

ALTERNATIVE RETAINED FOR DETAILED EVALUATION - YELLOW ALTERNATIVE

301 US 301 Project Development

DESCRIPTION OF THE YELLOW ALTERNATIVE

4 LANES - LIMITED ACCESS - ALONG EXISTING US 301 & BOYDS CORNER ROAD

The Yellow Alternative would be a four-lane, limited access tolled highway constructed along existing US 301 from the Delaware/Maryland state line to the Mt. Pleasant area, where the roadway would turn east and parallel existing SR 896, Boyds Corner Road, and tie into SR 1 just north of the SR 1/Boys Corner Road interchange. Existing Boyds Corner Road would provide local access while service roads would provide access for properties along existing US 301 and also allow for the circulation of local traffic.



Existing Condition

YELLOW Alternative at Cedar Lane Middle & Elementary Schools (Looking east along Boyds Corner Road)

Rendering of YELLOW Alternative (Option 1)
(Purple+Spur Alternative similar at this location)



Existing Condition

YELLOW Alternative at Springmill & The Legends West (Looking north along existing US 301)



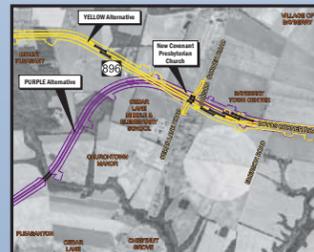
Rendering of YELLOW Alternative



ALIGNMENT OPTIONS IN BOYDS CORNER ROAD AREA

Option 1 Description

- Provides new US 301 alignment just north of existing SR 896 (Boys Corner Road – west of Jamison Corner Road)



YELLOW and PURPLE+SPUR

Advantages

- Leaves minimal “dead” space between Boyds Corner Road and new US 301
- Minimizes impacts on proposed “Livable Delaware” community (Bayberry)
- Avoids impacts to Emerson Farm and residences, located just north of proposed Town Center (Bayberry)
- Avoids impacts to southwest corner of Grande View Farms
- Avoids impacts to one of last three operating dairy farms (Emerson Farm) in New Castle County

Disadvantages

- Requires acquisition of New Covenant Presbyterian Church
- Results in difficult skew of new US 301 bridge over Boyds Corner Road
- Direct impact on proposed Bayberry South community (southside of existing Boyds Corner Road from east of Cedar Lane Road to Shallcross Lake Road)
- New US 301 is elevated and creates a barrier between proposed Bayberry South and Bayberry North / Bayberry Town Center

Option 2 Description

- Shifts New US 301 alignment 1,800 feet north of New Covenant Presbyterian Church, impacting part of Town Center (Bayberry)



YELLOW and PURPLE+SPUR

Advantages

- Avoids New Covenant Presbyterian Church
- Provides improved skew of new US 301 bridge over Boyds Corner Road
- Shifts new US 301 farther away from Cedar Lane Schools
- Minimizes impacts on proposed “Livable Delaware” community (Bayberry)

Disadvantages

- Impacts southwest corner of Grande View Farms community
- Results in greater wetland impacts than Option 1
- Isolates Church between Boyds Corner Road, new US 301 and realigned Jamison Corner Road
- New US 301 creates a barrier between proposed Bayberry South and Bayberry North / Bayberry Town Center
- Increases length of new US 301 (increased costs)
- Requires long bridge over the intersection of Boyds Corner Road, the entrance to Grande View Farms, and Shallcross Lake Road (increased costs and potential safety considerations)
- Decreases distance between new US 301 and historic resources
- Impacts to one of last three operating dairy farms in New Castle County. Difficulty in implementing Nutrient Management Plan with reduced acreage
- New US 301 creates a barrier between the proposed Town Center (Bayberry) and Bayberry North

ALIGNMENT OPTIONS IN BOYDS CORNER ROAD AREA

Option 3 (New) Description

- Shifts New US 301 alignment to 1,500 feet north of New Covenant Presbyterian Church and adjacent to north boundary of proposed Town Center (Bayberry)



Advantages

- Avoids New Covenant Presbyterian Church
- Provides improved skew of new US 301 bridge over Boyds Corner Road
- Shifts new US 301 farther away from Cedar Lane Schools
- Minimizes impacts to Emerson Farm and residences along Jamison Corner Road
- Avoids impacts to one of last three operating dairy farms (Emerson Farm) in New Castle County

Disadvantages

- Impacts southwest corner of Grande View Farms community
- Results in greater wetland impacts than Option 1
- Isolates Church between Boyds Corner Road, new US 301 and realigned Jamison Corner Road
- New US 301 creates a barrier between proposed Bayberry South and Bayberry North / Bayberry Town Center
- Increases length of new US 301 (increased costs)
- Requires long bridge over the intersection of Boyds Corner Road, the entrance to Grande View Farms, and Shallcross Lake Road (increased cost and potential safety considerations)
- Decreases distance between new US 301 and historic resource
- Impacts on proposed “Livable Delaware” community (Bayberry)

Option 4 (New) Description

- Shifts New US 301 alignment to 230 feet north of New Covenant Presbyterian Church. Impacts southwest corner of proposed Town Center (Bayberry)



YELLOW and PURPLE+SPUR

Advantages

- Avoids New Covenant Presbyterian Church
- Provides improved skew of new US 301 bridge over Boyds Corner Road
- Shifts new US 301 farther away from Cedar Lane Schools
- Minimizes impacts to Emerson Farm and residences along Jamison Corner Road
- Avoids impacts to southwest corner of Grande View Farms
- Avoids impacts to one of last three operating dairy farms (Emerson Farm) in New Castle County

Disadvantages

- Isolates Church between Boyds Corner Road, new US 301 and realigned Jamison Corner Road
- Impacts on proposed “Livable Delaware” community (Bayberry)
- New US 301 is elevated and creates a barrier between proposed Bayberry South and Bayberry North / Bayberry Town Center