



STATE OF DELAWARE
EXECUTIVE DEPARTMENT
OFFICE OF STATE PLANNING COORDINATION

September 22, 2016

Mr. Shane Malek
1 Centurian Drive, Suite 301
Newark, DE 19713

RE: PLUS review 2016-08-01; Middletown Square

Dear Shane,

Thank you for meeting with State agency planners on August 24, 2016 to discuss the Middletown Square project. According to the information received, you are seeking review of a site plan for a 60,000 square foot retail shopping center on 8.59 acres in the Town of Middletown.

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 Town of Middletown and New Castle County have governing authority over this land the developers will need to comply with any and all regulations/restrictions set forth by the Town and County.**

Strategies for State Policies and Spending

- This project is located in Investment Levels 1 and 2 according to the *Strategies for State Policies and Spending*. Investment Level 1 reflects areas that are already developed in an urban or suburban fashion, where infrastructure is existing or readily available, and where future redevelopment or infill projects are expected and encouraged by State policy. Investment Level 2 reflects areas where growth is anticipated by local, county, and State plans in the near term future. State investments will support growth in these areas.

Code Requirements/Agency Permitting Requirements

Department of Transportation – Contact Bill Brockenbrough 760-2109

- Delaware Code Title 17, Section 134 details DelDOT's authority for streets in incorporated municipalities. Hedgelawn Way and Kohl Avenue will need to be constructed and maintained to Town of Middletown standards. Both of those roads and
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Merrimac Avenue should be labelled as Town streets with regard to maintenance. DelDOT will require the developer to stripe a right turn lane onto the existing shoulder of US Route 301 at Hedgelawn Way. The length should be designed for proper deceleration from the existing design speed in accordance with the DelDOT Road Design Manual.

- Per Section 2.2.2.1 of the Development Coordination Manual, Traffic Impact Studies (TIS) are warranted for developments generating more than 500 vehicle trip ends per day or 50 vehicle trip ends per hour in any hour of the day. The subject development would be located in the Westown Business Park, which would have warranted a TIS. However, per Section 2.2.2.4 of the Manual, if a development is located within a Transportation Improvement District (TID) and is consistent with the Land Use and Transportation Plan for that TID, then under certain conditions DelDOT may require participation in the TID in lieu of conducting a TIS and making improvements based on the TIS. The Business Park is located in the Westown TID, is consistent with the plan for that TID and the conditions in Section 2.2.2.4 are met.

The Westown TID pre-dates Section 2.4 of the Manual, so its administration is somewhat different from what is described there. With the commercial development now proposed, we calculate that contribution of \$142,328 would be due at or before the issuance of building permits.

Technical or procedural questions regarding the amount owed may be directed to our consultant, Mr. Ray Harbeson, at h4designllc@yahoo.com. Any substantive questions or concerns should be directed to Mr. Marc Coté, DelDOT's Assistant Director for Development Coordination. Mr. Coté may be reached at (302) 760-2165.

- As necessary, in accordance with Section 3.2.5 and Figure 3.2.5-a of the Manual, DelDOT will require dedication of right-of-way along the site's frontage on US Route 301. By this regulation, this dedication is to provide a minimum of 30 feet from the outermost edge of the through lanes. The following right-of-way dedication note is required, "**An X-foot wide right-of-way is hereby dedicated to the State of Delaware, as per this plat.**"
- In accordance with Section 3.2.5.1.2 of the Manual, DelDOT will require the establishment of a 15-foot wide permanent easement across the property frontage on US Route 301. The location of the easement shall be outside the limits of the ultimate right-of-way. The easement area can be used as part of the open space calculation for the site. The following note is required, "**A 15-foot wide permanent easement is hereby established to the State of Delaware, as per this plat.**"
- In accordance with Sections 3.5.4.2 and 3.5.4.3 of the Development Coordination Manual, DelDOT will require a 10-foot wide Shared Use Path along US Route 301 from Hedgelawn Way to Merrimac Avenue and walkways leading into shopping center from the path. At Hedgelawn Way, a crosswalk with curb ramps and a landing area on both

ends will be required. At Merrimac Avenue, a connection to the existing crosswalk will be required.

- In accordance with Section 3.8 of the Development Coordination Manual, storm water facilities, excluding filter strips and bioswales, shall be located a minimum of 20 feet from the ultimate State right-of-way along US Route 301.

