



State Planning Overview

RASCL Coffee Hour

December 6, 2023

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Delaware Office of State Planning Coordination
stateplanning.delaware.gov



Office of State Planning Coordination

Communication, Coordination, Collaboration

OSPC Mission: The Office of State Planning Coordination's mission is the continuous improvement of the coordination and effectiveness of land use decisions made by state, county, and municipal governments while building and maintaining a high quality of life in the State of Delaware.

GIS Coordination



OSPC serves as the chair for the [Delaware Geographic Data Committee \(DGDC\)](#). The DGDC is a cooperative effort among the government, academic sector, and private sector to build a Delaware GIS Community and improve the coordination of the use of GIS tools and spatial data in Delaware.

Photo Credit: Tina Steiner



FIRSTMAP

GIS Coordination

- HOME
- FAQs
- DATA
- DOCS
- LINKS
- NEWS
- CONTACT

One of DGDC's biggest accomplishments continues to be the State's centralized geospatial data system, called FirstMap. FirstMap is the repository for over 150 datasets including 9 vintages of aerial imagery dating back to 1937, several state-maintained basemaps, and a statewide geocoding service.



All of the FirstMap data and services are accessible to all state, county, and local agencies as well as the public. The system provides the single, authoritative data source for all state agencies and the public thus saving time and resources for the storage and retrieval of data for a variety of uses.

Data

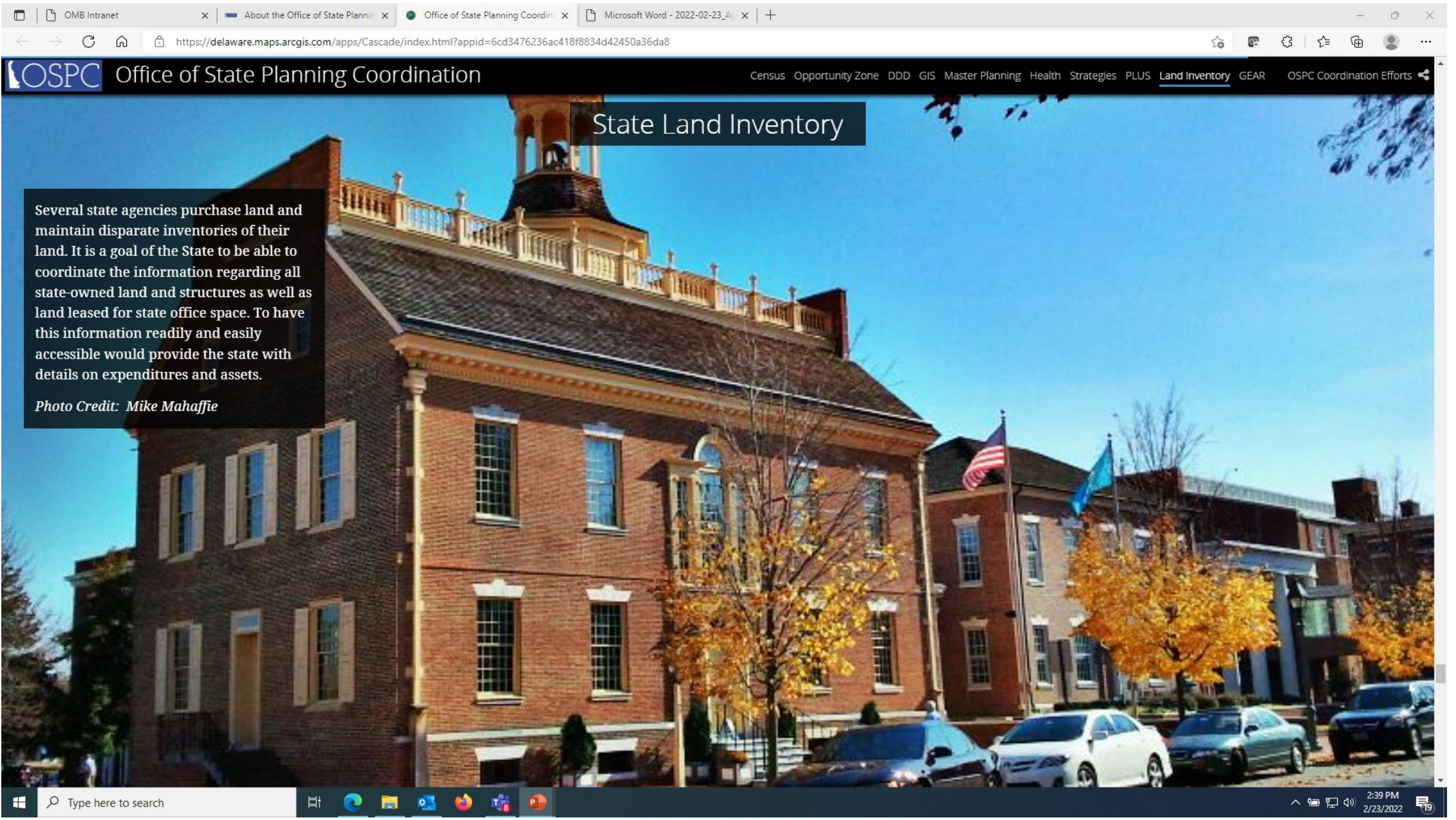
- State
- Regional

 Biota	 Boundaries	 Elevation	 Environment
 Geoscientific	 Hydrology	 Location	 Metadata
 Planning Cadastre	 Society	 Transportation	

