixed type developments.

Prioritize redevelopment of existing vacant businesses over destroying farmland or other open space which could be used for parks or preservation.



| Other Thoughts |
|---|
| <p>Industrial redevelopment, technical process oversight and comprehensive environmental cleanup NEEDS to be a Top priority .</p> |
| <p>Plan walkable, bikable, transit oriented, mixed use villages... where people have the option to live, shop, work and play, without being hostages to a single occupancy vehicle.</p> <p>Phrased another way: smart growth is both good for business, as well as being good for the environment and social equity at the same time.</p> <p>Pandemic will expedite this paradigm shift.</p> <p>A greater portion of our workforce will be incentivized to engage in staggered work hours and telecommuting.</p> <p>Business will be able to extract greater profit on less investment in publicly financed infrastructure.</p> <p>Business will no longer have to invest in buying or renting larger and larger workspace.</p> <p>Employees are happier when they have the option to live, shop, work and play without being required to drive to a work building everyday.</p> <p>After the pandemic, 41% of employees expect to work remotely at least some of the time, up from 30% before the outbreak, according to 220 human resources executives recently surveyed.</p> |
| <p>n/a</p> |
| <p>All walkable and transit-oriented development must be implemented in tandem with policy recommendations to preserve affordability and counter displacement from gentrification to ensure low income populations can access new amenities.</p> <p>Complete the East Coast Greenway and the Delaware Greenways' Future Trails of Northern Delaware in tandem with access to higher frequency transit service with bus only lanes and more frequent train service.</p> |
| <p>Area that are not safe for pedestrians:</p> <p>The stretch of New Linden Hill Rd (from Skyline Drive to RT7) needs guardrail. Goldey Beacom needs an elevated pedestrian bridge over RT. 7 Delcastle Rec needs sidewalk access to get it from McKennans Church Rd</p> |
| <p>We need better access to safe pedestrian connections to get around.</p> |
| <p>Delaware Government Needs A Good And Thorough Cleaning Of Dishonest And Unscrupulous Employees</p> |



| Other Thoughts |
|---|
| We waste too much money repairing roads every summer. Then you learn 495 almost collapsed and 95 is past due for repair. Stop wasting money and use it where it is needed. |
| Please, no new strip malls along highways as most existing strip malls are far short of full capacity. And no more new stand alone business buildings adjacent to a vacant building |
| DON'T raise taxes for homeowners. Transparency how the school board spends the money. More equal distribution of funds among schools in the same school district. Technical training to help people find JOBS. People who do NOT live in Delaware should not have their kids in Delaware public schools. Get ILLEGAL guns off the streets. |
| NCC can do everything right, but until it actually addresses the main reason nobody wants to live here or move their companies here (quality K-12 education), it will fail. Until NCC leaders follow the statistics and not their social engineered ideology, NCC will continue to suffer. I am 35 and have three young kids. I know hundreds of other families like me. Almost all are considering to move to PA or somewhere else because of the destruction of the educational system. NCC and all of Delaware needs to adjust their educational funding system to come from the neighborhoods and not from the state. It will be a painful transition but it is the only way NCC can hold onto some of the best tax payers that will eventually leave. If the social engineered redesign of DE's educational system from the late 1970s actually helped those most disadvantaged, I would support it. However, all statistics show it does not help those in need while worsening the system for the everyone else. |
| We should do everything we can to create affordable, high-density, low-impact living that takes the oncoming challenges of climate change and resource depletion seriously. Water infrastructure, injustice in zoning, inequality of access to resources and amenities, robust public transportation to limit auto use, mitigation of our historic and ongoing pollution problems -- all these issues are interlinked and must be addressed in a way that puts our poorest citizens first for once. For-profit developers and commercial interests should be no longer be allowed to dominate our land use, the distribution of our resources, or our quality of life. |
| More road bike trails are needed - especially in North Wilmington where bikers have to ride in the car lanes and cars do not observe rider safety (blowing horn as they are passing a cyclist, etc). |
| I would like to see Sussex County start paying their fair share of property taxes. |
| Stop letting the developers run what happens in the county. Grow some balls and stand up to them. Hold them accountable. Everything doesn't have a price. Say no when development of an area is inappropriate. Don't just sell out when they bid enough. |
| Traffic is the first item in the survey. If traffic were last, I think you get very different results. |
| I hate what they are doing to the land on garden of eden road. Too condensed and inappropriate construction of high density town houses |



