

**Glasgow Avenue Planning Study  
Public Workshop #1: March 4, 2015  
Meeting Summary**

***Overview***

The first public meeting for the Glasgow Avenue Planning Study took place on March 4, 2015, from 6:00-8:00 PM at the Executive Banquet Hall (205 Executive Drive, Newark). There were approximately 30 attendees from the general public.

The meeting began with an open house, during which community members browsed boards that displayed project information and precedent images. They also provided some information about themselves, including how long they have lived in the area, where they live and visit often, and their thoughts about Glasgow Avenue as it is today.

Following the open house, representatives from the partner agencies for this project (WILMAPCO, New Castle County, and DeIDOT) introduced themselves and discussed their goals for the study. Speakers included Dave Gula (WILMAPCO), Eileen Fogarty (New Castle County), and Mark Tudor (DeIDOT). Councilman David Tackett also spoke in support of the project. Meredith Judy from the consultant team then gave a short presentation that summarized the project goals, elements of a typical “Main Street”, and initial observations about Glasgow Avenue today.

The presentation was followed by a question and answer period, and break-out discussion groups. The break-out groups consisted of six tables of four to six participants, facilitated by at least two members of the project team or consultant team. The groups discussed their perceptions about the current state of Glasgow Avenue and shared their vision for the corridor’s future. Following the small group discussions, a representative from each group reported back to the larger audience. Participants were also asked to complete a survey.

All of the materials from the workshop, including the survey, are posted on the WILMAPCO website.

Notes from the Q&A, notes from the discussion groups, and preliminary survey results are summarized below. The survey results will be updated to reflect additional responses received online.



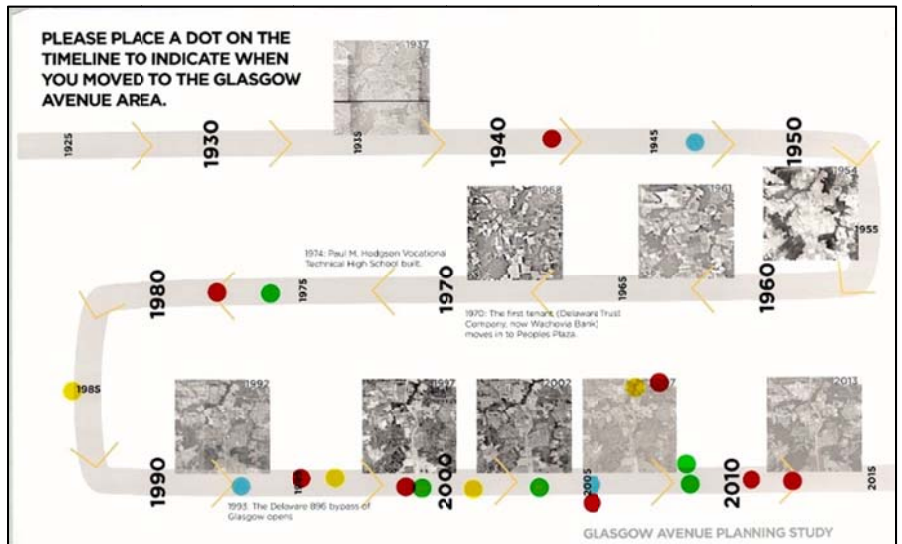
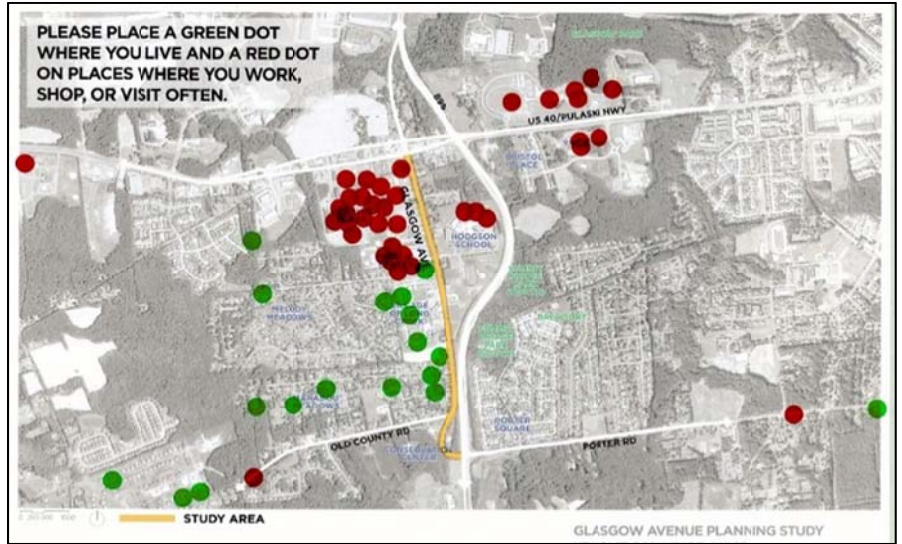
**What We Learned and Heard**

