



route 9 corridor MASTER PLAN

COUNCIL

January 12, 2017



Wilmington

Route 13

I-295 / Route 40

9

I-495

Christina River

Delaware River

New Castle



Steering Committee

New Castle County
State of Delaware
All Neighborhood Civic Associations
Rose Hill Community Center
New Castle Prevention Coalition
Colonial School District
Nemours
DE HEAL



TASK 1: BACKGROUND

December to February



TASK 2: ECONOMIC ASSESSMENT

January to June



TASK 3: VISIONING

January to September



TASK 4: DEVELOP ALTERNATIVES

September to November



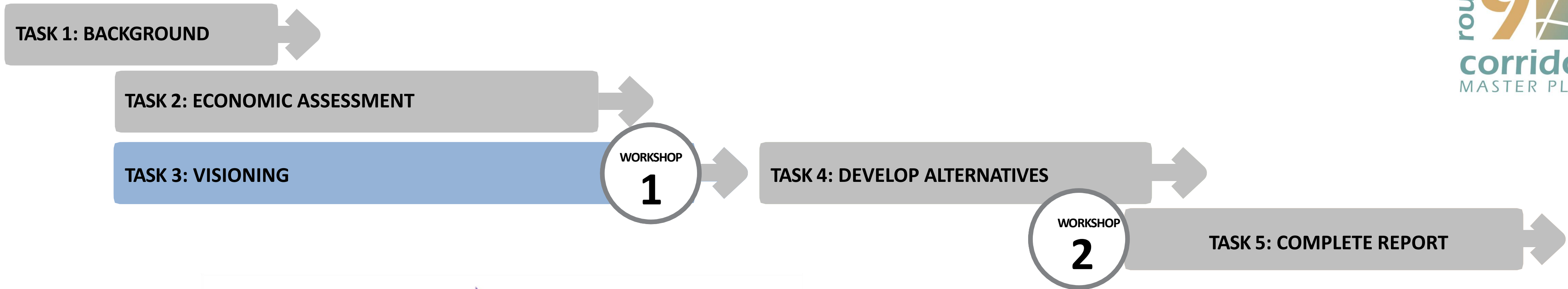
TASK 5: COMPLETE REPORT

December to February



WE ARE HERE





Passive



Active



Draft Vision Statement

*The **Route 9 Corridor Master Plan** will identify the best reinvestment and redevelopment strategies for the Route 9 Corridor between the City of Wilmington and the City of New Castle.*

Community-Identified Needs

Enhancing existing **community amenities**

***Eliminating chronic crime** (top priority at workshop)

Reducing the **environmental and health burdens** of industry

Maintaining **affordable housing**

Additional **owner-occupied housing development**

Community-Identified Needs

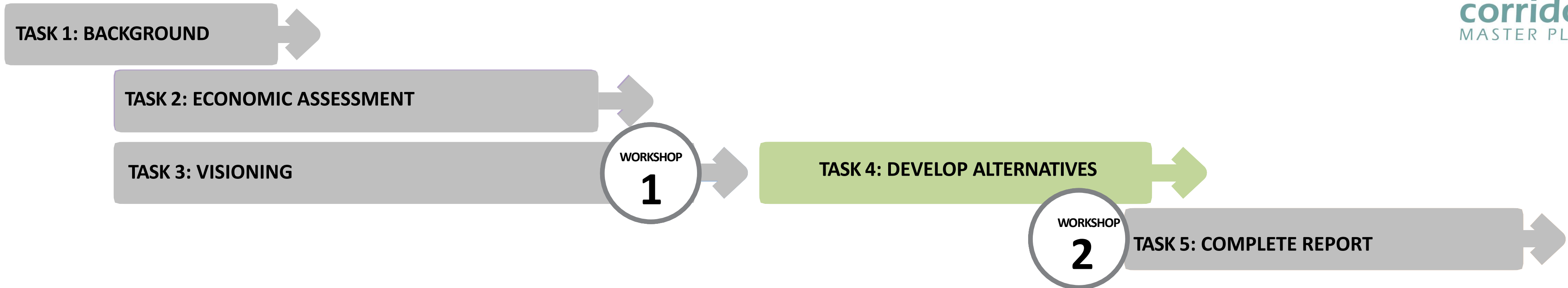
Adding additional **retail development**

Supporting **education and job access** and growth

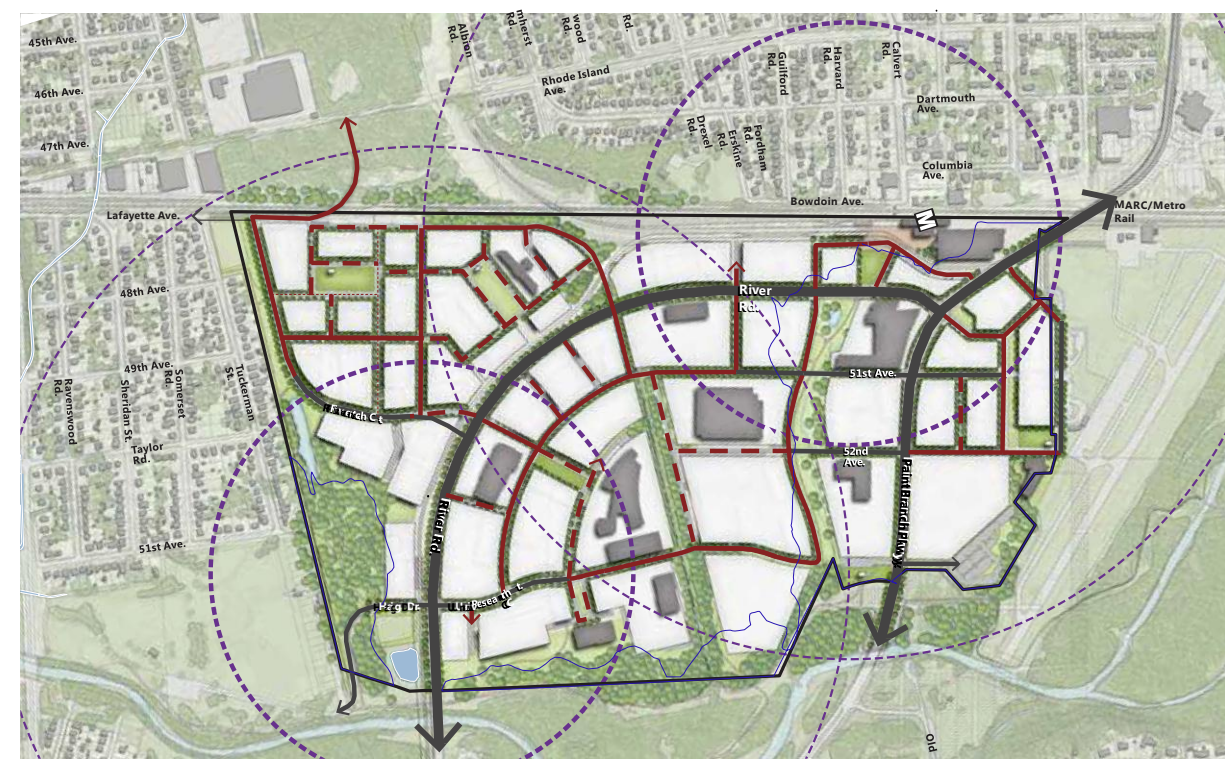
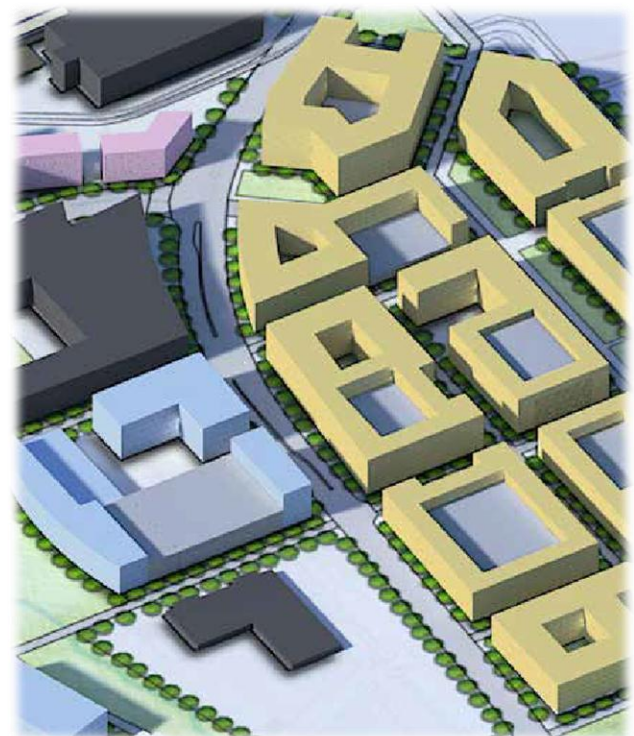
***Better bus, walking, and bicycling transportation** (top youth priority)

