

Tonight's Agenda

6:30 Introductions

Process and Schedule

6:45 Planning and Design Issues (short presentation and discussion)

New Road Planning Context

Transportation Issues

Community Planning and Design Issues

7:15 Discussion (focus on three topics)

What is your vision for New Road - in one sentence or phrase

What are the obstacles that are making it difficult to achieve the desired vision?

What needs to change in order to overcome those obstacles?

8:00 Next Steps

8:15 Public comment

8:30 Adjourn

Schedule

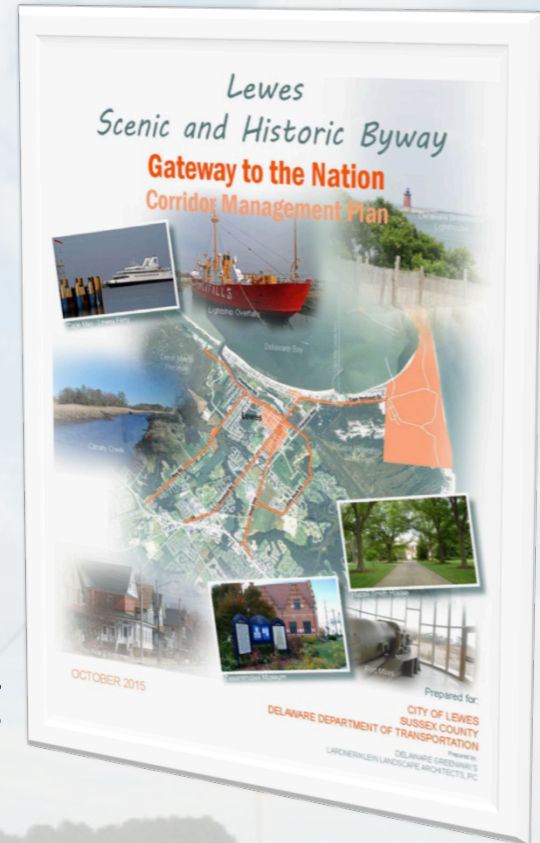
Meeting	Topic	Month
AC #1	Identify issues and opportunities	8/22/18
AC #2	Review and discuss initial master plan concepts/corridor design principles	Oct. 2018
Public #1	Community Design Work Session (public meeting)	Nov. 2018
AC #3	Review and refine draft plan concepts and principles	Feb. 2019
Public #2	City of Lewes and Sussex County meetings to review draft	March 2019

CMP Guidance

New Road: Conservation.

*Retain the overall rural character
Including its farms, forests, wetlands
and tributary streams.*