| Other Thoughts |
|--|
| I also think we should be preserving The Frenchtown Woods near Lums Pond to create a large swath of undisturbed natural forest in NCC. |
| I am concerned that there is an overdevelopment in NCC. In addition, farmland is converted to single family lot neighborhoods, however it seems that it's from the same builders. This makes all of the new development homes and developments look the same. This reduces the character and diversity of the region as development continues. As development continues, there isn't adequate public parks or pedestrian friendly spaces. |
| Please open more retail stores, make it safer to walk and more jobs for people without degrees. |
| NO MORE DEVELOPMENTS**** Middletown is already far too congested. The roads and employment opportunities can't support its current population. |
| Get rid of parks and build the housing we desperately need |
| Fix Deldot, the largest broken state agency. Messed up traffic lights that no longer work based on volume, theyve been switched to timed cycles. Sit in traffic and get stuck at lights that are timed too short. Deldot is one screwed up agency, followed closely by the governor. |
| Get rid of green space and use it for housing. And no one fucking cares about inclusivity and climate change. It you cramming it down our throats. People need somewhere to live, not inclusivity JFC. |
| New Castle County seems relatively pro-development. Having lived in Massachusetts and New Jersey prior to Delaware, I strongly support housing and commercial development of all sorts and believe that it provides affordable housing and nearby employment for many. I moved away from my previous state of residence due to housing costs, among other things, related to lack of development. I am a homeowner in Claymont and feel the the Darley Green townhome community here is a good example of housing that New Castle County can benefit from: medium density, semi-suburban feel with good walking access to transit and retail options. I feel that if New Castle County provides enough medium density housing in the future, it will be well suited to the growing diverse population of Delaware. This type of housing could be focused on the County north of the canal. South of the canal would require some infrastructure work - road and transit-wise - before it would be suitable there. |
| Stop building strip malls and large office buildings. More sidewalks, green spaces, solar energy, community gardens and Healthcare. We can't help delaware if all the residents are sick or stressed. We need to stop trying to be philly. And find our own thing. If we could be the beautiful, green, eco friendly state, we would increase tourism. |
| I think the biggest goal that should be focused on for NCC is land preservation and NOT, I repeat NOT converting natural land for human development. There are degrading and abandoned buldings that should be looked into first before looking into land to use. |



| Other Thoughts |
|---|
| Stop taking away trees and open space. The kids will have no where to play. |
| The county must increase the amount of parkland, particularly in northern NCC before every available plot of open land is developed. |
| I've heard mention of "social justice" in the development planning process. Not sure what that looks like, who is defining what it is, and how exactly the government goes about planning for it. The plan should focus on providing opportunity and access for all, regardless of any other factors. |
| We already have enough malls and shops. Traffic flow, roads and infrastructure is a problem and needs to be improved. Employment is a huge important factor. Our public schools are nowhere near as good as they need to be. We need to maintain our green, wild and agricultural spaces, ie. stop development in those areas. But for already developed areas, improve those for both residential and commercial use |
| Invest in the downtowns and suburban infrastructure you have now, converting farmland into over 55 communities is not a sustainable long-term plan. |
| You dont give a damn you continuously serve your own personal needs at the expense of your constituents |
| I dont think more building is necessarily the main thing. Us abandoned property before building another office building. I think the need for more multi use communities for aged population is going to be needed more than more retail or office sites. |
| Offer financial help for established homes that need renovations/repairs and revise/increase speed limit for popular roads/areas where it is too low,, like Baynard and Rte 141 near 261 while maintaining current limits in non popular residential areas |
| There are opportunities to preserve the most important resources while maintaining property value. This can be done by providing density bonuses for preservation of valuable areas. E-mail me for a presentation jim@watershedeco.com |
| There needs to be talk about issues when it comes to the homeless. More and more people are becoming homeless everyday and majority the elderly and young. |
| Also help for those who have criminal records (all tiers). I know a few people who need assistance but because of their record cannot receive it. That isnt fair. People change and some are falsely accused of crimes. |
| NCC is becoming too developed. There is so much unused retail space that I think should be revitalized and used before building new is allowed. Fill existing space, renovate existing homes before allowing new build. Fix what already stands and conserve our land. |
| Public education needs to be improved, first and foremost. And EVERYTHING needs to be done with climate change top of mind. |
| I didn't answer anything above this. The survey is too long and cumbersome. |
| More ranch houses are needed for the aging population. Too many apartments and townhouses are being built. Causing traffic issues. Roads should be built before new development. Roads are never built thinking of future needs. |
| Delaware has lost a lot of farm beautiful , |