Showcasing the area's **rich history**

Tying future **port expansions** to sustainable **economic growth**



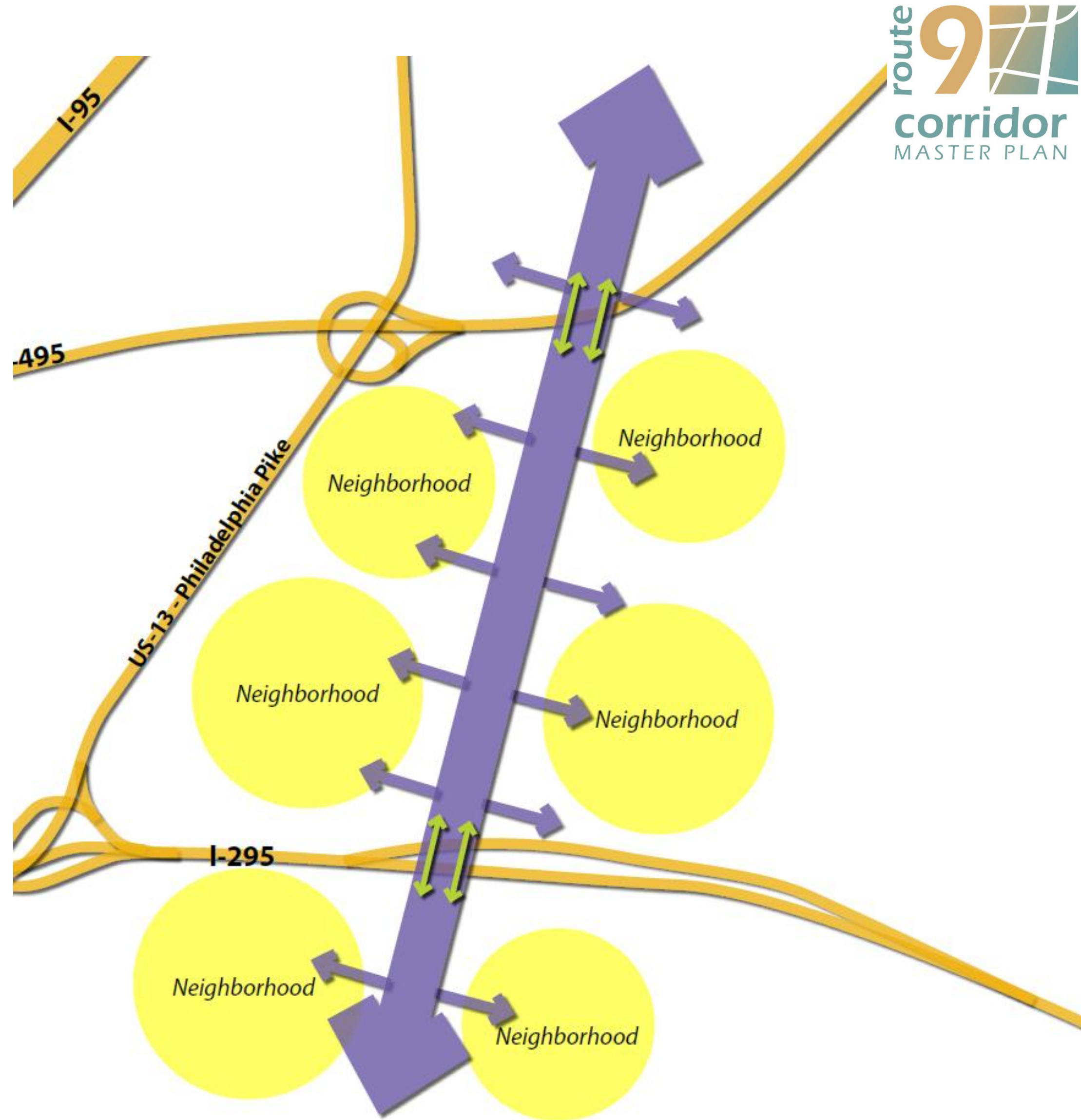
STUDY AND BRING BACK PLAN OPTIONS FOR THE CORRIDOR



Improve Connectivity



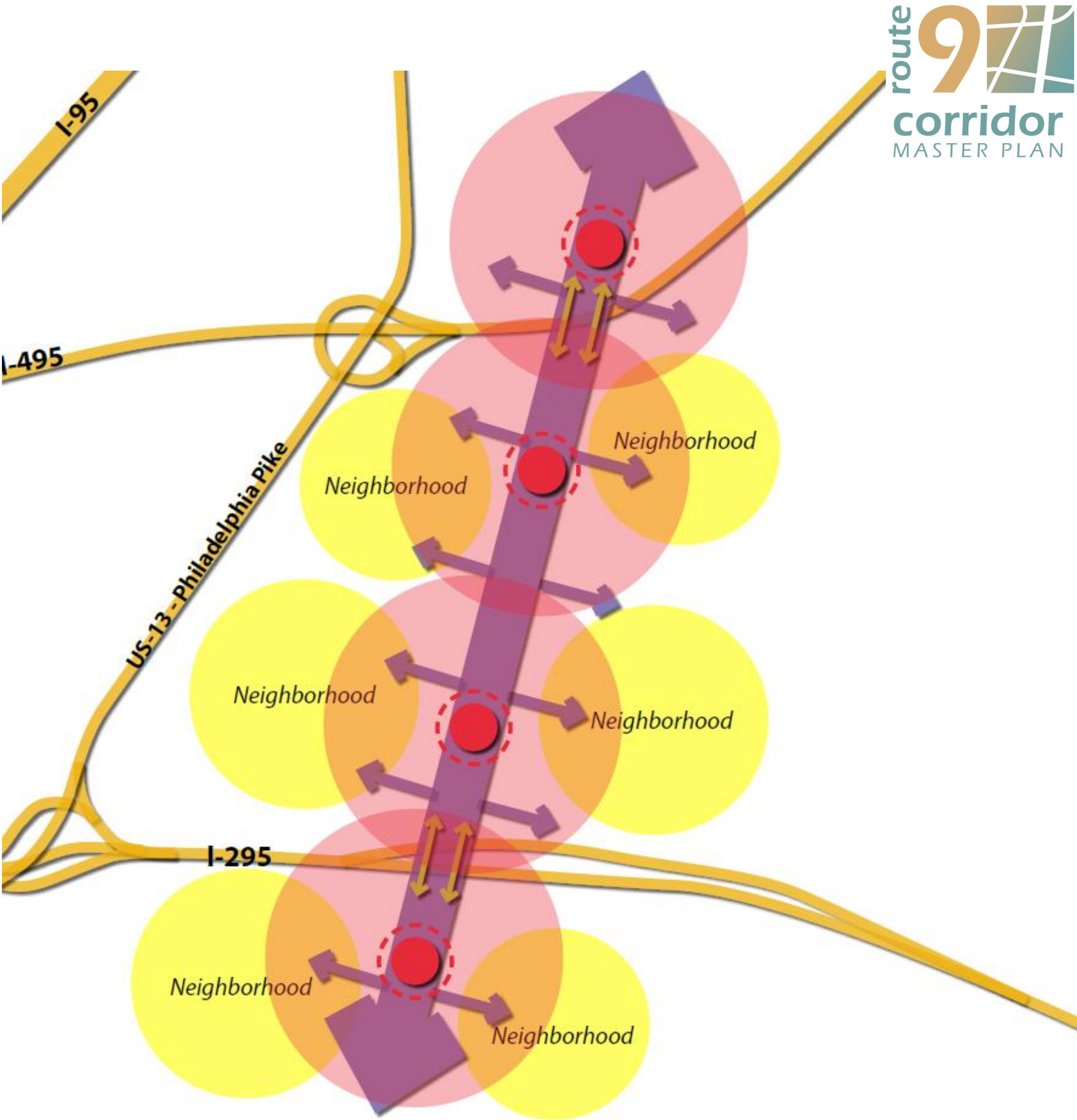
Delaware Institute for Public Administration