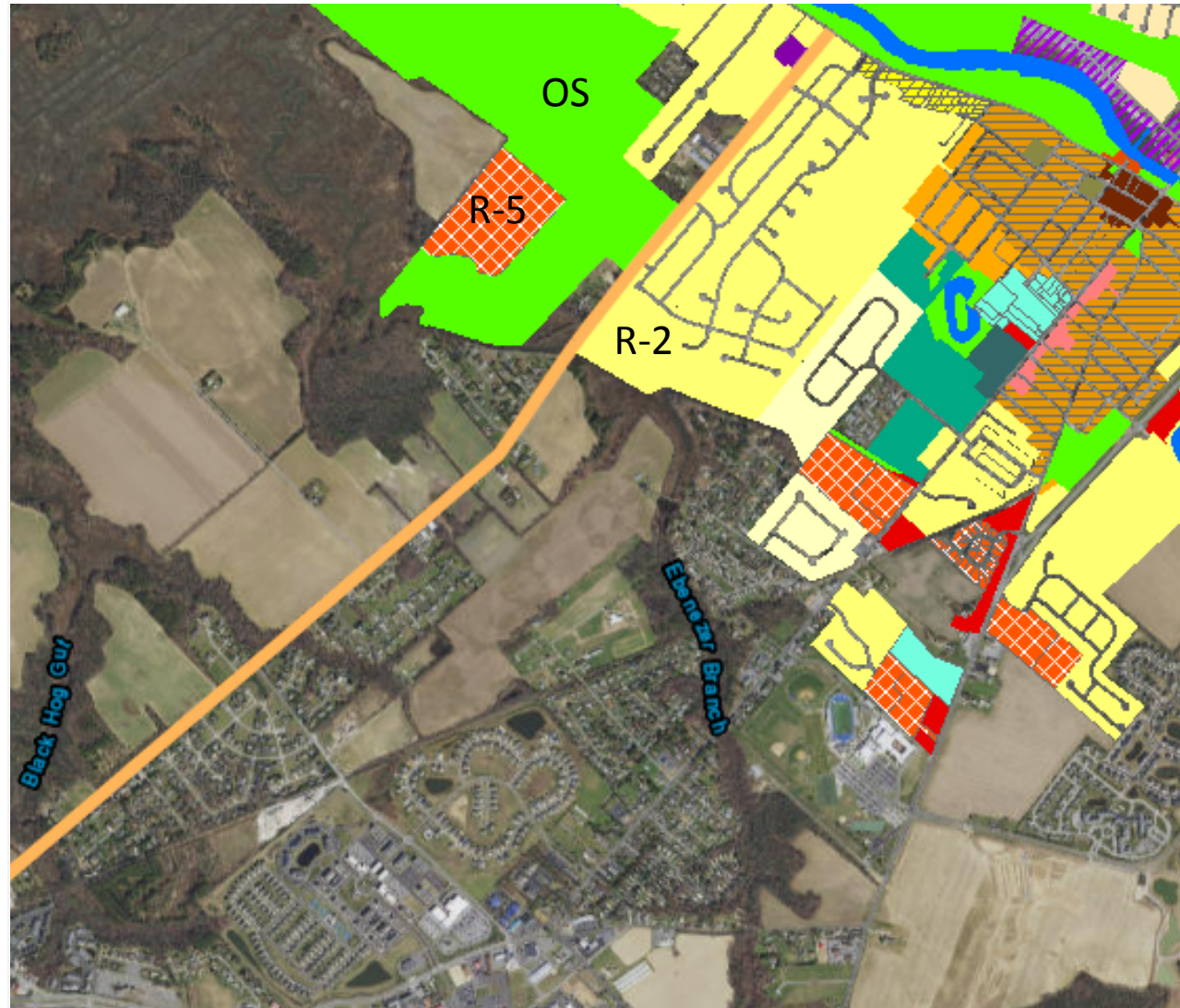
- Preserve and maintain character-defining features
- Improve safety and mobility by utilizing context sensitive approaches
- Work with developers to guide land use change in a positive manner
- Establish Byway routes as corridors for human powered recreation



