



route 9 corridor MASTER PLAN

Monitoring Committee

January 2018

Planning 101 – American Planning Association

Goal: maximize the health, safety, and economic well-being for all residents.

This involves thinking about how we can move around our community, the businesses and attractions in our community, where we want to live, and opportunities for recreation.

While architects often focus on a single building, a planner's job is to work with residents and elected officials to guide the layout of an entire community or region. Planners take a broad viewpoint and look at how the pieces of a community — buildings, roads, and parks — fit together like pieces of a puzzle.



Planning is a process

Implementation can take
(a long) time

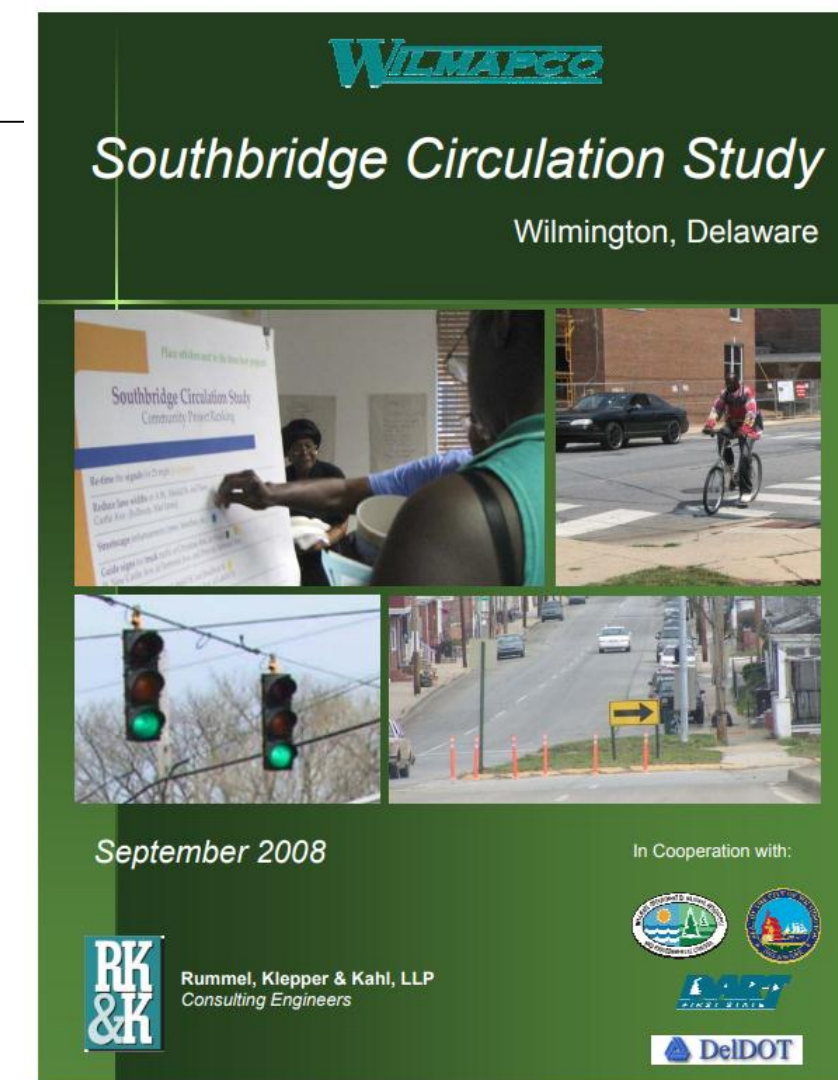
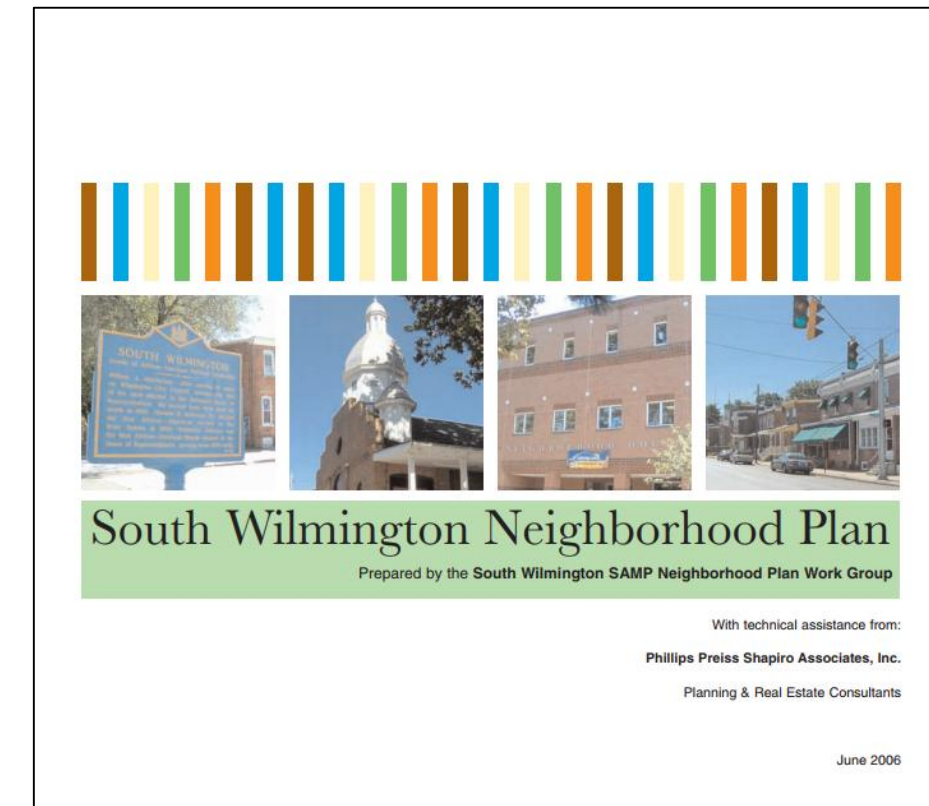
South Wilmington Neighborhood Plan & Southbridge Circulation Study

2006 and 2008

NOAA-funded/WILMAPCO/DNREC-funded; heavy community involvement

Most recommendations have progressed

- Wetland park project (flooding control)
- Transportation enhancements
 - Lighting, signal timing, sidewalks, lower truck movement, bus access, etc.
- Park enhancements
- Community gardening and market



Marshallton Circulation Study

2014

DelDOT requested; WILMAPCO-funded; heavy community involvement

Most recommendations have progressed

- Some new sidewalk built
- 2 roundabouts proposed on Old Capitol Trail are **funded**, along with more sidewalk and lighting upgrades and flooding control



Requested by: New Castle County

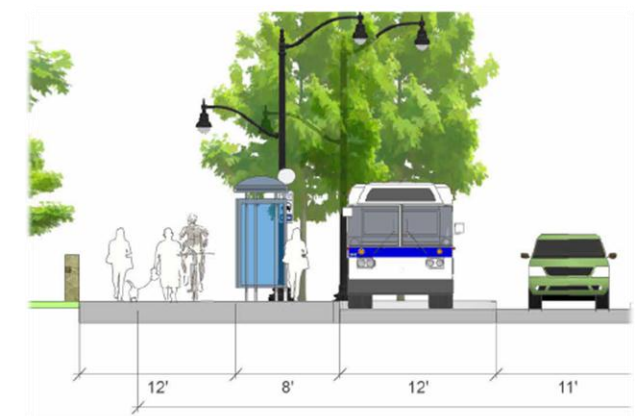
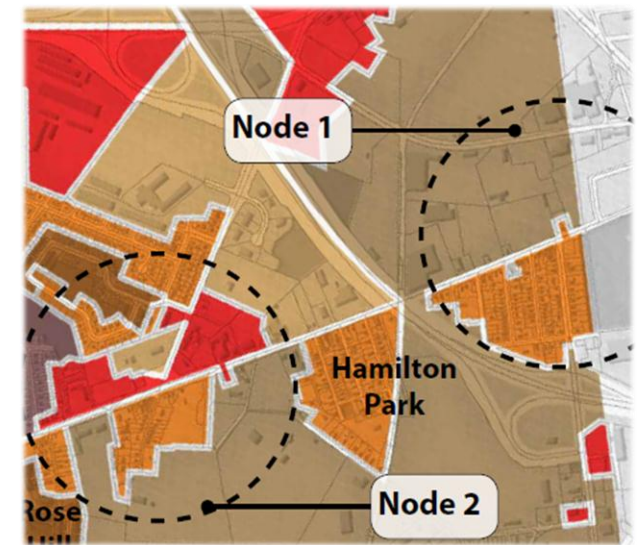
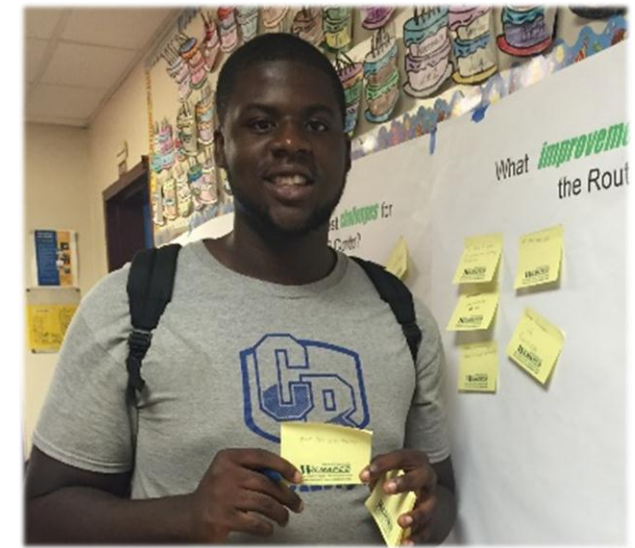
Funded by: WILMAPCO

Project team: County, State, Local Community and Organizations

Tasks: Existing conditions, economic assessment, visioning, alternatives

Emphasis: heavy public outreach and visioning

Plan completed in May 2017





Wilmington

Route 13

I-295 / Route 40

9

I-495

Christina River

Delaware River

New
Castle



1 Improve access to jobs, healthy foods, recreation, community services, education, and affordable housing

2. Promote mixed-use and mixed-income redevelopment

3. Mitigate environmental and health concerns

4. Examine land uses and recommend zoning adjustments

5. Recommend roadway improvements that promote the use of alternative transportation and manage truck traffic

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

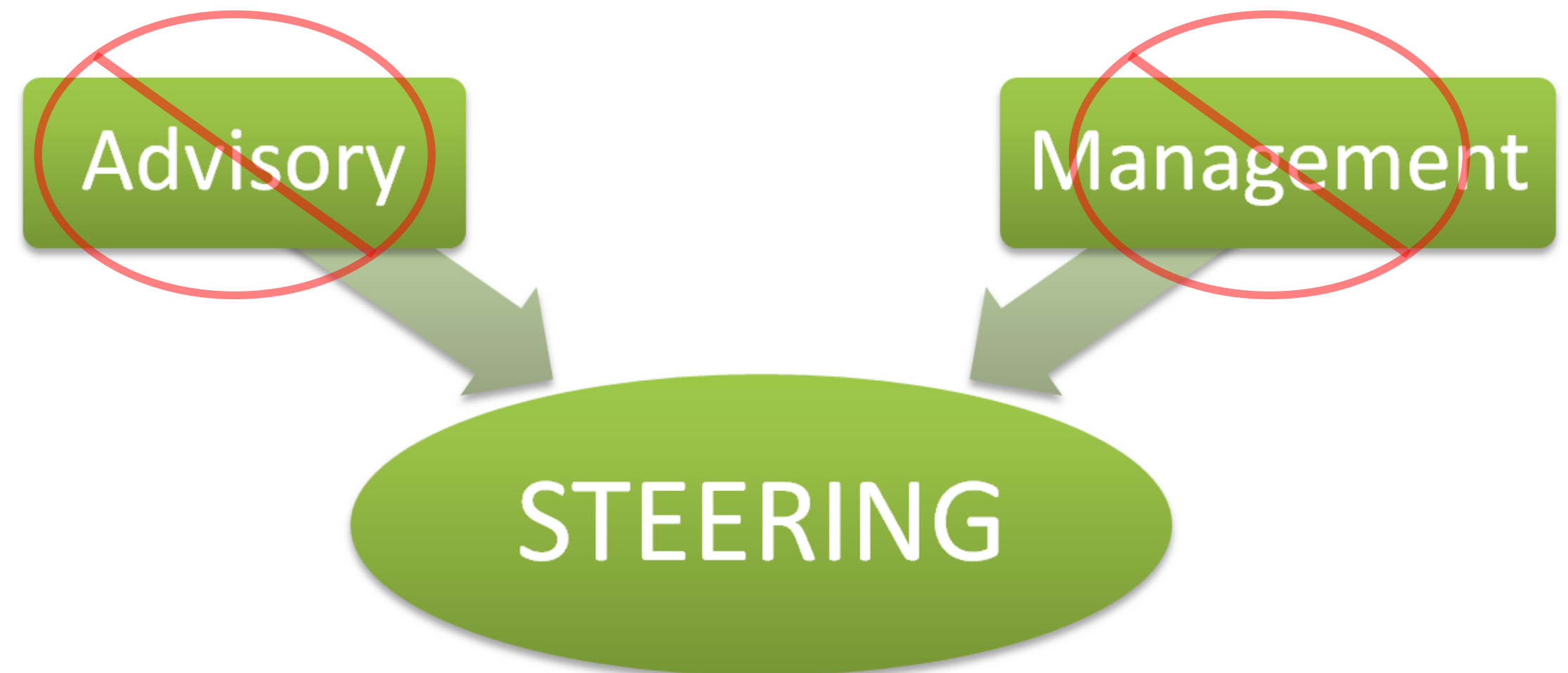


Steering Committee

Advisory and Management Committees dissolved (May 2016)

