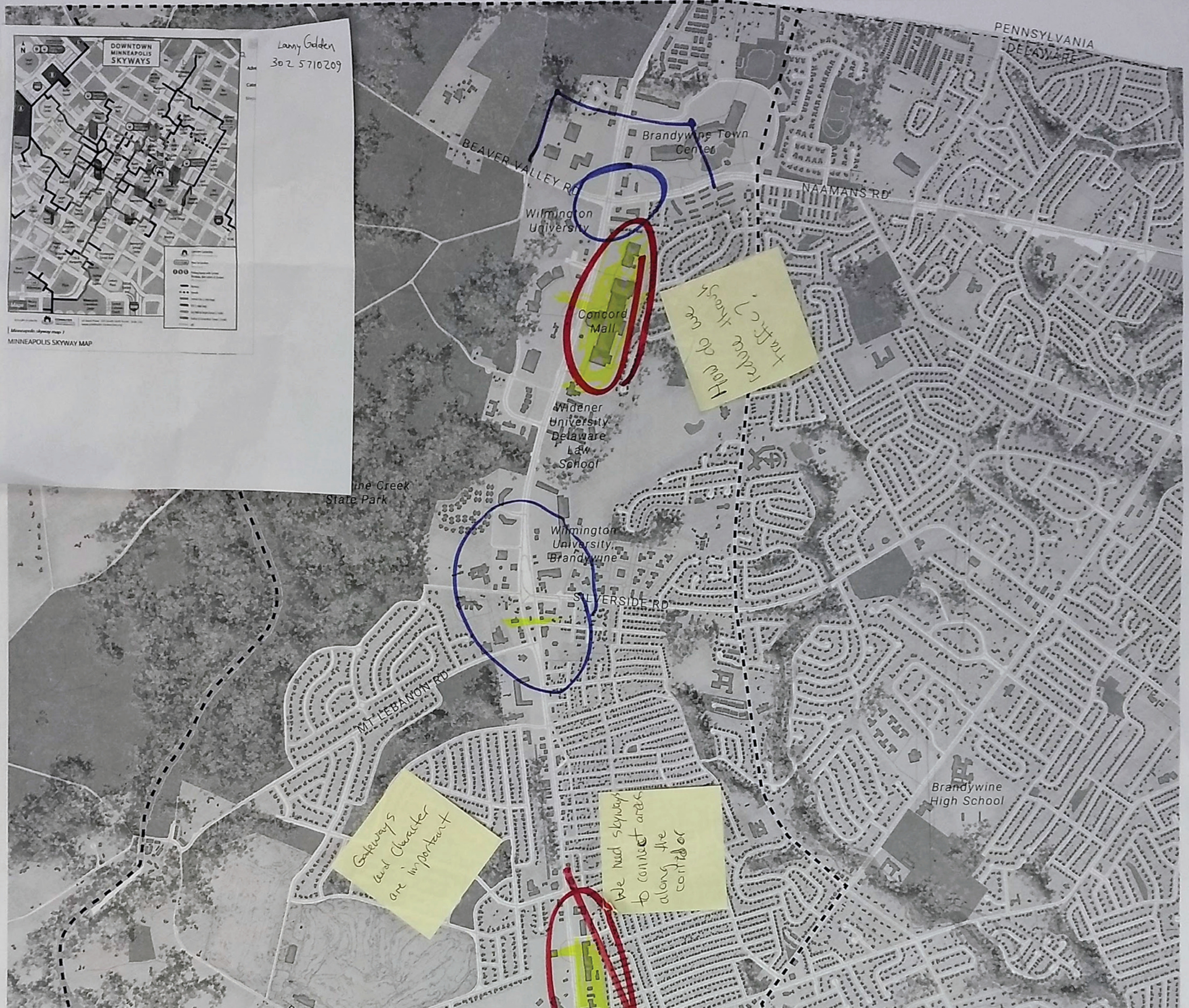

Larry Golden
302 5710209

How do we
reduce through
traffic?

