



STATE OF DELAWARE
EXECUTIVE DEPARTMENT
OFFICE OF MANAGEMENT AND BUDGET
STATE PLANNING COORDINATION

September 9, 2005

Mr. Morris Deputy
Town of Middletown
216 N. Broad Street
Middletown, DE 19709

RE: PLUS review – PLUS 2005-08-05; Town of Middletown Comprehensive Plan

Dear Mr. Deputy:

Thank you for meeting with State agency planners on August 24, 2005 to discuss the proposed Town of Middletown comprehensive plan.

Please note that changes to the plan, other than those suggested in this letter, could result in additional comments from the State. Additionally, these comments reflect only issues that are the responsibility of the agencies represented at the meeting.

Prior to certification of this plan, you will need to address the comments from DNREC, Water Supply noted below:

The Water Supply Section has reviewed the Town of Middletown Comprehensive Plan. It should be noted that the maps identified in the table of contents were not available at the web link. The document addresses water supply needs for the projected growth of the Town in sections 3-1 (population) and 4-4 (water supply). Simple calculations reveal a nearly 65% shortfall in water supply for the planning period, but no mention of this apparent deficit was made in the plan. This failure to address water supply planning in a quantitative way calls into question the very purpose of comprehensive planning.

The plan writers cited three water systems that will supply the Town's future water needs:

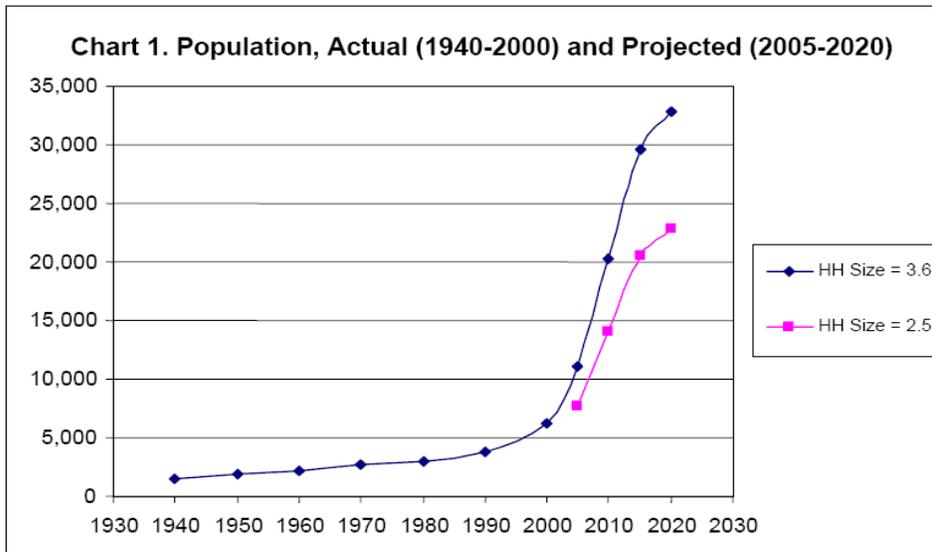
- Town of Middletown
- Artesian Willow Grove
- Artesian Choptank on the Hill

The total allocated flow for these systems is calculated in the table below:

Middletown Allocations Availability

Allocation Number	Name ID	Daily Allocation	Monthly Allocation	Annual Allocation
98-0013A	5	144,000	4,320,000	51,840,000
98-0013B	5			
98-0013BM	5	720,000	21,600,000	259,200,000
98-0016	5	790,000	23,700,000	288,350,000
87-0004AR	130	720,000	21,600,000	259,200,000
87-0004BR	130			
87-0004CR	130			
TOTAL		2,374,000	71,220,000	858,590,000

The projected population growth for the Town was represented by a simple graph on page 17. It is difficult to extract useful numbers from a graph of this type, and the lack of population and water use tables clearly led to the severe shortcomings of this plan reproduced below:



Sources: Actual population data, 1940-2000, were obtained from the University of Delaware Center for Applied Demography and Survey Research (www.cadsr.udel.edu);

In approximate figures, the population of the Town is expected to triple from 10,000 to 30,000 in the next ten years. That is nearly a 15% annual population growth. Using the population figures from the report and the Department’s water use records for the year 2000, the table below shows a per capita annual water use rate of 120 gallons per day per capita (gpdc) and a peak day water use of 195 gpdc. That represents a peak to average day ratio of 1.63. Statewide, this ratio is usually much higher in newer housing developments with large lot sizes, sometimes as much as 3.0 in coastal areas. The projected new population in Middletown will likely cause this ratio to increase.