Reformed into Steering Committee

- Request of Advisory Committee
- Improve transparency



TASK 1: BACKGROUND

TASK 2: ECONOMIC ASSESSMENT

TASK 3: VISIONING

WORKSHOP

1

TASK 4: DEVELOP ALTERNATIVES

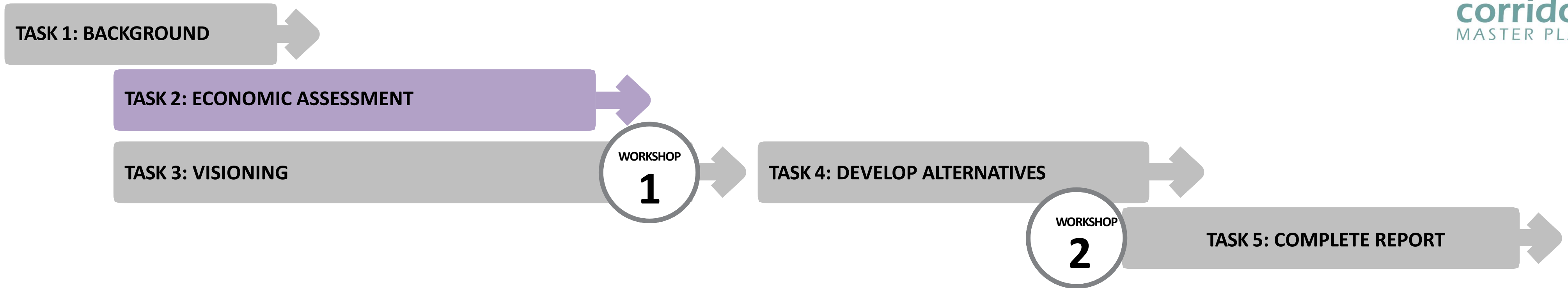
WORKSHOP

2

TASK 5: COMPLETE REPORT

- Population expected to decline; employment to increase
- Neighborhoods often distinct by race/income/housing type
 - North/south divide
- Incompatible adjoining land uses
- Route 9 traffic moves well
- Much of the study area is a food desert





Identify the sites, land uses and program **opportunities for catalytic development**

Explore how to **maximize the corridor's economic potential** while preserving history

Market Analysis Update

*Naturally occurring opportunities - will occur **without any intervention***

For-sale: **moderate opportunity** given prevailing household growth and propensity to choose for-sale product in the primary market area.

For-rent: **moderate opportunity**. The data demonstrates that the majority of the area's rental households will choose existing rentals based on age and income levels.

Senior Housing: **viable, naturally occurring opportunity** (can be supported without major investment by state, county, and local funding sources). Library development has spurred senior housing development.

Market Analysis Update

*Opportunities necessitating **outside intervention***

Retail: Market has struggled

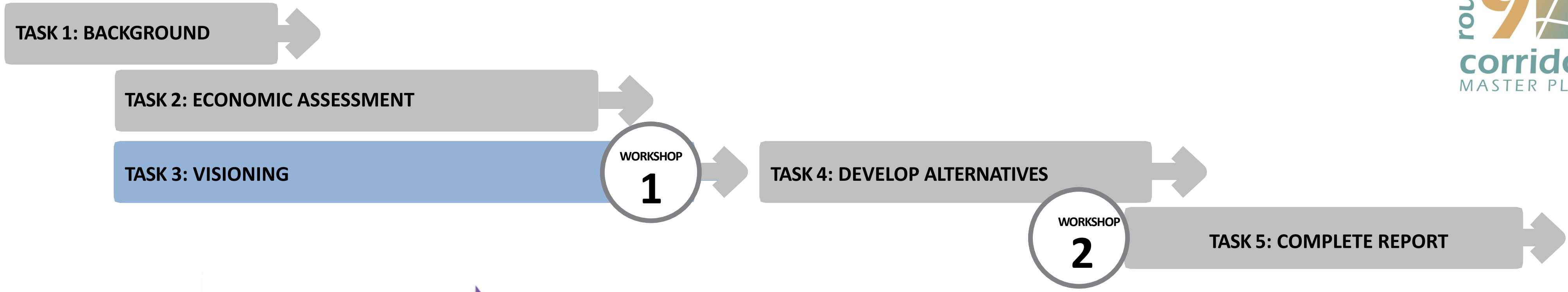
Solution: offer concessions to support retail catalyst.

Office: Not in the favored corridor of growth

Solution: wait for upturn in economic conditions (2020+) and proceed only when there is outside investment into the area.

Industrial: A key driver of success will be the expansion to the Port

Solution: monitor the port expansion, and take a proactive role in tying that expansion into corridor economic development initiatives including retail, office, and industrial.



Passive



Active



Key Stakeholders

GOVERNMENT

County Council
State Senate
State House of Representatives
Delaware Economic Development Office
New Castle County Government
City of Wilmington, Economic Development
City of New Castle, City Administrator

BUSINESS

Port of Wilmington
Landmark Engineering
Bowlerama
Patterson-Woods Commercial Properties
SB Real Estate, LLC
NAI Emory Hill Real Estate Services, Inc. Agent

FAITH LEADERS



Public Workshop 1 (75 engaged)

Rose Hill Community Center

May 24, 2016



Website & Facebook (11 engaged)

Introduction

The Route 9 Corridor Plan will identify the best reinvestment and redevelopment strategies for Route 9. Initially, we are looking at the 3-mile stretch of corridor between the City of Wilmington and City of New Castle boundaries. Key focus areas include:

- Improve access to jobs, healthy foods, recreation, education, community services, and affordable housing
- Promote mixed-use and mixed-income redevelopment
- Mitigate environmental and health concerns
- Examine land uses and recommend zoning adjustments
- Recommend roadway improvements that promote the use of alternative transportation and manage truck traffic

Check out the [Project Scope](#) for more details and the [Site Plan](#) for a map of the area. For background research consisting of demographic, land use, transportation, and environmental maps of the area, see the [Task 1 Map Series](#) (165mb).

Introducción

El Plan del Corredor Ruta 9 identificará las mejores estrategias de reinversión y de reconstrucción de la ruta 9. Inicialmente, estamos buscando en el tramo de 3 millas del corredor entre los límites de la ciudad de Wilmington y la ciudad de New Castle. Las áreas de enfoque incluyen:

- Mejorar el acceso a puestos de trabajo, alimentos saludables, la recreación, la educación, los servicios comunitarios, y la vivienda asequible
- Promover el uso mixto y la rehabilitación de ingresos mixtos
- Mitigar las preocupaciones ambientales y de salud
- Examinar los usos del territorio y recomendar los ajustes de zonificación
- Recomendar mejoras viales que promuevan el uso de transporte alternativo y gestionar el tráfico de camiones



Get Involved!

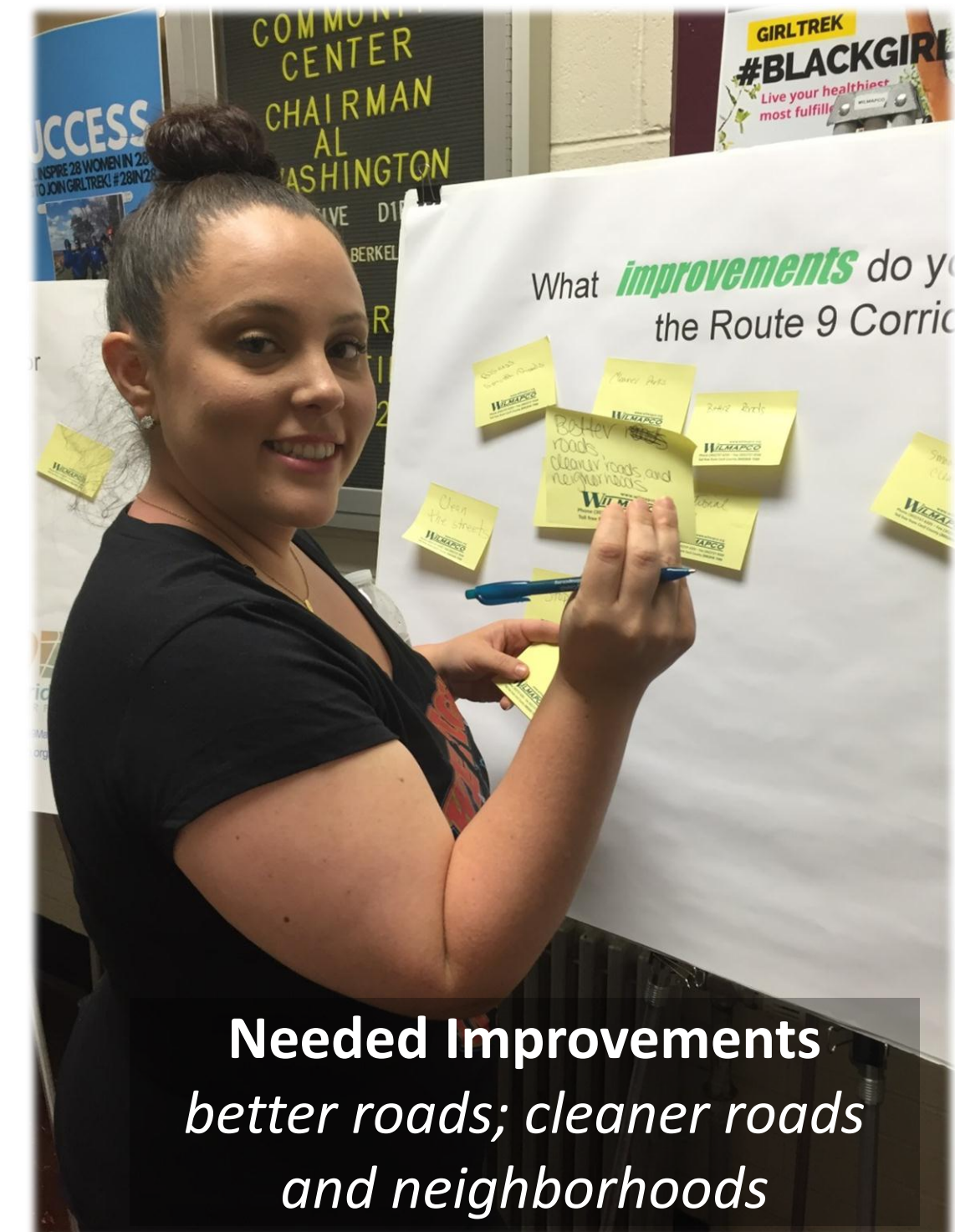
Take a quick survey

This is a screenshot of the Facebook page for the 'Route 9 Corridor Master Plan'. The page header features the project logo and the name 'Route 9 Corridor Master Plan' with the handle '@Route9MasterPlan'. Below the header is a navigation bar with tabs for 'Timeline', 'About', 'Photos', 'Likes', and 'More'. The main content area shows a post from 'Route 9 Corridor Master Plan' published by Jake Thompson on June 17 at 2:58pm. The post text asks for feedback to develop the best plan for the Route 9 area and includes two survey links: 'https://www.surveymonkey.com/r/Route9MP' and 'https://www.surveymonkey.com/r/Rt9Spanish'. The post has 34 likes and 0 comments. On the left sidebar, there are sections for 'Community' (with a search bar), 'See Pages Feed', 'Invite friends to like this Page', and 'Reach a new milestone 100 Likes' with a 'Promote Page' button. At the bottom, there is an 'ABOUT' section with a link to 'http://www.wilmapco.org...' and a 'Promote Website' button. A large photo of a community meeting is visible on the right side of the page.

