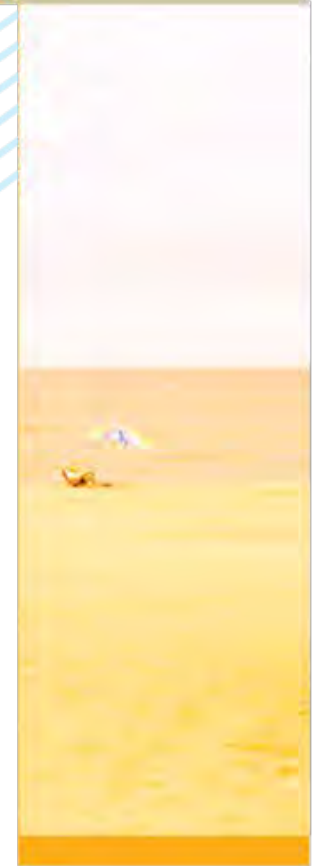




THE SUSSEX PLAN

SUSSEX COUNTY COMPREHENSIVE PLAN COUNTY COUNCIL AND PLANNING AND ZONING COMMISSION WORKSHOP



March 22, 2017

TODAY'S WORKSHOP



- ▶ Public Comment
- ▶ Historic Preservation Element Update
- ▶ Vision Statement Update
- ▶ Economic Development Discussion
- ▶ Community Design Discussion
- ▶ Workshop Wrap-Up
- ▶ Public Comment

HISTORIC PRESERVATION





HISTORIC PRESERVATION

- ▶ **Historic Preservation Element:**
 - History of Sussex County
 - Importance of Historic Preservation
 - **County Historic Preservation Activities/Role**
 - State Historic Preservation Office Responsibilities/Activities
 - Other Historic Preservation Entities
 - National Register of Historic Places
 - Local Historic Districts
 - **Historic Preservation Strategies**

HISTORIC PRESERVATION



▶ Historic Preservation Element (new 2018 plan information):

◦ County Historic Preservation Activities/Role

- Section 106 reviews
- HUB CDBG reviews
- Technical Advisory Committee
- Citizen and Town outreach
- Byways
- Cemetery Protection
- Heritage Tourism
- Restoration and Adaptive Reuse (includes examples of properties)
- Trails
- Oral History Projects
- Education
- Private Landowner Assistance



HISTORIC PRESERVATION



▶ Historic Preservation Element (new 2018 plan information):

◦ State Review Board for Historic Preservation

- Review and approve National Register nominations for Delaware and develop the State five-year plan – and conduct public outreach

◦ List of Partners

- National Trust for Historic Preservation, Preservation Delaware Inc. (Sussex Preservation Fund), local historic societies, Delaware Historical Society, Delaware Nature Conservancy, DNREC, DeIDOT, Archeological Society of Delaware, University of Delaware Center for Historic Architecture and Design, Delaware State University Historic Preservation Program, Salisbury University Center for Delmarva History and Culture, Southern Delaware Tourism, Greater Seaford Chamber of Commerce, Sussex County Council, Sussex County Land Trust, Nanticoke Watershed Alliance, Delaware Heritage Commission



HISTORIC PRESERVATION

▶ Historic Preservation Element (new 2018 plan information):

- **Delaware Historic Preservation Tax Credit Program**
- **Funding Agencies**
 - Delaware Community Foundation
 - Sussex County Land Trust
 - Delaware Preservation Fund
 - National Trust for Historic Preservation
 - Delaware Main Street Program
 - USDA Rural Development Program/Small Business Program
 - Longwood Foundation
 - Fair-play Foundation
 - Crystal Trust
 - Federal Highway Administration
 - Delaware Cemetery Board



HISTORIC PRESERVATION

► DRAFT 2018 Historic Preservation Strategies

- Continue to develop historic sites to increase capacity and opportunities for tourism, particularly in western part of the County
- Continue partnerships with universities, archaeological society, local historical societies, to document historic and cultural resources in the County
- Continue working with the University of Delaware and the towns to identify new sites for the registers and expand known national register districts.
- Work with developers to consider alternative uses for historic resources such as re-adapting or moving them.

HISTORIC PRESERVATION



► DRAFT 2018 Historic Preservation Strategies

- Continue to promote the tax credit program through a partnership with the SHPO.
- Continue to work on additions to County historic resources database and finalize it for public use.
- Create new non-profits around historic sites through partnerships with the Delaware Alliance for Nonprofit Advancement (DANA).
- Continue partnership with the National Trust and SHPO for technical advice and present benefits and strategies of historic preservation.
- Meet with SHPO to discuss terms of a CLG and educate Sussex County Planning and Zoning Department and Commission about it.

HISTORIC PRESERVATION



► DRAFT 2018 Historic Preservation Strategies

- Expand byway routes through Milton and Bridgeville and Lewes.
- Engage stakeholders to continue tourism plan for sites throughout the County.
- Develop through partnerships with universities and the Delaware Heritage Commission a publication that highlights the most significant historic sites in the County in order to promote heritage tourism and education.
- Make surveys as required by section 106 available to the public through a partnership with SHPO, DeDOT, and DNREC.

VISION



VISION



▶ DRAFT VISION STATEMENT

- ▶ A Vision Statement sets the overall tone for a comprehensive plan and sets the direction the plan is to take in the future.
 - It reflects the ultimate picture of what a community desires to become in the future

VISION



Draft 2018 Vision:

Sussex County offers a unique quality of life for its residents and visitors alike. We appreciate and seek to preserve its unique natural, historical and agricultural character while fostering new economic opportunities and desirable growth. To accomplish this, Sussex County will balance the welfare of its citizens and its role as an agricultural leader and tourist destination with the most appropriate future uses of land, water and other resources.

VISION



Alternative Vision Statement Proposed by Member of the Public:

"We envision Sussex County as Delaware's leader in agribusiness, tourism, and economic growth by sustaining the County's main agricultural, natural, cultural, and human resources and encouraging new growth and economic vitality that provides job opportunities for all Sussex County through smart investment in infrastructure, efficient use of County resources, low taxes, and protection of private property rights."

ECONOMIC DEVELOPMENT





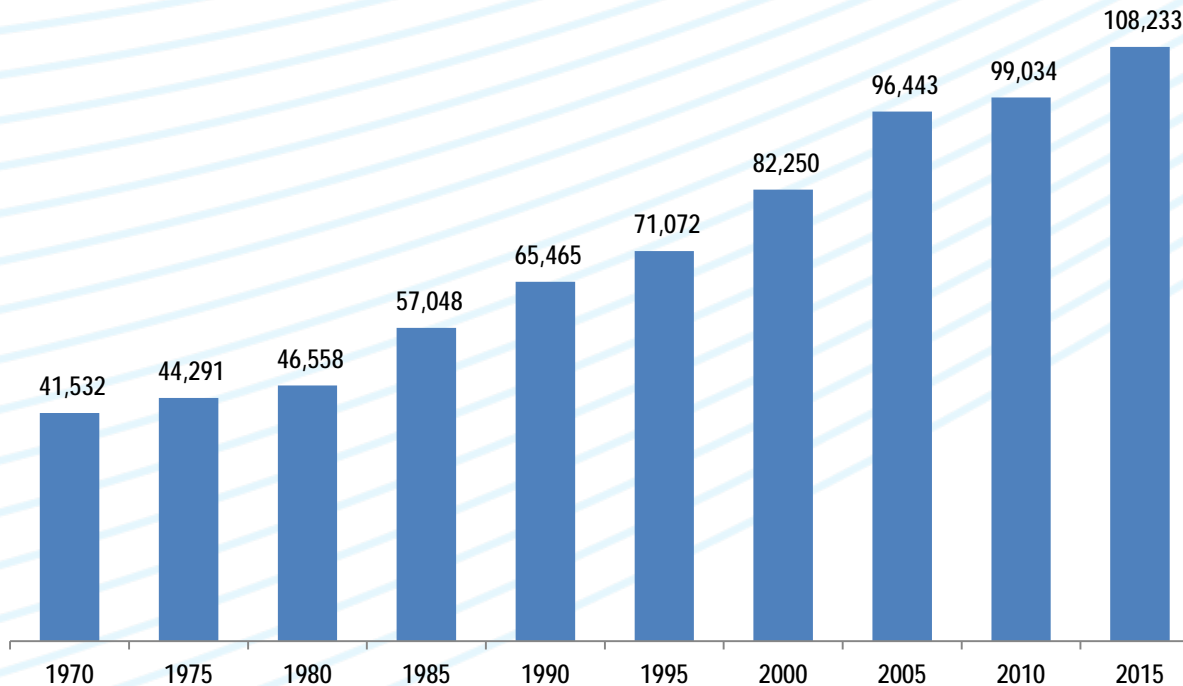
ECONOMIC DEVELOPMENT

- ▶ **2008 Plan Economic Development Element Contents**
 - **Overview**
 - Top Employers
 - Number of Jobs by Sector
 - **Economic Development Agencies**
 - **Industrial Business Parks**
 - **Agriculture**
 - Ag Preservation Overlay
 - Ag Industry Overlay
 - **Economic Development Strategies**
 - **State of Delaware Comprehensive Economic Development Strategy**

