Magnolia TID

Public Workshop – October 14th, 2026

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DELAWARE DEPARTMENT OF TRANSPORTATION



Excellence in Transportation

Every Trip.

We strive to make every trip taken in Delaware safe, reliable and convenient for people and commerce.

Every Mode.

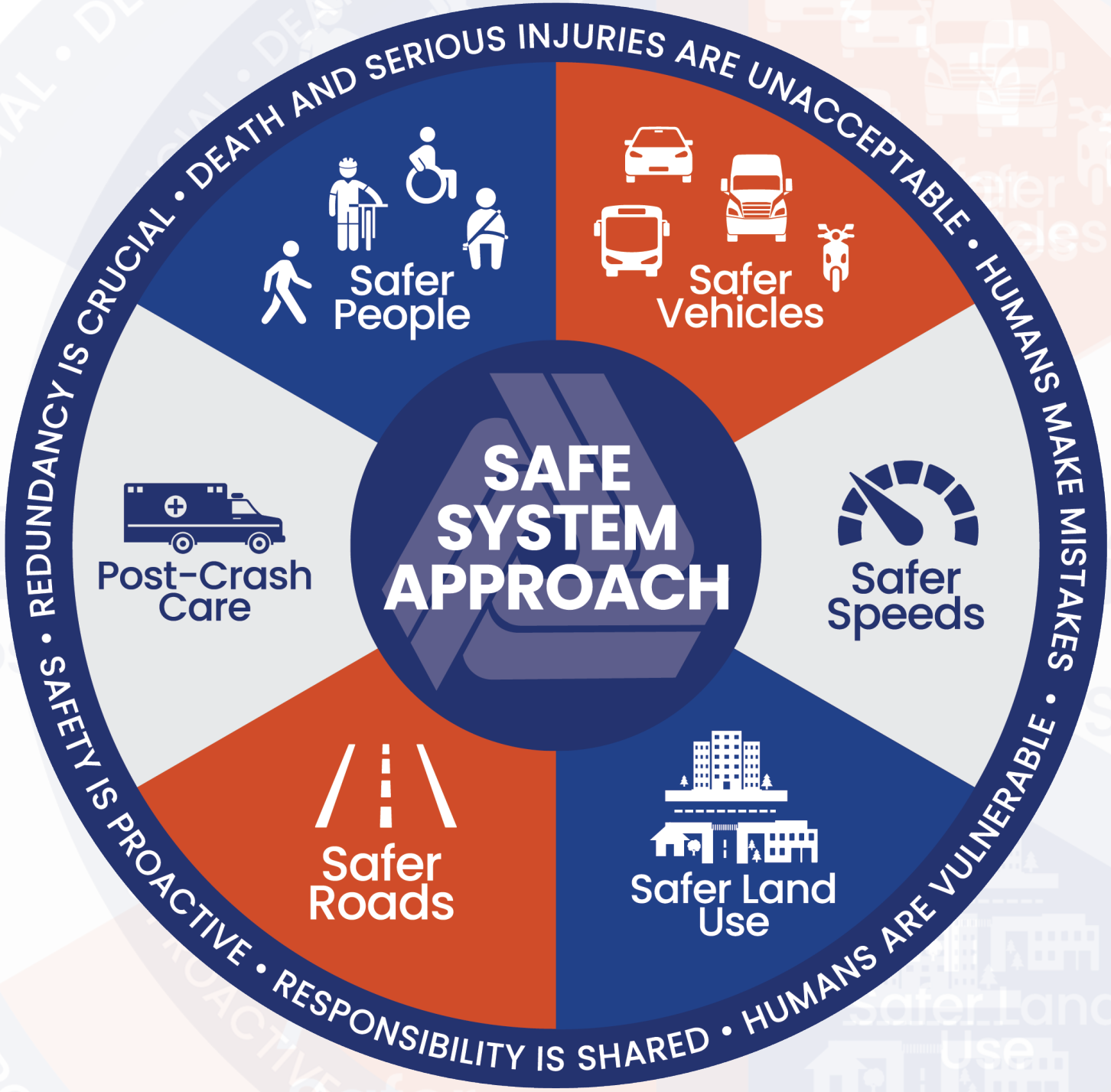
We provide safe choices for travelers in Delaware to access roads, rails, buses, airways, waterways, bike trails and walking paths.

