

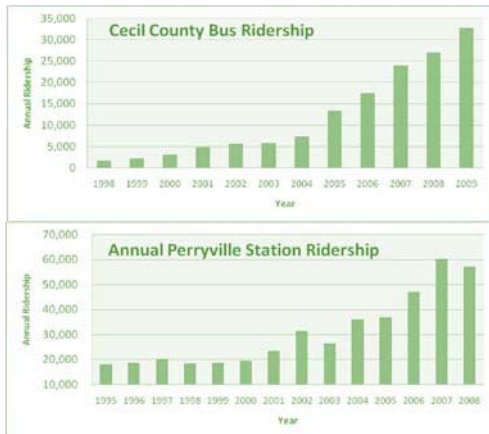
Perryville Transit Oriented Development & Greenway Plan

Why plan for TOD and Greenways?

- Identify strategies to enhance community character in Perryville
- Promote opportunities for transit supportive redevelopment
- Promote local and regional walking, bicycling and transit
- Support local and state Smart Growth policies and economic development initiatives
- Embrace Perryville's history while preparing for its future

Why TOD?

- Support growth in transit ridership
- Expanded rail transit identified as priority
- Station parking at capacity



Why greenways (plus bike routes and sidewalks)?

- Transportation benefits
- Public health and quality of life benefits
- Environmental benefits
- Economic benefits

Outreach to Date

- Public Workshops
 - October 12, 2010
 - February 10, 2011
- TOD Advisory Committee
 - September 14, 2010
 - January 11, 2011
- Greenway Committee
 - September 23, 2010
 - February 24, 2011













Program Key

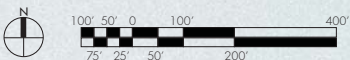
- ① Town Hall
- ② Train Station
- ③ Rogers Tavern
- ④ Police Station
- ⑤ Mixed-Use (Office)
- ⑥ Mixed-Use (Residential)
- ⑦ Restaurant
- ⑧ Day Care
- ⑨ Outdoor Amphitheater





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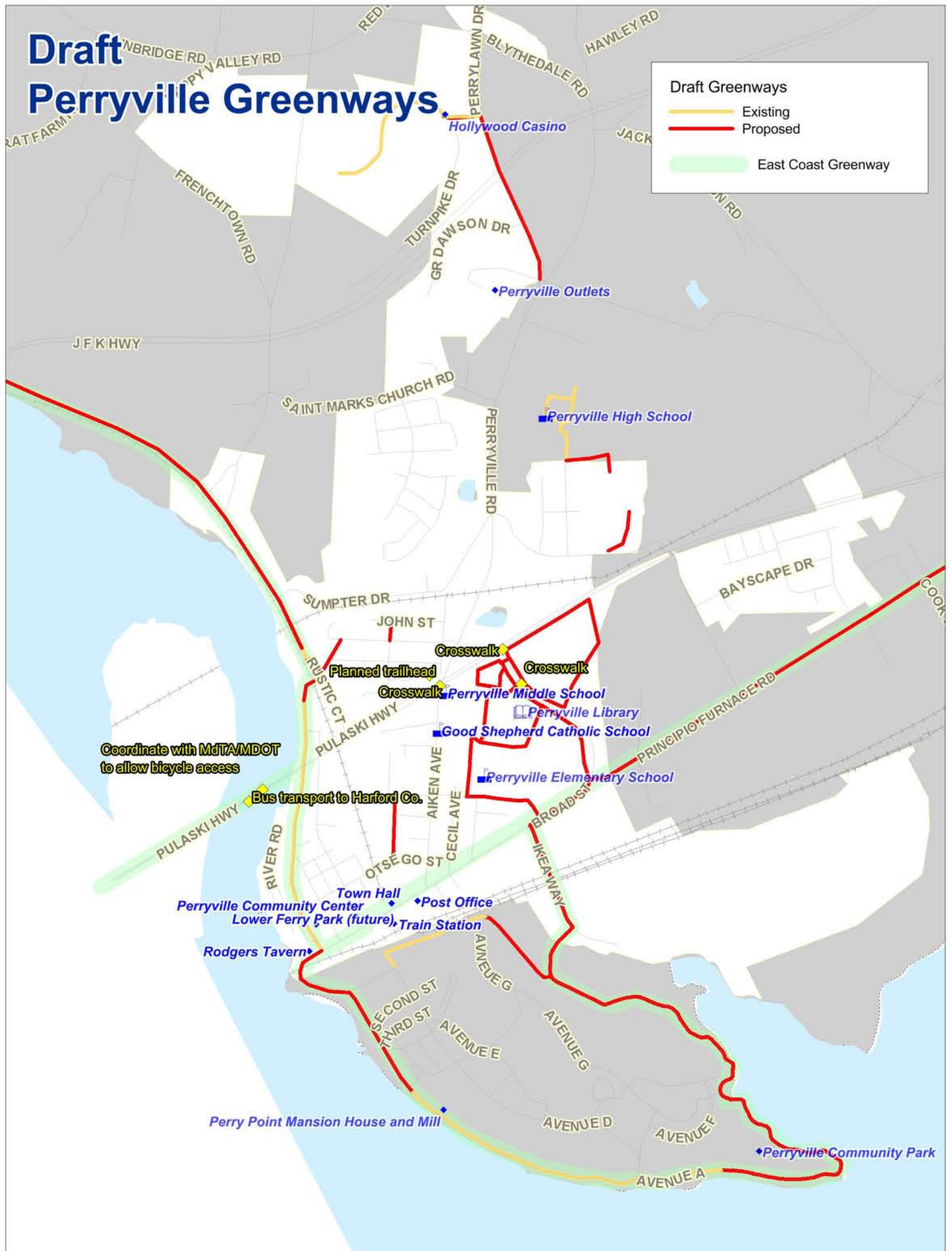


