



**CITY OF NEWARK
DELAWARE**

Newark Transportation Improvement District Committee Meeting

Date/Time: Wednesday, June 12, 2019, 1:30 p.m.

Location: Council Chamber, Newark Municipal Building, 220 South Main Street

Attendees

Committee Members

Newark Planning and Development
Newark Planning and Development
DeIDOT
WILMAPCO
New Castle County Department of Land Use
Newark Planning Commission
Newark Design Committee
District 3 Representative
District 4 Representative

Mary Ellen Gray, AICP
Mike Fortner, AICP
Sarah Coakley, AICP
Bill Swiatek (for Heather Dunigan)
Marco Boyce, RLA
Alan Silverman
Joe Charma, PE
Dr. Julia Maresca
Jamie Magee

Other Attendees

Newark Code Enforcement
Newark Planning and Development
University of Delaware
Bike Delaware
Delaware Department of State
Resident

Stephanie Peterson
Nicholas Lewis
Caitlin Olsen
James Wilson
Patty Cannon (late)
Polly Sierer

Committee Support

AECOM
AECOM
AECOM

David Athey, PE
Mayuresh Khare, PE, AICP, PP
Meena Magella

Meeting Minutes

- The meeting started at 1:30 pm. All attendees introduced themselves.
- Minor edits were requested to the minutes from the May 8 meeting. The minutes were approved without exception.
- David Athey announced that Patty Cannon was running late, and the agenda would be adjusted to accommodate her anticipated arrival time.
- James Wilson presented a PowerPoint presentation on Complete Community Enterprise Districts (CCEDs). The presentation was subsequently uploaded to the project website.
- Alan Silverman indicated he thought James was out of order as the Committee has been tasked with developing a TID, not a CCED. James replied that the Committee could still evaluate CCEDs. David said that aspects of CCEDs could perhaps be included in the TID. Sarah Coakley agreed. Mike

Fortner noted that the use of CCEDs had been evaluated when the Comprehensive Plan was being prepared but determined that CCED limitations rendered them not feasible. Joe Charma said there were few opportunities in Newark for new road networks and that mass transit needed to be looked into. David suggested that James could monitor the Committees meetings and he would provide minutes to James who is welcome to attend future meetings. Sarah stated that DelDOT is generally supportive of CCEDs. Jamie McGee said he wasn't sure how areas with most properties being residential would be measured and thought the CCED shape constraint of being close to a circle wasn't possible.

- Sarah said she had met with the Development Coordination Section at DelDOT and their position is that the University of Delaware has no blanket exemption regarding TIDs. For the STAR campus specifically, she said traffic impact studies (TIS) would not be required until vehicle trips exceed a 14,587 average daily traffic (ADT) auto trip generation threshold. It's based on the same ADT auto trip generation of the former Chrysler plant and not "on the ground" traffic counts. Alan questioned this and sought clarification regarding University-owned or privately-owned development to which Sarah replied it could be either. Alan further noted that Chrysler had altered shift times in an effort to minimize impact on area roadways. David asked who was keeping track of generated trips as development occurs and Sarah replied DelDOT is performing this task. Julia Maresca inquired what "trips" were based on and Sarah gave a brief explanation of the Trip Generation Manual. Alan asked if the STAR campus count included the new transit center and Sarah replied that it did. Mary Ellen Gray asked if further studies could be required if questions arose during development and Sarah replied Yes. Sarah said she had met with the University representatives and explained the no exemption policy.
- Patty Cannon presented a PowerPoint presentation on opportunity zones. The presentation was subsequently uploaded to the project website.
- Alan asked if the STAR campus is already an opportunity zone and Patty said it is. Alan then asked how opportunity zones would fit into the TID discussions and was told by Patty that those areas could attract more development. Joe said it was important to project how development will occur. Caitlin Olsen agreed and noted areas outside of the STAR campus needed to be considered. Joe provided the example of the two-lane bridge bottleneck over the Christina River on Christina Parkway. Alan asked if opportunity zones have a 10-year life span. Patty replied Yes but that legislation had already been introduced in Washington to re-open the time frame. Mike described Downtown Development Districts and how they are separate from the Opportunity Zones. Patty closed by saying there are 97,254 opportunity zones Nationwide with 25 in Delaware.
- Mayuresh led the Committee in a mapping exercise. The Committee broke into two groups. Each was given large-sized maps and stickies and asked to identify the locations of development and redevelopment projects as well as needed transportation and bicycle path improvements. Alan asked about physical barriers and Sarah confirmed that the participant boundaries should be along physical features such as streams, railroads, tree lines, or property lines.
- The groups met separately for approximately 40 minutes. Upon reconvening, each group provided a summary of their efforts. Commonalities included the development / redevelopment of the STAR campus, Newark County Club, and College Square sites as well as multi-modal transportation issues on many of the main corridors and in the center of the City. Mayuresh read into the record a document that had been previously provided by Committee member Jim Jones who was unable to attend the meeting.
- Committee member Marco Boyce said he is being transferred to the County Department of Public Works and that an alternate from the Department of Land Use would be attending future meetings.
- The meeting adjourned at 3:30.