ECONOMIC DEVELOPMENT



Total Jobs in Sussex County, DE, 1970 to 2015



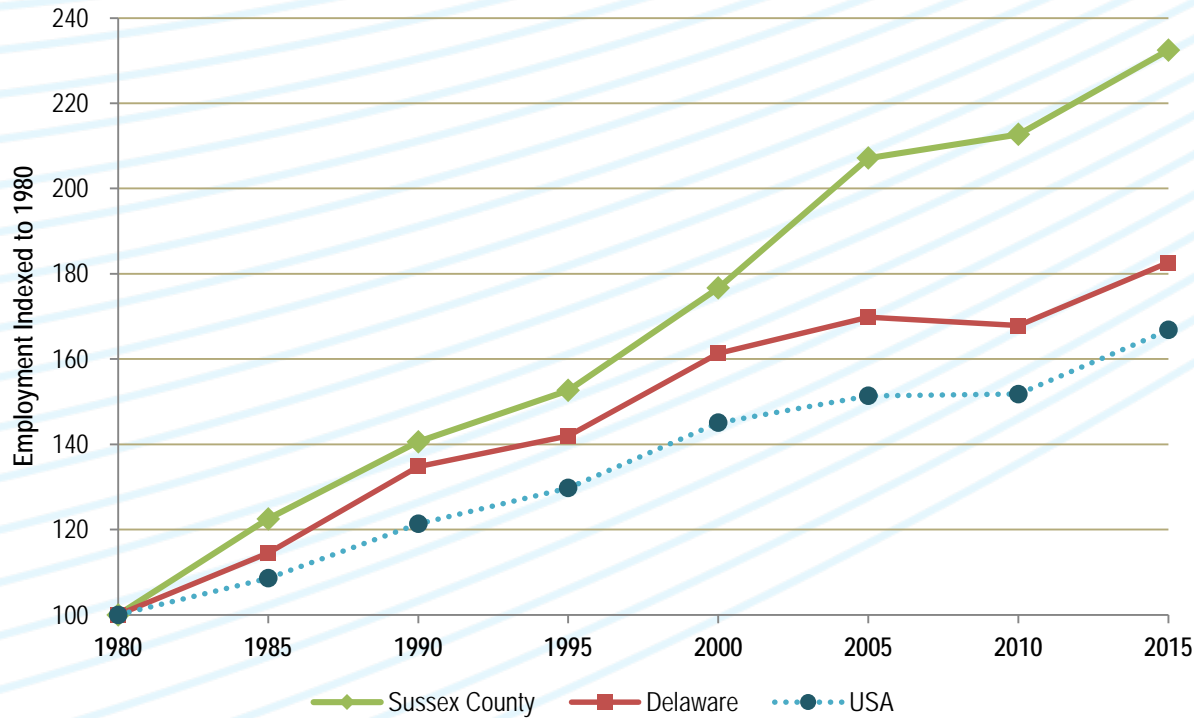
Source: Bureau of Economic Analysis

- ▶ Over the last 45 years, the total jobs of Sussex County have grown steadily

ECONOMIC DEVELOPMENT



INDEXED JOB GROWTH FROM 1980 TO 2015



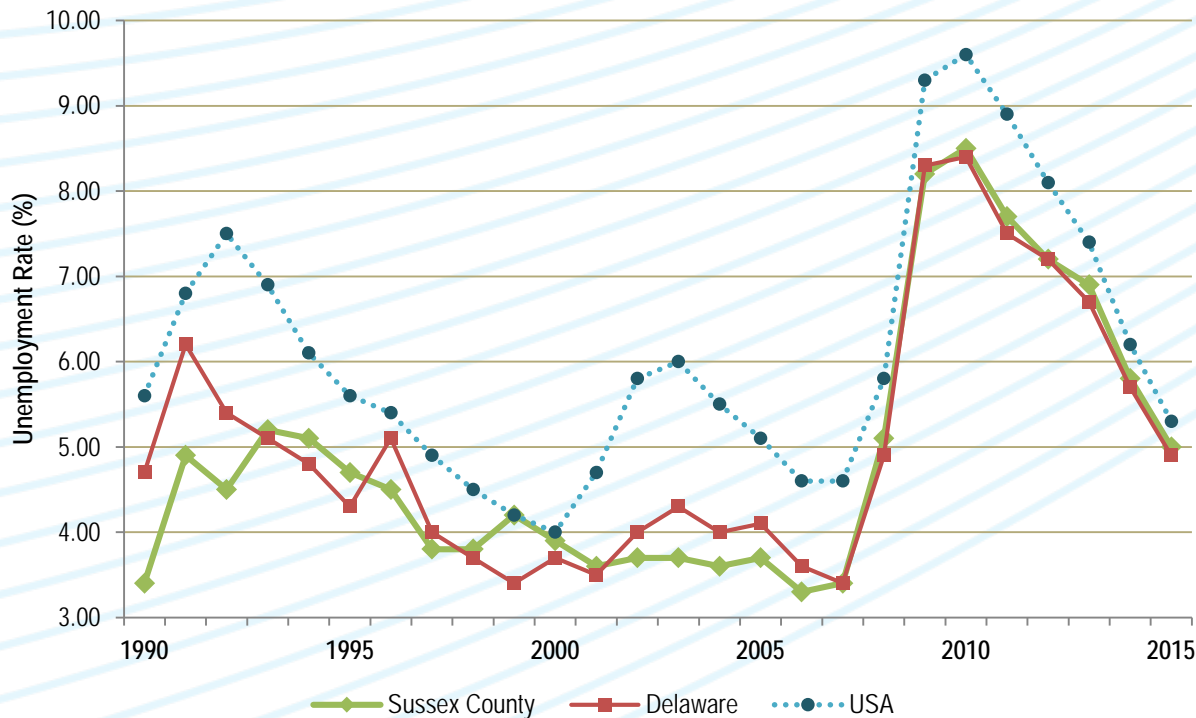
Source: US Bureau of Labor Statistics

- ▶ As compared to state-wide and national trends, Sussex County's employment has grown at a faster rate, particularly since 2000

ECONOMIC DEVELOPMENT



Comparison of National, State, and County Unemployment



Source: US Bureau of Labor Statistics

- ▶ Since 1990, Sussex County's unemployment has generally fallen below both the rate of the entire United States and the State of Delaware

ECONOMIC DEVELOPMENT



Employment by Industry Sector

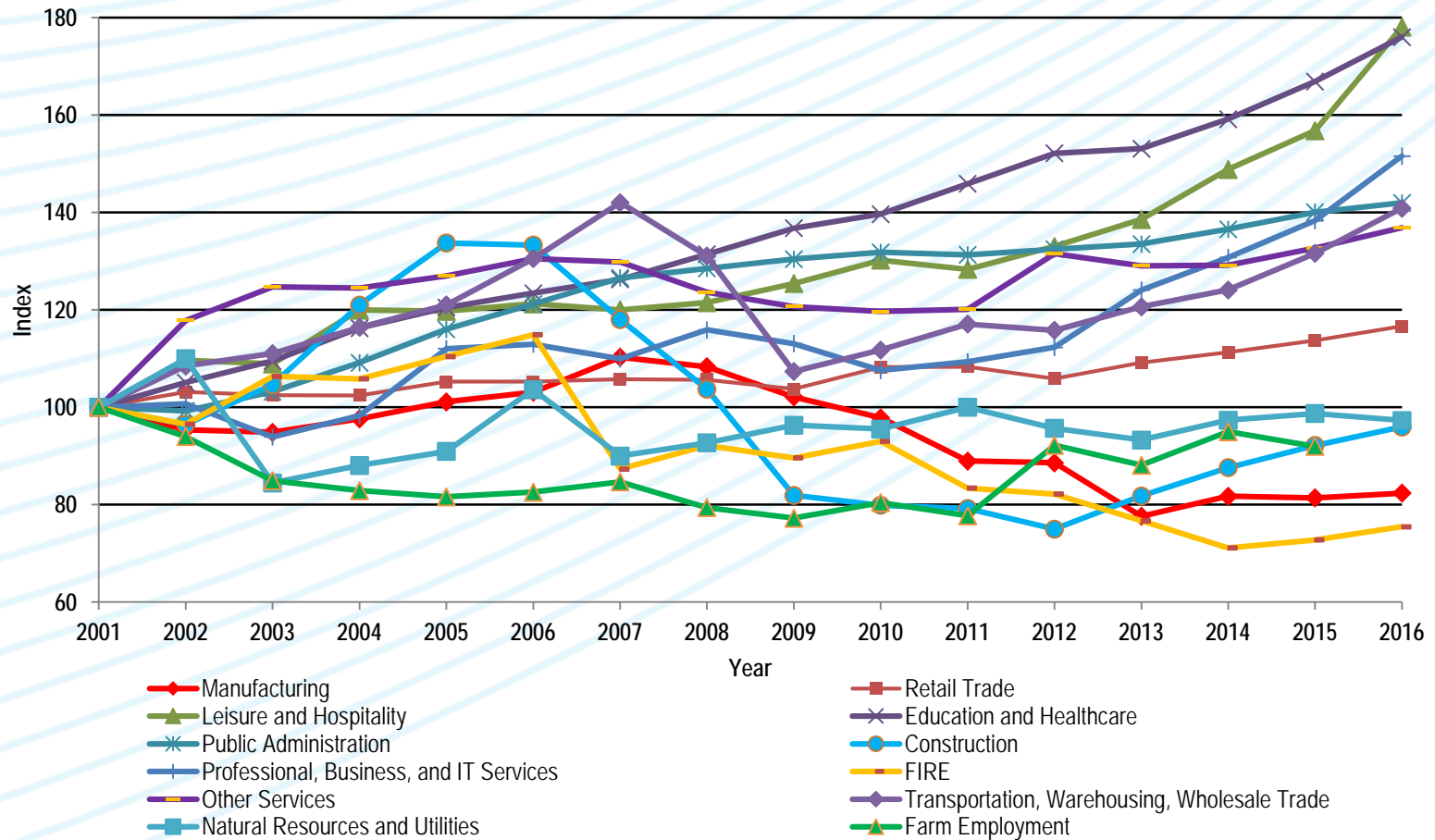
Industry Sector	Total Jobs				CAGR	
	2001	2005	2010	2016	2005-10	2010-16
Manufacturing	11,858	11,989	11,601	9,765	(0.5%)	(2.8%)
Retail Trade	10,657	11,217	11,537	12,427	0.5%	1.2%
Leisure and Hospitality	7,934	9,498	10,330	14,125	1.4%	5.4%
Education and Healthcare	6,593	7,943	9,207	11,604	2.5%	3.9%
Public Administration	6,053	7,022	7,979	8,592	2.2%	1.2%
Construction	4,705	6,291	3,758	4,514	(8.2%)	3.1%
Professional, Business, and IT Services	4,455	4,991	4,792	6,752	(0.7%)	5.9%
Finance, Insurance, Real Estate	4,238	4,679	3,941	3,198	(2.8%)	(3.4%)
Other Services	1,826	2,318	2,185	2,499	(1.0%)	2.3%
Transportation, Warehousing, Wholesale Trade	2,342	2,834	2,617	3,299	(1.3%)	3.9%
Natural Resources and Utilities	1,247	1,134	1,191	1,213	0.8%	0.3%
Farm Employment	2,042	1,666	1,642	n/a	(0.2%)	n/a
Total	63,950	71,582	70,780	77,988	(0.2%)	1.6%