As shown in the table below, using the current per capita water use rate and projected population from the chart, future water use in 2020 is expected to be over 6.4 million gallons on the peak day represents only 37% of that volume.

YEAR	POPULATION	PEAK DAY		ANNUAL USE
2000	6161	1,200,000		269,346,100
2005	10000	1,947,736		438,000,000
2020	33000	6,427,528		1,445,400,000
PER CAPITA	Annual	Peak	Peak Factor	
2000	120	195	1.63	
2005	120	195	1.63	
2020	120	195	1.63	

While it is recognized that Artesian holds other allocation permits in the plan area, the Comprehensive Plan has failed to identify the source of the additional water that will be needed, or even to make a future water use projection.

The following are corrections that need to be made in the text:

- Section 5-2 provides specific dates for the construction of Choptank Road. Due to DelDOT’s current budget difficulties, those dates are no longer valid. Current information is available from their Assistant Director for Project Development North, Mr. Drew Boyce, but he may not have new dates yet. Mr. Boyce may be reached at (302) 760-2371.
- The sections on Town Zoning and Development Climate are both designated as Section 9-2.

- On pg. 30 Section 4-4 Water – may want to add, “water supply shall be adequate to provide fire protection through out the town in accordance with the DE State Fire Prevention Regulations”.

The following comments are considered recommendations/comments and should be considered before final adoption of the plan:

Office of State Planning Coordination – Contact: Herb Inden 302-577-5188

This is a very well done plan and will be helpful to all, including residents, other governments and town officials, in understanding and guiding Middletown’s future land use decision making. We offer some additional comments and suggestions on the attached pages from the draft plan, specifically, pages: 6, 8,, 24, 41, 59, 63, 64, and, 74.

Division of Historic and Cultural Affairs – Contact: Robin Bodo 739-5685

The town of Middletown should be commended for putting as its first goal in the revised plan “To Maintain the Integrity of Middletown’s Historic, Small-Town Character.” However, the town should also take responsibility for planning to preserve the historic properties that have been annexed into the town. Many of these areas of annexation include large houses and farmsteads whose prosperity help drive Middletown’s own prosperity. Although the development has not physically occurred yet, destruction of these significant resources is about to occur. The annexations to the west of town include properties that have been listed on the National Register of Historic Places. The historic character of the surrounding landscape of Middletown is undergoing rapid development and it is important for the town to take the preservation of those resources into account. The historic resources and the landscape they populate will be missed when gone. Additionally, as these farms are brought in for development, it would be helpful for the developers to know to research whether the parcels had family cemeteries so they can be avoided. Delaware state law protects burials and unanticipated discovery can stop construction. Please refer to the following sections of the Delaware State Code: (1) Title 11 Sub-Chapter 1340, titled “Desecration of Burial Places”; and (2) Title 7 Chapter 54, known as the “Delaware Unmarked Human Remains Act”.

The town of Middletown should also be commended for taking such a leading role in implementing the Main Street Program to help ensure the economic vitality of the downtown area. The town of Middletown should implement the historic preservation legislation that has been on the books for several years, including the appointment of a board to oversee the implementation of this ordinance to enhance the efforts of the Main Street Program. The town already has supported a grant program to help with the improvement of signage and facades in the downtown area proposed through the Main Street Strategic Plan and approved by town council. This next step will insure the funds the town invests in the improved appearance of individual buildings will be supported by future development and rehabilitation activity in the downtown area. The town of Middletown can partner with the State Historic Preservation Office through the Certified

Local Government program to provide grant funding to support the activities of the Historic Review Board.

The State Historic Preservation Office supports being listed as a “Partner for Coordination” under the Economic Development and Redevelopment Implementation. The State and Federal tax incentives programs are of interest, but also the office is a source of information on appropriate maintenance techniques for older buildings.

