

Little Heaven TID and South Frederica TID



Public Workshop – February 27, 2023

Welcome to the Public Workshop for the

- Little Heaven Transportation Improvement District (TID)
- South Frederica Transportation Improvement District (TID)

These TIDs are in response to the Kent County Master Plan initiative and are a tool to implement the necessary road improvements.

As part of this study, DeIDOT would like to hear from you!

Little Heaven TID and South Frederica TID

Excellence in Transportation.

Every Trip.

We strive to make every trip taken in Delaware safe, reliable and convenient for people and commerce.

Every Mode.

We provide safe choices for travelers in Delaware to access roads, rails, buses, airways, waterways, bike trails, and walking paths.

Every Dollar.

We seek the best value for every dollar spent for the benefit of all.

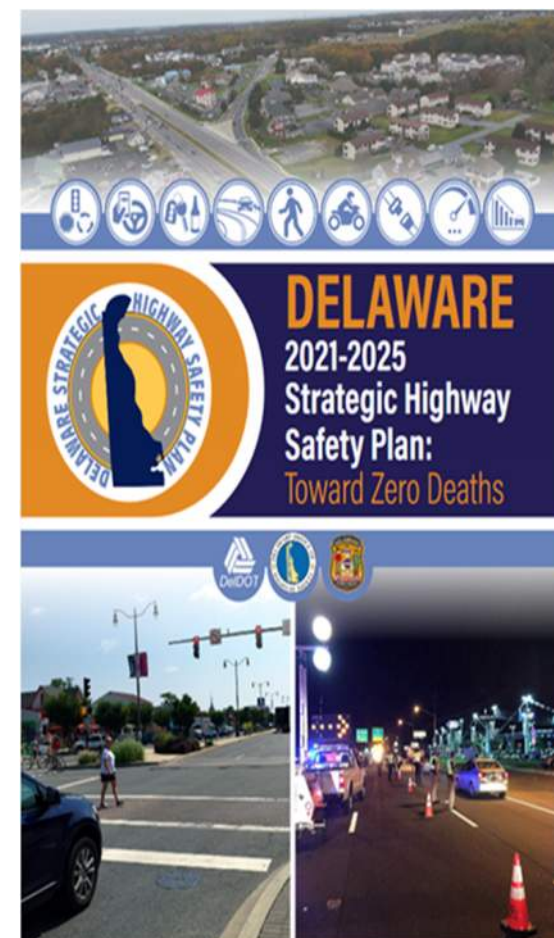
Everyone.

We engage our customers and employees with respect and courtesy as we deliver our services.

Little Heaven TID and South Frederica TID

Delaware Traffic Fatalities as of 1/1/2023

	2022	2021		2020	
		Year-to-Date	Totals	Year-to-Date	Totals
Fatalities	165	139 ↑ 19%	139	117 ↑ 41%	117
Delaware Residents	120	114 ↑ 5%	119	93 ↑ 29%	96
Person Types					
Vehicle Occupant	103	83 ↑ 24%	83	75 ↑ 37%	75
Pedestrian	33	30 ↑ 10%	30	25 ↑ 32%	25
Bicyclist	7	2 ↑ 250%	2	3 ↑ 133%	3
Motorcyclist	22	24 ↓ -8%	24	14 ↑ 57%	14
Crash Types					
Curve Related	19	23 ↓ -17%	23	19 0%	19
Roadway Departure	57	59 ↓ -3%	59	47 ↑ 21%	47
Intersection Related	48	53 ↓ -9%	53	32 ↑ 50%	32
Median Crossover	8	7 ↑ 14%	7	3 ↑ 167%	3
Wrong Way	7	0 ↑ N/A	0	1 ↑ 600%	1
Work Zone	4	8 ↓ -50%	8	3 ↑ 33%	3



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Project History – 2019/2020

- *Little Heaven & South Frederica Master Plan Development 2019/2020*
- *Traffic analysis conducted 2020*
 - *Existing Traffic Counts and Analysis Base Year 2019*
 - *Proposed Little Heaven Design Year 2030*
 - *Proposed South Frederica Design Year 2045*
 - *Roadway Network Developed 2020*
- *Master Plans adopted – December 2020*
- *Formal Transportation Improvement District (TID) Agreement with DeIDOT in place – April 2021*

Current Status

- Define Future Roadway System Improvements
- Establish Construction Costs for each segment
- Determine overall cost sharing and TID fee structure

What is a Transportation Improvement District? (TID)

