



Wilmington Area  
Planning Council



Town of North East

# North East Transit Oriented Development Plan

## Advisory Committee Meeting #2

Thursday, October 11, 2012  
5:00 p.m.  
North East Town Hall

### AGENDA

1. Introductions & sign in
2. Review the Comments/Responses from 5/23/2012 Public Workshop and 8/29/2012 Stakeholder Session
3. Review the Project Goals and Objectives
4. Discuss the Draft Station Area Development Potential
5. Discuss the Preliminary Sketch Plans for Station Areas 1 and 2
  - Connectivity to Station Area (vehicular/pedestrian/bicycle)
  - Station locations/parking/access
  - Discussion of potential unit sizes/type and phasing over time
6. Discussion on Next Steps and Schedule for Next Public Meeting

*The North East Transit Oriented Development Plan is a partnership of the Town of North East and Wilmington Area Planning Council with assistance from the Team of KSK - Real Estate Strategies, Inc - Pennoni Associates, Inc*

**For more information, call Heather Dunigan, WILMAPCO at 302/737-6205 ext. 118**

**[www.wilmapco.org/northeast](http://www.wilmapco.org/northeast)**



# NORTH EAST MARYLAND

## *Transit Oriented Development Plan*

**Advisory Committee Meeting #2**  
October 11, 2012

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## SCOPE OF WORK

### PHASE ONE: TAKING STOCK

- Task 1: Kick-off Meeting**
- Task 2: Evaluating the Site and Study Area**
  - 1. Data Collection
  - 2. Historical/Social Research
  - 3. Visual Character Survey
  - 4. Proposed Development and Infrastructure Improvements
  - 5. Base Mapping
- Task 3: Advisory Committee Meeting 1**
- Task 4: Community Meeting 1**
- Task 5: Development Goals and Objectives**

### PHASE TWO: DEFINING A VISION OF THE FUTURE

- Task 6: Conditions, Connections, Opportunities and Constraints**
- Task 7: Commercial and Economic Development Analysis**
- Task 8: Advisory Committee Working Session 1**
- Task 9: Prepare Draft Master Vision Plan**
- Task 10: Advisory Committee Meeting 2**
- Task 11: Community Workshop (Public Meeting 2)**

### PHASE THREE: FINAL RECOMMENDATIONS

- Task 12: Detailing the Final Vision**
- Task 13: Develop Traffic Circulation, Access and Parking Plan**
- Task 14: Implementation Plan and Policies**
- Task 15: Community Workshop 3: Public Open House**
- Task 16: Preparation of Final Documents**

# STATION LOCATIONS EVALUATED

**Site 1:**  
Washington  
Street

**Site 2:**  
Route 272

**Site 3:**  
West of  
Mechanics Valley  
Road

*Access & parking  
issues were evaluated  
for all sites*



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# COMMENTS FROM PUBLIC MEETINGS

## Public Workshop held May 23

- Preference for sites #1 and #2. Site #3 too far and difficult to access
- Overall support for expanded transit/rail but concerns over traffic and security
- Overall desire for pedestrian and bicycle improvements

## Stakeholder Focus Groups held August 29

- Site #1 - discussed desire to preserve historic house, need for improved pedestrian access on MD 7, natural resource concerns
- Site #2 – discussed traffic access needs, security concerns, better connection to existing downtown



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# PROJECT GOALS

- Promote future re-introduction of rail service to North East
- Promote greater use of existing and planned bus transit
- Enhance community character in the downtown
- Improve regional access & local walking, bicycling, and transit services
- Support local and state Smart Growth policies and economic development initiatives
- Embrace the community history while preparing for the future
- Help improve regional ambient air quality through the reduction of vehicle travel and traffic congestion