Every Dollar.

We seek the best value for every dollar spent for the benefit of all.

Everyone.

We engage our customers and employees with respect and courtesy as we deliver our services.


DEATH AND SERIOUS INJURIES ARE UNACCEPTABLE • HUMANS MAKE MISTAKES • HUMANS ARE VULNERABLE • RESPONSIBILITY IS SHARED • SAFETY IS PROACTIVE • REDUNDANCY IS CRUCIAL •
Safer People
Safer Vehicles
Safer Speeds
Safer Land Use
Safer Roads
Post-Crash Care
SAFE SYSTEM APPROACH

2026 Delaware Total Fatalities
as of 10/14/26

	2026	2025				2024			
	Year-to-date	Year-to-Date			Total	Year-to-Date			Total
Fatalities	88	89	↓	-1%	117	107	↓	-18%	130
Delaware Residents	79	67	↑	+18%	90	89	↓	-11%	110
Person Types									
Vehicle Occupant	46	47	↓	-2%	67	56	↓	-18%	65
Pedestrian	20	21	↓	-5%	27	24	↓	-17%	34
Bicyclist	6	3	↑	+100%	4	3	↑	+100%	5
Motorcyclist	15	17	↓	-12%	17	19	↓	-21%	21
Other Person Type	1	1		0%	2	5	↓	-80%	5
Crash Types									
Curve Related	17	12	↑	+42%	15	19	↓	-11%	23
Roadway Departure	34	39	↓	-13%	50	36	↓	-6%	42
Intersection Related	25	27	↓	-7%	37	42	↓	-40%	48
Median Crossover	3	1	↑	+200%	2	0	↑	+100%	0
Wrong Way	0	4	↓	-100%	4	4	↓	-100%	4
Work Zone	3	5	↓	-40%	7	5	↓	-40%	5

TID Program Background

What is a TID?

"A geographic area defined for the purpose of securing required improvements to transportation facilities in the area"