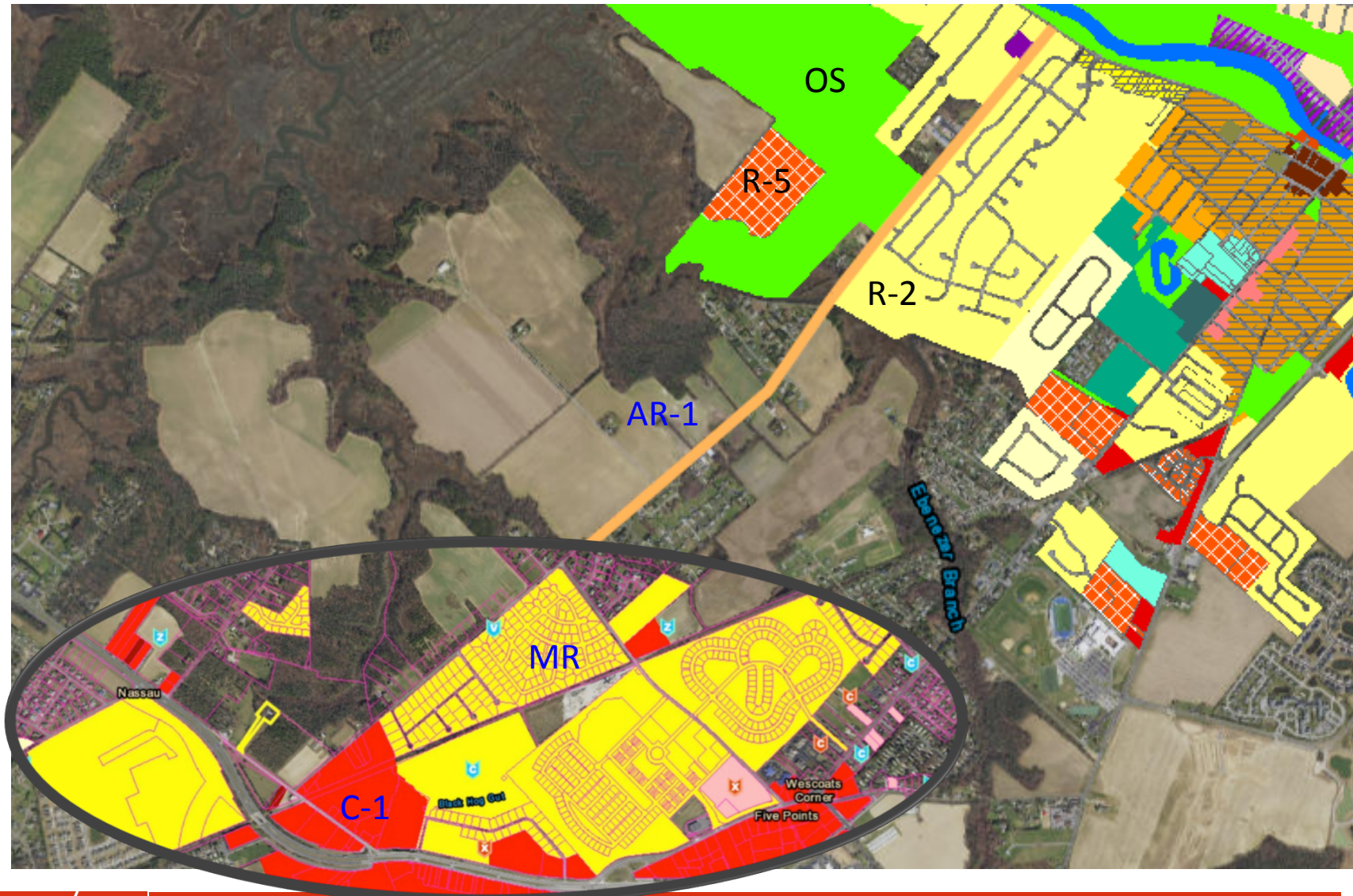
City of Lewes Zoning

Lewes Zoning

- OS Open Space
- OS (W) Open Space (Water)
- R-1 Suburban
- R-2 Residential Low Density
- R-2 (H) Residential Low Density (Historic)
- R-3 Residential Beach
- R-3 (H) Residential Beach (Historic)
- R-4 Residential Medium Density
- R-4 (H) Residential Medium Density (Historic)
- R-5 Mixed Residential
- LC (H) Limited Commercial (H)
- C/H Cultural/Historic
- CF Community Facilities
- CF (E) Community Facilities (Educational)
- CF (HC) Community Facilities (Health Care)
- TC Town Center
- TC (H) Town Center (Historic)
- MC Marine Commercial
- GC General Commercial
- I Industrial