Who Participated

Residents who attended the meeting live mainly in the neighborhoods to the west of Glasgow Ave, including Long Creek and Marabou Meadows. There were also some residents from Melody Meadows and neighborhoods further out on Old County Road and Porter Road.

Most of the residents at the meeting moved to the Glasgow area within the past 20 years. However, there were some community members who have lived there since the 1940s.

When asked to write one word that they would use to describe Glasgow Avenue today, most people said "busy." This was a sentiment reflected throughout the evening.



The words below represent the words that meeting attendees used to describe Glasgow Avenue today. The larger the word, the more it was used.



**Q1: I would like to know where all of the meeting participants live.**

A1: We've asked all meeting attendees to place a dot on the map where they live. [Showed display board.]

**Q2: Is there anybody here representing the Reybold Property redevelopment?**

A2: Jerry Heisler will be here after another event he is attending.

**Q3: When was the decision made that this was actually going to happen?**

A3: The Route 40 Transportation Planning efforts began in the early 2000s. The advisory committee determined that residents wanted a place that could be defined as a "Glasgow" center. As a result, the Main Street concept for Glasgow Avenue was recommended in the Route 40 20-Year Plan.

**Q4: Who's paying for this? Is it our tax dollars? Will it increase property assessment values?**

A4: WILMAPCO received federal funding to conduct the study. The Glasgow area is starting to see an increase in developer interest. The interest extends beyond Mr. Heisler, who has a definite plan to move forward. Other developers are also looking and have expressed interest in the area.

There's not one pot of funding for Glasgow improvements at this time. Once we have created an overall vision for transportation improvements on the corridor we will identify selected projects for DeIDOT to fund over time. Also, as development occurs, developers may pay for certain elements of the vision. However, we need the plan in place in order to request DeIDOT funding and developer participation toward a consistent vision for the corridor. We don't know yet how much funding the projects will require. The area has changed and will continue to change, and this plan is a way of shaping how that change happens.

**General Comment from Community Member:** There's a need for planning for what's going to happen, in terms of new development, as well as what might happen if a bridge passes over 896. People zoom through Glasgow Avenue because they just see an open area.

Small Group Discussion Summary

**1. How would you describe the Glasgow Avenue area to someone who has never been here?**

- Historic district
- Lots of businesses
- Close to Peoples Plaza
- Congested, esp. during AM & PM peaks
- Frustrating to access
- Congestion controls access to side roads and entrances
- Getting busier
- Needs better traffic control
- Not an appealing-looking road
- Feels like it has been forgotten
- No identity or “sense of place”
- Dark
- No connectivity – people (esp. kids) must make their own paths
- Dangerous (esp. intersections, lack of pedestrian crossings)
- Loud (on Glasgow and from 896)
- Commercially overdeveloped – “franchised out”
- “Kirkwood #2”
- Over-paved, leading to runoff issues
- Heritage is overrun
- Where people come from MD for tax-free shopping
- Cut-through

**2. What aspects of the area do you like?**

- Great shopping and restaurants (Peoples Plaza)
- Movie theater
- Amenities to build from – Peoples Plaza, Canal Little League, Medical Center
- Two-lane road
- Proximity to 95
- Convenience
- Recreation / Glasgow Park
- Owning property
- Not living in the city



**3. What aspects of Glasgow Avenue would you like to see improved?**

Vehicle Movement & Roadway

- Too fast, particularly for people on bicycles
- Need a lower design speed
- Turn lanes into neighborhoods
- North entrance to Peoples Plaza is dangerous
- Gaps in traffic flow
- Problem with sight distance at Old County Road
- Fix illegal turns into bank and Peoples Plaza
- Quicker snow removal
- Blind turn at Porter Rd
- One-way as a potential solution to traffic concerns
- Intersection improvements needed
  - Old County Rd & Glasgow
  - Paxson Dr & Glasgow
  - 40 & 896 (interchange/overpass)
  - Roundabouts as potential solution? (mixed reactions)