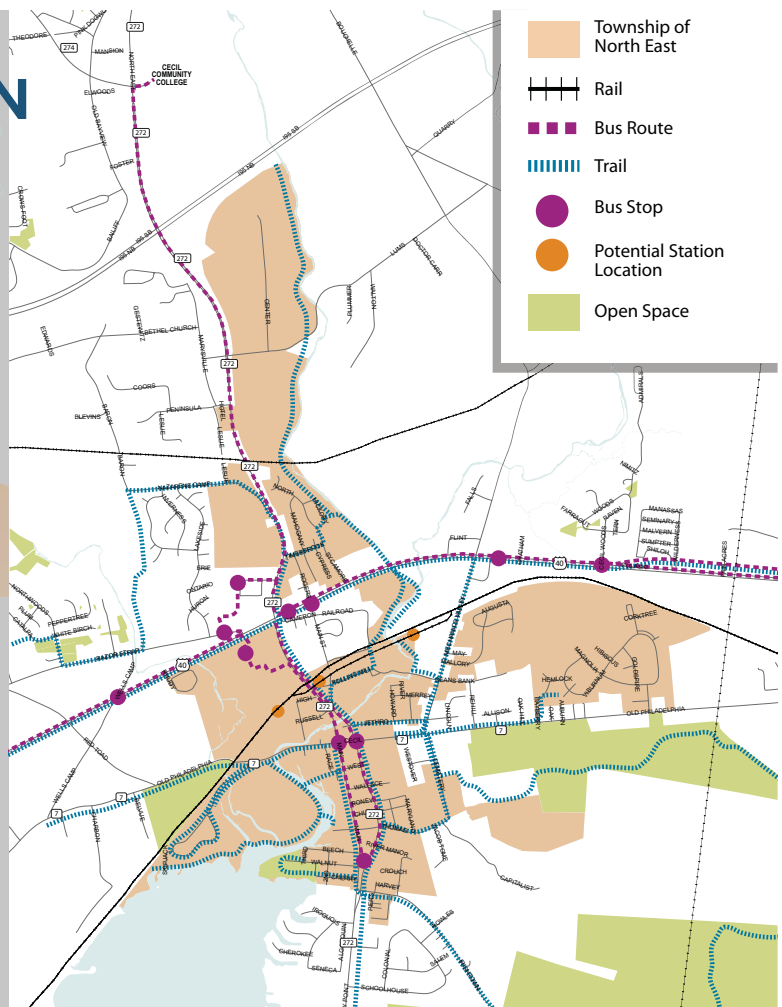
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## TRANSPORTATION

- Amtrak Rail line
- Cecil Transit and Greyhound bus lines
- Existing and Proposed Trails
- Proposed Alignment for East Coast Greenway

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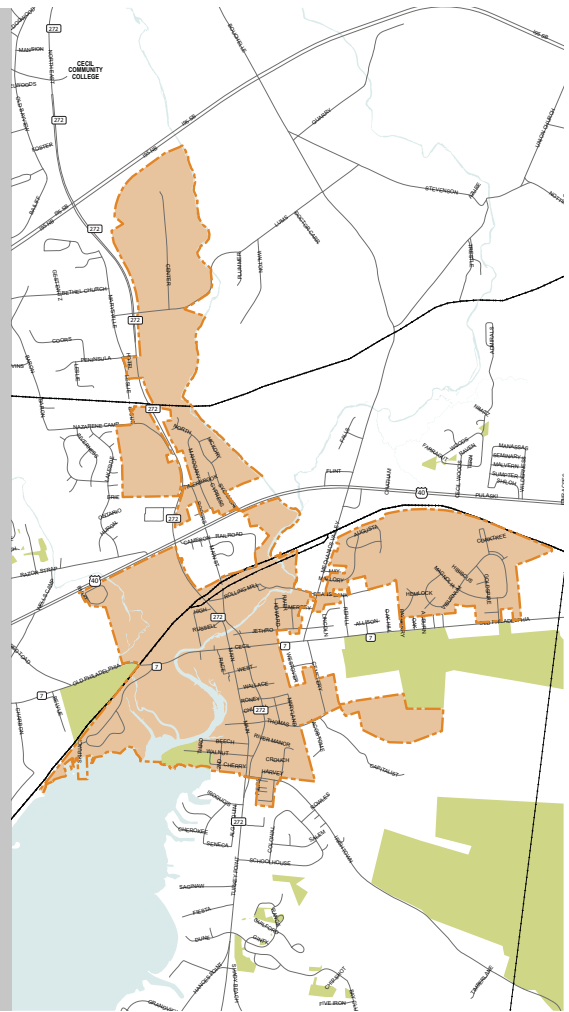