Question 1: Concerns

| In one word, what is your greatest concern about New Castle County's future growth and evolution? | |
|--|--|
| Development | Density and traffic. I would like to see more consolidation in retail, food/drink & entertainment than have it spread all over. Plus add plenty of parking. I would also like to see more public transportation options. |
| Developers | Nature |
| Balance | Overdevelopment |
| low population of high income families, growing crime in North Wilmington and suburbs, no culture, ugly 202, no attractions or marketing for how good delaware is. throwing money into public schools who are WASTING the money. | Sustainability |
| Stagnation | uncoordinated land developmemnt |
| Discontinuity | Congestion |
| Stagnation | Affordable housing |
| Property taxes too high, too much focus on "affordable housing," stagnant property values | Natureless |
| 0 | Accessibility |
| Overdevelopment | Loss of parks |
| Equitable | non-managed |
| Rundown | Identity |
| Runaway unplanned development | Income disparity |
| Inequality | Nimbyism |
| zoning | High density development |
| unsustainable | Order |
| Lackofopenspace | Increasing drugs and crime |
| Unmitigated suburban sprawl | Conservation |
| avalibility | crime |
| Suburban sprawl instead of a focus on a few vital and livable cities. Growth within meaningful city limits in Middletown, Newark and the City of Wilmington should be the focus of new housing redevelopment with beautiful apartments and townhomes, with lots of preserved natural lands outside the city. | crowded |
| poverty | Traffic and overdevelopment. |
| traffic | Malls |



| In one word, what is your greatest concern about New Castle County's future growth and evolution? | |
|---|---|
| Becoming a rundown area | Suburban sprawl |
| Over grow | Deldot |
| Equity | Safety due to crime. |
| Jobs | Lack of economic/employment opportunities |
| excess | Inequality |
| untennable | Pavement |
| sprawl | Middle income housing that people can afford |
| decline in environmental health and consequent loss of community resilience to changing climate | Crowded roadways |
| unchecked | RETAIL OVERCROWDING |
| lack of planning - uncontrolled development | The land is all being built upon. I worry that we are losing our green spaces and pushing out animals from their natural resources. We need to be aware of how our actions affect nature. |
| Infrastructure | Please stop developing on all the natural land. Not a single person wants more strip malls, neighborhoods, or townhouses. The development is turning the place into a dump. |
| Inconsistent | Infrastructure |
| crowding | Safety, Education, Health (vaccination etc), Work. |
| Roads/Biking/Walking | Safety |
| Forecast | construction |
| preservation | lack of zoning that allows cohousing and aging in place, overdevelopment, too much retail space |
| urban sprawl | Traffic congestion |
| unhealthy | Poor government, increasing taxes |
| Sustainability | Losing open space to development |
| No destinations just urban sprawl | congestion |
| environment | Traffic |
| energy | 1 |



| In one word, what is your greatest concern about New Castle County's future growth and evolution? | |
|--|--|
| Pollution | Population is growing too quickly - losing a sense of culture in Middletown. Losing too much farm fields to overpriced McMansions. |
| auto-centricity | Too much destruction of greenspace, ie beaver valley, alapocas, open farmland |
| Overdeveloped | Preserving Open Space and protecting against climate change effects |
| j | OVER GROWTH |
| unsustainable housing | education |
| grwoth | Over development |
| Retirement county | over-development/inadequate planning |
| That it includes residents from marginalized communities | Carbon footprint |
| crowded | Crime |
| overpopulation | over population |
| Lack of access to certain resources or healthcare | suburbia |
| overpopulation | urbanization |
| gentrification | Population |
| Democrats | Overcrowding |
| Uncontrolled land use by developers | Overdevelopment, lack of safe walking space and parkland, Too much traffic |
| safety | environment and pollution |
| Over-development | Building |
| too many residential devt. without increase in roads/access/alternate routes. IOW: TRAFFIC! | Bureaucracy |
| income | smog |
| overdevelopement | Apathy |
| Resistance to change by the public | Government |
| Climate | troubling |
| taxes | vacancy |
| Comprehensive | fire service |
| overcrowding | High paying jobs |
| I'm afraid it is going to be all apartments one day. Also, I am concerned about our public schooling system. | Bad Public School |
| NIMBY | Losing corporations |