Government Efficiency and Accountability Review (GEAR) Board

- OSPC is responsible for three GEAR initiatives:
- Codifying the Delaware Population Consortium
 - Improving Geospatial Data Use and Coordination
 - Establishing Centralized State Land Inventory



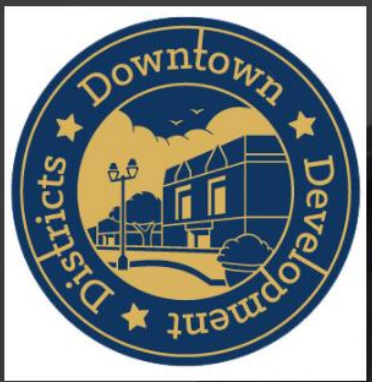


State Land Inventory

Several state agencies purchase land and maintain disparate inventories of their land. It is a goal of the State to be able to coordinate the information regarding all state-owned land and structures as well as land leased for state office space. To have this information readily and easily accessible would provide the state with details on expenditures and assets.

Photo Credit: Mike Mahaffie

Downtown Development Districts

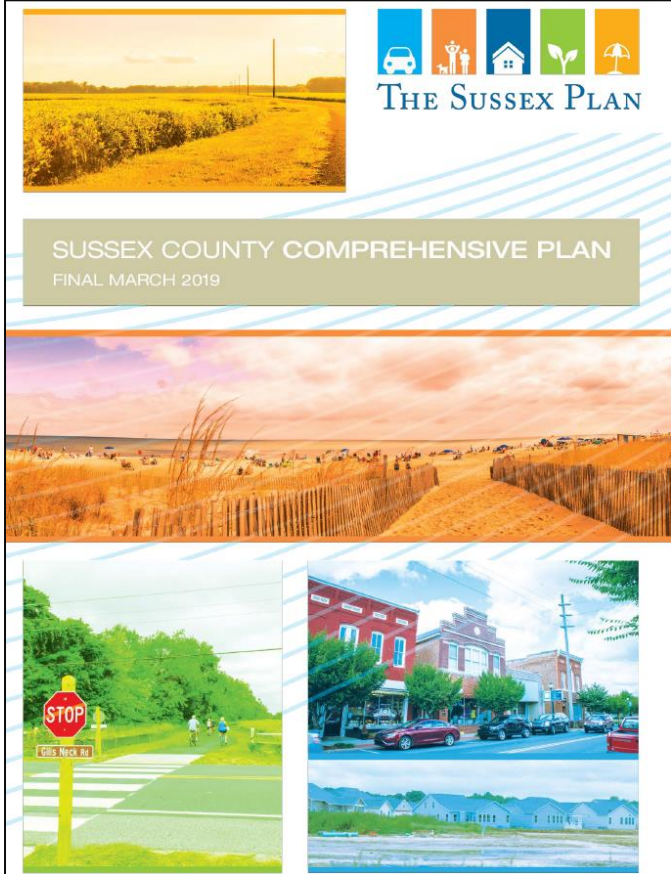
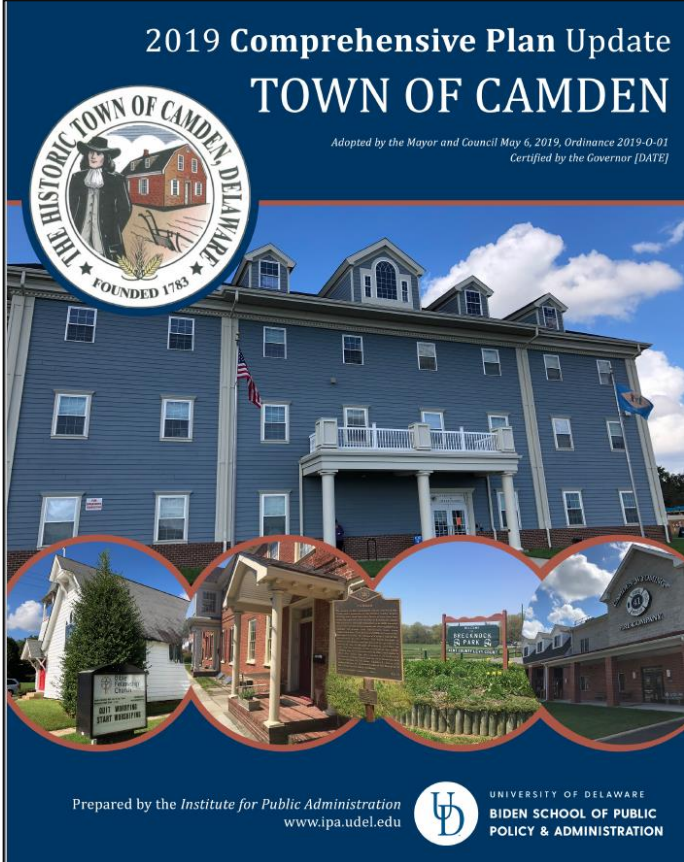
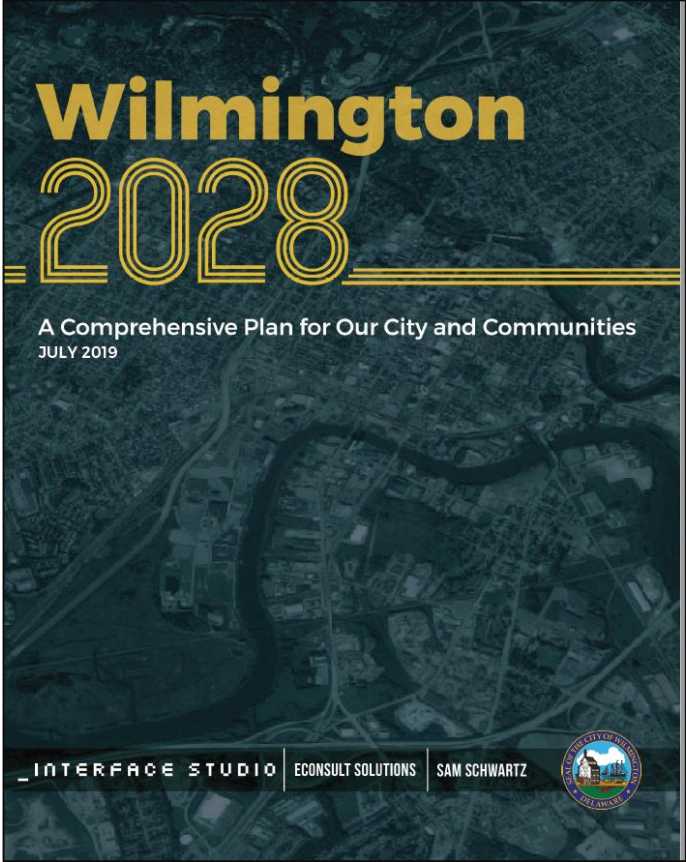


