

Delaware Pedestrian Council Land Use Subcommittee Meeting #2 Minutes

Date: June, 2, 2025

Time: 2:00 PM

Location: Zoom

Attendees: Michael Smith (Chair), Kelly Valencik, Anthony Aglio, Samantha Bulkilivish, Nick Stonesifier, Sophie Thompson, Anthony Nobile

1. Review of Meeting #1 Minutes

- Michael Smith started the meeting by presenting the minutes from the last meeting. Sharing comments from the group regarding the draft emission statement.
- Michael then shared with the group the comments that were collected about the purpose and goals.

2. Discussion of Zoning and Land Use Policies

- Michael directed the group to towards zoning land use policies and how we can tie that into walkable amenities.
 - Samantha brought attention to the “Plus Review Plan”, on how it is encouraging pedestrian friendly, mixed-use development in any of those development applications that come through the plus process to provide comments.
 - Kelly added that DelDOT comments about developers having a sidewalk frontage and connections.
 - Kelly then asked if there was a better way of getting pedestrians concerns integrated in development plans?
 - Michael mentioned getting a more transit-oriented development in denser communities like Claymont, Dover, Newark, Wilmington, etc. Introducing some mixed-use development where people can walk and not have to be dependent on a vehicle. Connecting bus depots closer to residential properties.
 - Samantha added that New Castle County recently passed an ordinance for redevelopment ordinances, which focuses on redevelopment efforts in some of their existing corridors, like Churchman’s Crossing and Concord Pike areas.
 - The county is also working on a future ordinance regarding pocket neighborhoods.

3. Evaluation of “Stroads” and Driveway Design

- Michael emphasized how stroads is one of the key topics this subcommittee would like to focus on.
 - Michael began the discussion by mentioning one of WILMAPCO’s public workshops about Kirkwood Highway. Showing where the municipality hopes to put shared use paths and other forms of pedestrian connectivity.
 - Talking about the problematic design of a lot of these stroads. Trying to improve the connectivity of these right of ways and destinations.
 - Kelly added that it’s going to be a tough fix because shopping centers and strip malls are already in place. Recommendations to retrofit what we already have would be good, such as adding more signals or fencing along the medians.

- Kelly also mentioned having someone from WILMAPCO to speak about what they found about stroads, and recommendations that were made.
- Michael mentioned about how a part of Kirkwood Hwy near Ellesmere is a big problem point. There are massive intersections around the shopping centers, increasing accidents. Michael then recommended redesigning the roadway to an Access Road design.
 - Anthony Aglio agreed that redesigning the roadway makes sense. It would separate local traffic from the other lanes on the road.