Amenities

- More restaurants (Independent, Chipotle)
- Library and other places for kids
- Outdoor features – e.g., fountain

Pedestrian & Bicycle Accommodations

- More sidewalks
- Connectivity between residential developments and shops/parks
- Fewer curb cuts
- Separate bikes/peds from vehicles
- Street trees and median for calming traffic and pedestrian comfort

Placemaking & Aesthetics

- Create a sense of community
- Lighting on Glasgow Avenue
- Better signage for retail entrances
- More attractive streetscape – incl. underground wires
- Unify appearance of street/buildings
- Main Street feel



4. In thinking about Glasgow Avenue in ten years, what would you like to see here?

Vehicle Movement & Roadway

- Reduced traffic growth
- Slower traffic
- Improved intersections
  - Signal at Old County Rd & Glasgow
  - 40 & Glasgow
- Improved light timing
- Median
- Improvements that take into account traffic studies that are conducted at the right time of day (rush hour) and year (when school is in session)
- Improvements that include Old County Rd and other feeder roads
- Improvements that involved the fire house on Old County Rd and the other medical professionals (e.g., Medical Center) who need to maintain access
- Noise control

Amenities

- Library
- Community meeting areas
- Park area for relaxing and eating
- More retail variety, including boutique shopping
- Better dining (more attractive and context-sensitive)
- A “Glasgow Center”
- Ball fields – soccer/baseball

Land use

- Housing above commercial (if done right)

Pedestrian & Bicycle Accommodations

- Sidewalks (shared cost w/developers)
- Better pedestrian and bike connectivity (including to/from Lums Pond, Glasgow Park, Canal)
- Benches
- Connection through Heisler property to 40 from the school
- Enhanced safety, particularly for kids

Placemaking & Aesthetics

- Peoples Plaza expansion – build to Glasgow Avenue for “Main Street” environment
- Landmarks to slow people down and give something to look at
- Identity – unified appearance
- Spruce it up

Environmental Conditions

- Drainage in front of Arby’s
- Vegetation – trees/median
- The return of agriculture

Other

- More family-friendly
- Golf carts
- Easier transit access
- Improvements that take into account the 55+ communities, who largely don’t walk around except within the development

**5. What would you *not* want to see here?**

Vehicle Movement & Roadway

- Wider lanes
- New developments that make side road access more difficult and bring more congestion
- More traffic
- Faster traffic
- Old County intersection left as-is
- A one-way (no Newark)
- Not like Harmony Rd/Tanglewood
- Speed bumps, zig-zags, roundabouts
- Cut through from 896 to Glasgow through Reybold property

Land Use

- Industrial uses
- Heavy commercial (big box stores)
- High-density housing and development– particularly because of bigger traffic volumes
- More housing
- Section 8 housing/low-income housing

Amenities

- Loss of good shopping

Environmental Conditions

- Difficult to maintain landscape

Other

- What we have now

Pedestrian & Bicycle Accommodations

- Crossings from the school – shouldn't encourage kids to leave the campus during school



Survey Summary

ZIP Code	Count
19702	13
19709	1
19713	1
<b>Grand Total</b>	<b>15</b>

Which transportation condition needs the most improvement on Glasgow Ave	Count
Pedestrian facilities (sidewalk connections, trails, crosswalks, etc.)	6
Roadway conditions (travel lanes, intersections, driveways, etc.)	5
No response	3
Bicycle facilities (bike lanes, bike connections to the larger region, bike parking, etc.) & Roadway conditions	1
<b>Grand Total</b>	<b>15</b>

Which land use is most needed on Glasgow Ave?	Count
A mix of uses within a single area	5
No land use improvements are needed	4
More places to shop	3
No response	2
Other: "Moderate development"	1
<b>Grand Total</b>	<b>15</b>

Where do you do most of your shopping?	% of 15 responses (some wrote more than one)
Peoples Plaza	93%
Four Seasons /ShopRite	33%
Safeway	13%
Kohl's	13%
Walmart	13%
Home Depot	7%
Christiana Mall	7%
Town Hair	7%
ALDI	7%