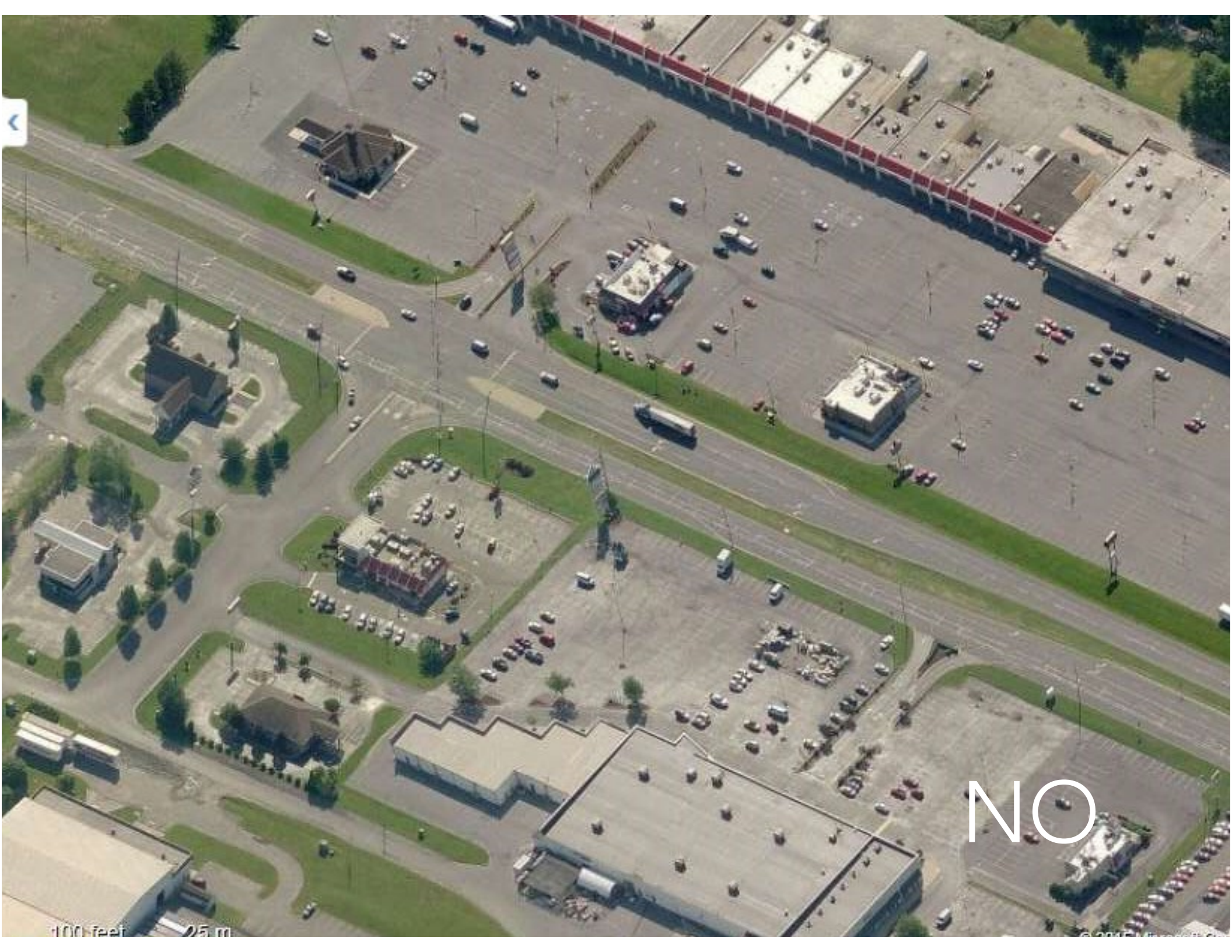
WHAT ARE THE CHALLENGES?

