



## **Cool Spring Crossing (CSC): Nightmare on Nine Delayed, Not Dead**

- 637 acres, 5,624 projected population on the northeast side of Route Nine
  - If created tomorrow, Cool Spring Crossing would be the 4<sup>th</sup> largest city/town in Sussex.
- 1,922 Residential Units
  - approximately 750 single-family homes, 900 duplex/townhomes, and 350 apartments.
  - approximately 125 units to be included under the Sussex County Rental Program
- 450,975 sf Commercial and Non-residential Space
  - Includes Grocery Store, Convenience, Store Retail Shopping, Bank, 100-room Hotel, Theater, YMCA, Assisted Living, Medical Office, Educational Space, 5 restaurants.
- **Traffic Nightmare on Nine – Safety Impact**
  - DelDOT estimates that CSC will **triple the traffic on Rt.9**
  - At least 32,957 additional vehicle trips per day not counting Commercial traffic.
  - New Rt.9 AADT (Annual Average Daily Trips) = 52,500. Local roads congested, too.
- **Evacuation Nightmare on Nine – Safety Impact**
  - Exponential growth since 1990: households up 250% and number of cars tripled.
  - Summer season challenge: evacuate 135,000 vehicles.
- **Emergency Services Nightmare on Nine – Safety Impact**
  - Capacity of Lewes and Milton fire departments:
  - Calls to Lewes VFD rose 42% in 2021-2022.
- **Environmental Nightmare on Nine – Health & Wellbeing Impacts**
  - 208 acres of forest, 104 acres to be removed; 29.6 acres of non-tidal wetlands endangered.
  - Traffic-related air pollution up.
- **Education Nightmare on Nine – Wellbeing Impact**
  - 566 school-aged children for Cape Henlopen School District (estimate by developer)
  - When school capacity falls short, changes in feeder patterns or temporary classrooms
- **Medical Services Nightmare on Nine – Health and Safety Impact**
  - Sussex = “medically underserved area”
- **Nightmare on Nine: More on the Way – Safety, Health, Wellbeing Impacts**
  - **NorthStar** 1.5 miles away: 433 acres, 852 residential units
  - +13,359 VT/weekday
- **Is all this legal? The Future Land Use Map of 2018**