

December 5, 2008

State of Delaware  
Office of State Planning Coordination  
122 William Penn Street  
Third Floor  
Dover, DE 19901

Attn: Ms. Constance C. Holland, AICP  
Director

Re: PLUS Review – PLUS 2008-09-02; Odessa Common

Dear Ms. Holland:

Thank you for the opportunity to meet with State agency planners to discuss the proposed plans for the Odessa Common project. The following is our response to the PLUS Review comments dated October 28, 2008:

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

We are pleased to hear that the OSPC supports the Odessa Common mixed-use development concept as it was presented at the PLUS review meeting. We will continue to work with state, local and town agencies to see that the Odessa Common concept is followed as closely as possible into a reality that supports Smart Growth and is exemplary of a Livable Delaware project.

**Division of Historical and Cultural Affairs – Contact: Terrence Bruns 739-5685**

No comments received by PLUS.

**Department of Transportation – Contact: Bill Brockenbrough 760-2109**

We have been working with various DelDOT officials including Mr. Ralph Reeb, Mr. Bill Brockenbrough, and Mr. Wayne Rizzo from the very early stages of the project. We feel it is imperative to involve state agencies such as DelDOT very early in the conceptual phase of a development project. We appreciate their time and effort thus far and look forward to working with them as the project progresses.

- 1) We are pleased that DelDOT supports the overall Odessa Common concept and feel that it is consistent with the Strategies for State Policies and Spending.

- 2) If warranted, a traffic impact study will be conducted.
- 3) We understand the need for a sight distance analysis based on the current location of the second entrance off of Route 299 near the curve at the park area. We will perform a sight distance analysis if warranted by the final entrance location.
- 4) The "Civic Use" may include any use provided in Section 85.5(A)(2)(b) of the PND Zoning District. These uses are listed as municipal offices and community meeting facilities, libraries and museums, post offices, public and private elementary schools, and kindergartens and early childhood centers.
- 5) We will continue to work with DelDOT and contact the southern New Castle County Subdivision Manager as the site plan progresses.

**Department of Natural Resources and Environmental Control – Contact: Kevin Coyle 739-3091**

#### **Soils**

We have and will continue to take soil classification into account as the site design progresses.

#### **Impervious Cover**

Per the current Conceptual Plan, we calculated the Community Commercial Area impervious at +/- 9.6 acres, the Mixed Residential Area impervious at +/-16.5 acres, and the Civic Area impervious at +/- 1.5 acres, for a total of +/- 27.6 acres or +/- 57.5 % impervious cover out of 48 total acres. We anticipate the total impervious cover to decrease as site engineering progresses, bringing total impervious to the 50% range.

To combat the affects of impervious cover on storm water run-off quality and quantity, Best Management Practices (BMPs) will be implemented in Odessa Common. Under The Storm Water Management Pre-Design Narrative of The Annexation and Development Agreement of Odessa Common, the developer is required to implement measures including bio-retention basins, bio-swales, filtration strips, bio-swales, rain gardens, and subsurface irrigation water storage facilities and other BMPs.

## **TMDLs**

We will strive to meet and exceed TMDL standards through site engineering and the implementation of storm water BMPs.

## **Water Resource Protection Areas (WRPAs)**

Included in the Annexation and Development Agreement for Odessa Common is an Appendix titled "Environmental Standards of the Town of Odessa". The purpose of the document is to implement to Town's Comprehensive Plan and provide control of new development in environmentally sensitive areas such as the western portion of the Community Commercial Area of Odessa Common that has been classified as an excellent ground water recharge area. In addition to adhering to the Environmental Standards, we will make efforts in the progression of the conceptual design to limit impervious surface in the excellent ground water recharge area.

## **Water Supply**

We have been coordinating with Artesian Water on obtaining a Certificate of Public Convenience and Necessity (CPCN) to provide water service to Odessa Common. The on-site public well noted on #20 on the PLUS application for Odessa Common was done so in error. Per Artesian Water, underground piping connected to a water source located offsite is in place beneath Route 1 and will serve Odessa Common. The contact for this information is Mr. Jim Straight at (302) 453-6918.

## **Sediment and Erosion Control/Stormwater Management**

We will meet with the applicable agency(s) to discuss the sediment and erosion control and storm water management components of Odessa Common as soon as practicable.

## **Drainage**

We will work towards ensuring that there are no issues with the drainage system of Odessa Common that affect properties upstream or downstream.

## **Site Investigation and Restoration**

We may conduct a Phase I Environmental Site Assessment on the property. Any underground storage tanks or suspected hazardous substance discovered during land disturbing activities will be reported to DNREC/SIRB.

## **Air Quality**

Energy Star appliances, energy efficient building upgrades and other emissions reducing measures may be considered for the project. We will strive to comply with applicable Delaware air quality regulations during construction of the project.

### **State Fire Marshal's Office – Contact: Duane Fox 856-5298**

We will work with the State Fire Marshal's Office as the conceptual plan progresses.

### **Department of Agriculture – Contact: Scott Blaier 698-4500**

We will consider the Delaware Department of Agriculture Forest Service's the *Right Tree for the Right Place* concept, the *Do Not Plant List*, and *Native Landscapes* concept in our landscape design. We have worked with the Town of Odessa's Tree Commission and developed standards which are included in the Annexation and Development Application for Odessa Common.

### **Public Service Commission – Contact: Andrea Maucher 739-4247**

We will adhere to all safety guidelines regarding natural gas and closed propane systems, if applicable.

### **Delaware Economic Development Office – Contact: Jeff Stone 672-6849**

No comments received by PLUS.

### **Delaware Division of Public Health – Health Promotion Bureau – contact Michelle Eichinger 744-1011**

We are pleased to know that DPH supports the development of Odessa Common. The Odessa Common concept is that of a walkable, interconnected development where residential, civic, recreational and commercial uses interact within a compact, closely knit community. Bike paths, walkways and tree-lined sidewalks are interlaced throughout the conceptual plan. We will make efforts to incorporate interconnectivity between Odessa Commons and other developments, playgrounds within the residential and commercial area, open space for active recreation and a farm stand/fresh produce area.

### **Delaware State Housing Authority – Contact: Vicky Powers 739-4263**

We have considered DSHA's recommendation to provide affordable housing for a portion of the units.

Department of Education – Contact: John Marinucci 735-4055

No comments received by PLUS.

Sincerely,



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Thomas B. Payne  
The Putnam Group  
c/o Odessa Ventures

Cc: Mayor Kathleen H. Harvey

