



THE COMMITTEE OF 100

FYI

March 15, 2019

New Castle County Transportation Reforms

[Ordinance 19-005](#), which enables Transportation Improvement Districts (TIDs) to be established in New Castle County, was introduced to County Council in January and is on the Planning Board Public Hearing agenda for April 2. Passage of this ordinance will be a significant step forward in moving the County toward encouraging smarter development, improving our economic competitiveness, and creating jobs.

Millennials are looking to live, work and play in places with an identity, and where they aren't forced to get into a car to get around. Unfortunately, the Unified Development Code, as it currently exists, discourages the kind of concentrated mixed-use development the next generation of workers is calling for. Instead of designing for a complete transportation network that includes bicycles, pedestrians, and transit, we are still using an outmoded car-only metric to make land use decisions, and we are still making those decisions one project at a time. This piecemeal approach to growth management serves no one well. It increases the expense and uncertainty for developers and splinters the voice of the community.

One of the major complaints voiced over the years has been the lack of coordination between land use decision-making and transportation planning. TIDs are designed to force that coordination. The upfront planning for a TID will include both a detailed, area-wide land use plan and provision for the transportation network needed to serve it effectively. In addition, developers will be required to contribute to the construction of the transportation network as their projects come on line. Today, road capacity is handed out for free until it is used up and then the "last person in" is expected to pick up the entire tab for needed improvements. The New Castle County Land Use Department has worked closely with DelDOT in developing this ordinance. As a result, the improvements needed for the TIDs will plug directly into DelDOT's capital program and further align land use and transportation investment priorities.

Ordinance 19-005 is not the end of this process; it's the beginning. There will, no doubt, be contentious times ahead as Transportation Improvement Districts are considered and the plans are hashed out. But the good news is that we will have had those debates upfront, and all at once, rather than continuing the project-by-project nightmare we have today.

If New Castle County wants to remain competitive in attracting talented workers and new jobs, it needs to begin putting a 21st century economy on the ground, and to do so, we must have 21st century land use policies and infrastructure in place. Ordinance 19-005 is a small, but critical, step in that direction.

Opportunity Zones are Hot!

The Committee of 100 hosted an Opportunity Zone workshop on February 25. Patty Cannon from the Delaware Department of State, Myunghee Geerts of Cover & Rossiter, and Stan Kull of Saul Ewing Arnstein & Lehr shared their expertise with our members and guests.

In 2017, the Tax Cut and Jobs Act created federal Opportunity Zones designed to provide long-term investment in economically distressed communities. There are 25 designated Opportunity Zones in Delaware.

- Download the slides from the workshop [here](#).
- [Delaware links investors with 25 Opportunity Zones across the state](#)
- [Planned Wilmington hotel is first in Delaware to qualify for federal Opportunity Zones tax break](#)
- [Entrepreneur Ajit George is launching Second Chances Farm in local Opportunity Zones](#)





Delaware Department of Transportation
PUBLIC WORKSHOP



Rehabilitation of I-95 from I-495 to North of Brandywine River Bridge

<https://www.deldot.gov/projects/index.shtml?dc=details&projectNumber=T201407404>

**Chase Center on the Riverfront
815 Justison Street
Wilmington, DE 19801**

**Wednesday, March 27, 2019
4:00PM to 7:00PM**

The Delaware Department of Transportation (DelDOT) would like to invite residents from in and around Wilmington and all other interested parties to public workshops to discuss the proposed rehabilitation of I-95 Viaduct Corridor Project from I-495 to North of Brandywine River Bridge. The purpose of the workshops is to present details of the proposed rehabilitation and to solicit feedback from the public. Major construction impacts to I-95 are expected to begin March 2021 and be complete by June, 2023. The live public workshop will be held at the Chase Center at the Riverfront Governor's Hall, 815 Justin Street, Wilmington, DE 19801 from 4:00PM to 7:00PM on Wednesday, March 27, 2019.

Interested persons are invited to express their views either online or in writing, giving reasons for support or opposition to the project. Comments will be received during the workshop or can be mailed to DelDOT Community Relations, P.O. Box 778, Dover, DE 19903 or emailed to dotpr@state.de.us.

The workshop is accessible to persons with disabilities. Any person having special needs or requiring special aid, such as an interpreter for the hearing impaired, is requested to contact DelDOT by phone or mail one week in advance. If you need further assistance or additional information, please contact Community Relations at 1-800-652-5600 (in DE) or 302-760-2080 or write to the above address.

PUBLIC NOTICE



**The Committee of 100 Dinner Meeting
March 19, 2019**

**The University & Whist Club
805 N. Broom Street, Wilmington, DE 19806**

Cocktails & Networking

5:30 pm

Dinner & Program

6:30 pm

Guest Speaker



Michael Quaranta

President, Delaware State Chamber of Commerce



Prepaid Dinner Confirmations and Reception-Only Registrations can also be made at the link above.

Questions? Please contact Lanor Ryder at 302.654.6115 or lyder@committeeof100.com

RSVP by 2:00 p.m. on Friday, March 15, 2019