Source: State of Delaware Department of Labor

ECONOMIC DEVELOPMENT



Sussex County Industry Employment Index



Source: Delaware Department of Labor

ECONOMIC DEVELOPMENT



Sussex County Occupation Clusters

OCCUPATION CLUSTER	EMPLOYMENT			SHARE OF ALL REGIONAL EMPLOYMENT
	TOTAL 2010	GROWTH, 2001-2010		
		ABSOLUTE	PERCENT	
Skilled Production Workers	7,657	-257	-3.2%	7.8%
Legal and Financial Services, and Real Estate (L & FIRE)	6,288	1,350	27.3%	6.4%
Managerial, Sales, Marketing and HR	6,007	1,473	32.5%	6.1%
Primary/Secondary and Vocational Education	4,334	154	3.7%	4.4%
Technology-Based Knowledge Clusters	4,252	747	21.3%	4.3%
Health Care -Therapy, Counseling and Rehabilitation	3,135	1,054	50.6%	3.2%
Personal Services Occupations	2,227	656	41.8%	2.3%
Arts, Entertainment, Publishing and Broadcasting	1,691	443	35.5%	1.7%
Agribusiness and Food Technology	1,622	-140	-7.9%	1.7%
Mathematics, Statistics, Data and Accounting	1,537	377	32.5%	1.6%
Health Care - Medical Technicians	1,079	159	17.3%	1.1%
Health Care - Medical Practitioners and Scientists	893	82	10.1%	0.9%
Information Technology (IT)	752	177	30.8%	0.8%
Public Safety and Domestic Security	733	-267	-26.7%	0.7%
Postsecondary Education and Knowledge Creation	665	292	78.3%	0.7%
Engineering and Related Sciences	336	-80	-19.2%	0.3%
Building, Landscape and Construction Design	309	64	26.1%	0.3%
Natural Sciences and Environmental Management	69	-101	-59.4%	0.1%

Source: US Census Bureau

ECONOMIC DEVELOPMENT



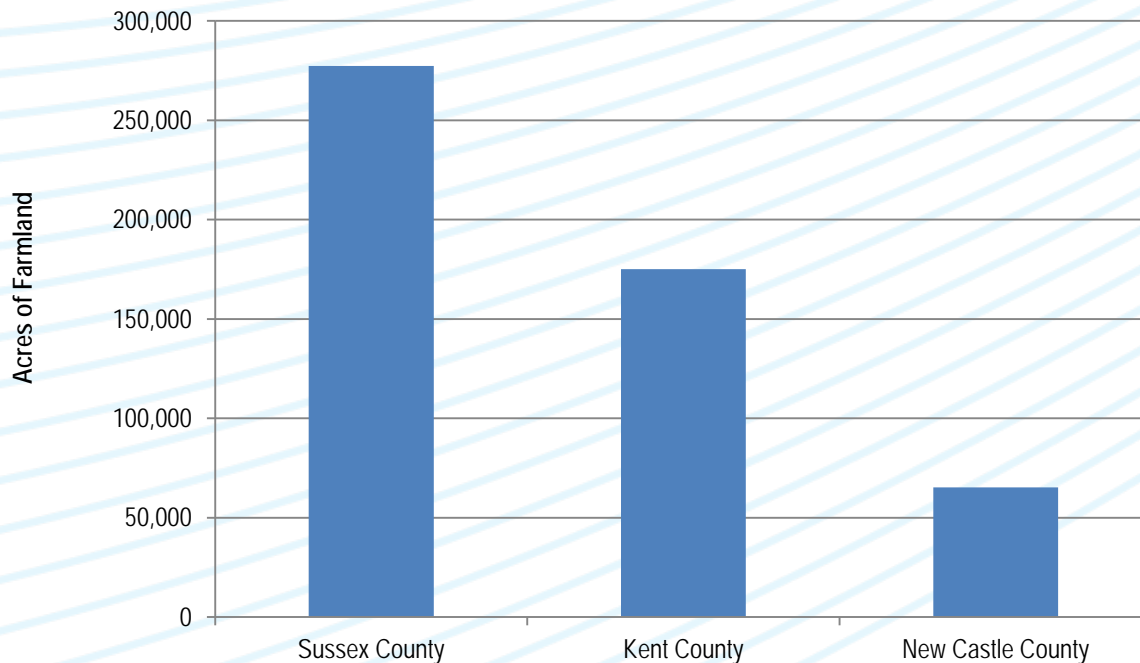
Top Sussex County Private Employers, 2015

EMPLOYER	CITY	EMPLOYMENT	INDUSTRY
Mountaire Farms	Millsboro, Selbyville	4,910	Agriculture/Food Processing
Allen Harim Foods LLC	Seaford, Harbeson	3,550	Agriculture/Food Processing
Bayhealth Milford Memorial	Milford	3,000	Healthcare
Beebe Healthcare	Lewes	1,743	Healthcare
Burriss Logistics	Milford	898	Logistics
Nanticoke Memorial Hospital	Seaford	853	Healthcare
Merck Animal Health	Millsboro	800	Manufacturing
Aloft Aero Architects	Georgetown	701	Manufacturing
Avalanche Industries/E Revolution Ventures	Selbyville	367	Communications
Dogfish Head Brewery	Milton	200	Agriculture/Food Processing
INVISTA	Seaford	200	Manufacturing
SoDel Concepts	Multiple	175	Leisure & Hospitality
Trinity Logistics	Seaford	172	Logistics
Perdue AgriBusiness	Seaford	150	Agriculture/Food Processing

ECONOMIC DEVELOPMENT



Acres of Farmland - 2012



Source: USDA 2012 Agriculture Census

- ▶ Amount of Sussex farmland has remained constant from 2007 to 2012 but number of farms has decreased from 1,374 to 1,214 as a result of consolidation of smaller family farms into large farm holdings

