



SUSSEX PRESERVATION COALITION

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Cool Spring Crossing by the Numbers

Physical Characteristics:

- Size and Location: 637 acres on the northeast side of Rt.9, Lewes-Georgetown Highway and Hudson Road

- 1,938 residential units:
 - 131 - SF Estate Homes (Own)
 - 485 – SF Village Homes (Own)
 - 111 – Patio Homes (Rent)
 - 216 – Duplexes (Own)
 - 144 – Quadplex (Rent)
 - 348 – Villas (Own and Rent)
 - 203 – Townhomes (Rent)
 - 300 – Condos (Rent)

- 450,975 sf of non-residential space
 - Grocery – 85,000 sf
 - Convenience Store – 6,500 sf
 - Restaurants – 31,525 sf
 - Retail – 42,450 sf
 - Bank – 3,000 sf
 - Hotel (100 rooms) – 36,000 sf
 - YMCA – 60,000 sf
 - Theater – 15,000 sf
 - Educational Facilities – 75,000 sf
 - Assisted Living Facilities – 71,500
 - Medical Offices – 25,000
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- 29.6 acres of non-tidal wetlands

- 208 acres of forest of which 104 acres will be removed.

(OVER)



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Population and Traffic

- Cool Spring Crossing will generate 32,957 additional vehicle trips per day. ¹
- Rt.9 AADT (Annual Average Daily Trips) =15,503²
- CSC, when complete could triple the amount of traffic in the area.
- Currently, there are no plans to expand the roads in the area, including Rt. 9.
- Geographically, CSC will be 2x the size of Ellendale, 30% larger than Greenwood, and half the size of Milton.
- With a population of approximately 4,574 residents³, CSC will be larger than Milton (3,575), Lewes (3,533), Laurel (4,161), Selbyville (3,093), Bridgeville (2,752), and Greenwood (1,059)⁴
- CSC will add 566 students to Cape Henlopen School District classrooms.

¹ Century Engineering, 2024 Revised site plan. Trips generated excludes internal capture estimate.

² DeIDOT Traffic Management Center, Interactive Map.

³ US Census Bureau 2.38 persons per residence for Delaware

⁴ Annual estimates of the Resident Population for incorporated Places in Delaware: April 1, 2020 to July 2022