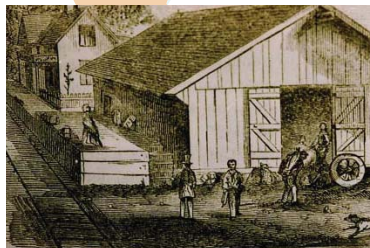
# OPEN SPACE



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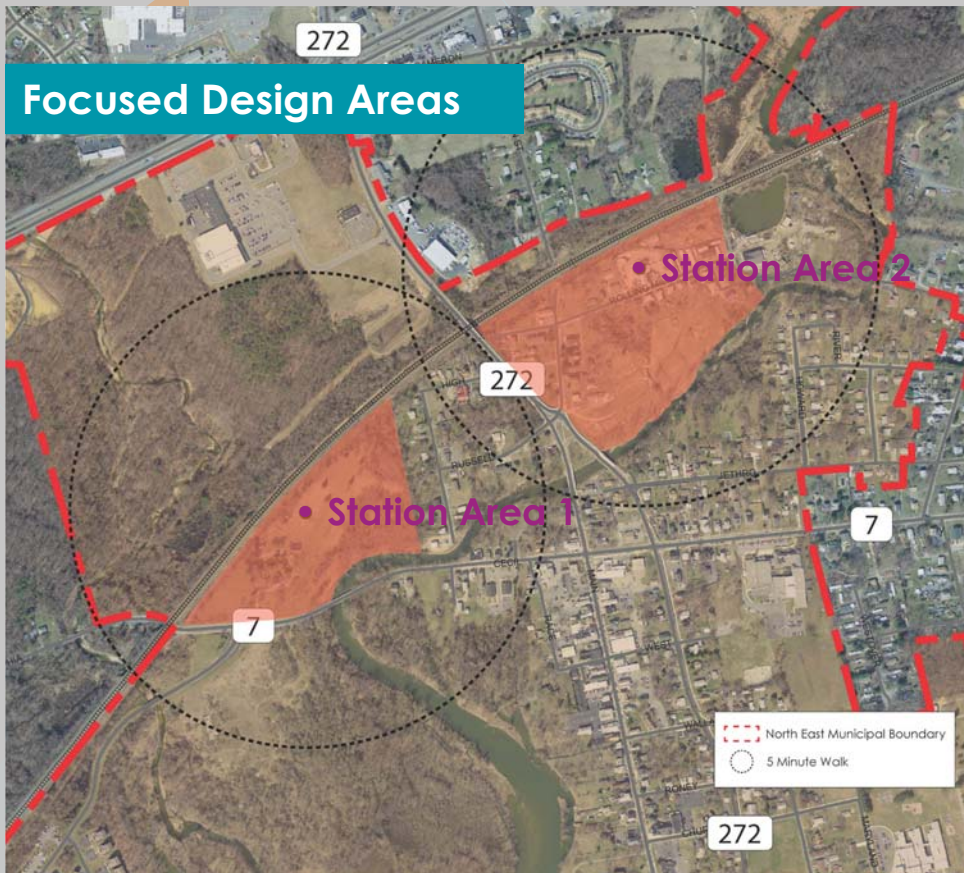
# HISTORIC RESOURCES: DESIGN CUES



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## Focused Design Areas



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## STUDY AREA



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## SITE EVALUATION: DEVELOPMENT POTENTIAL

### Site #1– W. Cecil Avenue (farm site)

- Greenfield opportunity in area of newer development (existing and proposed)
- Better connection with downtown (but pedestrian access is not safe)
- Lower traffic counts
- Limited population density on west side of rail overpass.

### Site #2—Original Rail Depot Site

- Redevelopment opportunity
- Relatively high traffic count on Rt. 272 (>14,500 AADT), but site has visibility and access challenges
- Less connection to downtown
- Current perception of area is unfavorable

## DRAFT: Station Area Development Potential

Commercial uses will be secondary to residential  
Limited scale specialty retail, professional office or restaurant uses

Keys to success (in order of importance):  
- visibility to traffic  
- ease of vehicular and pedestrian access  
- connection to existing business district.

