



**STATE OF DELAWARE
EXECUTIVE DEPARTMENT
OFFICE OF STATE PLANNING COORDINATION**

May 21, 2013

Ms. Janet Vinc
Town of Smyrna
P.O. Box 307
Smyrna, DE 19977

RE: 2013-04-03; Town of Smyrna Comprehensive Plan Amendment

Dear Ms. Vinc:

Thank you for meeting with State agency planners on April 24, 2013 to discuss the proposed Town of Smyrna draft comprehensive plan amendment to include the approve US 13 Corridor Plan as part of the certified comprehensive plan.

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.

There are no certification issues related to this comprehensive plan amendment.

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: David Edgell 739-3090

- The Town worked in conjunction with our office, the Dover/Kent MPO, DelDOT and other agencies and stakeholders to prepare the *Corridor Plan*. The Town of Smyrna is to be commended for their collaborative approach and their use of the charrette as a key component of the public engagement and planning process. The results will help Smyrna attract economic development and ensure that new development along the corridor is compatible with the character of the town.
- This comprehensive plan amendment is consistent with the *Strategies for State Policies and Spending*.
- After this plan amendment is adopted, the final version must be submitted to our office along with all of the relevant meeting minutes, ordinances, resolutions or other documentation to verify that it has been adopted.

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

The US13 Corridor Management Plan is a well-thought out approach to improving the long-term economic viability and visual appeal of the corridor. Involving the public from the start was an excellent move, to get innovative ideas and citizen buy-in for the results. The National Register-listed properties on the corridor are in a transitional, residential-scale area that protects their settings and usefulness. We support the use of the existing Smyrna Historic District as the source of design inspiration for the central corridor, to allow these areas to tie in together and support each other. There is no attention to archaeology in this plan, but since the corridor has been extensively redeveloped over time, the only areas of concern are those associated with the National Register-listed properties and the cemetery. If you have any questions or concerns, please contact Alice Guerrant at 302-736-7412.

Department of Transportation – Contact: Bill Brockenbrough 760-2109

DelDOT supports the US 13 Corridor Plan and looks forward to working with the Town of Smyrna, the Office of State Planning Coordination and the Dover/Kent County Metropolitan Planning Organization on its implementation. As a general contact person in this regard, the Town may contact Mr. Steve Sisson of this office as necessary. Mr. Sisson can be reached at (302) 760-2553.

- While DelDOT does look forward to creating a Transportation Improvement District (TID) to serve the corridor, for three reasons they do not see this particular location as being one of their first choices. First, DelDOT has only this month adopted new and expanded regulations regarding TIDs. They will become effective May 10, and DelDOT is going to be discussing possible candidate locations with all interested local governments. However, there are several locations where they have already done some

of the necessary transportation and land use modeling. DelDOT would like to address some of these locations first, using them as test cases for our new regulations.

The nature of this TID, having few natural boundaries along the edges (but two significant ones trisecting it) and numerous roads and streets leading in and out of it means that it will be complex both to study and to administer. Again, DelDOT would like to build some experience with some simpler locations.

Finally, the TID is situated where, ideally, three local governments would be involved. Kent County is a strong supporter of the concept of TIDs and while their Comprehensive Plan might need adjustment to reflect this one, that does not appear to be an obstacle. New Castle County, in contrast, has been less than supportive of development on the north side of Duck Creek. DelDOT would like to see some resolution in this regard before they begin work on creating this TID.

- Creation of a commercial node at the intersection of US 13, Paddock Road and Joe Goldsborough Road is appropriately listed as a long-term goal. Previous planning for development on the Duck Creek Business Campus identified a need for major improvements to Paddock Road and this intersection. Until a comprehensive planning effort is undertaken that includes planning for the development of that parcel, efforts to develop buildings near the road at this intersection could be counterproductive.
- Similarly, “Town-style” development at the intersection of US 13 and Glenwood Avenue (Delaware Route 300) should probably wait on the identification of any additional turning lanes that may be needed or desired there. Further south in the corridor, and to some extent at this intersection, the Town will need to strike a balance between providing for peak hour traffic flow and preserving and enhancing the character of the community. With some of the uses previously considered on the Duck Creek Business Campus, there could have been justification for a third through lane each way on Route 13. The Town will need to decide what it wants to do in that regard.

**The Department of Natural Resources and Environmental Control – Contact: Kevin Coyle
739-9071**

DNREC was a willing (and, hopefully, helpful) participant in the Smyrna U.S. 13 Corridor Plan and Design project. As a stakeholder in the process, were able to identify some environmental and natural resource concerns: air quality (transit/biking/walking, landscaping/trees), water quality (impervious cover, source water protection areas), stormwater management/drainage (green technologies, drainage complaints), and open space/habitat. We look forward to assisting the Town with the implementation of the Plan amendment.

Once a decision has been reached on this proposed comprehensive plan amendment, please forward a copy of the plan amendment to the Office of State Planning Coordination for our records. The plan amendment must include a revised version of the Future Land Use Map as well as any text that is necessary to amend the comprehensive plan and describe the change. You may contact David Edgell of my office to discuss the format for this amendment.

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, Office of State Planning Coordination