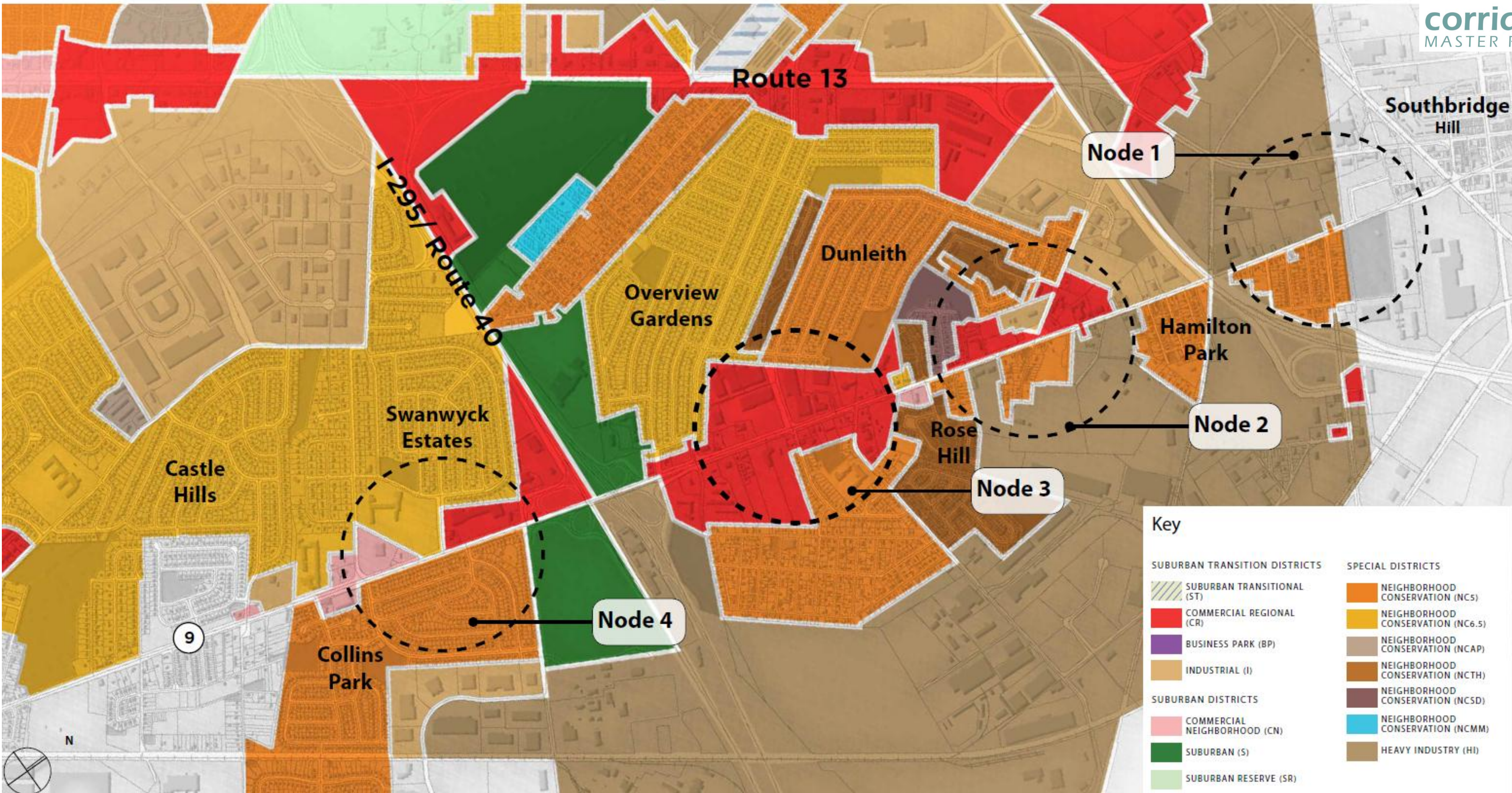
Nodal Development



Bing Maps



Route 9: Existing Zoning

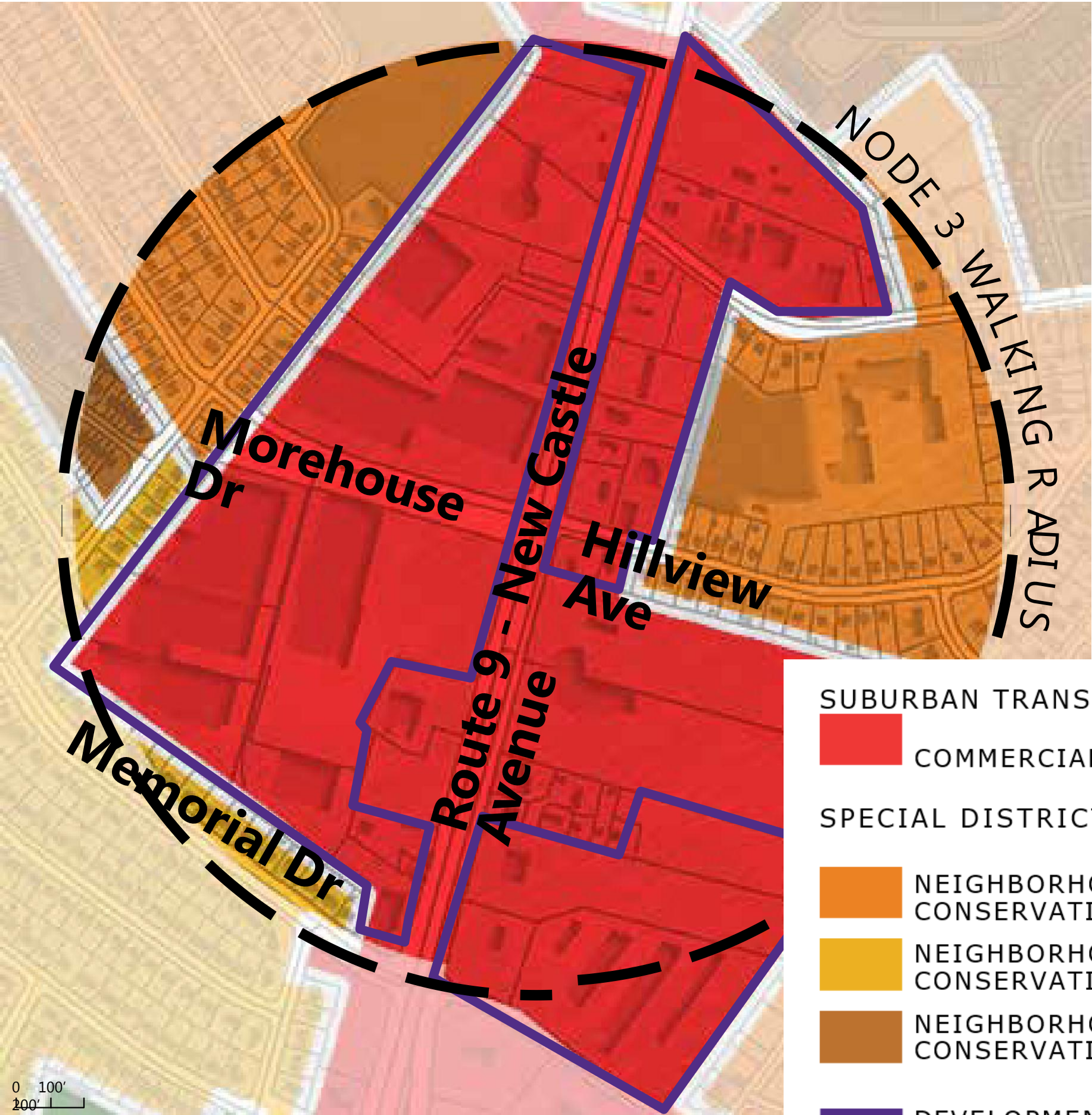


Route 9: Rezoning Recommendations



Route 9: Zoning Assessment (Node Example)

Node 3: Existing Zoning



CR Zoning Changes to ALLOW

- Apartments
- Single-family attached
- Single-family detached

SUBURBAN TRANSITION DISTRICTS

COMMERCIAL REGIONAL (CR)

SPECIAL DISTRICTS

NEIGHBORHOOD CONSERVATION (NC 5)

NEIGHBORHOOD CONSERVATION (NC 6.5)

NEIGHBORHOOD CONSERVATION (NC TH)

DEVELOPMENT OPPORTUNITIES

Innovation District

Option 1: 5-10 years

Development Program

- Residential For-Sale: 23 townhouses
- Residential Rental: 42 townhouses
- Senior Housing: 100+ Units
- Office: 18,000 sf
- Retail: 9,000 sf



Option 1: 10-20 year

- Residential For-Sale: 46 townhouses
- Residential Rental: 77 townhouses
- Senior Housing: 100+ Units
- Office: 55,000 sf
- Retail: 52,000 sf
- Hotel: 120 keys