Gateways
and character
are important

We need skyways
to connect areas
along the
corridor

EXISTING CONDITIONS: ILLUSTRATIVE PLAN

1,000 0 1,000 2,000 4,000 feet N

Concord Pike (US 202) Corridor Master Plan

November 14, 2018

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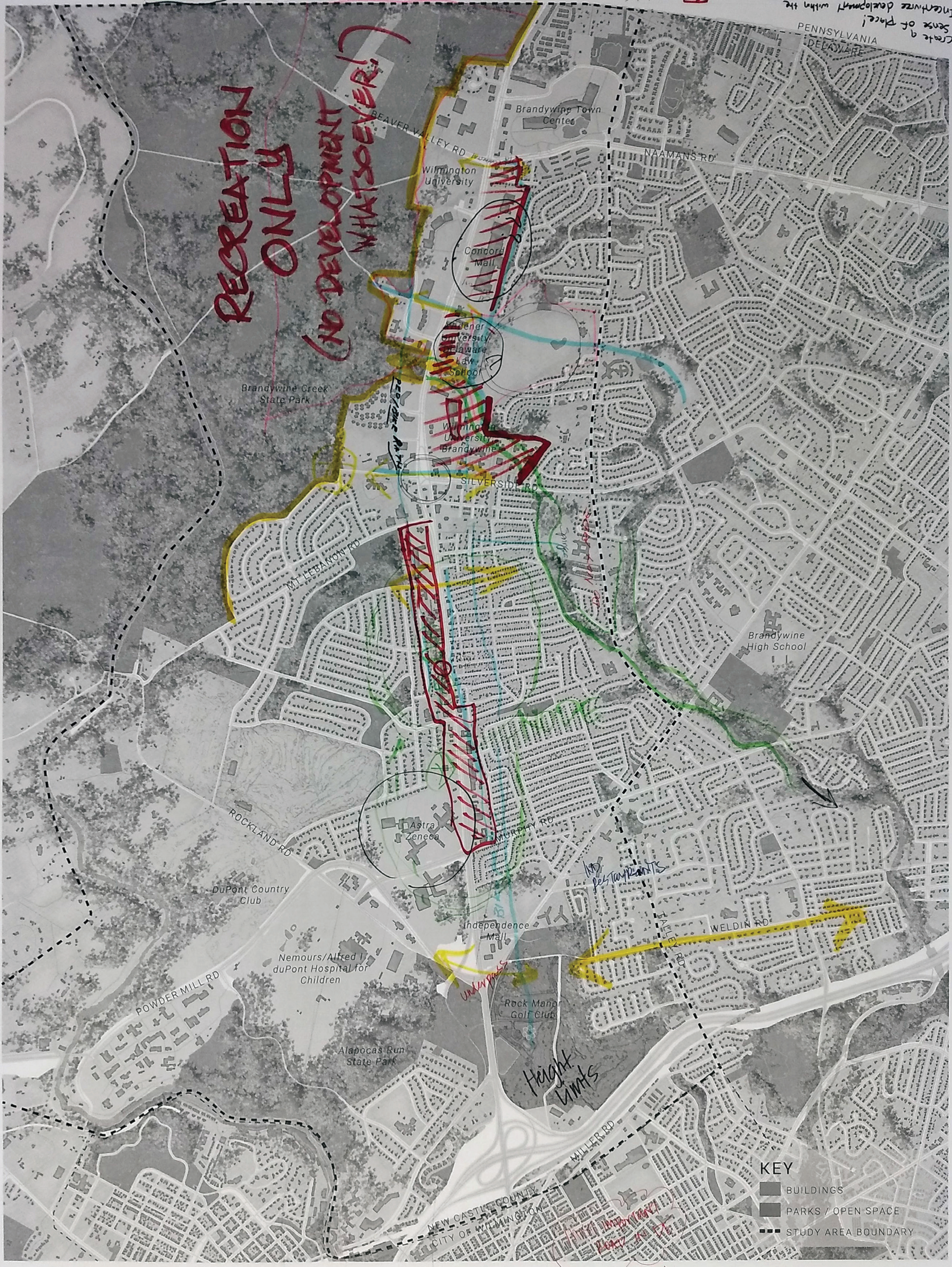
Create a Sense of Place!
Incentivize development within the Character of the Brandywine Valley