The Downtown Development District (DDD) program enacted in 2014 by Senate Bill 191, seeks to revitalize the downtown Central Business Districts in selected city, town, and county areas through the use of economic and other incentives.

For detailed information see the [Downtown Development District website](#).



Local Government Planning



Master Planning

A “master plan” can be defined as a land use plan focused on one or more sites within an area, which identifies access and general improvements. It is intended to guide growth and development over a number of years, or in phases. Master planning is a tool that can benefit Governor Carney’s land use agenda to make government more efficient, promote economic development, and, in general, improve the quality of life for Delaware citizens. The success of master plans depends on the involvement of a wide range of stakeholders, both public and private, working together.



Master Planning

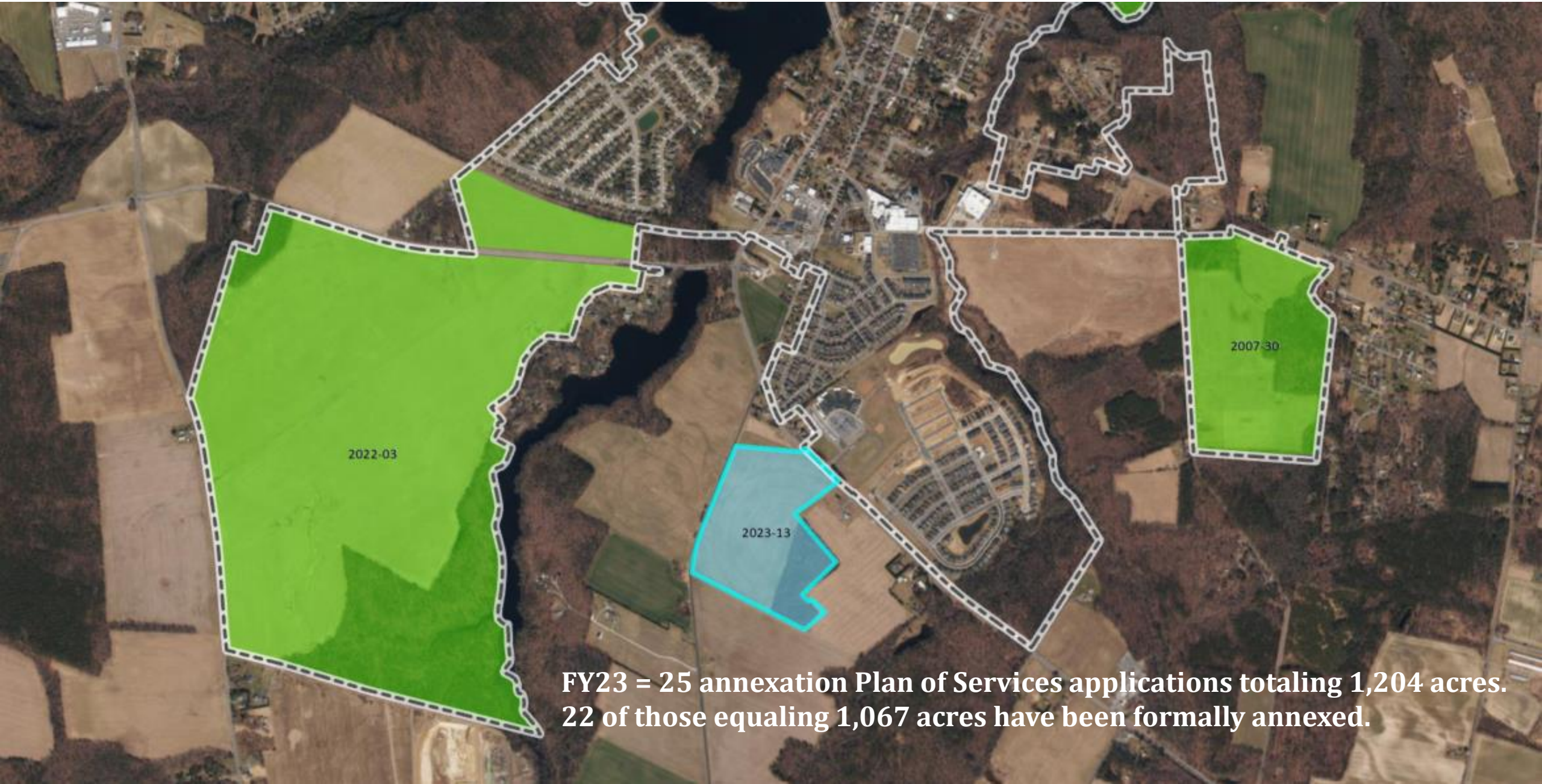


Several Master Plans have been developed and implemented in Delaware and found to be very successful. Two examples are:

- Milford's Southeast neighborhood – home to the newest Bayhealth Campus and Milford Memorial Hospital. (pictured here)
- Middletown's Westtown area – home to Amazon and several other large businesses.

Photo Credit: Temple Carter

Municipal Annexations



**FY23 = 25 annexation Plan of Services applications totaling 1,204 acres.
22 of those equaling 1,067 acres have been formally annexed.**

