

MEETING MINUTES

date: April 14, 2016

time: 3:45-4:45 pm

location: Garfield Park Recreation Center

project no.: DCI #501-16

project name: Route 9 Corridor Master Plan

author: Caitlin O'Hara

attendees:

Cecily Bedwell, Design Collective, Inc (DCI)

Marco Boyce, New Castle County Land Use (NCC LU)

Carrie Casey, New Castle County (NCC)

Andrew Emanuele (FHWA)

Mike Hahn, Delaware Department of Transportation (DeDOT)

Herb Inden, Office of State Planning Coordination (OSPC)

Alex Jefferson, Route 9 Library

Carol Kachadoorian Toole Design Group (TDG)

Caitlin O'Hara, Design Collective, Inc (DCI)

Tim Snow, Delaware Department of Transportation (DeDOT)

Bill Swiatek, Wilmington Area Planning Council (WILMAPCO)

Eric Pugliano, Delaware Transit Corporation DTC

Tigist Zegeye, Wilmington Area Planning Council (WILMAPCO)

MANAGEMENT COMMITTEE MEETING (MCM)

Route 9 Corridor Master Plan

Introductions:

Bill Swiatek welcomed the participants and asked for introductions.

Previous Meeting Notes:

Bill Swiatek asked for any comments, revisions, or questions regarding the previous MCM Meeting Notes

- No comments were noted and the Meeting Notes were accepted without revision for the project record.

Schedule Update:

Cecily Bedwell reviewed the revised schedule and upcoming dates.

Questions:

- Bill Swiatek Question: Coming out of the workshops, will the consultant team have enough time to develop alternatives and produce the final product, given the modifications to the schedule?
 - Cecily Bedwell Response: Yes, we had originally anticipated working and completing our scope within a 10-month timeframe. When the schedule expanded to 12 months, we did not change scope. Therefore, there is some extra, built-in time and the month shift of Workshop 1 should not negatively affect our work timeframe.

Market Analysis Update – RCLCO:

Cecily Bedwell noted that, due to a family emergency, Lee Sobel was unable to attend. Cecily reviewed RCLCO's summary of the Market Analysis findings.

Questions (for RCLCO's review):

- Marco Boyce Question: Can the residential rental rates be benchmarked against other areas within the region? It would be helpful to see a precedent/comparison that is similar in terms of economic viability.
 - Response sent by RCLCO via email on 2016-04-29:
We decided to benchmark Route 9 against other corridors that lead into Downtown Wilmington. The Delaware Ave to Downtown Corridor is garnering multifamily residential rental rates of \$1.40/sf. The Baynard Blvd. to Downtown Corridor is garnering residential rates of \$1.57/sf. Finally, the Maryland/N. Maryland Ave Corridor into Downtown is garnering \$.85/sf. The importance of these numbers is that each represents a distinct stage in the residential evolution, with the Maryland/N. Maryland Ave Corridor being the least full-formed multifamily market and Baynard Blvd being the most established residential market. Although these are not exact comparables (no comparables to Route 9 currently have any multifamily residential developments), they show a range of different corridor rent ranges that can be achieved.
- Tigist Zegeye Question: What does the County need to do policy-wise to help facilitate the visions and goals of the community?
 - Response sent by RCLCO via email on 2016-04-29:
We will be able to make policy recommendations following Public Workshop 1 and Design Collective's and TDG's draft plans and recommendations.

Comments:

- Bill Swiatek noted a question that he had asked RCLCO prior to the meetings: Question: Where do banks fall within the retail graph chart produced by RCLCO? As noted by RCLCO on the *Retail Supply and Demand* slide, "Local banks are one of the primary retail

typologies included in the Miscellaneous Store Retailers category, which demonstrates a need for more local banks in the PMA.”

- Bill Swiatek Comment: The market findings, while mostly negative, are realistic. We need to set appropriate expectations, while remaining positive regarding the growth potential along the corridor.
- Marco Boyce Comment: We need to create density bonuses to help entice development and create a central node adjacent to the library that is more compelling. We want to encourage developers to come here. We want them to be able to use more land for revenue creation rather than for parking and open space.
- Marco Boyce Comment: DeIDOT should transform the street section to accommodate on-street parking and lower the demand for on-property parking.

Transportation Analysis Update – Toole Design Group:

Carol Kachadoorian reviewed Toole Design Group’s summary of the transportation existing conditions and objectives.

Questions:

- Marco Boyce Question: Will the street ROW design alternatives for Route 9 accommodate projected traffic outcomes based on future development?
 - Cecily Response: A traffic study is not a part of the consultant team’s scope; however, we are looking at the reallocation of space within the existing ROW to improve the pedestrian/cyclist/transit rider experience.
- Question: What specifically helps improve the use of transit?
 - Carol Response: It’s the whole package: Route, frequency, unobstructed sidewalk, ability for the bus to pick-up and drop-off efficiently, design of shelter, lighting, seating, etc.
 - Cecily Response: ADA accessibility is also important.

Comments:

- Herb Inden Comment: In reference to the Route 9 street section shown, DeIDOT is the only owner that should be identified.
- Mike Hahn Comment: DeIDOT has an app that provides real-time bus information for its users.

Planning Analysis Update – Design Collective, Inc.:

Cecily Bedwell reviewed a summary of the potential planning principles for the corridor.

Questions:

- Mike Hahn Question: Considering the recommendations moving forward, should nodes be identified by gateway elements (signage, etc.) as markers.

- Cecily Response: Yes, there are certain physical boundaries that exist that can be identified as thresholds between the nodes and entry points that act and can be improved as gateways to the corridor as a whole.

Committee Updates:

Bill Swiatek summarized the committee updates. Advisory Committee Additions include:

- DNREC
- Delaware River and Bay Authority

Key Stakeholder Meetings:

Bill Swiatek discussed WILMAPCO's and DCI's meetings with County and State elected officials. Both conversations were positive. They have encouraged stakeholders to remain optimistic while addressing key issues and setting realistic goals and visions with the community. Expectations should be managed (do not overpromise).

Blueprint Communities Update:

Bill Swiatek discussed his meeting with the Blueprint Communities Committee to coordinate and make sure efforts are not duplicated. The committee is most interested in corridor issues related to jobs and education.

Public Workshop 1 Overview:

Cecily Bedwell summarized location, schedule, approach, and outreach strategies.

Summer Outreach Strategies:

Discussed under *Schedule Update* above.

Other Business:

N/A

End of minutes.

The above is the author's interpretation of the items discussed. Any corrections or discrepancies should be brought to the author's attention within seven days, or the minutes will stand as written.

cc: Attendees
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