




STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION
800 BAY ROAD
P.O. Box 778
DOVER, DELAWARE 19903

CAROLANN WICKS, P.E.
SECRETARY

MEMORANDUM

TO: File

FROM: Troy Brestel, Project Engineer 

DATE: May 29, 2008

SUBJECT: Barley Mill Plaza
Minutes of Traffic Operational Analysis (TOA) Scoping Meeting 05/27/08

ATTENDANCE: T. William Brockenbrough, DelDOT Planning
Josh Schwartz, DelDOT Planning
Troy Brestel, DelDOT Planning
John Janowski, New Castle County Department of Land Use
Owen Robotino, New Castle County Department of Land Use
Carol Ohm, Apex Engineering, Inc.
Steve Davies, Apex Engineering, Inc.
Pam Scott, Saul Ewing
Roger Roy, Stoltz Reality, Inc.

Background and Discussion

The developer, Barley Mill, LLC, seeks to develop 1,485,000 square feet of office space, 731,250 square feet of retail space, and 1,575 dwelling units on a 96-acre assemblage of parcels (Tax Parcels 07-029.40-097, 07-032.20-003, 048, 049, 050, 051, 052, 053, 054, 055, 057, 07-033.30-072) in New Castle County. The parcels are currently zoned OR (Office Regional) with the exception of Tax Parcel 07-029.40-097, which is zoned S (Suburban). The developer does not plan to rezone the parcels. The proposed land use would replace the existing 1,012,049 square feet of office space located on the site.

The development is located on the northeast corner of the intersection of Lancaster Pike (Delaware Route 48) and Centre Road (Delaware Route 141). Three access points are proposed: two along Lancaster Pike, and one along Centre Road.