Sussex County Zoning



Active Projects



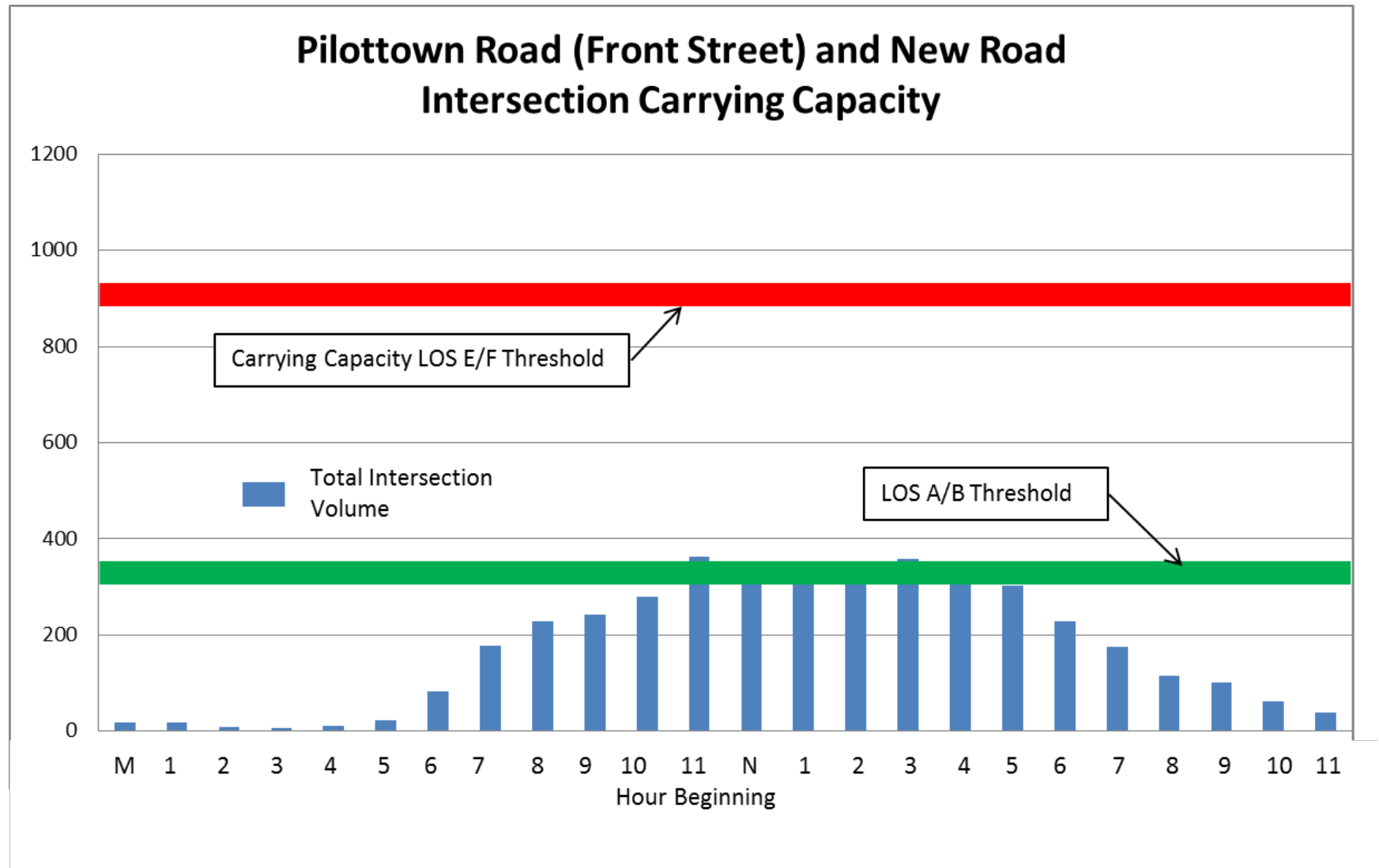
#	Project (lead)
1	Minos Conaway (DeIDOT)
2	Groome Church Property (Private)
3	Georgetown Lewes Rail To Trail Conversion (DeIDOT)
4	Five Points Transportation Study (DeIDOT with stakeholder group)
4a	Orchard Road realignment (DeIDOT)
5	New Road (CIP)
6	Brittingham Property (Private)
7	Point Farm (Private Development)
8	Great Marsh Preserve (DNREC)
9,9a	Old Orchard Ventures LLC (Private)
10	Reserves at Nassau, PH 2 (Private)

Transportation Issues

- Planned/Proposed Development Projects
- Programmed Transportation Projects
- Cumulative impacts of the above
- Transportation Recommendations in Corridor Management Plan
- Recommendations and Strategies from this Assessment



