

CHAPTER 5

PLAN CONCEPT

The plan concept is based on seven goals that were established as building blocks to develop the plan. These goals emphasize maintaining greenspaces and focusing development of commercial areas towards commercial nodes, as well as encouraging the revitalization and redevelopment of existing commercial areas. The Plan maintains the park-like feel of College Parkway and encourages the enhancement of historic and scenic roads. The Plan encourages the development of parks, greenways and trails throughout the community. In particular, the Plan promotes the design and development of the hiker/biker trails that could connect Sandy Point State Park with the B&A Trail at Jones Station Road. This trail will also offer access to the proposed park facilities at the former Nike Site. The Plan promotes the use of alternative means of transportation through pedestrian movement, bike trails, shuttles, and the continued effort to promote community based schools and shopping nodes. All of the recommendations were predicated on the need to protect and improve environmentally sensitive land, preserve the forested areas and tree lines, and protect the tidal and non-tidal wetlands. The Plan, while striving to protect and preserve the area's shoreline and waterways, also recommends public water access for recreational use on its many waterways.

Broadneck Small Area Plan Principal Goals:

Maintain the Existing Residential Character of the Broadneck Peninsula

- Maintain balanced land uses and zoning that emphasize greenspace and maintain or increase housing values.
- Encourage clustering of housing in new developments and maintenance of forested buffers.
- Require new developments to have public areas, dedicated open space, and active recreational facilities.
- Retain existing rural and low-density land use and zoning designations for currently undeveloped areas without planned sewer service, such as St. Margaret's except properties designated low-medium density as shown on Land Use Map 3.
- Maintain the park-like, residential setting of College Parkway with its buffer of trees and avoid new commercial zoning.

Protect Broadneck's Remaining Natural Resources and preserve and improve its Greenways.

- Protect and improve environmentally sensitive lands, including forested areas; tidal and non-tidal wetlands; rare, threatened, and endangered species habitats; steep slopes; and stream buffers.
- Preserve and improve the water quality of the Broadneck area's rivers, streams, and groundwater.

- Promote natural greenways, including the reforestation of areas along streams and areas which link existing forested areas and other natural areas of significance.
 - Ensure better and more consistent enforcement of environmental regulations.
 - Protect wildlife through refuges, such as Greenbury Point.

Plan Now for Significant Increase in US 50 Traffic and for Growth of Local Traffic

- Plan for traffic increase from improvements to Delaware 301 in order to protect local roads from being used as alternate routes when the interstate highway is congested.
- Improve the intersection at College Parkway and Route 2 and as necessary at other intersections on College Parkway.
- Monitor traffic levels and accidents on College Parkway and evaluate improvements as warranted.
- Improve collector and arterial roadways as local traffic increases. Protect adjacent communities by maintaining buffers and space for bike and walk trails.
- Serve pedestrians better by intersection improvements, shoulders, and sidewalks in existing business areas and along arterial and collector roadways.
- Counter speeding on existing neighborhood streets and in new subdivisions by radar enforcement and by appropriate traffic calming designs.
- When the County determines there is sufficient demand, establish local shuttle and circulator bus service on the Broadneck.

Support the Revitalization of Local Businesses

- Encourage redevelopment in existing underutilized commercial locations on the US 50 corridor.
- Improve the view along US 50 by landscaping, particularly at intersections, on medians and at commercial establishments along the service roads.
- Install signs with compatible designs announcing communities, approaching streets, and local business areas.
- Support and nurture community oriented businesses on the Broadneck.

Develop New Trails and Parks

- Complete plans and build a hiker/biker trail along the College Parkway corridor.
- Prepare a master trail plan for the entire peninsula, including the area south of US 50 to link neighborhoods with public resources and businesses.
- Encourage public and private development of new recreational facilities to meet the growing demand as determined by the State Recreational Demand Survey.
- Acquire a new park site to provide access to the Bay or its tributaries.

- Develop the Nike Site as a park with athletic fields and other community facilities.
- Rehabilitate existing athletic fields and improve their maintenance.
- Encourage better use of existing public school and community college facilities for civic, cultural and recreational activities.

Protect the Treasured Heritage of the Broadneck

- Implement the program recommended by The Scenic and Historic Roads Commission and the County Council
- Encourage preservation of archeological and historic sites by increasing county resources.

Maintain Quality in Public Education

- Support and encourage neighborhood (community-based) schools, especially at the elementary level.
- Recognize that there will be baby boomlets and bubbles that cause shifts in the school aged population from time to time and design and build facilities with sufficient flexibility to accommodate minor and/or temporary changes and avoid countywide redistricting.
- Protect the physical safety of younger school children by:
 - a)Minimizing transport time
 - b)Encouraging safe pedestrian access to nearby schools wherever feasible, and
 - c)Promoting age-appropriate extended daycare programs for children in their home or neighborhood environment.
- Minimize the use of waivers where such use affects all schools and especially elementary schools at 100% capacity.
- Continue collection of impact fees from developers and builders and encourage permanent additions to existing facilities and/or construction of new neighborhood facilities where appropriate and,
- Assure that impact fees are returned to the community and expended where they are collected.