

# Georgetown Area Working Group Meeting No. 11

January 19, 2006



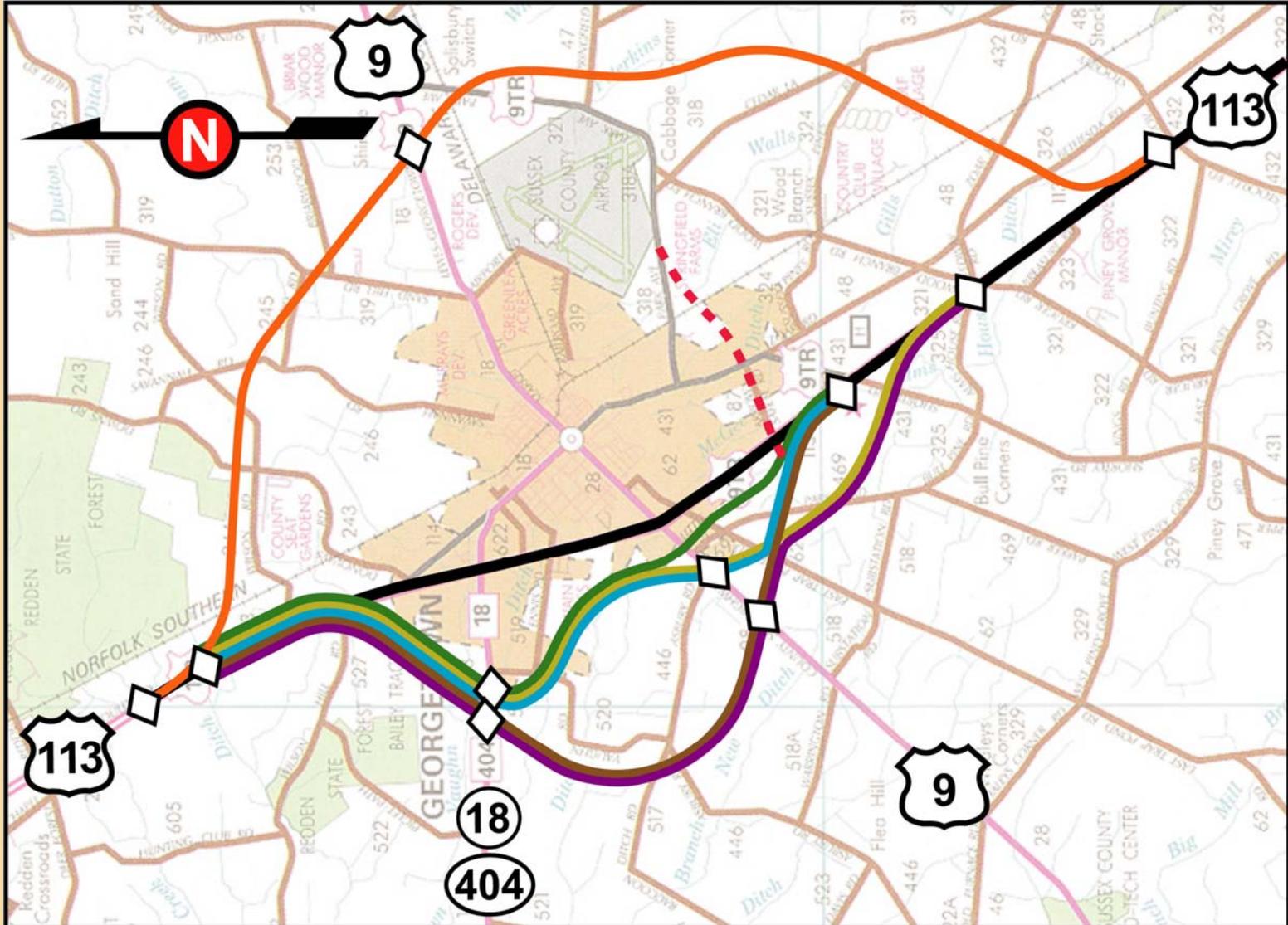
BOULEVARD

# Opening Remarks

- **Project notebook materials**
- **Purpose of the meeting**
  - **Review all matrix numbers to date**
  - **Discuss how they affect recommendations**