Department of Natural Resources and Environmental Control – Contact Michael Tholstrup 735-3352

Executive Summary

Upon reviewing the Middletown Square project, DNREC has identified that the proposed project is located in an appropriate site, master planned for development. Opportunities exist to reduce the environmental impact and provide additional energy efficiency alternatives on-site.

A concern with this project is with source water protection. This site falls entirely within an excellent groundwater recharge potential area for Middletown; land uses in these areas have the potential to negatively influence the quality and/or quantity of public drinking water.

The State of Delaware is threatened by climate change and has a goal of reducing greenhouse gas emissions by 30 percent, by 2030. Appropriate development and re-development that provides access to public transportation, opportunities to walk and bike to shopping and recreation, and that employs energy efficient building standards are among key strategies to meet these goals. We encourage the applicant to provide pedestrian, bike and vehicular access to adjacent neighborhoods where practical. We also encourage the use of high performance building standards and consideration of alternative energy sources to promote clean sustainable energy and reduce greenhouse gas emissions. We further recommend an abundant use of native vegetation and shade trees throughout the landscape, as well as green infrastructure, where practicable, to absorb carbon dioxide, protect water quality and provide relief to residents on hot days.

The following pages provide information about applicable regulations and detailed recommendations associated with this project, from various DNREC Divisions. We would like to be a partner in creating appropriate development that protects and highlights the environment as a natural amenity of the landscape. The Department has resources and expertise that are available to help make this a reality, often at no expense to the landowner. Contact information for specific offices are listed below or you can contact Michael Tholstrup at (302) 735-3352.

Water Supply.

- The information provided indicates that Artesian Water Company will provide water to the proposed project through a public water system. Our files reflect that Artesian Water Company does not currently hold a Certificate of Public Convenience and Necessity (CPCN) to provide public water in these areas. They will need to file an application for a CPCN with the Public Service Commission, if they have not done so already. Information on CPCN requirements and applications can be obtained by contacting the

Public Service Commission at (302) 736-7500. Should an on-site public/miscellaneous public well be needed, a minimum isolation distance of 150 feet is required between the well and any potential source of contamination, such as a septic tank and sewage disposal areas, and at least 150 feet from the outermost boundaries of the project. The Division of Water Resources will consider applications for the construction of on-site wells provided the wells can be constructed and located in compliance with all requirements of the Regulations Governing the Construction and Use of Wells. A well construction permit must be obtained prior to constructing any wells.

- Should dewatering points be needed during any phase of construction, a dewatering well construction permit must be obtained from the Water Supply Section prior to construction of the well points. In addition, a water allocation permit will be needed if the pumping rate will exceed 50,000 gallons per day at any time during operation.
- All well permit applications must be prepared and signed by licensed water well contractors, and only licensed well drillers may construct the wells. Please factor in the necessary time for processing the well permit applications into the construction schedule. Dewatering well permit applications take approximately four weeks to process, which allows the necessary time for technical review and advertising. Should you have any questions concerning these comments, please contact Rick Rios, at (302) 739-9944.
- Potential Contamination Sources exist in the area and any well permit applications will undergo a detailed review that may increase turnaround time and may require site specific conditions/recommendations. In this case there are two (2) Groundwater Management Zone sites identified within 1000 feet of the proposed project:
 - Middletown Waste Water Treatment Facility (WWTF) (1) Von Croy (2) Cochran

Source Water Protection Areas.

- The entire project falls within an area of excellent groundwater recharge potential for the Town of Middletown (see map). The application indicates that stormwater will be managed by infiltration for water quality and wet pond for water quantity. However, stormwater management facilities are not shown on the site plan.
- Although the Town of Middletown's Source Water Protection Ordinance meets the minimum standards of protection, this protection does not limit impervious cover in excellent groundwater recharge potential areas. Impervious cover prevents precipitation from infiltrating through the soil to the water table aquifer. Impervious cover refers to structures including but not limited to roads, sidewalks, parking lots, and buildings. Any impervious cover within an area of excellent groundwater recharge potential has the potential to have a negative effect the quality and quantity of drinking water available.
- Excellent groundwater recharge potential areas are those areas mapped by the Delaware Geological Survey where the first 20 feet of subsurface soils and geologic materials are exceptionally sandy. These soils are able to transmit water very quickly from the land

surface to the water table. This map category (excellent) is an indicator of how fast contaminants will move and how much water may become contaminated (Andres, 2004). Land use activities or impervious cover on areas of excellent groundwater recharge potential may adversely affect ground water in these areas.

