



Executive Summary of the

Kent Co. Corridor Strategy



Prepared by



Executive Summary

The Kent County Corridor Plan is intended to be a visionary document - looking 30 years into the future - to examine how the region might accommodate projected growth without straining the land or local municipal finances..

This plan is an offering of what our community could grow to become if we are able to align public, private, and institutional investments. This document outlines a future state of housing that could be designed around the following core principles:

- Fiscal responsibility
- Local and regional identity
- Equitable access to wellbeing and affordable housing
- Shared responsibility for regional growth

Kent County is in need of nearly 35,000 additional housing units in just the next five years. Based on historic growth trends, we project a need for more than 70,000 additional housing units by 2050. However, finding land where neighbors will support growth and development that makes financial sense can be very difficult.

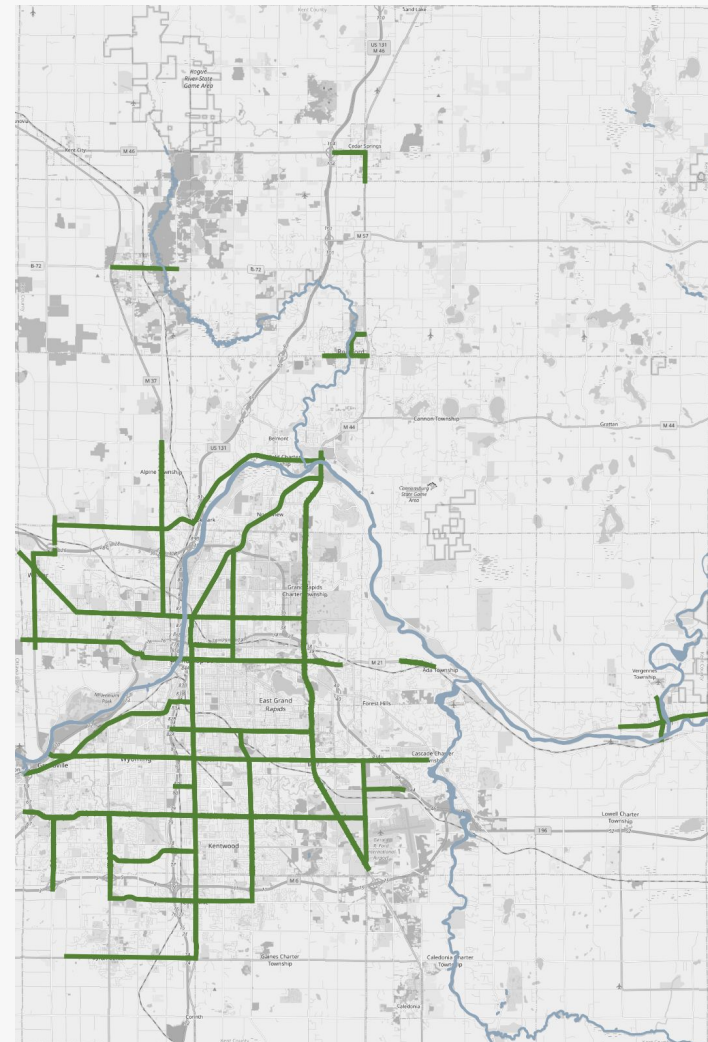
The Kent County Corridor Strategy provides a vision for local communities to allow much more housing without spreading into farm fields and open space. It is intended to show how we can use existing infrastructure along underdeveloped and obsolete corridors. And how we can create much more walkable and attractive neighborhoods to accommodate regional growth, talent attraction, and abundant housing choices.



Kent Co. Corridor Analysis

37 Corridors

- Existing available sewer/water + road capacity
- Significant amount of vacant or underutilized property
- Potential for greater diversity of housing options



Options for Everyone

Build a diversity of housing types at all price points to create real choices in the market for every individual and family and at every stage of life.

Smart Investments

Establish financially sustainable patterns of development for long-term growth and prosperity.

Meaningful Green Spaces

Well planned pocket parks, neighborhood parks, and regional trails are great ways to connect people to nature and reduce land costs for housing.

Right-sized Tax Base

Ensure that local and county governments are collecting enough revenue to maintain existing and future commitments to infrastructure and services.

Vibrant Places

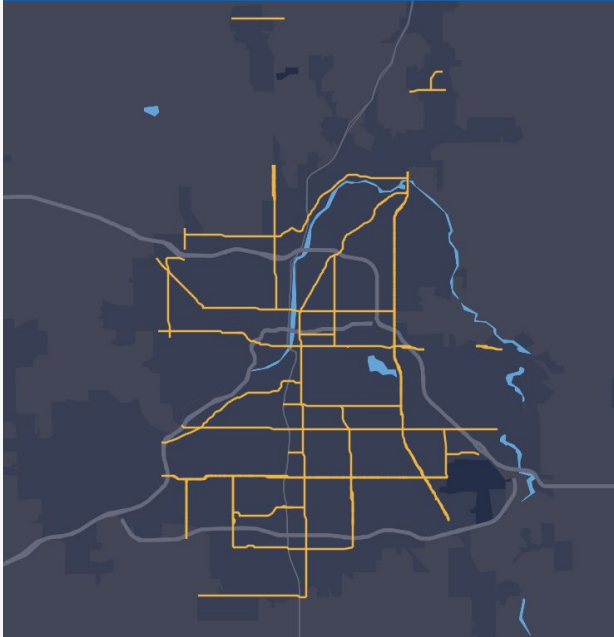
Support vibrant communities with a high quality of life for every resident of Kent County.