Department of Transportation – Contact: Bill Brockenbrough 760-2109

- DelDOT supports the six principles for better development outlined in Section 2-5 of the plan. While they are not sufficient by themselves to address the impacts of new development, they are important elements of doing so.
- Section 5-3 discusses the transportation issues identified at a December 8, 2004, public participation meeting. One of the concerns identified was through traffic on Delaware Route 299 in the downtown area. In response to that concern DelDOT has agreed to evaluate several options for addressing it, with the Town’s input. DelDOT looks forward to completing a first effort in that regard and sharing our findings with the Town this fall.
- An essential recommendation in Section 5-4, repeated in Chapter 10, is the development of a multi-modal transportation plan for the Town. DelDOT strongly supports the Town in doing so and look forward to working with them in this regard. With that said, when it is completed, the transportation plan will be an essential planning document for the Town. It is recommended that the Town plan to revise its Comprehensive Plan to incorporate it at that time.

The Department of Natural Resources and Environmental Control – Contact: Kevin Coyle 739-9071

The plan is very well-written comprehensive document that needs just a few minor additions to reflect some of the DNREC concerns. The following comments/suggestions are summarized under the appropriate sections where they feel would most logically correspond.

Section 7.3, Wetlands

The Watershed Assessment recommends that the comprehensive plan adopt language that differentiates the regulatory/jurisdictional authority of nontidal versus tidal wetlands. Consider the following:

“Protection of wetlands falls under the regulatory jurisdiction of Section 404 provisions of the Clean Water Act (CWA). In Delaware, nontidal and tidal wetlands are regulated

under this act; however, tidal wetlands are subject to additional and more stringent regulatory protection under Title 7 Chapter 66 provisions of the Delaware State Code.”

Section 7.4, Recommendations

Given the fact that buffers are an essential component for achieving nutrient reductions that satisfy Federal TMDL reduction requirements, the Watershed Assessment Section strongly recommends the Town adopt an ordinance mandating specific buffering requirements. Investigations performed via peer-reviewed research have shown that a 100-foot minimum buffer width (of native woody vegetation) is the minimum buffering distance (from wetlands and water bodies) necessary to mitigate the impacts of nutrient and sediment runoff on water and habitat quality. On the basis of such research, the Watershed Assessment recommends the Town adopt the aforementioned buffer width as a requirement in their ordinance.

Since Research has consistently shown that once a threshold of imperviousness is crossed in a given watershed, water quality and/or stream habitat cannot be maintained at the predevelopment level. The consensus among many researchers is that a watershed's water and habitat quality is strongly impacted when impervious cover exceeds 10 percent. Given that the percent impervious surface cover in the Appoquinimink subwatershed is currently about 11.8 percent (from 2002 aerial photography data), greater efforts should be given to using/implementing Best Management Practices (BMPs) that reduce such surfaces. Reducing the amount of allowable forest cover removal, requiring 100-foot buffers from wetlands/water bodies, use of best available technologies (BATs) for stormwater management and wastewater disposal - are some good examples of effective BMPs. Therefore, the Department strongly recommends that the City adopt and/or develop ordinances that reflect some of these concerns.

Water Resource Protection Areas

The Water Supply Section has reviewed the Comprehensive Plan of Middletown, Delaware: August, 2005. The Middletown population was 6161 in the year 2000; therefore, Senate Bill 119 applies to the Critical Areas within the municipal boundaries. We recognize the initiative that the Town of Middletown has shown so far in protection of critical areas.

Critical Areas are defined as wellhead protection areas and excellent recharge areas. There are instances where both of these types of critical areas are present within the Town of Middletown municipal boundaries. DNREC Water Supply- Source Water Protection Program is interested in assisting the Town Middletown with questions or concerns with technical issues, creation or implementation of source water protection programs and ordinance development.

A review of the Town of Middletown Comprehensive Plan: August 2005 has shown that The Town of Middletown intends to address the need to protect Critical Areas. Following are comments and suggestions to supplement the Comprehensive Plan.