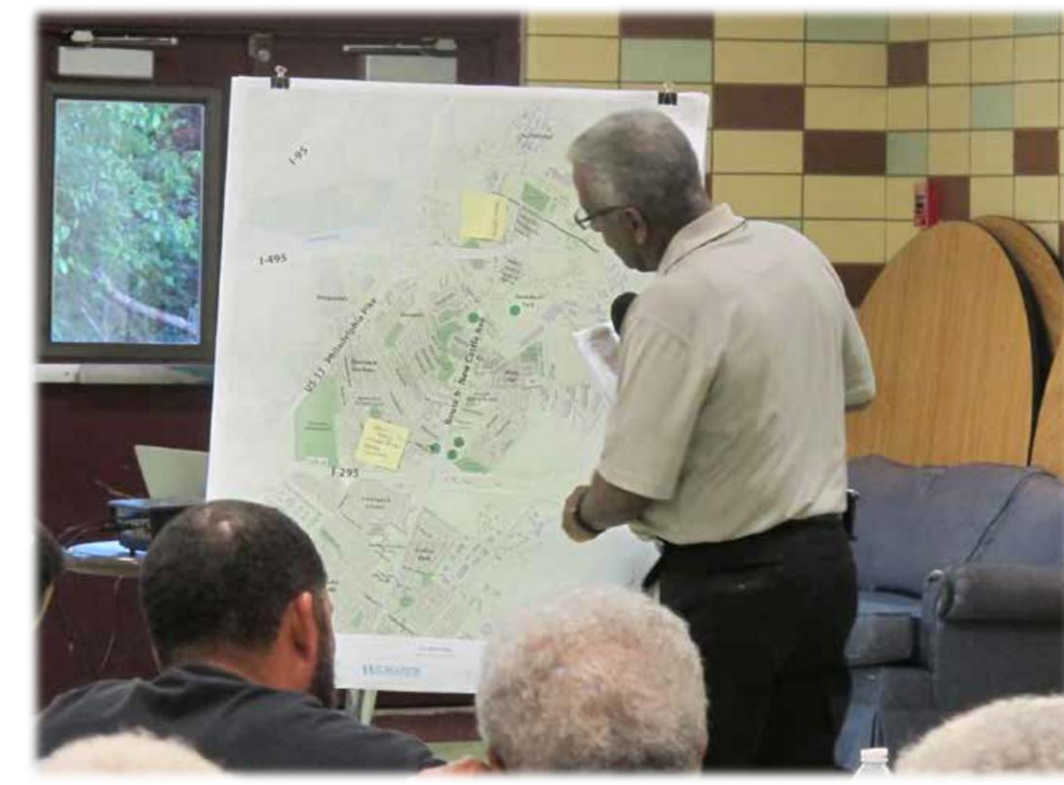
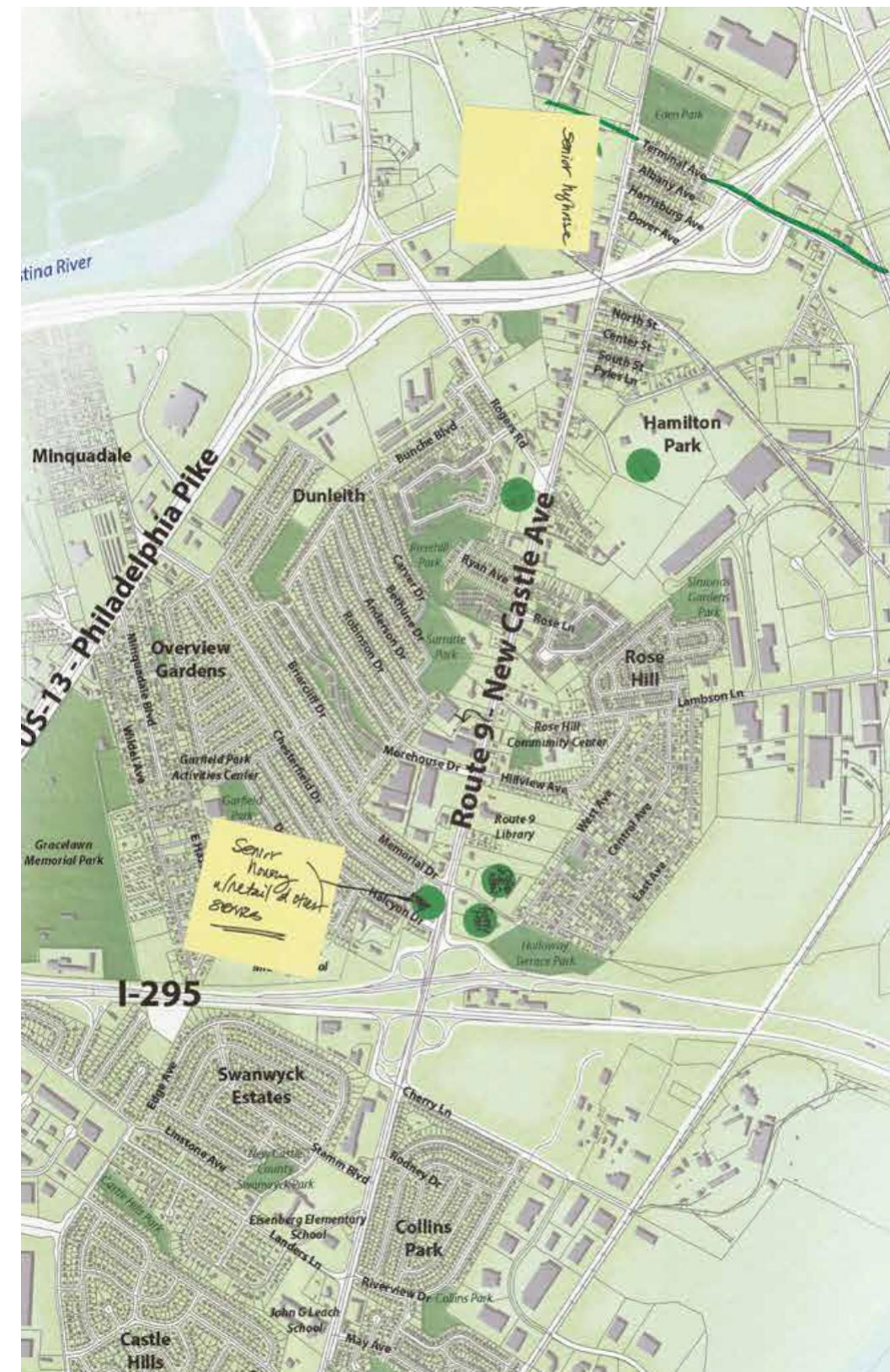




Transportation Concerns and Needs

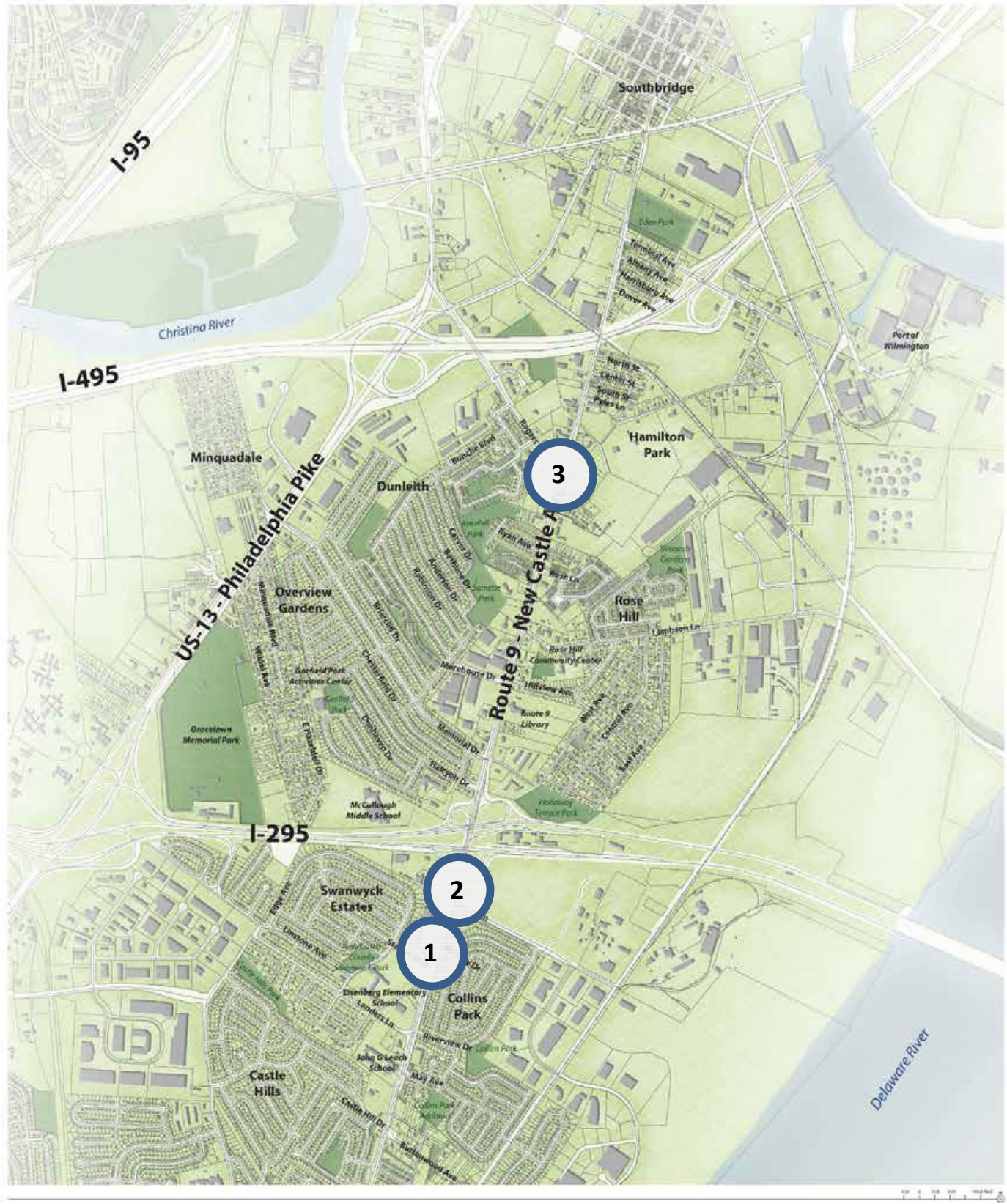
Overall: Update, expand, and improve transportation network