ECONOMIC DEVELOPMENT

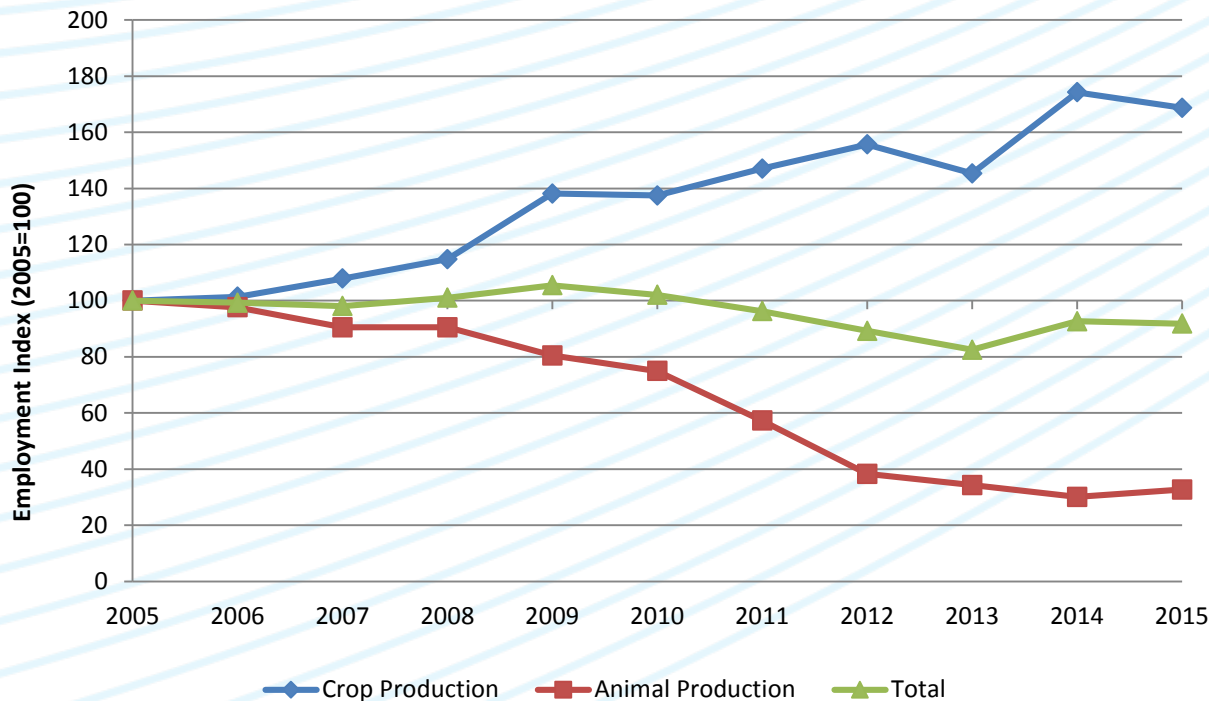


- ▶ Total agricultural production in Sussex County was nearly \$1 billion
- ▶ Top chicken and egg producing county in the country
 - In 2012, poultry and egg sales in Sussex County totaled \$657.5 million, nearly \$155 million more than the second place county, Duplin County, North Carolina
- ▶ Sussex County, along with neighboring Kent County is in the top two percent nationally for the value of vegetables sold
- ▶ The county is also a key regional leader in the production of soybeans, corn, and wheat

ECONOMIC DEVELOPMENT



CHANGE IN AGRICULTURAL EMPLOYMENT 2005-2015

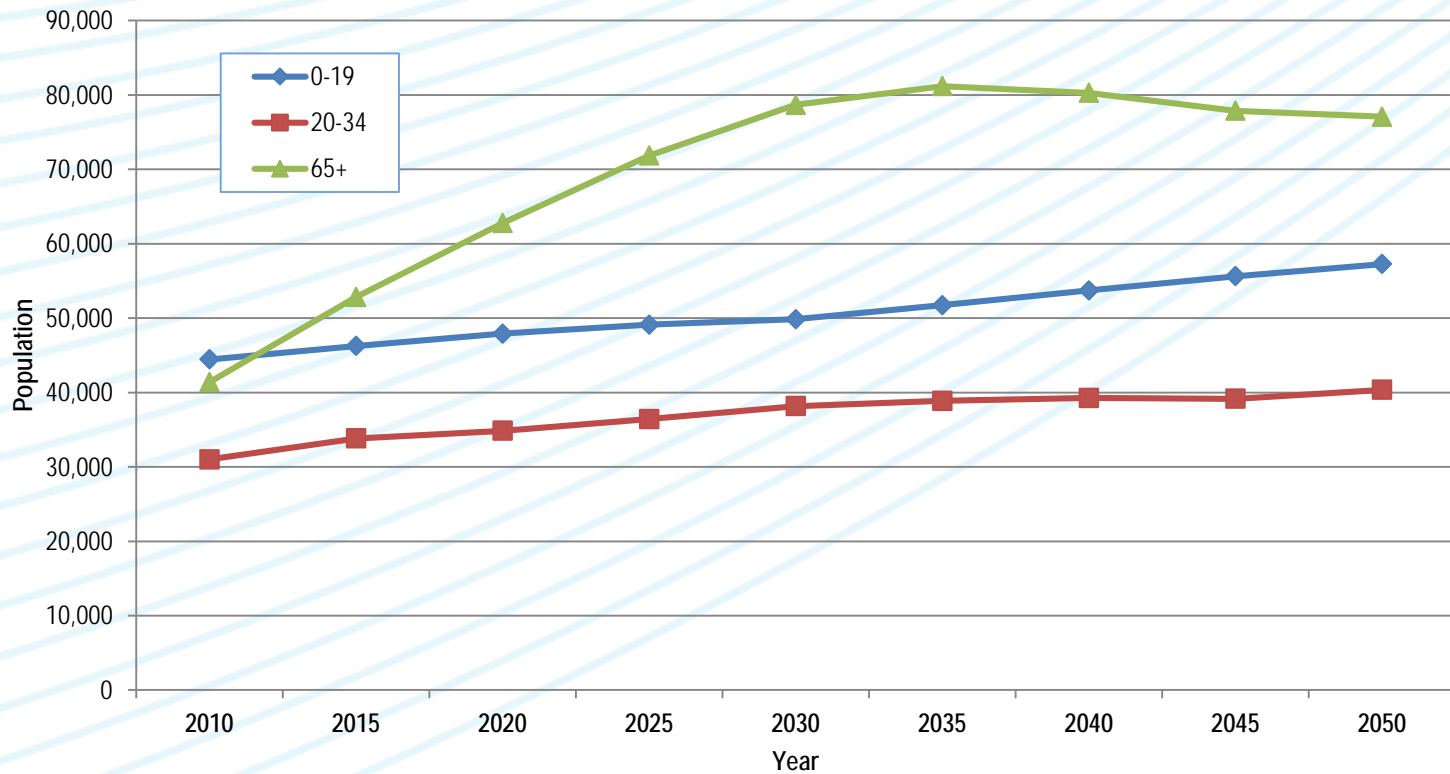


- ▶ However, total agricultural employment has remained relatively flat over the 2005-2015 period

ECONOMIC DEVELOPMENT



Key Age Cohort Population Projections, Sussex County, 2010-2040

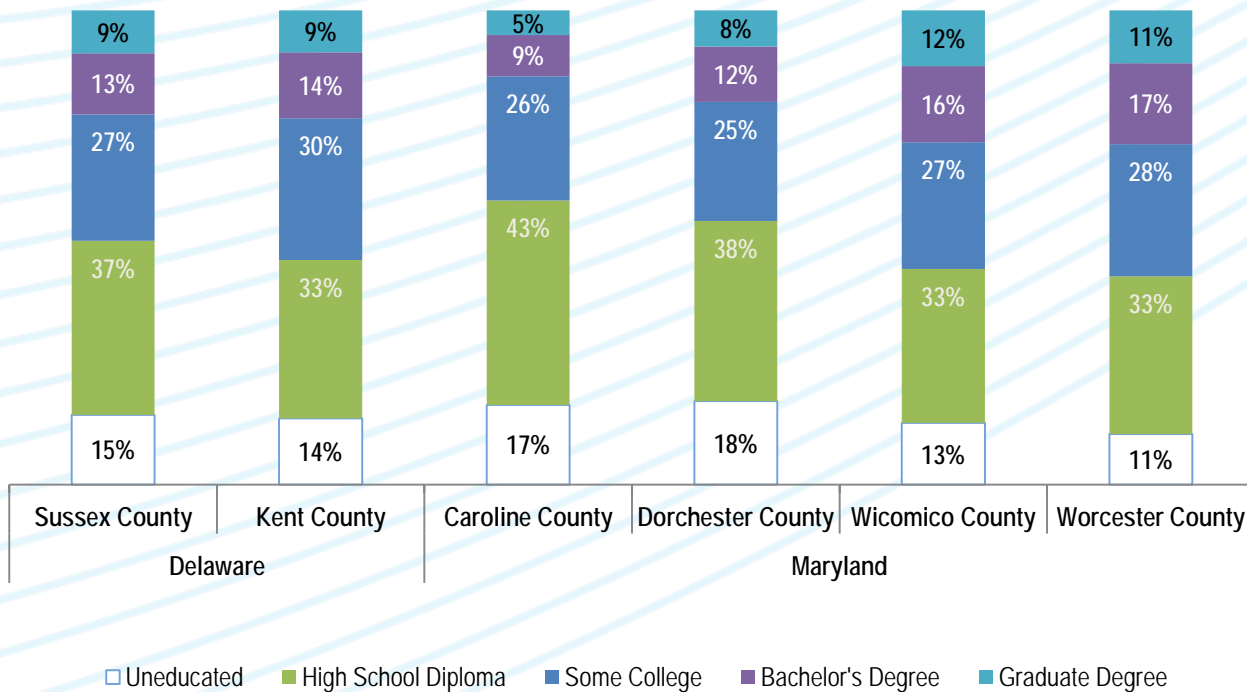


Source: Delaware Population Consortium (2016)