- 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"


NO
100 feet
25 m

CONCEPTUAL VISION PLAN

MOVING FORWARD

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

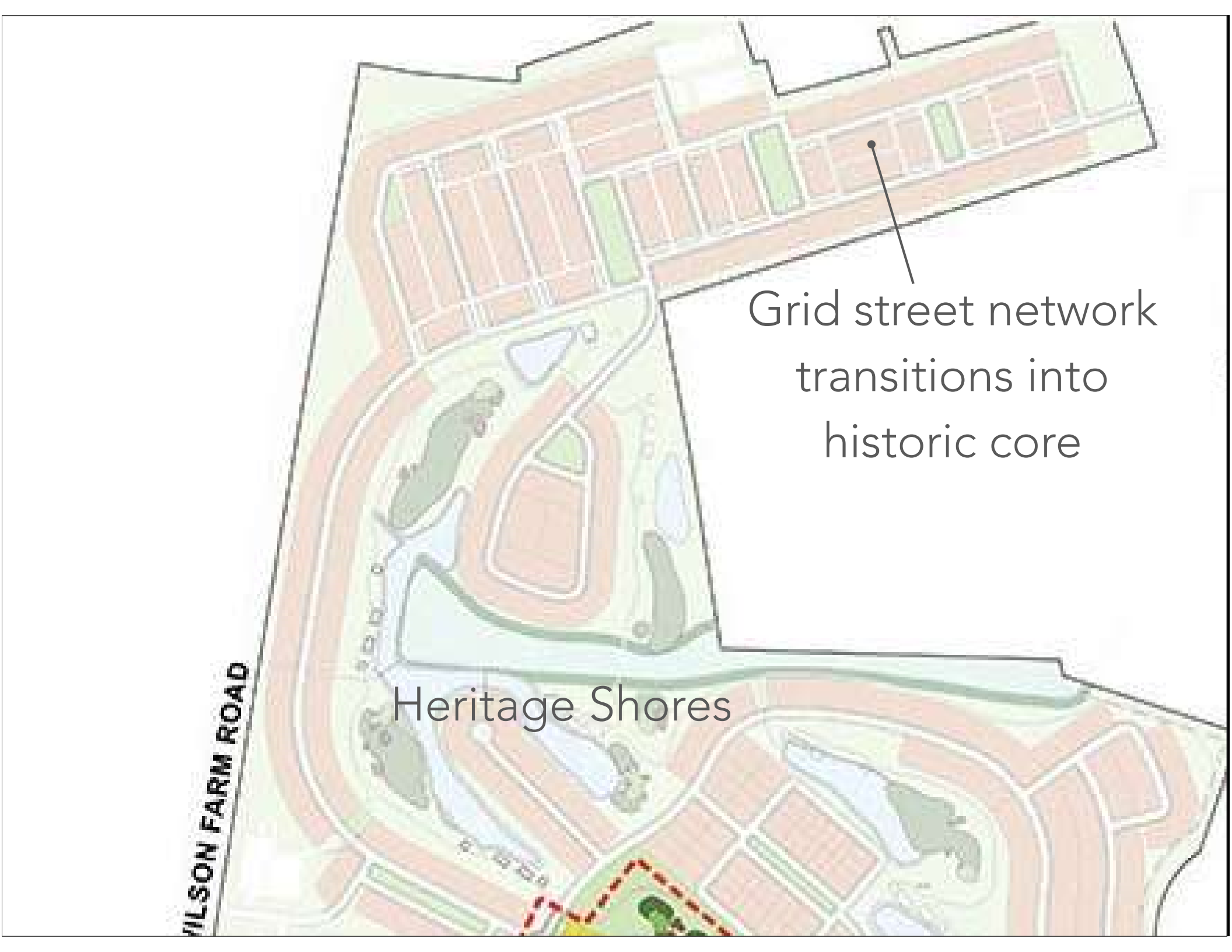
COORDINATE DEVELOPMENT

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

North
Bridgeville
