

# MONITORING COMMITTEE



## AGENDA

**4.17.18**

**4:30 PM**

**@Garfield Park  
Recreation Center**  
(Multipurpose Room)

### PACKET

Previous Meeting Notes

Draft Outreach Event Proposal

- Introductions
- Previous Meeting Notes
- Community Outreach Event Planning

### BRIEF UPDATES

- Hamilton/Eden Park Survey
- Transportation Prioritization Subcommittee
- OJT Subcommittee
- Hometown Overlay
- Other Business

*The mission of the Route 9 Corridor Transportation and Land Use Master Plan Monitoring Committee is to help guide and fulfill the recommendations of the Route 9 Corridor Transportation and Land Use Master Plan, which established a shared vision for the transportation and land use redevelopment of the corridor.*

*This work will be accomplished through a collaborative dialogue between its membership, which includes implementing agencies, local civic and community leaders, other key stakeholders, and the communities they represent.*

## DRAFT

### Route 9 Monitoring Committee Meeting Minutes

3/27/2018

An audio recording of this meeting is available at <http://www.wilmapco.org/Route9/>.

#### Attendees

- Tricia Arndt, Delaware Office of State Planning Coordination
- James Brunswick, DNREC
- Carrie Casey, New Castle County
- Carlos Dipres, First State Community Action Agency
- Ken Dryden, DCR4EJ, NAACP
- Penny Dryden, DCR4EJ
- Mike Hahn, DelDOT
- Lee Jarmon, OVGGP Civic Association
- Caleb Jervay, Terminal Ave. Resident
- Philip McBride, New Castle County Land Use
- Steve Ottinger, Delaware Transit Corporation
- Jeffrey Richardson, CBA Coalition
- Bill Swiatek, WILMAPCO
- Jake Thompson, WILMAPCO
- Cindy Walls, Hamilton Park

#### Minutes

- **[0:02:00 in recording]** The committee reviewed the previous meeting minutes.
  - Ken Dryden said that after 1:42:00 in the recording (page 7 in the meeting packet, page 6 of the minutes), where it says “She [Penny Dryden] spoke of stronger enforcement of codes and higher taxes,” this should say that she was concerned about how homeowners would be protected when faced with higher taxes.
  - Ken Dryden asked if James Brunswick could share documentation about the \$4 million project to clean up arsenic in Hamilton Park and Eden Park.
    - James Brunswick said that he will send a copy of the report to Ken Dryden.
  - The committee had no further comments about the minutes.
- **[0:06:55 in recording]** Bill Swiatek discussed the transportation project prioritization. He shared a newer version of the prioritization scheme, which had an update to the scoring scale for crashes. He gave an overview of the 20 listed projects. The prioritization is intended to determine which projects should be implemented first. The scoring scale ranks projects from “big negative impact” to “big positive impact” on a range of criteria. Bill Swiatek summarized each of the scoring factors. He also shared two posters showing examples of specific projects that have been given prioritization scores. Jake Thompson shared two maps showing a crime heatmap of the area and crash scores for intersections and road segments in the area. A

summary of the draft transportation project prioritization can be found in the meeting packet at [http://www.wilmapco.org/Rt\\_9/Meetings/MC\\_Packet\\_3.20.18.pdf](http://www.wilmapco.org/Rt_9/Meetings/MC_Packet_3.20.18.pdf).