- Sidewalks and ADA compliance
- Bike lanes and regional connections
- Roadway crossings
- Visibility
- Separation from motor vehicles
- Bus shelters
- Lighting
- Streetscape
- Left and right turns
- Truck management

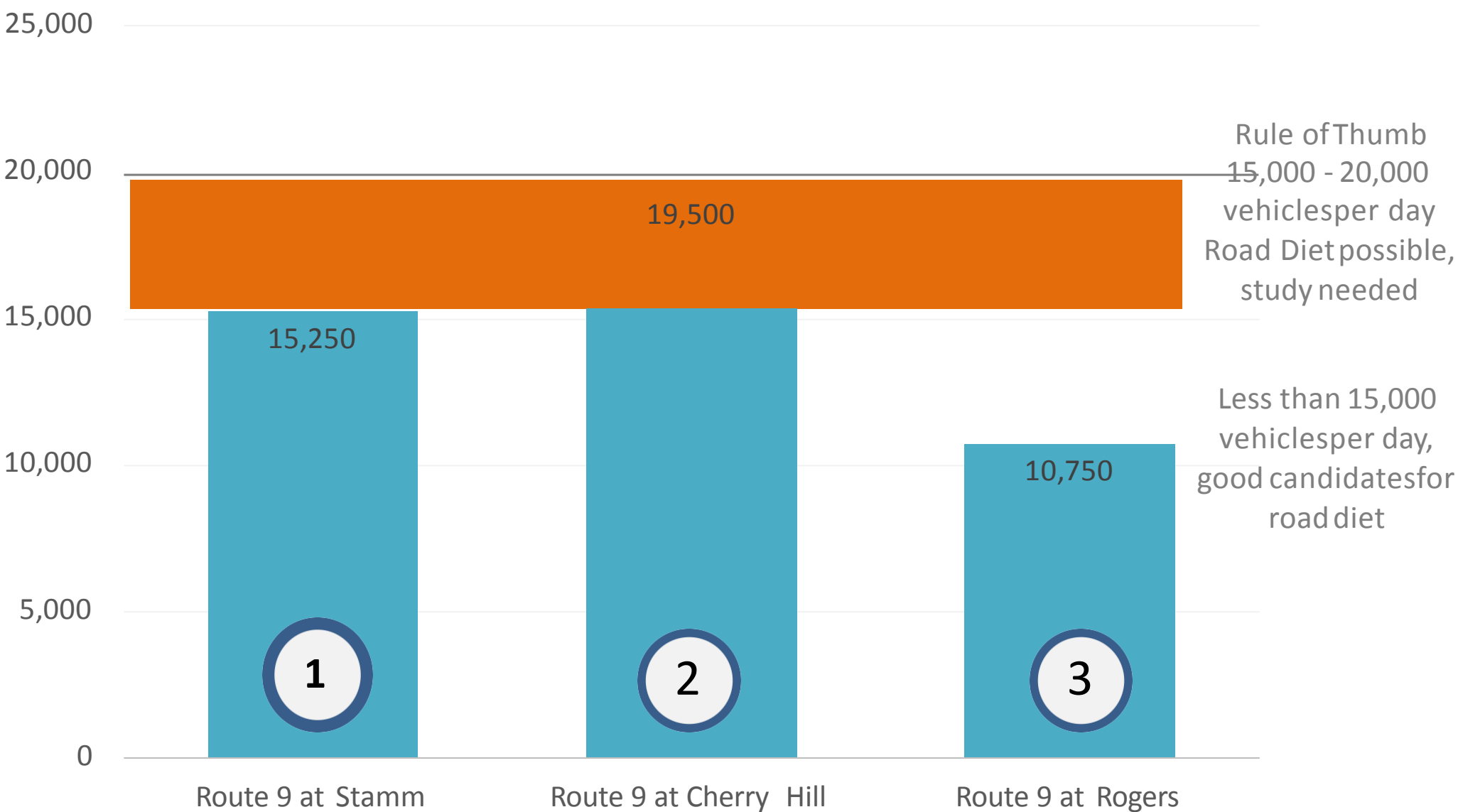


Re-allocate right-of-way for Route 9

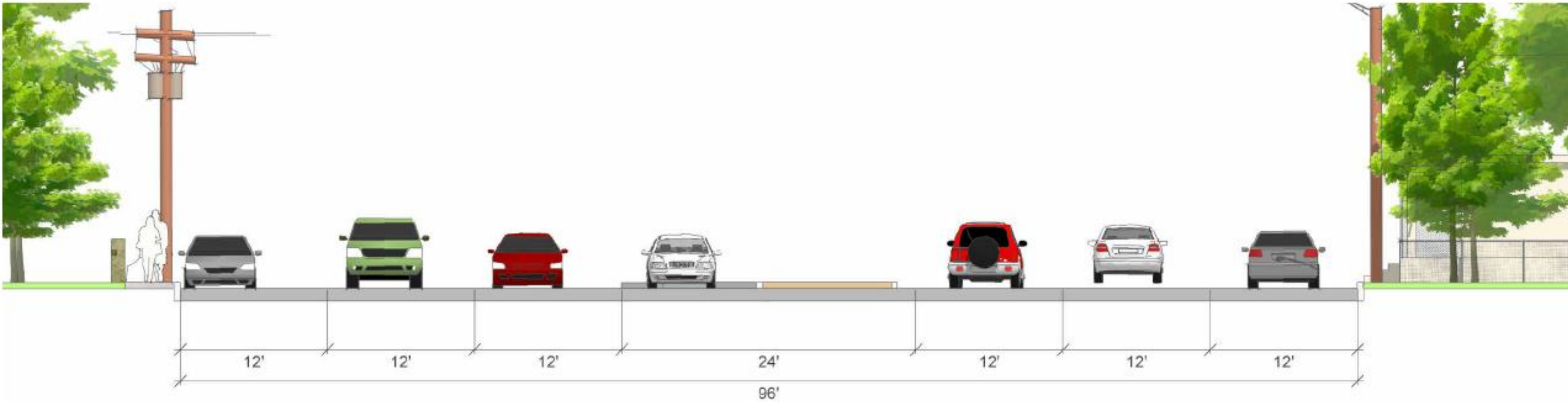
Remove Travel Lane Corridor Wide & Along Memorial Drive