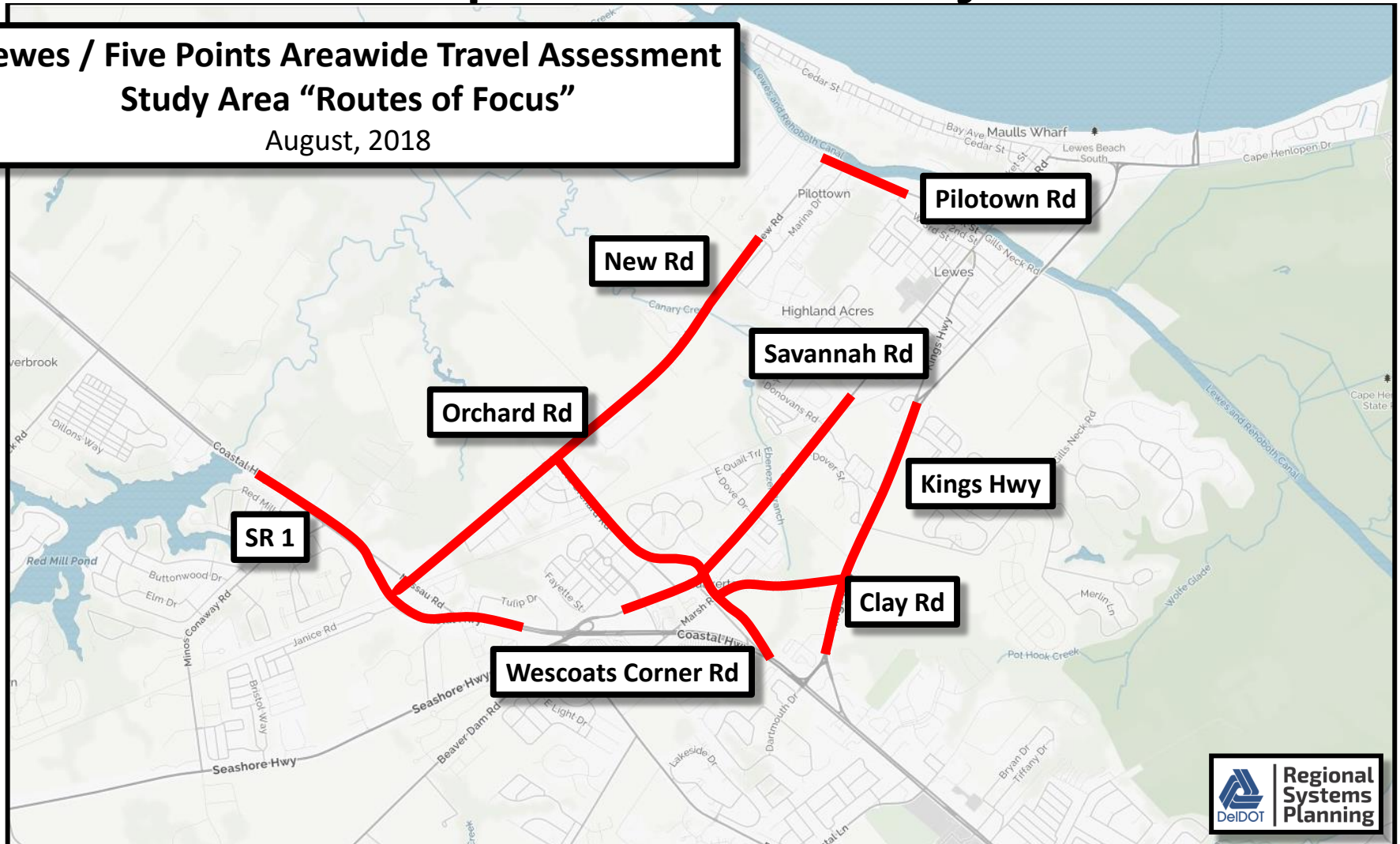
Cumulative Traffic Impacts



Transportation Projects

Lewes / Five Points Areawide Travel Assessment Study Area "Routes of Focus"

