

BARLEY MILL PLAZA
Questionnaire and Comment Sheet

Results and Comments from 70 Questionnaires
Compiled by E. Maroney

1. I like the “main street” concept **63**
I prefer buildings set back further from the road with parking in front of them **7**

*Comments: “Main Street concept is very important to the neighborhood”
“Please strive to make it attractive & functional and fit the area”
“I have seen a lot of Main Street developments, and they are usually surrounded by properties of higher value”
“Only two stories!”
“Dispersing parking seems important – not having it all in one area.”
“Keep buildings where they are now!”
“Shielded parking areas also need to be attractive, not have an industrial appearance”
“The Main Street concept is the best of 2 awful choices...”*

2. How important are the park-type features
Very: **61**
Nice but not essential: **9**

*Comments: “[Very important] especially preserving open space”
“The park areas are a must!”
“[the parks] make the development tolerable, provide relief for the eye, room for movement and, give psychological respite...”
“The main street concept will provide destination for surrounding communities”
“Some open space is very desirable”
“Need to see that they make practical sense and aren’t just design features”
“Green space is important”
“Need to make sure that such areas don’t become attractive nuisances”
“Having a park setting will increase the village feel for me and make an outing more easeful, as there will be a place to take a break with my children.”*

3. Two story garages between office and residential buildings and existing neighborhoods
Don’t like it: **8**
Support this idea: **56**

*Comments: “Prefer garages and office buildings staggered or alternated like Stoltz plan”
“If done correctly this could add to our neighborhoods”
“If landscaped out...”*

"It should be up to closest residents"
"Office buildings adjacent to neighborhoods is worse."
" [garages next to neighborhoods] is a most fortunate alternative for these residents"
"Lesser of two evils..."
"[support this idea] if bland sides are the best we can do"
"The facades of these garages also need to be attractive, not just the landscaping"
"I don't understand this question!"

4. The 4-story condominium stacked flats that hides structured parking behind it.

Like it: **63**

Don't like it: **3** (*"but better than not hiding parking"*)

No opinion: **3**

Comments: "Nothing above 2 stories!"
"Prefer structured parking hidden from residential areas to the north"
"Hiding the parking is esthetically preferable"
"As long as they do not look like the garages behind the new apartment houses along the Christina River"
"Who will want to live in this setting?"

5. If a hotel is located on the property, where would you prefer it?

Corner of routes 48 & 141: **29**

More towards the center of development: **33**

Comments: "[more towards the center] especially if low to mid-market hotel"
"depends on the height"
"The corner is too noisy and loud for a hotel"
"Very bad idea to have a hotel in the residential area"
"Traffic will be intolerable"
"Oppose – a hotel is not needed" 3 people said this
"Keep it away from residential neighborhoods of Westhaven, West Park & Westover Hills"
"A hotel leads to bar drinking, late night activity and does not fit with this residential/commercial site"
"Speaking as a traveler I would like to see it at the corner; and if it "says" something to the surroundings and is attractive"

6. What type of retail environment and experience is preferable to you?

Stores together like out door strip center **0**

Laid out as "Main Street Retail" **59**

Comments: "Only 2 stories!"
"Something like Powder Mill Square"

7. How important are buildings with retail on first floor, office/residential above?
Very important: **46**
Not important: **7**

Comments: "[it is a bad idea] because of security for residences, especially at night"
"This is the essence of "Mixed Use" and helps to create neighborhoods"
"Certain stores are more important to me than others – fly fishing and wind surfing"
Stores on ground floor a safety feature"
"I care about what stores are there and the quality, but also like the idea of residential/office above" [didn't score this one either way]

TRAFFIC RELATED QUESTIONS

8. LOS D no longer holds, and traffic levels can go into failure. Should the County
- a. Insist that level D be maintained:
Yes: **62**
No: **2**
 - b. Request Deldot impose road improvements based on LOS E:
YES: 31
NO: 17
 - c. Offer no opinions to DelDOT
YES: 1
NO: 43

[Note: more than 20 people answered yes to LOS D and LOS E]

Comments: "Traffic levels and waiting times are excessive at their current level"
"Build roads to accommodate more traffic and that's exactly what you get"
"Make developer pay for expansion "By Right"
"Where is County Council when it counts?"

