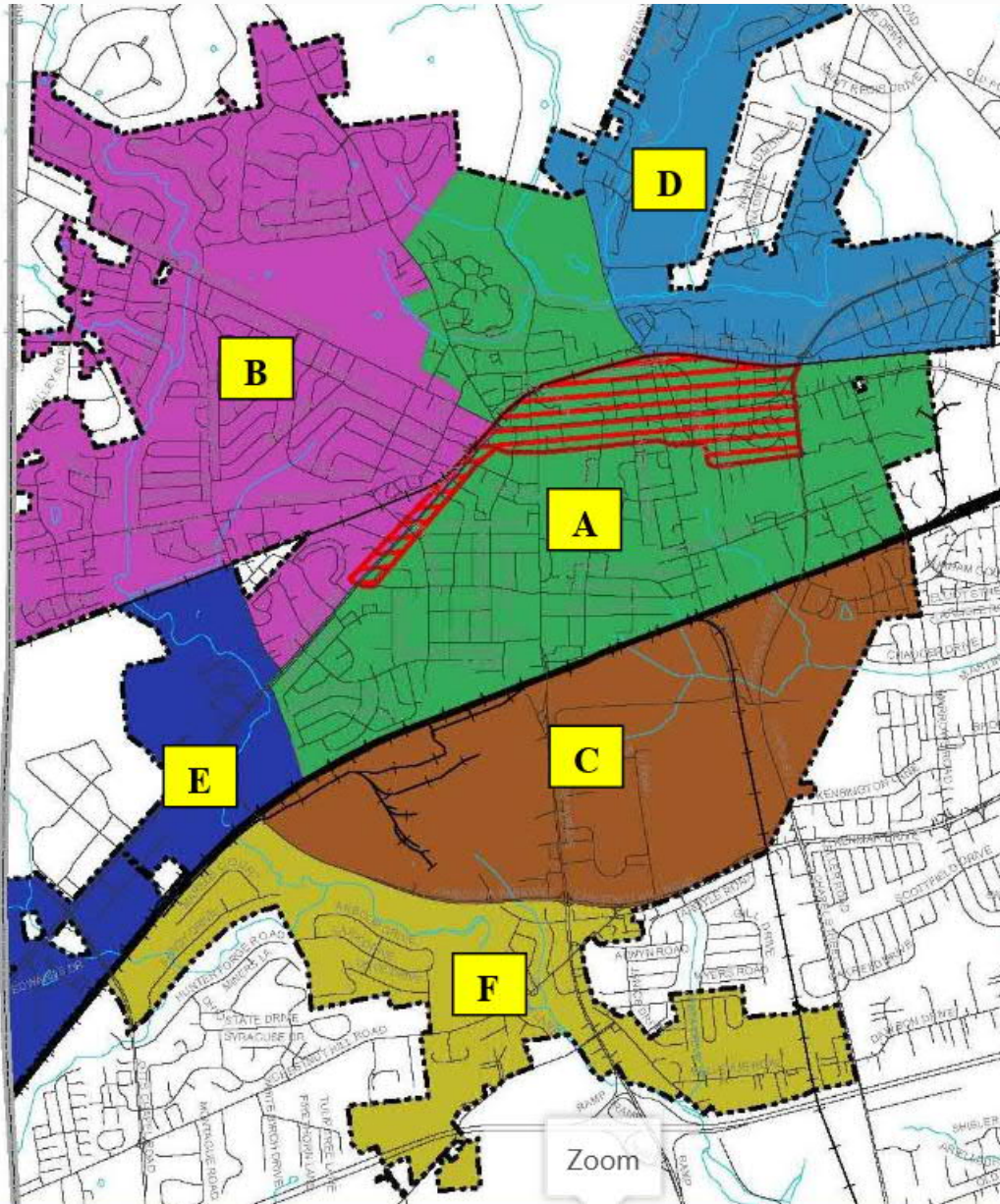


“Hot Spots” Growth Projections: City of Newark Transportation Improvement District

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City of Newark TID Working Group
May 13, 2020



City of Newark, Delaware Planning Sections Overview Map

- A. University/ Newark Core
- B. West Newark
- C. University South/ STAR Campus
- D. Kirkwood- Paper Mill/ Northern Newark
- E. Elkton Road/ Southwest Newark
- F. South Newark