- The construction phase of storm water management ponds requires excavation, hauling, and grading. The heavy equipment used in this phase has the capacity to compact and degrade the structure of the strata that defines the area as an excellent groundwater recharge potential area (Schueler, 2000). Changes to the structural soil properties may cause significant reduction in recharge capacity. Installing storm-water management ponds in excellent groundwater recharge areas has the potential to contaminate the ground water beneath it and infiltrate into the aquifer.

DNREC recommends:

- Perform an environmental assessment report showing that water quality as well as water quantity of post development recharge is equal to or greater than pre-development recharge (Kaufmann, 2005).
- Quantify amount of recharge lost due to impervious cover and provide for onsite infiltration of water at least equal to or greater than pre-development recharge (Kaufmann, 2005).
- Pretreatment of parking area runoff to remove dissolved chemical and nutrient loads prior to infiltration
- Use Better Management Practices in the design, construction, and maintenance of a storm water management system designed to address water quality with respect to nutrient and other pollutant loads.
- In addition, because the excellent ground water recharge area can readily affect the underlying aquifer if contaminants are spilled or discharged across the area, the storage of hazardous substances or wastes should not be allowed within the area unless specific approval is obtained from the relevant state, federal, or local program.

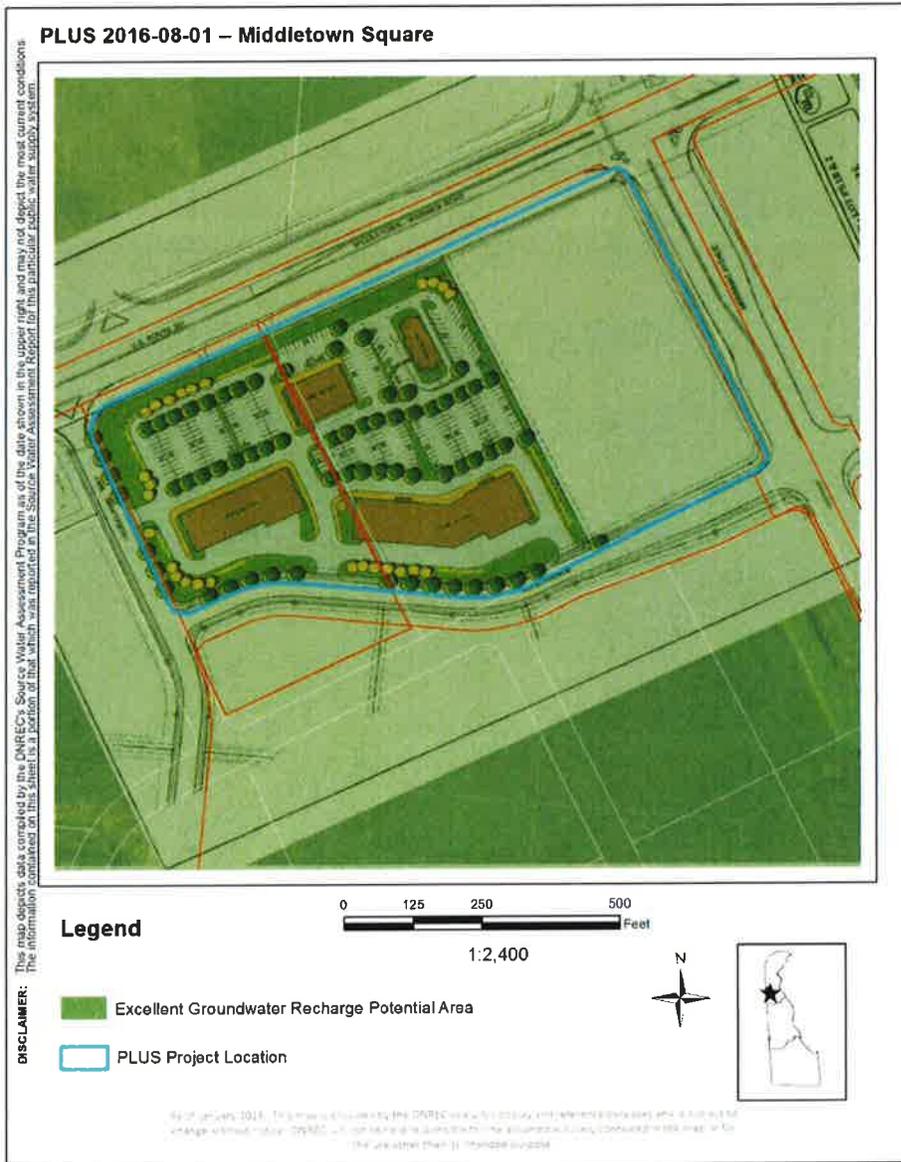
References:

- Andres, A. Scott, 2004, Ground-Water Recharge Potential Mapping in Kent and Sussex Counties, Delaware: Delaware Geological Survey Report of Investigations No. 66, p. 14. <http://www.udel.edu/dgs/Publications/pubform.html#investigations>
- Kauffman, G.J., Wozniak, S.L., and Vonck, K.J., 2005, *Delaware Ground-Water Recharge Design Manual*: Newark, DE, Water Resources Agency, University of

Delaware, p. 31.

<http://www.wr.udel.edu/swaphome/Publications/SWPguidancemanual.html>

- Schueler, T. R., 2000, The Compaction of Urban Soils, *in* Schueler, T.R., and Holland, H.K., eds., *The Practice of Watershed Protection: Ellicott City, MD*, Center for Watershed Protection, p. 752.



Air Quality.

- The applicant shall comply with all applicable Delaware air quality regulations. Please note that the following regulations in Table 1 – Potential Regulatory Requirements may apply to your project:

Table 1: Potential Regulatory Requirements	
Regulation	Requirements
7 DE Admin. Code 1106 - Particulate Emissions from Construction and Materials Handling	<ul style="list-style-type: none"> • Use dust suppressants and measures to prevent transport of dust off-site from material stockpile, material movement and use of unpaved roads. • Use covers on trucks that transport material to and from site to prevent visible emissions.
7 DE Admin. Code 1113 – Open Burning	<ul style="list-style-type: none"> • Prohibit open burns statewide during the Ozone Season from May 1-Sept. 30 each year. • Prohibit the burning of land clearing debris. • Prohibit the burning of trash or building materials/debris.
7 DE Admin. Code 1135 – Conformity of General Federal Actions to the State Implementation Plan	<ul style="list-style-type: none"> • Require, for any “federal action,” a conformity determination for each pollutant where the total of direct and indirect emissions would equal or exceed any of the de minimus levels (See Section 3.2.1)
7 DE Admin. Code 1141 – Limiting Emissions of Volatile Organic Compounds from Consumer and Commercial Products	<ul style="list-style-type: none"> • Use structural/ paint coatings that are low in Volatile Organic Compounds. • Use covers on paint containers when paint containers are not in use.
7 DE Admin. Code 1144 – Control of Stationary Generator Emissions	<ul style="list-style-type: none"> • Ensure that emissions of nitrogen oxides (NO_x), non-methane hydrocarbons (NMHC), particulate matter (PM), sulfur dioxide (SO₂), carbon monoxide (CO), and carbon dioxide (CO₂) from emergency generators meet the emissions limits established. (See section 3.2). • Maintain recordkeeping and reporting requirements.
7 DE Admin. Code 1145 – Excessive Idling of Heavy Duty Vehicles	<ul style="list-style-type: none"> • Restrict idling time for trucks and buses having a gross vehicle weight of over 8,500 pounds to no more than three minutes.

For a complete listing of all Delaware applicable regulations, please look at our website:
<http://www.awm.delaware.gov/AQM/Pages/AirRegulations.aspx>.

Tank Management Section.

- If a release of a Regulated Substance occurs at the proposed project site, compliance with 7 Del.C., Chapter 60; 7 Del.C., Chapter 74; and DE Admin. Code 1351, State of Delaware *Regulations Governing Underground Storage Tank Systems* (the UST Regulations) is required.

- No environmental impacts are anticipated; however, per the **UST Regulations: Part E, § 1. Reporting Requirements**: Any indication of a Release of a Regulated Substance that is discovered by any Person, including but not limited to environmental consultants, contractors, utility companies, financial institutions, real estate transfer companies, UST Owners or Operators, or Responsible Parties shall be reported within 24 hours to:
 - The Department's 24-hour Release Hot Line by calling (800) 662-8802; and
 - The DNREC Tank Management Section by calling (302) 395-2500.