August, 2018



Transportation Projects

#	Project (lead)	Scope and Purpose	Effect on New Road
1	Minos Conaway (DelDOT)	Grade Separated Intersection with Service Roads	Could attract traffic from Route 1 and US Route 9 bypassing Savannah Road
3	Georgetown Lewes Rail To Trail Conversion (DelDOT)	Rail to Trail conversion - regional shared use pathway	<ul style="list-style-type: none"> • Linkages needed from New Road communities • Opportunity for integrating design with New Road Gateway
4	Five Points Transportation Study	“Reduce congestion and improve capacity on Route 1 as well as move local traffic around the corridor without having to utilize Route 1 for every trip”	Unknown (preliminary ideas under review at this time)
4a	Old Orchard Road realignment (DelDOT)		Provides a bypass of Savannah Road and 5 Points using New and Old Orchard Roads.

Development Activity

#	Project (lead)	Scope and Purpose	Effect on New Road
2	Groome Church Property (Private)	293 Single Family Dwelling Units TIS Underway	Direct access to New Road only.
6	Brittingham Farm Property (Private)	Approximately 80-90 residential dwelling units (TH)	<ul style="list-style-type: none"> • Linkages needed from New Road communities • Opportunity for integrating design with New Road Gateway
7	Point Farm (Private)	69 Single Family Dwelling Units	Access via Park Road to New Road.
9	Old Orchard Ventures, LLC (Private)	Three parcels: 24 MF dwellings (approved) Medical/Dental or office building Proposed skilled nursing facility	Access to Old Orchard Road. Attracts traffic from New Road and Savannah Road
10	Reserves at Nassau, PH 2 (Private)	43 Single Family Units, 91 duplexes and townhomes	Little or None: Only direct access to Route 1. Access to Lewes dependent upon 5 Points alternative.
New Road Corridor Master Plan			11

Status of CMP Recommendations

- **Manage Development Traffic**
 - Improved Coordination among the City, County and Developers
 - Establish a Traffic Improvement District **UNDER DISCUSSION**
- **Develop a Traffic Management Plan**
 - Dynamic Message Signing, Smart Phone App, WTMC Radio, Information Kiosks
 - Coordinate Special Events: Stagger Times/Days, Develop Parking and Routing Plans
 - Manage Beach Parking: Variable Rates, Season Passes **UNDERWAY**
 - Manage Visitation to Cape Henlopen State Park: Reservation System, E-Z pass, Express Lanes
- **Improve Transit and Establish a Jitney Service**
 - A detailed study needs to develop the number of routes, frequency and time span of service and stop locations as well as whether the service should be provided by DART or a Jitney
- **Reduce Vehicular Demand**
 - Build the Trails! **UNDERWAY**
- **Improve Wayfinding and Visitor Information Services**
 - Visitor Center at Proposed Park and Ride at Five Points **UNDERWAY**
 - Smart Phone App tying the Byway to traffic conditions and event information
 - On-street wayfinding system for autos and bikes **UNDERWAY**

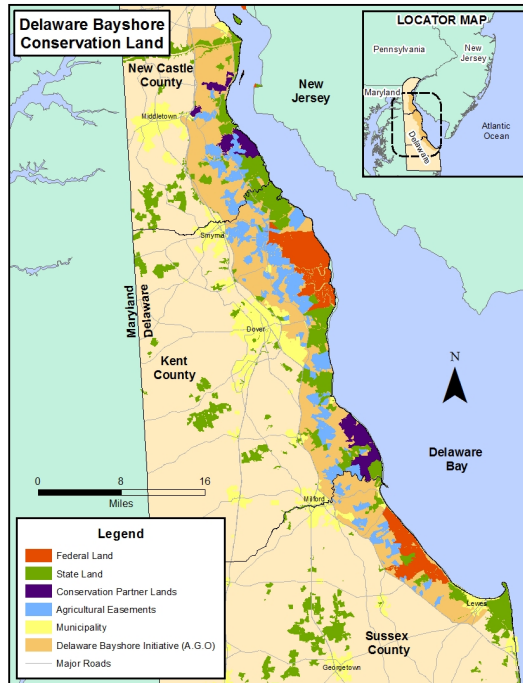
Community Planning and Design Issues

- Maintain character defining features
- Preserve and conservation What makes a great neighborhood
- Neighborhood scale and design
- Open space
- Roadway design
- Intersection design
- Bicycle and pedestrian design