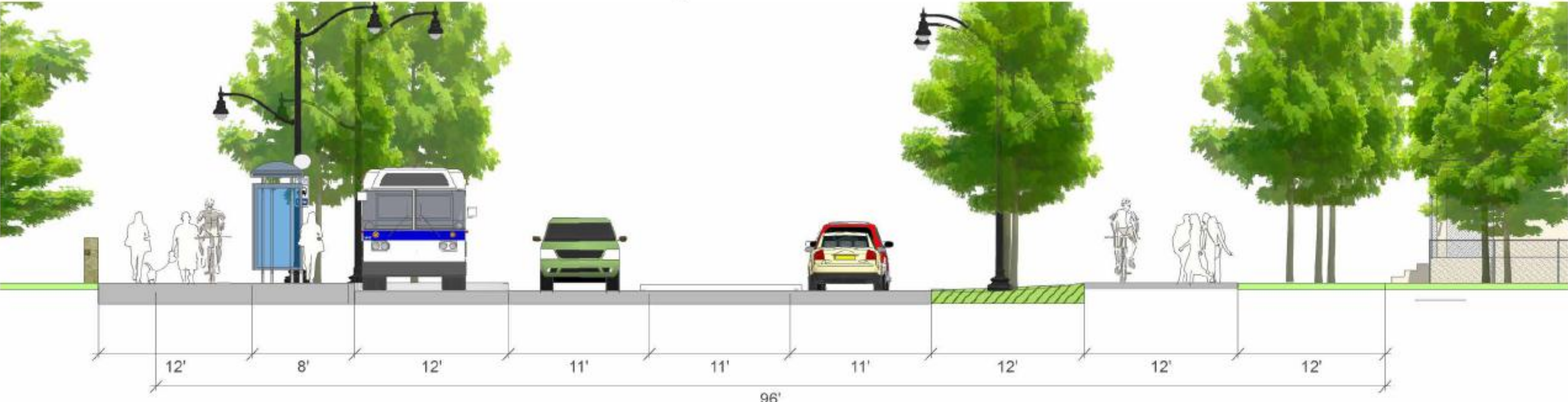
Route 9, Average Daily Traffic (ADT) - 2016



Terminal Avenue Cross Sections



Existing Cross Section



Proposed Cross Section

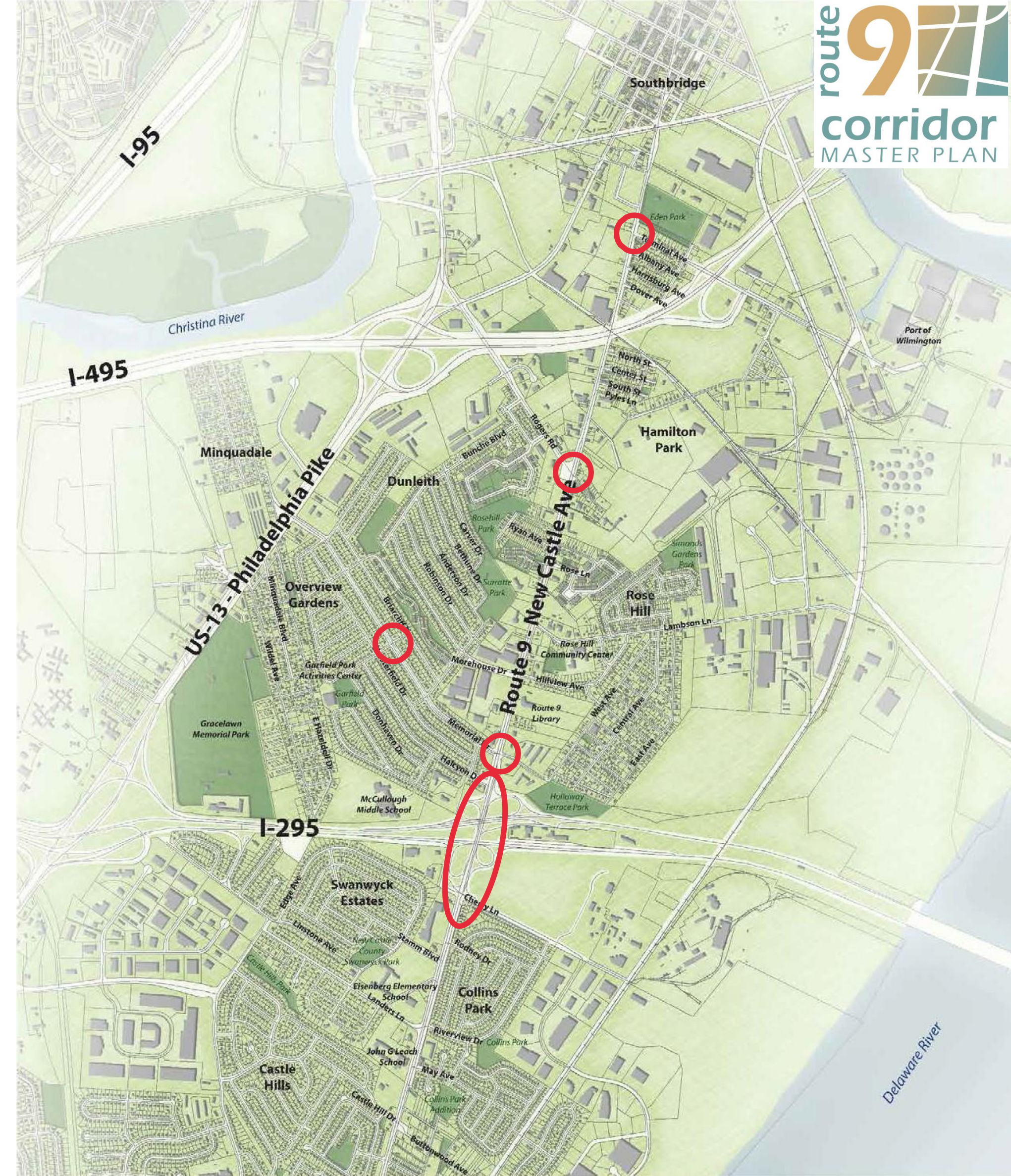
Intersection Re-design

Identified needs:

- Traveling between neighborhoods and other destinations across Route 9
- Helping all travelers be visible
- Improving access to bus stops
- Turns into and out of neighborhoods
- Contribute to overall vision for corridor

Note:

- Initial concept designs
- Based on existing conditions
- Final design to reflect traffic analysis