EXISTING CONDITIONS: ILLUSTRATIVE PLAN

Dense ENOUGH

IMPRESSION OF STATE

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Bike/PED ON or OFF 202

ADDING JOBS

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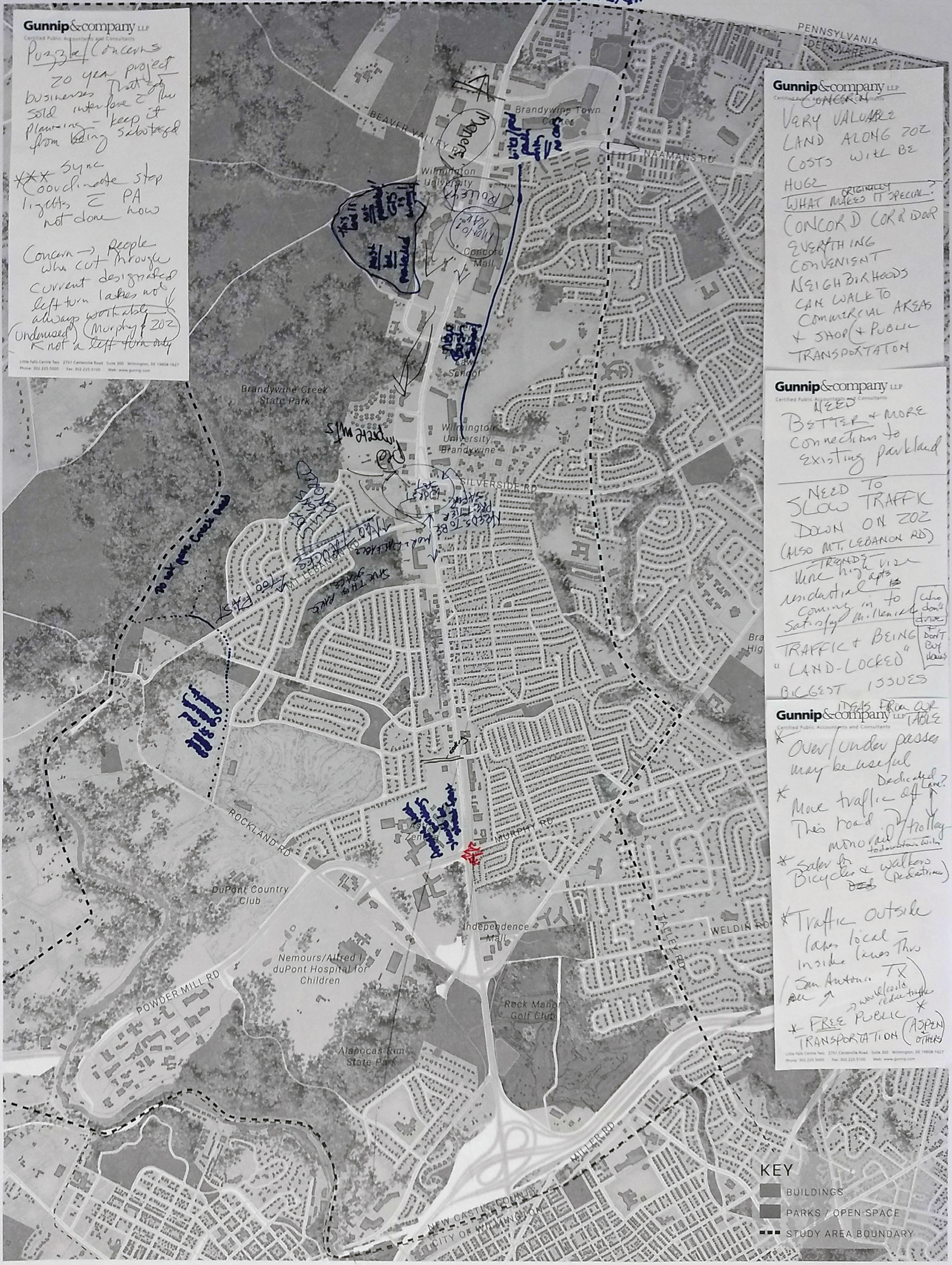
Preserve open space