Recommended Unit Sizes (SF): North East TOD

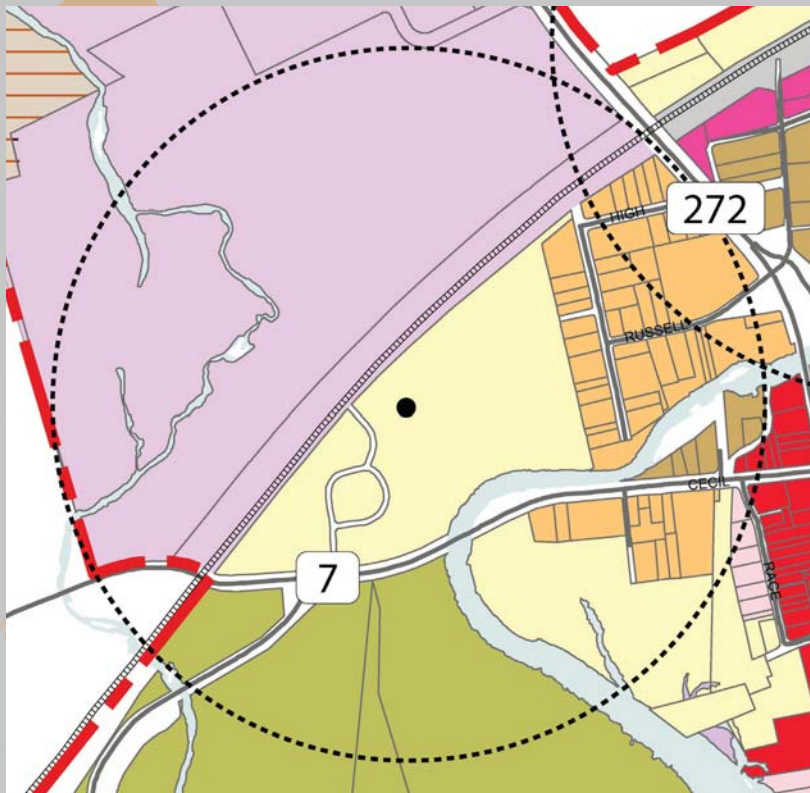
	1 BR	2 BR	3 BR	4 BR
Single Family	X	X	1,600-2,000	2,000 - 2,400
TH	X	1,200 -1,600	1,600 - 2,000	X
Apartment/Condo	750 - 1,000	1,000- 1,300	1,500 -1,600	X



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## STATION AREA 1: EXISTING ZONING



North East Municipal Boundary

### ZONING DISTRICTS

- R-1 Single Family Residential
- R-2 Two Family Residential
- R-3 Multi-family Residential
- VC Village Commercial
- GC General Commercial
- LC Limited Commercial
- HC Highway Commercial
- LI Light Industrial