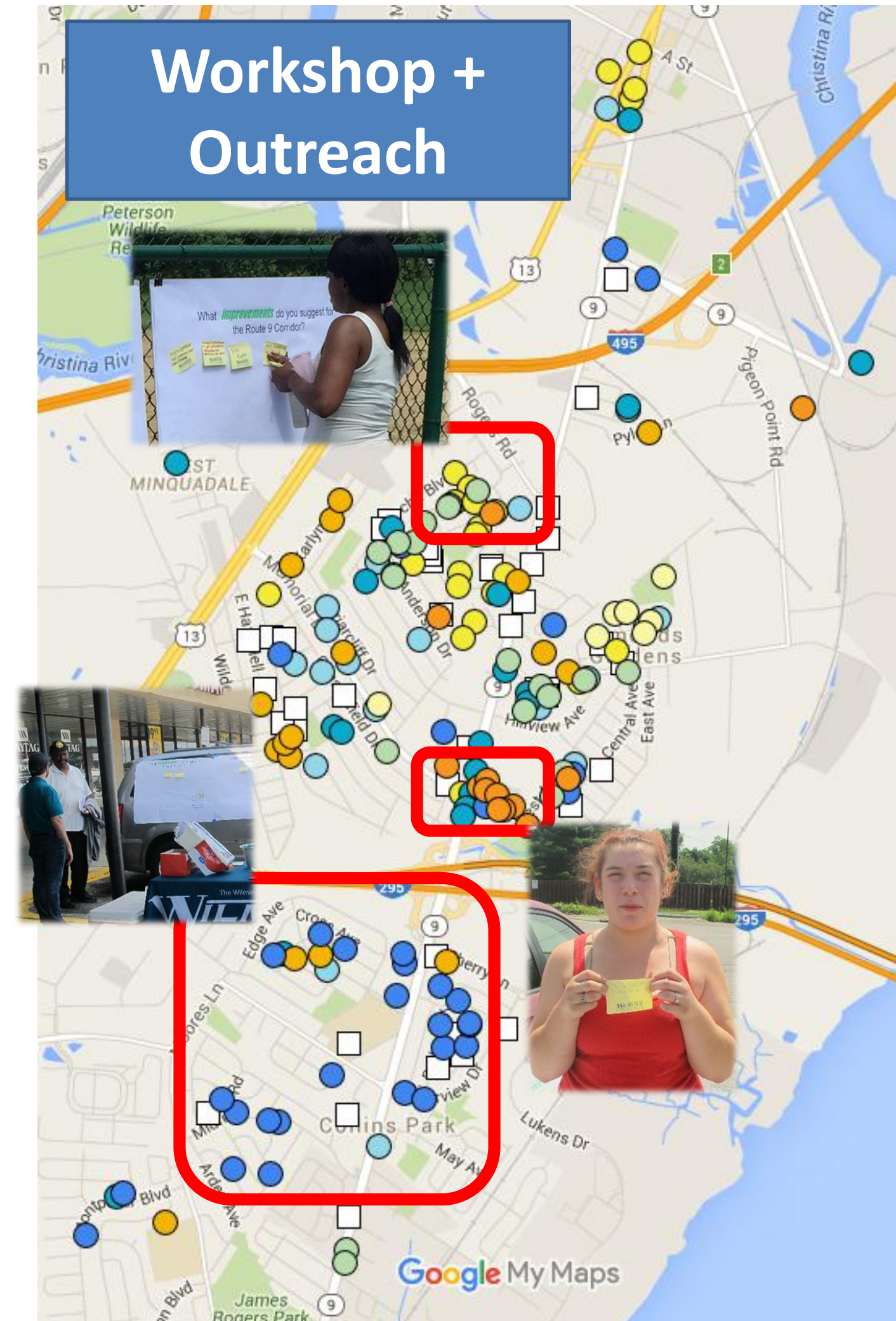


Summer Outreach (184 engaged)

- Unity Day
- Bingo (seniors)
- Kickboxing (adults)
- Basketball (teens)
- Park program (kids)
- Mobile - Farmer's Market Kickoff
- Mobile – Shopping Center
- Mobile – Hotels



Needed Improvements
*better roads; cleaner roads
and neighborhoods*

The logo for the Route 9 Corridor Master Plan. It features the word "route" in a dark blue, lowercase, sans-serif font. To its right is a large, stylized number "9" in a golden-brown color. Further right is a square icon composed of several overlapping, slightly offset rectangular blocks in shades of green and blue, creating a grid-like pattern. Below these elements, the word "corridor" is written in a dark blue, lowercase, sans-serif font. At the bottom, the words "MASTER PLAN" are written in a smaller, dark blue, uppercase, sans-serif font.

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

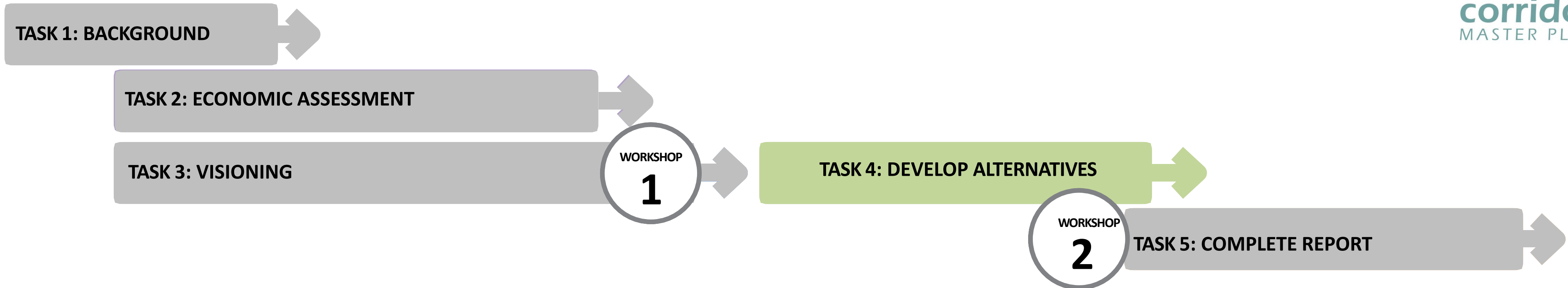
Adding additional **retail development**

Supporting **education and job access** and growth

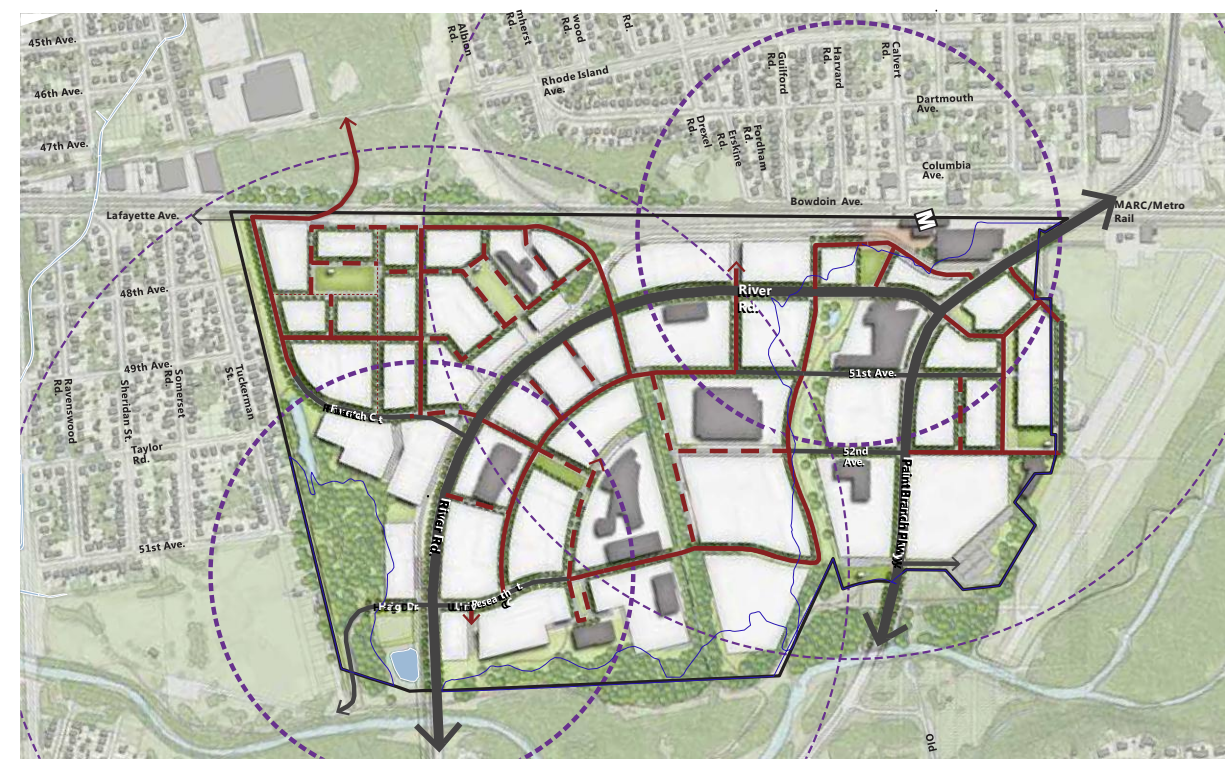
***Better bus, walking, and bicycling transportation** (top youth priority)

Showcasing the area's **rich history**

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



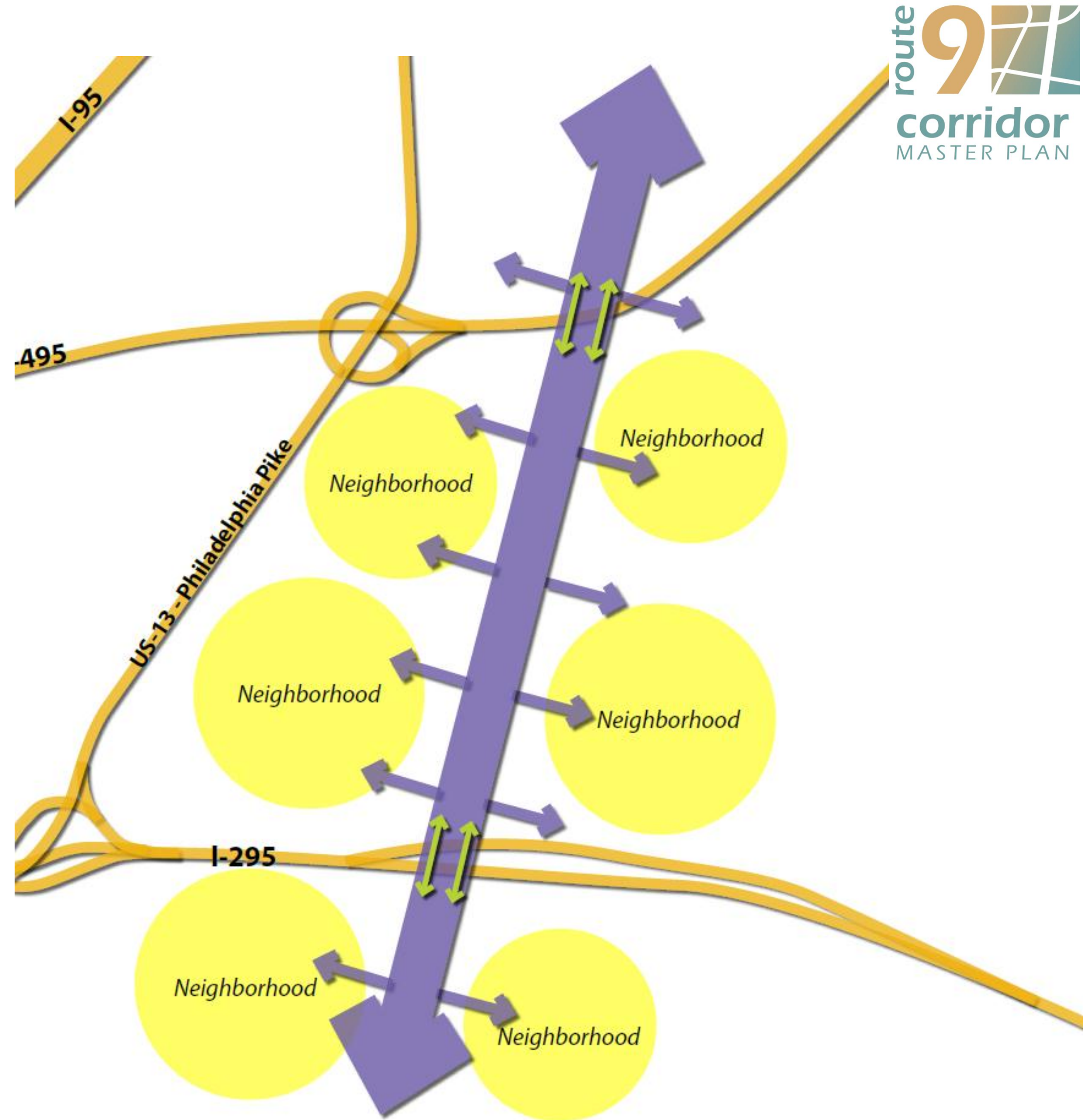
STUDY AND BRING BACK PLAN OPTIONS FOR THE CORRIDOR