Draft Perryville Greenways

Draft Greenways

- Existing
- Proposed

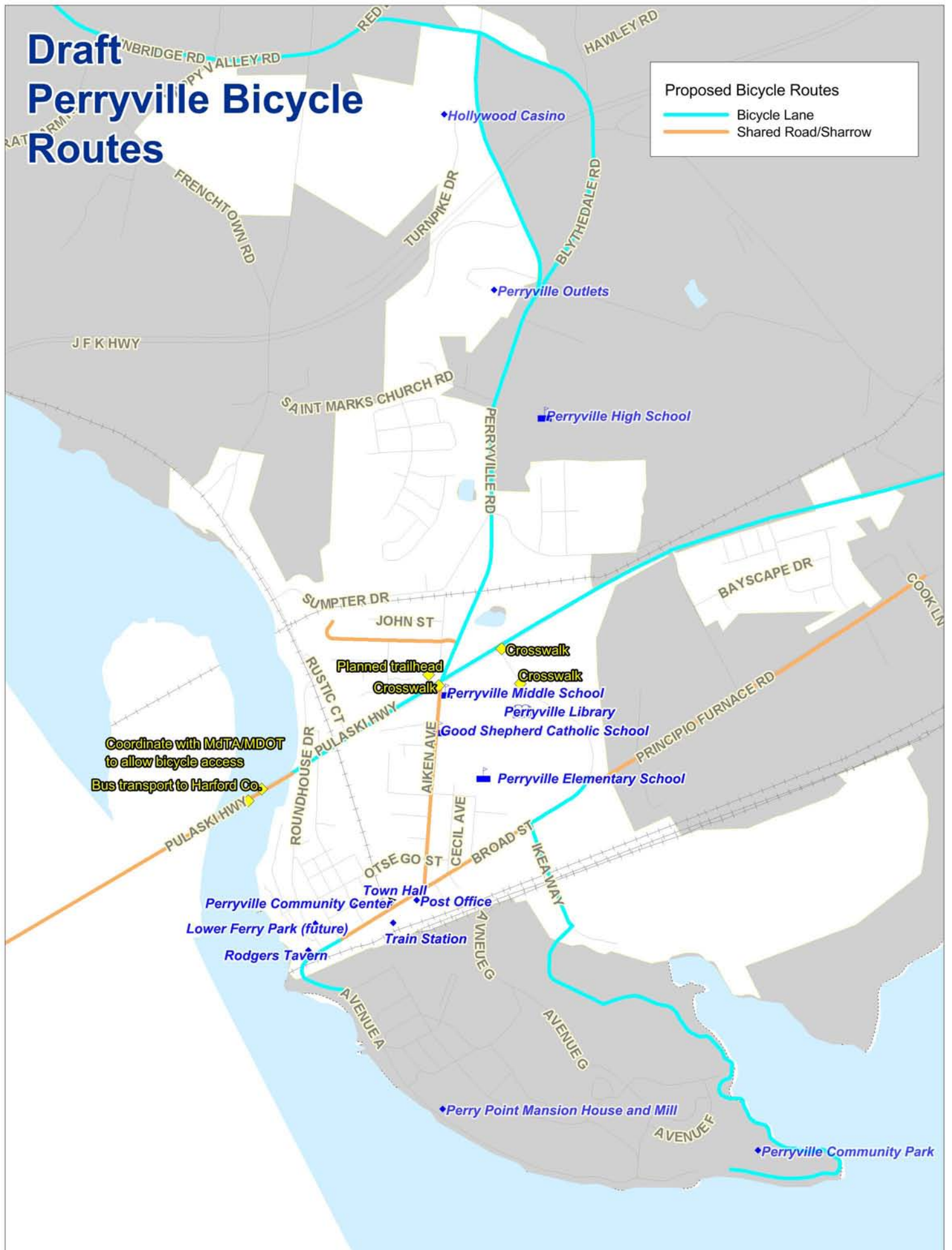
East Coast Greenway



Draft Perryville Bicycle Routes

Proposed Bicycle Routes

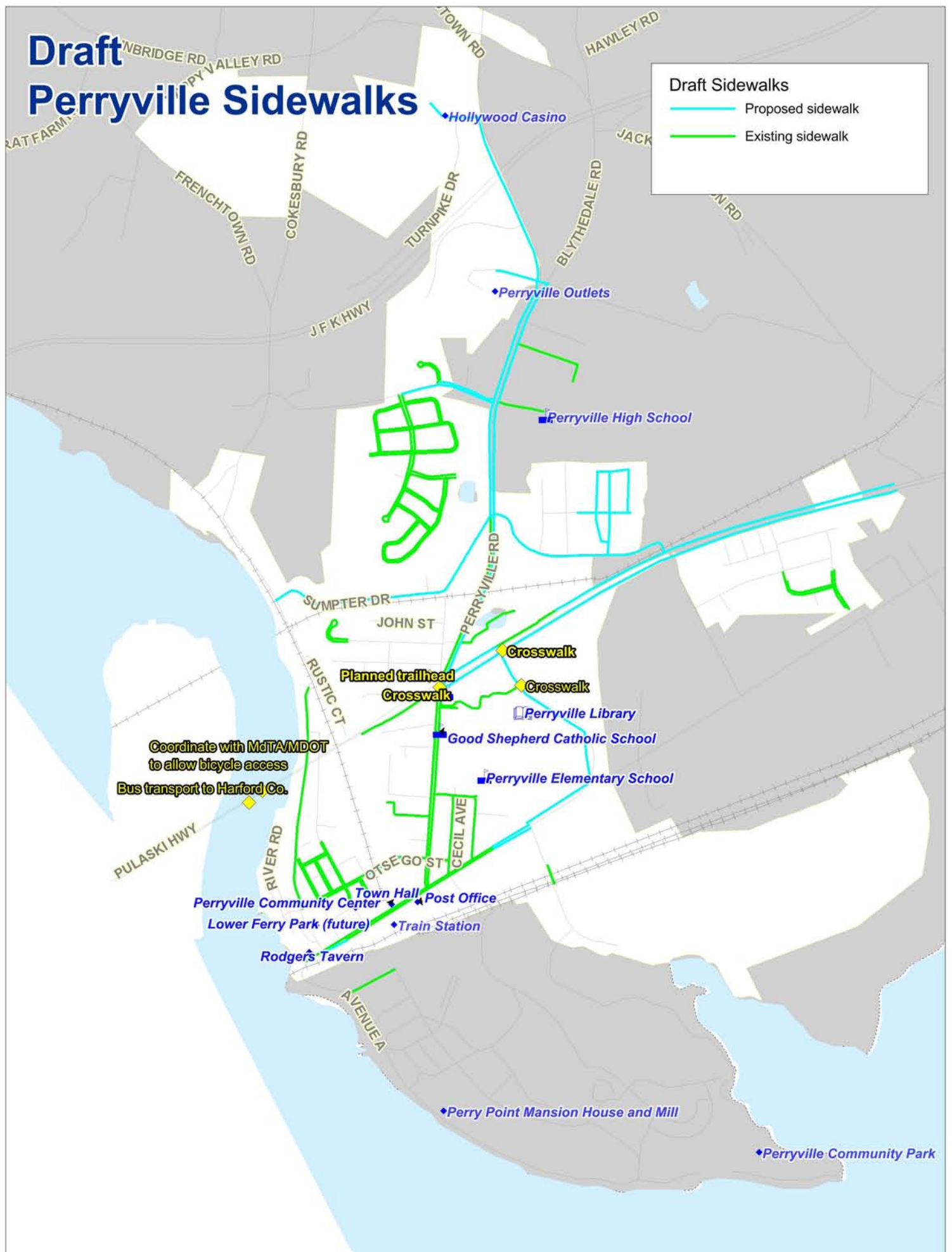
- Bicycle Lane
- Shared Road/Sharrow



Draft Perryville Sidewalks

Draft Sidewalks

- Proposed sidewalk
- Existing sidewalk



Perryville Planning Survey - Responses

PURPOSE: We are seeking your thoughts on transportation and land use in your area. Perryville and the Wilmington Area Planning Council would like your help in identifying transportation problems and needed improvements for Perryville.

TRANSPORTATION ISSUES

1. What are your greatest transportation concerns for the downtown Perryville area?

Parking

- Lack of parking (response from 2 surveys)
- Parking for train users (response from 4 surveys)
- Residential parking
- Commuter parking

Roadway

- Narrow roadways
- Added congestion
- Rush hour traffic congestion (response from 2 surveys)

Transit

- Public transportation
- Trolley service and more places to go.
- Ferry from/to Havre de grace and Garrett Island.
- Need for more Amtrak Scheduled stops
- Bus service to train station and link to other stations
- Better use of rail line

Other

- Where is the “downtown area” – not really identifiable.
- Create connectivity throughout downtown Perryville for bikes, vehicles and pedestrians
