

## REPORT ON WHITEHALL PRESENTATION

In mid-November [2011] about 50 folks—mainly from the Middletown area—gathered in the public room of the Middletown Walmart to hear a presentation on the proposed Whitehall project. This project is to be the first direct application of New Castle County's Villages and Hamlets Ordinance.

Larry Tarabicos, attorney for Company who would be maps, architectural goals and processes that to comments and questions



The project, bordered on and to the west of 896/301 totaling 1200 acres. communities, walkability community use, a range (apartment, detached), opportunity within each of of the plan.

the George Julian Construction building the project, presented renderings and described the would be followed, responding from the audience as well.

the north by the C&D Canal is in eight distinct communities Interconnectivity between with designated open space for and mix of housing uses integration of commercial the communities, are hallmarks

Several in the audience developing eight new 3300 new housing units when some analyses showed an over-supply of housing already. Mr. Tarabicos responded that trends show an increasing demand for the very housing types being planned in compact mixed use communities, differing from the existing supply.

Larry Tarabicos, attorney for Whitehall

challenged the value of communities with a total of

Further he several times made the point that no construction would begin till a viable commercial employment provider was committed for that community. He very much hoped the County would be pro-active in steering potential new enterprises to the Whitehall project.



County Councilman Bill Powers participates.

People familiar with the area expressed concerns about the way existing roads were to be integrated into the developments.

Mr. Tarabicos urged those who knew the area to share with the company their knowledge so as to make road alignments compatible with needs of the area.



County Councilman Bill Bell speaks.

Access to public transit being a requisite of smart growth, he assured the audience of ongoing conversations and planning with DeIDOT for the kind of transit availability needed for Whitehall. These are not being projected primarily as “bedroom” communities but to a great extent self-contained with employment and service needs met within the community.

*By Jane Dilley, Co-Chair, Land Use/Transportation Committee*



Senator Bethany Hall-Long speaks with a constituent