Improve Connectivity



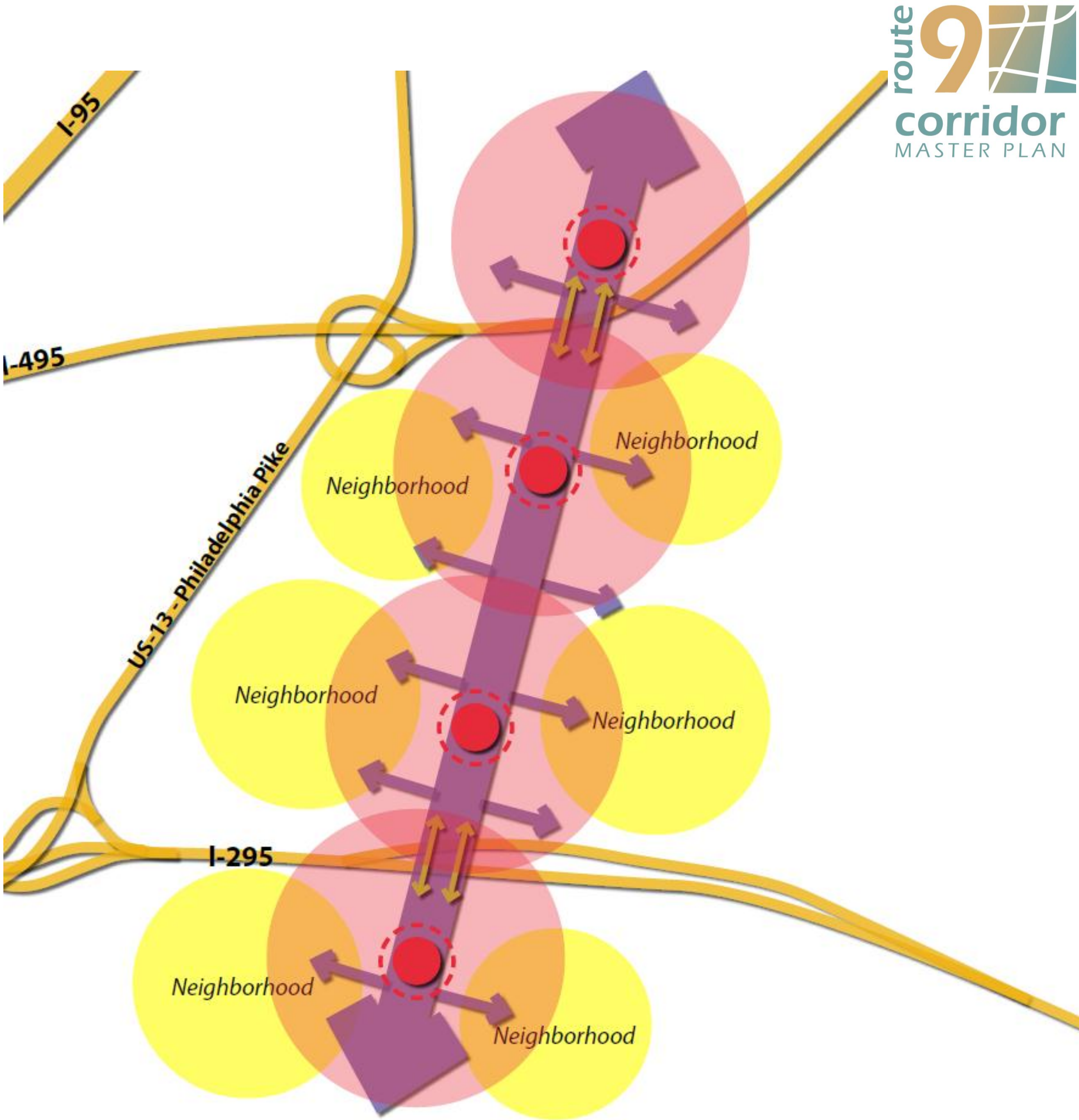
Delaware Institute for Public Administration