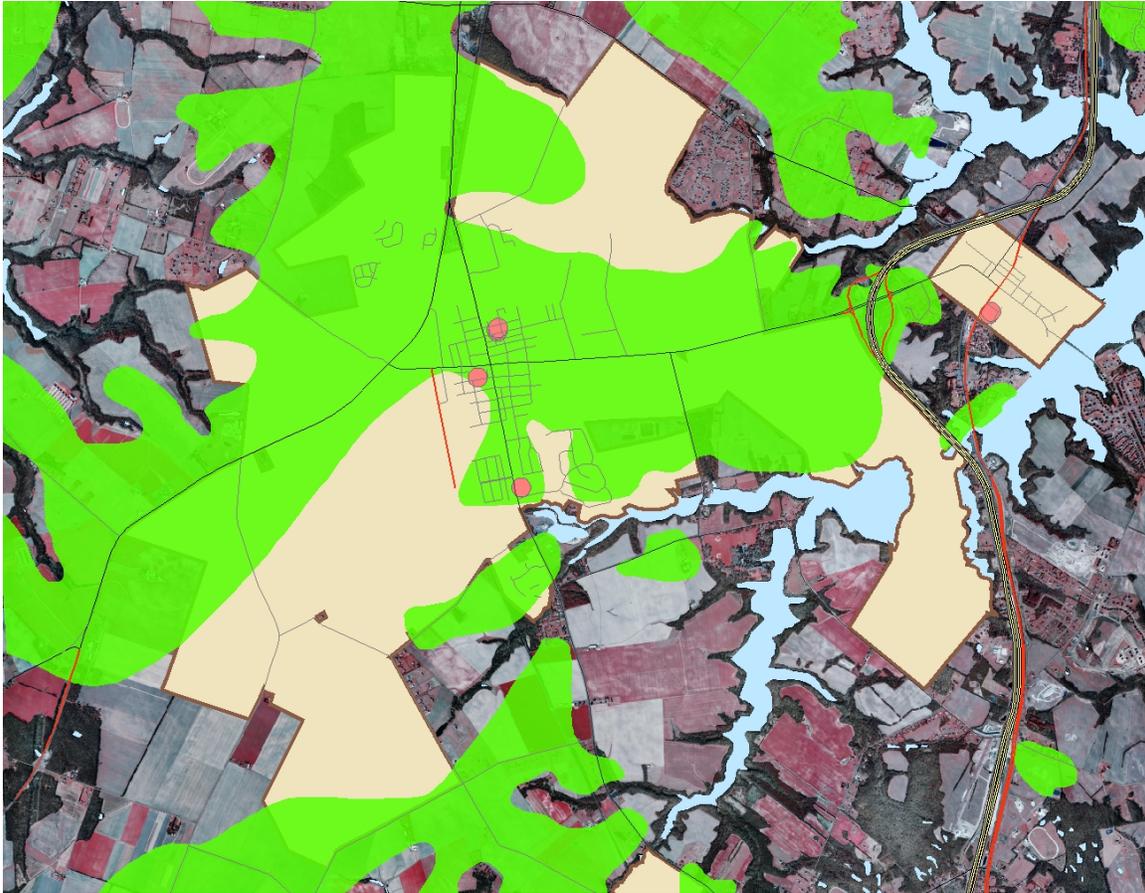
The Town of Middletown has a significant area that is in an excellent recharge area within the municipal boundary. The Town of Middletown public wells are within the excellent recharge area and also the municipal boundaries. It is important that this Comprehensive Plan adopt the Critical areas (excellent recharge and wellhead protection) as areas that will be protected. This first step will allow the Town to achieve dynamic source water protection through later code development. The Town recognizes that by 2007 that they will need to develop best management practices, land-use ordinances or public education, as examples, to achieved source water protection goals. Taking into account the possible annexation of some lands that may contain Critical Areas for source water protection, the Town of Middletown should take this into account within the Comprehensive Plan.

New Castle County has specific ordinances and regulations that address source water protection. It is recommended that the Town of Middletown consider these existing provisions once the Comprehensive Plan is adopted.

A first step for critical area (wellhead and excellent recharge) protection would be adoption of the Critical Areas in the Town of Middletown Comprehensive Plan as areas to be protected. Once the areas are adopted in the comprehensive plan the town can take what steps it feels necessary to protect these critical areas through ordinance or regulation. DNREC Source Water Protection Branch is available to assist in this process.

Within the Comprehensive Plan there are several instances that the Town of Middletown expresses the desire to expand the amount of open space, recreational space and general beautification projects within the town. These uses compliment source water resource protection efforts. Some of the land use best management practices found in the Source Water Protection Guidance Manual for the Local Governments of Delaware (<http://www.wr.udel.edu/swaphome/phase2/SWPguidancemanual.html>) work directly with the goals of open and recreation space and general beautification projects.

Map of Town of Middletown with Excellent Recharge Areas in Green and Wellhead Protection Areas in dark red.



Water Resource Protection Areas (WRPAs) are defined as (1) surface water areas such as floodplains, limestone aquifers, and reservoir watersheds, (2) wellhead areas, or (3) excellent recharge areas. The purpose of an impervious cover threshold is to minimize loss of recharge and protect the quality and quantity of ground and surface water supplies in WRPAs.