# **“Real Estate 101”**

# Alternatives Retained for Detailed Study



# Economic Impact Analysis

- **Survey results**
  
- **Overview of economy**
  
- **Next steps**
  - **Summary of properties impacted**
  - **Net change in jobs**
  - **Relocations**

# Livable Delaware

- **We'd like to use a qualitative measure (good, fair, poor, etc.)**
  - **This will require consultation with:**
    - Office of State Planning Coordination
    - Sussex County
    - Town of Georgetown
    - Working Group

# Livable Delaware

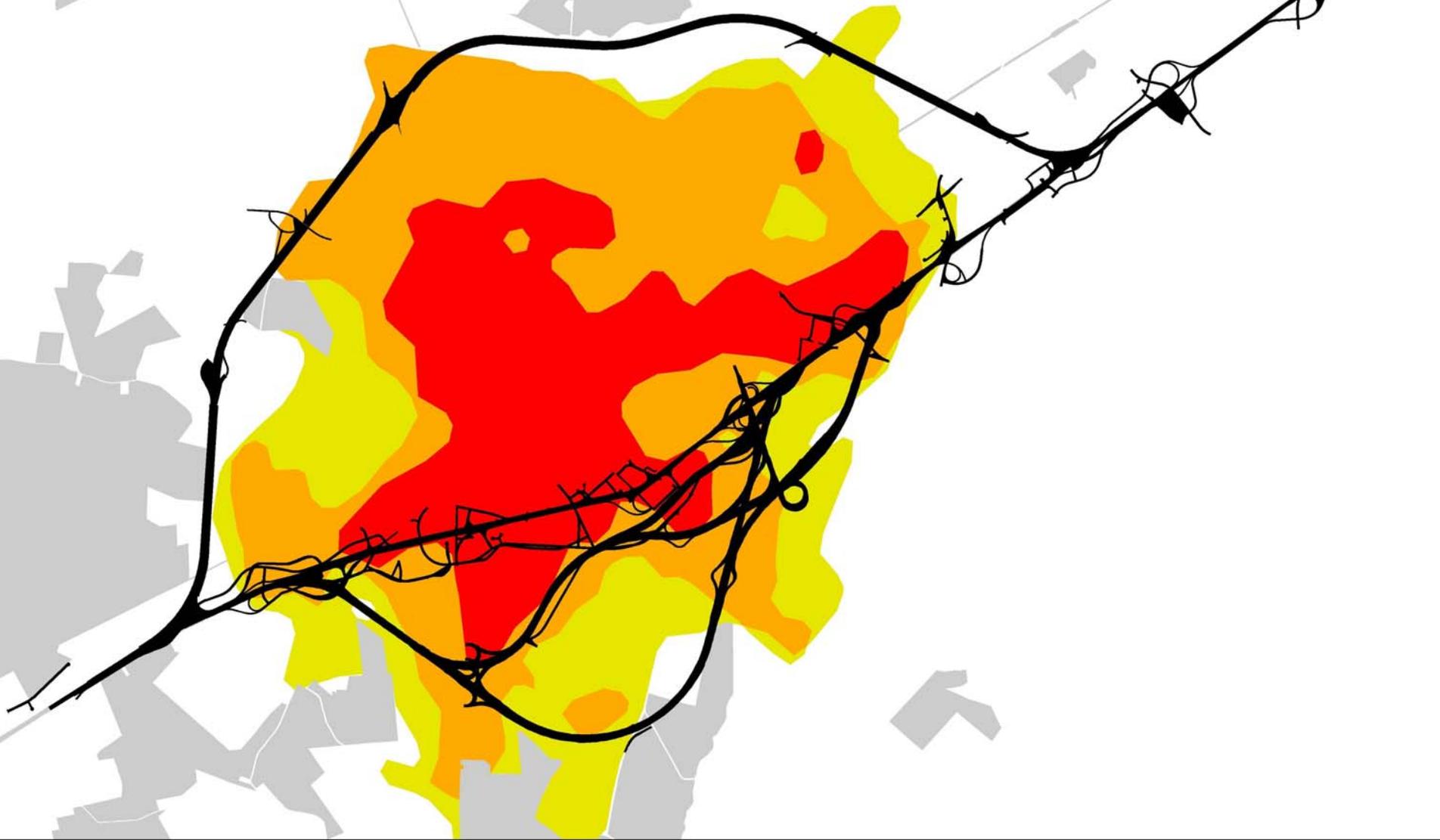
- **To assist in that discussion, we've developed a quantitative measure**
  - **Focus on investment in:**
    - Level 2
    - Level 3
    - Environmentally Sensitive Developing Area
  - Investment in Level 1 does not serve anticipated growth
  - Investment in Level 4 encourages growth in undesirable areas