### SPECIAL DISTRICTS

- R-2 Two Family Residential

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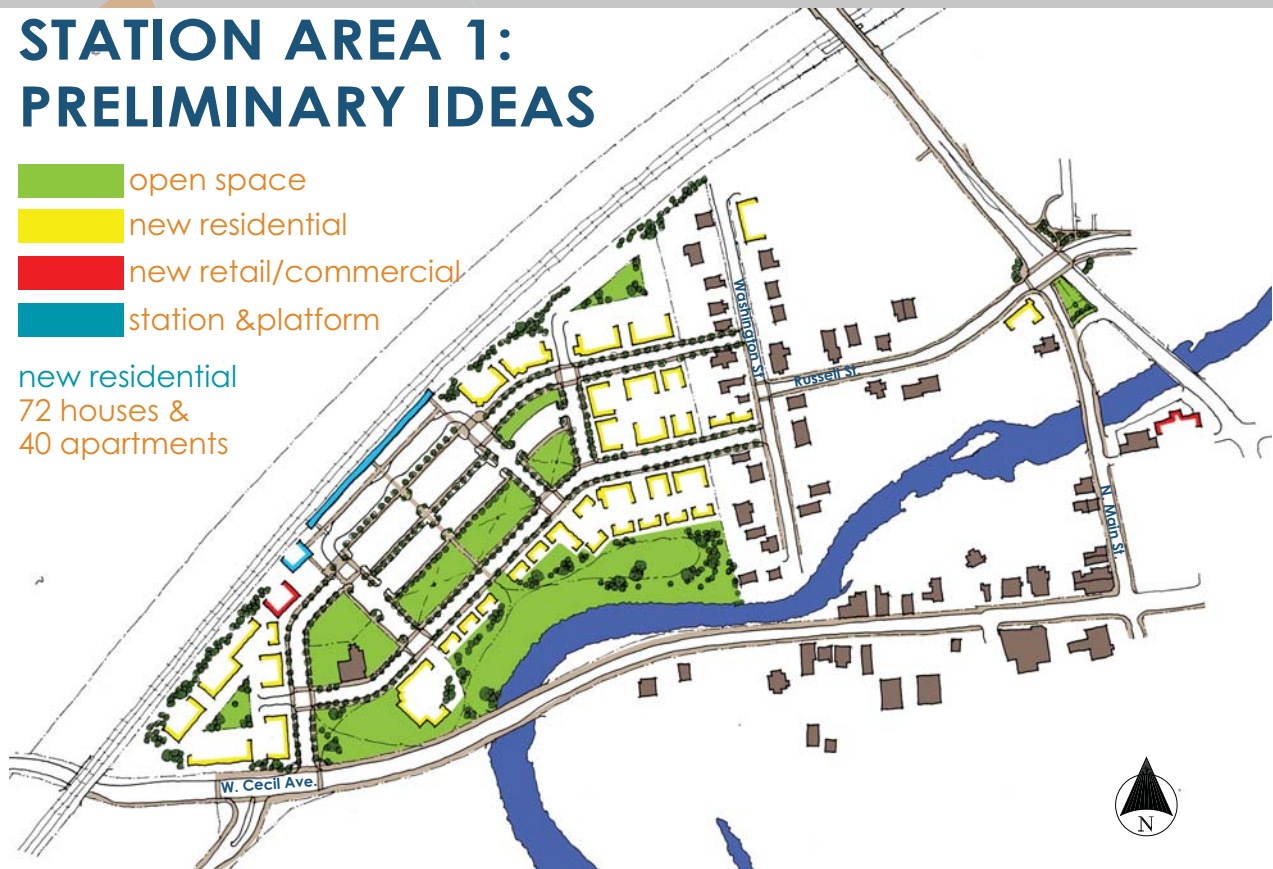
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# STATION AREA 1: PRELIMINARY IDEAS

- open space
- new residential
- new retail/commercial
- station & platform

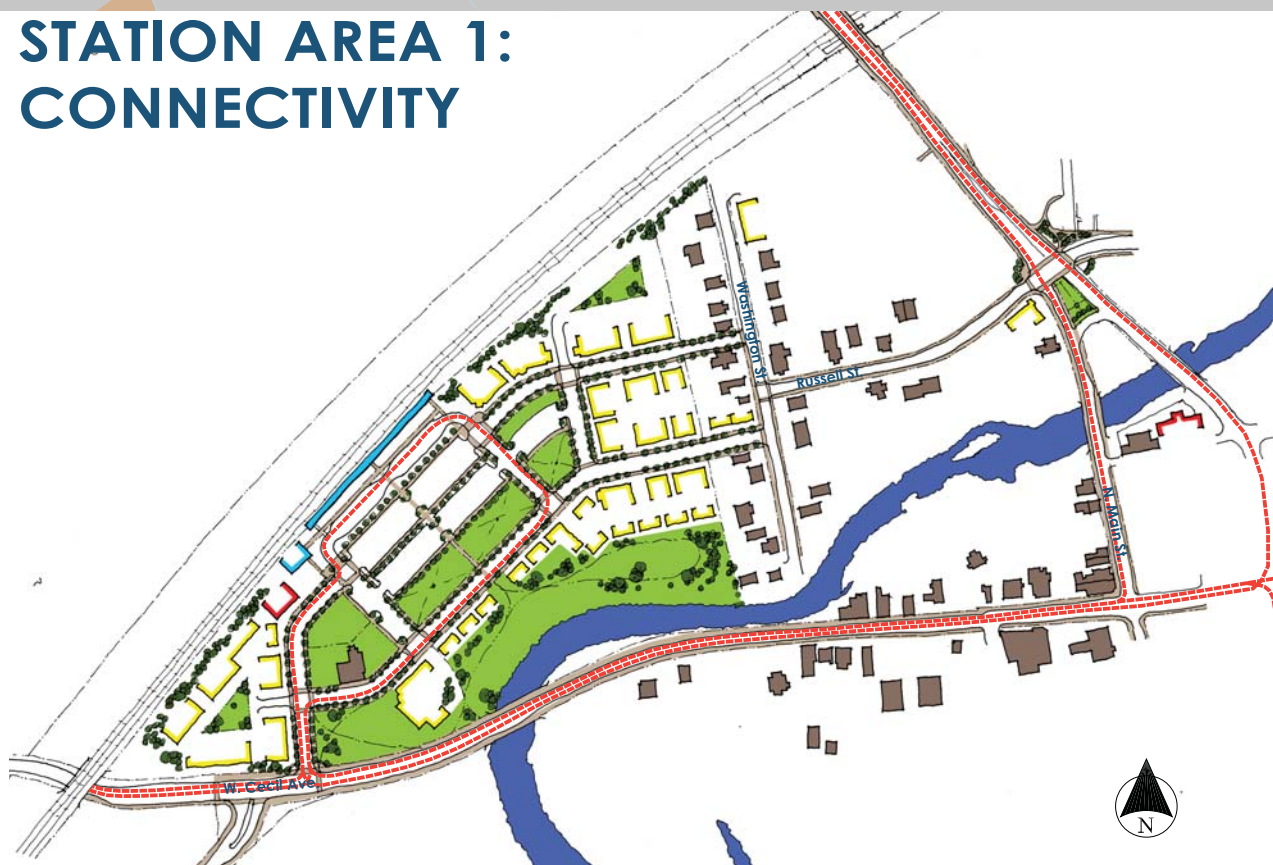
new residential  
72 houses &  
40 apartments



