

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



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← 105 St Annes Church Rd
Middletown, Delaware

Google Street View

Jun 2025 See more dates

TIDs in Operation- Westown



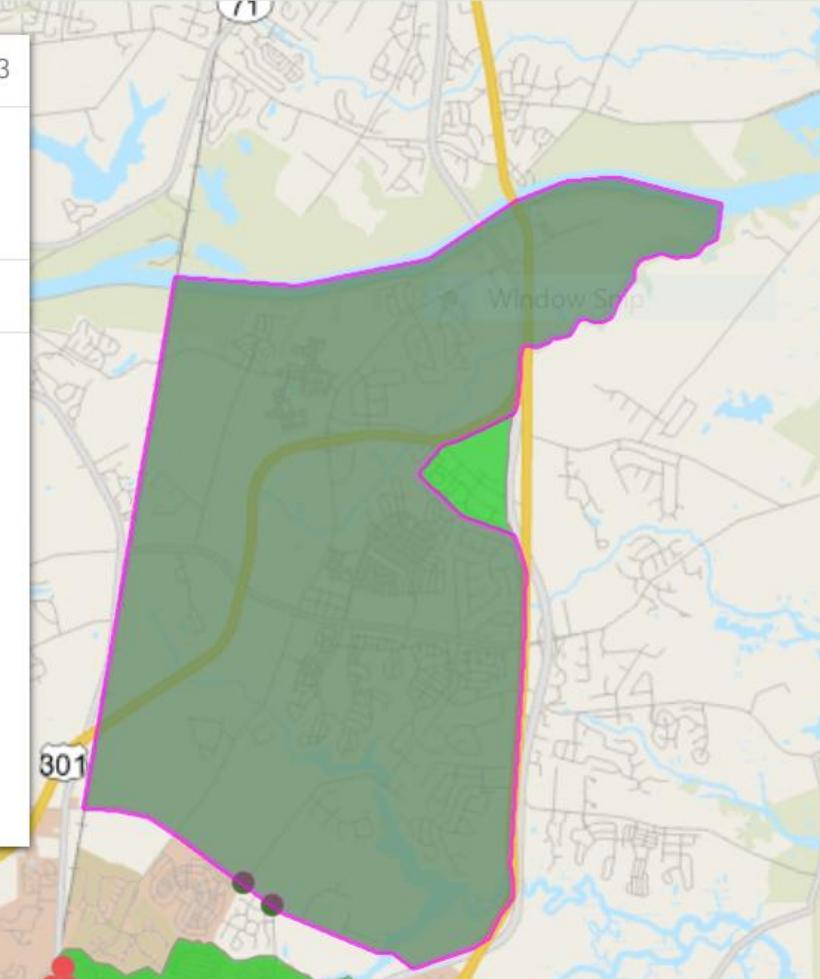
TIDs in Operation- Southern New Castle County and Hyetts Corner

< > 3 of 3

Transportation Improvement District:
Southern New Castle County

Zoom to Pan

Status	Operational since 2014
County	New Castle County
Total Cost of TID	139,688,135
Expected Developer Contribution	57,812,062
TID Fees Collected	\$19, 985,877.32
Projects in the Current CTP	2
Improvement Projects Completed (IPC)	5