Character Defining Features



Preservation and Conservation



- The Great Marsh contains a fascinating and complex ecology unlike any other, encompassing diminishing habitats such as fresh and saltwater wetlands, intertidal mud flats and Atlantic white cedar swamps. **If these wetlands disappear completely, so will plants and animals that come to rest and reside, including thousands of migratory birds visiting throughout the year.***

What Makes a Great Neighborhood



Wesleyan Grove Camp Meeting, Oak Bluffs, Martha's Vineyard



Michael Watkins Architect, LLC



Kentlands, MD

Neighborhood Scale and Density



Duplex units designed to look like single family homes



<http://sadsburyparkpa.com>

Traditional single family homes designed around open space



Source: Flickr user studio-d

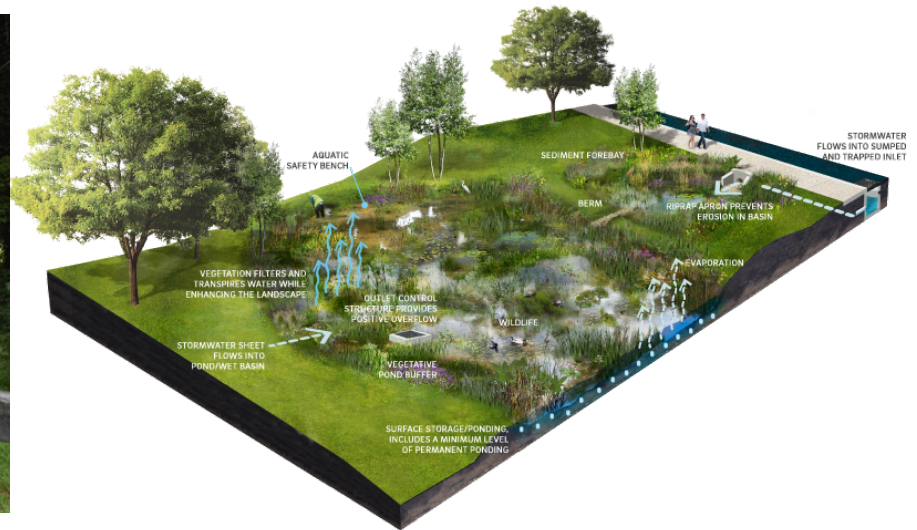
"Granny Flats" added to rear of existing single family lot



