



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

February 26, 2010

Gwinneith Kaminsky
City of Wilmington
Louis L. Redding City/County Bldg.
800 North French Street
Wilmington, DE 19801

RE: 2010-01-03; City of Wilmington Comprehensive Plan Update

Dear Ms. Kaminsky:

Thank you for meeting with State agency planners on January 27, 2010 to discuss the proposed City of Wilmington Comprehensive Plan Update.

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.

Certification Comments: These comments must be addressed in order for our office to consider the plan amendment consistent with the terms of your certification and the requirements of Title 22, § 702 of the Del. Code.

We do have a certification issue as of this writing in that we do need to get a 2009 annual report from the City. Electronic Notification of this issue was sent to Mr. Peter Besecker on February 25th with a copy of the report format.

Recommendations: Our office strongly recommends that the Town consider these recommendations from the various State agencies as you review your plan for final approval.

This office has received the following comments from State agencies:

Office of State Planning Coordination – Contact: Herb Inden 739-3090

As you are probably aware, Del Code states that municipal plans are to be reviewed every five (5) years for relevancy, and updated and adopted at least every ten (10) years from the date of the last adoption and certification which for the City of Wilmington was July, 2003. With the five year review, a municipality can determine that the plan still serves its needs with little or no changes. As you note, the City will not make any major changes for this five year update. Thus, a complete update will be performed in 2013 as required by Del Code.

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State Historic Preservation Office (SHPO) – Contact: Terrence Burns 739-5685

The City of Wilmington continues its strong support of historic preservation in this plan update. Wilmington has participated in the federal historic preservation program through grant funding since 1975 and has been a Certified Local Government since 1986. The plan indicates continued protections, including design review in city historic districts, participation in federal reviews, an emergency rehabilitation program, street and park beautification programs, and public and educational outreach. We appreciate and applaud the City's efforts and look forward to working with them towards our shared goals. If you have any questions or concerns, please contact Alice Guerrant at 302-736-7412 and thank you for this opportunity to comment.

Department of Transportation – Contact: Bill Brockenbrough 760-2109

- 1) DelDOT understands that the City's street network is mature and there may be little to discuss in that regard. However, they would expect more discussion of other modes of transportation. The Governor's recent executive order regarding Complete Streets will affect the design of DelDOT projects statewide. How does this bear on planned projects in the city?

Can the City say more about the bike network plan that is mentioned? When did work begin? When is that plan proposed to be complete? What, specifically, will it accomplish and why?

What work is being done to implement the East Coast Greenways Plan (Map D) within the city?

What is the situation regard to bus transit, taxis and passenger rail service?

The Port of Wilmington is located within the City limits. What is its situation?

- 2) On pages 29 through 31, the plan provides a copy of the goals, objectives and strategies from the WILMAPCO Regional Transportation Plan (RTP). While it is important information, we do not see why it needs to be copied in the City's plan. DelDOT recommends that this text be incorporated by reference, perhaps with a hyperlink to the WILMAPCO RTP.

Department of Agriculture - Contact: Scott Blaier 739-4811

The Delaware Department of Agriculture offers the following comments on the City of Wilmington's comprehensive plan.

The Delaware Forest Service (DFS) recommends that the City of Wilmington continue its efforts in conjunction with Trees for Wilmington and the Delaware Center for Horticulture (DCH) to develop a formal urban forestry management plan that addresses a tree canopy goal. This goal would compliment the current efforts to protect trees within the town. Based on a recent Urban Tree Canopy Analysis of municipal areas in the state, the current tree canopy of Wilmington is approximately 12.24% (*tree canopy based on 2007 LiDAR, and 2008 municipal boundary*).

In addition, efforts to increase tree canopy in and around the City including Hoopes Reservoir would benefit water quality. The DFS recognizes that the City's efforts to increase the stream buffer around Brandywine Creek are crucial and is willing to partner on future tree planting projects. DFS also recognizes recent efforts by Public Works and Parks and Recreation Departments to plan ahead for natural disasters that may negatively affect large portions of the City's trees. It is recommended that the City continue its efforts to maintain and protect its trees by continuing efforts to complete a pre-storm survey, with assistance from DFS and DCH, to better assess what will be needed after a major storm event.

Current efforts are under way to update the City's tree ordinance. If any further assistance in this matter or any other tree matters please contact DFS at (302) 943-3593.

Department of Education – Contact: John Marinucci 735-4055

The DOE supports the State Strategies for Policies and Spending, to the extent possible and practicable within the limits of the Federal and State mandates under which the Department operates. In its review of Comprehensive Plans, Comprehensive Plan Updates and Comprehensive Plan Amendments, the DOE considers:

- Adequate civil infrastructure availability within the region to accommodate current and future educational facilities.

- Transportation system connections and availability to support multimodal access within the community, to include but not limited to walk paths, bike paths, and safe pedestrian grade crossings.
 - Transportation road system adequacy to accommodate bus and delivery vehicle traffic to current, planned or potential educational facilities.
 - Recreation facilities and opportunities within the community and their respective proximity to current and planned or potential education facilities. The DOE also recognizes the potential that the educational facilities are to be considered recreational facilities by and within the community.
1. The DOE *typically* considers industrial/commercial development incompatible with educational facilities, however, residential development and educational facilities *are typically* considered to be compatible. As a result, the DOE is interested in the proximity of current and planned or potential education facilities to commercial/industrial development zones.
 2. The DOE recognizes the integral role of educational facilities within communities. As such, the DOE seeks to assure that residential growth, that generates additional demand on educational facilities, is managed with adequate educational infrastructure being made a part of sub-division plans as appropriate.
 3. The DOE offers its support to assist and participate by coordinating with this municipality, the local school districts, the County, the Office of State Planning Coordination as well as other school districts and stakeholders as this Comprehensive Plan amendment progresses.
 4. DOE has no comments regarding the Comprehensive Plan amendment under consideration.

Approval Procedures:

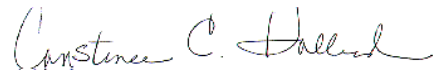
1. Once all edits, changes and corrections have been made to the plan, please submit the completed document (text and maps) to our office for review. **Your PLUS response letter should accompany this submission.** Also include documentation about the public review process. In addition, please include documentation that the plan has been sent to other jurisdictions for review and comment, and include any comments received and your response to them.
2. Our office will require a maximum of 20 working days to complete this review.
 - a. If our review determines that the revisions have adequately addressed all certification items, we will forward you a letter to this effect.
 - b. If there are outstanding items we will document them in a letter, and ask the town to resubmit the plan once the items are addressed. Once all items are addressed, we will send you the letter as described above.
3. Once you receive our letter stating that all certification items have been addressed, the Planning Commission and Council should adopt the plan pending State certification. We strongly recommend that your Council adopt the plan by

ordinance. The ordinance should be written so that the plan will go into effect upon receipt of the certification letter from the Governor.

4. Send our office a copy of the adopted plan along with the ordinance (or other documentation) that formally adopts your plan. We will forward these materials to the Governor for his consideration.
5. At his discretion, the Governor will issue a certification letter to your City.
6. Once you receive your certification letter, please forward two (2) bound paper copies and one electronic copy of your plan to our office for our records.

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