

# Transportation Improvement Districts (TIDs)

2025 Development Summit

# What is a Transportation Improvement District (TID) ?

- A geographic area defined for the purpose of securing required improvements to transportation facilities in that area.
- A place where land use and transportation is planned in detail in advance, such that development consistent with that planning can pay a readily determined fee and forego the Traffic Impact Study process.
- Purpose is to better provide the transportation improvements needed to support land development consistent with local Comprehensive Plans.



# Why Create a Transportation Improvement District (TID) ?

- Comprehensive Infrastructure Planning
- TID Projects Advance in DelDOT's CTP
- TID Fees Stay Local
- Equitable Treatment of Competing Developers
- Known Costs for Developers
- Expedited Development Reviews



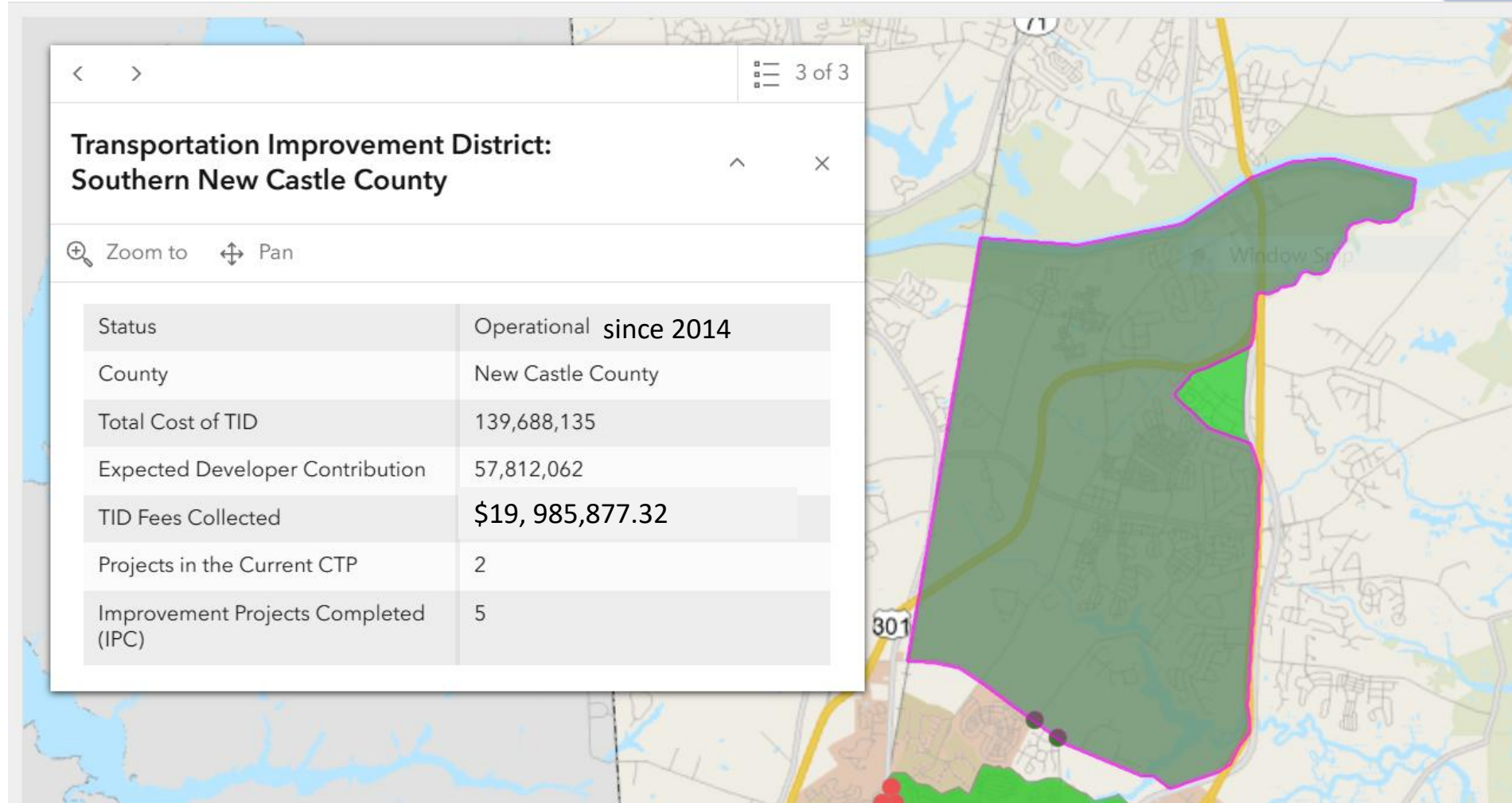




# TIDs in Operation- Westtown



# TIDs in Operation- Southern New Castle County and Hyetts Corner





# TIDs in Operation – Easttown





← 30678 DE-404

Lewes, Delaware

Google Street View

Jun 2024 See more dates

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# TIDs in Operation- Henlopen