Locally driven

Key decisions are made by local leaders. Regional context is important and local priorities are paramount.



Strategic Corridors w/ Underutilized Infrastructure



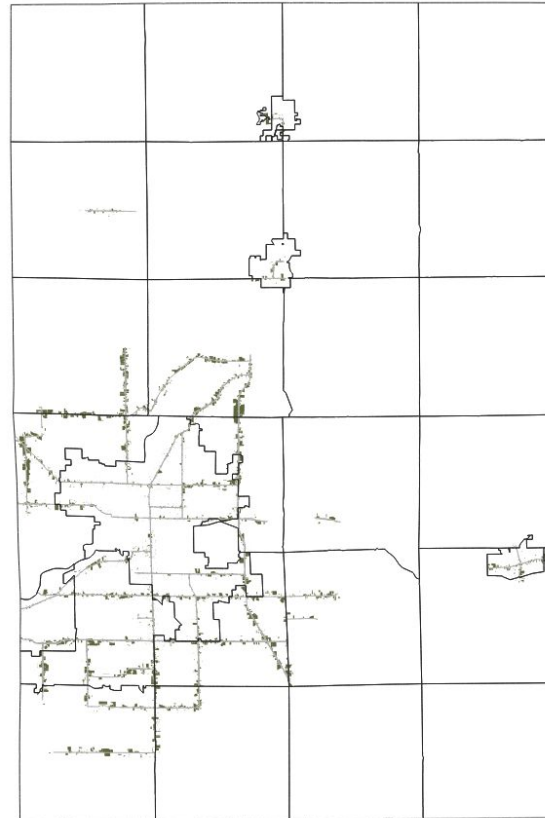
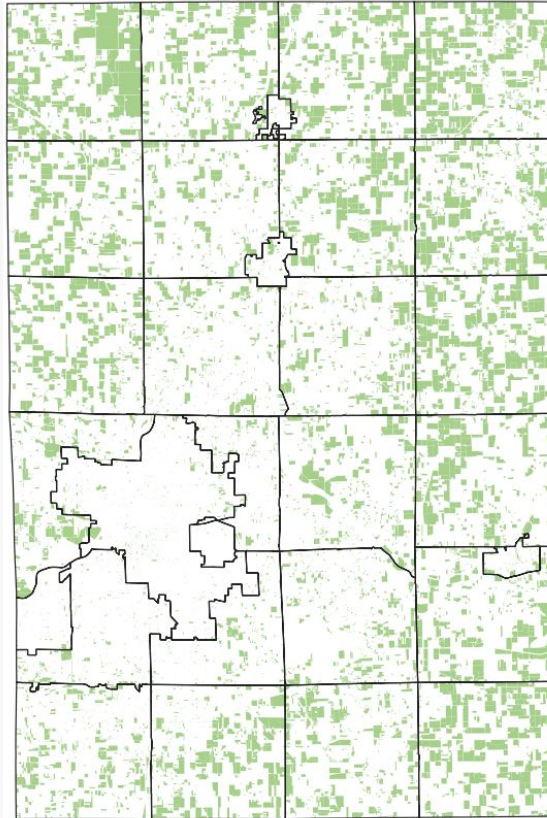
High Potential for Increased Taxable Value



Safe, Vibrant, Complete Neighborhoods



Status Quo



Corridor Strategy

Acres
120,000

Acres
3,103

Housing Units
79,224

Housing Units
78,736

New Infrastructure
\$8.1B

New Infrastructure
\$250M



100% Build-out
County Wide

18% Build-out only on
corridors

Status Quo vs Corridor Strategy

If current land use patterns remain relatively unchanged, the vast majority of new housing growth will be limited to large, detached single family homes. The majority of new neighborhoods will be highly land consumptive and will require significant investments in new infrastructure. The average new single family home will cost roughly \$450,000 and will require a household income of \$120,000 - \$136,000 to afford.

If land use patterns are adjusted, only on a handful of significant corridors, a significant share of new housing demand could be accommodate on existing infrastructure. This would consume much less land, would require vastly less infrastructure, and would produce a greater diversity of housing types and price points to serve individuals and families at all income levels.



Next Steps

Prioritize & Identify

Local communities evaluate several corridors within their jurisdiction and consider changes to local policy that could enable this vision. Solutions that are sensitive to each neighborhood and that collectively can create the necessary change.

Areas to Examine

1. Community Prioritization

Local communities will need to pick a place and help to coordinate public and private investments.

2. Regulatory Framework

Zoning reform will be needed to properly support new patterns of development.

3. Financing

Align local incentives with state programs and private investment.

4. Street Infrastructure

Do local, county and state roads support the types of places and neighborhoods people want to live in? If not, a new approach is needed.





Complete Streetscapes

This strategy is dependent upon a long-term transformation of the major streets involved in these corridors. These corridors must become places that people want to live near while continuing to be thoroughfares for regional commuters.

Municipal Incentives

In the early stages of a corridor redevelopment strategy, the first few projects will require support from the local unit of government and likely state funding sources. The market and housing types in these locations are unproven. Municipal funding sources will be key to catalyzing change.

Coordinated Investment

These corridor transformations will require patient capital and community oriented investors. Early stage projects will catalyze long term growth and a new sense of place. This will take time produce long-term return on investment. The short-term social return of additional housing and thriving places must be emphasized.