State Historic Preservation Office – Contact Terrence Burns 736-7404

- There is a known historic property on this parcel that is listed on the National Register of Historic Places. The name of this property is Hedgelawn (N-118). Some of the outbuildings seem to have been left out of this parcel when it was subdivided, but they are also included in the National Register listing. The farm fields have now been zoned for commercial and industrial uses, and this property should be accessed from the rear or side through those developments. This will help protect the historic view and the historic property of Hedgelawn (N-118) from the road. If any development or project proceeds, the developer should be aware of the Unmarked Human Burials and Skeletal Remains Law, in Chapter 54, of Title 7, of the Delaware Code.
- Abandoned or unmarked family cemeteries are very common in the State of Delaware. They are usually in rural or open space areas, and sometimes near or within the boundary of an historic farm site. Even a marked cemetery can frequently have unmarked graves or burials outside of the known boundary line or limit. Disturbing unmarked graves or burials triggers the Delaware's Unmarked Human Burials and Human Skeletal Remains Law (7 Del. C. Ch. 54), and such remains or discoveries can result in substantial delays while the procedures required under this law are carried out. If there is a discovery of any unmarked graves, burials or a cemetery, it is very costly to have them archaeologically excavated and the burials moved. The Division of Historical & Cultural Affairs recommends that owners and/or developers have a qualified archaeological consultant investigate their project area, to the full extent, to see if there is any unmarked cemetery, graves, or burial sites. In the event of such a discovery, the Division of Historical & Cultural Affairs also recommends that the plans be re-drawn to leave the full extent of the cemeteries or any burials on its own parcel or in the open space area of the development, with the responsibility for its maintenance lying with the landowner association or development. If you would like to know more information pertaining to unmarked human remains or cemeteries, please go to the following websites for additional information: www.history.delaware.gov/preservation/umhr.shtml and www.history.delaware.gov/preservation/cemeteries.shtml.

Therefore, prior to any demolition or ground-disturbing activities, the developer should hire an archaeological consultant, to examine the parcel for archaeological resources and

plan to avoid those areas. In addition, the developer should include sufficient landscaping to protect the adjacent historic house from adverse visual or noise effects. We also recommend that the commercial and industrial development around Hedgelawn (N-118) be placed away from the house as far as possible, and that it be screened from the house by landscaping. Since this property will be annexed into the Town of Middletown, we recommend that Middletown consider this property's historic significance and protect it during the development process.

- If there is any federal involvement with the project, in the form of licenses, permits, or funds, the federal agency through its client, is responsible for complying with Section 106 of the National Historic Preservation Act (36 CFR 800) and must consider their project's effects on any known or potential cultural or historic resources. Owners and developers who may plan to apply for an Army Corps of Engineers permit or for federal funding, such as HUD or USDA grants, should be aware of the National Historic Preservation Act of 1966 (as amended). Regulations promulgated for Section 106 of this Act stipulate that no ground-disturbing or demolition activities should take place before the Corps or other involved federal agency determines the area of potential effect of the project undertaking. These stipulations are in place to allow for comment from the public, the Delaware State Historic Preservation Office, and the Advisory Council for Historic Preservation about the project's effects on historic properties. Furthermore, any preconstruction activities without adherence to these stipulations may jeopardize the issuance of any permit or funds. If you need further information or additional details pertaining to the Section 106 process and the Advisory Council's role, please review the Advisory Council's website at www.achp.gov.

Recommendations/Additional Information

This section includes a list of site specific suggestions that are intended to enhance the project. These suggestions have been generated by the State Agencies based on their expertise and subject area knowledge. **These suggestions do not represent State code requirements.** They are offered here in order to provide proactive ideas to help the applicant enhance the site design, and it is hoped (**but in no way required**) that the applicant will open a dialogue with the relevant agencies to discuss how these suggestions can benefit the project.

Department of Natural Resources and Environmental Control – Contact Michael Tholstrup 735-3352

Soils Assessment.

- Based on NRCS soils survey mapping update, Reybold –Queponco complex (ReB) is the primary soil mapping unit mapped on subject parcel. This map unit, generally, has few limitations for development.