New development in WRPAs may exceed the 20% impervious cover threshold, but be no more than 50% impervious, provided the applicant submits an environmental assessment report recommending a climatic water budget and facilities to augment recharge. The environmental assessment must document that post-development recharge will be no less than predevelopment recharge when computed on an annual basis.

Commonly, the applicant offsets the loss of recharge due to impervious cover by constructing recharge basins that convey relatively pure rooftop runoff for infiltration to ground water.

The Department recommends the following (ranked in order of preference):

- 1) Preserve WRPA's as open space and parks by acquisition or conservation easement.
- 2) Limit impervious cover of new development to 20% by right within WRPA's.
- 3) Allow impervious cover of new development to exceed 20% within WRPA's (but no more than 50% impervious) provided the applicant develops recharge facilities that directly infiltrate rooftop runoff.
- 4) Allow impervious cover of new development to exceed 20% within WRPA's (but no more than 50% impervious) provided the applicant develops recharge facilities that infiltrate stormwater runoff from forested and/or grassed surfaces with pretreatment.

For more information, refer to:

Source Water Protection Guidance Manual for the Local Governments of Delaware at <http://www.wr.udel.edu/swaphome/phase2/SWPguidancemanual.html>

and

Ground-Water Recharge Design Methodology at http://www.wr.udel.edu/swaphome/phase2/Publications/swapp_manual_final/swapp_guidance_manual_supp_1_2005_05_02.pdf

Drainage and Stormwater Management

Municipalities developing comprehensive plan updates need to emphasize drainage as a necessary infrastructure element in areas targeted for growth and development. State stormwater regulations do not provide specific guidance for development in areas of poor drainage or historic flooding problems except for requiring a downstream study. Site-specific engineering solutions to poor drainage often end at the property line of the parcel being developed. A more comprehensive approach to providing drainage in areas designated for growth will require coordination between the town or municipality, DNREC, and DelDOT. Please contact Elaine Webb, PE, Sediment and Stormwater Program, at 739-9921 for additional information/language for your comprehensive plan.

State Fire Marshal's Office – Contact: John Rossiter 302-323-5365

The Delaware State Fire Marshal's Office has no objections to the amendments to the Comprehensive Plan.

- ❖ May want to use language out of DE State Fire Prevention Regulations (Part II Section 6-4 Water Distribution) to help define where water is “available”.
- ❖ On pg. 30 Section 4-4 Water – may want to add, “water supply shall be adequate to provide fire protection through out the town in accordance with the DE State Fire Prevention Regulations”.
- ❖ The streetscape and realignment projects should be reviewed by the DE State Fire Marshal’s Office for fire department accessibility and fire hydrant locations.

Preliminary meetings with fire protection specialists are encouraged prior to formal submittal of development plans. Please call for appointment. Applications and brochures can be downloaded from our website: www.delawarestatefiremarshal.com, technical services link, plan review, applications or brochures.

Department of Agriculture - Contact: Milton Melendez 698-4500

Neither the Delaware Department of Agriculture nor the Delaware Forest Service opposes the Town of Middletown Comprehensive Plan. Both the Department and the Forest Service encourages environmentally sensitive design in areas where development is supported by the *Strategies for State Policies and Spending*. In addition, the Town of Middletown stated goals, as related to farmland and forest preservation, are consistent with those encouraged by the Department of Agriculture and the Delaware Forest Service. Finally, the Delaware Forest Service encourages the community to develop and promote tree planting, mitigation, preservation and conservation within the community when possible. Such activities that would enhance this resource include expanding existing tree ordinance, developing and promoting such community outreach programs as the Tree City USA Program, and expanding upon landscape ordinance which promote proper use and selection of plants, trees and shrubs. To learn more about these opportunities, please contact our office at (302) 349-5754.

Delaware State Housing Authority – Contact Jimmy Atkins 739-4263

Per HB 396, municipalities such as Middletown, with populations over 2,000 people, should develop policies, statements, goals, and other planning components for affordable housing in accordance with the present and future needs. Middletown’s plan includes a descriptive section on its housing stock and future housing needs, including the need for affordable housing. The plan includes several recommendations to increase affordable housing through zoning designations, coordination of resources with DSHA and other non-profit housing developers, and encourage rehabilitation of older and historic units. Based on the most recent real estate data collected by DSHA, the average home price in Middletown is \$215,000. Thus, low- and moderate-income families in Middletown are increasingly priced out of the market. DSHA supports Middletown’s goals and look forward to working with the town to increase affordable housing.