ECONOMIC DEVELOPMENT



Educational Attainment for Population 25 Years and Older



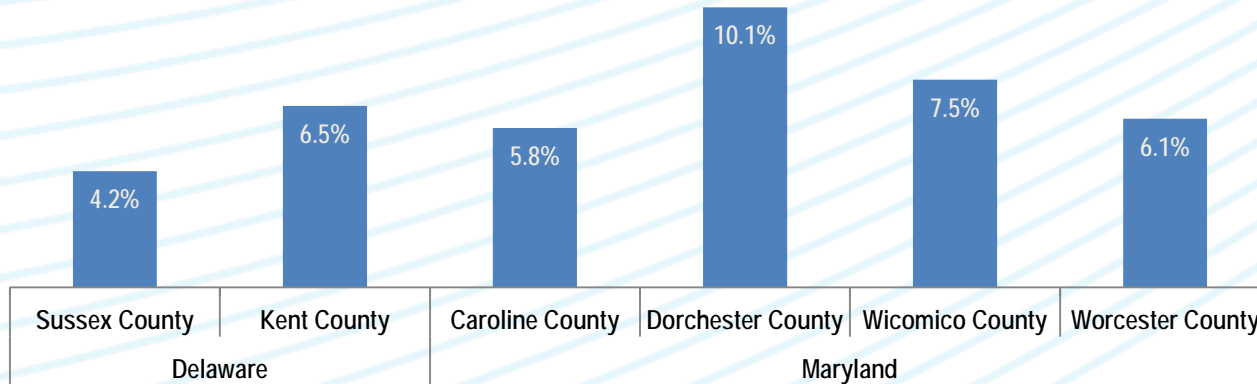
- ▶ Almost half of the County has a college or graduate degree or some higher education experience

Source: US Census Bureau

ECONOMIC DEVELOPMENT



PERCENT OF HOUSEHOLDS WITHOUT ACCESS TO A CAR, 2014



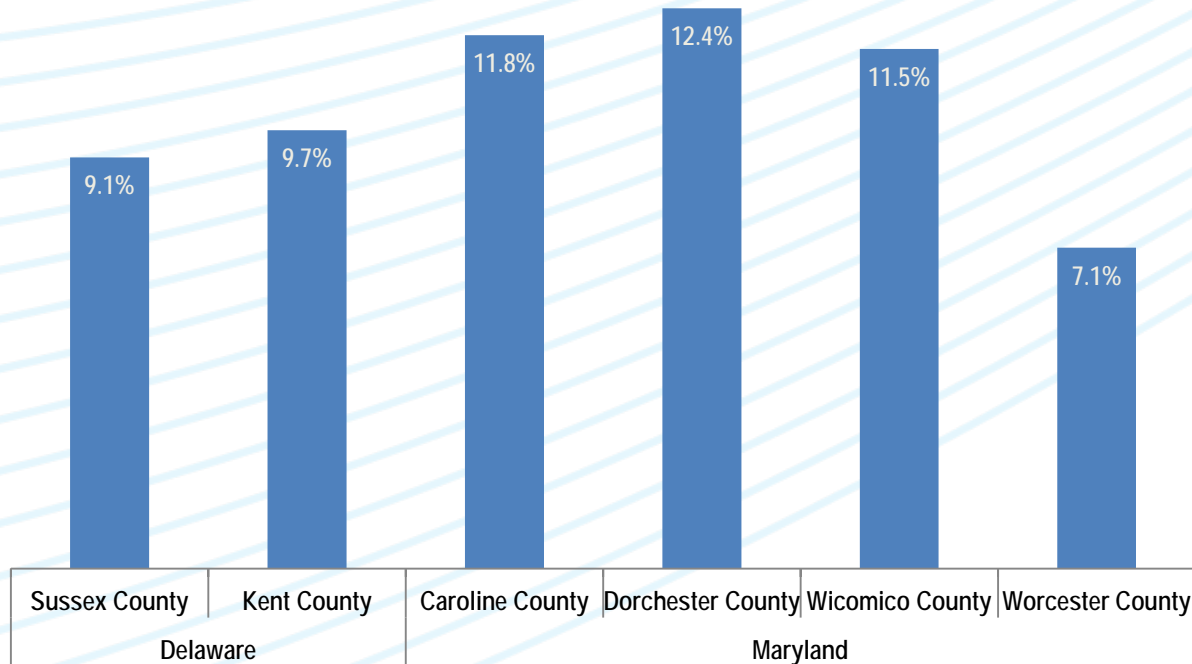
Source: US Census Bureau

- ▶ In counties with limited public transportation options, access to a car is one of the main determinants of what jobs an individual can accept

ECONOMIC DEVELOPMENT



PERCENT OF HOUSEHOLDS BELOW THE POVERTY LINE, 2014



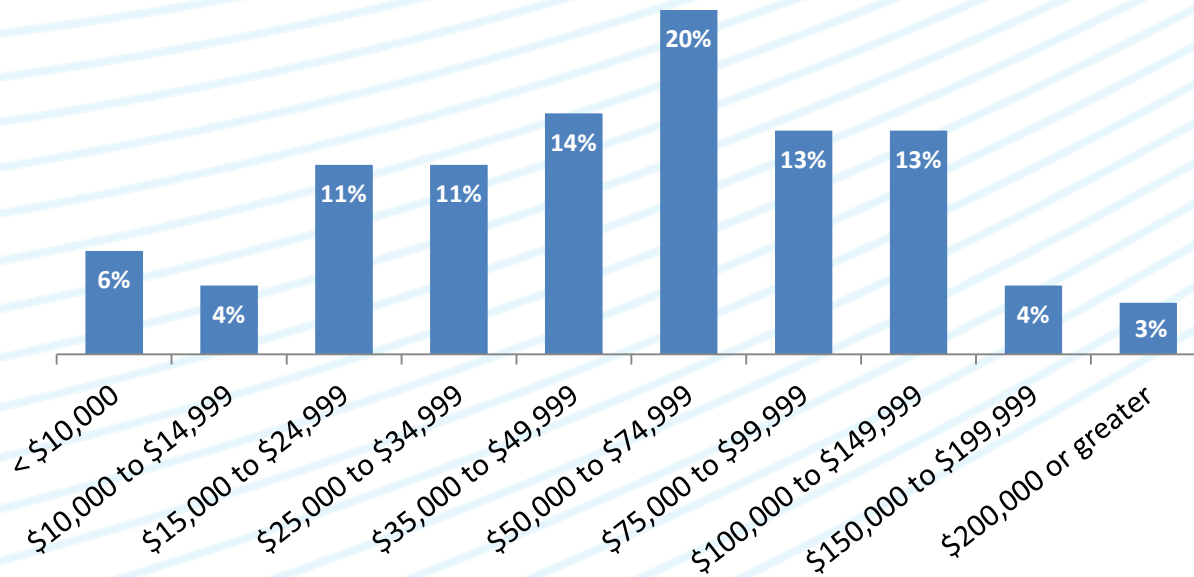
- ▶ Individuals at lower income levels are more likely to lack the relevant skills for many of today's job opportunities

Source: US Census Bureau

ECONOMIC DEVELOPMENT



Sussex County Household Income Distribution, 2014



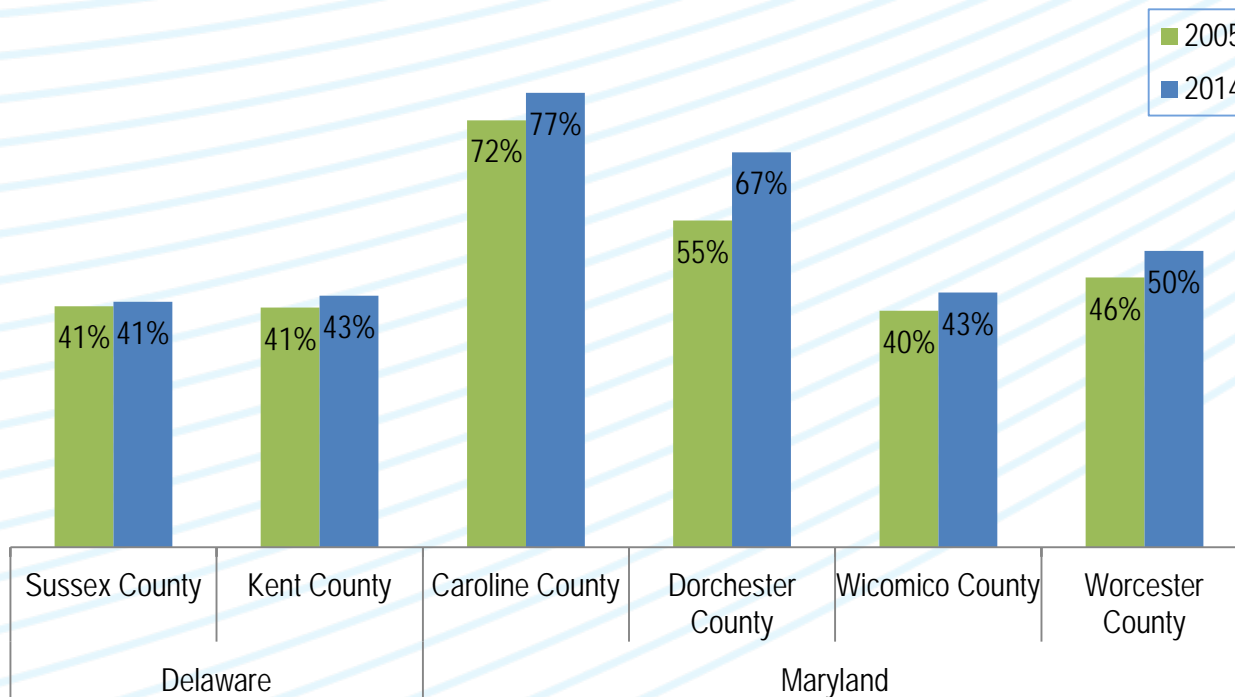
Source: US Census Bureau

- ▶ 21% of the households in Sussex County have a household income of less than \$25,000 per year