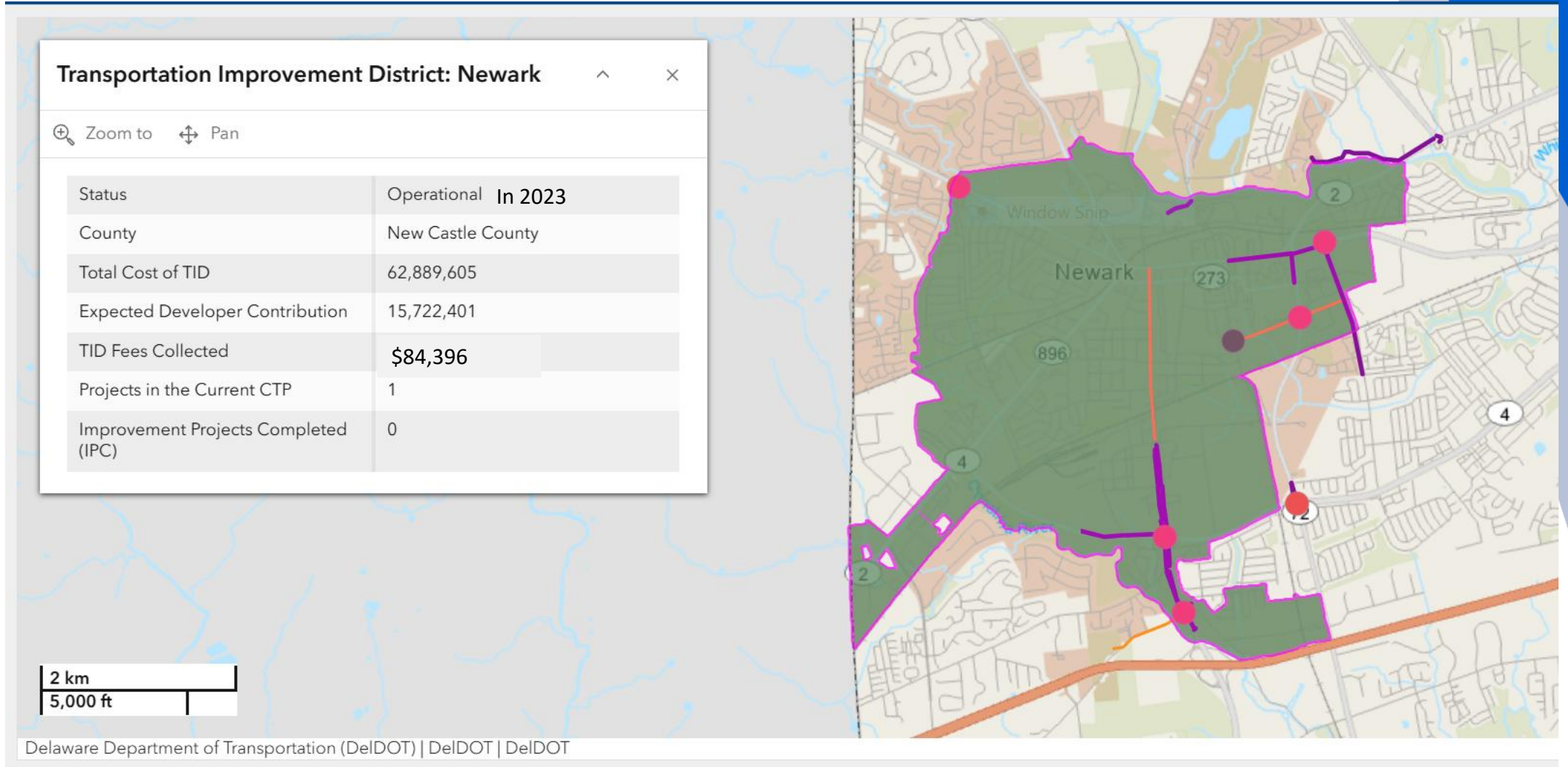


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