- Lee Jarmon asked if different types of crime were identified.
    - Bill Swiatek said that all of the types of crime are available on the website used to access the data. Fraud and DUI crimes were excluded because they are not related to place. He said that the data comes from crimemapping.com.
  - Carlos Dipres explained how to use crimemapping.com. He said you can search by date, by type of crime, or by zip code and that it is very good data.
  - Penny Dryden asked who would be doing the scoring.
    - Bill Swiatek said that he and Jake Thompson have been doing the scoring to get it started. He is presenting the process to the committee so that they can share feedback on the general process and weighting.
    - Bill Swiatek said that it would be a good idea to have a subcommittee which reviewed the scoring in some depth. Mike Hahn, Ken Dryden, and Caleb Jervay all volunteered.
  - Bill Swiatek said that Patti Miller from Nemours has an idea to add a measure into the prioritization for social determinance of health. The measure will look at Census data to find concentrations of factors that may affect health, such as income, unemployment, food deserts, and educational attainment.
    - Ken Dryden asked if Patti Miller works with Karyl Rattay, the Director of the Delaware Division of Public Health.
      - Bill Swiatek said that they work for different agencies, but they work together.
      - Ken Dryden said that she brought up comments related to the lifestyle of people of color related to a Union of Concerned Scientists Report which attempted to analyze disproportionate environmental concerns. He said that her comments do not represent the community.
      - Bill Swiatek said that this measure will look at socioeconomic factors that have been tied to poor health outcomes in scientific literature. It is still under development.
  - The group was in general agreement with proceeding with the draft transportation prioritization. No other discussions or feedback was presented.
- **[0:36:50 in recording]** Ken Dryden gave an introduction to the Delaware Community Benefits Agreement Coalition (DCBAC), and then Penny Dryden gave a presentation on the topic. The presentation is available at [http://www.wilmapco.org/Rt\\_9/Meetings/DCBAC\\_Presentation.pdf](http://www.wilmapco.org/Rt_9/Meetings/DCBAC_Presentation.pdf). She said that this is a community-driven approach from the bottom up. DCBAC is a broad-based group of individuals, community and faith-based organizations, environmentalists, healthcare, local unions, businesses and public officials working together through a Community Benefit Agreement (CBA) to address community needs statewide. A CBA is a legally binding document between a developer and a broad community coalition that proactively identifies potential issues associated with a project, along with benefits to the community. A CBA ensures that there is a win/win approach, community support of the project, and community benefits, such as jobs, facilities, and preferential treatment. She said that the coalition developed four specific terms of the agreement. These include increased job readiness and training programs, establishing community mitigation trust funds, increased community involvement in decision-making and oversight, and increased small minority-owned business contract programs.
    - James Brunswick asked if any decision makers at the port have signed onto this agreement.

- Penny Dryden said that they have said that they support the agreement. She said that they are verbally agreeable to it, but they have not signed anything.
    - Ken Dryden said that the agreement was created using a tool. He said that lawyers were hired to develop the tool and come up with terms that would ensure that benefits would be afforded to the community.
  - James Brunswick asked if DCBAC has spoken to the National Community Reinvestment Coalition (NCRC). He said that NCRC has negotiated the largest benefit agreements in the country.
  - Lee Jarmon asked if any other organization along Route 9 is looking to develop a CBA.
    - Penny Dryden said that some people were looking to create one, but have since said that they would like to join DCBAC.
    - Ken Dryden said that Sandra Smithers approached DCBAC and knew that they had submitted a CBA. He said that many homeowners in the Eden Park and Hamilton Park areas have stepped up to share their stories. He said that people were busy, so DCBAC reached out to community members to encourage them to work with them.
  - Penny Dryden encouraged submitting letters of support and contacting lawmakers to encourage them to support the CBA.
  - Ken Dryden said that he brought up the taxes because of concerns about gentrification. He said that when you come in and do a master plan, it brings in higher values for homes and businesses. He said that it's important to look at existing residents and plan for keeping them in the community.
  - Bill Swiatek said that one of the big efforts of this committee is to try to implement the plan. He said that he agrees with Penny Dryden that there should be a CBA. The Plan, however, was limited to addressing land-use and transportation challenges.
- **[1:06:30 in recording]** Bill Swiatek began a discussion on community outreach. He suggested having a workshop or another type of opportunity to do outreach with the community about the plan and its implementation.
  - Committee members had questions about truck traffic and the port expansion.
    - Bill Swiatek shared a map of transportation recommendations that were proposed in the Route 9 Corridor Master Plan. He said that there are some recommendations to address truck traffic that would help ease the burden of any port expansion. These include an extension of Pigeon Point Road, which would get trucks off of Route 9, and truck parking locations. He also said the central land use theme of the plan is to separate residents from industrial areas.
  - Mike Hahn said he thinks it would be wise to reach out to the community to let them know what is going on.
  - Bill Swiatek suggested planning some kind of event, possibly in early June or late May, or coming out to do a presentation at any events that committee members may be having.
- **[1:22:20 in recording]** Carrie Casey shared an update on the Opportunity Zones program. She said that she spoke to Albert Shields, the Policy Director for the governor's office, and that he would be happy to come out to a meeting, but he did not have any information to share right now. She also spoke to Tamarra Morris, the Director of Economic Development at New Castle County, who did not have any updates except that those were shared at the last meeting. She said she would like to get someone to come to a future meeting to speak about the program.