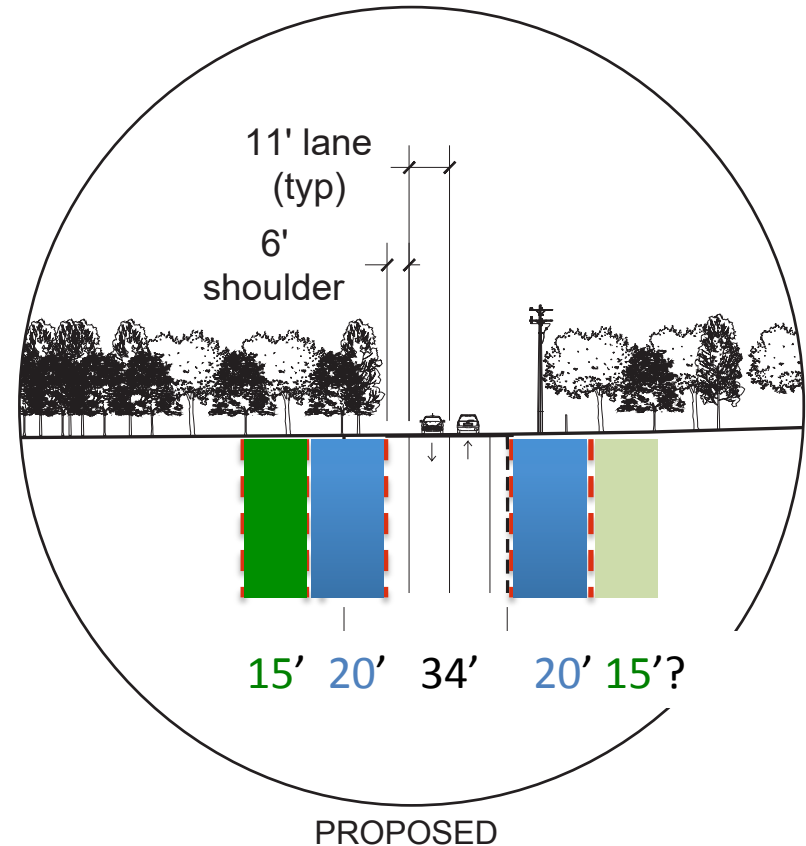
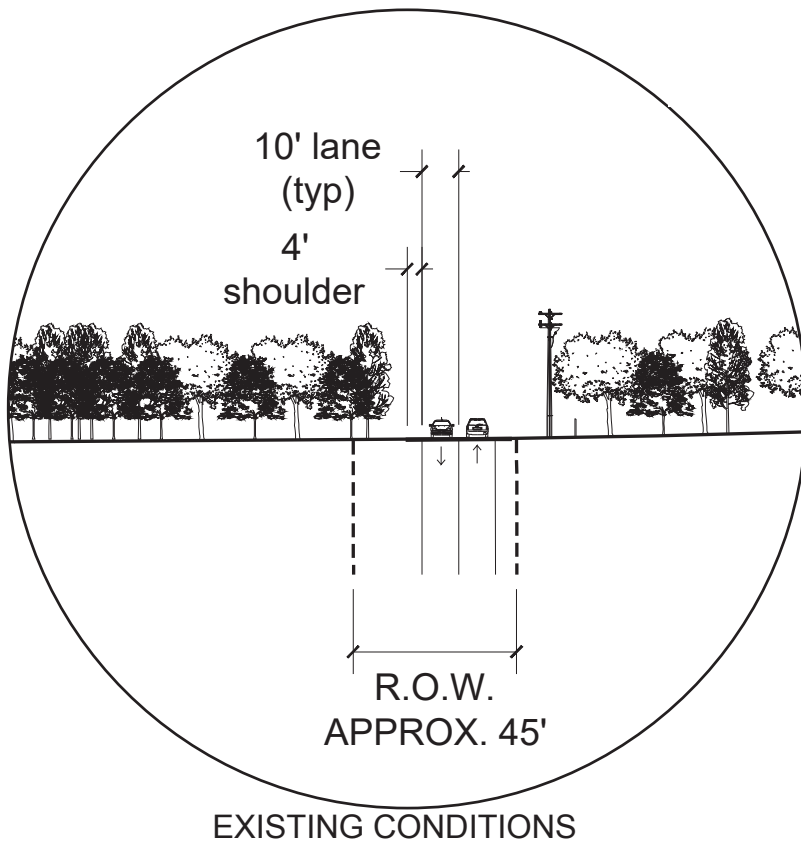
Source: The Cottage Company

Pocket neighborhood - smaller homes around small common open space

Open Space Elements



Roadside Design Elements



Roadside Design Elements



Stabilized shoulder

Bicycle lane

Evergreen screening shrubs
diversify species for more natural
appearance

Figure 22. Approaching Greenville

Elevation with full screening

Prepared by Lardner/Klein Landscape Architects, P.C.
February 2005

Roadway Design Elements



Bethany Beach, DE



Wilmington, Bancroft Parkway



Centreville, DE

Intersection Design Elements



Worthington and Green Springs Valley, MD



Upperville, VA Splitter Island



Rehoboth Beach, DE



Hanover, Illinois

Bicycle and Pedestrian Design Elements



Stony Brook,, NY



Detroit, OR



Yacolt, WA

Discussion

- What is your vision for New Road?
- What are the obstacles that are making it difficult to achieve the desired vision?
- What needs to change in order to overcome those obstacles?