Planning Areas

Newark Country Club: RS Zoning
271 Net Units: Single-Family

New London Road/Cleveland Ave & Areas North. RM Zoning
142 Net Units: Multi-Family

Hillside/Barksdale Rds: RM/AC Zoning. Approved:
91 Net Units: Multi-Family
112 Net Units: Seniors Living

South Main/City Hall: BB Zoning
134 Net Units
11,000 net s.f.: Commercial

South Main St/Thorne Lane: RA Zoning
450 Net Units: Multi-Family

South Main Street (West)
Mix Zoning:
150 Net Units: Multi-Family
26 Net Units: Single-Family
25,000 s.f. Commercial

DE/MD State Line
Mix Zoning
70,900 s.f. Industrial/Office
24 Net Units: Single-Family

Capital Trail - RS - RR Zoning
89 Net Units: Single Family

Downtown: BB Zoning
Pipeline/ST Projections
249 Net Units: Multi-Family
147 Room Hotel
60,900 s.f. Commercial

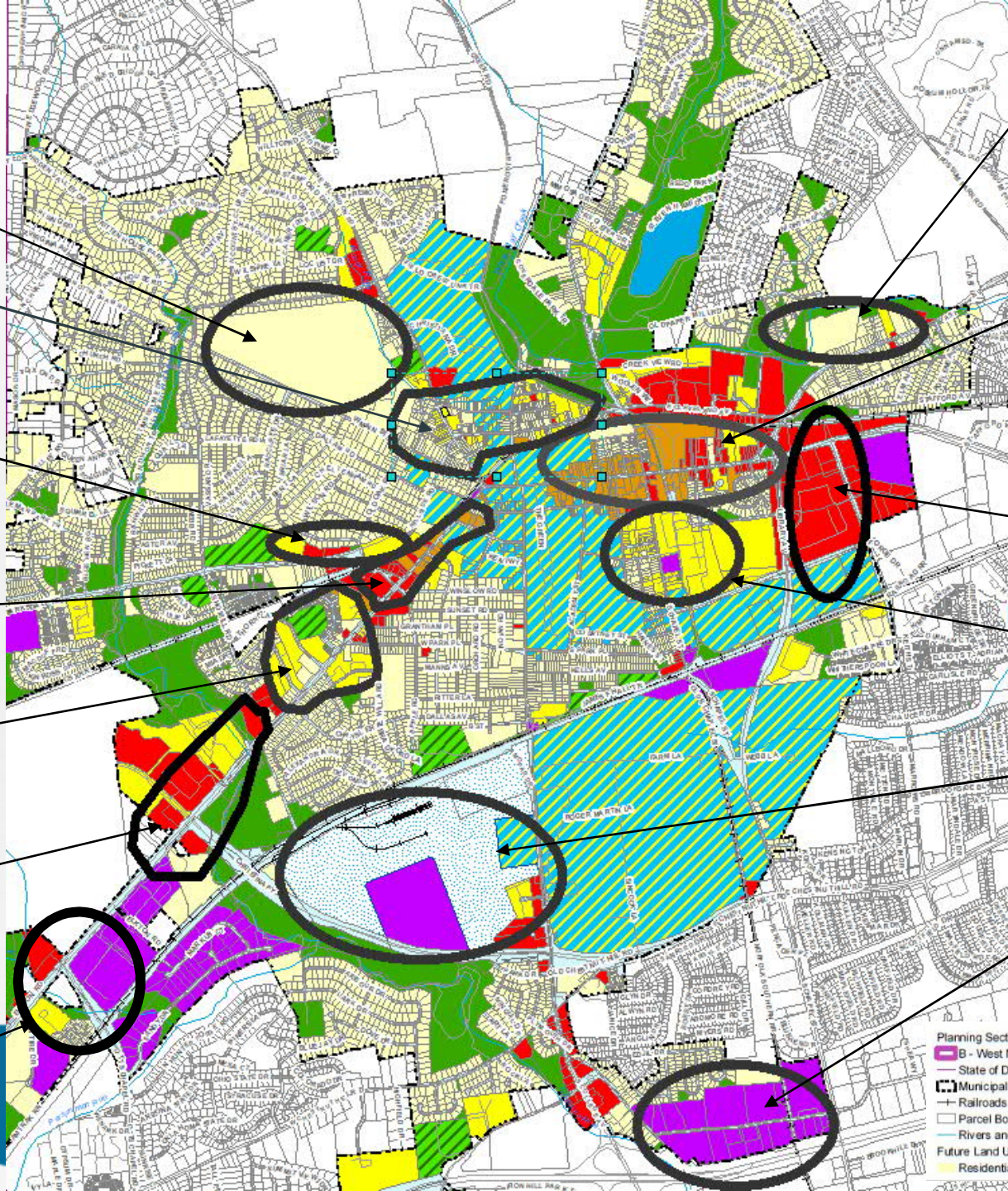
Projections LT:
855 Net Units: Multi-Family (2BR)
64,000 s.f. Commercial