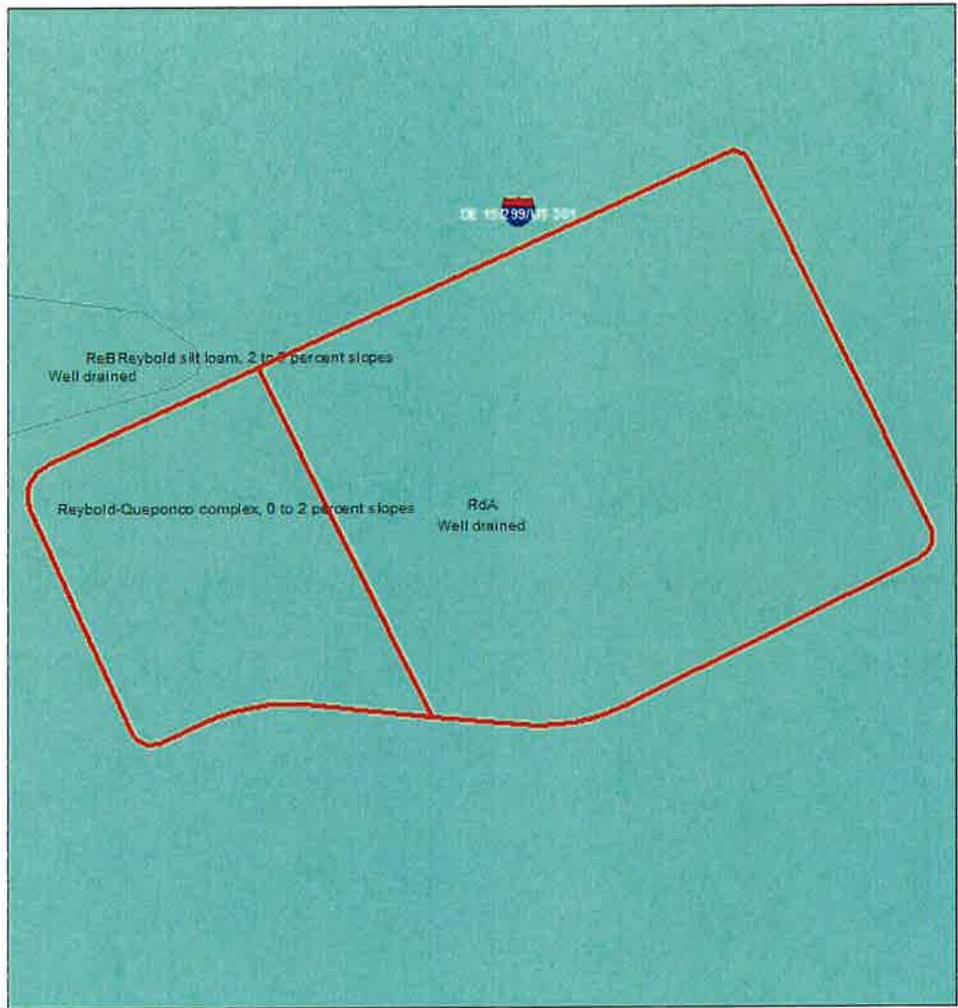
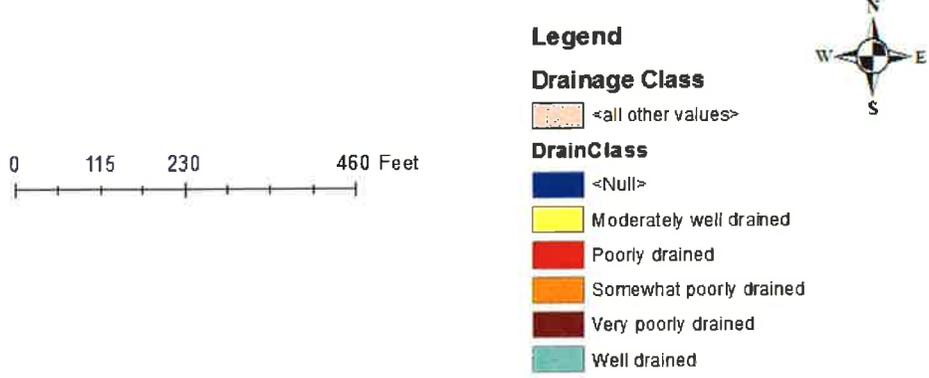


Figure 1: NRCS soil survey mapping update in the immediate vicinity of the proposed construction



Additional information on TMDLs and water quality.