Department of Education – Contact: Nick Vacirca 739-4658

The Town of Middletown should allow schools as a conditional use in all zoning areas.

Public Service Commission – Andrea Maucher 739-4247

If there are parcels in the Town's growth area that are part of any water provider's certificated service territory, the Town could offer service prior to annexation if it applies to the Commission for a CPCN. The Commission is not aware of any statute that would prohibit the Commission from granting a CPCN to a private utility to serve those parcels should an application be filed.

Following receipt of this letter, the Town should make any certification changes noted in this letter and review all other comments for consideration. The update plan should then be resubmitted to this office for review before final adoption by the Town. A written response regarding the changes made to the plan should accompany the resubmitted plan.

Thank you for the opportunity to review this project. If you have any questions, please contact me at 302-739-3090.

Sincerely,

A handwritten signature in cursive script that reads "Constance C. Holland".

Constance C. Holland, AICP
Director

CC: New Castle County

CHAPTER 1. Background

1-1 Planning Process

Reason for New Plan

Since the adoption of a comprehensive plan in 1974, Middletown has been actively planning for future growth and development. As growth and development in Southern New Castle County accelerated during the mid-1990s, Middletown again charted its future with the adoption of a comprehensive plan in 1998 and an update to that plan in 2001.

Comprehensive plans are not meant to be static documents. Instead, they should be reevaluated as regional conditions evolve. Much has changed since Middletown's 2001 plan update was adopted. First, the State has enacted legislation that requires municipalities to review their comprehensive plans every five years and spells out the required contents of those plans. This plan update is crafted to fulfill these requirements and consolidates much of the previous planning principles established in the 1998 and 2001 Middletown plans. In addition, Municipalities shall provide to the Office of State Planning Coordination by December 31 of each year a report describing implementation of their comprehensive plan and identifying development issues, trends or conditions since the plan was last adopted or amended.

The State also completed an update to the *Strategies for State Policies and Spending* in 2004, establishing guidelines for where and how the State will make investments. The plan incorporates this update in State policy and accounts for how growth and development in Middletown fits into this framework for State investments.

New data has also become available since the last plan update was completed. This plan incorporates demographic information from the U.S. Census 2000, the 2004 population projections from the Delaware Population Consortium, and a variety of infrastructure plans and upgrades that have occurred since 2001.

Finally, Middletown has grown dramatically since 2001. Much of the land annexed prior to 2001 has been developed or is in the process of being developed. Middletown's population has approximately doubled from 6,000 to 12,000 and population growth is expected for some time as residential construction continues. Recent development pressure has presented the opportunity to master plan nearly the entire western portion of Middletown. This plan accounts for this master planning opportunity and incorporates the necessary changes to effectively implement the planned development.

Comprehensive Planning Approach

The comprehensive planning process involves establishing goals for the future of a community, analyzing current and projected conditions, and laying out steps that can be taken to help a community reach its goals. This plan has followed this general process. Much time was devoted to updating data in

A general desire for more open space and recreational opportunities in town was expressed by participants. It was suggested that an Open Space Committee be established to advocate for land preservation and make recommendations for the use of existing open spaces in town.

Economic Development

Economic development in Middletown is currently market-driven, with most commercial activity initiated by the private sector. Evidencing support for the Main Street Approach, residents voiced support for arts and cultural activities along with a downtown designed to be pedestrian-friendly.

I might move chapters 3 & 4 into chapter 1 since you use the rest of the chapters with the goals and objectives listed below. This seems more like background info.

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1-3 Overall Community Goals (how were these developed - from the public hearings?)

- Goal:** To maintain the integrity of Middletown’s historic, small-town character.
- Objective:** To implement policies that encourage development complementing the appearance and character of historic development patterns in Middletown.

- Goal:** To enable the safe and efficient flow of bicycle, pedestrian, and vehicle traffic throughout town.
- Objective:** To adopt policies and encourage investments that provide for safe, attractive, and efficient transportation options in Middletown.

- Goal:** To promote the public health, safety, and welfare of current and future residents of Middletown.
- Objective:** To stage development and capital improvements in order to ensure that Middletown residents are provided with adequate access to basic public services.

