



STATE OF DELAWARE
EXECUTIVE DEPARTMENT
OFFICE OF MANAGEMENT AND BUDGET
Budget Development, Planning and Administration
State Planning Coordination

December 28, 2009

Sean Sokolowski
Capital School District
945 Forest Street
Dover, DE 19904

RE: PLUS review – 2009-10-01; William Henry Middle School

Dear Mr. Sokolowski:

Thank you for meeting with State agency planners on November 25, 2009 to discuss the proposed plans for the William Henry Middle School site located at 177 Saulsbury Road in Dover.

According to the information received, you are seeking information regarding a 1.9 acre parcel adjacent to the existing middle school for future entrance and exit expansion.

Please note that changes to the plan, other than those suggested in this letter, could result in additional comments from the State. Additionally, these comments reflect only issues that are the responsibility of the agencies represented at the meeting. The developers will also need to comply with any Federal, State and local regulations regarding this property. We also note that as the City of Dover is the governing authority over this land, the developers will need to comply with any and all regulations/restrictions set forth by the City.

Strategies for State Policies and Spending

- This project is located within a Level 1 area according to the *Strategies for State Policies and Spending* and within the City of Dover. Public facilities, such as schools, are desirable in Investment Level 1 areas where they are located near infrastructure, public services, and the populations they serve.

Code Requirements/Agency permitting requirements

- The subject parcel would give the school about 400 feet of frontage on Saulsbury Road and would increase the school's frontage on Clara Street by about 200 feet. As the school already has about 940 feet of frontage on Clara Street, we assume that the District wants to have direct access on Saulsbury Road.

Saulsbury Road is classified as a minor arterial road, which means DelDOT sees its primary function as mobility for through traffic, rather than access to adjoining parcels, whereas Clara Street is a local street, existing primarily to provide access to the parcels along it. Therefore as a general principle, DelDOT would prefer to have the District widen and improve the west end of Clara Street and use it for access instead of creating a new access point on Saulsbury Road. However, they recognize that Clara Street carries industrial traffic that the District may view as being incompatible with school traffic.

If the District wants to pursue access either by improving Clara Street or by constructing a separate entrance south of Clara Street and extending through this parcel DelDOT will, at a minimum, require a traffic operational analysis to verify that the proposed access will not interfere with traffic at existing intersections and entrances in the immediate area. The District would have to secure the services of a traffic engineer to prepare this analysis.

While DelDOT appreciates that the District may have no immediate plans to build any new buildings or access on the William Henry campus, if a more definite response from us is needed regarding whether they can permit access, the analysis will be necessary. The District's traffic engineer may contact Mr. Troy Brestel of DelDOT for more specific guidance on what to analyze. Mr. Brestel may be reached at (302) 760-2167.

Positive Aspects of Application

This PLUS review is for the acquisition of land to an existing school site. The State supports the District's acquisition of these parcels in order to provide maximum flexibility for future redevelopment of the site.

Recommendations/Additional Information

1. The DOE supports this site as an expansion site for the Capital School District William Henry Middle School.
 - An initial meeting with DelDOT, DNREC, Capital School District and the DOE has been scheduled to consider this site and the opportunities for transportation/drainage improvements.
 - The Capital School District should also initiate the approval of land acquisition letter as required by 29 Del. C. § 7525 as soon as possible.

Following receipt of this letter and upon filing of an application with the local jurisdiction, the applicant shall provide to the local jurisdiction and the Office of State Planning Coordination a written response to comments received as a result of the pre-application process, noting whether comments were incorporated into the project design or not and the reason therefore.

Thank you for the opportunity to review this project. If you have any questions, please contact me at 302-739-3090.

Sincerely,

A handwritten signature in cursive script that reads "Constance C. Holland".

Constance C. Holland, AICP
Director

CC: City of Dover