

DRAFT

Route 9 Monitoring Committee Meeting Minutes

5/15/2018

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

Attendees

- Ernest Anderson, Garfield Park
- Leola Anderson, Garfield Park
- Octavia Brown, Resident
- James Brunswick, DNREC
- Carrie Casey, New Castle County
- Stacey Dahlstrom, New Castle County Land Use
- Carlos Dipres, First State Community Action Agency
- Caitlin DelCollo, Senate on behalf of Senator Henry
- Lauren Devore, DNREC
- Kenneth Fuller, Oakmont Civic Association
- Mike Hahn, DelDOT
- Ronald D. Handy, Sr., New Castle Prevention Coalition
- Renae Held, DNREC
- Lee Jarmon, OVGGP Civic Association
- Gagan Kumar, New Castle Shell
- Philip McBride, New Castle County Land Use
- Randi Novakoff, WILMAPCO
- Kathy O'Neill, Rec Deli
- Kyron Robinson, ProRank LLC
- Pete Romano, Rec Deli
- Jeanette Swain, Rose Hill Civic Association
- Bill Swiatek, WILMAPCO
- Jake Thompson, WILMAPCO

Minutes

- **[0:10:10 in recording]** The committee reviewed the previous meeting minutes.
 - There were no comments. The committee accepted the previous meeting minutes.
- **[0:10:45 in recording]** Bill Swiatek reviewed the purpose of the Monitoring Committee. He shared the committee's Mission and Vision statements. Bill said if someone does not believe in those statements, they should not be regularly attending meetings. The group reaffirmed their commitment to these statements. Bill said that he will try to keep the group more on task at meetings and asked for support doing so. There are other important community issues that come up separate from the Master Plan, but these should be dealt with separately.

- Lee Jarmon said that it is important to stay on our mission and vision and make sure that we accomplish our goals. He said that we can disagree along the way, as long as we make sure to abide by the mission and vision statements.
- Carrie Casey said that it might be a good idea to repeat the Mission and Vision statements or have them in front of us at every meeting to keep the meeting moving.
- Everyone agreed.
- **[0:16:25 in recording]** Randi Novakoff gave an overview of the community outreach event planning. She said that we have a tentative date of June 25th at 5:30pm at the Rose Hill Community Center. The draft agenda includes presentations about the Master Plan and the Monitoring Committee’s work. After that, participants will break up into discussion tables. Discussion topics could include the port of Wilmington, environmental issues, as well as other possibilities. Participants will rotate between tables so they can discuss different topics. Each table will have a note-taker and a facilitator. She asked if committee members are interested in volunteering to be facilitators or note-takers. She also encouraged committee members to help promote the event, such as by distributing flyers.
 - During the meeting, the following volunteer assignments were made for potential tables and/or poster areas (subject to change):
 - General: Route 9 Master Plan & Monitoring Committee (about 6 boards)
 - Lead – Lee Jarmon, Carrie Casey, Bill Swiatek
 - Notes – WILMAPCO Intern
 - Transportation prioritization work (3 boards)
 - Lead: Mike Hahn, Jake Thompson, Patti Miller
 - Notes: Jeanette Swain
 - DelDOT construction contract diversity work (1 board)
 - Lead: Ky Robinson
 - Notes: WILMAPCO Intern
 - Land development implementation (1+ boards)
 - Lead: Phil McBride
 - Notes: TBD
 - Transportation Alternatives Program (1 or 2 boards)
 - Lead: Marco Boyce
 - Notes: TBD

SEPARATE TO THE PLAN, BUT IMPORTANT ISSUES

- CBA w/Port of Wilmington (1+ boards)
 - Lead: Penny Dryden (not present; will be invited)
 - Notes: TBD
- Port of Wilmington
 - Lead: Rich Harris (not present; will be invited)
 - Notes: TBD
- DNREC Environmental Studies and Cleanup Initiatives (several boards)
 - Lead: James Brunswick
 - Notes: DNREC
- Carlos Dipres asked if the word “traductor” (translator) could be changed to “intérprete” (interpreter) on the flyer.
 - Randi Novakoff said she would make that change.