- Goal:** To ensure that Middletown residents have adequate access to local retail, personal and professional service, and employment establishments.
- Objective:** To revise and amend land-use regulations allowing for locally desired economic development and to encourage investments in Middletown that increase the desirability for appropriate firms to locate in Middletown.

- Goal:** To ensure that natural resources are protected for the health and enjoyment of existing and future residents of Middletown and the surrounding region.
- Objective:** To adopt and implement policies that promote environmentally sound and sustainable development practices.

- Goal:** To enhance the quality of life of Middletown residents by providing for adequate open space and recreation opportunities throughout the community.

cost rental housing or in the manufactured home park. This can occur both directly through increased ground rents and housing rents and prices, and indirectly through citizen pressures for alterations to adjacent neighborhoods.

Finally, rapid growth in population will require a similarly rapid increase in the capacity of the town and the Appoquinimink School District to provide services and infrastructure to residents, and in stress on the transportation network. Careful strategic planning for growth based on projections of the precise rates and locations within Middletown of the increases in demand over the next ten to fifteen years can help to increase both jurisdictions' ability to respond appropriately and minimize the associated "growing pains." These increases in the scale of service provision and infrastructure may also imply a need for increased formalization of the town's management structures and regulatory procedures.

Management planning should also include careful projection of the required number, size, and location of the schools and other facilities required to serve the increased and spatially redistributed population. The reservation of adequate and appropriately located sites and initiation of planning for schools may be a particular concern, since the school-age population may increase by several thousand over the next twenty years.

If growth will happen as rapidly as predicted – there needs to be strong intergovernmental coordination, especially as New Castle County will be updating their comprehensive plan

- Plan for vehicle, pedestrian, and bicycle connections from the potential college campus to key commercial and institutional centers throughout Middletown
- Look at connectivity and street direction issues

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Maintain Greenbelt Policy

Middletown’s Greenbelt Policy, established in its 1998 and 2001 Comprehensive Plans, should be maintained. As Middletown continues to grow, it is increasingly important to provide a greenbelt buffering the denser, urban development occurring in Middletown from the more rural, suburban-style development occurring outside Middletown. This greenbelt provides Middletown with boundaries for development that result in a more unified sense of place and provides residents with ready access to the rural landscape and natural scenes that often originally attracted residents to the area. Two measures, also mentioned in the future land use section of this plan, are recommended in order to effect the implementation of Middletown’s Greenbelt Policy.

- Middletown should continue to work with New Castle County, the State, and property owners in order to preserve those areas in the identified greenbelt in their rural state (see *Map 10. Greenbelt*).
- Middletown should not seek to annex areas within the identified greenbelt area for development purposes, but should instead seek to promote uses fitting for the rural nature of these areas, including, but not limited to, parks and open spaces, nature preserves, and preserved agricultural areas. How? Is New Castle County interested?

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Table 22. Town of Middletown Residential Building Permits Issued: 1995-2004.

Year	Total	Single-family	Duplex	Town House	Apartments	Annual Totals
1995	60	17	18	15	10	120
1996	230	12	21	46	151	
1997	77	19	24	34	0	
1998	201	88	16	94	0	
1999	328	231	44	53	0	
2000	434	281	42	101	0	
2001	608	413	34	161	0	
2002	492	255	52	185	0	
2003	434	227	74	133	0	
2004	637	468	34	135	0	
Totals	3501	2011	359	957	161	
Yearly Average	350	201	36	96	16	

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Source: Town of Middletown, January 2005.

Table 23. Town of Middletown Residential Certificates of Occupancy Issued: 2000-2004.

Year	Certificates of Occupancy Issued
2000	230
2001	483
2002	351
2003	398
2004	537
Yearly Average	400

Source: Town of Middletown, January 2005.

New residential construction in Middletown will likely continue at a rapid pace for some time into the near future. Table 24 lists the construction status of approved residential subdivisions in Middletown as of January 2005. Nearly 6,000 approved residential units are slated to be built in Middletown. Broken down by housing type, approximately 45% of these units are to be single-family, 30% are to be town houses, 15% are to be apartments, and 9% are to be duplexes.

Table 24. Status of Residential Construction in Middletown: January 2005.

Housing Type	Total Proposed	Total Built	Active Permits	Total To Be Built
Single-family	4,351	1,740	261	2,626
Duplex	576	52	8	516
Town House	2,439	583	103	1,753
Apartment	892	0	0	892
Total	8,258	2,375	372	5,787

Source: Town of Middletown, January 2005.

