



New Road

CORRIDOR MASTER PLAN

(Draft) June 2019



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Prepared for:
City of Lewes



Sussex County



Delaware Department of Transportation



Prepared by:
Lardner/Klein Landscape Architects, P.C.



with the assistance of and support of
Delaware Greenways

Acknowledgements

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New Road Corridor Master Plan Committee:

Greg Arena, Reserves of Nassau
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Councilman I.G. Burton, Sussex County Council
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Janelle Cornwell, Sussex County Planning and Zoning*
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Jeff Greene, Delaware Greenways*
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David Lee, Property Owner, Red Barn
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Dan McGreevy, New Road Ventures, LLC
Francis Murphy, New Road Resident
Richard Perez, Lewes Auto Body
Ralph Prettyman
Mary Roth, Historic Lewes Byway*
Suzanne Savery, State of Delaware, SHPO
Joe Setting, Brittingham Property
Rep. Steve Smyk, General Assembly
Kim Hoey Stevenson, Sussex Planning and Zoning Commission
Ron Sutton, Brittingham Property
Danielle Swallow, UD Sea Grant
Ann Marie Townshend, City Manager, City of Lewes*
Gail vanGilder, Historic Lewes Byway*
Ron Vickers, Resident
Helen Waite, Black Hog Farm
* Planning Team

Additional Stakeholder Contributions

Eve and Brian Aldred, New Road Residents
Jim Carroll, Resident
Bruce Chandler, Creekside Manor
Derek Cole, Resident
Richard Conine, New Road Resident
David and Maryanne Ennis, Residents
Debra Evalds, New Road Preservation Alliance
Joe Hoechner, Lewes Planning Commission
John Hurlock, Canary Creek Drive
Keith Irwin, Old world Breads Bakery
Tish and Al Klineburger, New Road Residents
Brian and Patricia McCarthy, New Road Residents

Marta Nammack, New Road Resident
Douglas Spelman, New Road Preservation Alliance
Tim Ritzer, Resident
Sherri Thomas, New Road Resident
Barbara Vaughan, Resident

Historic Lewes Byway Committee

Mary Roth - Chairperson
Gail vanGilder
Michael DiPaolo - Lewes Historic Society
Michael Hahn - DelDOT Byway Coordinator
Michael Costello - Sussex County P&Z
Maryanne Ennis
David Stuart
Russ Tatman
Sally Boswell
Bonnie Crosby
Blaine Bonham

Sussex County Council

Michael H. Vincent, District 1, Council President
Samuel R. Wilson, Jr., District 2
Irwin G. Burton III, District 3, Council Vice President
Douglas B. Hudson, District 4
John L. Rieley, District 5

Todd F. Lawson, County Administrator
Janelle M. Cornwell, AICP, Director of Planning and Zoning

Lewes City Council and Mayor's Office

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Fred W. Beaufait, Deputy Mayor
Bonnie Osler - Councilperson/Treasurer
Dennis Reardon - Councilperson/Secretary
Rob Morgan - Councilperson

Ann Marie Townshend, City Manager
Tom West, City Planner
Savannah Edwards, Planner

Delaware Department of Transportation

Drew Boyce, Director of Planning
Marc Cote, Assistant Director, Planning
Todd Sammons, Subdivision Engineer
Suzanne Laws, Project Manager, Development Coordination
Bryan Behrens, Transportation Solutions Engineer
Jason Hastings, Bridge Engineer
Scott Walls, Bridge Engineer
Mike Hahn, Planning & Byways

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Preface

How to Use This Master Plan

The purpose of this Corridor Master Plan is to establish a vision for the desired character of New Road, one of three entrance corridors originating from State Route 1 to the City of Lewes that comprises a portion of the Historic Lewes Byway. New Road was identified in the Historic Lewes Byway's Corridor Management Plan (2015) as the more rural of the three entrance corridors with a conservation emphasis aimed at retaining its overall rural character, including its farms, forests, wetlands and tributary streams. However, circumstances have changed dramatically since the Corridor Management Plan was completed.

Additional development activity has increased along and adjacent to the corridor. DelDOT has also accelerated certain transportation projects to meet growing transportation demand throughout the region, and several of those projects will directly affect the New Road Corridor. The focus of this Corridor Master Plan has shifted towards how to address and coordinate the roadway-related changes that are planned in both the near term (funded projects entering the design and engineering phases) and mid-term (next five to ten years).

The Corridor Master Plan (Master Plan) frames the vision for the corridor as one that still works to retain certain character-defining features, while acknowledging the likelihood of new development and transportation projects. The Master Plan shows examples of how that vision can be achieved and offers guidance to the development community, the City of Lewes, Sussex County, DelDOT, the Lewes Scenic and Historic Byway Committee and the public, on how the recommendations contained in the Master Plan can be implemented. It is the hope of the authors of the Master Plan and all of those who have contributed to it that the principles, strategies, and recommendations contained herein are implemented. While the plan is focused on recommendations for the road and public right-of-way along New Road, a limited number of recommendations illustrate how developers and landowners can voluntarily work together to help achieve the Master Plan's community-based vision and goals. Everyone who works on projects within the corridor will need to cooperatively work together to successfully implement the Master Plan.

The Master Plan does not, however, make specific recommendations for engineering, traffic, environmental, or right-of-way needs to design roadway-related changes. That authority rests with DelDOT and its formal project development process for publicly-funded projects or subdivision review process for development projects. However, the roadway typical sections, conservation priorities, traffic calming recommendations, landscape design concepts, and recommended pedestrian and bicycle facilities are intended to be implemented as shown or as close to as shown as possible. Additional, formal public workshops following DelDOT public outreach procedures, formal NEPA compliance, and maintenance provisions will ultimately determine the level of implementation. The illustrations provided with this document are meant to explain a planning concept or application. As projects advance through the design phases based upon more detailed information, the resulting designs will follow and be consistent with the intent of the drawings, but may not look exactly as shown.

The principles, strategies, and recommendations contained herein are consistent with the DelDOT publications, "Context Sensitive Solutions for Delaware Byways," DelDOT's Traffic Calming Manual and the *DelDOT Road Design Manual*. The Master Plan reflects the desires of the many people that participated - neighbors, property owners, those that use the roadway on a daily basis, and those that value the distinct identity and sense of place that has been maintained in the face of mounting development pressures. In the spirit of community consensus building, designers working on projects within the corridor—whether the projects are proposed by private property owners or by DelDOT in response to changing transportation and land use contexts—must consider the Master Plan as the concept design to be built upon and implemented. Accordingly, the Master Plan document should be used as one of the justifications for design decisions as projects are developed over time.

In the end, the success of this Master Plan rests with the good faith and diligent efforts of the City, County, DelDOT, developers, the Byway Committee and the public. As an adopted policy document, this Master Plan should become an integral part of all DelDOT, City and County development and project review processes.