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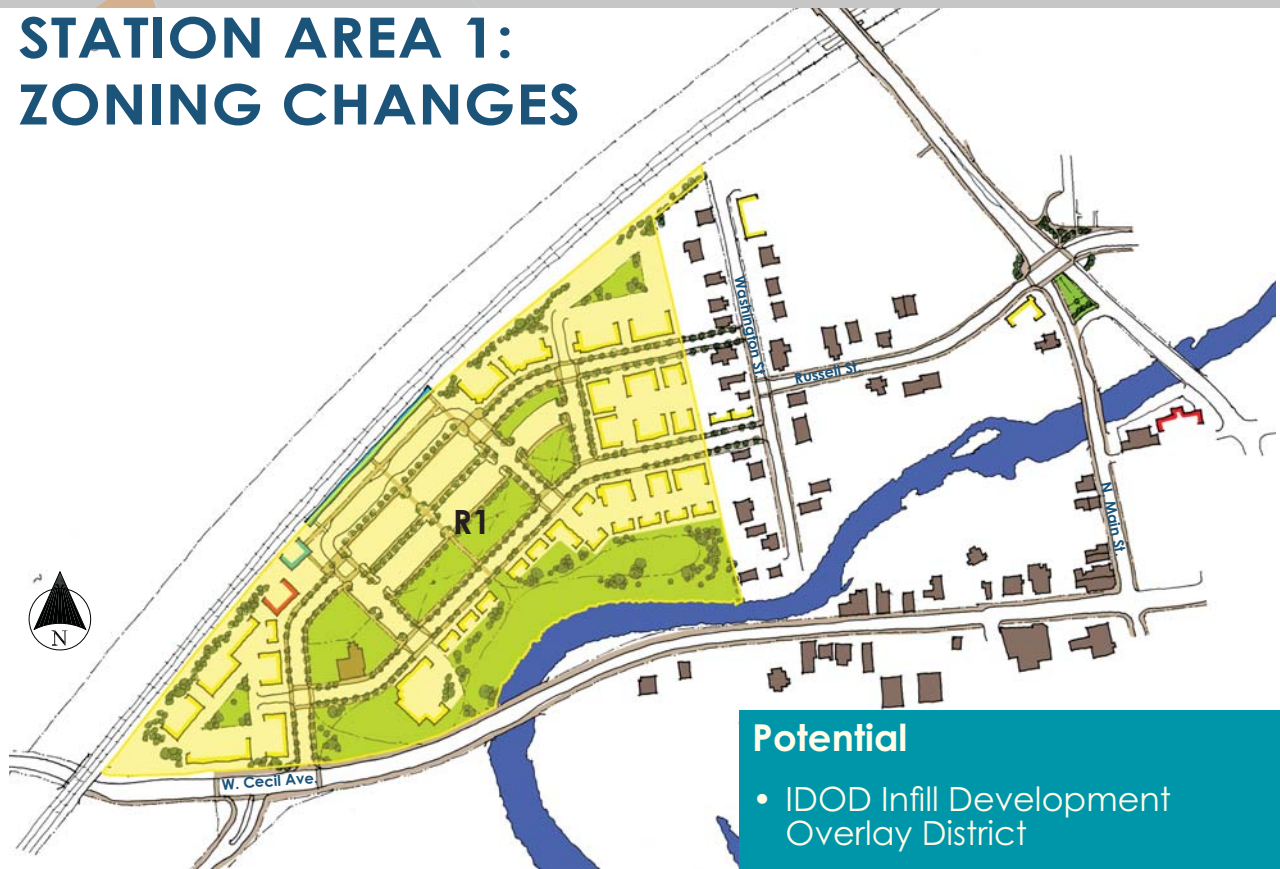
# STATION AREA 1: CONNECTIVITY



