



Dover/Kent County Metropolitan Planning Organization

P.O. Box 383, Dover, Delaware 19903
<http://www.doverkentmpo.org>

(302) 387-6030 FAX: (302) 387-6032

**Dover/Kent MPO
Data and Demographics Sub-committee
Kent County Administrative Complex / Room 220**

**Thursday, March 24, 2011
10:00 a.m.**

Attending:

Mary Ellen Gray, Kent County Planning, Chair
Janelle Cornwell, City of Dover Planning
James Galvin, MPO staff
Catherine Samardza, MPO staff

David Edgell, OSPC
Michael DuRoss, DelDOT Planning
Ben Johnson, MPO staff

1. Introductions

2. Approval of Agenda

MOTION By Mr. Edgell to approve the agenda. Seconded by Ms. Cornwell. Motion carried.

3. Approval of Minutes of 2-24-2011

MOTION By Ms. Cornwell to approve the minutes. Seconded by Mr. Edgell. Motion carried.

4. Discussions on WILMAPCO Employment Projections

Mr. Johnson reported on the WILMAPCO meeting to discuss employment projections. He reported that WILMAPCO does a breakdown of zip codes on the map, and then fills in information as knows (ex., the mall is closed, so there are no retail jobs there). Mr. Galvin noted that the meeting did not discuss employment projections in detail, although institutional information was discussed. Mr. DuRoss noted that John Lazniak of the University of Delaware had point files on the employment information. This is supplemented with input from New Castle County. Mr. Galvin said that would be the MPO's next step after finishing the population projections. He said he would rely on Mr. Blevins for help. There was discussion as to whether or not Mr. Lazniak would have the same information for Kent and Sussex counties, and whether or not the information had to be purchased. Mr. DuRoss felt the information would be available, but it would not be as detailed as New Castle County, which has been developed further with New Castle County and WILMAPCO staff. Mr. Galvin said he would get in touch with Mr. Lazniak and see if the MPO could get that information.

Further discussion concerned how to figure out where jobs would be, and what kinds. Eden Hill was used as an example; not only the medical center for health care employment, but the future commercial development, for retail position. Members of the committee discussed Bay Health and the hospital expansion; Mr. Edgell suggested that someone at the hospital could tell the MPO where hospital employment would be in 20 years.



Dover/Kent County Metropolitan Planning Organization

P.O. Box 383, Dover, Delaware 19903
<http://www.doverkentmpo.org>

(302) 387-6030 FAX: (302) 387-6032

Mr. DuRoss suggested taking the control totals and moving them back to estimate how the increase will happen over 20 years. He also said that while it used to be easy to find published information on employment trends, it has become much more difficult to find detailed information. Federal and state sources do not include the kind of detail the MPO is looking for. Buying the information from private sources is one avenue left.

Mr. DuRoss reported that WILMAPCO breaks down employment into the same 10 categories used in the DelDOT model. Discussion ensued concerning how WILMAPCO breaks the 10 categories out, then decreases or increases total depending on information available concerning different job categories (i.e., that mall closed and redeveloped as an office building, that manufacturer went out of business).

The committee discussed whether or not the MPO was using the 10 categories; Mr. DuRoss said the 10 categories were needed for the model. Mr. Edgell suggested breaking the control total down to categories county-wide first, no TAZ numbers. There was discussion concerning the point files the University of Delaware has. No one knew whether or not it would be free to the MPO; Mr. Edgell felt it would be worth paying for. The committee discussed various published sources that may be available for free; Mr. Edgell felt the MPO should find out what is available and get whatever information it can.

Mr. Edgell described a project he was working on with Simon Connelly, an economic consultant. The project is a fiscal analysis of how projects impact on state services. He explained the gross receipt tax and how it ties into commercial land use. He noted that population growth is tied to certain employment services. His project hopes to estimate state revenues and expenses. So far the project has shown that all development has a positive effect, some just weaker than others.

5. Population distribution table exercise

The committee worked together on a physical map while reviewing spread sheets and maps pulled up on the projection screen. Mr. Galvin explained that he thought the best way to proceed was to look at each individual TAZ and discuss possible scenarios, then write notes on the map when the group reached consensus. He would keep a running total of the control total and any changes to the TAZs on the whiteboards on the wall.

Mr. Galvin pulled up the spread sheets to work on percentages to be applied to the control total. He felt that there was too much growth outside the growth zone and that those TAZs should be addressed first, moving population back into growth zone areas. The committee proceeded to go over the TAZ map, with members contributing information from Kent County or the City of Dover as needed (i.e., can't move population to that TAZ, there are no subdivisions there or room for further growth). Mr. Edgell suggested adding numbers to existing inventory first and see where that led.

The committee felt that a great deal of progress was made, but that additional meetings may still be needed.

6. Questions/Comments



Dover/Kent County Metropolitan Planning Organization

P.O. Box 383, Dover, Delaware 19903
<http://www.doverkentmpo.org>

(302) 387-6030 FAX: (302) 387-6032

Mr. Galvin announced that Mr. Johnson was just married, and that he would be leaving the MPO sometime in the summer. His wife is taking a job in Warren County, PA.

7. Next Steps/Next Meeting

After some discussion, it was decided that the next meeting would be Thursday, April 21 from 1-3 PM. Ms. Gray would arrange Room 220 again in order to use the internet connection.

8. Adjourn

MOTION By Mr. Edgell to adjourn the meeting. Seconded by Ms. Cornwell. Motion carried.