ECONOMIC DEVELOPMENT



Percent of Workers Who Are Employed Outside of Home County, 2005 and 2014



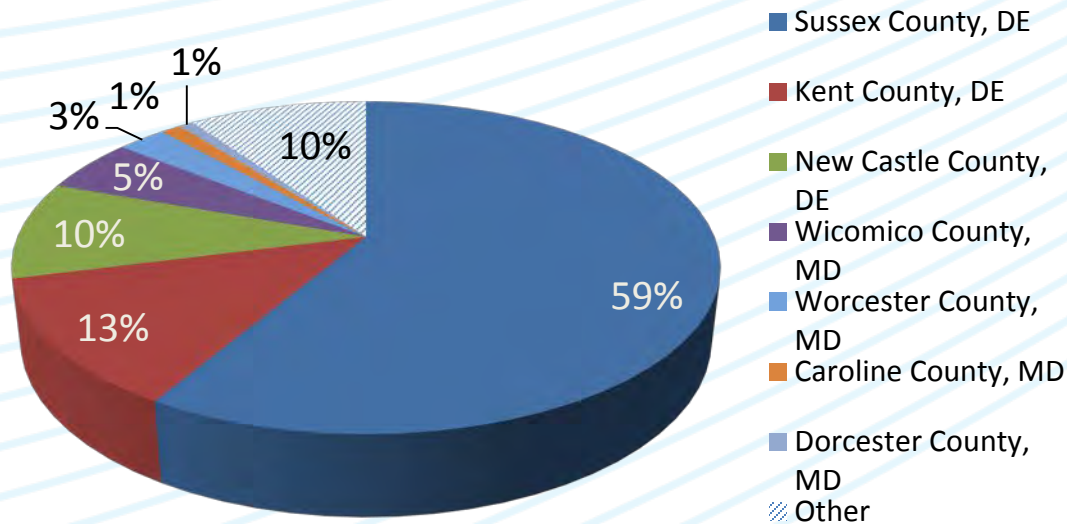
► Over 40% of the employed individuals living in Sussex County commuted out of the County for work

Source: US Census Bureau OnTheMap

ECONOMIC DEVELOPMENT



WHERE SUSSEX COUNTY RESIDENTS WORK, 2014



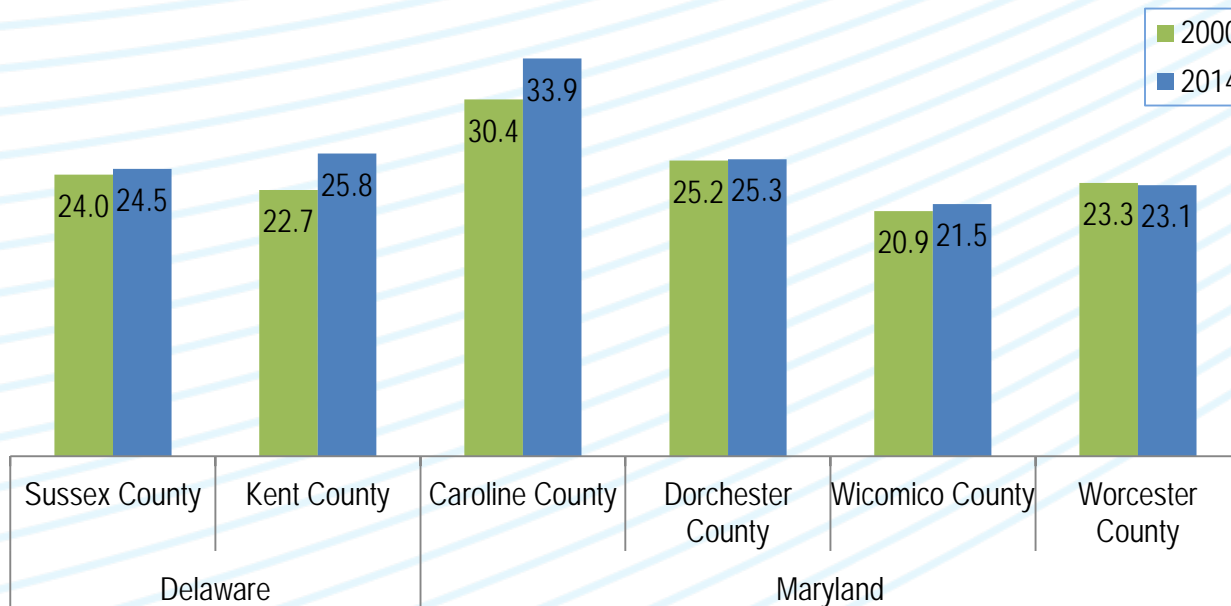
- ▶ Nearly 25% of employed individuals in Sussex County commuted to another Delaware county, with 13% traveling to Kent County and 10% traveling to New Castle County

Source: US Census Bureau OnTheMap

ECONOMIC DEVELOPMENT



Mean Travel Time to Work (Minutes), 2000 and 2014



► Employed residents of Sussex County traveled approximately 25 minutes to work on average one-way

Source: US Census Bureau

ECONOMIC DEVELOPMENT



CURRENT SUSSEX COUNTY ECONOMIC DEVELOPMENT EFFORTS

- ▶ The Sussex County Economic Development Office runs two specific initiatives that seek to assist businesses relocating or expanding in the county:
 - The County's **Economic Development Fund** provides financial assistance in the form of low interest loans, grants, graduated tax abatement, and/or fee reductions to selected businesses in need of financial assistance.
 - Sussex County is a partner in the Delaware State Housing Authority's **Downtown Development District** program. Sussex County performs a 50% match of state funds for approved construction projects in Sussex County up to \$10,000. The County will contribute up to \$100,000 in matching funds in FY2017.