- Balance need for parking with need for parks, open space, and business density

2. Describe what transportation facilities and services are needed in Perryville (i.e. roads, sidewalks, transit, commuter rail, street lights, greenway connections, parking, intersection improvements)?

Bicycle and Pedestrian

- Sidewalks (response from 6 surveys)
- Greenway connections
- Bike lanes
- Sidewalks on Roundhouse Drive (both sides)
- Access to Lower Ferry Park from Roundhouse Drive
- Sidewalks and bike paths are the most important. These should connect destinations like parks, waterfront, train station, etc.
- Bike accessibility
- Sidewalks and greenways (connect town with natural areas around town)
- Continue sidewalks and greenways for pedestrian use

Parking

- Parking (response from 5 surveys)
- Garage with retail component
- Additional parking at MARC station and waterfront
- Parking garage at train station
- Full parking plan considering future growth
- Parking at MARC station

Road and streetscape

- Improvement to Broad/Aiken intersection
- Road upgrades
- Intersection improvements (Rt 40, Aikens & Broad, etc.)
- All improvements should include attractive and adequate/relevant street lights
- Street lights at Lower Ferry Park
- Lights
- Decorative street lighting down Aiken Ave.
- Shopping

Transit

- Transit
- Commuter rail
- Bus
- Rail for Baltimore/Philadelphia - local and Amtrak