EXISTING CONDITIONS TERMINAL AVENUE
& NEW CASTLE AVENUE



PROPOSED DESIGN TERMINAL AVENUE
& NEW CASTLE AVENUE



Rogers Road Re-design



EXISTING CONDITIONS



PROPOSED DESIGN



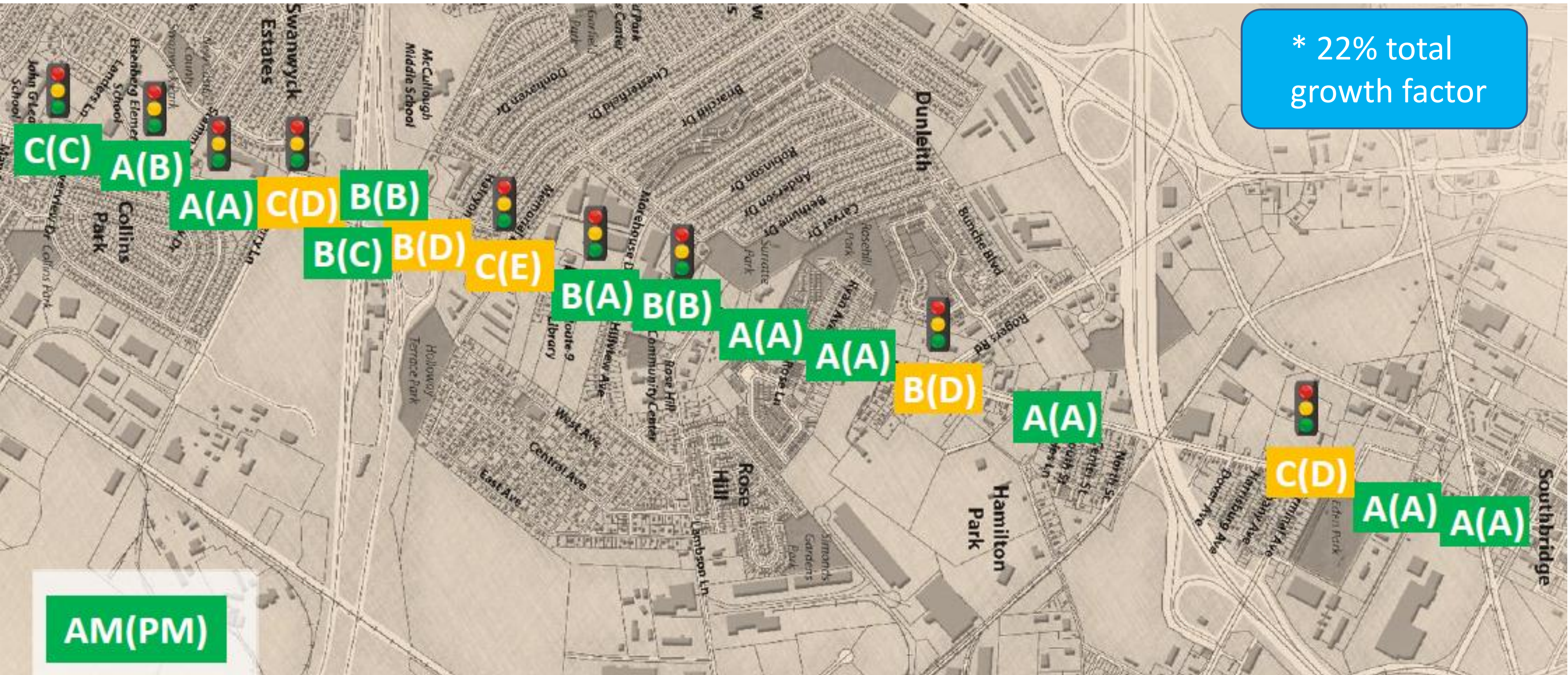
Proposed Design

Memorial Drive – Road Diet



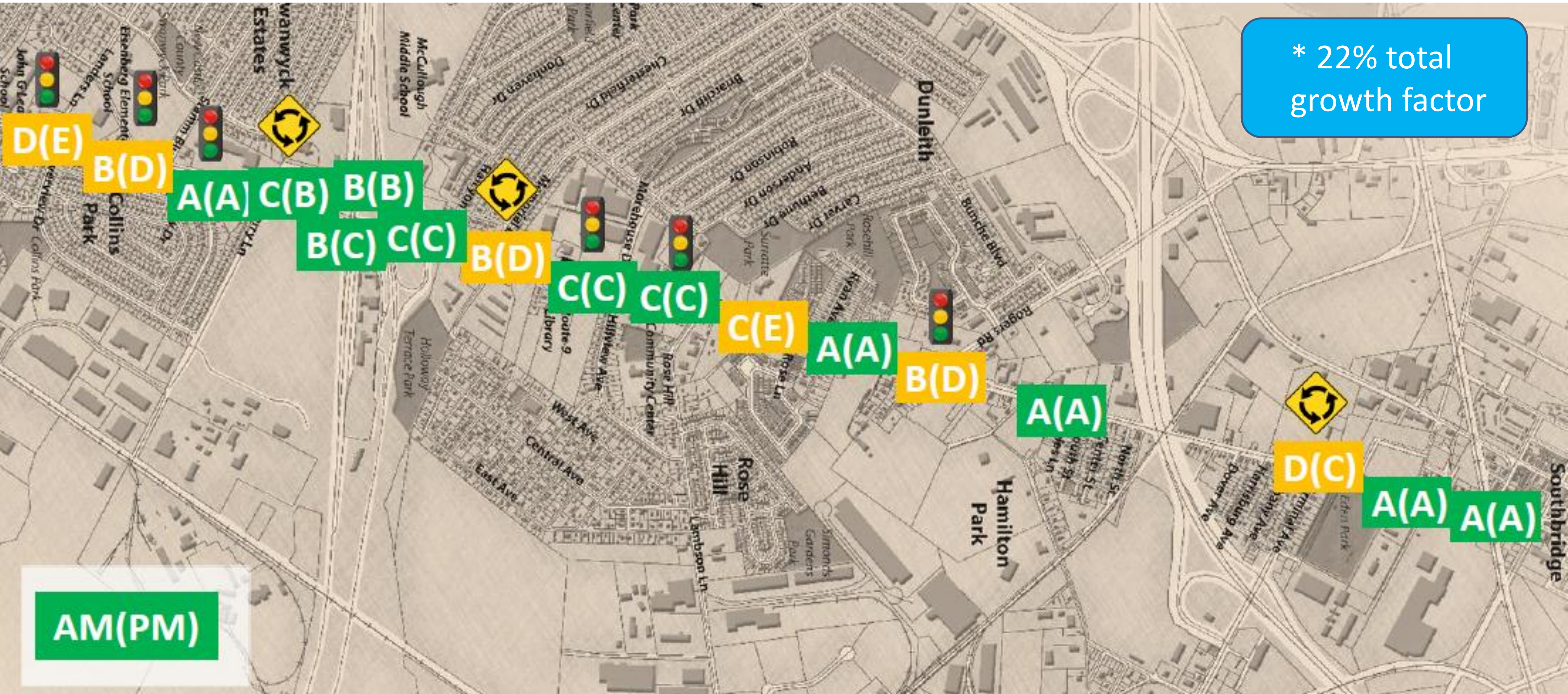
Draft 2036* – No Build

* 22% total growth factor



Draft 2036* – Road Diet/Roundabouts

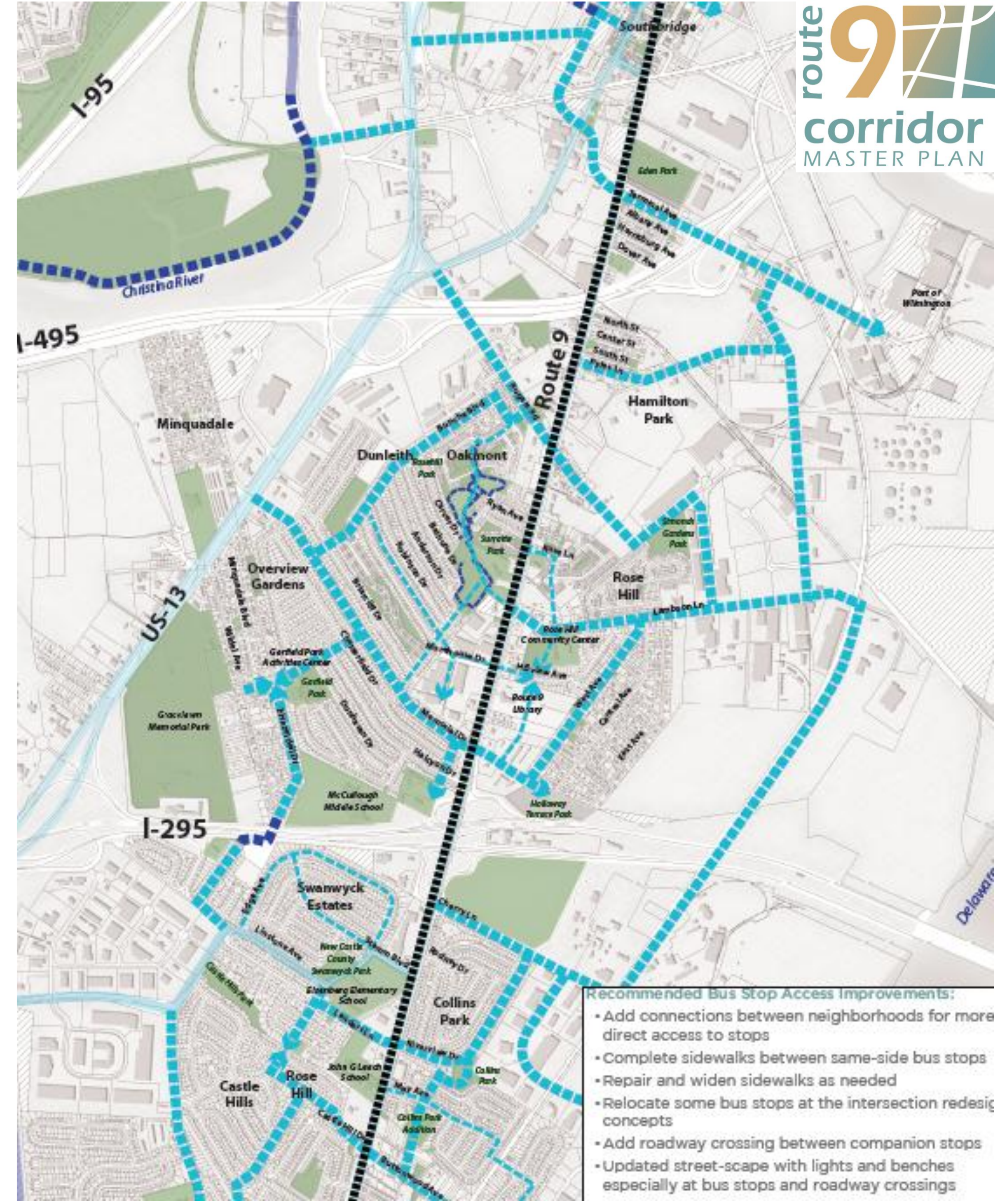
* 22% total growth factor



Pedestrian and Bicycle Plan

Recommendations include:

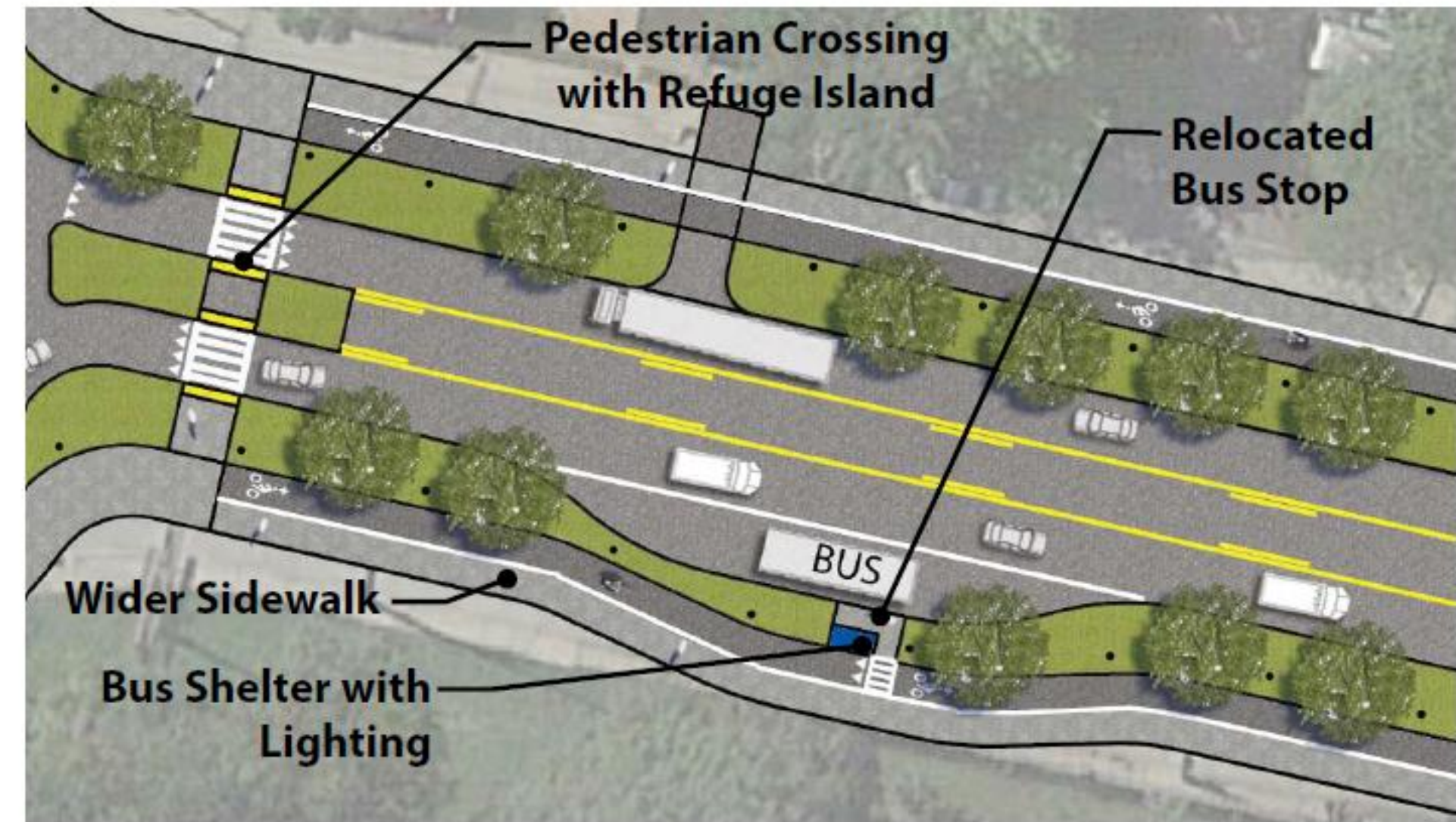
- Add connections between neighborhoods
- Complete sidewalks between same-side bus stops
- Repair and widen sidewalks as needed
- Relocate some bus stops at the intersection redesign concepts
- Add roadway crossing between companion stops
- Updated street-scape with lights and benches



Bus Improvements

Objectives:

- ADA compliance
- Safety
- Overall ease of access
- Comfort to and at bus stop



Rt. 9 at Terminal Avenue



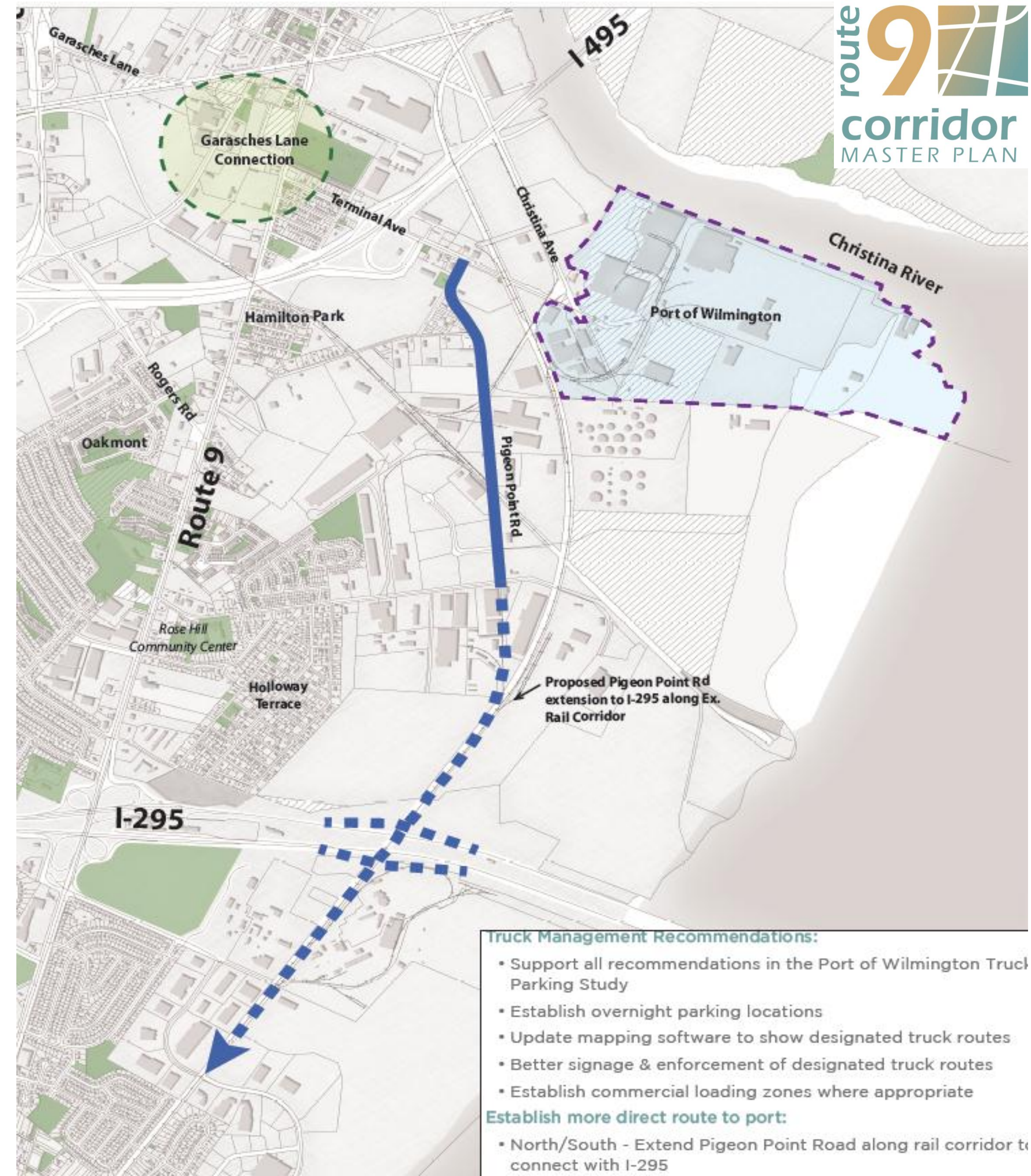
Neighborhood Connections

Truck Management

- Establish overnight parking locations
- Update mapping software
- Better signage & enforcement
- Establish commercial loading zones

Establish more direct routes to port:

- North/South - Extend Pigeon Point Road along rail corridor to connect with I-295
- East/West - Extend Garasches Lane to Terminal Ave.



Public Feedback



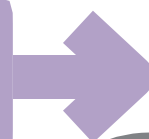
- Community needs prioritized
- Youth need for park access/creation
- Feedback on specific alternatives light and mixed



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Route9MasterPlan

PROJECT CONTACT:

William Swiatek, AICP

302-737-6205 ext. 113

bswiatek@WILMAPCO.org