ECONOMIC DEVELOPMENT

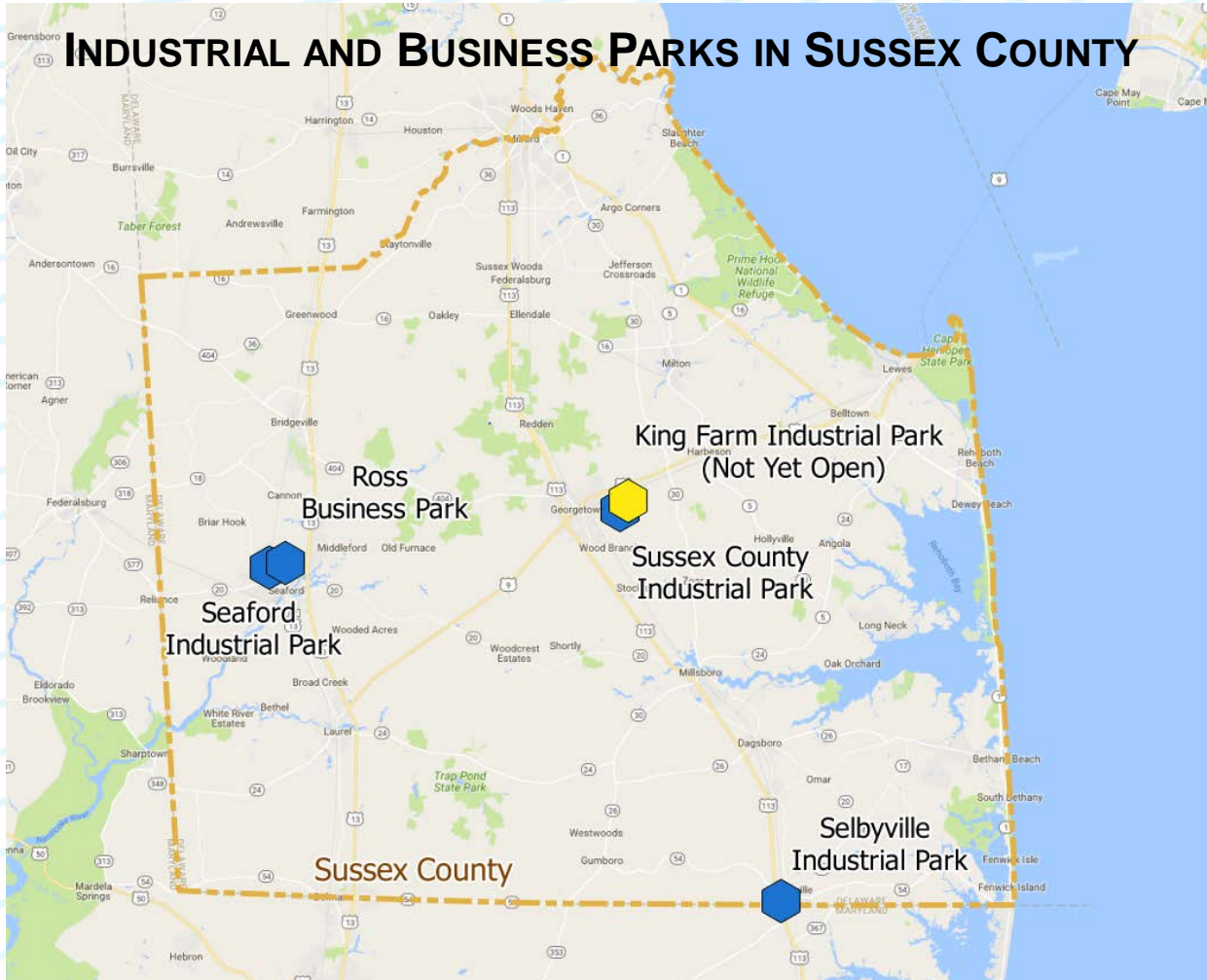


CURRENT SUSSEX COUNTY ECONOMIC DEVELOPMENT EFFORTS

- ▶ **Sussex County Industrial Park (Georgetown, DE)**
 - 19 parcels spread over 175 acres
 - Largest tenant is ALOFT AeroArchitects who perform maintenance on the Boeing 737
 - Park also houses Eastern Shore Poultry Co. Inc., Cooper Bearings, TPI, Delmarva Insulation, DMI, and other large businesses
 - Quick access to Truck Route 9, and the park is also connected to the local railroad system
 - In March 2017, the County acquired the 74-acre King Farm site to expand the Sussex County Industrial Park. The site will yield over 30 useable acres.



ECONOMIC DEVELOPMENT



ECONOMIC DEVELOPMENT



► Private Investment

- Bayhealth expansion in Milford
- PMRC – Peninsula medical regional center in Millsboro
- Beebe campus expansion in Lewes
- Dogfish Head new distribution center in Milton
- Purdue Agribusiness moving into Delmar



ECONOMIC DEVELOPMENT



DRAFT ECONOMIC DEVELOPMENT GOALS AND OBJECTIVES

- ▶ Goal 6.1 Maintain and strengthen the economic base in the County
 - Objective 6.1.1 Develop a better understanding of Sussex County's competitive advantages and how it fits into the state's, regional and national marketplace
 - Objective 6.1.2 Establish, maintain, and anticipate the necessary infrastructure (including, but not limited to, housing and transportation, communication, technology, infrastructure and utility systems) which supports and fosters quality development for those who live, work, visit, and invest in the County
 - Objective 6.1.3 Make economic development something that is woven into the County's entire decision-making process
 - Objective 6.1.4 Support small local businesses and County-based industries
 - Objective 6.1.5 Continue job-training and partnerships with educational institutions, local employers, local governments, chambers of commerce, state agencies, and non-profits

ECONOMIC DEVELOPMENT



DRAFT ECONOMIC DEVELOPMENT GOALS AND OBJECTIVES

► Goal 6.2 Encourage economic diversity and expansion

- Objective 6.2.1 Encourage a mix of economic industries that generate well-paying jobs
- Objective 6.2.2 Provide an adequate supply of vacant, development-ready land for commercial and industrial use while encouraging development that is environmentally sensitive
- Objective 6.2.3 Foster an economy that supports and expands existing local businesses while pursuing larger businesses that are suited to the County that are willing to train an entry-level workforce and are experiencing growth
- Objective 6.2.4 Increase the number of small firms within the County by fostering local entrepreneurship
- Objective 6.2.5 Develop employment opportunities to help retain Millennials
- Objective 6.2.6 Build a highly-skilled, flexible workforce while identifying the economic needs of the unemployed and underemployed in the region, and encourage programming – including education and retraining – to meet those needs

ECONOMIC DEVELOPMENT



DRAFT ECONOMIC DEVELOPMENT GOALS AND OBJECTIVES

- ▶ Goal 6.3 Preserve and encourage the expansion of the agriculture and forestry industries in the County
 - Objective 6.3.1 Encourage the adoption of policies that promote agriculture as an important economic industry
 - Objective 6.3.2 Promote and retain agriculture in areas with valuable agricultural land or agricultural operations
 - Objective 6.3.3 Develop and implement long term strategies to rebuild the forestry industry in Sussex County
 - Objective 6.3.4 Create opportunities for new investment in agricultural operations and agricultural support industries
 - Objective 6.3.5 Promote locally-sourced agriculture and forestry products



ECONOMIC DEVELOPMENT

DRAFT ECONOMIC DEVELOPMENT GOALS AND OBJECTIVES

- ▶ Goal 6.4 Maintain and strengthen the County's position as a tourist destination
 - Objective 6.4.1 Continue to support the growth of the tourism industry in the coastal areas
 - Objective 6.4.2 Consider expanding to agri-tourism

ECONOMIC DEVELOPMENT



2008 ECONOMIC DEVELOPMENT STRATEGIES

- ▶ Maintain land use, zoning and conservation policies and regulations that keep agriculture economically viable in Sussex County.
- ▶ Ensure zoning regulations accommodate environmentally safe agribusiness uses in appropriate locations, including businesses that promote new uses for agricultural products and byproducts.
- ▶ Complete long term capital improvements planned for Sussex County's airport.
- ▶ In the longer-range future, consider different ways to access the airport site from the west, south and north.
- ▶ Intensify efforts to diversify the local economy by recruiting employers with year-round, higher paying jobs. This will help balance the ongoing growth of seasonal, lower paying jobs associated with tourism and other service sectors.

ECONOMIC DEVELOPMENT



2008 ECONOMIC DEVELOPMENT STRATEGIES

- ▶ Continue establishing more job training and professional development partnerships with local employers and educational institutions.
- ▶ Coordinate water and sewer facilities planning with the need to bring these utilities to areas zoned for business uses.
- ▶ Continue coordinating with DeIDOT to provide safe and convenient road access to areas zoned for business uses. To help protect the strongest driving force in the County's economy, all levels of government must focus on ways to relieve traffic congestion to and from the beaches and the Route 1 beach towns.
- ▶ Continue working with local governments, local chambers of commerce, non-profit business centers and relevant state agencies to assist existing and prospective employers with financing, labor force and job training needs.

ECONOMIC DEVELOPMENT



2008 ECONOMIC DEVELOPMENT STRATEGIES

- ▶ Fund a professional target market analysis by a specialized economic development consulting firm. A study of this type will identify:
 - What business types are the best match for Sussex County’s assets and constraints, including location, geography, labor force, educational resources, industrial and office sites, and transportation network, among other considerations.
 - How the County and its partner economic development entities could better implement a coordinated business recruitment strategy.

In essence, this type of study would clearly define: a) what types of businesses are likely to find Sussex County most appealing; and b) how the County, and others, should go about targeting these businesses.



ECONOMIC DEVELOPMENT

2008 ECONOMIC DEVELOPMENT STRATEGIES

- ▶ Actively encourage and participate in a broad-based Sussex County committee whose goal will be to improve the economy here by fostering the creation of more higher paying jobs.
 - A related goal of this committee will be to diversify our economic base so that the County is better able to withstand and accommodate future economic change. This committee will include representatives from various local chambers of commerce, the incorporated towns, the Delaware Economic Development Office, and Sussex County staff.

ECONOMIC DEVELOPMENT



2008 ECONOMIC DEVELOPMENT STRATEGIES

▶ Agricultural Preservation Overlay

- More permanent protection under zoning to land owners who are now part of the State agricultural preservation districts and others who may wish to participate.
- Regulations within this zoning district would remain in place as long as the land is so zoned, rather than the regulations elapsing at the end of ten years.



ECONOMIC DEVELOPMENT



2008 ECONOMIC DEVELOPMENT STRATEGIES

- ▶ Agricultural Preservation Overlay
 - Incentives for a landowner to join a district of this type would include:
 - Reassessment so that the participating land owner's real estate tax bill is based on the value of the property for agricultural use, not full-value development potential.
 - Requirement that developers of new subdivisions nearby must attach a statement to each deed that puts new homeowners on notice regarding the likely presence of odor, noise and other conditions associated with normal farm operations.
 - Genuine interest in preserving farmland and maintaining an agricultural environment compatible with farm operations in their immediate proximity.

