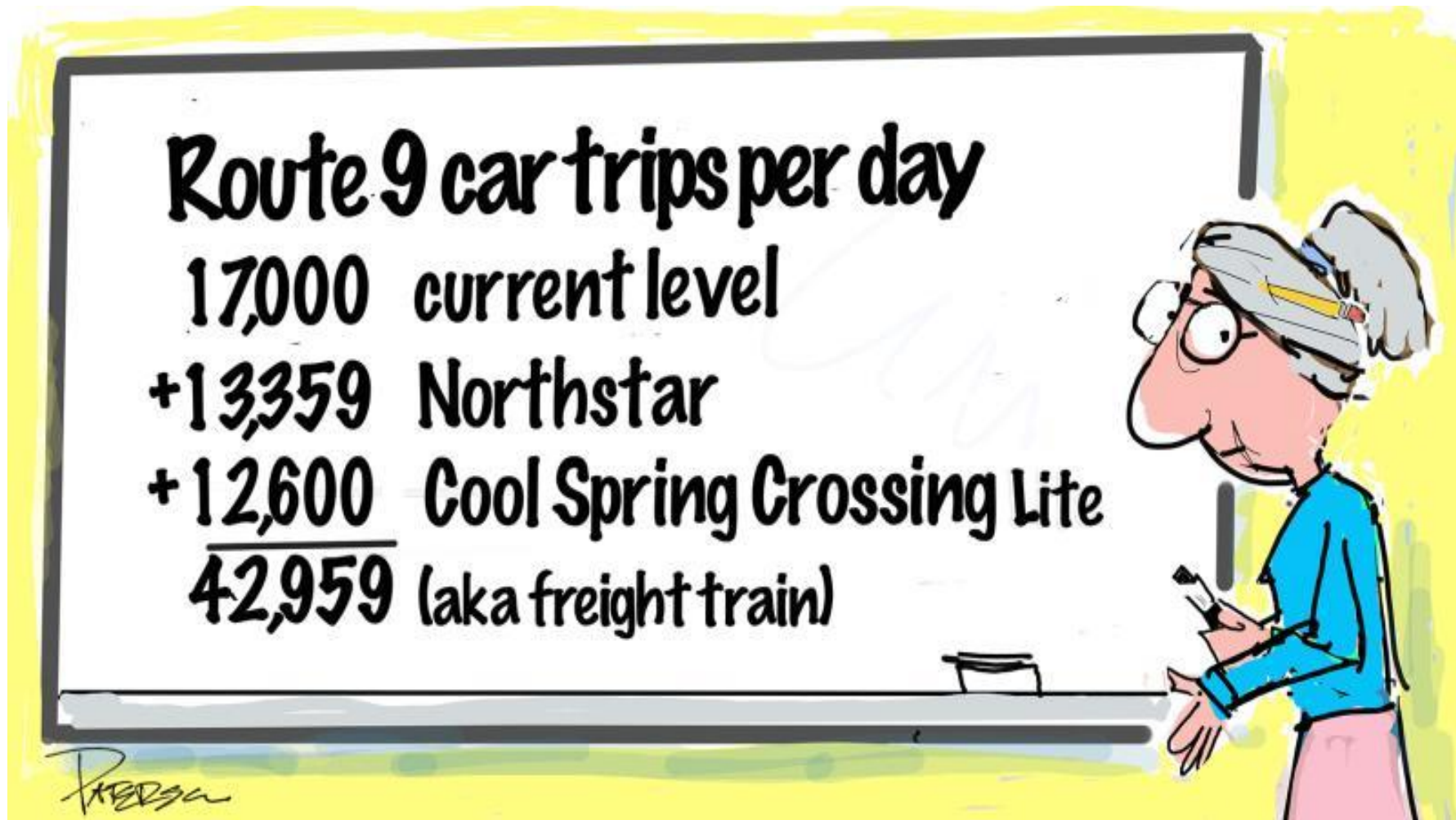


# NorthStar Update

- Public Hearing July 17 -- Thank you for Coming!!!
  - SPC Stressed: Schools, Traffic, Open Space, Safety, Equity
- 7/24 Discussion, SPC petitioned to reopen the public record re: school impact, traffic impact & data
- Public record reopened for official report from Cape Henlopen School District re. expected student enrollment
- Public Record NOT reopened re. traffic
- August 20 – opportunity for CHSD to reply
- September 4 – 45-day clock starts for DECISION

# Lopsided Decision Process

- County Council:
  - 3 applications: C3, MR, conditional use
  - 22 acres
  - 94 rental units
  - Decision makers elected
- Planning & Zoning:
  - 1 application: AR-1
  - 378 acres
  - 758 homeowner units
  - Decision makers appointed



# Traffic Projections Are Even Worse

2023 traffic count on Route 9: 17,052

Cool Spring Lite/Heavy 12,600/30,703

NorthStar: 13,359

43,011/61,114

# Dancing Circles Around Traffic

- 34:30
- **Bruce Mears (P&Z)** – *My question is, when is enough traffic, when is there too much traffic? . . . When is the amount of trips too much and DelDOT says this isn't a good idea? I've never seen that in my five years here?*
- 
- **Todd Sammons (DelDOT)** – *Not our prerogative. We are reactive to land use decisions.*
- 
- 34:40
- **Bruce Mears** – *Once again, that isn't the question.*
- 
- **Pam Steinebach (DelDOT)** – *Our job is to do wider range planning, collective approach about what roads need to be expanded*
- 
- 37:00
- **Bruce Mears** – *It would be nice to have more feedback from DelDOT to have a firm position . . . we don't get all that input.*

Vince Robertson (counsel) summarizes 7/17

*“We rely on DelDOT, DelDOT relies on us, but there’s never anybody saying, ‘too much is too much . . .’” (41:34)*

Children’s game: Red Light/Green Light, but in Sussex no one ever turns Green light to Red.

# What can YOU do?

- Remain attentive – obscure process, complex topic, rules skewed
- SPC plans to remain engaged
- Cool Spring looms large on horizon
- Ask candidates where they stand on development. Ask for evidence of what they **HAVE DONE** as well as what they **WILL** do.
- Vote



# Cool Spring Crossing PR Campaign


#37 Livable Communities For All





# Narrative vs. “Facts” (spin)

## COOL SPRING CROSSING MASTER PLAN INFRASTRUCTURE

NARRATIVE	FACT
<p>FOUR rejections of proposal by the Office of State Planning Coordination.</p>	<p><b>Over \$250M</b> of State transportation projects directly surrounding the project.</p>
	<p>Ideal location - Route 9 is the only designated east-west major aerial highway in Sussex County.</p>
	<p>Property is directly abutting County Growth Area. Recently constructed state school and hospital built directly adjacent to the property.</p>
	<p>1 million gallon water tower and new line regional sewer/water pipes adjacent to the property.</p>