Hate the high rise



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Puzzle/Concerns

20 year project
businesses That got
sold interfere c̄ the
planning - keep it
from being sabotaged

*** Sync
Coordinate stop
lights c̄ PA
not done now

Concern → People
who cut through
current designated
left turn lanes not
always workable
(Underused) (Murphy & 202)
not a left turn only

Little Falls Centre Two 2751 Centerville Road Suite 300 Wilmington, DE 19808-1627
Phone 302.225.5000 Fax 302.225.5100 Web www.gunnip.com

Gunnip&company LLP

CONCERN
VERY VALUABLE
LAND ALONG 202
COSTS WILL BE
HUGE

WHAT ORIGINALLY MAKES IT SPECIAL?

CONCORD CORRIDOR
EVERYTHING
CONVENIENT
NEIGHBORHOODS
CAN WALK TO
COMMERCIAL AREAS
+ SHOP (+ PUBLIC
TRANSPORTATON

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NEED
BETTER + MORE
connections to
existing parkland

NEED TO
SLOW TRAFFIC
DOWN ON 202
(ALSO MT. LEBANON RD)

TRENDS
More high rise
residential apts
coming in to
satisfy Millenials
who don't drive + DON'T Buy Houses

TRAFFIC + BEING
"LAND-LOCKED"
BIGGEST ISSUES

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IDEAS FROM OUR TABLE

* Over/under passes
may be useful

* Move traffic off
This road
Dedicated Lane?
monorail / trolley
to downtown Wilm

* Safer for
Bicycles & walkers
(pedestrians)

* Traffic outside
lanes local -
inside lanes thru
(San Antonio TX)