| In one word, what is your greatest concern about New Castle County's future growth and evolution? | |
|--|--|
| Retail | lack of green space |
| Density | unplanned |
| Green space | responsibility |
| Education | Overbuilding |
| The Avenue north buildings to be built on 202 should be three stories or less! Also 202 is way too noisy. Speed limits on 202 and foulk road should be reduced and measures taken to reduce noise. Also motorcycles are way too loud. There should be laws to prevent the noise. | Oversaturation |
| North part of the count too crowded | To much population |
| Corruption | Short term thinking along established lines. |
| Over-developed | Trees |
| Community | tet |
| accessibilty to affordable living facilities in safe,clean,and inclusive locations | a |
| seniors | Older adults 60 and. Up |

Question 2: Potential or Opportunity

| In one word, what do you see as the greatest potential benefit and opportunity of growth in New Castle County? | |
|---|---|
| Conservation | Integrity |
| Recreation | Unsure |
| Biden | Forms of entertainment and housing that is reasonably priced for all age groups |
| Parks | More public transportation options allowing people to drive less |
| Location | Kirkwood Corridor and similar corridors |
| Revitalization | infrastructure |
| Increased property values, building of high quality and high end homes, incentivize high end job development in Wilmington to drive prices up | Affordability |
| 0 | Accessibility |
| Diversity | Sustainability |



In one word, what do you see as the greatest potential benefit and opportunity of growth in New Castle County?

| | |
|--|---|
| Communities | more liveable community feel with connected neighborhoods and walkability |
| Progress | Quality of life |
| Natural resources | ? |
| Community | Minimalistic |
| space | Trails |
| eco-sustainability | schools |
| Parkland | Local/vertical farming |
| Community | Green space |
| expansion | People |
| The Cities of Wilmington, Newark and Middletown have huge potential to be the living and shopping urban center for the county, but | Wealth |
| environment | Increased access to outdoor spaces and walkability |
| Making our city more technology friendly, inviting new businesses and progressive developments | Conserving natural lands especially forested land. |
| Riverfront | Restaurants |
| equality | convenience |
| Jobs | Green space preservation and enrichment. Also, things need to be prettier and cooler. |
| efficiency | proximity |
| parks | Wilmington |
| improvement | downtown |
| mixed-use | Transport |
| Delaware River | Multicultural dialogue, increasing employment/security |
| investment in green infrastructure to improve community resilience | Tax incentives for bringing new business/economic opportunities |
| attractiveness | Culture |



In one word, what do you see as the greatest potential benefit and opportunity of growth in New Castle County?

| | |
|--|---|
| SmartGrowth/Transit oriented design | Access to employment, grocery stores, entertainment without driving 20+ minutes |
| shopping | Density |
| Innovative designs | connectedness |
| greening | greenspace |
| Jobs/Tourism | national model if done well |
| Repurpose | Wealthy businesses coming here |
| Independent businesses | Mixed use |
| enrichment | ECONOMY |
| Development | Managed |
| equity | Education |
| Leveraging the history and uniqueness of NCC and Delaware to create destinations and a sense of place. | Regional |
| opportunities | Rezoning to allow Tiny Houses and cohousing. Planned neighborhoods that are walkable |
| incentivize-repurposing-older-inner-suburban-ring | Tax revenue |
| money | Mobility |
| Planning | Green |
| j | 1 |
| Neighborhoods | Experiences |
| employment | Transportation |
| In-fill | Development of private schools |
| growth | Entertainment |
| Inclusivity | Preventing it from increasing too rapidly |
| Wellbeing | This is two questions ("and"), so hard to do with one word. Benefit is quality of life. Opportunity of growth is reclaiming run down/unused areas (such as Evraz) |
| businesses | Amazon |
| Increase in value of national input | Recreation Offerings |
| experience | balance |



In one word, what do you see as the greatest potential benefit and opportunity of growth in New Castle County?