- Randi Novakoff said that we would like to have childcare available. WILMAPCO could provide coloring books, crayons, and other activities for children.
 - Ron Handy was volunteered and accepted to coordinate childcare.
 - Caitlin DelCollo asked if the flyer will also be in Spanish.
 - Randi Novakoff said yes.
 - There was discussion about inviting the port to the workshop. Carlos Dipres said that Richard Harris is the expert on the port expansion.
 - James Brunswick said that he would call Richard Harris.
 - Bill Swiatek said that we should reach out to Penny Dryden to see if DCBAC is interested in having a table.
 - Randi Novakoff suggested sending out a Google Doc so that people could sign up to volunteer electronically.
 - Randi Novakoff brought up the idea of starting an education subcommittee. She said the subcommittee could focus on events, outreach, and other strategies to reach out to the community and let them know what is going on.
 - Carrie Casey said that she would be interested in joining an education subcommittee.
 - Carlos Dipres said that he could have a press release for the Hispanic population. He said that he would need at least three weeks in advance of the event to distribute it. The flyer would be in both English and Spanish in order to reach out to everyone.
 - Randi Novakoff said that she will set up a Facebook event.
- **[0:36:00 in recording]** Phil McBride gave an update on the New Castle County Land Use department's activities. He handed out a presentation packet, which is available here: http://www.wilmapco.org/Rt_9/Meetings/NCC_LandUse_Presentation_5-15-18.pdf. He discussed a brief update to County initiatives, including updates to the Unified Development Code (UDC), Hometown Overlay, and updates to the Comprehensive Plan. With regards to updating the UDC, the County is working to include elements into the Code that will improve site design and landscaping requirements, streamline the development review process and clarify language throughout the Code. These should make it easier for homeowners to adjust lot lines on property, complete normal improvements to homes without the need for variances from the Board of Adjustment, and allow for more design flexibility that is more context-sensitive to the specific property. He discussed how a Hometown Overlay district works and the positives and negatives of establishing one for the Route 9 corridor. A Hometown Overlay would require a public meeting for proposed land developments. It allows for more design flexibility, but it cannot control the types of uses if they are permitted within the underlying zoning or tenants of a proposed development. He then discussed the County's effort to update the Comprehensive Plan in order to further implement the Route 9 Corridor Plan. The Route 9 plan will be incorporated into the Comprehensive Plan through fall 2018, and there will be continued discussion with the County Council, Planning Board, and the public.
 - Kathy O'Neill asked if the hometown overlay is just a guideline to hold people accountable for things like what trees can be planted in yards.
 - Phil McBride said yes, those types of things are included.
 - Stacey Dahlstrom said that the Design Review Advisory Committee utilizes those guidelines when they review projects. Phil McBride said that they review for consistency with those guidelines.
 - Bill Swiatek said that one of the main concerns from the community was that there were too many projects being proposed that they were unaware of. By