Delaware

2020 Strategies for State Policies and Spending

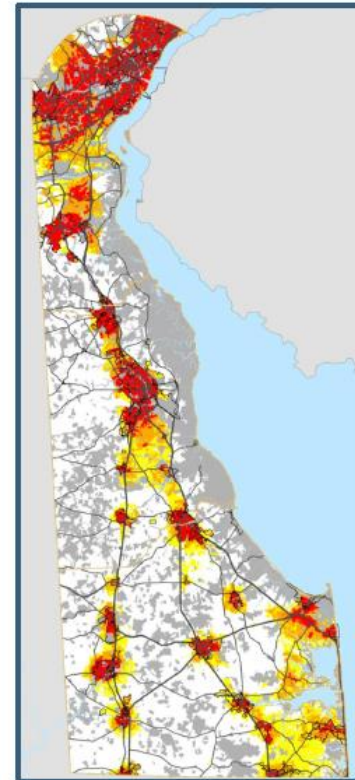
Prepared by:
Delaware Office of State Planning Coordination

Approved by:
Cabinet Committee on State Planning Issues

Implemented by:
Governor John Carney
Executive Order 42, July 23, 2020

Delaware State Strategies for Policies and Spending Investment Levels

Last updated July 23, 2020



Red Investment Level 1 – Mostly developed areas in municipalities or urbanized areas in the counties with higher density population and infrastructure, mixed-use development, and a variety of transportation options.

Orange Investment Level 2 – Less developed, but rapidly growing, suburban, and urban areas where infrastructure is in place or planned for the near future.

Yellow Investment Level 3 – Areas in longer-term growth plans, and/or areas within growth areas that have some environmental constraints. Although growth is planned here, infrastructure and other investments may be made further into the future.

White Investment Level 4 – Rural and agricultural areas, suitable for natural resource protection, open space, and agricultural use, including agricultural industries.

Grey Out-of-Play – Areas not available for private development activity due to public ownership, conservation by private or nonprofit entities, or environmental constraints that will not allow development by law.