- Local trolleys with some establishments for them to go to Outlets and Casino
- Transportation service into Havre de Grace, Port Deposit
- Train service connecting North to Elkton/Philly
- Water taxi to link Perryville and Havre de Grace
- Commuter rail

3. How would you rate the following transportation issues and facilities in Perryville?

| | 1 | 2 | 3 | 4 | 5 |
|-----------------------------|------------------|---|---|---|-----------------|
| | <u>Very Good</u> | | | | <u>Very Bad</u> |
| Sidewalks | 0 | 2 | 5 | 6 | 2 |
| Bike paths and lanes | 0 | 1 | 0 | 6 | 7 |
| Bus transit | 1 | 2 | 4 | 2 | 4 |
| Traffic speeds | 0 | 6 | 4 | 2 | 2 |
| Parking | 0 | 2 | 2 | 6 | 4 |
| Truck traffic | 0 | 2 | 3 | 4 | 4 |
| Traffic congestion | 0 | 5 | 2 | 7 | 0 |

PUBLIC TRANSIT ISSUES

5. To what destinations, if any, would you like to see public bus service?

- Casino (7 survey responses)
- Havre de Grace (4 survey responses)
- Outlets (3 survey responses)
- Park
- Harford County to pick up Baltimore lines
- Furnace Bay Golf Course
- Medical building on Rt 40
- Corner of 40 and Aiken
- Shopping centers on Rt 40 at Woodlands when developed
- Baltimore, Washington DC
- Train station (3 survey responses)
- Perry Point (2 survey responses)
- Newark (2 survey responses)
- Employer areas
- Tavern
- Elkton
- Bel Air
- Future Woodlands Site
- Delaware, Wilmington, Philadelphia, New York

What would be the purpose of your trip?

