



**Delaware Department of Transportation
Carolann Wicks, Secretary**

PUBLIC WORKSHOP

**Vandyke Road, School Bell Road & US 40
Intersection Improvements and Public Service Road**

**GILLIAN BUILDING, New Castle County
77 Reads Way
New Castle, Delaware
August 4, 2009, 7 p.m.**

In accordance with The Delaware Department of Transportation's Administrative Code and the Delaware Code, a public workshop has been scheduled for 7:00 pm on August 4, 2009 at the Gillian Building, 77 Reads Way, New Castle, DE 19720 to address the Delaware Administrative Code Title 2 Transportation, 2300 Division of Planning and Policy and 2308 Development Related Improvements Requiring New Rights-of-Way. This public workshop is scheduled at the same time and location as the New Castle County Planning Board's public hearing to review the preliminary plan submitted for the "School Bell Crossing Shopping Center". Those who may wish to offer public comment at the workshop should plan to arrive promptly at 7:00 p.m.

In connection with this future road improvement project, the improvements will be performed at the expense of the developer as provided by 17 Del. C. §507. Private property acquisition will also be required. Information will be presented at the workshop regarding the improvements and impacts. Representatives of the developer and DeIDOT will be in attendance to answer questions and take comments.

The Delaware Department of Transportation (DeIDOT) has reviewed a preliminary plan submission of the "School Bell Crossing Shopping Center" to be built on parcels owned by Route 40 LLC, identified as tax map nos. 10.34-00-093, 028, 029, 027 and 025. DeIDOT has determined that it is appropriate to utilize the provisions of 17 Del. C. §507 to facilitate the construction of road improvements which will support the proposed increase of traffic expected to frequent the area as a result of the shopping center and other future development.

As part of the plan review, a transportation operation analysis was completed which demonstrated that a realignment of Vandyke Road at Route 40 would be beneficial. For example, improvements at this intersection would minimize the high number of projected U-

turns and the weaving associated with the projected U-turns benefitting the overall traffic operations along that stretch of Route 40. The construction of a public service road would further allow for the closure or consolidation in the future of several access points to properties that have direct access to Route 40 today. This improvement will greatly enhance safety by giving those properties access at a signalized intersection.

As noted, the acquisition of some private property located at the intersection of Route 40 and Van Dyke Road will be required to accomplish these safety improvements. DelDOT's Real Estate Section has been and will continue to negotiate to acquire the necessary private property with the intention to exercise its power of eminent domain should good faith negotiations fail. In that case, eminent domain proceedings would be initiated no earlier than six (6) months from the date of the workshop.

Generally, the proposed transportation improvements will be located adjacent to Route 40, starting at the intersection of Route 40 and VanDyke Road in New Castle County, Delaware, and the road improvements will generally consist of an intersection upgrade including, but not limited to new signals, roadway alignment and widening to accommodate left turns, right turns and through traffic entering and exiting the proposed shopping center. These road improvements will also include, as noted above, a new service road connected to the improved intersection and running parallel to Route 40 to allow, among other things, various properties bordering Route 40 to access a signalized intersection. The project duration is expected to be no longer than one (1) year from start to finish with construction expected to begin in the year 2010.

More detailed information including, but not limited to drawings, will be presented at the public workshop. The public workshop is intended to, among other things, also provide the opportunity to discuss to what extent the public will be affected by the project.

Since the proposed secondary improvements are not listed in the current Capital Transportation Program (CTP), DelDOT must assure that the development complies with certain criteria in order to justify using its eminent domain powers as authorized in 17 Del. C. §507. Evidence of such compliance will be presented at the public hearing.

Interested persons are invited to express their views in writing, giving reasons for support of, or in opposition to, the proposed project. ***Comments will be received during the workshop or can be mailed to The Department of Transportation c/o Century Engineering, 4134 North Dupont Highway, Dover, DE 19901.***

If requested in advance, DelDOT will make available the services of an interpreter for the hearing impaired. If an interpreter is desired, please make the request by phone or mail a week in advance.

For further information contact the Office of Public Relations at 1-800-652-5600 (in DE) or 302-760-2080 or write to the Office of Public Relations at the above address.

PUBLIC NOTICE