# Livable Delaware

## ■ Quantitative measure:

- **Percentage of alternative in 2, 3, or ESDA**
  - Range from 17 to 63 percent
  - Low: less than 35 percent
  - Medium: 35 to 50 percent
  - High: greater than 50 percent
- **Does not take intangibles into account**

# Livable Delaware



# Matrix

- **Wetlands**
- **Cultural resources**
- **Section 4(f)**
- **Section 6(f)**
- **Farmland**
- **Forestland**
- **Property impacts**
- **Traffic**
- **Economic impacts**
- **Cost**
- **Livable Delaware**

# Wetlands

- **Field work to date**
- **Next steps**

# Cultural Resources

- **Four alternatives: potential direct effects on historic properties**
- **Further historic property research needed**
- **12 known archeological sites impacted by orange (vs. 6-7 for other alternatives)**
- **Detailed archeological study to be completed**

# Section 4(f)

- **Waiting for information from Delaware State Parks (no impacts anticipated)**
- **Historic properties – same as in Cultural Resources section**

# Section 6(f)

- **An access road under yellow option 2 impacts the field behind Sussex Central Junior High**
  - **Minor adjustment will avoid impact**
- **Orange impacts the Lang Tract north of Wilson Road**
  - **Must be shifted closer to homes on Wilson Road to avoid impact**

# Farmland

- **Orange impacts 28 acres of agricultural districts**
- **Each of the other alternatives impacts 5 acres of agricultural districts**

# Forestland

- **Orange impacts 21 acres of State Forest land (4 for yellow, less than one for each west bypass)**
- **Orange, green, brown, and purple impact the most forestland**

# Property Impacts

- **Orange impacts fewer, but larger, properties than west bypasses (155 vs. 220+)**
- **Not surprisingly, more properties will have modified access under the on-alignment options**

# Traffic

- **All alternatives meet purpose and need**
- **Orange is most effective at reducing congestion in downtown Georgetown**
- **Orange results in higher volume along US 9 east of Georgetown (diversion from other routes)**

# Traffic

- **Short-term improvements identified at SR 18/SR 404**
  - **Phasing changes**
  - **Second westbound through lane**
  - **Potential timing changes**
  - **Summer peak hour delays cut in half**
- **Funding is being sought for construction this year**

# Cost

- **Construction cost estimates are complete**
- **Real estate cost estimates (a large percentage of any work in Sussex County) are in progress**

# Next Steps

- **Wetland verification**
- **Additional cultural resource work**
- **4(f) information from State Parks**
- **Adjustments to avoid 6(f) impacts**

# Next Steps

- **Economic impact analysis**
- **Discussions regarding Livable Delaware consistency**
- **Cost estimates, including real estate**

# **Upcoming Working Group Activities**

**January Through Summer 2006:**

**Assist in refining alternatives**

**Fall 2006:**

**Recommend preferred alternative**

# **Next Working Group Meeting**

**March, date to be determined**

**5:30 PM**

**CHEER Center**