9. Should expansion of BMP beyond 1.1 million sq. ft. trigger expansion of TMBridge?
Yes: **44**
NO: **11**
Not sure: **11**

Comments: "It depends on design of expanded structure [of the bridge]"
"Not an additional bridge, but another level"

10. Move main entrance into BMP south ½ mile with signal light?
Yes: **52**
No: **14**
Not sure/ need more information: **4**

Comments: "This will just cause more gridlock at routes 141 & 48"

"This would encourage more traffic on Barley Mill Road"

"Support this if it takes the place of the current signalized entrance off 141"

"I don't believe this would actually lessen traffic backups. I believe it would merely move the bottlenecks a fraction. In other words I think any net improvement would be negligible"

11. To reduce noise, are you in favor of berms or noise barriers?

Yes: **39**

No: **3**

Not sure until see the design: **26**

Comments: "The use of walls should only occur where they are not visible to residential neighborhoods nearby."

"Perhaps the berms should be between the developments and the affected neighborhoods"

"The residents should have their say"

12. Should DeIDOT take into consideration the importance of National Scenic Byway?

Yes: **64**

No: **0**

I guess, but need to know more: **4**

Comments: "This is so important to our area as a destination for tourists, for revenue, etc. and to our property values"

"Absolutely, these are among the only pleasant, attractive roads that still exist"

ADDITIONAL COMMENTS:

"My wife and I will boycott the movie theatre and stores"

"The main issue is the amount of additional regional traffic the project will generate"

"Routes 52 and 100 are too beautiful to destroy with current Stoltz Plan"

"This is challenging for a layman – anything to lessen people and cars is desirable"

"Air Quality: don't let Stoltz make it worse – County Council is playing with our health"

"The CRG plan is a much more acceptable plan than anything Stoltz has submitted"

"I wish NO were an option"

"It is sad to think that Stoltz could move forward with projects of this scope in the interest of his increased wealth – I support Responsible Growth but Stoltz's plans are irresponsible. A beautiful, well thought out plan (s) would enhance our community. Listen to the experts, Torti Gallas – don't change our beloved Greenville to the point where many of us will leave – please"

"Adding retail spaces or any other traffic producing areas will only put Rt 141 in further failure – the neighborhood is already overwhelmed with school traffic as well as residential traffic. Rt

141 must also deal with all of the cross town traffic from Prices Corner/Newark but also the Hockessin area which has expanded, thereby producing more traffic. A real need exists for responsible traffic control. A grocery store or a hotel are not desirable additions.”

“I think it is terrible that one man can buy property, develop it where the citizens do not want it developed and ruin Greenville which is a great place as it is.”

“Thank you CRG for all of your hard work and for helping us to understand just how this will impact us, our neighborhoods, lifestyle. The Stoltz plan will FOREVER MAR the beauty of this area, please don’t let that happen”

“As someone who currently works at BMP one of the biggest issues I have is the convenience of having somewhere to get a coffee or buy a gift etc. without getting in my car. I would love to have retail opportunity below my office. Many neighbors including myself would love to have a retail area/community gathering space that we can walk to/bike to. I live in Westmorland and I currently walk/bike to Trolley Square quite frequently. It would be wonderful to have BMP a place that we could walk to and want to see our neighbors.”

“I am concerned with having delivery truck traffic destroying the road (141)”.

“Greenville Shopping Center is a neighborhood shopping center and was illegally and secretly changed to Regional shopping center by Freeberry/Gordon.”

“Having a commercial real estate background, I can assure you that anything else than a Main Street concept would be detrimental to the community. It would go into decline.”