| | |
|---------------------------------------|--|
| Cohesiveness | Green transportation |
| diversity | Location |
| Walkability | higher density |
| Revolution | Weed |
| economy | Reuse properties |
| Nature | Transportation |
| PRESERVATION | Controlled |
| Modernization | Concord Mall could be developed into a top retail area. I'm concerned that the current owners will allow the mall to deteriorate and become a eyesore. |
| Economic growth | business |
| science | Nature |
| Nothing | Hamlet |
| IT/Cloud | test |
| Business | Truth |
| Fairness | Underdevelopment |
| none | repurpose existing facilities |
| Residential | More responsible residents |
| prosperity | Better Publics School |
| Public schooling | brownfields |
| Economic Opportunities | first rate public education |
| Retail | High level of living |
| develop waterfront | success |
| Development | education! |
| Claymont De and the new train station | economic |
| Low taxes | Taxes |
| Waterfront | infill |
| Trees | Diverse populations |
| a | Clean space |
| children | |

Question 3: Other Cities/Counties/Regions to Learn From/Emulate



| What other Cities/Counties/Regions would you like New Castle County to learn from/emulate? | |
|---|--|
| The national parks | west coast |
| Mt airy, Phila | Idk |
| Not sure | Netherlands |
| Nashville TN, Coral Gables FL, NewPort RI, Aspen Co | Anywhere that protects green spaces |
| Montgomery County, MD, Chester County, PA, Raleigh, NC, Loudon County, VA | Philadelphia's smart growth and walkable communities |
| New Albany, OH for their strong design standards. | Fremont (Seattle WA Suburb), Tysons Corner MD, Manayunk (Phila PA) |
| Montgomery County, Md; Loudon County, VA; Chester County, VA; Raleigh, NC | Frederick, MD |
| Newport, RI; Greenwich, CT; Nashville, TN; Coral Gables, FL; Manchester-by-the-Sea, Massachusetts | Safe bike lanes and trail network |
| 0 | richmond va |
| Vancouver, British Columbia; Ann Arbor, Michigan | Frederick, MD, Annapolis, MD, |
| The gentleman showed some great integrated neighborhoods during one of the sessions. But he did not ID the locations. | Eastern Market in DC, Pittsburgh |
| A tech first california | Baltimore |
| Na | Denmark suburbia |
| planned communities such as Columbia, MD; Reston, VA; and Montgomery Village, MD | Salt Lake City Utah |
| Vermont, San Francisco | Malvern |
| Anncville PA | Unsure |
| Chester County, PA | India- implemented a forest conservation act in 1980. |
| raleigh | Las Vegas |
| Columbia, MD; Reston, VA; Montgomery Village, MD | Reston, Virginia |
| Portland Oregon - defined and enforced city limits and business and residential neighborhoods within the city are linked by walkable and bikeable pathways. | Quietness |
| Colorado (many cities), Asheville, Savannah, Ann Arbor, | western massachusetts |



| What other Cities/Counties/Regions would you like New Castle County to learn from/emulate? | |
|---|---|
| Seattle | The opposite of Middletown |
| Chester County PA | Malvern PA |
| Ithaca ny | Greenville/North Wilmington/Pike Creek/Hockessin |
| I am not sure | Lynnwood WA |
| X | Pacific Northwest |
| Minneapolis-St. Paul | Rochester, NY due to successful elimination of half the Inner Loop highway. |
| Rt.1 in New Jersey | Nevada Utah - states that preserve land |
| Takoma Park, Md | Pittsburgh |
| The cities that have the "city within a city" development pattern. | Upstate SC |
| Norfolk, Philly, Camden, Baltimore | low crime areas |
| Lancaster, Kennett | More bike/walking trails that parallel the main road |
| The Reston, VA area | We should STOP trying to be other places and be OURSELVES |
| New Albany, OH | I'm not sure |
| Walnut Creek California | Europe |
| Rehobeth | Lewes, DE; The Villages, FL |
| Hunt Valley, MD Ellicott City, MD Doylestown, PA Charleston, SC | west chester |
| Boulder, CO | None, they all make the same mistakes in development and copy each other's mistakes. We need tougher penalties on crimes against people and property. |
| Places with village settings where walking and biking is safe and there are town centers | Charleston, SC |
| https://cleantechnica.com/2020/08/18/utility-taps-tesla-megapacks-for-1st-energy-storage-installation-in-qatar/ | Boulder, CO, |
| Newark | Adirondacks |
| places with strong zoning and that focus on a walkable downtown - Middletown does not | Europe governance system. |
| Maryland | Austin, TX. Pittsburgh PA |
| camden county, nj | Boston |