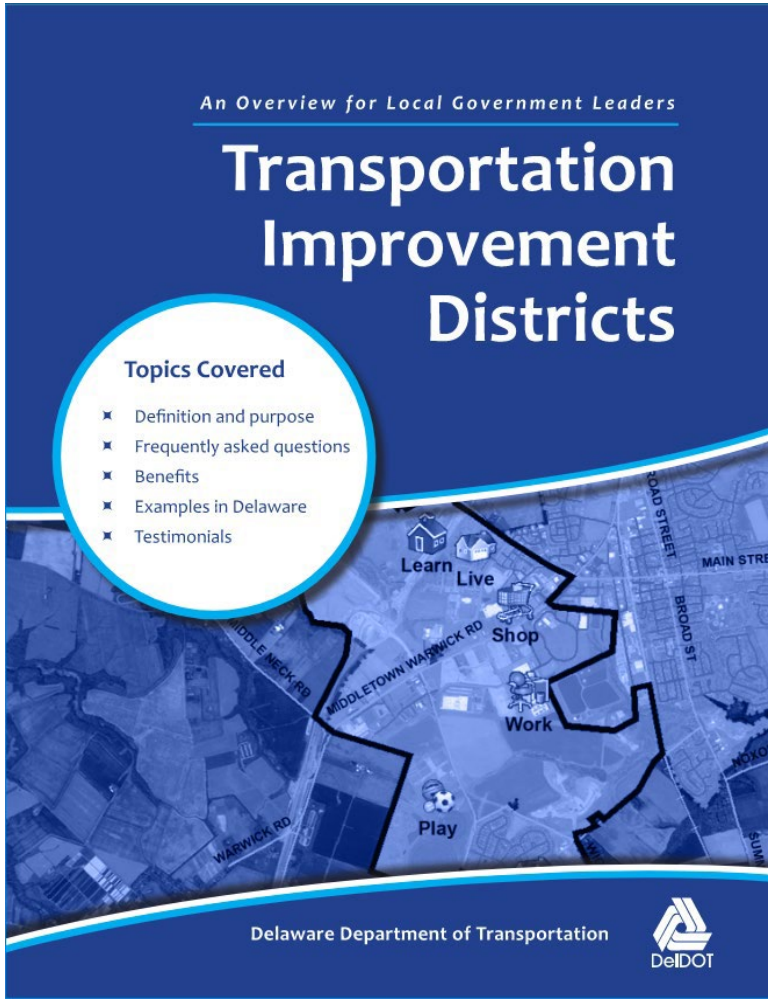
Purpose of a TID

- Identify needed transportation improvements to support land development
- Proactively coordinate and plan for land use and transportation infrastructure
- Equitably distribute transportation improvement costs triggered by development-related growth

TID Program Background

Why TIDs were Developed

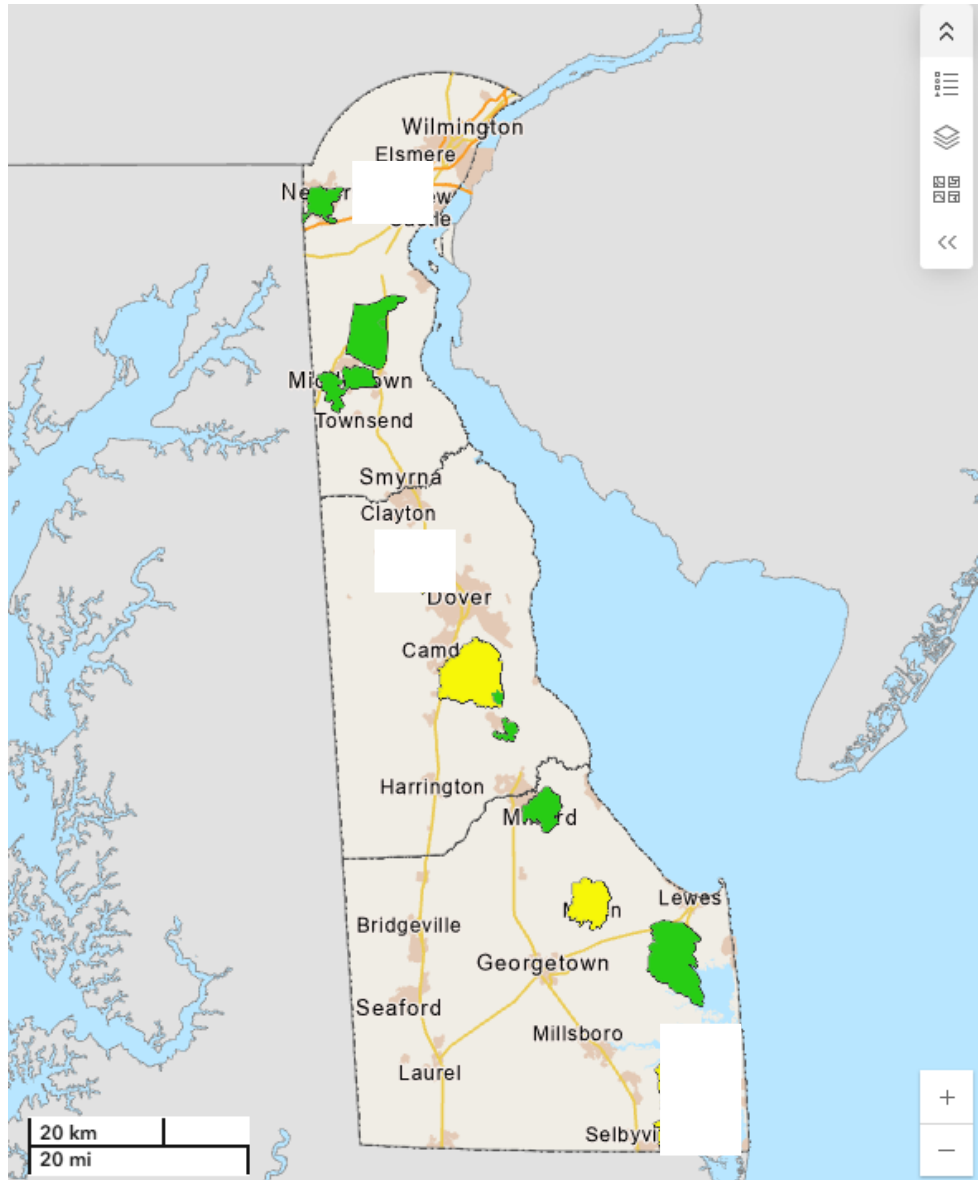
- TIS/TOA Process in High Growth Areas created challenges
  - Reactive approach
  - Disjointed & limited roadway improvements
  - High volume of TIS reviews and negotiations required
- TID Benefits
  - Proactive approach
  - Roadway improvements synthesized
  - Eliminates need for TIS/TOA development