- Although a TMDL and/or Pollution Control Strategy (PCS) has not been developed for the Bohemia River watershed to date, we still encourage the applicant to take

responsibility for reducing nutrient and bacterial pollutant runoff in this watershed through voluntary implementation of the following listed actions or BMPs:

- Preserve and/or maintain as much of the existing open space as possible; we further suggest additional native tree, shrub and/or native herbaceous vegetation plantings, wherever possible.
- Calculate post-construction surface imperviousness with all forms of created (or constructed) surface imperviousness (e.g., rooftops, driveways, parking lots, sidewalks, open-water storm water management structures, ponds, and roads) included in the calculation. Omission of any of the above-stated forms of surface imperviousness will result in an underestimate of the actual post-development surface imperviousness and the associated environmental impacts.
- Employ green-technology storm water management and rain gardens (in lieu of open-water management structures) as BMPs to mitigate or reduce nutrient and bacterial pollutant runoff. Please contact Lara Allison at (302) 739-9939 for further information about the possibility for installing a rain garden(s) on this parcel.

Additional information on tank management.

- When contamination is encountered, PVC pipe materials should be replaced with ductile steel and nitrile rubber gaskets in the contaminated areas.
- If any Aboveground Storage Tanks (ASTs) less than 12,500 gallons are installed, they must be registered with the Tank Management Section. If any ASTs greater than 12,500 gallons are installed, they are also subject to installation approval by the TMS.
- For more information on , please visit online:
<http://www.dnrec.delaware.gov/tanks/Pages/default.aspx> or contact Ross D. Elliott in DNREC-TMS with further questions at (302) 395-2500, or by email:
Ross.Elliott@state.de.us

Additional information on hazardous waste sites.

- DNREC strongly recommends that the land owner perform environmental due diligence of the property by performing a Phase I Environmental Site Assessment (including a title search to identify environmental covenants) in accordance to Section 9105(c) (2) of the Delaware Hazardous Substance Cleanup Act (HSCA). While this is not a requirement under HSCA, it is good business practice and failure to do so will prevent a person from being able to qualify for a potential affirmative defense under Section 9105(c) (2) of HSCA.

- Additional remediation may be required if the project property or site is re-zoned by the town.
- Should a release or imminent threat of a release of hazardous substances be discovered during the course of development (e.g., contaminated water or soil), construction activities should be discontinued immediately and DNREC should be notified at the 24-hour emergency number (800) 662-8802. SIRS should also be contacted as soon as possible at (302) 395-2600 for further instructions.

Additional information on air quality.

- Although the shoulder of US 301 does contain enough room for a bike path in width, the existing property is generally lacking in access to multimodal transportation. There are a few pedestrian crossings east of the construction site with convenient access to local restaurants and shops including a Texas Roadhouse and Walmart Supercenter. It is recommended that clearly-defined sharrows be placed on the roadway to indicate the presence of a bike lane. There is an opportunity to connect to a larger bicycle and pedestrian network and it is recommended that both DelDOT and the applicant pursue the opportunity to connect missing links in the existing bicycle/pedestrian and sidewalk network in the near future in order to promote alternative travel methods in the area that reduce dependency on vehicular travel and encourage multi-modal transportation efforts.
- It was also observed that the nearby shopping centers have streets lined with urban trees. It is recommended that the developer also incorporate these in their construction plans in order to continue the context sensitive design that parallels that of the existing infrastructure in the area.
- DNREC encourages developers and builders to consider all sustainable growth practices in their design, and we believe that the air quality impacts associated with the project should be completely considered. New homes and businesses may emit, or cause to be emitted, additional air contaminants into Delaware's air, which will negatively impact public health, safety and welfare. These negative impacts are attributable to:
 - Emissions that form ozone and fine particulate matter; New Castle County is in violation of the 2008 ozone standard and is considered maintenance for the particulate matter (PM) standard.
 - The emission of greenhouse gases which are associated with climate change, and
 - The emission of air toxics.
- Air emissions generated from new homes and businesses include emissions from the following activities:

- Area sources such as painting, maintenance equipment and the use of consumer products like roof coatings and roof primers.
- The generation of electricity, and
- All transportation activity.
- Based on the information provided, the three air emissions components (i.e., area, electric power generation, and mobile sources) were quantified. Table 2 – Projected Air Quality Emissions represents the actual impact the Middletown Square Complex may have on air quality.