Bridgeville
Heritage
Shores

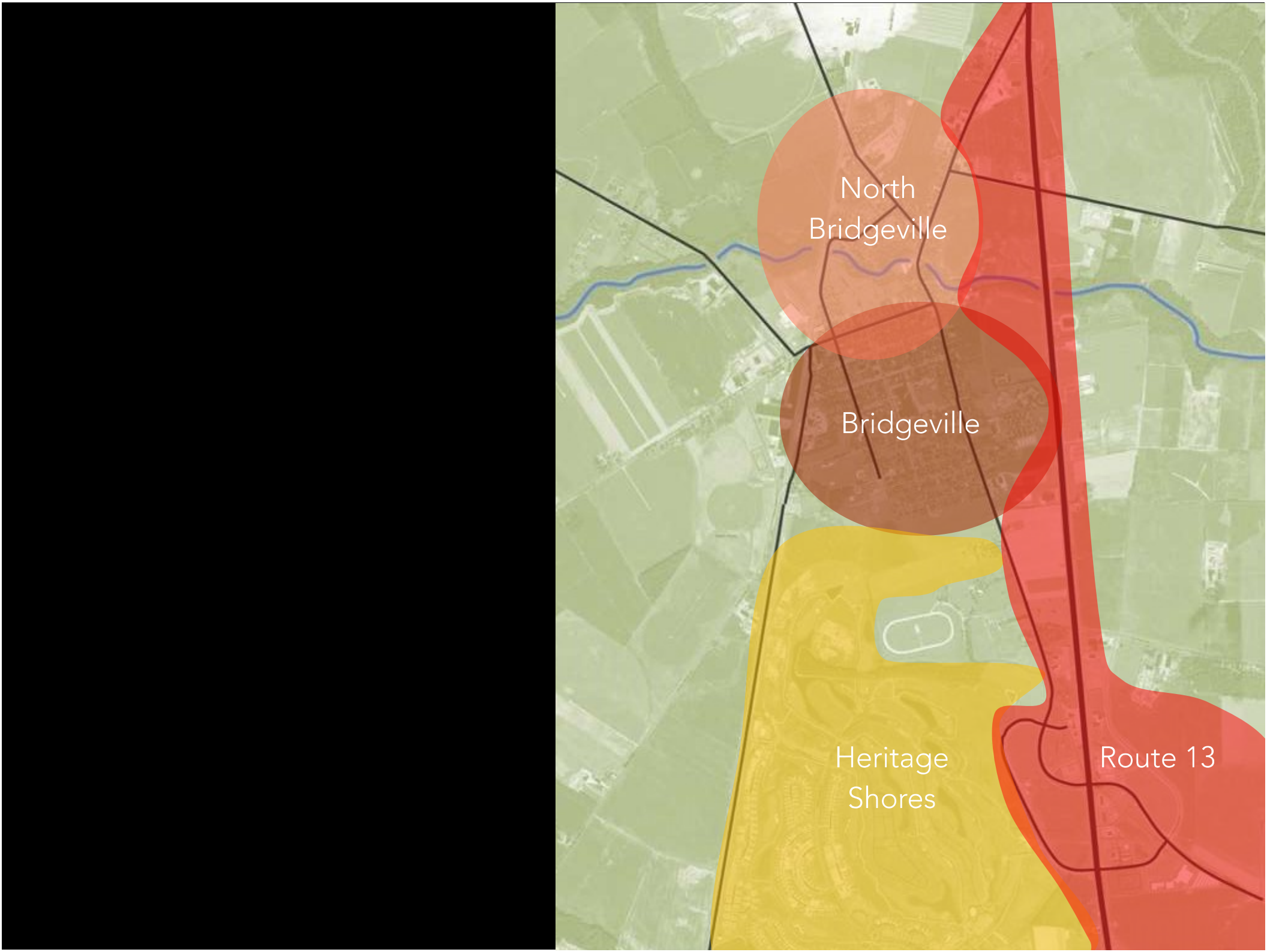
North
Bridgeville
Bridgeville
Heritage
Shores
Route 13

FRONT ENTRANCE
HIGHWAY 13
HIGHWAY 404
HERITAGE SHORES DRIVE
EXISTING CLUBHOUSE
HERITAGE SHORES CIRCLE
WILSON FARM ROAD
INFORMATION IS CONCEPTUAL AND SUBJECT TO CHANGE AT DEVELOPER'S DISCRETION.


