

## **SR 141 20-Year Land Use and Transportation Plan**

### **DRAFT Vision and Goals**

**October 16, 2015**

**What is a Vision?:** A Vision Statement describes the values, aspirations and shared image of what the SR 141 community wants the corridor to be in the future. Simply stated, the vision statement demonstrates what the corridor could become under ideal conditions. The vision is the benchmark against which the effectiveness of proposed land use and transportation strategies can be measured.

**The County's Vision:** The SR 141 Corridor is an integral part of New Castle County. Therefore, a starting place for developing a vision for the corridor is the following vision for the county as articulated in the legally adopted "*New Castle County 2012 Comprehensive Plan Update*", which is also consistent with New Castle County's "*2014 Land Use Action Plan*":

*"To preserve New Castle County as a strong community, where residents can grow up and grow old in a healthy and safe environment, by encouraging environmentally and economically sustainable use of land, which protects the county's natural, cultural, agricultural, and historic resources."*

The 2012 Update of the Comprehensive Plan was certified by the Governor as consistent with the Delaware Strategies for State Policies and Spending.

The 2014 "*New Castle County Economic Development Strategic Plan*" identified the SR 141 Corridor as an Opportunity Area having great potential for future development or redevelopment. Additionally, the County's "*2014 Land Use Action Plan*" also supports the development of congestion management strategies for the SR 141 corridor and other portions of New Castle County. These assessments were considered when creating this draft vision for the corridor.

**Draft SR 141 Corridor Vision:** *The following draft Vision was developed based on community input received through a series of stakeholder interviews and at and after the June 17 2015 Public Information Session for this project. Furthermore, this draft vision is based on the WILMAPCO Long Range Plan, Delaware's Strategies for State Policies and Spending and the County 2012 Comprehensive Plan Update. This draft is being provided for community review and comment and will be refined and will thereafter be made available to the public as the project progresses:*

*The SR 141 Corridor will be a showpiece corridor that combines the best practices of sustainable land use, multimodal transportation, and context-sensitive design and aesthetics. The corridor will be home to a variety of residential development, ranging from walkable multi-family developments to spacious, single-family homes on larger lots in traditional neighborhoods. The corridor will have multiple employment opportunities, building on the legacy and strength of Delaware's chemical and pharmaceutical industry, and also provide a rich environment for emerging technology and services companies to thrive. Institutional land uses such as schools, centers for the arts, and medical facilities, necessary to support residential and commercial land uses, will be plentiful. Retail development will be limited to small-scale, high quality shops and restaurants that have landscaping and architectural details consistent with the rich history and high quality of living in the Brandywine Valley. The SR 141 Corridor will facilitate "living near your work" and will remain a highly attractive and unique gateway to the Brandywine Valley.*

*The corridor will have multiple transportation options, providing equally for those who choose or need to drive and those who prefer alternative modes such as transit, walking and biking. Although SR 141 will remain important as a regional facility owing to its existing connections with major transportation facilities such as I-95, SR 52 and US 202, the scale of the transportation network will serve primarily local and short-distance trips, and will discourage high-speed through traffic and heavy vehicle traffic.*

*Open space and natural resources remain critical assets that contribute to the high standard of living for residents of the SR 141 Corridor. As such, as development and redevelopment occur, care will be taken to retain open space, wherever possible, and protect existing historic and natural resources. Access to outdoor recreational areas will be available by all modes of transportation, and parklands will be connected through a trail system designed for non-motorized traffic.*

*The following Land Use and Transportation Goals demonstrate how the SR 141 Corridor Vision can be achieved:*

- Modifications to the SR 141 Corridor, including any new development, redevelopment of existing parcels, or transportation improvements should:
  - Preserve or enhance the unique character and quality of life of the communities within the corridor.
  - Support the redevelopment of older shopping areas and businesses to improve the quality of life of the surrounding communities within the corridor.
  - Preserve the extraordinary historic, archeologic and natural resources in the Brandywine Valley.
  - Enhance safe and attractive places in which to live, work, play, travel and visit.
  - Preserve open space to the greatest extent possible.
- Land use plans and policies for the corridor should foster development that generally supports or is consistent with the Corridor Vision and key community objectives. The development of these plans and policies should encourage more sustainable development. These plans and policies should:
  - Contain economic and fiscal objectives to attract and retain businesses and high quality development through programs such as those outlined in the New Castle County Economic Development Strategic Plan.
  - Encourage the types of development that provide amenities for and positive benefits to the local community, including developments such as Village Centers.
  - Contain environmental objectives to protect and preserve valuable natural resources in the SR 141 corridor.
  - Contain cultural objectives to celebrate the historic and aesthetic resources in the area, incorporate the interests of current community members, and anticipate the needs of the next generation of residents.
  - Encourage high quality redevelopment of existing land uses and structures throughout the corridor, provided that the redevelopment is of a scale that is consistent with

surrounding land uses and contains landscaping and architectural details consistent with the rich history and high quality of living in the Brandywine Valley.

- Where redevelopment or new development is appropriate, include a focus on development types and designs that provide opportunities to accomplish daily activities within short travel distances and facilitate walking, bicycling and transit use as viable alternatives to automobile travel.
- Transportation enhancements within the SR 141 Corridor should:
  - Be compatible with DeIDOT and New Castle County design guidelines.
  - Be designed to take full advantage of advanced transportation management techniques, including Intelligent Transportation Systems (ITS) devices, through DeIDOT's Transportation Management Center (TMC).
  - Improve safety, limit congestion, and enhance multi-modal mobility with roads, transit, bike trails, greenways and pedestrian ways that meet a range of mobility needs.
  - Retain SR 141 as a four-lane (two lanes in each direction) boulevard with improved aesthetics, providing local access to major intersecting roadways, businesses, schools, recreational facilities, and communities.
  - Discourage through traffic by retaining at-grade signalized intersections, thereby precluding a beltway-type facility with grade separated interchanges.
  - Encourage local traffic to use SR 141 and discourage the diversion of traffic onto local roads, neighborhood streets, and streets in nearby historic areas.
  - Consider existing County, State and Regional (WILMAPCO) long-range plans.
- Collectively, land use and transportation improvements should be coordinated to encourage residents to both live and work along the SR 141 Corridor to reduce commuting and congestion.