- having that committee and structure, there will be meetings to discuss those projects, including an early public meeting.
 - Lee Jarmon asked if the board members are appointed.
 - Phil McBride said yes and that he believes they are appointed by County Council. Stacey Dahlstrom confirmed that and said that board members are volunteers.
 - Jeanette Swain asked how long the Route 9 Corridor Master Plan is supposed to take.
 - Bill Swiatek said that it is a 20 year plan. He said that elements of the plan are already happening, such as Safe Routes to School projects, the Hamilton/Eden Park Survey, and ongoing State engineering work.
- **[0:58:30 in recording]** Ky Robinson gave an update on the On-the-Job Training (OJT) Subcommittee. The subcommittee found models from other state DOTs for doing local hires with federal money. He said that DelDOT can use those models to develop contracts for local hiring.
 - James Brunswick asked if the models include the workforce development contracts that the committee discussed.
 - Ky Robinson said that they are more spelled out than that. He said that the contracts are called statements of work. When they have grant funded programs such as OJT and supportive services, they have to submit an annual statement of work that spells out exactly what they are going to do. When other states have already done that, their statements can be used as a template.
 - Ronald Handy asked if any local areas or neighboring states have done contracts.
 - Ky Robinson said that New Jersey and Pennsylvania have done contracts, but every program is different. The program would have to be customized for the skill gaps in the Route 9 area.
- **[1:03:00 in recording]** Bill Swiatek said that he does not know if there is an update on the hometown overlay. He asked the committee if they are aware of any updates.
 - Ky Robinson said that Councilman Street should have an update.
 - Carrie Casey said that she would check with Councilman Street.
- **[1:03:30 in recording]** Carrie Casey gave an update on the Hamilton/Eden Park Survey. She said that the final community meeting was held last week and community members gave their final comments. She said that five community members will volunteer to pre-test the survey. The survey will go to University of Delaware's review board with the hope that the survey will start in June. Depending on how many people are reached, it could be done in a month. The results will follow that.
 - James Brunswick asked if there is a timeline on completing the survey results.
 - Carrie Casey said that Dr. Perez did not give a timeline on how long the results will take. She said that it will likely be done in July or August, but the focus now is on getting the survey approved.
 - Caitlin DelCollo asked if the surveys will be translated.
 - Carrie Casey said that surveys will be individualized to the households, so if they need to be translated they will be.
 - Bill Swiatek said that it will be an oral survey. One of the survey takers is fluent in Spanish, so could handle collecting results from a Spanish-speaking household.

- Mike Hahn suggested taking a few pictures when people are taking the survey so that there is documentation to advise the greater public of what is going on.
- **[1:08:10 in recording]** Bill Swiatek shared an update on the Transportation Project Prioritization Subcommittee. He said that we came up with a number of scoring factors to rank the transportation projects in the Master Plan. The subcommittee agreed on the scoring factors that were discussed at the last Monitoring Committee meeting. The scoring will be brought back to the committee next meeting for approval.
 - Lee Jarmon asked if the draft scoring will be distributed prior to the next meeting.
 - Bill Swiatek said yes, it will be distributed at least a couple weeks in advance.
- **[1:09:40 in recording]** Bill Swiatek asked if anyone has any other business to discuss.
 - Jerry Collins said that he has not heard any update on the proposed Royal Farms development at the corner of Route 9 and Memorial Drive.
 - Lee Jarmon said that about 3 or 4 weeks ago, he got a call from a developer about the Royal Farms development. He suggested that they come to the civic association meeting. Representatives from Royal Farms did a presentation at the meeting, and they were evasive during the question and answer period. He said that after the meeting, he [Lee Jarmon] did a survey. There were 23 people there, and 19 of them said that they don't want Royal Farms in the community. He said that he sent a letter to Councilman Street, Senator Henry, and Representative Johnson. The consensus from that meeting is that the community does not want Royal Farms there. There is an overabundance of gas stations already along the corridor, and the need for other services.
 - Mike Hahn said that he thought the Royal Farms was going in at the motorcycle place location off Cherry Lane. He said that it is a parking lot right now, but the Royal Farms will be developed there. He said that two curb ramps will be retrofitted for ADA compliance, and that is the only roadway design change resulting from the development.
 - Phil McBride was also not aware of the proposed Royal Farms development at the Route 9 and Memorial Drive location.
 - Bill Swiatek encouraged the community to work with their elected officials to investigate and communicate with Royal Farms. It appears Royal Farms sought County/State approval at the Cherry Lane site, but then, months later, independently talked with the Garfield Park Civic Association to see if there was interest/pushback from developing a location on Route 9 at Memorial Drive. DeIDOT and the County have not heard of this new proposed site, which has stirred community opposition.
 - Caitlin DelCollo said she would work with Lee Jarmon and share this information with Sen. Henry. Bill Swiatek said he would share with her the Route 9 Plan's market analysis, which documents an overabundance of gas stations.
- The next Monitoring Committee meeting will be held on Tuesday, July 17 at 4:30pm in the Garfield Park Recreation Center multipurpose room.