



# MILFORD SCHOOL DISTRICT

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Travis Moorman, M. Ed.  
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Supervisor of  
Buildings & Grounds

Paul Walmsley, Ed.D.  
Director of Personnel

December 11, 2014

Mr. David Edgell  
Principal Planner  
Delaware Office of State Planning Coordination  
Dover, DE 19901

Dear Mr. Edgell:

This letter is in response to the November 19, 2014 document we received from you in regards to the PLUS review 2014-10-01 Milford High School Site B. In that document, there were a number of requirements/recommendations proposed by a variety of agencies. Please know that the Milford School District will follow all State and/or Federal regulations in insuring that the Simpson Crossing site is a viable site for the building of a 1,400 student high school. Below, please find a response to the committee's recommendations:

## State Historic Preservation Office

Mr. Terrence Burns was contacted on 12-3-14. We discussed the issues that the Historic Preservation Office has brought forward, and we will work with them to remedy any issues as the project progresses. Our current plan is to research past land owners/documents to see if an archeological search has been previously completed at the land site, and then decide what further actions need to be taken. At this time, there is no federal involvement expected with this project.

## Department of Transportation

A telephone conversation was held with Mr. Bill Brockenbrough on December 1, 2014. We agreed that we would begin the process of having a scope of work for a TIS prepared now. Mr. Brockenbrough contacted Mr. Troy Brestel and Dr. Kohel contacted Randy Duplechain from Davis, Bowen, and Friedel as the first step in getting the process started.



## Department of Natural Resources and Environmental Control

Dr. Phyllis Kohel and Dr. Glen Stevenson from Milford School District spoke with Mr. Ed Bonner from the U. S. Army Corps of Engineers on December 1. Mr. Bonner will search his records to see if an on-site inspection had already been done on the site. He indicated further that there was no need to do anything prior to the passing of the referendum because the issue should be addressed by the design project manager once hired.

I have also talked with Mr. Kevin Coyle both on the phone and through an email. He verified for us that “the consulting engineer would be the one to verify the presence of wetlands and under whose jurisdiction those wetlands would fall.”

Again, through the design project, our intent will be to comply with all State and/or Federal mandates regarding TMDLs, Water Supply, and Sediment and Stormwater Programs.

## Air Quality, Hazardous Waste Sites, Tank Management Section

In choosing an architectural firm and construction manager for the project, we will stress the need to address all points brought forth by the PLUS review and oversee the work completed within the design project.

## Office of State Planning Coordination

Our Transportation Department is in the process of doing a preliminary walkability analysis just to give us an idea of the number of students who would currently qualify as walkers. Furthermore, through a future project design, we are anticipating linking a sidewalk to the existing street patterns on S. Walnut Street as well as U. S. 113.

## Department of Transportation

With the amount of land available on the site and through the sidewalk plan that we are anticipating, we see no issue with investigating the recommendation that bicycle and pedestrian connections be provided on the premises.



We are in possession of a Phase I study already completed on that property on August 9, 2004. If that study needs to be repeated, we will do so; however, after talking to Randy Duplechain from Davis, Bowen, and Friedel, he indicated that we “may” be able to submit the 2004 report for purposes of compliance.

City of Milford

Richard Carmean, City Manager for the City of Milford, was contacted on December 11, 2014 regarding a Conditional Use Application for the Simpson Crossing Property. Currently, that tract of land is zoned R-1 and although Mr. Carmean does not anticipate any problems obtaining a Conditional Use request, he recommended that the application not be submitted prior to passing the Major Capital referendum in late March.

I have tried to address the recommendations put forth in the PLUS review 2014-10-01. If any further discussion is needed, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "Phyllis Kohel".

Phyllis Kohel, Ed.D.