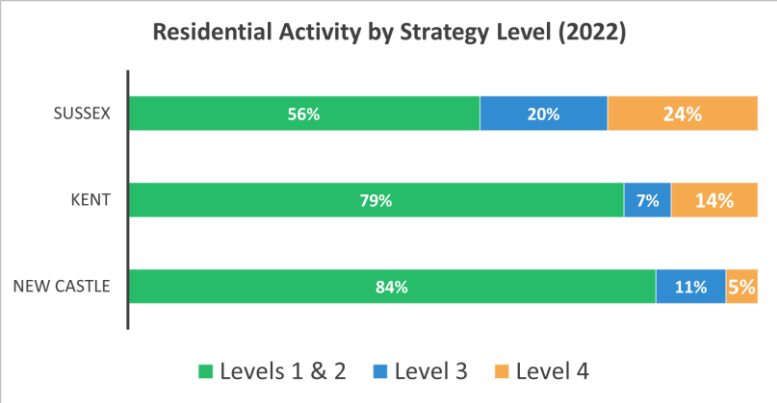
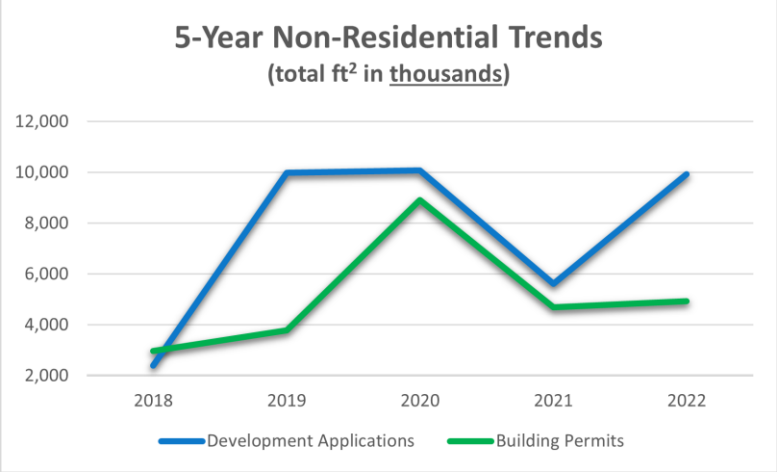
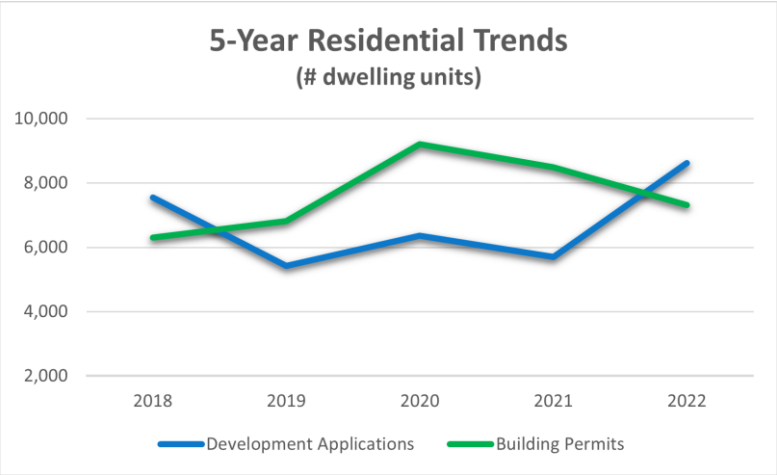
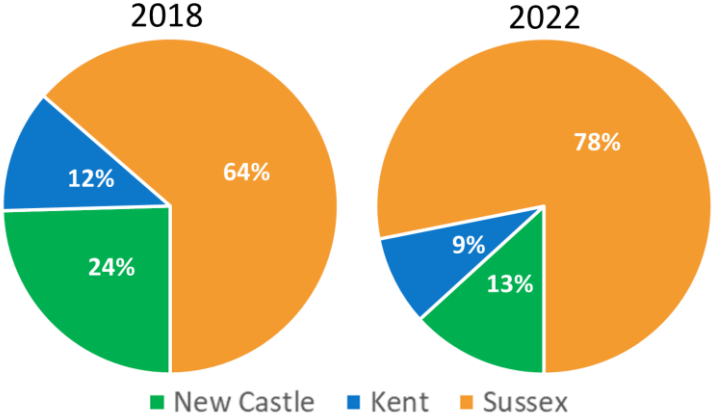
stateplanning.delaware.gov/publications/annual-report



