



**CITY OF NEWARK  
DELAWARE**

Newark Transportation Improvement District Committee Meeting

Date/Time: Wednesday, January 8, 2020, 1:30 p.m.

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

**Attendees**

<u>Committee Members</u>	
Newark Planning and Development	Mary Ellen Gray, AICP
Newark Planning and Development	Mike Fortner, AICP
Newark Public Works and Water Resources	Tim Filasky, PE
DeIDOT	Sarah Coakley, AICP
WILMAPCO	Heather Dunigan
New Castle County Department of Land Use	Stacey Dahlstrom, AICP
University of Delaware	Sheeree Barnett
Newark Planning Commission	Alan Silverman
Newark Design Committee	Joe Charma, PE
BikeNewark	Bob McBride
Mayor's Appointee	David Levandoski
District 5 Representative	Jim Jones
<u>Other Attendees</u>	
University of Delaware	Caitlin Olsen
DeIDOT	Cooper Bowers
<u>Committee Support</u>	
AECOM	David Athey, PE
AECOM	Mayuresh Khare, PE, AICP, PP
AECOM	Savannah Edwards

**Meeting Minutes**

- The meeting started at 1:30 pm. All attendees introduced themselves.
- Minutes from the November 13, 2019 meeting were approved without exception.
- Mike Fortner continued presentation of existing and future land uses. He divided the City down into six planning areas: A – University / Newark Core, B – West Newark, C – University South / STAR Campus, D – Kirkwood / Paper Mill / Northeast Newark, E – Elkton Road / Southwest Newark, and F – South Newark. Projects “in the pipeline” as well as those being projected for the short and long-term were presented. [See Powerpoint presentation for details].
- Potential annexations were shown for Area B – West Newark. Stacey Dahlstrom asked if County or City zoning would be used and Mike indicated City Zoning. Sarah Coakley noted if the annexation

areas need to be added to the TID, the TID agreement needs to be updated when annexation takes place. Alan Silverman asked if the planning area assessments were generally consistent with the Comprehensive Plan and Mike indicated they were. Discussions arose regarding the STAR Campus in Area C – University South / STAR Campus. Mike indicated that there was currently 543,000 square feet developed. Dave Levandoski said the square footage will be just over 1 million once current projects are completed. Mike said he needed additional information to estimate square footage at complete build-out. Mayuresh asked when land use for a commercial and/or institutional parcel is considered, whether it is projected for best and highest use or projected for conservative use for the purpose of TID analysis. Sarah indicated that it is best to project it for highest use. Mike concurred with Sarah.

- Alan Silverman asked if floodplain restrictions were taken into account for some of the developable lands shown in Area D – Kirkwood / Paper Mill / Northeast Newark. Mike said they were. Most Committee members did not think the car dealerships along Cleveland Avenue would be redeveloped as other uses.
- Since area A – University / Newark Core encompasses the downtown area, it included more projects than the other areas, consisting primarily of redevelopment. Alan asked about the focus areas previously discussed by City Council and Mike indicated they did not result in significant changes to his assessments. Mayuresh asked if the long-range projections fell within the TID planning horizon of 25 years. Mike said he considered a 10-year time frame for short-term and by horizon year for long-term, so the answer is yes. However, Mike mentioned that long-range projections are professional guesstimates as it is difficult to project parcel-based land use development for long-term time frame.
- Mike indicated all of the projects he presented are summarized in an Excel spreadsheet which he would provide to DeIDOT for their use in projecting associated trip generation. Sarah clarified that DeIDOT needs only future development and redevelopment land use projections and not for the projects that are currently in pipeline of approval process, approved or under construction.
- Bob McBride asked about the Laird Campus. Mike said he didn't include it. Alan suggested that the University should be formally asked about their plans. Joe Charma suggested it could be modeled as an academic use.
- Stacey again mentioned County versus City zoning for potential annexation areas. Sarah said DeIDOT would compare both when developing their trip generation projections.
- Sarah presented an introduction to service standards [See Powerpoint presentation for details] beginning with DeIDOT's definition from its Development Coordination Manual. Alan asked how DeIDOT addresses conflicts with Federal policies and Sarah indicated the regulations were flexible. Sarah said the standards including lane and shoulder widths as well as transit were required but other factors were optional. Mayuresh asked who decides which optional factors to be included and Sarah said the Committee would make recommendations to the Planning Commission and then to City Council plus there should be a public workshop.
- Sarah discussed typical sections and Alan noted changes resulting from the Main Street work could be an influence. Sarah stated that modeling would be done twice using existing and proposed speed limits. Alan asked about limiting of vehicle types. Tim Filasky indicated truck limitations are in the City Code and would be provided to DeIDOT.
- Sarah presented other aspects of service standards including functional classifications, aesthetics, drainage, access and intersections, pedestrian and bicycle facilities, and capacity and level of service. Mayuresh asked if missing bike lanes and sidewalks gaps would be addressed and Sarah said they would. Sarah noted that aesthetic standards could be altered in historic areas and referenced Dover's TID.
- Dave Levandoski asked about developer/owner-requested aesthetic upgrades to light and/or utility poles and said he thought the developer/owner should fund the work. Alan inquired about the safety

of children walking to schools and asked if the school district should be brought into the discussions. Joe agreed and noted the role other public entities could play. Sarah said they are included if their facilities were within the TID. Alan said the service standards should be considered both for peak and off-peak periods. Savannah Edwards suggested factoring in delays caused by pedestrians. Alan also said that actuators and off-peak demand should be considered for improving signalized intersection to avoid the situation of sitting at red light when no cross-traffic exists as an example.

- Sarah closed by estimating it will take the Committee three or four meetings to work through all the various standards. Savannah asked about equity issues. Stacey suggested referring to the WILMAPCO Environmental Justice Study.
- David Athey provided a quick update on the Agreement. He said that City Council wanted a couple changes to the Participant Boundary that could affect the Facility Boundary. Mary Ellen Gray noted that the Planning Commission also made a couple changes and wanted inclusion of any project that would warrant an Entrance Plan submittal.
- The meeting adjourned at 3:30 pm.