TID Program Background

TID Operations in Delaware

- 11 TIDs initiated in the state
  - **9 in operation**
  - **2 under development**
- ~$1 billion TID Improvements Identified
- ~$40.6 million TID fees collected to date



TID Program Background

Typical TID Steps

Step 1
Review State, Local, and MPO Plans/Policies

Step 2
Collaborate with Local, State, Regional Planning Officials

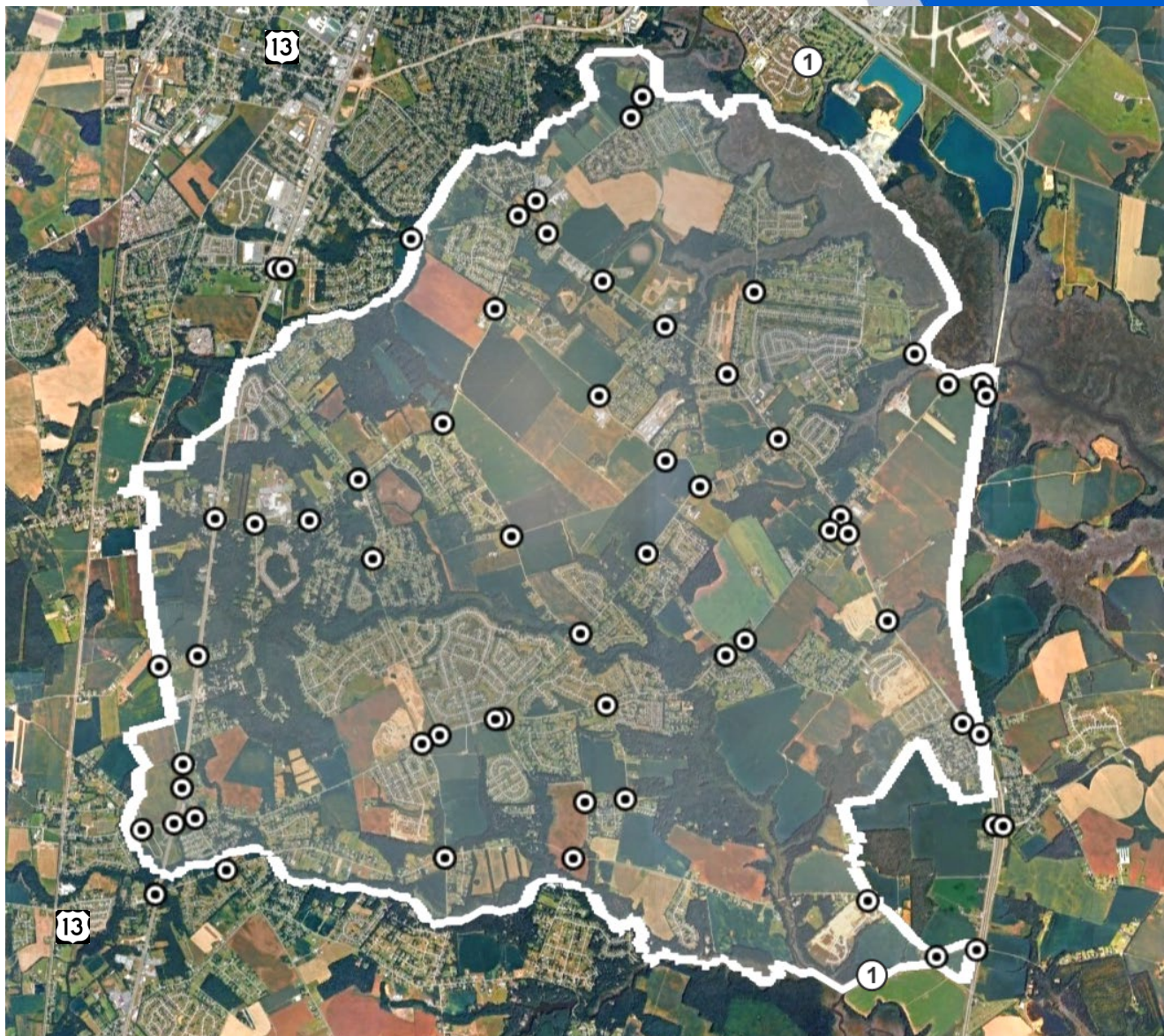
Step 3
Determine Whether a TID Should be Created

