WHAT ARE THE CHALLENGES?

- Potential for Sprawl Development along Route 13
- Market Street Divided – “East” and “West”
- Lack of Businesses in the Core
- Pressure to Apply Suburban Development Standards in the Core (along Market and Main)
- “Bridgeville” | “North Bridgeville” | “Heritage Shores”
MOVING FORWARD: RECOMMENDATIONS

1. Encourage Coordinated, “Master Planned” Commercial Development

2. Protect Your Resources

3. Enhance the Core

4. Connect the Core

5. Telling Your Story
COORDINATE DEVELOPMENT

- Master Plan – Create “Places”
- Reinforce the Character of Bridgeville
- Create One Bridgeville
EXPANSION?

- Take advantage of single-owner large land holdings
- Require master planned, coordinated development
- Transition into existing Bridgeville neighborhoods with grid network of streets
- One Bridgeville

Expansion?
Typical Delaware Farmstead Development Pattern
PROTECT YOUR RESOURCES

- Regulations
- Trees