Grid street network transitions into historic core
Heritage Shores
WILSON FARM ROAD

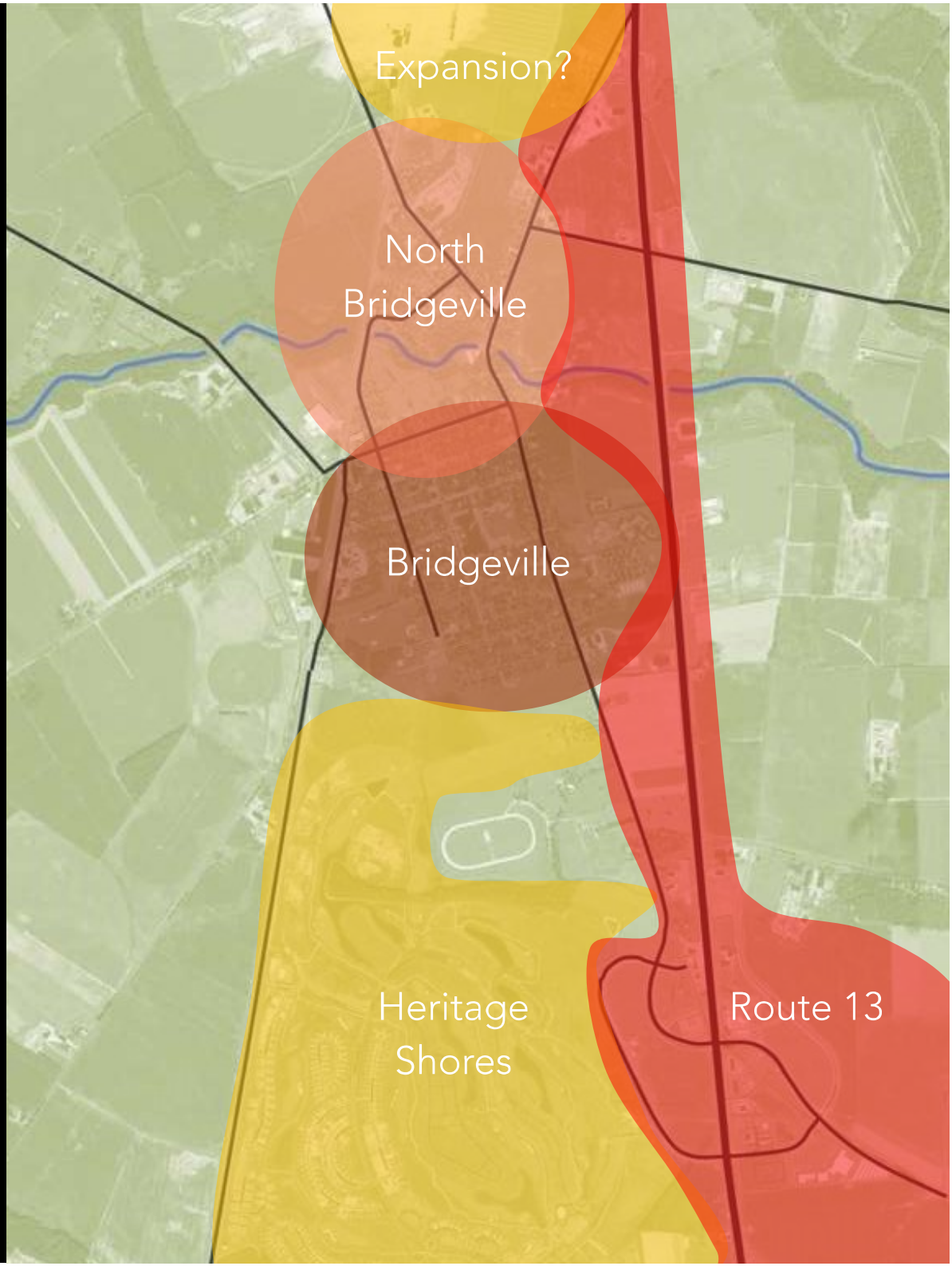
Heritage
Shores
Route 13

Development
Organized around
pedestrian-friendly
street network and
open spaces
Route 13