Step 4
Consider the Required Elements of a TID

Step 5
Implement the TID

Traffic Forecasting

- Existing Data Collection (2022)
- Full Build Out Land Use Forecast
  - 11,260 New Homes
  - 1,718,706 SF Non-Residential
- Future 2045 Volume Development



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Traffic Analysis

TID Service Standards

- Intersection Operations
  - LOS E or better
  - Queue length accommodations
  - Stop Control Exceptions



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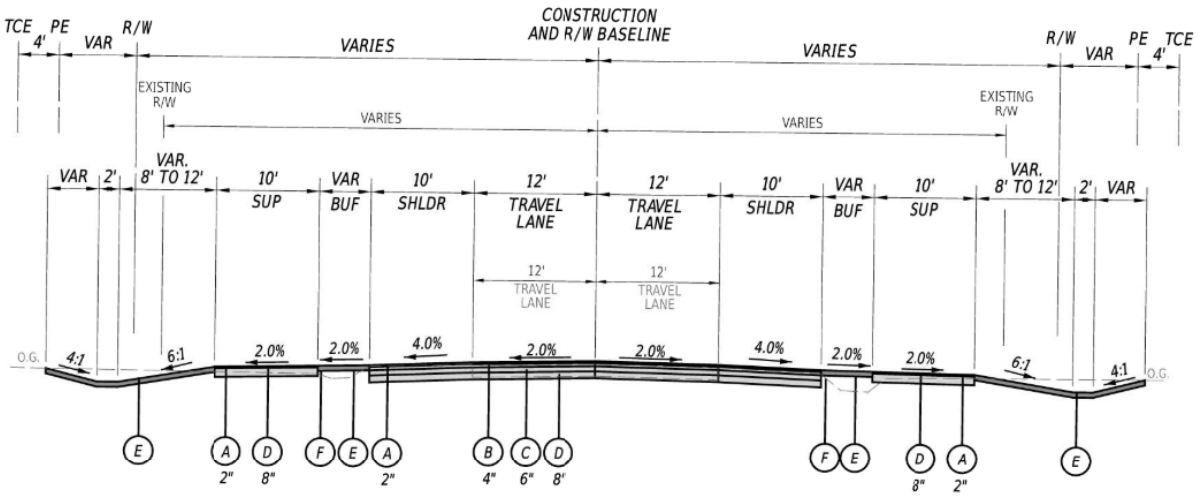
Traffic Analysis

