

Henlopen TID

Transportation Improvement District

Wrap Up/Next Steps

Next Steps

Agree on the TID Capital Transportation Program



Henlopen TID CTP Cost Development Report

Table 1: Cost Estimate Along Each Roadway Segment

| Segment Number | Road Name | Cost Estimate |
|----------------|---|----------------------|
| 1 | Minos Conaway Road | \$5,519,250 |
| 3 | US Route 9 | \$19,825,593 |
| 13 | SR 23 (with Roundabouts) | \$11,469,065 |
| 14 | SR 23 | \$22,410,565 |
| 15 | Kendale Road | \$3,292,808 |
| 16 | Wil King Road | \$9,543,170 |
| 17 | Conleys Chapel Road | \$4,931,755 |
| 18 | Dorman Road | \$6,816,425 |
| 20 | SR 24 | \$19,973,998 |
| 21 | SR 24 | \$21,812,370 |
| 23 | Robinsonville Road | \$18,247,953 |
| 24 | Robinsonville Road | \$14,852,680 |
| 26 | Plantation Road | \$20,819,863 |
| 27 | Warrington Road (with Roundabout) | \$4,022,175 |
| 28 | Shady Road | \$3,455,025 |
| 29 | Postal Lane | \$4,584,498 |
| 30 | Old Landing Road | \$6,503,570 |
| 31 | Cedar Grove Road | \$9,738,320 |
| 33 | Mulberry Knoll Road | \$11,536,483 |
| 33A | Mulberry Knoll Road Extension | \$9,989,178 |
| 34 | Airport Road (Existing Alignment) | \$5,127,890 |
| | Airport Road Extension (Alternative B) | \$6,377,228 |
| 35 | Miller Road | \$1,555,798 |
| 36 | Angola Road | \$4,077,605 |
| 38 | Jolyns Way | \$4,058,945 |
| 39 | Harts Road (Shortened) | \$847,810 |
| 40 | Webbs Landing Road | \$1,753,613 |
| 41 | Camp Arrowhead Road | \$10,376,953 |
| 42 | Waterview Road | \$3,471,338 |
| 43 | New Connector Road 1 | \$3,769,295 |
| 44 | New Connector Road 2 | \$2,510,433 |
| 45 | Airport Road Extension (SR 24 to Postal Lane) | \$4,815,160 |
| 46 | Nassau Commons Boulevard | \$5,705,898 |
| | Total | \$283,592,710 |

Next Steps

Establish Infrastructure Fee Program

- **Deciding on a Funding Formula**
 - What share of the project costs will the TID fund?
 - How will that cost be apportioned among developers and who, precisely, is a developer?
- **Developing a Fee Schedule**
 - Making the above apportionment into a set of fees

Next Steps

Establish Infrastructure Fee Program

Funding Formula

- What share of the total project costs (\$284 million) will the TID fund?

TID Funding Alternatives:

Alternative I

Future Development pays 20%
DeIDOT pays 80%

Alternative II

Future Development pays 30%
DeIDOT pays 70%



Next Steps

Establish Infrastructure Fee Program

Funding Formula Example

Rates based on 20% development contribution

| | Rates if paid by phase | Rates if paid by lot |
|------------------------------------|------------------------|------------------------|
| Single Family Detached Residential | \$4,200 per unit | \$4,410 per unit |
| Single Family Attached Residential | \$3,528 per unit | \$3,704 per unit |
| Multi-Family Residential | \$3,066 per unit | \$3,219 per unit |
| Office/Commercial | \$3.10 per square foot | \$3.26 per square foot |
| Institutional/Industrial | \$1.77 per square foot | \$1.86 per square foot |

Rates based on 30% development contribution

| | Rates if paid by phase | Rates if paid by lot |
|------------------------------------|------------------------|------------------------|
| Single Family Detached Residential | \$6,350 per unit | \$6,667 per unit |
| Single Family Attached Residential | \$5,334 per unit | \$5,600 per unit |
| Multi-Family Residential | \$4,635 per unit | \$4,867 per unit |
| Office/Commercial | \$4.25 per square foot | \$4.46 per square foot |
| Institutional/Industrial | \$2.42 per square foot | \$2.54 per square foot |

Next Steps

Establish Infrastructure Fee Program

- **Deciding the Administration**
 - Who will collect the fees and when? Who will hold them?
 - How do we handle developers who want to pay “in kind”?

Next Steps

Finalize Written TID Agreement

- The TID agreement needs to include the land use and transportation plan, service standards, TID-CTP, fee schedule, and TID administration.
- Updates to the agreement should be considered when the Comprehensive Plan is updated.

For More Information

Please Contact:

Sarah Coakley, AICP, Principal Planner
Delaware Department of Transportation

Sarah.Coakley@delaware.gov
(302) 760-2236