College Square Shopping Center
305 Net Units: Multi-Family
50,000 s.f. Industrial/Office

South Chapel Area: RA & RM Zoning
509 Multi-Family Units

STAR Campus: STC Zoning
Existing: 543,290 s.f. office
Pipeline: 500,000 + s.f. office
Projected Total Build Out: ?

South Newark: BC and MI Zoning
180,000 sf Industrial/Office
70,000 sf Commercial



TID Projection Data

Parcel Number	Map Area	Development Title	Address	Units C	Zoning C	Zoning P	Acres	Units P	Net Gain	Phase	CSF
Wyoming Road/Innovation Way											
1802700020	A	Delaware Tech Park	0 Innovation Way	0	UN	UN	9.47	0	0	LT	75000
1802700001	A	Christina School District	400 Wyoming	0	RM	RA	7.8	281	281	ST	
Total Project				0			7.8	281	281		75000
Victoria Court (Off Haies Street)											
1802000261	A	Continental Court	101 Victoria Court	31	RM	RA	2.07	75	44	ST	
Total Project				31			2.07	75	44		
Continental Ave											
1802000222	A	Chapel/Continental	32 Continental	12	BC	RA	1.21	44	32	ST	
1802600086	A	Haines/Continental	34-36 Continental	2	RM	RA	0.64	23	21	ST	
1802000214	A	Chapel/Continental	22 Continental	1	RM	RA	0.07	3	2	ST	
1802000215	A	Chapel/Continental	22 Continental	1	RM	RA	0.07	3	2	ST	
1802000216	A	Chapel/Continental	18 Continental	2	RM	RA	0.12	4	2	ST	
1802000217	A	Chapel/Continental	14 Continental	1	RM	RA	0.06	2	1	ST	
1802000218	A	Chapel/Continental	14 Continental	1	RM	RA	0.12	4	3	ST	
Total Project				20			2.29	82	62	1	
Haines Street											
1802000189	A	Simon's Eyes	19 Haines	0	BC	BB	0.78	30	30	ST	15000
1802000210	A	Haines/Continental	151 Haines	1	RM	RA	0.17	6	5	ST	
1802000211	A	Haines/Continental	155 Haines	1	RM	RA	0.24	9	8	ST	
1802000212	A	Haines/Continental	159 Haines	1	RM	RA	0.16	6	5	ST	
1802000213	A	Haines/Continental	163 Haines	1	RM	RA	0.16	6	5	ST	
1802000088	A	Haines/Continental	167 Haines	1	RM	RA	0.16	6	5	ST	
1802600105	A	Haines/Continental	201 Haines	1	RM	RA	0.13	5	4	LT	
1802600106	A	Haines/Continental	205 Haines	1	RM	RA	0.18	6	5	LT	
1802600107	A	Haines Street LLC	211 Haines	5	RM	RA	0.82	24	19	PL	
1802600110	A	Lutheran Campus Min	243 Haines	2	RM	RA	0.62	18	16	LT	
Total Project				14			2.64	85	71		15000

Planning Area "A"