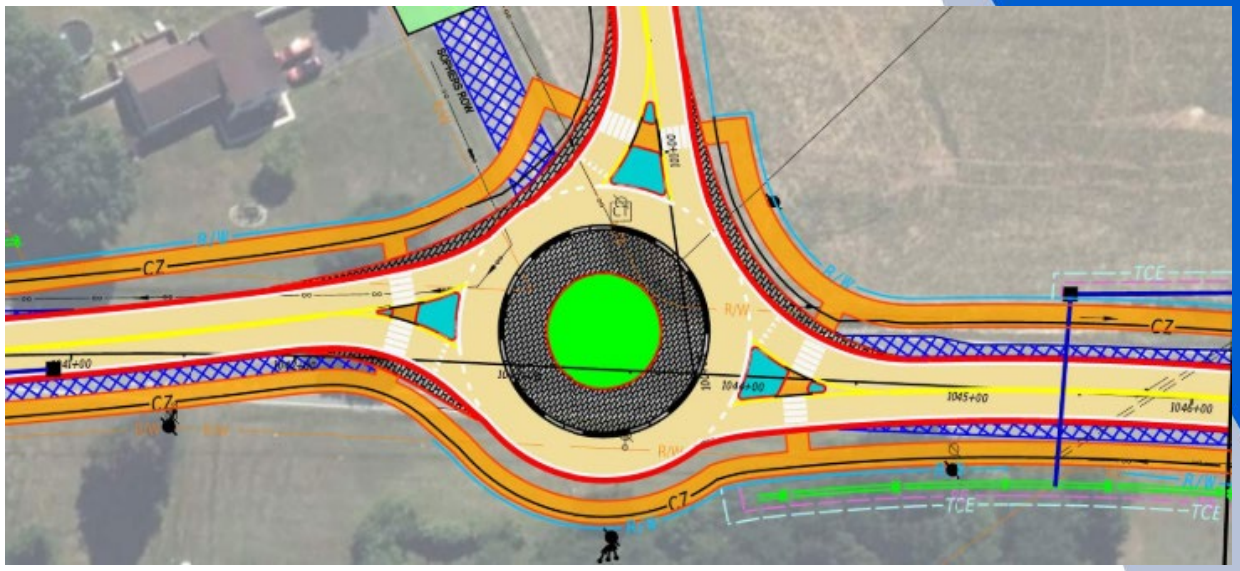
- 2 Roundabout Installations
- 1 Signal Installation
- 3 Stop Control Improvements
- 2 Signal Improvements
- 1 Multi-Improvement Option Location

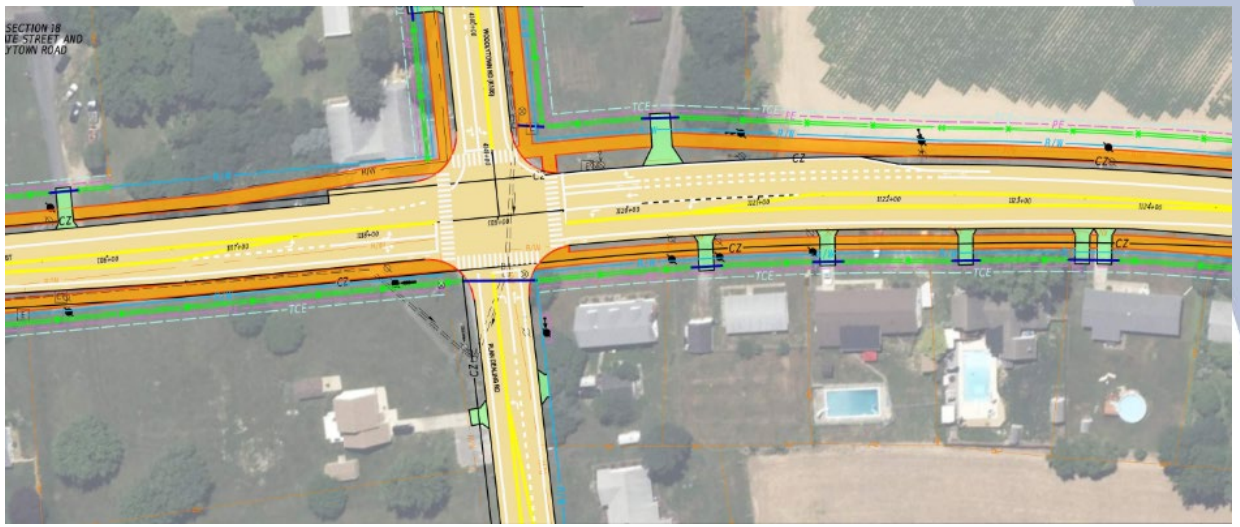
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Concept Plans