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# STATION AREA 1: ZONING CHANGES

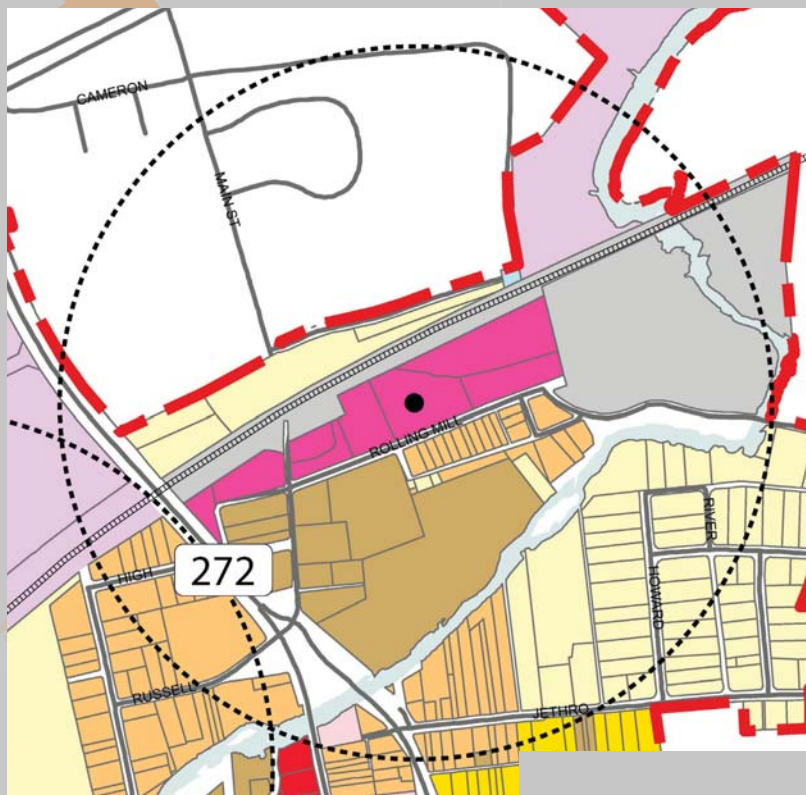


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## Potential

- IDOD Infill Development Overlay District
- MPCFD Master Planning Community Floating District

# STATION AREA 2: EXISTING ZONING



North East Municipal Boundary

## ZONING DISTRICTS

- R-1 Single Family Residential
- R-2 Two Family Residential
- R-3 Multi-family Residential
- VC Village Commercial
- GC General Commercial
- LC Limited Commercial
- HC Highway Commercial
- LI Light Industrial