4 Work 7 Shopping 0 School 9 Social/Recreation 5 Medical/Dental 1 Other Farmers Market

TRANSIT ORIENTED DEVELOPMENT ISSUES

6. How would you rate the following downtown character issues for transit oriented development Perryville?

| | 1 | 2 | 3 | 4 | 5 <u>Most opposed</u> |
|--|-------------------------|---|---|---|------------------------------|
| | <u>Greatest support</u> | | | | |
| Mixed use development with ground floor & upstairs residential/office | 6 | 4 | 3 | 1 | 0 |
| Preserve existing historic buildings and make new development fit in | 6 | 5 | 3 | 0 | 0 |
| Have variety of housing types (i.e. apartments, condos, single family) | 5 | 3 | 5 | 1 | 0 |
| Emphasize quality architecture design for new downtown development | 12 | 1 | 1 | 0 | 0 |
| Increase retail & services | 8 | 4 | 1 | 1 | 0 |
| Infill development | 5 | 7 | 2 | 0 | 0 |

BICYCLING ISSUES

7. Describe how often you currently travel by bicycle?

0 Daily 1 1 - 6x per week 2 1-3x per month 4 Very rarely 6 Never

8. Describe your bicycle trip purpose. (Check all that apply)

2 Work 0 School 3 Shopping 6 Recreation/exercise 0 Other _____

9. List the reason(s) you don't bicycle or bicycle more often:

Too far 6 Lack of bicycle storage/parking 2 Concerns about personal safety (from assaults) 1
 Concerns about crashes 3 Lack of bikeways 7 Weather/darkness 2 Need access to car 2
 Other: Age, time (car is faster), bike was stolen 6 months ago, too lazy, just like to run or walk _____

WALKING ISSUES

10. Describe how often you currently walk in Perryville?

1 Daily 2 1 - 6x per week 3 1-3x per month 5 Very rarely 2 Never

11. Describe your walking trip purpose. (Check all that apply)

2 Work 0 School 3 Shopping 8 Recreation/exercise 1 Other ___Dining_____

12. List the reason(s) you don't walk or walk more often:

Too far 7 Concerns about personal safety (from assaults) 1 Concerns about crashes 2
 Lack of sidewalks/greenways 5 Weather/darkness 0 Need access to car 0
 Other Nowhere to go, too lazy, time _____

OTHER COMMENTS

13. What is Perryville's single greatest need?

Economic Development and Land Use

- Mixed use
- Remove trailer park
- Downtown area recognizable
- Waterfront amenities
- Redevelopment of old downtown areas and surrounding residential areas
- Razing of rent-a-room crime ridden motels on US 40
- More businesses downtown
- Shopping, commerce
- A "Main Street"
- Shops
- Restaurant
- Economic development - plans don't work without an organization to drive the economics and attract business

- Shops to provide basic needs and comforts, particularly in the downtown i.e. cards, full deli, coffee, bakery, etc.
- More businesses (w/ supportive parking) to draw people downtown. This is important to downtown revitalization

Transportation and Other

- Overall planning for responsible/sustainable growth
- Continuity
- Parking, more room on Aiken Ave
- Biking

14. What do you like best about Perryville?

- Scale and atmosphere
- Location - on the waterfront but with easy access to I-95, Rt 40 and MARC
- Historic character
- It's small town feel and access to the waterfront
- The potential!
- Natural resources (water, woodlands, etc.)
- Small town appeal
- Location (river, I-95, Rt. 40, rail access)
- Remains a small town in atmosphere
- Great parks
- Library
- Historic architecture
- Waterfront/I-95 access
- Small town charm - friendly
- New library
- Bay and riverfront

15. Please provide us with any comments that will assist us in Perryville transportation and transit oriented development, and greenway planning.

- Perryville is growing away from the railroad station and old town center. Efforts are needed to redirect efforts to older sections of town.
- Need a water taxi system
- Cab company
- I have some concerns with the concept plans presented. First, I don't like the idea of giving up public land for residential uses. Second, while the plan may incorporate good planning principals, I'm looking at the reality of putting the plans into action and see many challenges that could take many years to complete. I would rather see currently owned public lands used primarily for public uses.