Nodal Development

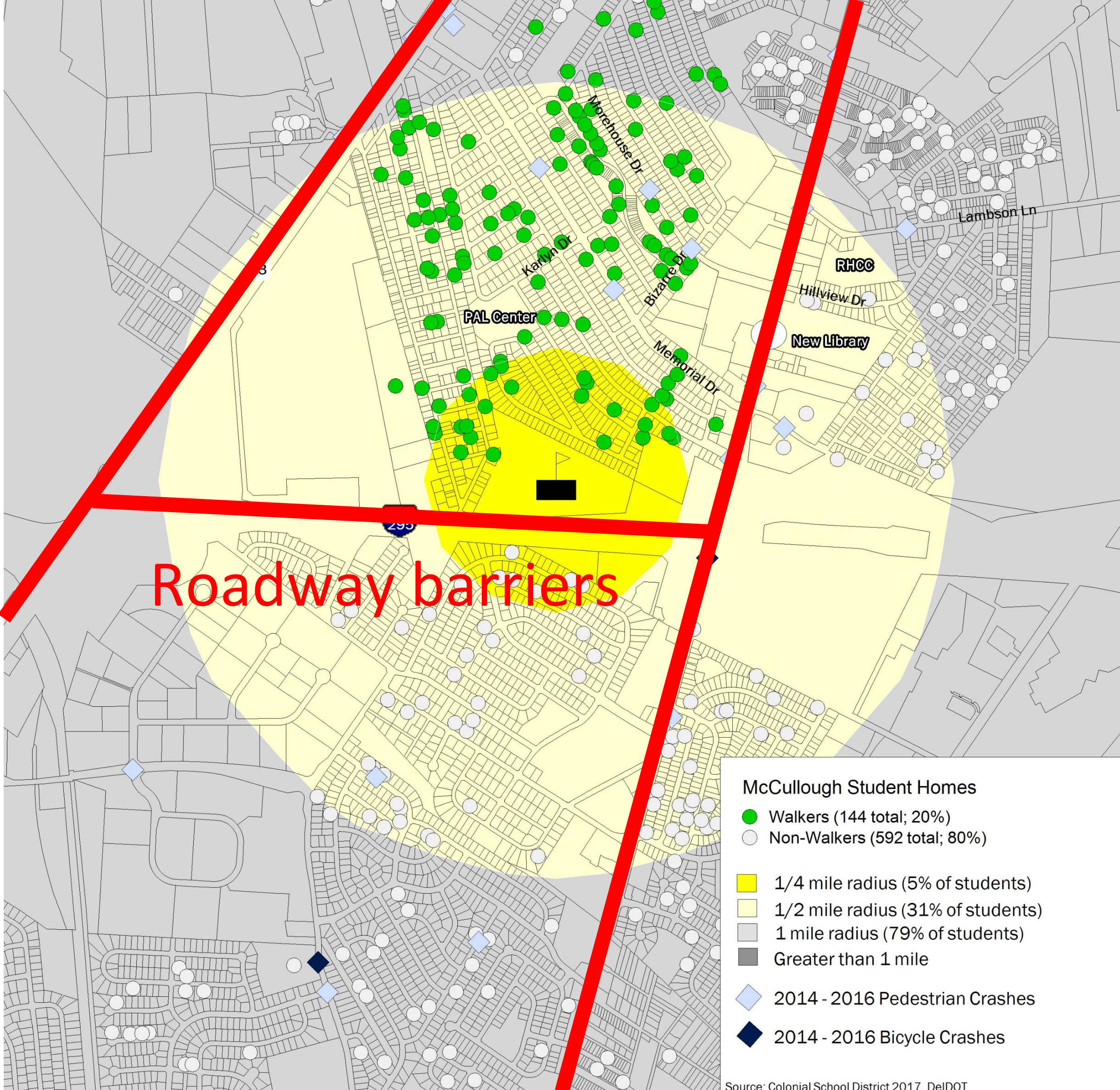


Bing Maps

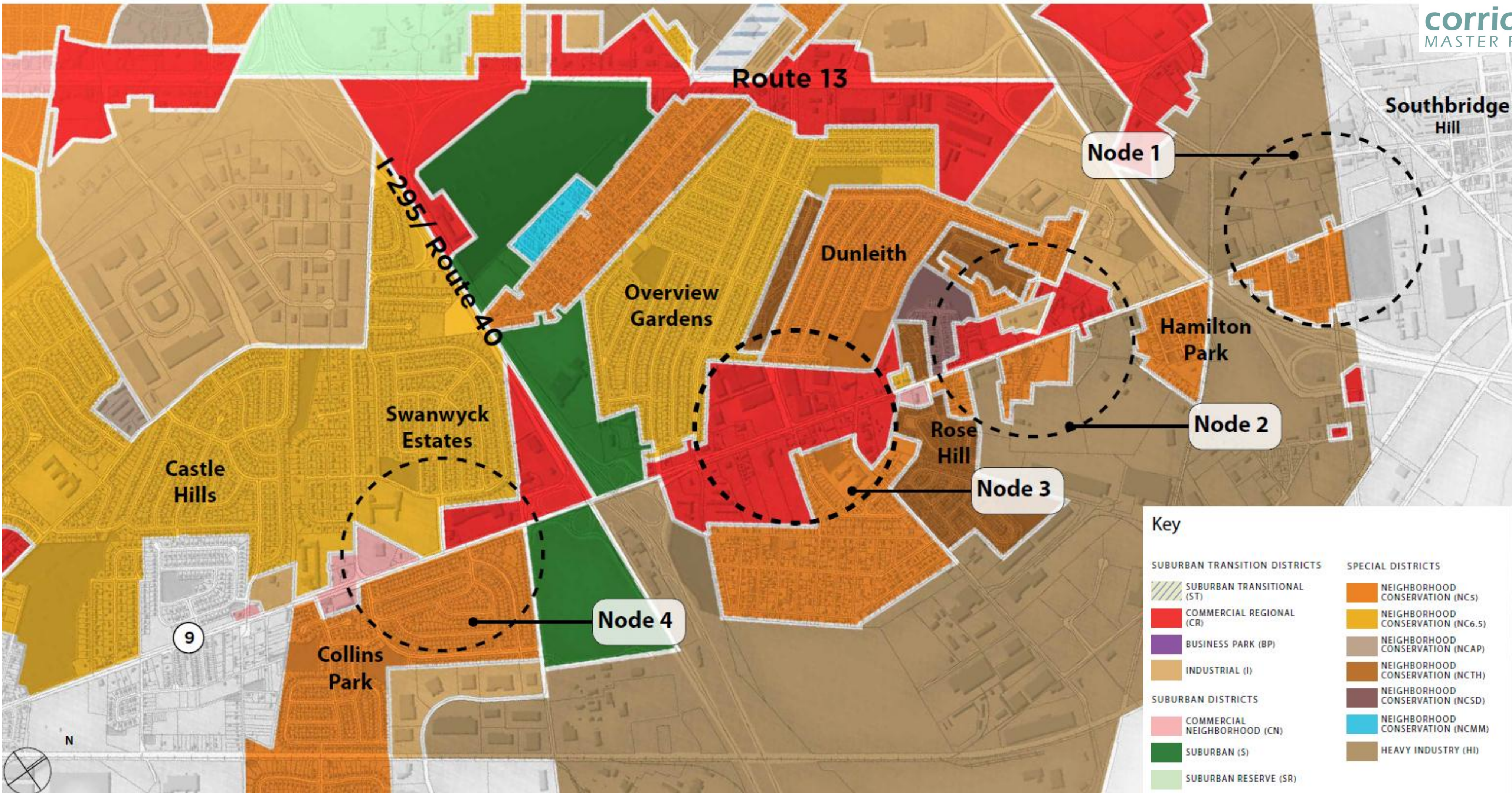


McCullough Middle School

Safe Routes to School



Route 9: Existing Zoning

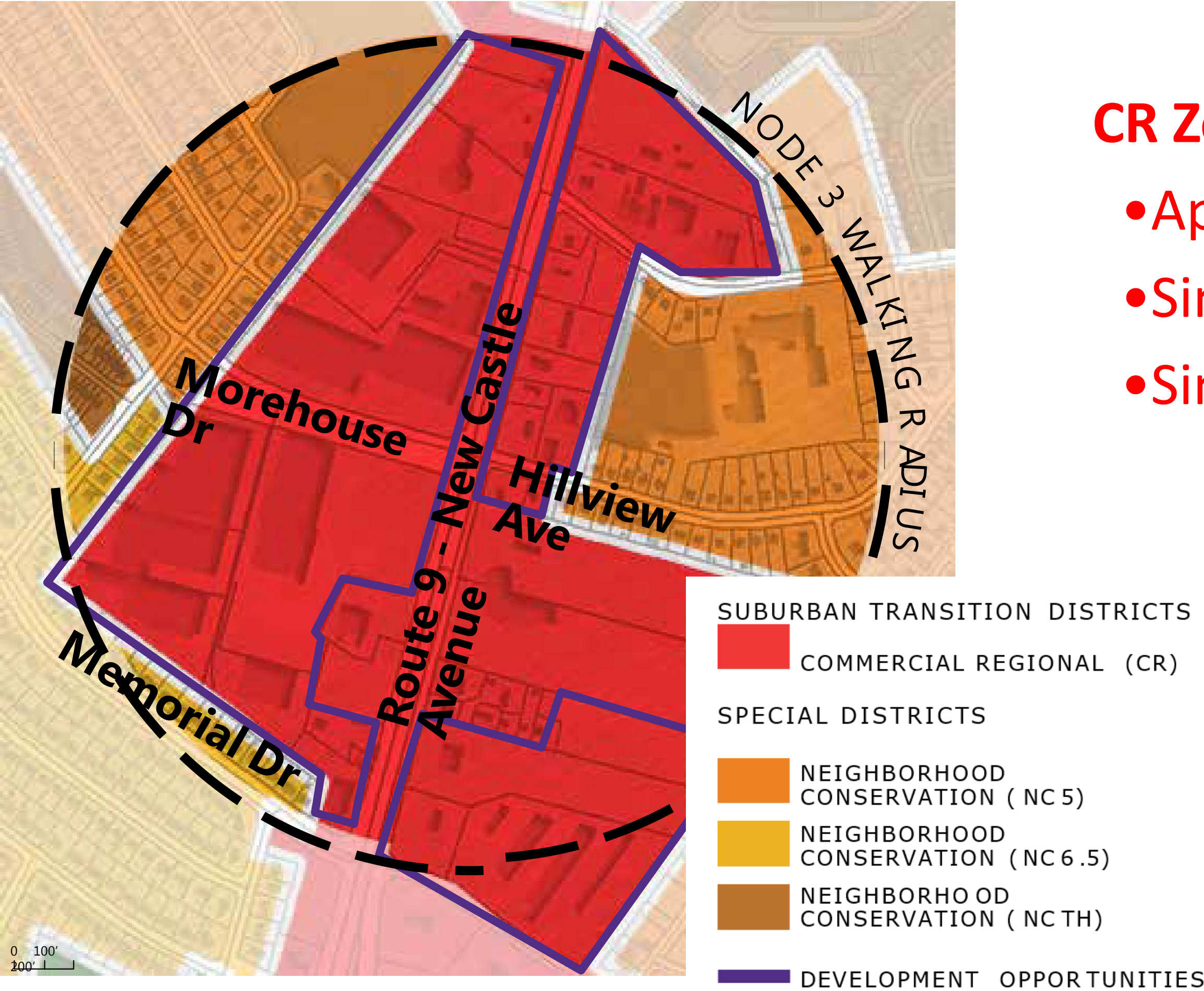


Route 9: Rezoning Recommendations



Route 9: Zoning Assessment (Node Example)

Node 3: Existing Zoning



CR Zoning Changes to ALLOW

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

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



Innovation District

Option 1: 10-20 year

Development Program

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



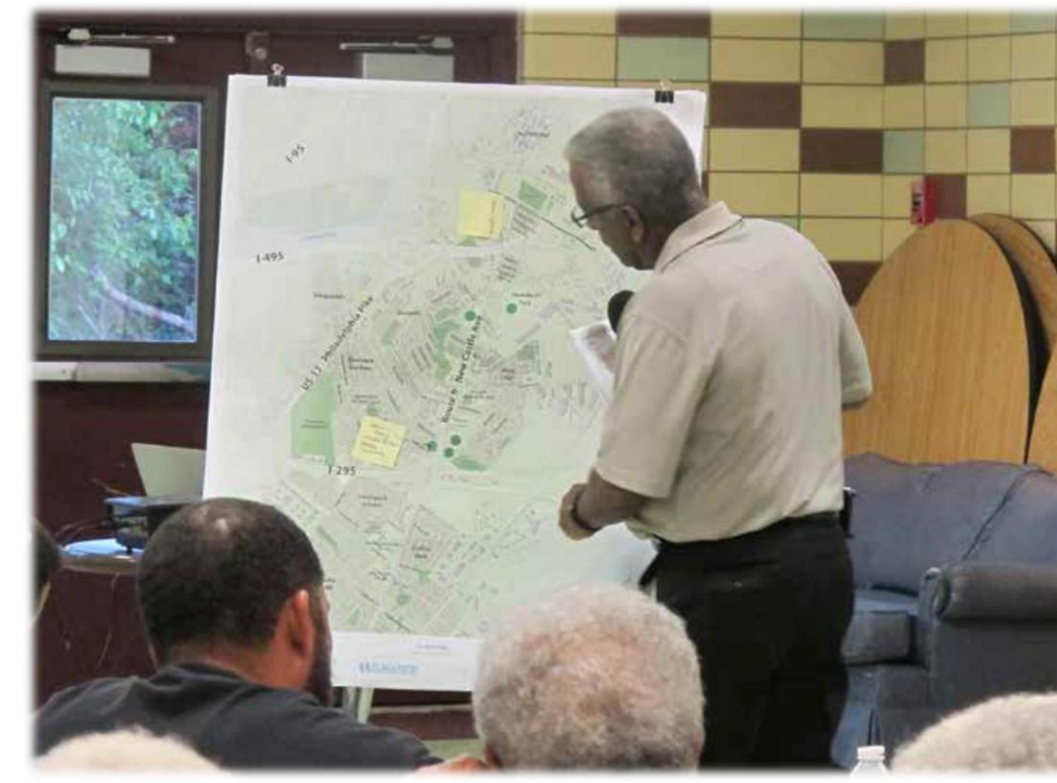
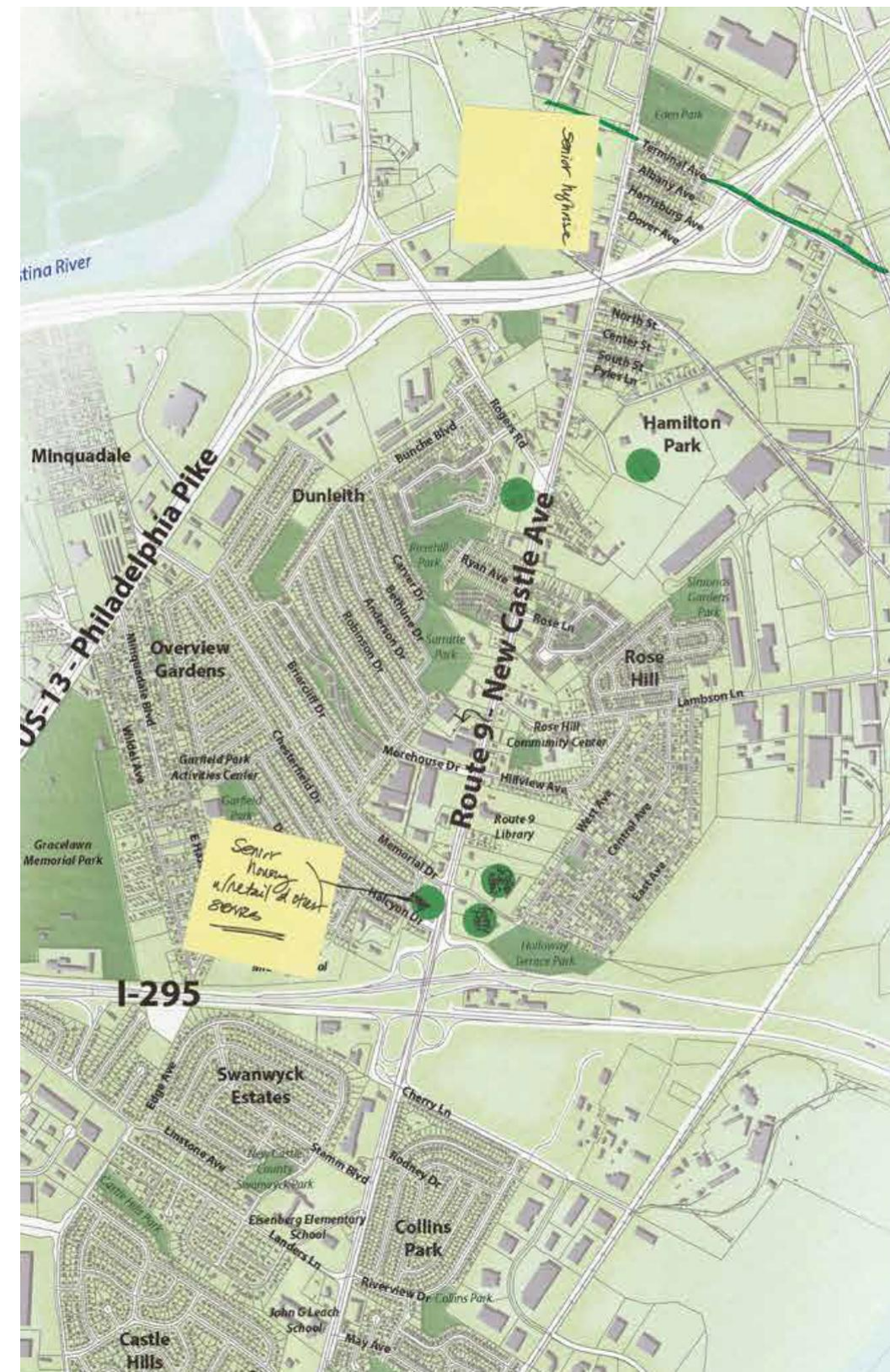