ECONOMIC DEVELOPMENT



2008 ECONOMIC DEVELOPMENT STRATEGIES

- ▶ Agricultural Industry Overlay
 - More specialized zoning district to encourage and deal with large scale agricultural operations, such as feed mills, and animal slaughter houses



ECONOMIC DEVELOPMENT



2008 ECONOMIC DEVELOPMENT STRATEGIES

▶ Agricultural Industry Overlay

- To ensure these uses are located in suitable places, associated regulations would establish large minimum tract sizes, large setback requirements, the need to have convenient highway access and other stipulations suited to these intensive industrial activities
- Residential uses would not be permitted in order to avoid potential conflicts between homes and industry
- Certain commercial uses would be allowed, including feed stores, yard ornament sales, retail dairy sales, and other activities directly compatible with agriculture



ECONOMIC DEVELOPMENT

2016 ECONOMIC DEVELOPMENT STRATEGY IDEAS (FOR DISCUSSION PURPOSES ONLY)

▶ Examples (Workforce Development):

- Identify best-practices from similar counties that have a growing Millennial population in order to understand how to attract and retain younger populations.
- Continue to cultivate graduates from DelTech to fill technologically-advanced jobs.
- Continue to coordinate with local educational institutions and employers to understand current County job openings and structure job training and professional development programs to efficiently train up local workforce.
- Continue efforts to diversify the local economy by recruiting employers with year-round, higher paying jobs. This will help balance the on-going growth of seasonal, lower paying jobs associated with tourism and other service sectors.



ECONOMIC DEVELOPMENT

2016 ECONOMIC DEVELOPMENT STRATEGY IDEAS (FOR DISCUSSION PURPOSES ONLY)

- ▶ **Examples (Business Development):**
 - Undertake a “Buy-Local” procurement analysis to see where key inputs produced in the County (e.g. agriculture) could better stay in the County; draft initiatives and incentives.
 - Encourage Community Benefits Agreements as part of the development process



ECONOMIC DEVELOPMENT

2016 ECONOMIC DEVELOPMENT STRATEGY IDEAS (FOR DISCUSSION PURPOSES ONLY)

- ▶ **Examples (Infrastructure):**
 - Ensure accessibility to and expansion of transportation, utility (e.g., sewer and water systems) and information technology services (e.g., widespread high-speed internet coverage) serving businesses through coordination with relevant County departments
 - Understand transportation needs of retirees in the County who are trying to access healthcare services



ECONOMIC DEVELOPMENT

2016 ECONOMIC DEVELOPMENT STRATEGY IDEAS (FOR DISCUSSION PURPOSES ONLY)

- ▶ **Examples (Agriculture):**
 - Ensure zoning regulations accommodate environmentally-safe agribusiness uses in appropriate locations, including businesses that promote new uses for agricultural products and byproducts coverage) serving businesses through coordination with relevant County departments
 - County economic development department to actively market the County and employment incentives to ag industry members

COMMUNITY DESIGN



COMMUNITY DESIGN



► Summary 2008 Community Design Element:

- Overview
- Promoting Traditional Patterns of Development
- Design Standards
- Development Standards
- Preserved Open Space within New Developments
- Water Features
- Green Architecture and Green Site Design
- Signs

COMMUNITY DESIGN



- ▶ **Traditional Neighborhood Development:**
- ▶ **Compact, pedestrian-oriented developments that provides a mix of uses, diversity of housing types, and proximity to public spaces and civic activities. May include:**
 - Residences with narrow front setbacks, front porches
 - Neighborhoods within walking distance of parks, schools, civic buildings, and commercial establishments
 - Sidewalks and bicycle paths
 - Narrower streets with traffic calming measures, crosswalks, and street trees
 - Development that fits the local context and scale
 - Buildings oriented to the street with parking behind (rear garages or alley parking)
- ▶ **Sussex Co. Zoning Ordinance**
 - Residential Planned Community District (RPC) Supports TND style development goals
 - Cluster Development Option

COMMUNITY DESIGN



► Design Standards:

- Pedestrian and bicycle connections
- Landscaping and landscape buffers
- Curb bump-outs and other traffic calming measures
- Mixed uses
- Building placement
- Parking
- Site access and connectivity
- Architectural details
- Rooflines
- Open Space and Trails
- Fencing



COMMUNITY DESIGN



▶ Water Features

- Wetlands and uplands are to be preserved as passive open space
- Trails constructed when possible in upland areas

▶ Green Infrastructure and Green Site Design

- Energy-efficient development
- Alternative energies
- Green stormwater management
- Low Impact Development



COMMUNITY DESIGN



- ▶ **Current Sussex Community Design Opportunities:**
 - Residential Planned Communities:
 - Purpose to encourage large-scale developments to create a superior living environment through unified developments, and to provide for the application of design ingenuity
 - Off-street parking
 - Ensure appropriate relationship between uses of high intensity
 - P&Z may impose conditions regarding layout and design
 - Allows for mixture of housing types
 - Allows for smaller lot sizes and setbacks, etc.

COMMUNITY DESIGN



► Current Sussex Community Design Opportunities:

◦ Cluster Developments:

- Forested buffers for lots abutting agricultural areas
- Buffer or transition in density for dwellings within 50 feet of existing residential
- Requires that cluster developments be of “superior design”
 - Homes clustered to retain environmentally suitable portions of a tract (i.e. wetlands, mature woodlands, waterways, and other water bodies)
 - Required open space designed to be beneficial to the residents or users of the space. Not fragments lands
 - Include pedestrian trail system; connecting if possible
 - Preserve scenic views
 - Sidewalks on at least one side of the street
 - Allows for smaller lot sizes with sewer

COMMUNITY DESIGN



► Public Input:

- Connectivity between commercial properties
- More mixed-use
- Sidewalks (bikeable/walkable communities)
- Parking in rear of stores
- Protect environmental features



COMMUNITY DESIGN



► Discussion:

- What are some success stories of good community design in the County?
- Do you have any photos of successful/creative design elements and developments in the County that you would like featured in the Plan?

COMMUNITY DESIGN



► Questions:

- Did the 2008 Design Element encourage application of design standards in new development?
 - If so, what design elements are used most often?
- What design elements would you like to see applied more often in new development/redevelopment?
- From your experiences, how can more RPCs and Cluster Development be promoted in the County?

COMMUNITY DESIGN



► Questions:

- Are green site design elements featured in new developments?
 - If not, why? What obstacles are limiting this?
- Three recommendations were included in the 2008 Comp. Plan. Community Design element regarding green design. Were there obstacles that limited the furthering of these? Is there interest in moving these forward in the 2018 plan?

Sussex County hopes to establish three new incentives to encourage green design:

- *A possible partial building permit rebate for projects in developing areas that receive federal Energy Star certification.*
- *Possible expedited review at the County and State levels for projects within the environmentally sensitive developing areas that incorporate an approved checklist of green design features.*
- *A possible increase in maximum building height and density for mixed use developments in Town Centers for up to twelve units per acre provided: a) the development receives a County-adopted LEED-type certification which rewards green design and construction techniques; and b) the development receives conditional use approval.*

COMMUNITY DESIGN



► Questions:

- Most of the 2008 community design element applies to new development and little is addressed regarding redevelopment – is this a need?
- Does the planning commission receive request from developers for relief from the standards related to open space, buffers, plantings?
 - If so, are they granted?
- Do you feel that the Yield Plans required under Cluster Development are helpful to preserve open space?

COMMUNITY DESIGN



- ▶ DRAFT 2018 Goals and Objectives
- ▶ **Goal: Promote design that is compatible with its surroundings**
 - Objective 9.1.1 Ensure that the design of new development fits the character of existing neighborhoods
 - Objective 9.1.2 Promote site design that minimizes environmental impact
 - Objective 9.1.3 Better incorporate usable open space in new developments
 - Objective 9.1.4 Promote green site design that is energy efficient
 - Objective 9.1.5 Promote development design that connects access to community facilities including parks, schools, and libraries

COMMUNITY DESIGN



- ▶ **Goal: Improve the quality and character of new development**
 - Objective 9.2.1 Improve the design and character of Residential Planned Communities
 - Objective 9.2.2 Continue to offer flexibility in standards for large developments in exchange for a higher design quality
 - Objective 9.2.3 Encourage compact, mixed uses where appropriate
 - Objective 9.2.4 Encourage elements of traditional neighborhood development in design
 - Objective 9.2.5 Encourage the use of unique architectural elements in design

- ▶ **Goal: Maintain and improve the character of existing older communities**
 - Objective 9.3.1 Encourage the revitalization of traditional downtown areas the County to create walkable and sustainable communities

COMMUNITY DESIGN



► Strategies (For Discussion Only)

- Encourage pedestrian connectivity between developments
- Consider character overlay districts which would be created on the basis of the design characteristics of a particular area that either exist or are proposed
- Encourage native plant species (consider creation of an approved planting list)
- Create incentives to relocate overhead utilities underground
- Create infill standards so that new or existing structures with additions be designed to be compatible with existing areas where a prevailing design standard exists

COMMUNITY DESIGN



► Strategies (For Discussion Only)

- Explore creation of building design guidelines to raise quality of building design
- Consider creation of an Architectural Review Advisory Committee to troubleshoot design issues with development
- Create an awards program for architectural excellence to encourage and recognize outstanding building design
- Work with businesses, developers, and neighborhoods to partner in the installation of artwork in a variety of locations
- Make efforts to protect existing trees and groups of trees which carry historical, environmental, or aesthetic value

COMMUNITY DESIGN



► Strategies (For Discussion Only)

- Lead by example by exceeding standards in the construction of public facilities, including parking lots, public buildings, landscaped areas, and related projects
- Promote the development of subdivisions which offer a variety of external building facades and which avoid repetitious building design
- Develop a comprehensive wayfinding signage plan
- Consider design standards for lighting