2023 Annual Report on
State Planning Issues

Development Trends

Percentage of Total Residential Development Activity



Development Trends by Strategy Level

Development Trend data 2018-2022 with PLUS data 2018-September 2023

Select by County
Statewide

Residential Building Permits

7,036

Total Units - Level 4

Non-residential Building Permits

822,102

Sq. Feet - Level 4

Residential Dev Apps

6,208

Total Units - Level 4

Non-residential Dev Apps

237,452

Sq. Feet - Level 4

Residential PLUS Projects

13,508

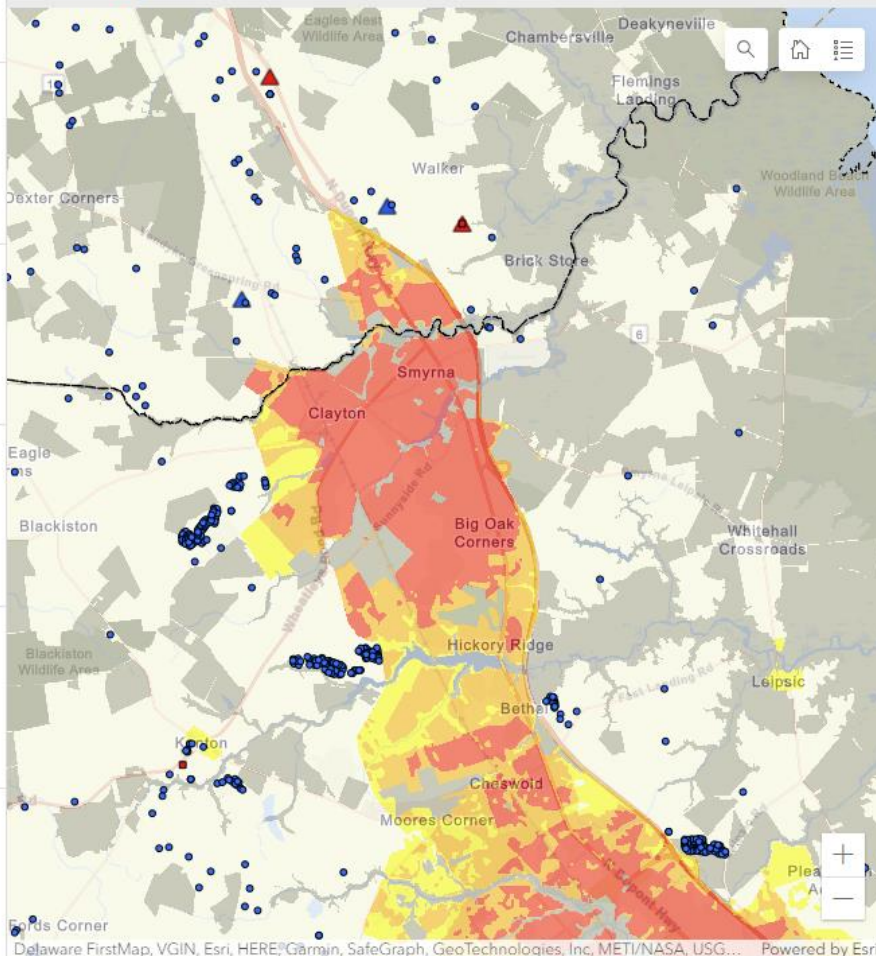
Total Units - Level 4

Non-residential PLUS Projects

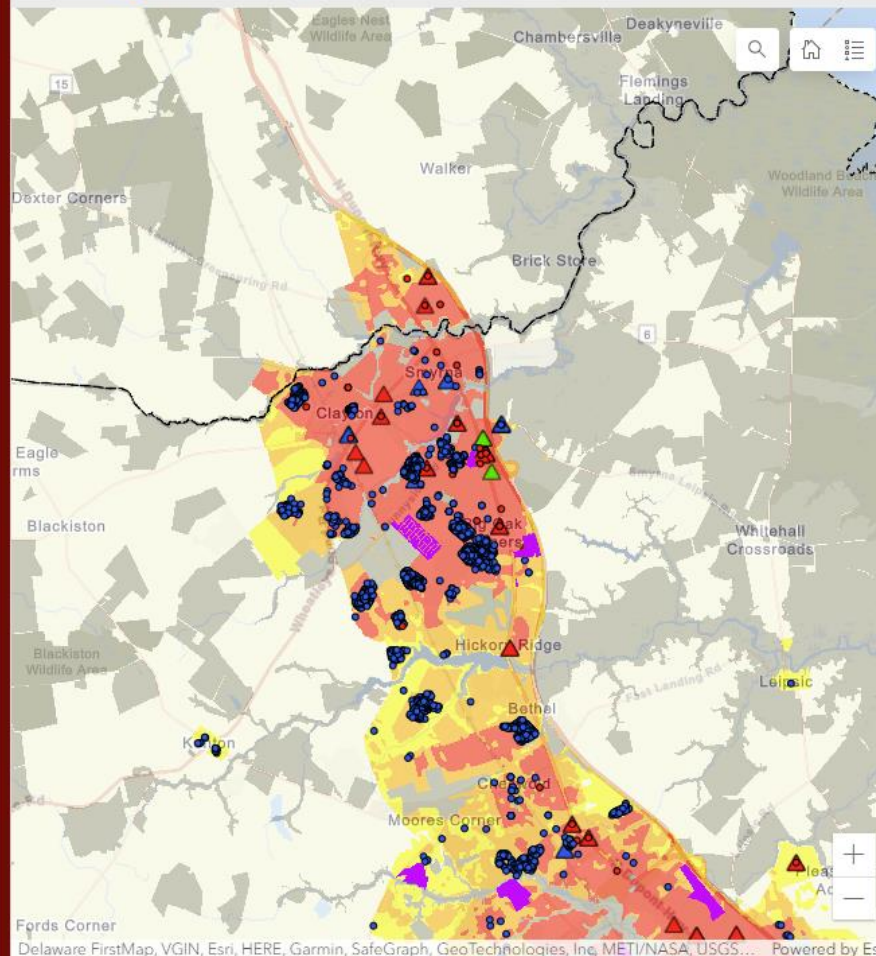
1,188,238

Sq. Feet - Level 4

Development Trends in Strategy Level 4



Development Trends in Strategy Levels 1, 2 & 3



Building Permits - Residential

30,893

Total Units - Levels 1, 2, 3

Building Permits - Non-Residential

24,073,640

Sq. Feet - Levels 1, 2, 3

Dev Apps - Residential

43,247

Total Units - Levels 1, 2, 3

Dev Apps - Non-residential

59,078,482

Sq. Feet - Levels 1, 2, 3

Residential PLUS Projects

42,326

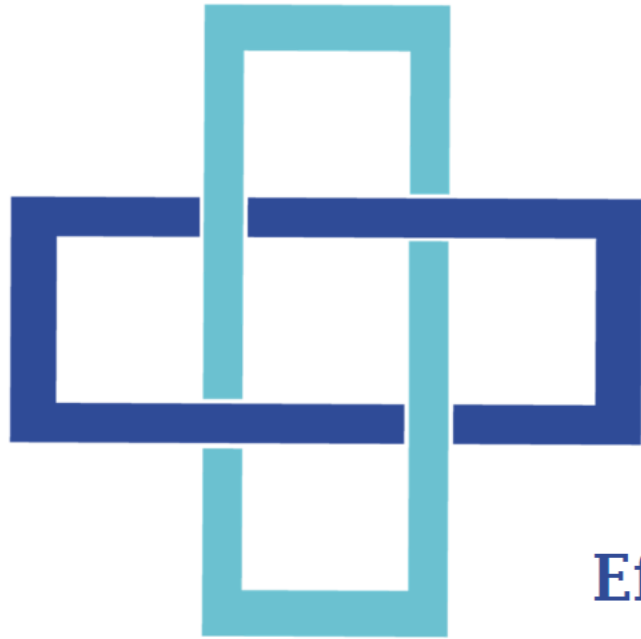
Total Units - Levels 1, 2, 3

Non-residential PLUS Projects