## SPECIAL DISTRICTS

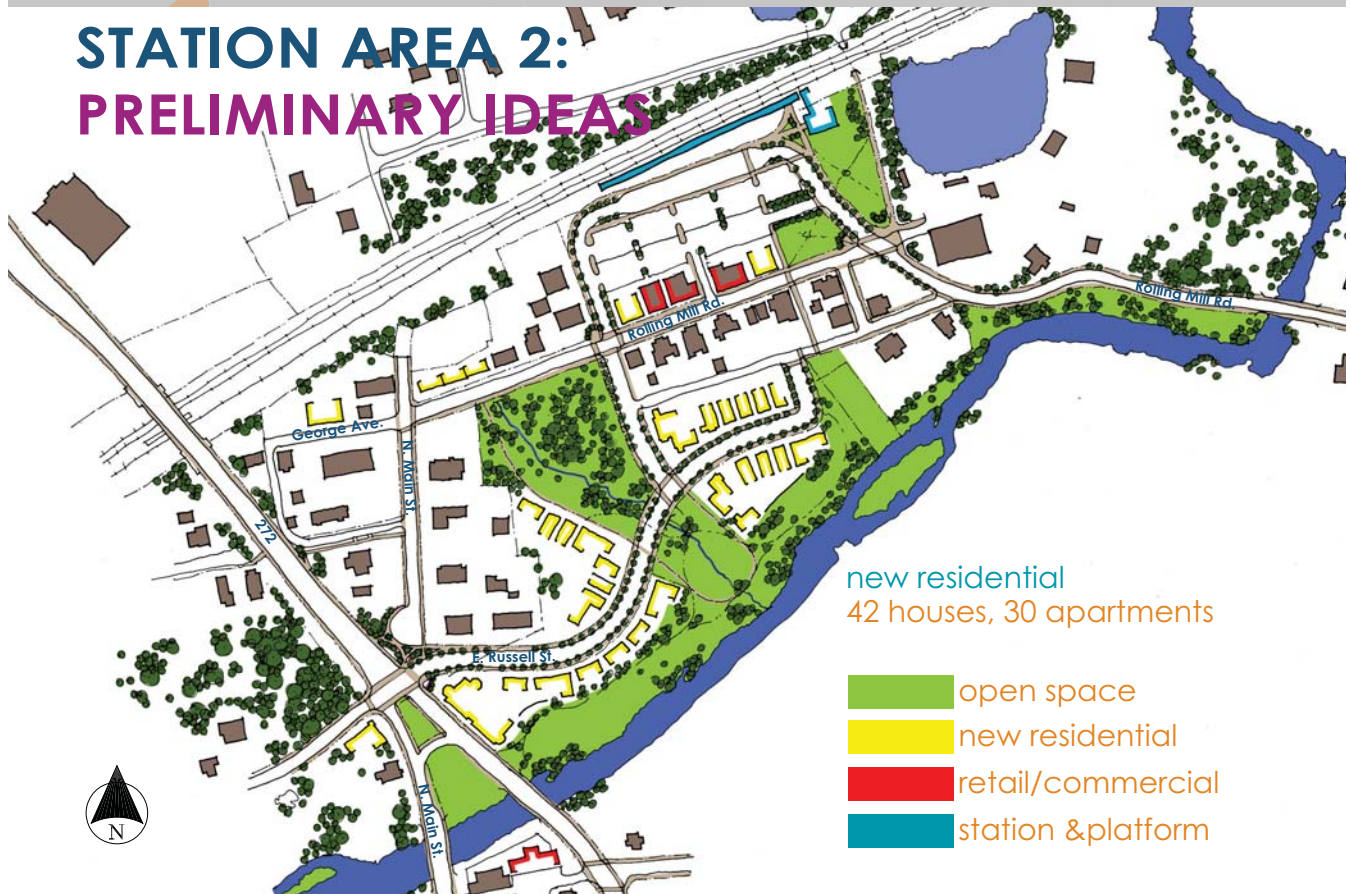
- R-2 Two Family Residential

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## STATION AREA 2: PRELIMINARY IDEAS



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## STATION AREA 2: CONNECTIVITY



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## STATION AREA 2: ZONING CHANGES



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### Potential

- R3 Multi-Family Residential
- VC Village Commercial
- MPCFD Master Planning Community Floating District
- IDOD Infill Development Overlay District

## CHARACTER OF NEW DEVELOPMENT



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# DISCUSSION



For further questions or comments, please contact  
Heather Dunigan at WILMAPCO:

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or visit

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