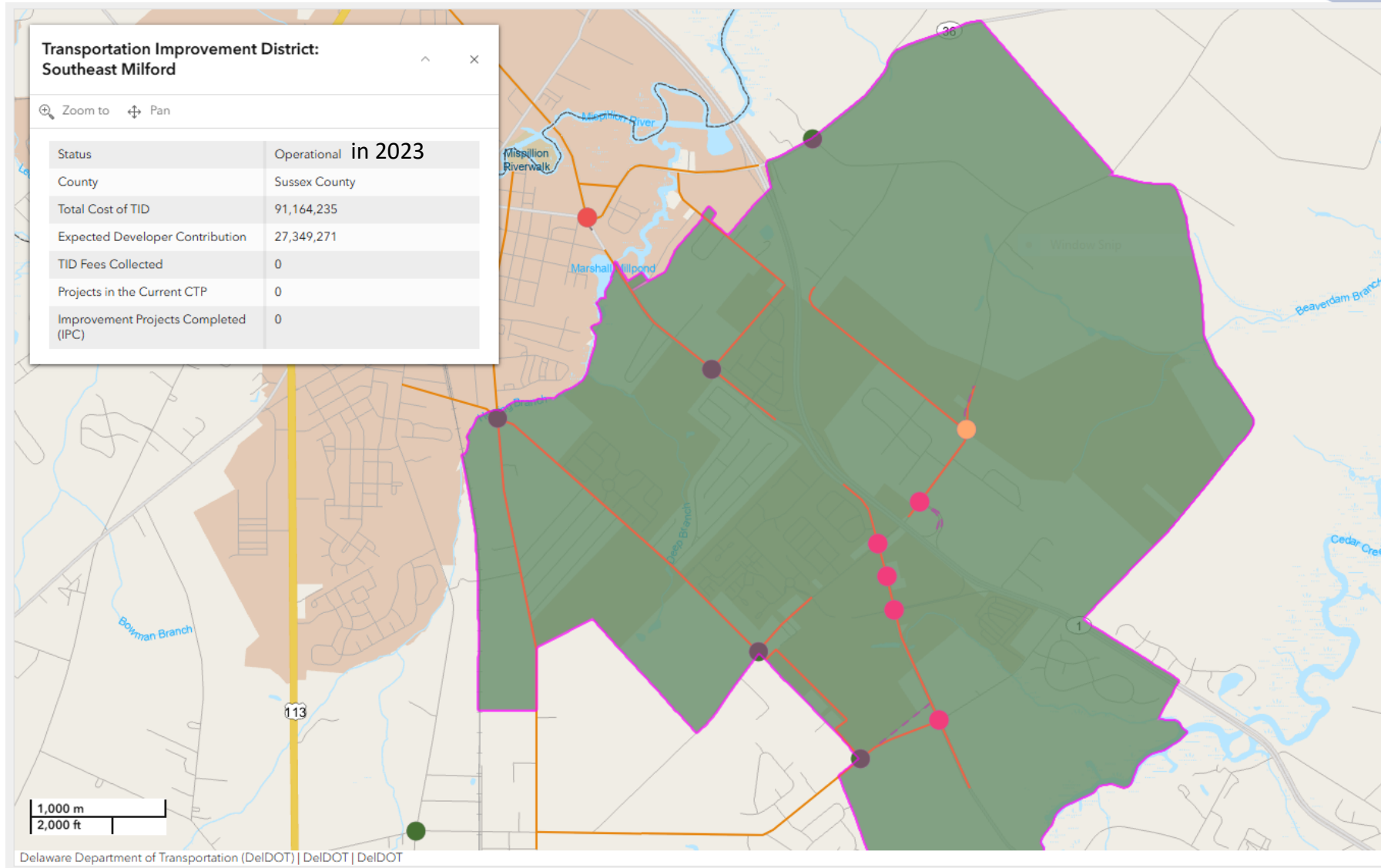