* FREE PUBLIC
TRANSPORTATION (ASPEN + OTHERS)
would/could reduce traffic

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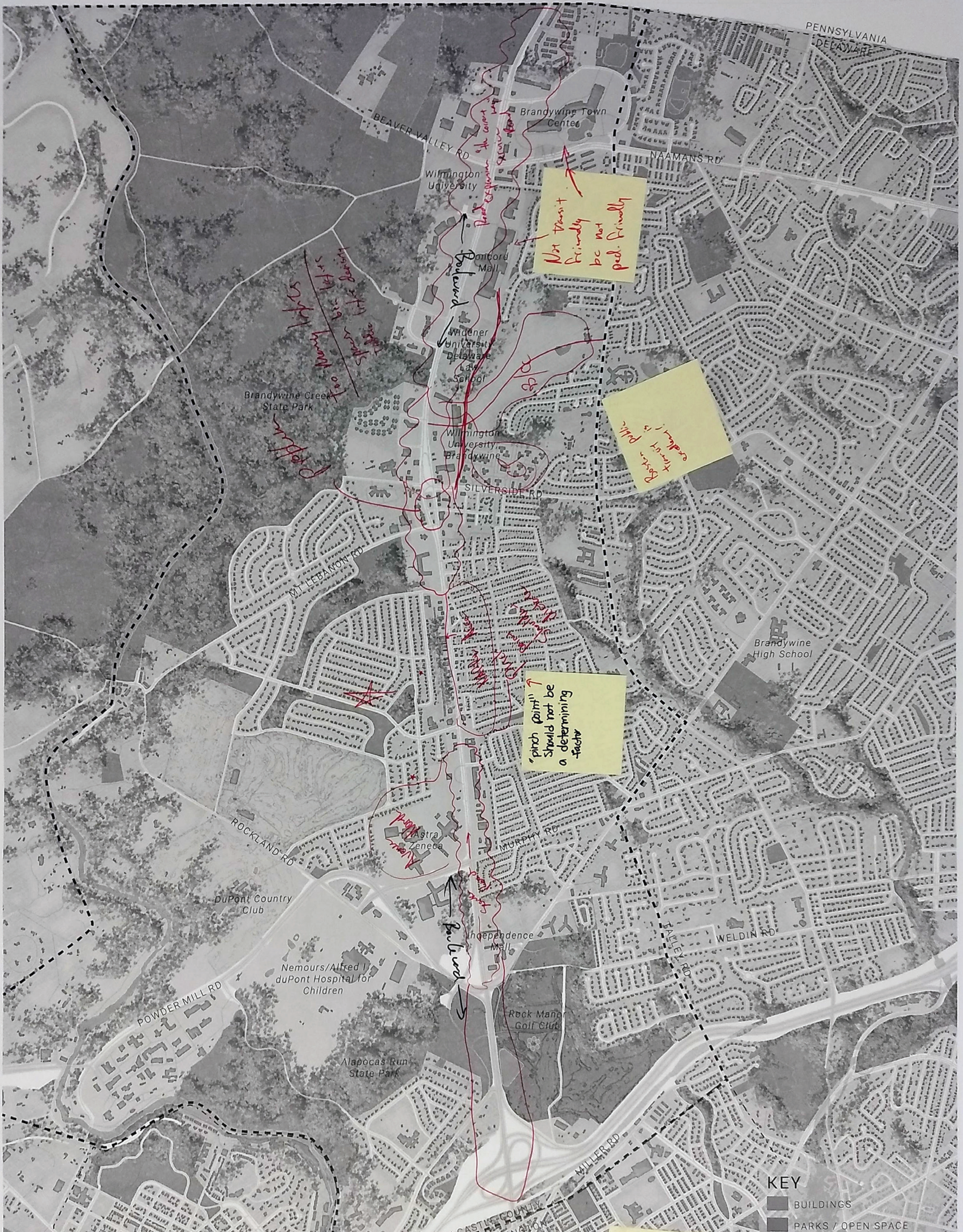

Not transit friendly bc not ped. friendly

Better public transit is evident.