- **[1:24:00 in recording]** Carrie Casey shared an update on the Eden Park/Hamilton Park survey. She said that the survey was recommended in the Route 9 Corridor Master Plan. There have been some difficulties getting the survey off the ground. They had a meeting about two and half weeks ago where the University of Delaware shared their plans for the survey. The University of Delaware will be working with some community volunteers to do a door-to-door survey, possibly around mid to late April. She said that everyone is welcome to attend tonight's meeting, aimed at developing that survey, in the same room at 6:45pm.
  - Ken Dryden expressed concern that the housing values will decrease as a result of the rezoning.
    - Phil McBride said that that is the real estate market, which the County does not dictate.
    - Carrie Casey said that they received feedback from a previous meeting saying that the survey was too long and had too many environmental questions. The survey has been revised to remove those questions and focus on the community members' opinions about relocating.
    - Bill Swiatek said that as stated in the Master Plan, the housing values are low in the area. He said that homeowners can't just be given fair market value for their houses, as that won't be enough for them to afford to relocate.
  - Penny Dryden asked what the reason is for the recommendation in the plan.
    - Bill Swiatek said that the civic association has been working on a relocation for many years, and it makes sense from a professional planning perspective to separate housing from industry to mitigate environmental health/welfare concerns for the residents. He said that the survey is intended to see if residents are interested in relocating.
    - Carrie Casey said that they are trying to get community input on the survey, and the goal is to see if relocation is what everyone wants and if it is the right thing to do. She said that she is not aware of any plan for the area related to the port expansion.
- **[1:36:15 in recording]** Bill Swiatek said that Kyron Robinson is not at the meeting to share an update about the OJT subcommittee, and if anyone is interested in joining that subcommittee he can pass their information onto Kyron Robinson. The committee is currently researching whether other states and cities across the USA have been able to use federal money to have local labor hiring/training preferences.
- Bill Swiatek said there is also the hometown overlay subcommittee, which relates to trying to get part of the corridor designated as a hometown overlay zone, which would give residents more input and control over what comes into the community. That subcommittee is headed by Sandra Smithers. The County has advised her to coordinate with Councilman Street to try to get that started, and he is trying to start that process.
- The next Route 9 Monitoring Committee meeting will be held on Tuesday, April 17<sup>th</sup> at 4:30 pm in the Garfield Park Recreation Center multipurpose room.

## Route 9 Master Plan Open House 3

When: June 2018

Where: Rose Hill Community Center (senior center)

Time: 5 to 7:30 p.m. or weekend afternoon?

**\*Childcare provided\***

### **PART 1 - PRESENTATIONS (45-60 mins w/questions)**

- 15-minute presentation about the Master Plan
- 15-minute presentation about efforts of the Monitoring Committee
  - What is it? Who is on it? Mission/vision?
  - Transportation prioritization work teaser
  - OJT work teaser
  - Hometown overlay work teaser
  - Eden/Hamilton Park survey teaser
- *If interested: Possible brief teaser about DCREJ CBA w/Port?*
- *If interested: Possible brief teaser regarding Port deal?*
- *If interested: Possible brief teaser from DNREC regarding dust study and any other work?*

## **PART 2 - OPEN HOUSE - TABLES (60+ mins w/individual questions)**

Participants will rotate among round tables dedicated to each topic every 15 minutes. Each table will have one facilitator who will discuss the topic and encourage questions/discussion/feedback. Each table will also have one assigned note taker. Each table may have poster boards to aide w/illustration.

### **TABLES**

- Route 9 Master Plan & Monitoring Committee (about 6 boards)
- Transportation prioritization work (3 boards)
- OJT work (1 board)
- Hometown Overlay work (1 board)
- Eden/Hamilton Park survey (1 board)
- *Possible CBA (1+ boards)*
- *Possible Port (1+ boards)*
- *Possible DNREC (1+ boards)*

### **NEEDS**

Digital and print flyers  
Support getting word out from local civics/others  
Monitoring Committee staffing