Transportation Concerns and Needs

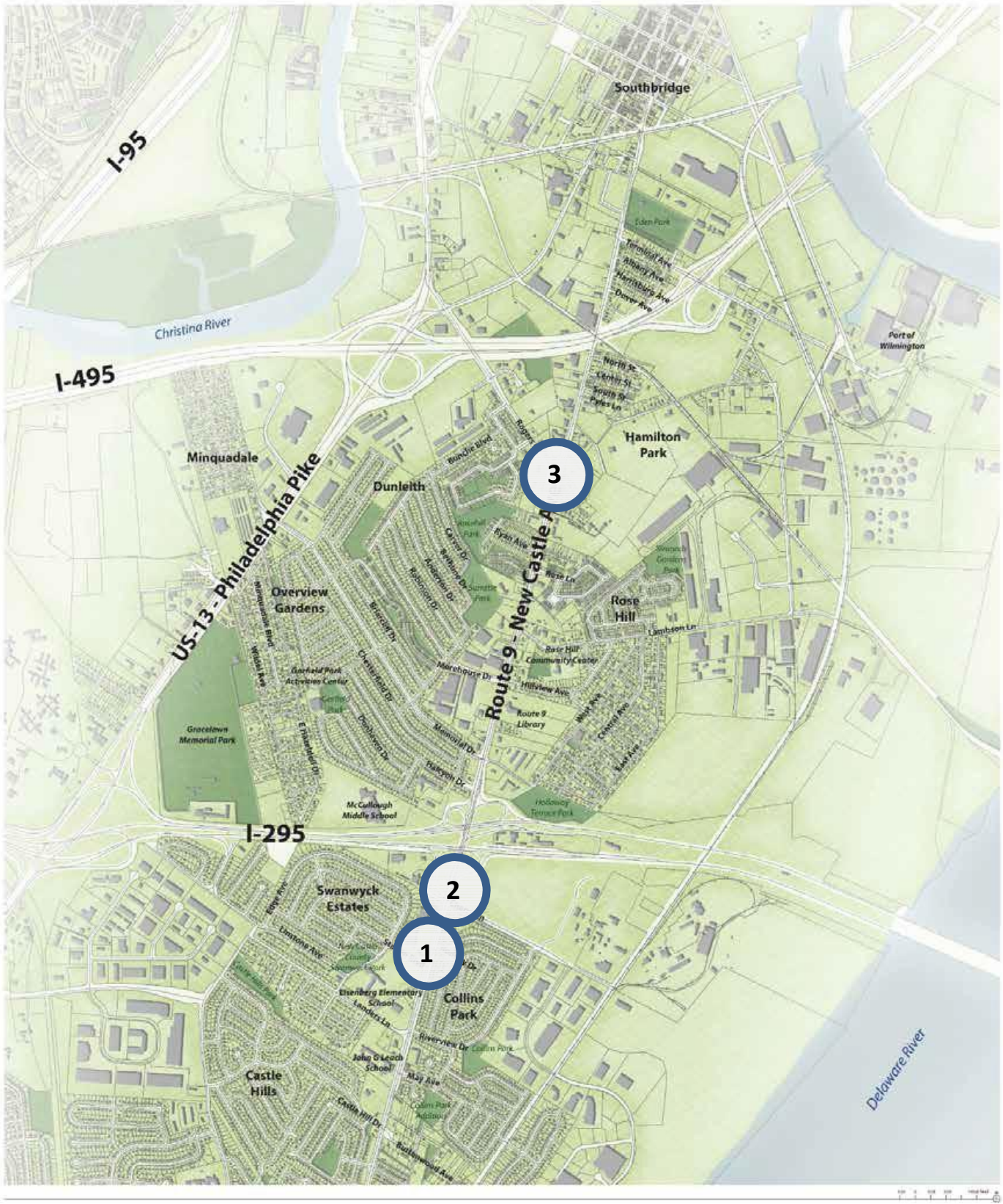
Overall: Update, expand, and improve transportation network

- 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

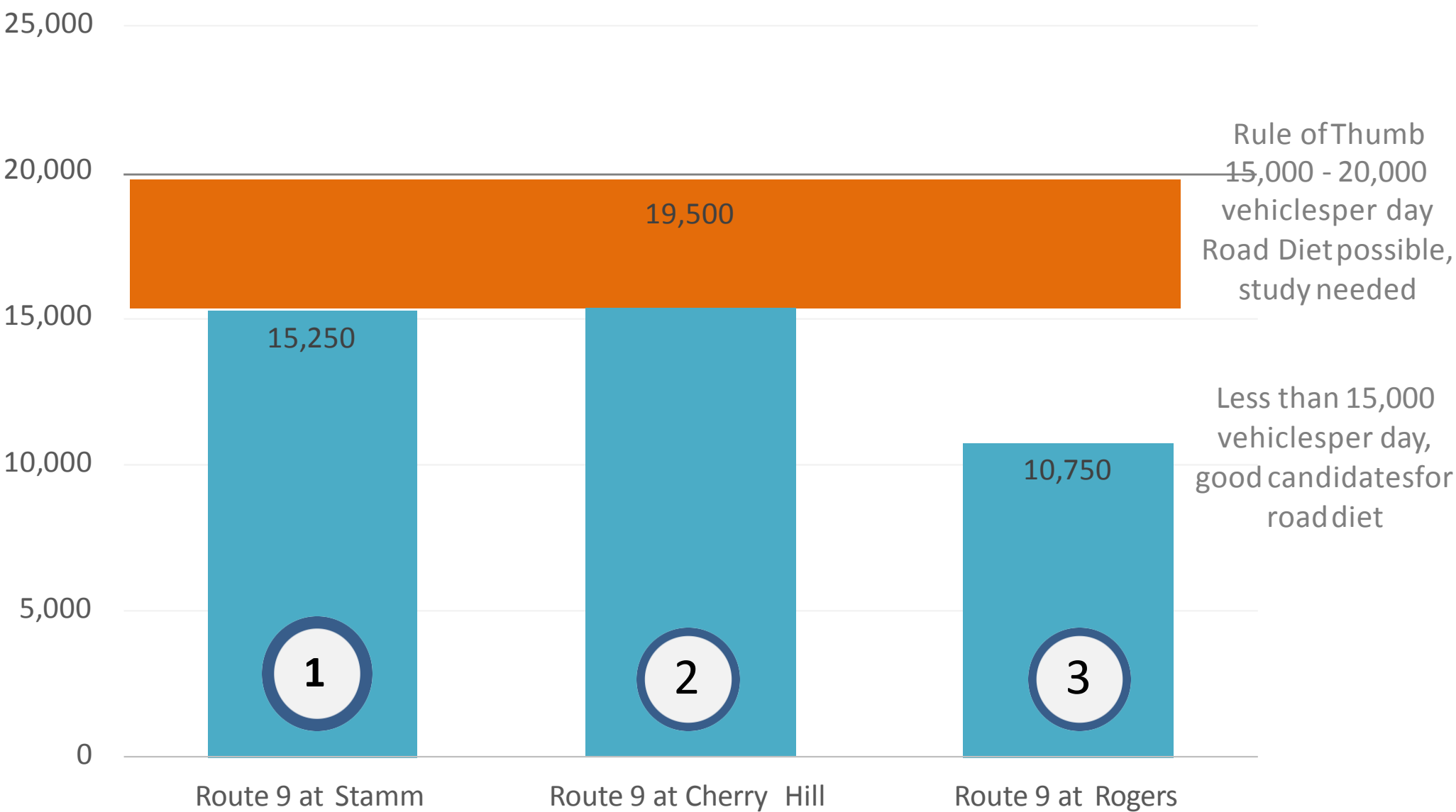


Re-allocate right-of-way for Route 9 & Memorial Drive

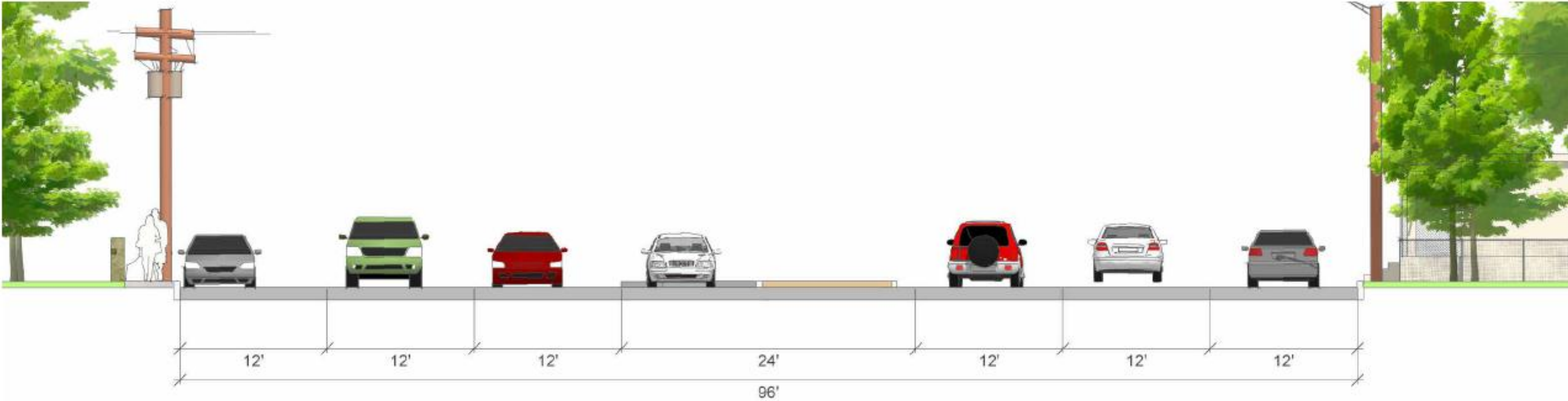
Remove Travel Lanes where possible



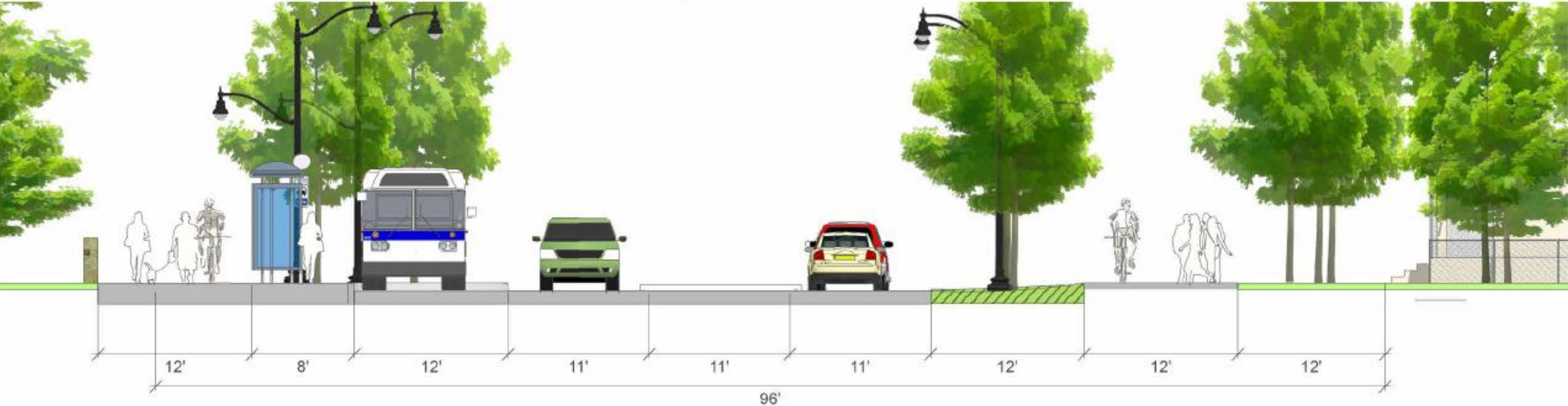
Route 9, Average Daily Traffic (ADT) - 2016



