

# STATE OF DELAWARE



## EXECUTIVE DEPARTMENT

### EXECUTIVE ORDER NUMBER SIXTEEN

DOVER

**TO: HEADS OF ALL STATE DEPARTMENTS AND AGENCIES**

**RE: STRATEGY TO FACILITATE SMART GROWTH IN DELAWARE**

**WHEREAS**, the Meyer Administration prioritizes smart growth to optimize affordability, natural and working lands, economic prosperity and environmental health, and recognizes the importance of effective coordination between the State and local governments to plan and invest in functional and sustainable land use practices; and

**WHEREAS**, local government land use policies and decisions play a critical role in building strong communities, supporting diverse economic opportunities and providing a high quality of life for residents and businesses today and those considering whether to locate in Delaware in the future; and

**WHEREAS**, State government plays a critical role in facilitating the implementation of local government comprehensive plans through its capital investment program, funding a significant portion of costs for infrastructure and services across all local jurisdictions; and providing private businesses transparent, predictable and sustainable growth strategies in areas with adequate infrastructure to inform long term investment decisions; and

**WHEREAS**, the State has a responsibility to the taxpayers of the State of Delaware to ensure that limited tax dollars are strategically and purposefully directed to areas that maintain or enhance economic opportunity, affordable housing and community well-being while protecting and restoring the natural environment upon which citizens and economies depend; and

**WHEREAS**, the Cabinet Committee on State Planning Issues (“CCSPI”): (i) in August 2024, formed the Data Analysis Workgroup (“DAW”) to increase the coordination and visibility of the Delaware Strategies for State Policies and Spending (“State Strategies”) development process and engage directly with local governments to review data inputs; (ii) in September 10, 2025, released the draft 2025 State Strategies for public review and comment and held 3 public workshops (1 hybrid, 2 in-person) attended by representatives from local governments and the public; and (iii) in January 12, 2026, approved the 2025 update of State Strategies; and

**WHEREAS**, the State recognizes the significance of the State Strategies to provide coordination of State expenditures in support of the implementation of local land use decisions and that State Strategies policies and data are reflected in local governments’ adopted and

certified comprehensive plans; and

**WHEREAS**, the Office of State Planning Coordination (“OSPC”) and CCSPI have a responsibility to ensure the functionality, transparency and efficiency of the State Strategies and are well positioned to use this State Strategies update as the foundation of the State’s planning framework and launching point for further evaluation of the trends shaping Delaware’s growth and development, how State investments and incentives support a shared vision of Delaware’s future, and to renew partnerships with local governments.

**NOW, THEREFORE, I, MATTHEW MEYER**, by virtue of the authority vested in me as Governor of the State of Delaware, do hereby **DECLARE and ORDER** the following:

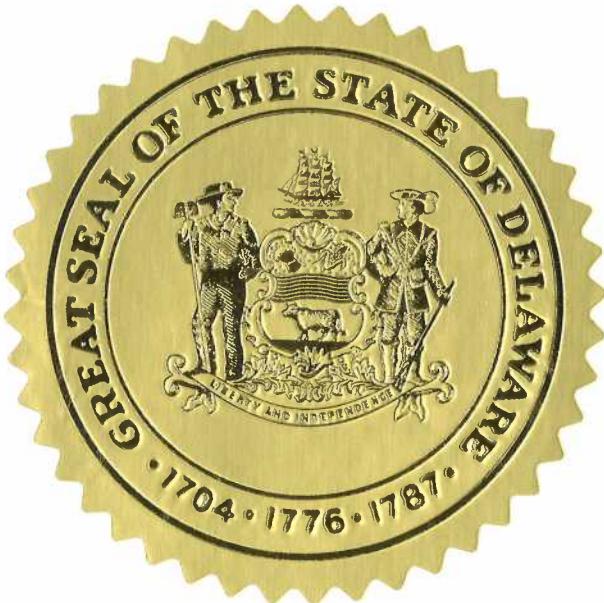
1. The 2025 update to the Delaware Strategies for State Policies and Spending document and maps (“State Strategies”) shall initiate a State-led, multi-phase process requiring the Office of State Planning Coordination (“OSPC”) and Cabinet Committee on State Planning Issues (“CCSPI”) to:
  - a. Publish online, the updated State Strategies document and maps, including geospatial data (with full metadata);
  - b. Establish Corridor Planning Areas along specific transportation routes and regions to address congestion, safety, land use and environmental concerns, aiming for better integration of transportation, development and sustainability;
  - c. Beginning January 2026, conduct a seven-month coordinated planning effort with Sussex County to define a land use plan for the Corridor Planning Areas that is intended to kickstart the county’s comprehensive plan update process and better plan for growth; and
  - d. Identify and implement any changes to the State Strategies documents and maps, prior to a 5-year update, based on updated data reflected in a formally adopted update or modification to a comprehensive plan.
2. The OSPC and CCSPI shall launch a 2026 State Smart Growth Visioning process in coordination with key, non-state partners and stakeholders to:
  - a. Develop a comprehensive future-visioning of smart growth including land use patterns, investment plans, infrastructure and population trends;
  - b. Identify and implement any changes to the State Strategies documents and maps, prior to a 5-year update either based on updated data reflected in a formally adopted update or modification to a comprehensive plan, and to the factors and methodology on which the state strategies documents and maps are based, designed and implemented.
  - c. Compile an inventory and assess efficacy of existing State investments and incentives to drive growth or preservation;

- d. Continue cross-agency work to identify tools to support capacity building and planning needs for local jurisdictions to bring all 60 local jurisdictions to a standard of climate preparedness; and
  - e. Review and align infrastructure investment projects planned or underway across State departments and agencies.
- 3. State departments and agencies shall:
  - a. Use the Strategies document and maps as a guide for making relevant decisions on policy, infrastructure, resource management and other investments. Departments and agencies shall make decisions that are consistent with the Strategies document and maps, where practicable, or as otherwise directed by the Governor;
  - b. Use discretion to resource individual development or preservation projects in any investment level if development or preservation projects strictly align with land use needs for the benefit of State priorities as specified by the Governor;
  - c. Support and affirm the decisions of other departments and agencies when those decisions are consistent with the Strategies document and maps; and
  - d. The Office of Management and Budget shall use the State Strategies document and maps as a guide in developing and reviewing state department and agency spending plans consistent with guidance from the Governor.
- 4. The OSPC and Delaware State Housing Authority shall expand the Downtown Development District program to allow the maximum of 15 designated districts and open applications February 4, 2026. Expanding designated districts from 12 to the full allowable, 15 ensures that Qualified Real Property Investments (QRPI) to commercial, industrial, residential, and mixed-use buildings or facilities can be made in a greater number of municipalities to spur job growth, improve commercial vitality and build stable communities.
- 5. In order to assist with the implementation of the State Strategies, the OSPC shall be the leading agency to coordinate with State departments and agencies and non-state jurisdictions to implement the following changes to the Preliminary Land Use Service (“PLUS”) process:
  - a. Coordinate PLUS as a tool to assist developers, landowners, and local governments to initiate projects in areas most ready to receive and serve development;
  - b. Broaden Fast-Track Access by incorporating a concierge model(s) as standard path for priority projects including housing development;
  - c. Comprehensively review existing agreements and MOU structure to standardize

systems within localities;

- d. Launch "PLUS 2.0" to modernize website and technology tools to incorporate timestamped actions for customer awareness; and
- e. Move toward 45-day end-to-end process completion.

6. As part of the Corridor Planning Area process, the State Strategies are subject to change. The OSPC and CCSPI may update the State Strategies document and maps once per year if needed, based on new data sets and/or newly certified comprehensive plans, corridor plans or master plans provided by local governments. The OSPC shall, in conjunction with the CCSPI, complete an update of the State Strategies document and maps, at minimum, five years from the effective date of this order.
7. Executive Order Number 42 signed by Governor Carney on July 23, 2020, is hereby rescinded.



APPROVED this 30th day of January, 2026.



Matthew Meyer  
Governor

ATTEST:



C. P. Sandy  
Secretary of State