North
Bridgeville
Bridgeville
Heritage
Shores
Route 13

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

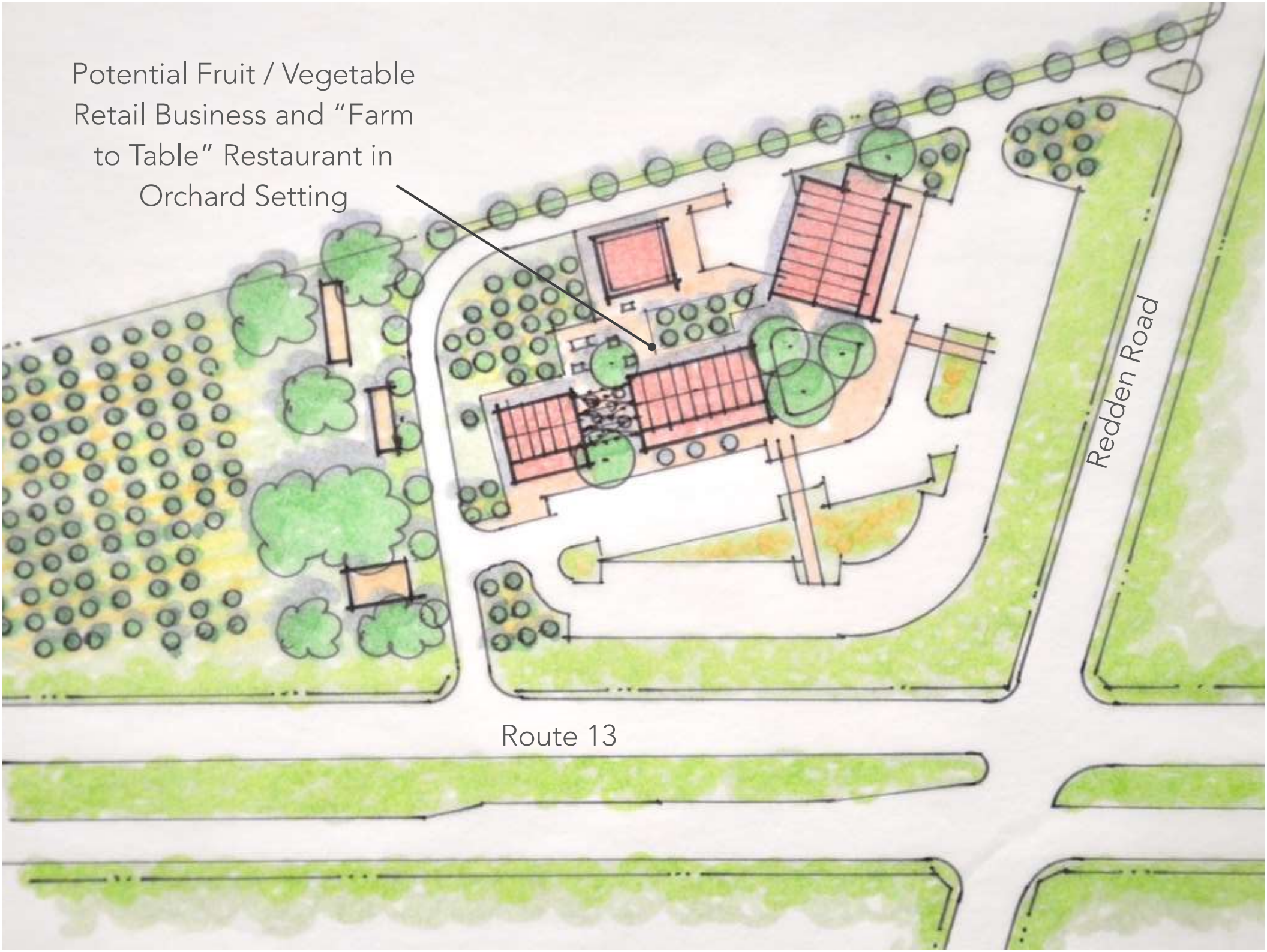


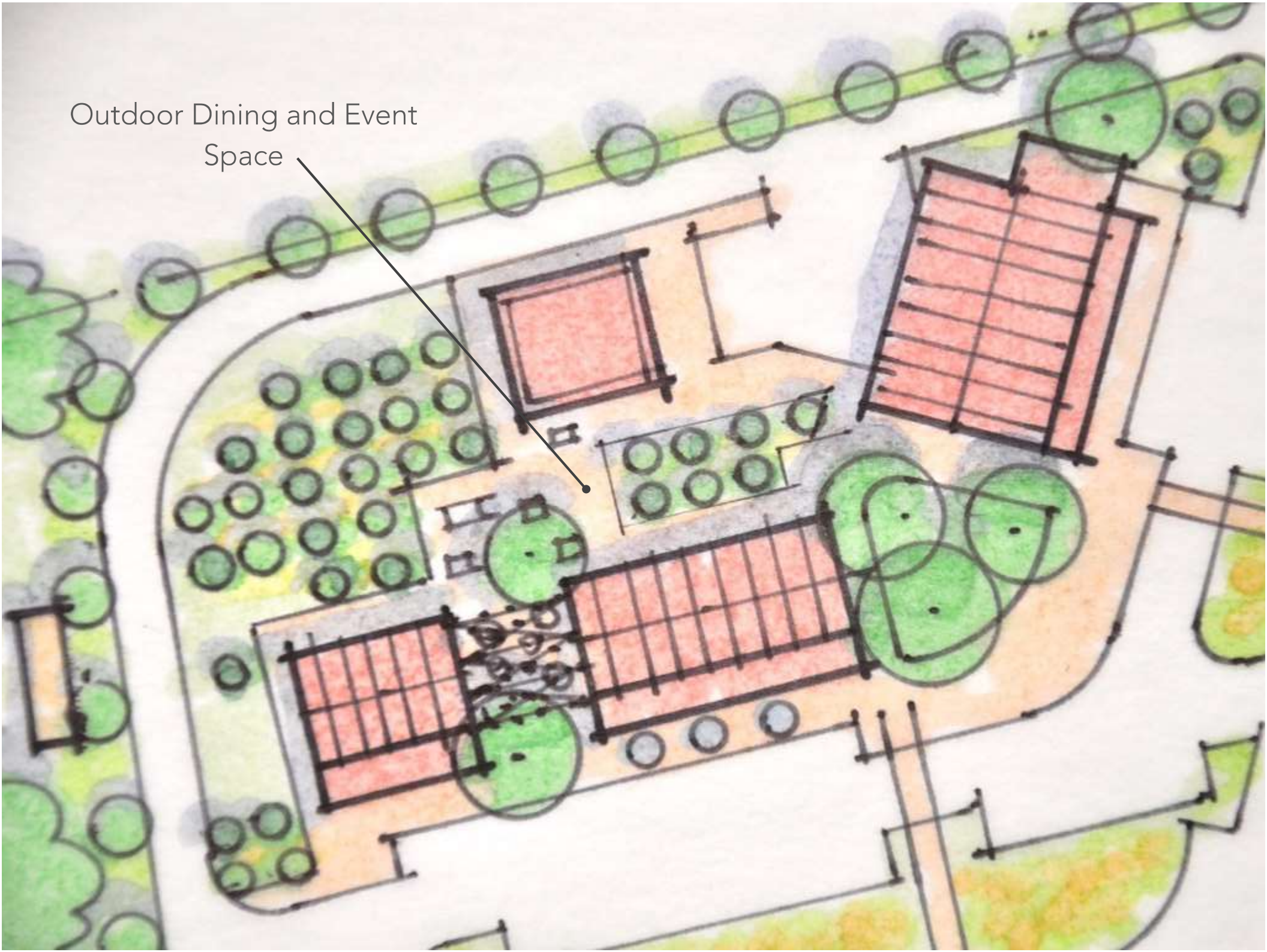
Bridgeville

Potential Farm
Stand and
Restaurant
Bridgeville

Redden Road
Route 13
© 2015 Microsoft Corporation
Pictometry Bird's Eye © 2015 Pictometry International

Typical Delaware Farmstead
Development Pattern


Potential Fruit / Vegetable Retail Business and "Farm to Table" Restaurant in Orchard Setting
Redden Road
Route 13


Outdoor Dining and Event Space

FARMSTEAD GRILL

Greendance

PROTECT YOUR RESOURCES

- Regulations
- Trees