Terminal Avenue Cross Sections



Existing Cross Section



Proposed Cross Section

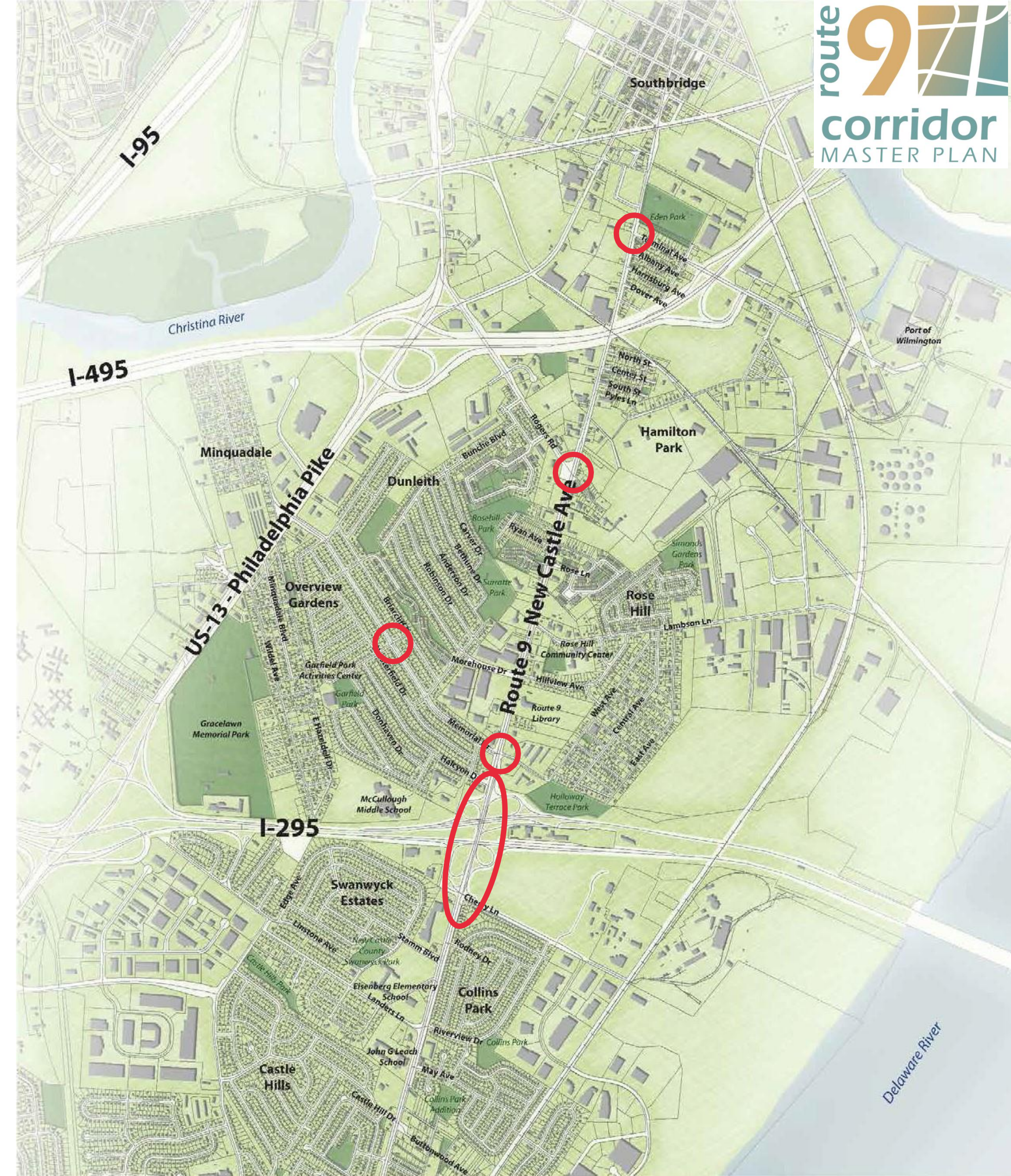
Intersection Re-design

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

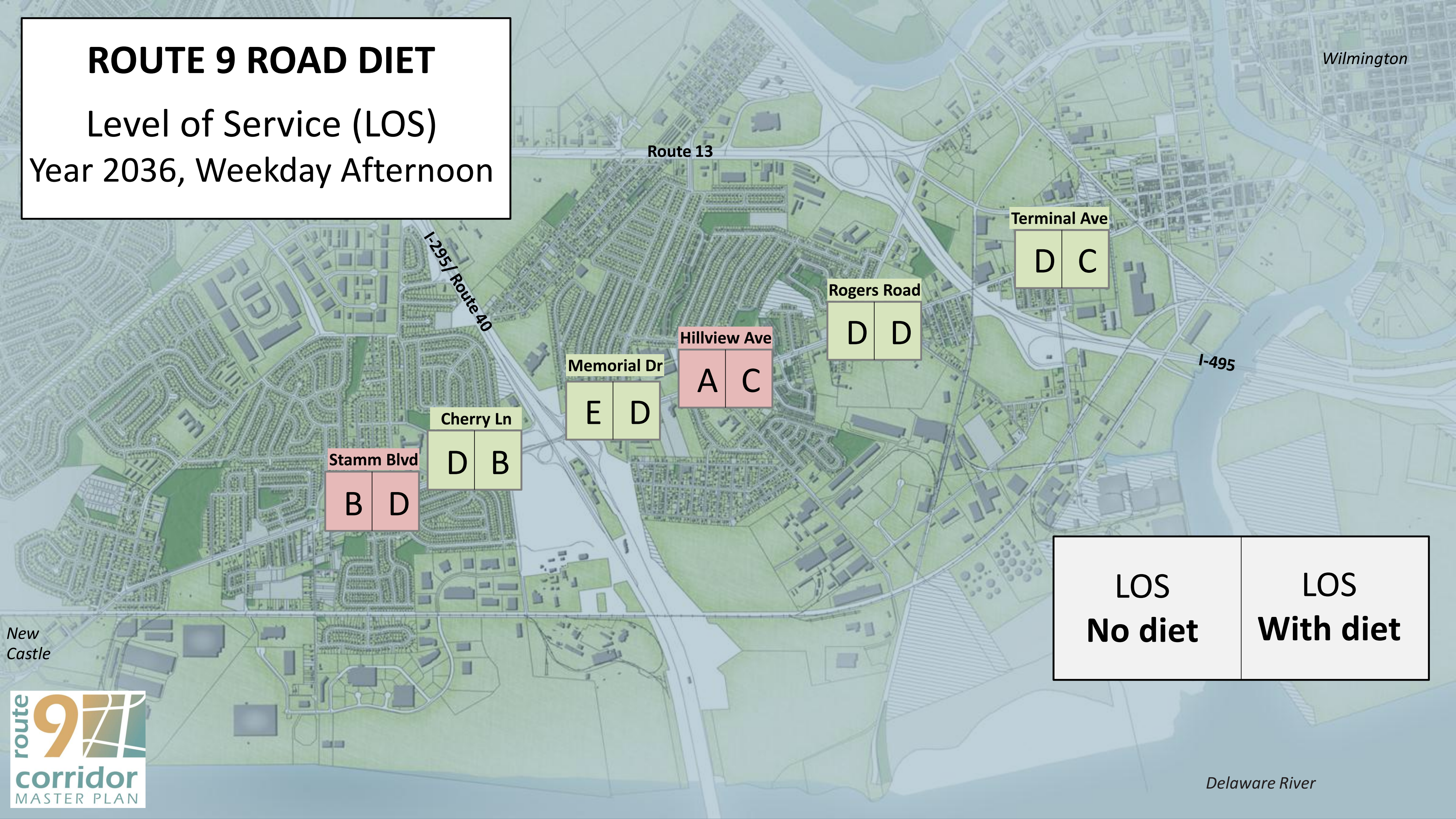


Proposed Design

ROUTE 9 ROAD DIET

Level of Service (LOS)

Year 2036, Weekday Afternoon



LOS
No diet

LOS
With diet

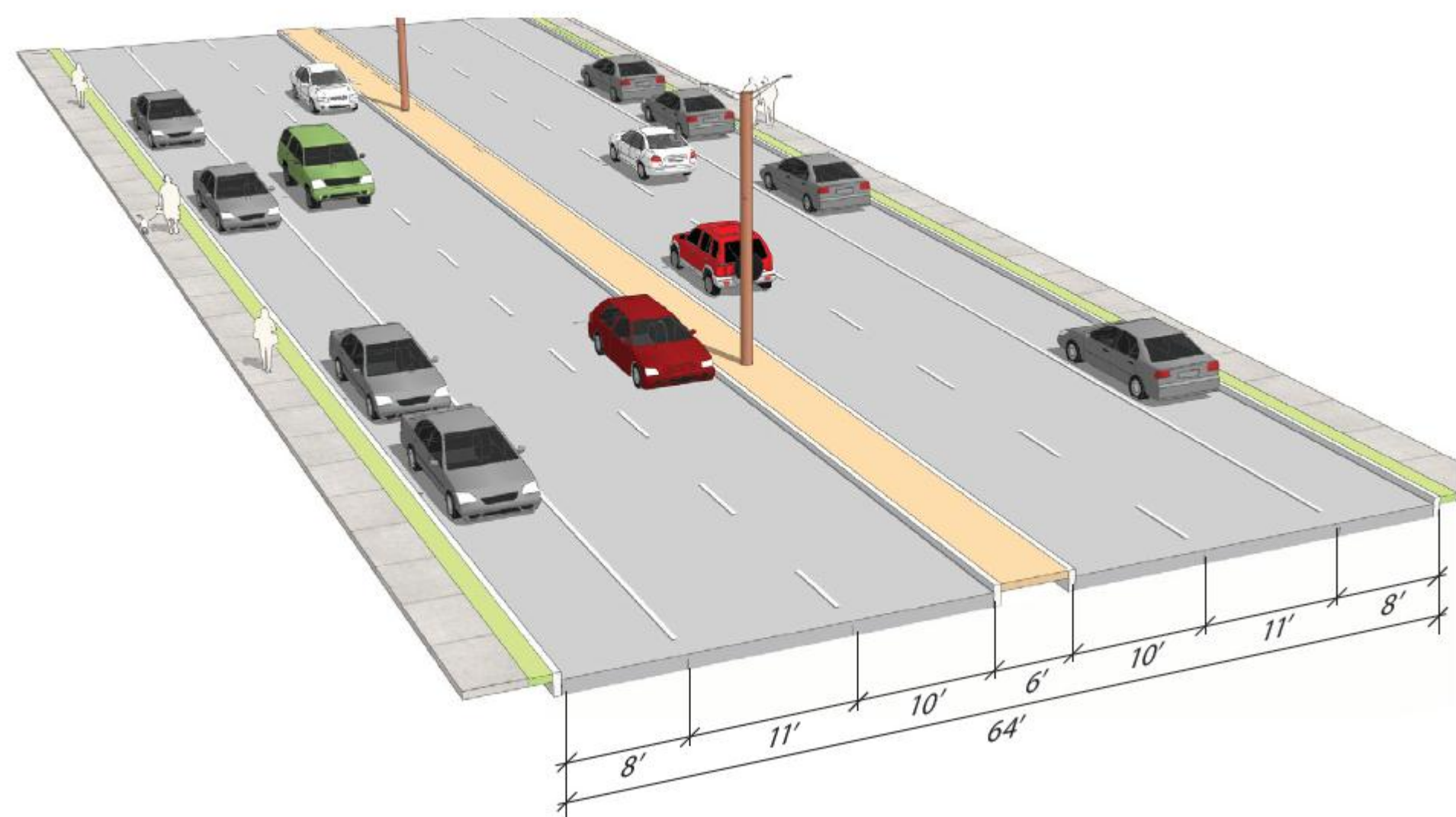
New
Castle

Delaware River

Wilmington

Memorial Drive – Road Diet

EXISTING SITE CONDITIONS



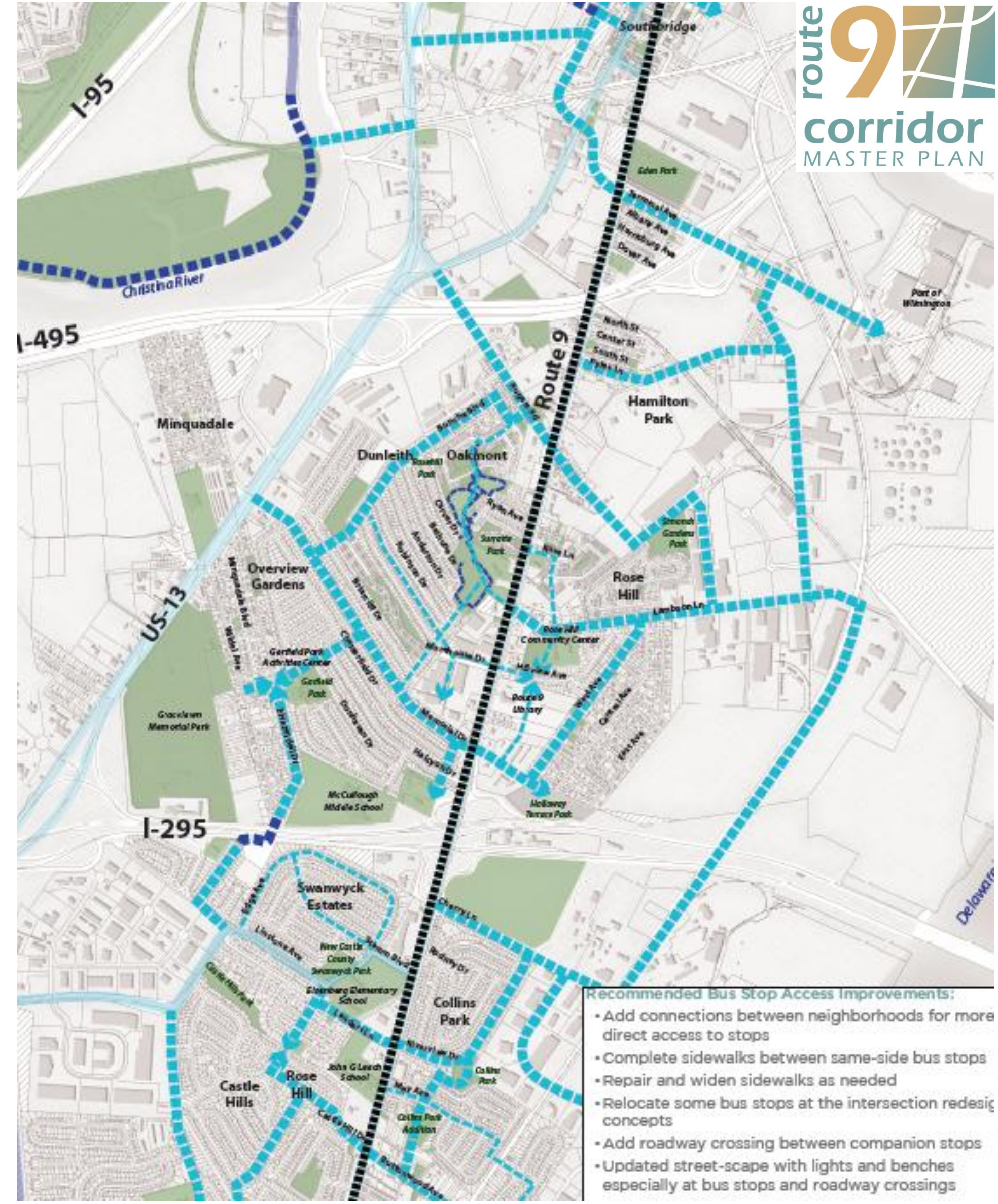
SCENARIO 3



Pedestrian and Bicycle Plan

Recommendations include:

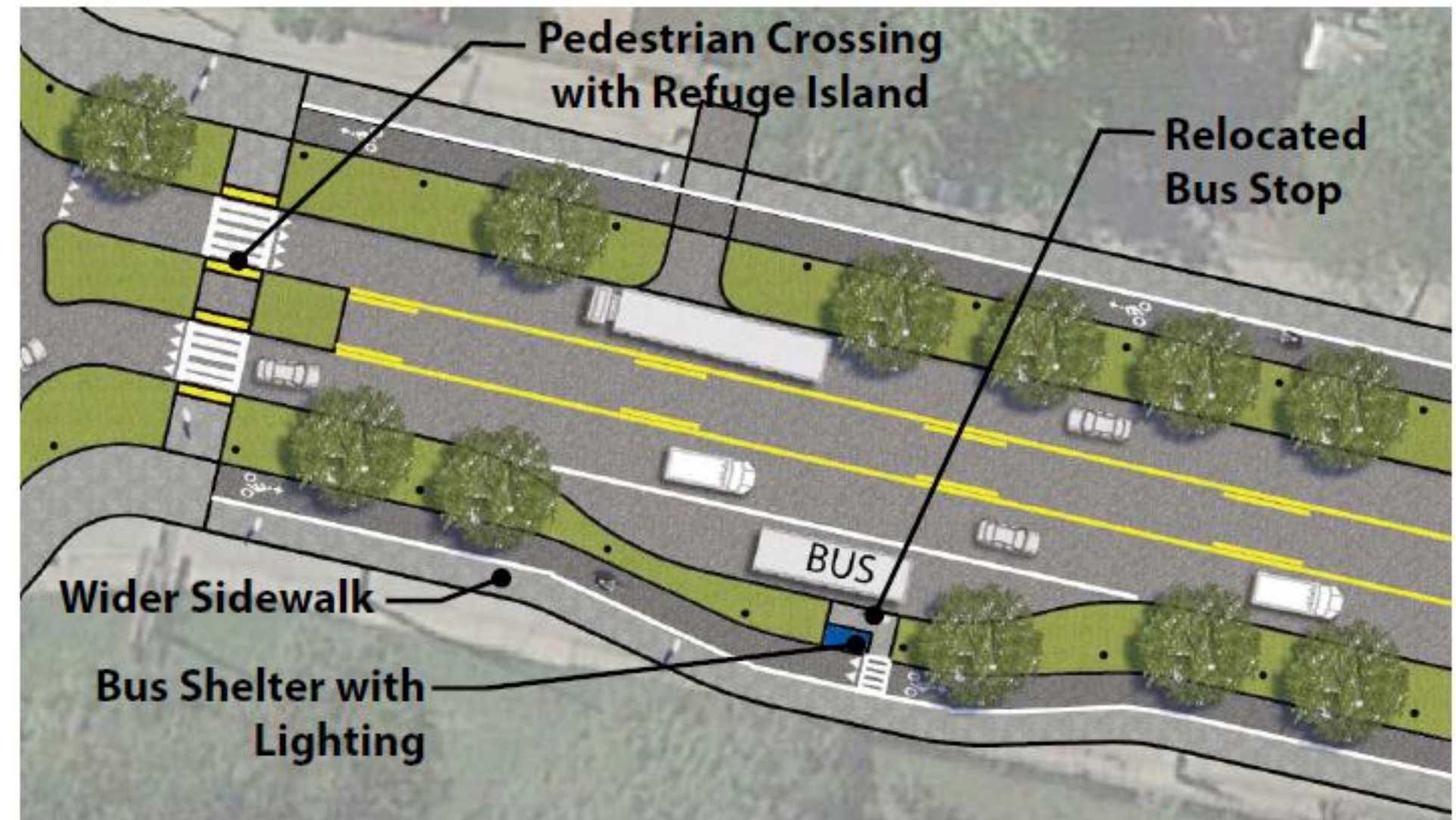
- Add connections between neighborhoods
- Complete sidewalks between same-side bus stops
- Repair and widen sidewalks as needed
- Relocate some bus stops at the intersection redesign concepts
- Add roadway crossing between companion stops
- Updated street-scape with lights and benches



Bus Improvements

Objectives:

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



Rt. 9 at Terminal Avenue

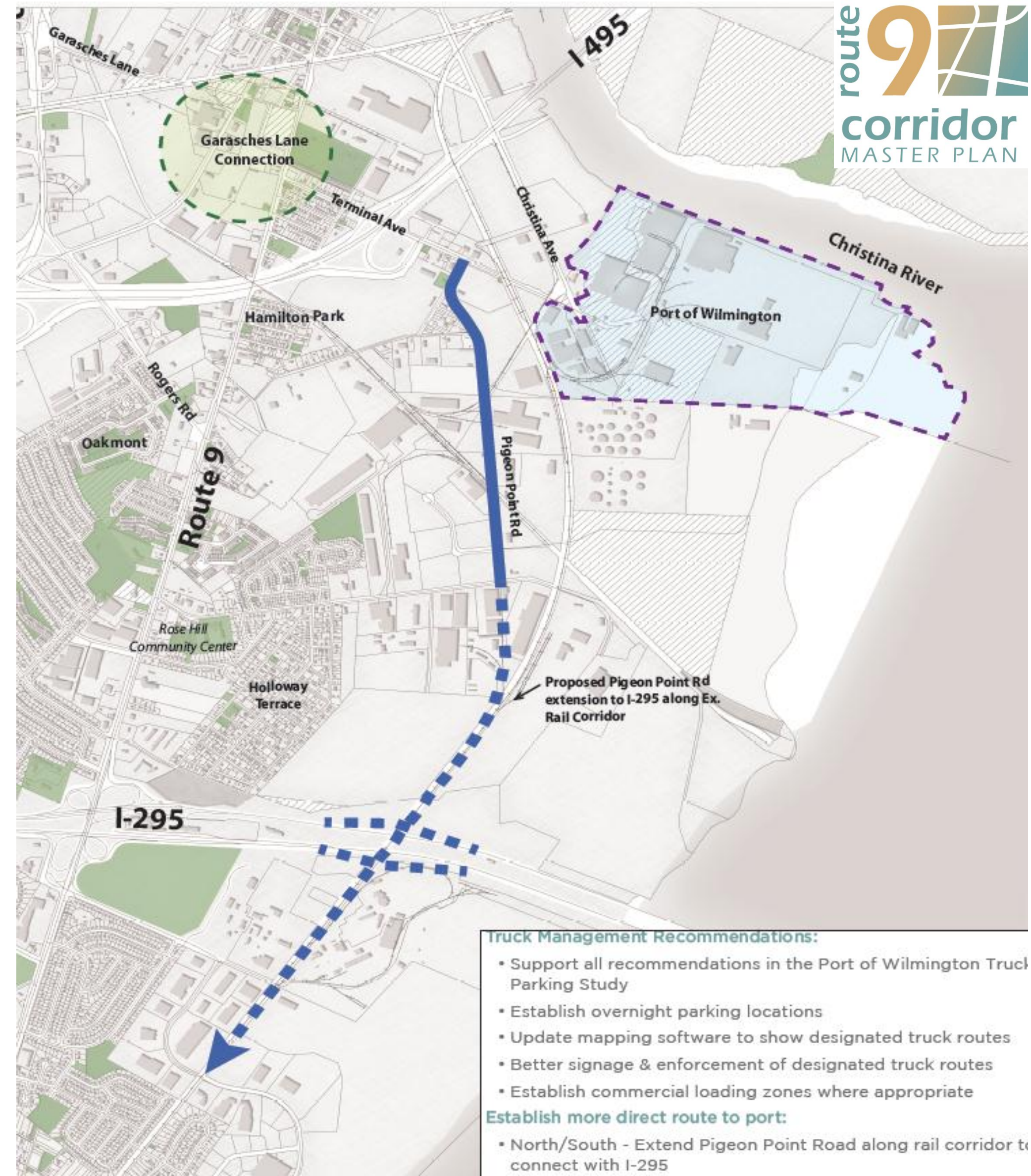


Truck Management

- 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




What's been happening?


- NAACP engagement
- WILMAPCO Council approval – May 2017
- Eisenberg and McCullough Safe Routes to School Programs
 - Full funding for pedestrian enhancements!
 - \$125k for each school (federal and state); plus \$10k extra for Eisenberg from Nemours
- Air quality/public health meeting – September 2017
- NCC Eden/Hamilton Park survey development – Fall 2017
- \$1.2m in DelDOT funding earmarked in FY 2023 to begin engineering for the major transportation projects

Monitoring Committee

- Formed – September 2017
 - Existing members of the steering committee invited, plus other interested parties
- **Purpose:** help guide the implementation of the Plan
 - Provide feedback/guidance to New Castle County, DelDOT, and others doing work
 - Surveys
 - Prioritize the transportation projects
 - OJT development
 - Etc.




Wilmington Area Planning Council



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Regional Transportation Plan
Transportation Improvement Program
Unified Planning Work Program
Congestion Management System
Title VI - Nondiscrimination Assurance

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Select Language

Powered by Google Translate

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SIGN UP NOW



What's New

The Route 9 Corridor Master Plan has been updated as of May 2017. Click the cover image below to view the high resolution version here



Study Components

- Project Scope
- Site Plan
- Real Estate Market Analysis Memo
- Task 1 Map Series (165 mb)
- Feedback Received from Public Workshop 1
 - Precedent image boards with comments
 - Table boards with comments
- Details of Summer Outreach Activities
 - Post-it note survey responses
 - Children's responses to questions
 - Children's drawing responses
 - Online survey responses
 - Public engagement map
- Feedback Received from Public Workshop 2 and McCullough Middle School Students
 - Feedback and analysis from second workshop and students
 - Boards with comments from second workshop and students

Comments

- DNREC Division of Air Quality Comments
 - Anyone who has questions or concerns about air quality are encouraged to call DNREC at (302) 739-9402.
- WILMAPCO Response Letter to DNREC

Interactive Summer Outreach Map

When reaching out to residents and business owners at events and community centers, we invited people to share what neighborhoods they live or work in. This interactive map shows which neighborhoods were represented at each outreach event. To view points for each event separately, use the checkboxes on



Meetings and Workshops

- Monitoring Committee December 7, 2017: Packet, Notes, OJT Handouts
- November 2, 2017: Packet, Notes, DeIDOT Presentation, Project Prioritization
- November 7, 2017: Packet, Notes
- Steering Committee was comprised of two separate committees and a management committee.
- 2017: Packet, Notes
- 2017: 3/21/2017 Draft (low resolution – 15mb)
- February 21, 2017: Packet, Eden Park Air Quality Study
- January 12, 2017: Presentation (13mb)
- November 29, 2016: Presentation (10mb), Boards (90mb)
- Policy Committee, November 15, 2016: Presentation
- October 3, 2016: Notes, Packet, Presentation
- September 15, 2016: Notes, Packet, Presentation
- 2016: Presentation
- 2016: Notes, Packet, Revised Advisory Committee
- April 4, 2016: Presentation (8mb)
- 2016: Packet, Presentation
- April 14, 2016: Notes, Packet, Presentation
- February 23, 2016: Notes, Packet, Presentation (17mb)
- January 23, 2016: Notes, Packet (166mb), Presentation
- January 13, 2016: Notes, Packet (127mb), Presentation
- September 29, 2015: Notes, Packet





wilmapco.org/route9

 Route9MasterPlan

PROJECT CONTACT:

William Swiatek, AICP

302-737-6205 ext. 113

bswiatek@WILMAPCO.org