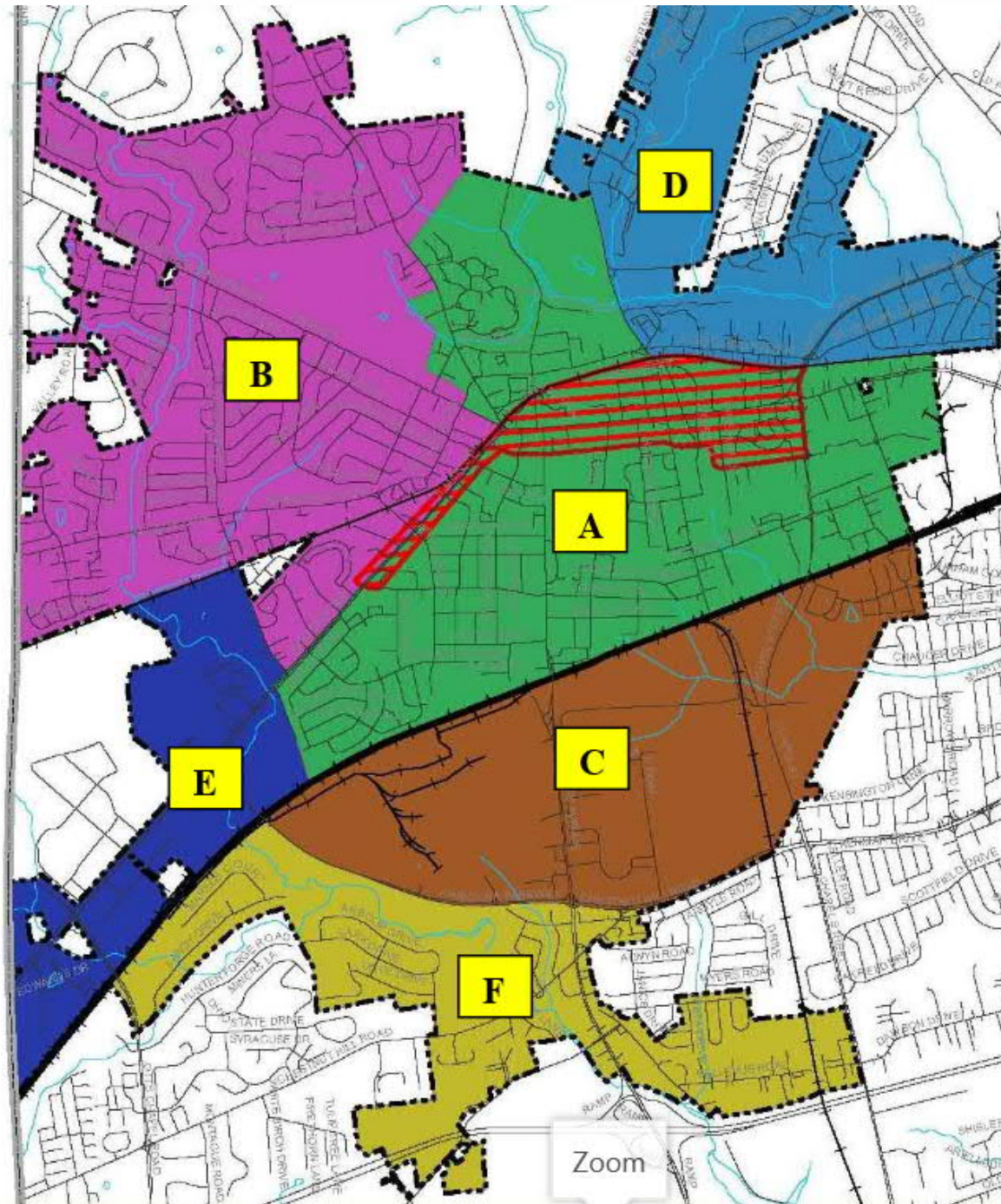
PL: 517 Residential Units + 147 hotel rooms; 33,700 sf commercial
ST: 874 Residential Units; 24,000 sf commercial
LT: 258 Residential Units; 84,000 sf commercial
Total: 1648 Residential Units; 141,700 sf commercial; 147 unit hotel

Planning Area "B"

PL: 91 Residential Units + 112 assisted living units
ST: 425 Residential Units; 8000 sf Commercial
LT: 349 Residential Units;
Total: 977 Residential Units; and 8000 sf commercial

Planning Area "E"

PL: 48 Residential Units; 22,836 sf Commercial
ST: 25 Residential Units; 25,000 sf Commercial
LT: 99 Residential Units;
Total: 181 Residential Units; 47,836 sf Commercial



Planning Area "D"

PL: 9 Residential Units
ST: 25 Residential Units
LT: 67 Residential Units
Total: 101 Residential Units

Planning Area "C"

PL: 462,710 sf Commercial
ST: 1,000,000 sf Commercial
LT: 994,000 sf Commercial
Total: 2,456,710 sf Commercial

Planning Area "F"

PL: 48,400 sf Commercial
ST: 30,000 sf Commercial
LT: 160,000 sf Commercial
Total: 238,400 sf Commercial