

Delaware

Strategies for State Policies and Spending Investment Level Summary

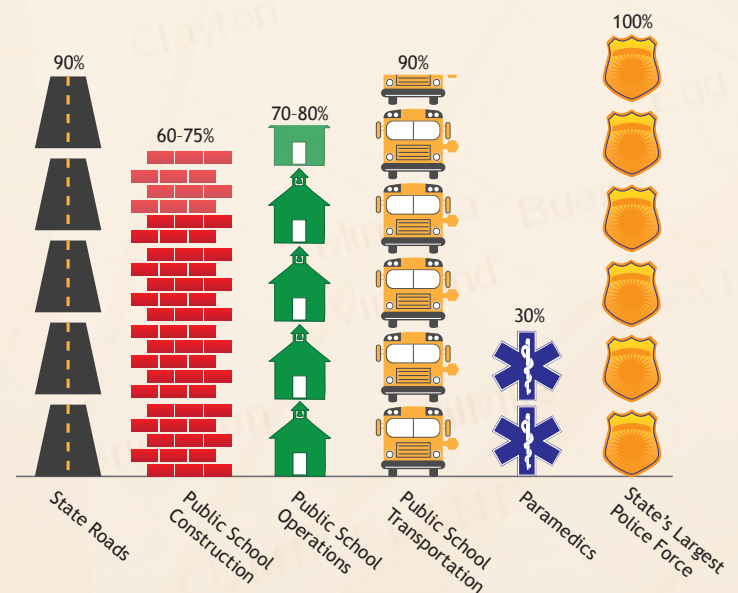
Purpose

The *Strategies for State Policies and Spending* coordinates land-use decision-making with the delivery of infrastructure and services to make the best use of our natural and fiscal resources. Coordination is important because land-use decisions in Delaware are made by local governments while, unlike other states, the bulk of infrastructure (e.g., roads and schools) and services (e.g., emergency services and social services) are funded by the State.¹

The development of the State Strategies is the result of extensive coordination with local governments, citizens, and state agencies to create a unified view toward growth and preservation priorities that all governments can use to allocate resources.

The State is committed to the principles of this document and directs state agencies to fund only those projects that are in compliance with these strategies.

¹ For example, on average, most states provide 20 percent of transportation funding; however, in Delaware approximately 90 percent of transportation funding is supplied by the State.



Infrastructure and services that are affected by land use and paid for by the State of Delaware.

The Investment Levels

The map designations of Investment Levels 1–3 identify areas of the state that are most prepared for growth and where the state can make the most cost-effective infrastructure investments, for schools, roads, and public safety. In Investment Level 4 areas—where development is not preferred—the state will make investments that will help preserve a rural character such as investments to promote open space and agriculture.