# TIDs in Operation- Newark





# TIDs in Operation- Southeast Milford



# TIDs Under Development

- Churchman's Crossing- preparing for New Castle County Planning Board and Council hearings and approvals
- Little Heaven and South Frederica- awaiting Kent County Levy Court approval



# TIDs Under Development

- Cheswold Area and Magnolia Area- finalizing concepts and cost estimates for improvements and infrastructure fee and monitoring programs
- Milton- beginning concepts and cost estimates for improvements
- Roxana Area- conducting future year traffic modeling

# Plan Approval Process for Developments within a TID

- TID replaces TIS in most cases
- TID agreement between owner, DelDOT, and local land use agency must be fully executed and recorded by property owner prior to LONOR approval.
- Recordation information for TID agreement is to be referred to in a note on the record plan, documenting TID participation- “The developer will be participating in the \_\_\_\_\_ TID. The infrastructure recoupment agreement is recorded under book \_\_\_\_\_, page \_\_\_\_\_ in the office of the \_\_\_\_\_ County Recorder of Deeds.”
- 4 to 6 weeks is typical turnaround time for DelDOT and land use agency signatures so please do not wait until the last minute to execute the agreement.





# What are the TIS warrants for Developments in a TID?

- Consistent for the TIDs in operation in 2020 or later
- Same criteria as whether or not a TIS is required if there wasn't a TID
- Compare trips generated by proposed use to trips included in TID land use forecast
- If difference is less than 500 daily or 50 PM peak hour trips, development is considered consistent with TID land use forecast and required to participate in TID
- If over, development required to participate in TID and conduct TIS to determine any additional offsite improvement requirements.



# TID Accomplishments

- 7 TIDs in operations, collecting fees
- 7 under development
- Over \$17 million developer fees collected
- Almost \$17 million in developer project construction for TID fee credit
- 12 projects completed
- Data in presentation current as of August 15, 2025



Main St.- Newark



# Resources on TID Website

## Transportation Improvement Districts

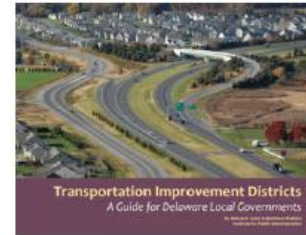
### Resources

Resources for developing and implementing a Transportation Improvement District

Newly  
updated

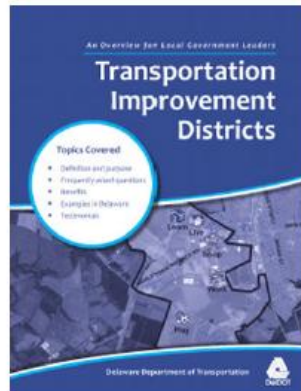


Delaware TID Story Map



TIDs: A Guide for Delaware  
Local Governments

Newly  
updated



An Overview for Local  
Government Leaders



DeIDOT's TID Regulations



**DELDOT**  
DELAWARE DEPARTMENT OF TRANSPORTATION

# Questions

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<https://deldot.gov/Programs/transportation-improvement-districts/>





# THANK YOU!



<https://linktr.ee/delawaredot>