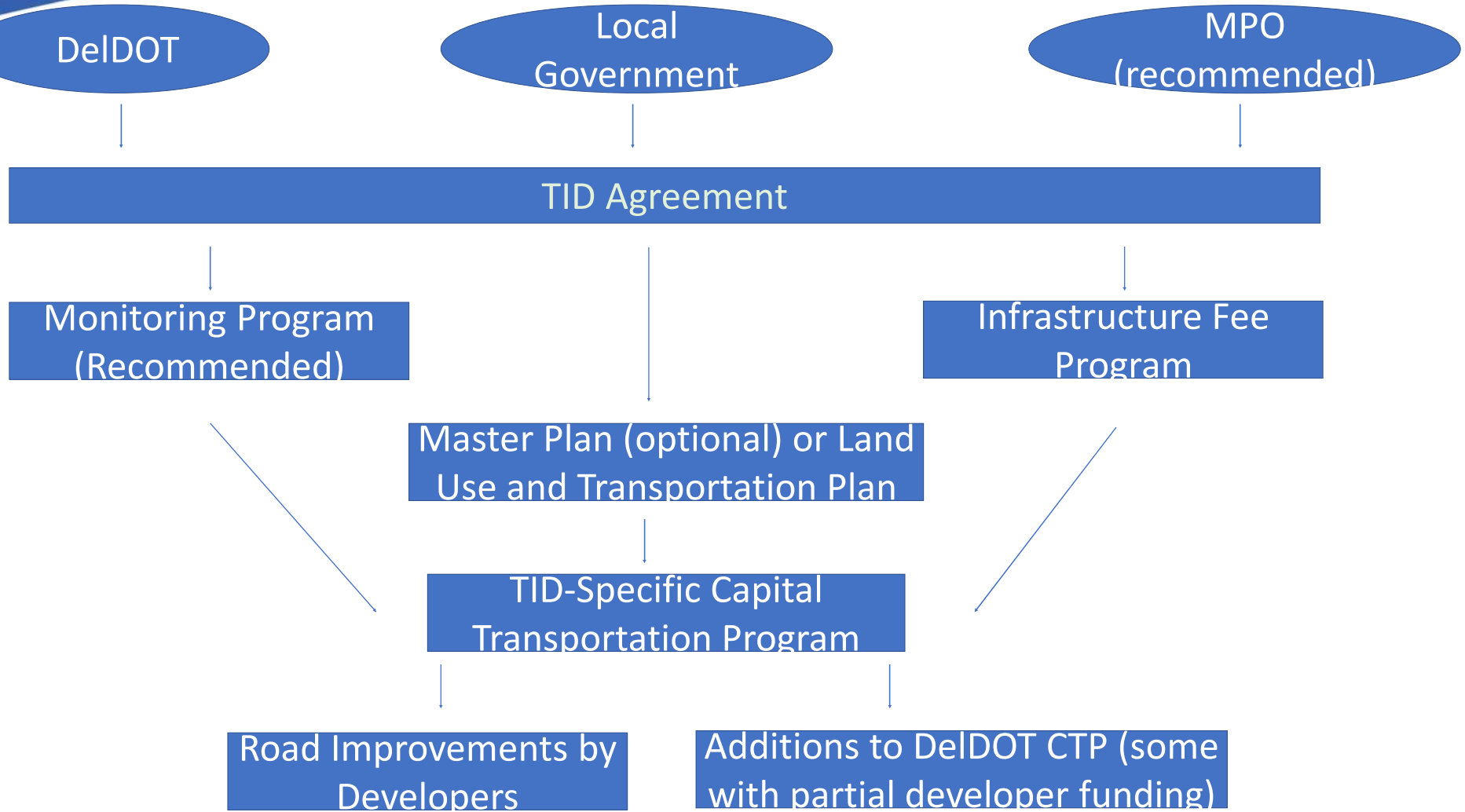
- A geographic area defined for purpose of securing required improvements to transportation facilities in that area
- A place where land use and transportation is planned in detail in advance, such that development consistent with that planning can pay a readily determined fee and forego the Traffic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

Why Create a TID ?