| What other Cities/Counties/Regions would you like New Castle County to learn from/emulate? | |
|---|---|
| Curitiba Brazil(mass transit/smart growth), Portland OR(smart growth), Madrid Spain (walkable streets/city) | Finland, give young people cheap rent in senior homes |
| Curitiba Brazil (mass transit/smart growth), Madrid Spain (walkable streets/city), Portland OR (smart growth/services) | Montgomery Co., PA |
| Bedford, New Hampshire | Bear |
| Philadelphia, North East Region | Coronado, CA; Encinitas, CA |
| Chester County/Fairfax County - NOVA | delaware county |
| Curitiba, Brazil | Greenville |
| Chicago | 1 |
| Vermont, New York | Jersey City, Portland Or, San Jose (Better public Transportation/ bike paths |
| Montgomery County, MD; Annapolis, MD; Northern VA | Lewes |
| new york, vermont | Claymont - If the work in Claymont fails, then this would have a ripple effect. We need to ensure Claymont is as successful as possible |
| rehoboth | Lancaster, kennett square, st. Michael's, Erie |
| New York, Manhattan, Norway, Sweden, California, San Francisco | State College PA |
| j | Frederik County, MD |
| Portland or, chester co PA, | Establish Traffic control LIMITS, make no exceptions for development |
| unsure | Minneapolis |
| Many neighboring counties on the Eastern Shore of MD, while admittedly having much less population and infrastructure to deal with, do a good job of protecting environmentally significant land, and ensuring longevity for their agricultural communities | Chestertown, MD |
| philly | DK |
| Cape Cop Maryland | Atlanta GA |
| Philadelphia | Biking communities |
| Middletown | ... I got nada |
| Delaware City | Westside in Wilmington, DE; Philadelphia, PA |
| Abu Dhabi | savannah GA |
| new zealand | San Diego, Amsterdam, Denver |



| What other Cities/Counties/Regions would you like New Castle County to learn from/emulate? | |
|--|--|
| Reston, VA | Boulder Colorado |
| | Chatham, IL |
| Greater Philly | Vermont |
| Hawaii. One centralized school district for the entire state. | Alexandria, Virginia and Reston Virginia. Also, Media, Pennsylvania |
| Villages in Sumter County, Florida | King County, Washington |
| Hudson County, NY | UK |
| Austin, texas | West Chester, pa |
| ? | Portland, OR |
| Johnson County, Kansas; Montgomery County, MD | North Carolina |
| Portland, ME | Howard County MD |
| n/a | Celebration, FL |
| ?? | test |
| raleigh / durham, nc; cambridge, ma | Denver but not to emulate-to learn what NOT to do. Greensboro NC had great bike path/walkable/planning communities efforts a decade ago (haven't kept up with it to know if they have continued) |
| Sussex | South Dakota |
| Carmel, Indiana | San Antonio, tx |
| Better planning to include walkable/bike trails to large busineses | those with updated public transportation |
| Twin Cities | Austin, TX |
| none | I don't know. |
| Seattle Washington, Montgomery County MD | I'm not aware enough of any to answer |
| unknown | Downington, Media |
| Regional Philly | South Orange County Ca |
| Glen mills | Chester County |
| rochester ny | Chesapeake Bay, Ocean City MD, |
| Naperville, IL. | don't know |
| Colonial villages. Williamsburg. Small towns where you can walk to everything safely. | Fairfax |
| Central Park NYC | Kennett Square/Chester County |
| Baltimore, Annapolis | Don't know |
| Nowhere | Austin, TX and any place with a better planning model than the one we have here. |
| West Chester PA; | greenville/ amsterdam |



| What other Cities/Counties/Regions would you like New Castle County to learn from/emulate? | |
|--|--|
| Montreal Canada | a |
| Wilmington NC - a well-developed downtown area that draws people from in and outside the region. Plus plenty of parking or public transportation options | Small small area like us not large places Phil's/ New York |
| DC | Phoenixville |