Westown is the largest single development currently planned within Middletown and is a master planned concept for a large portion of the west side of town. The components of the Westown development include an age restricted housing community, a traditional neighborhood development, and a mixed use residential/retail/office development. The residential component of this development will consist of approximately 1,000 single-family homes, 260 duplexes, and 540 townhouses. Commercial and office components of the master planned area include an 83acre auto mall, a 47 acre business park, a 38acre shopping center, and a one-million square foot retail and office center slated to include a WalMart.

A selection of the forthcoming non-residential development in Middletown includes The Shops at Middletown Crossing, a four-story, 72-room hotel, the Broadmeadow nursing home on South Broad Street, and a proposed residential-commercial complex on East Main Street to include luxury apartments, a movie theater, and several large national chain restaurants.

Regional Development

In the coming years, development in the greater Middletown region will also be significant. This development will have implications for Middletown in terms of traffic and its likely increasing role as a commercial and cultural hub for Southern New Castle County. Bayberry is the largest residential development currently approved in the New Castle County region surrounding Middletown. Located northeast of town on SR 896, the entire Bayberry development will include approximately 2,500 residential units.

The majority of lands under county jurisdiction and immediately surrounding Middletown are zoned for low-density residential uses (See *Map 5. Adjacent Areas*). In total, residential development in surrounding New Castle County and nearby municipalities will likely increase traffic on roads in the Middletown region and create an increased demand for commercial and cultural offerings in Middletown.

9-3 Strategies for State Policies and Spending

In 1999 the Cabinet Committee on State Planning Issues adopted the Strategies for State Policies and Spending, outlining needs and concerns for future state planning and growth and identifying geographic areas where the State was most prepared for growth. Building on this foundation, Governor Ruth Ann Minner announced the Livable Delaware agenda in 2001. As part of this policy the State aims to focus on spending taxpayers' dollars efficiently, slowing sprawl, preserving farmland and open space, encouraging infill and redevelopment, facilitating attractive affordable housing, and preserving quality of life through sustainable development.

The State Strategies were updated in the fall of 2004, resulting in the delineation of four investment levels across the State with different types of State investments targeted for each investment level. The State is most prepared for growth to occur in Levels 1 ~~and 2 through 3~~ and plans to make most of its intensive investments, such as new school facilities, roads, state service centers, and public safety facilities, in these areas. The State of Delaware anticipates that the Level 3 areas are the future growth areas and looks for future investments in these areas. Development is not currently preferred in Level 4 areas and the State plans to make investments in order to preserve the rural character of these lands.

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The State Strategies for the Middletown region are depicted on *Map 3. State Investment Strategies*. The majority of the areas in Middletown's municipal boundaries are designated as either Investment Level 1 or 2 areas. The Strategies calls for state investments in these areas to focus on the encouragement of relatively dense residential developments and a mix of commercial, employment, educational, and

Implementation Steps:

- Adopt a Transfer of Development Rights Ordinance (TDR)
- Maintain sufficient and properly-zoned areas allowing for the location of significant employment uses within town
- Coordinate with New Castle County, the State, and property owners in order to preserve the rural character of the identified greenbelt
- Promote the use of open space and compact development subdivision techniques by amending zoning and subdivision ordinances to allow for these developments by-right, as appropriate
- Continue to coordinate land-use policies with state agencies through the PLUS process

Partners for Coordination:

- Office of State Planning Coordination: Work with OSPC to coordinate land use policy through the PLUS process and for assistance in developing a TDR ordinance and other revisions to land use codes
- New Castle County: Work with New Castle County to encourage the preservation of areas in the greenbelt in the rural state
- Property Owners: Coordinate with property owners to preserve the Greenbelt in its rural state

Might want to think of doing an summary implementation table showing general time frames

<u>Category</u>	<u>Steps</u>	<u>Timeframe :</u> <u>(ST) Short term - 0 to 5 years</u> <u>(MT) Mid term - 6 to 10 years (LT)</u> <u>Long term - 10 years and beyond</u>
<u>Land-Use and Growth Management</u>		<u>MT</u>
	<u>Adopt a Transfer of Development Rights Ordinance</u>	
<u>Open Space and Recreation</u>		<u>ST</u>
	<u>Identifying areas in Middletown appropriate for walking, hiking, and bicycle trails</u>	

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