35,686,051

Sq. Feet - Levels 1, 2, 3

Preliminary Land Use Service

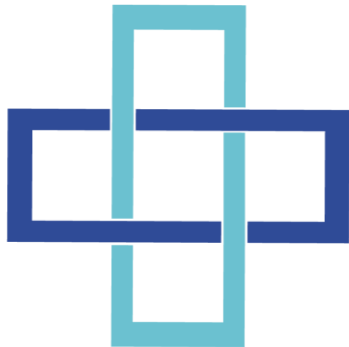


PLUS

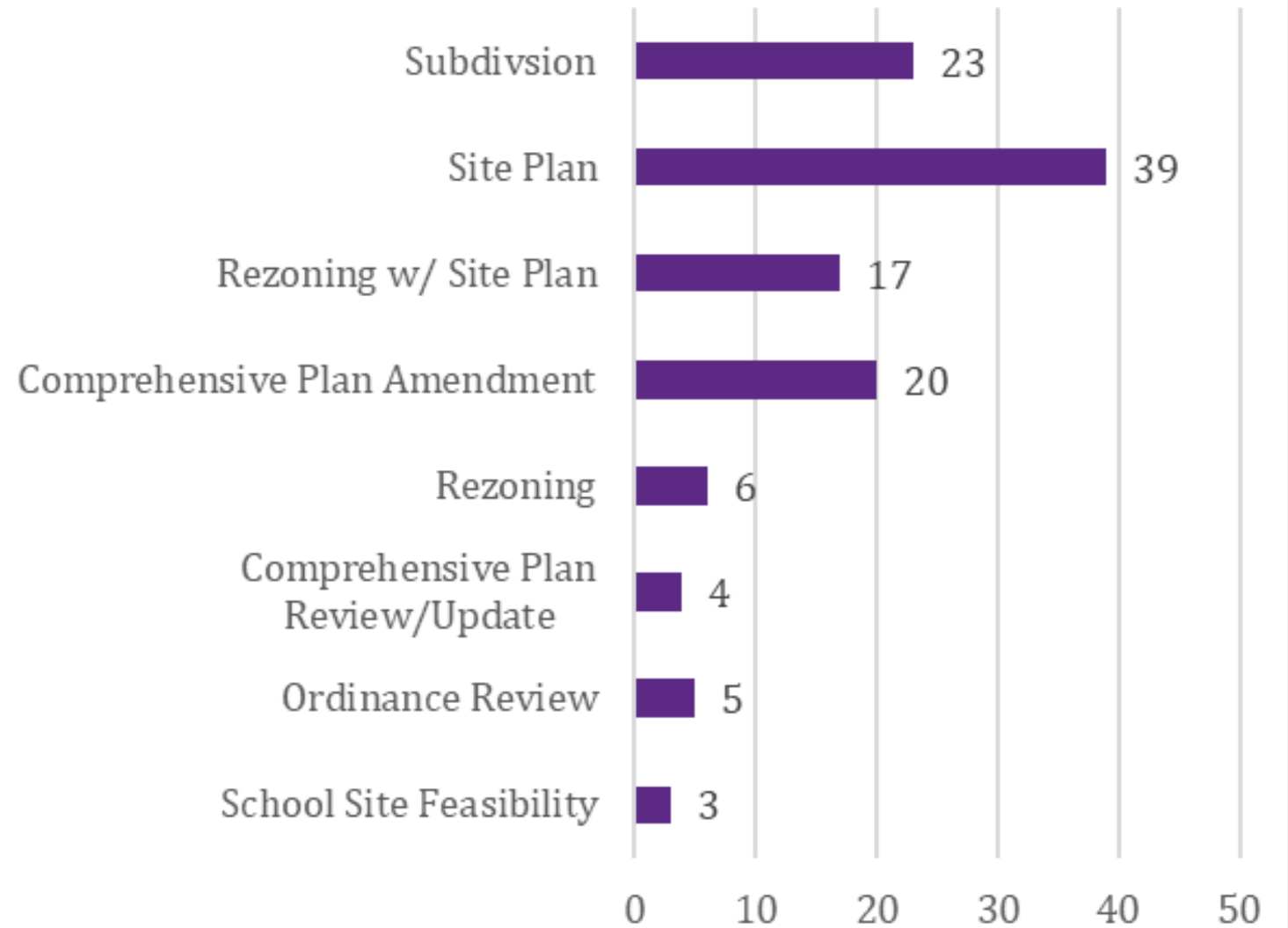
Efficient. **Data-Rich.** Connected.

de.gov/plus

In FY23, a total of **117 PLUS applications** were reviewed.



PLUS Applications by Type



OS PC PLUS Project Information Dashboard -- Searching the Delaware PLUS database

Instructions
Click on the tab in the center panel titled "Instructions" to learn how to search for information about a PLUS Project.

- Selection Options**
- Select by PLUS ID
None
 - Select by Project Name
None
 - Select by PLUS Type
None
 - Select by Jurisdiction
None
 - Select by County
None

- List of PLUS Projects**
- PLUS ID:** 2022-02-17
Project Name: City of Newark Comprehensive Plan 5 year review update
Jurisdiction: New Castle
Type: Comprehensive Plan or Update
Status: Pending
 - PLUS ID:** 2022-02-16
Project Name: Rehoboth Beach Comprehensive Plan
Jurisdiction: Rehoboth
Type: Comprehensive Plan or Update
Status: Pending
 - PLUS ID:** 2022-02-15
Project Name: Zion Church Road Warehouse
Jurisdiction: Sussex County
Type: Site Plan Review
Status: Pending

Last update: a few seconds ago
◀ 1 of 50 ▶

PLUS Project Details

Project ID: 2022-02-17

Project Name: City of Newark Comprehensive Plan 5 year review update
Jurisdiction: New Castle
County: New Castle County
Description: Review of City of Newark updates to the comprehensive plan after a 5 year Review

Documents
Application
State Comments Letter
Developer Response

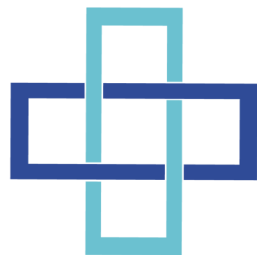
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PLUS Information Instructions



House Bill 104

During the first half of the 152nd General Assembly, House Bill 104 passed. Effective June 20, 2023, the bill is codified in 29 Del. C. §9202 and §9203. This **waives the PLUS requirement for some economic development projects** that create full-time jobs, are located at least partially within State Strategies Levels 1 or 2 and are consistent with local comprehensive plans and zoning. In the coming months, OSPC will be working with local jurisdictions to update their PLUS memoranda of understanding (MOU) so they can take full advantage of the revised regulations if they choose to.





OFFICE OF
management
+ budget



Thank You

Questions and Answers

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