Level 1

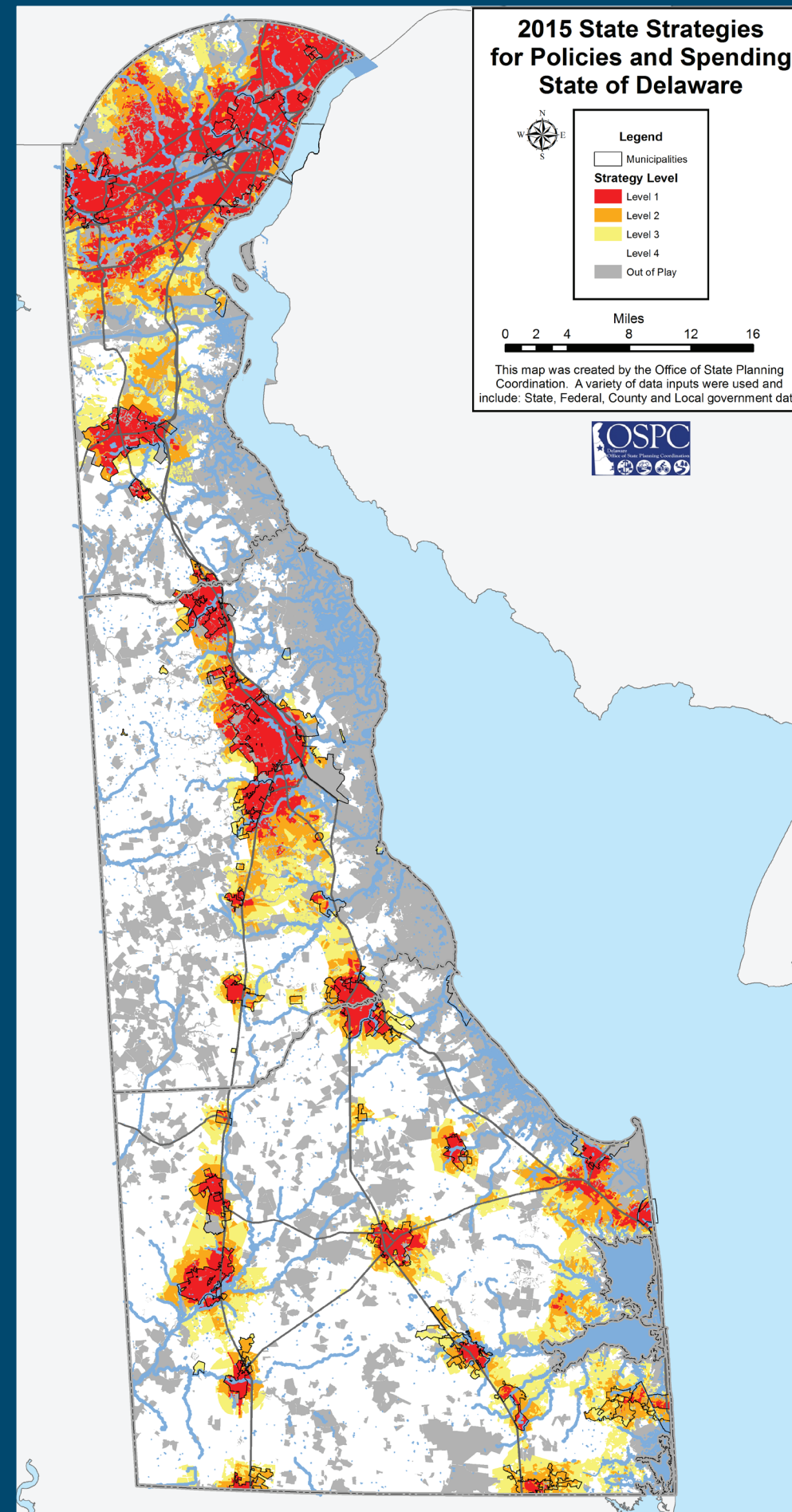


Level Characteristics

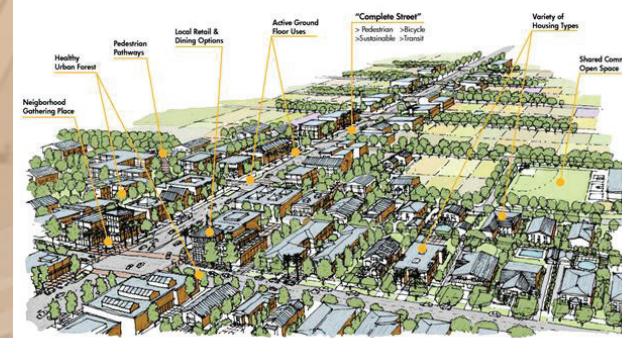
- Municipality, town, or urbanizing places in counties
- Higher population and building density than surrounding areas
- Variety of transportation opportunities available
- Mixed-use development, such as retail space on the first floor with residences on the other floors (as shown in the photo above)

State Land-Use Strategy

- Mixed uses and densities
- Various transportation options
- Efficient use of existing public and private investments
- Enhanced community identity and integrity
- Higher densities and mixed-use type development, such that complete and healthy communities can be developed—places where people could live, play, work, and shop



Level 2



Level Characteristics

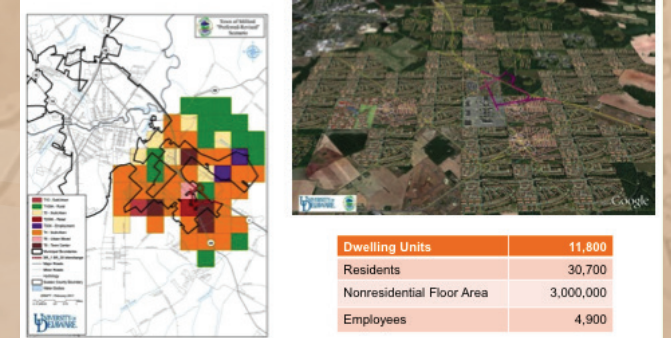
- Less developed areas within municipalities
- Rapidly growing areas in the counties that have or will have public water and wastewater services and utilities
- Areas that are generally adjacent to or near Investment Level 1 Areas
- Smaller towns and rural villages that should grow consistently with their historic character
- Suburban areas with public water, wastewater, and utility services

State Land-Use Strategy

- Same strategies at Level 1, such that complete and healthy communities¹ can be developed—places where people could live, play, work, and shop (components of such a community are featured in the illustration above)

¹ For additional information about complete and healthy communities, visit CompleteCommunitiesDE.org.

Level 3



Level Characteristics

- Lands in the long-term growth plans (or master plans, as shown above) of counties or municipalities where development is not necessary to accommodate expected population growth during this five-year planning period
- Lands, adjacent to areas categorized as Level 1 or 2, where environmentally sensitive features, agricultural-preservation issues, or other infrastructure issues occur

State Land-Use Strategy

- The State will consider investing in infrastructure such as roads, sewer, water, and public facilities in Investment Level 3 Areas once the Investment Level 1 and 2 Areas are substantially built out; when the infrastructure or facilities are logical extensions of existing systems and deemed appropriate to serve a particular area; or, for reasons of public health and safety.

Level 4



Level Characteristics

- Rural in nature
- Open-space/natural areas
- Agribusiness activities, farm complexes, and small settlements
- Historic crossroads or points of trade
- Rich cultural heritage (e.g., unincorporated areas like Clarksville in Sussex County and Port Penn in New Castle County)

State Land-Use Strategy

- Retain the rural landscape
- Preserve open spaces and farmlands
- Support farmland-related industries
- Establish defined edges to more concentrated development
- Preserve existing transportation and other facilities and services and support new projects that provide necessary maintenance and safety improvements

The complete text of the *Strategies for State Policies and Spending* is available online at www.stateplanning.delaware.gov or by calling the Office of State Planning Coordination at (302) 739-3090.



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