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Concept Costs

Location Name	CTP-level Cost Estimate
Barker's Landing Road	$9,608,803.00
Barratts Chapel Road	$53,955,773.00
Irish Hill Road	$38,115,235.00
Peachtree Run	$46,918,855.00
S State Street	$71,157,643.00
S State Street and Sophers Row	$4,928,423.00
S State Street and Plaindealing Road	$10,149,498.00
S State Street and Locust Grove Rd	$5,161,688.00
Walnut Shade Road	$12,343,685.00
Walnut Shade Road and Briarbush Rd	$2,495,190.00
Woodlytown Road	$18,520,423.00
Rising Sun Rd/Walnut Shade Rd/Sorghum Mill Rd/Voshells Mill Star Hill Rd (Roundabout)***	$5,272,853.00
Rising Sun Rd/Walnut Shade Rd/Sorghum Mill Rd/Voshells Mill Star Hill Rd (Signal)***	$6,696,108.00
US 13 & Upper King Road	$4,175,955.00
US 13 & Canterbury Road/Upper King Road	$1,544,648.00
US 13 & Irish Hill Road	$4,011,285.00

*** Signalized alternative included in total cost due to it being more conservative while Roundabout alternative omitted from total cost.

Total - $289,783,212

Fee Development

Initial Development

- Total - $289,783,212
- Developer Responsible for 20% – 30%
- 11,000 Residential Dwellings + 1,720,000 SF Non-Residential
- What-If Scenario Analysis

	Option 1, Fund TID at 20%		Option 2, Fund TID at 23%	
Land Use	**Contribution Expected**	**Unit Rates**	**Contribution Expected**	**Unit Rates**
Residential Land Use				
Single family detached units	$47,512,300.00	**$4,700**	$55,599,500.00	**$5,500**
Single family attached units	$3,007,624.00	**$3,572**	$3,519,560.00	**$4,180**
Multi family low-rise (1 to 3 floors) units	$1,031,133.00	**$3,337**	$1,206,645.00	**$3,905**
Multi family mid-rise (4 to 10 floors) units	$0.00	**$2,256**	$0.00	**$2,640**
Non-Residential Land use				
Under 21 trips per 1,000 SF GFA	$1,189,600.00	**$2.00**	$1,189,600.00	**$2.00**
At least 21 but less than 34 trips per 1,000 SF GFA	$568,500.00	**$3.00**	$568,500.00	**$3.00**
At least 34 but less than 75 trips per 1,000 SF GFA	$3,377,030.00	**$5.00**	$3,377,030.00	**$5.00**
At least 75 but less than 200 trips per 1,000 SF GFA	$2,469,000.00	**$10.00**	$121,000.00	**$10.00**
200 or more trips per 1,000 SF GFA	$145,200.00	**$12.00**	$145,200.00	**$12.00**
Development Portion	$59,300,387.00		$65,727,035.00	
	20%		**23%**	

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QUESTIONS &
COMMENTS

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THANK YOU!

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