Table 2: Projected Air Quality Emissions for Middletown Square (Based on projected estimate of 650 trips during peak season)					
Emissions Attributable to Middletown Square (Tons per Year)	Volatile Organic Compounds (VOC)	Nitrogen Oxides (NOx)	Sulfur Dioxide (SO ₂)	Fine Particulate Matter (PM _{2.5})	Carbon Dioxide (CO ₂)
Mobile emissions	2.158975	2.847	*	*	*

(*) Indicates data is not available.

Note that emissions associated with the actual construction of the apartment community, including automobile and truck traffic from working in, or delivering products to the site, as well as site preparation, earth moving activities, road paving and other miscellaneous air emissions, are not reflected in the table above.

- DNREC encourages sustainable growth practices that:
 - Control sprawl;
 - Preserve rural and forested areas;
 - Identify conflicting land use priorities;
 - Encourage growth on previously developed sites and denser communities while at the same time protect our diminishing land base;
 - Coordinate transportation, housing, environment, and climate protection plans with land use plans; and
 - Demonstrate that communities can achieve the qualities of privacy, community, and contact with nature without degrading the natural environment or generating

unacceptable environmental costs in terms of congestion, use of natural resources, or pollution.

- Additional measures may be taken to substantially reduce the air emissions identified above. These measures include:
 - **Constructing with only energy efficient products.** Energy Star qualified products are up to 30 percent more energy efficient. Savings come from building envelope upgrades, high performance windows, controlled air infiltration, upgraded heating and air conditioning systems, tight duct systems and upgraded water-heating equipment. Every percentage of energy efficiency translates into a percent reduction in pollution. The Energy Star Program is an excellent way to save on energy costs and reduce air pollution.
 - **Offering geothermal and/or photo voltaic energy options.** These systems can significantly reduce emissions from electrical generation and from the use of oil or gas heating equipment.
 - **Constructing with high albedo, high solar reflectance materials.** This includes roofing and hardscape. These materials help to reduce heat island impacts and, by extension, help to minimize the potential for localized ground-level ozone formation. These materials also help reduce demands on air conditioning systems and save on energy costs.
 - **Providing shade for parking areas.** Approaches may include architectural devices, vegetation, or solar panels. Providing shade for parking areas helps to reduce heat island impacts, and, by extension, helps to minimize the potential for localized ground-level ozone formation. Such measures can also have the additional benefit of channeling or infiltrating stormwater.
 - **Providing charging stations for plug-in electric vehicles.** This measure helps to reduce localized air pollution by supporting the use of non-gasoline powered vehicles. Please refer to the US Department of Energy's website for electric vehicle readiness information: http://www1.eere.energy.gov/cleancities/electric_vehicle_projects.html.
 - **Encouraging the use of safe multimodal transportation.** This measure can significantly reduce mobile source emissions. **For every vehicle trip that is replaced by the use of a sidewalk or bike path, 7 pounds of VOC and 11.5 pounds of NOx are reduced each year.**
 - **Using retrofitted diesel engines during construction.** This includes equipment that is on-site as well as equipment used to transport materials to and from site.

- **Using pre-painted/pre-coated flooring, cabinets, fencing, etc.** These measures can significantly reduce the emission of VOCs from typical architectural coating operations.
- **Planting trees in vegetative buffer areas.** Native trees reduce emissions by trapping dust particles and replenishing oxygen. Trees also reduce energy emissions by cooling during the summer and by providing wind breaks in the winter, whereby reducing air conditioning needs by up to 30 percent and saving 20 to 50 percent on fuel costs.
- This is a partial list, and there are additional things that can be done to reduce the impact of the development. The applicant should contact the DNREC Division of Air Quality (DAQ) to discuss the above listed measures, and the specific emission mitigation measures that can be incorporated into the Middletown Square Complex project. The DAQ point of contact is Lauren DeVore, and she may be reached at (302) 739-9437 or lauren.devore@state.de.us.

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,



Constance C. Holland, AICP
Director, Office of State Planning Coordination

CC: New Castle County
Town of Middletown