"pinch point"? Should not be a determining factor

Staggered working Hours for Businesses

Traffic Flow + Congestion for residents

No traffic diversions

Aesthetics

Service Road

EXISTING CONDITIONS: ILLUSTRATIVE PLAN

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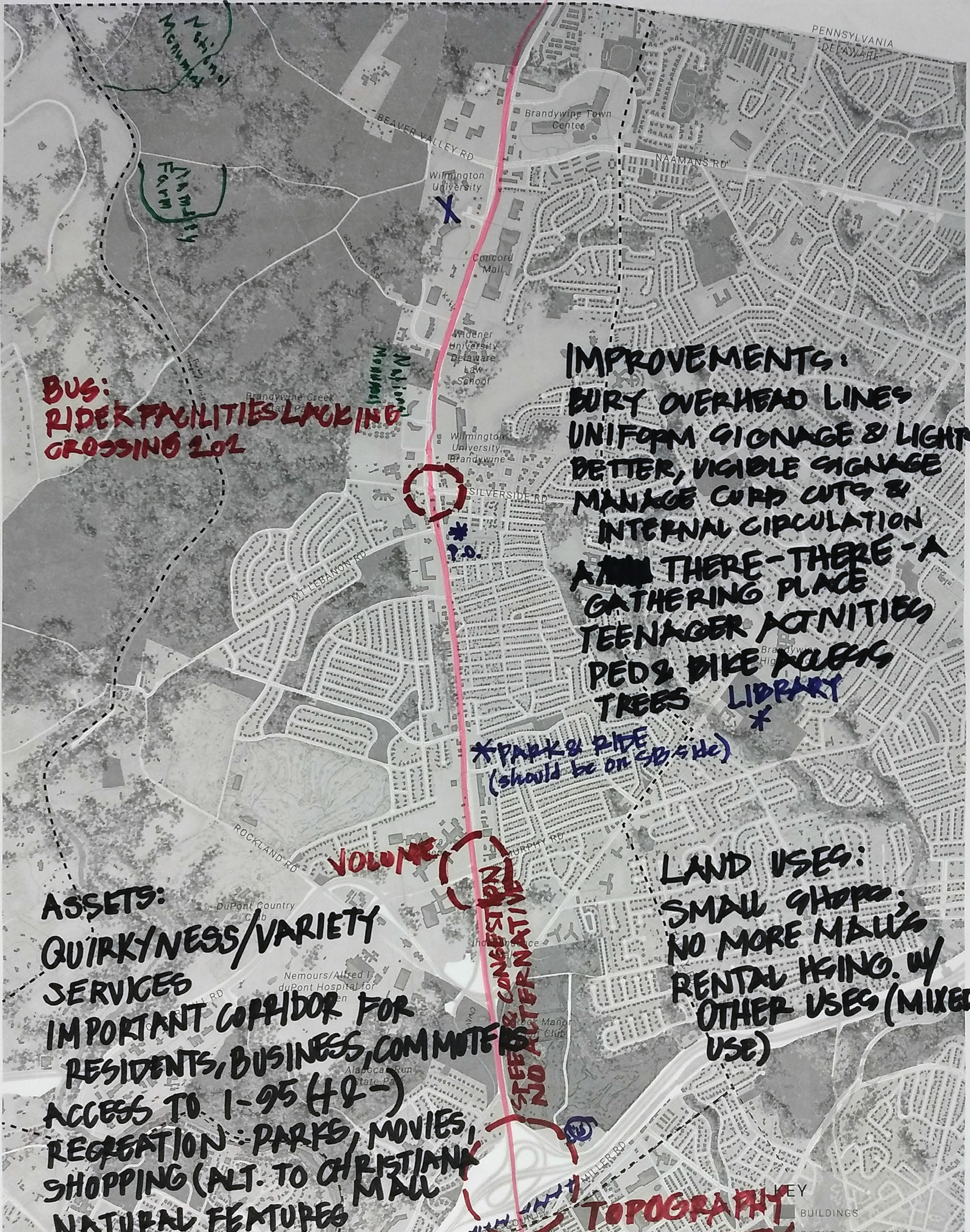

National Monument

[illegible] Farm

National Monument

BUS:
RIDER FACILITIES LACKING
CROSSING 202

P.O.

IMPROVEMENTS:
BURY OVERHEAD LINES
UNIFORM SIGNAGE & LIGHTS
BETTER, VISIBLE SIGNAGE
MANAGE CURB CUTS &
INTERNAL CIRCULATION
A [redacted] THERE-THERE-A
GATHERING PLACE
TEENAGER ACTIVITIES
PED & BIKE ACCESS
TREES

LIBRARY

PARK & RIDE
(should be on SB side)

VOLUME

STEEP & CONGESTION
NO ALTERNATIVE

LAND USES:
SMALL SHOPS;
NO MORE MALL'S
RENTAL HSING. W/
OTHER USES (MIXED
USE)

ASSETS:
QUIRKYNESS/VARIETY
SERVICES
IMPORTANT CORRIDOR FOR
RESIDENTS, BUSINESS, COMMUTERS
ACCESS TO I-95 (+ & −)
RECREATION: PARKS, MOVIES,
SHOPPING (ALT. TO CHRISTIANA MALL
NATURAL FEATURES

TOPOGRAPHY
RAIL SAFETY

EXISTING CONDITIONS: ILLUSTRATIVE PLAN

Concord Pike (US 202) Corridor Master Plan
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