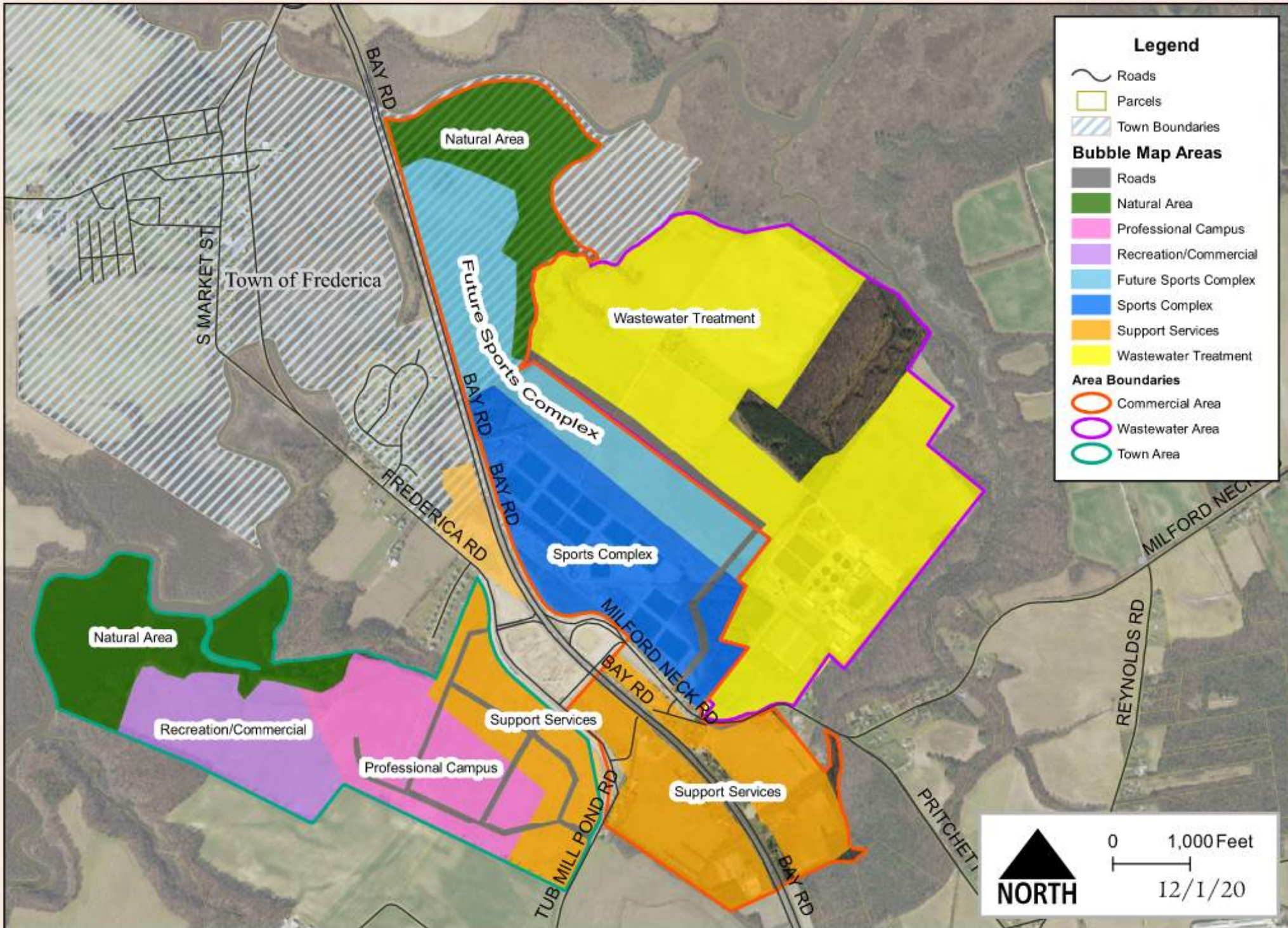
- Comprehensive infrastructure planning
- TID projects advance in DelDOT's CTP
- TID fees stay local
- Equitable treatment of competing Developers
- Known costs for Developers
- Expedited development reviews

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TID Creation Process



South Frederica Area Master Plan



Master Plan Traffic Analysis

- Reviewed anticipated traffic generated by proposed land use shown in Master Plans
- Analyzed existing transportation system capacity including existing:
 - Intersections
 - Ramps
 - SR 1
 - Underpass at Bowers Beach Road
 - Bridge over SR 1 at South Frederica
- Developed Recommendations
 - Improvements to existing roadway network
 - Developed new local roadway network (typical Developer roadway implementation)
 - Recommended TID for both Little Heaven and South Frederica to implement the Master Plans

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Cost Estimates

South Frederica TID			
Cost Estimates			
DeIDOT Roadway Improvements			
Road	From	To	Cost
Frederica Road	Tub Mill Road	Market Street	\$4,200,000
Tub Mill Pond Road	Fork Landing Road	Frederica Road	\$7,700,000
Milford Neck Road	Overpass	Pritchett Road	\$4,200,000
Overpass Road	Milford Neck Road	Tub Mill Pond Road	\$2,200,000
Total			\$18,300,000
Developer Internal Grid Road and Service Road Improvements			
Road	From	To	Cost
Service Road 1	SR1	Milford Neck Road	\$3,200,000
Service Road 2	Tub Mill Road	Medding Property Line	\$2,700,000
Access Road 1	Tub Mill Road	Access Road 3	\$2,100,000
Access Road 2	Frederica Road	Access Road 3	\$2,500,000
Access Road 3	Tub Mill Pond Road	Access Road 2	\$4,100,000
Access Road 4	Milford Neck Road	SR1	\$7,000,000
Total			\$21,600,000

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THANK YOU!

Next steps:

1. Refine concepts based on public input
2. Develop cost share percentages
3. Establish TID fees
4. Enter into agreements with individual Developers

For additional information please contact:

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You can also stay up to date on information for this project by visiting our website below or using the QR code to the right:

<https://tinyurl.com/LH-and-SF-TID-DeIDOT>