Window Slop

301

71



TIDs in Operation- Easttown



30678 DE-404
Lewes, Delaware
Google Street View
Jun 2024 See more dates

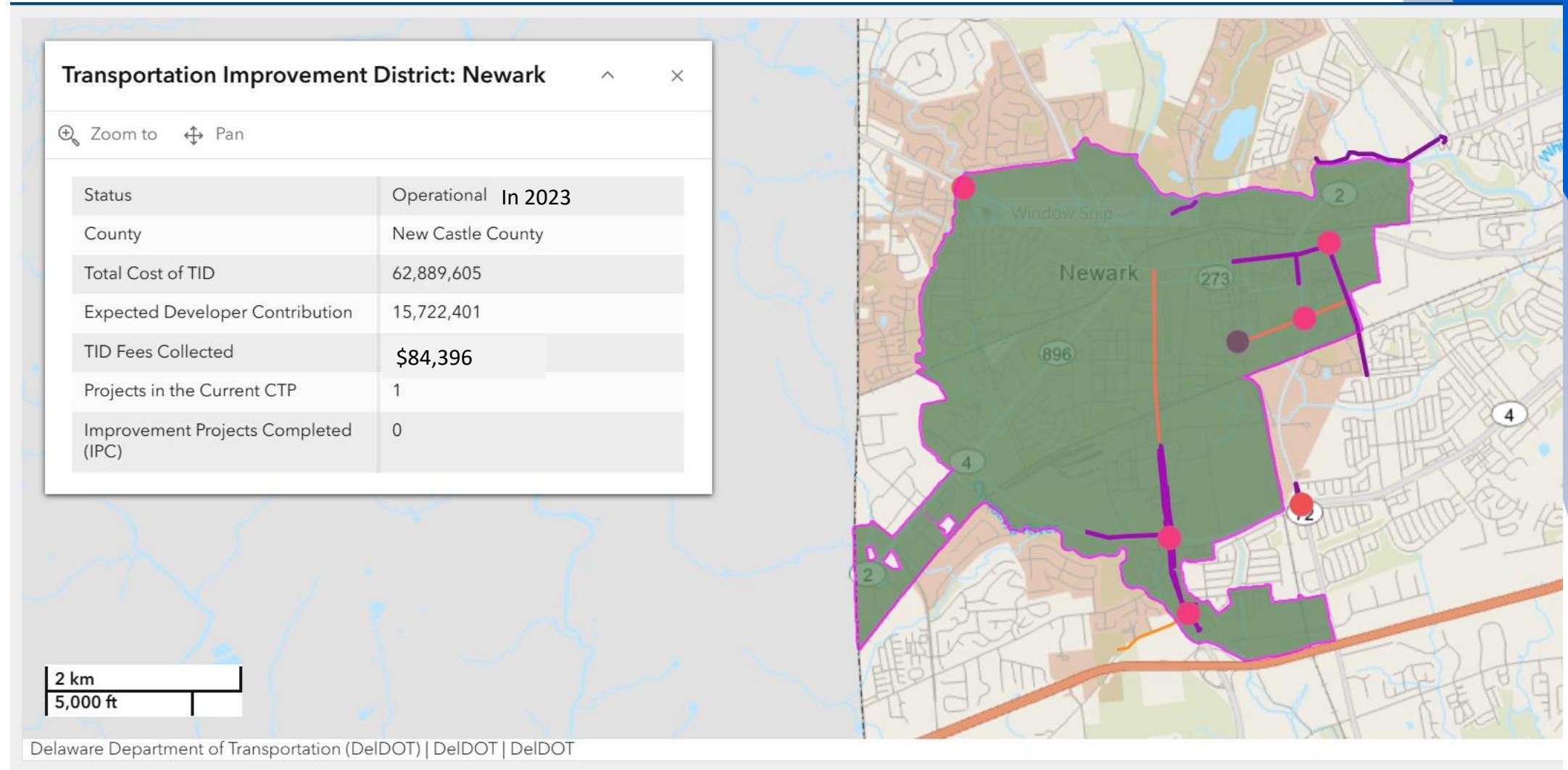
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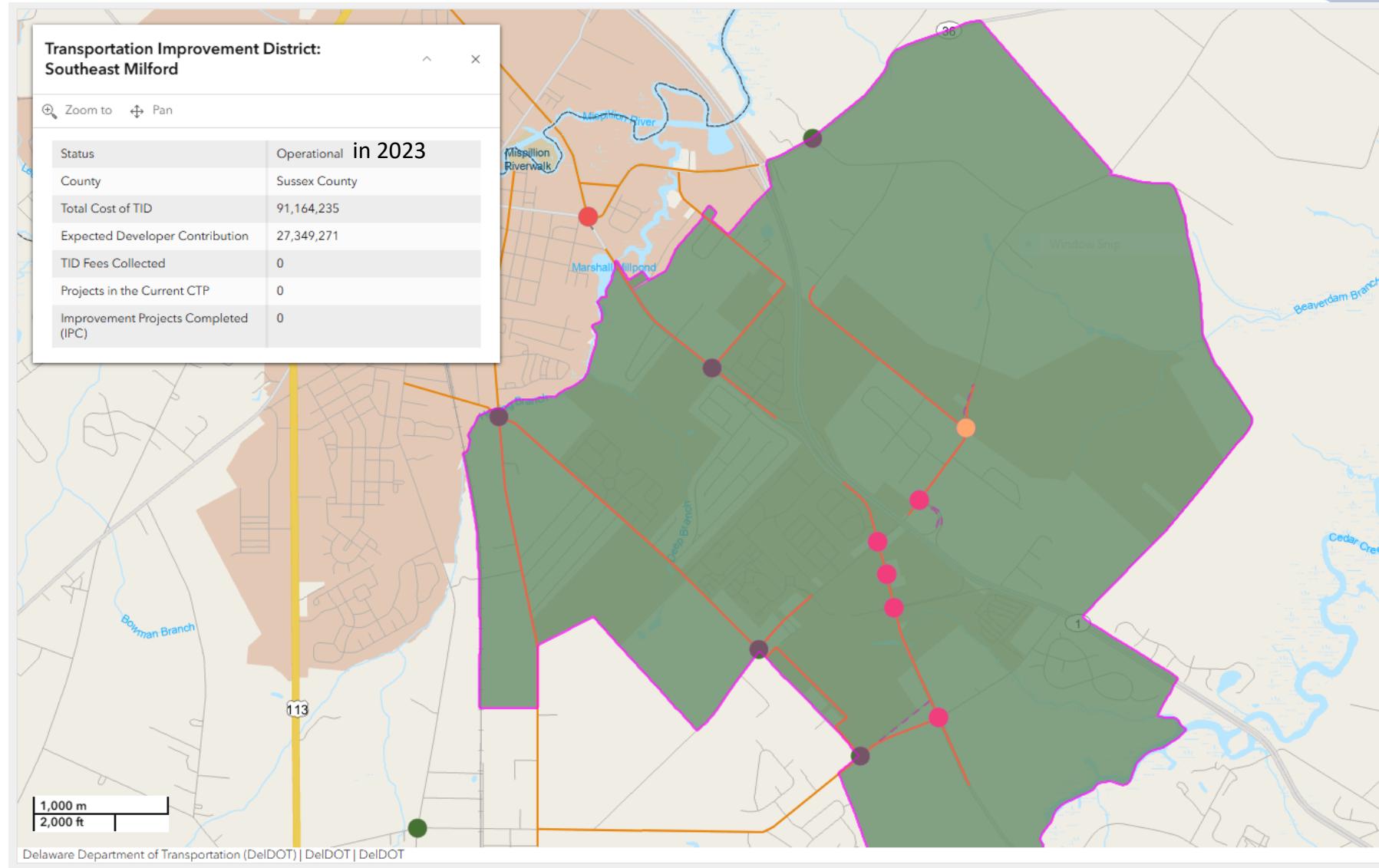
TIDs in Operation- Henlopen



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



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DELAWARE DEPARTMENT OF TRANSPORTATION



Main St.- Newark

Resources on TID Website

Transportation Improvement Districts

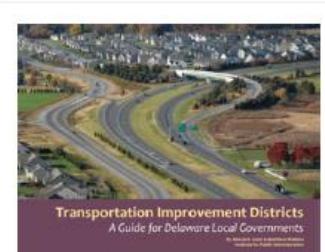
Resources

Resources for developing and implementing a Transportation Improvement District

Newly updated

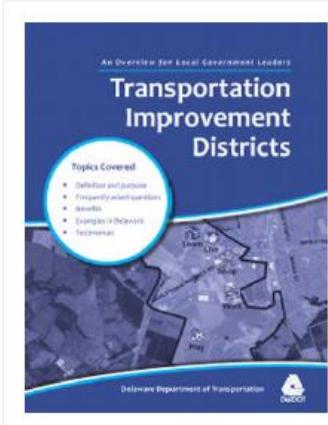


Delaware TID Story Map



TIDs: A Guide for Delaware Local Governments

Newly updated



An Overview for Local Government Leaders



DelDOT's TID Regulations



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Questions

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





THANK YOU!



<https://linktr.ee/delawaredot>