

### Preliminary Land Use Service (PLUS)

Delaware State Planning Coordination

122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-5661

Purpose of PLUS - -The PLUS process is intended to provide consolidated State comments regarding the proposed project. The Applicant is encouraged to submit the application during the concept stages of planning as this process often offers recommendations for changes to the plan. The application should be submitted after the pre-application meeting with the local jurisdiction but before formal application is made.

Please complete this PLUS application in its entirety. All questions must be answered. If a question is unknown at this time or not applicable, please explain. Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090.

PLUS Number (to be completed by OSPC): 2014-08-03  
 Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): 1

1. Project Title/Name: WEST 7TH STREET
2. Location ( please be specific): SOUTH SIDE OF WEST 7TH ST NEAR WASHINGTON ST
3. Parcel Identification #: 21-014.00-398
4. County or Local Jurisdiction Name: where project is located: CITY OF NEW CASTLE
5. If contiguous to a municipality, are you seeking annexation:
6. Owner's Name: ECAR, LLC  
 Address: 122 STUYVESANT AVENUE  
 City: NEW CASTLE State: DELAWARE Zip: 19720  
 Phone: Fax: Email: Jeff Stapen
7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): ROUTE 9 HOLDINGS, LLC  
 Address: 9 HARLECH DRIVE  
 City: WILMINGTON State: DE Zip: 19807  
 Phone: 302-218-2190 Fax: Email: STAPEN@HOTMAIL.COM
8. Project Designer/Engineer: COLM DEASCANIS-CDA ENGINEERING, INC.  
 Address: 6 LARCH AVE, SUITE 401  
 City: WILMINGTON State: DELAWARE Zip: 19804  
 Phone: 302-998-9202 Fax: Email: cdeascanis@cdaengineeri
9. Please Designate a Contact Person, including phone number, for this Project: Colm Deascanis

**Information Regarding Site:**

10. Type of Review:  Rezoning, if not in compliance with certified comprehensive plan  Site Plan Review  
 Subdivision

11. Brief Explanation of Project being reviewed: TO PROPOSE A MIXED USE COMMUNITY COMPRISED OF APART, : 2000 sq ft

If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications.

12. Area of Project (Acres +/-): 8.115      Number of Residential Units: 120      Commercial square footage: 9,000

13. Present Zoning: DG-DOWNTOWN GATEWAY

14. Proposed Zoning: DG-DOWNTOWN GATEWAY

15. Present Use: OPEN FIELD

16. Proposed Use: 4 BUILDINGS WITH MIXED USE AND PARKING

17. Water:  Central (Community system)  Individual On-Site  Public (Utility)

Service Provider Name:  
MUNICIPAL SERVICES COMMISSION

Will a new public well be located on the site?  Yes  No

18. Wastewater:  Central (Community system)  Individual On-Site  Public (Utility)

Service Provider Name:  
MUNICIPAL SERVICES COMMISSION

Will a new community wastewater system be located on this site?  Yes  No

19. If residential, describe style and market segment you plan to target (Example- Age restricted):  
STANDARD APARTMENT LIVING WITH COMMERCIAL

20. Environmental impacts: NONE

How many forested acres are presently on-site?

How many forested acres will be removed? 0

0

To your knowledge, are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site?  Yes  No

Are the wetlands:  Tidal      Acres: 3.85  
 Non-tidal      Acres:

If "Yes", have the wetlands been delineated?  Yes  No

Has the Army Corps of Engineers signed off on the delineation?  Yes  No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits?  Yes  No      If "Yes", describe the impacts:

How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? 10'+/-

21. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)?  Yes  No

22. List the proposed method(s) of stormwater management for the site: GREEN ROOFS AND BIO-RETENTION

23. Is open space proposed?  Yes  No      If "Yes," how much? 5.45 Acres:

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? STORMWATER MANAGEMENT AND PASSIVE RECREATION

24. Are you considering dedicating any land for community use (e.g., police, fire, school)?  Yes  No

25. Please estimate How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume peak season: 1183 ADT

What percentage of those trips will be trucks, excluding vans and pick-up trucks?

26. Will the project connect to state maintained roads?  Yes  No

27. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. THERE ARE EXISTING SWALE THAT LIMIT CONNECTI

28. Are there existing sidewalks?  Yes  No; bike paths  Yes  No  
Are there proposed sidewalks?  Yes  No; bike paths  Yes  No

Is there an opportunity to connect to a larger bike, pedestrian, or transit network?  Yes  No

29. To your knowledge, is this site in the vicinity of any known historic/cultural resources or sites?  Yes  No

Has this site been evaluated for historic and/or cultural resources?  Yes  No

Would you be open to a site evaluation by the State Historic Preservation Office?  Yes  No

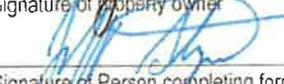
30. To promote an accurate review of your parcel's features, would you permit a State agency site visit?  Yes  No  
Person to contact to arrange visit: JEFF STAPEN phone number: 302-218-2190

31. Are any federal permits, licensing, or funding anticipated?  Yes  No

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge

  
Signature of property owner

7-14-14  
Date

  
Signature of Person completing form  
(If different than property owner)

7/10/14  
Date

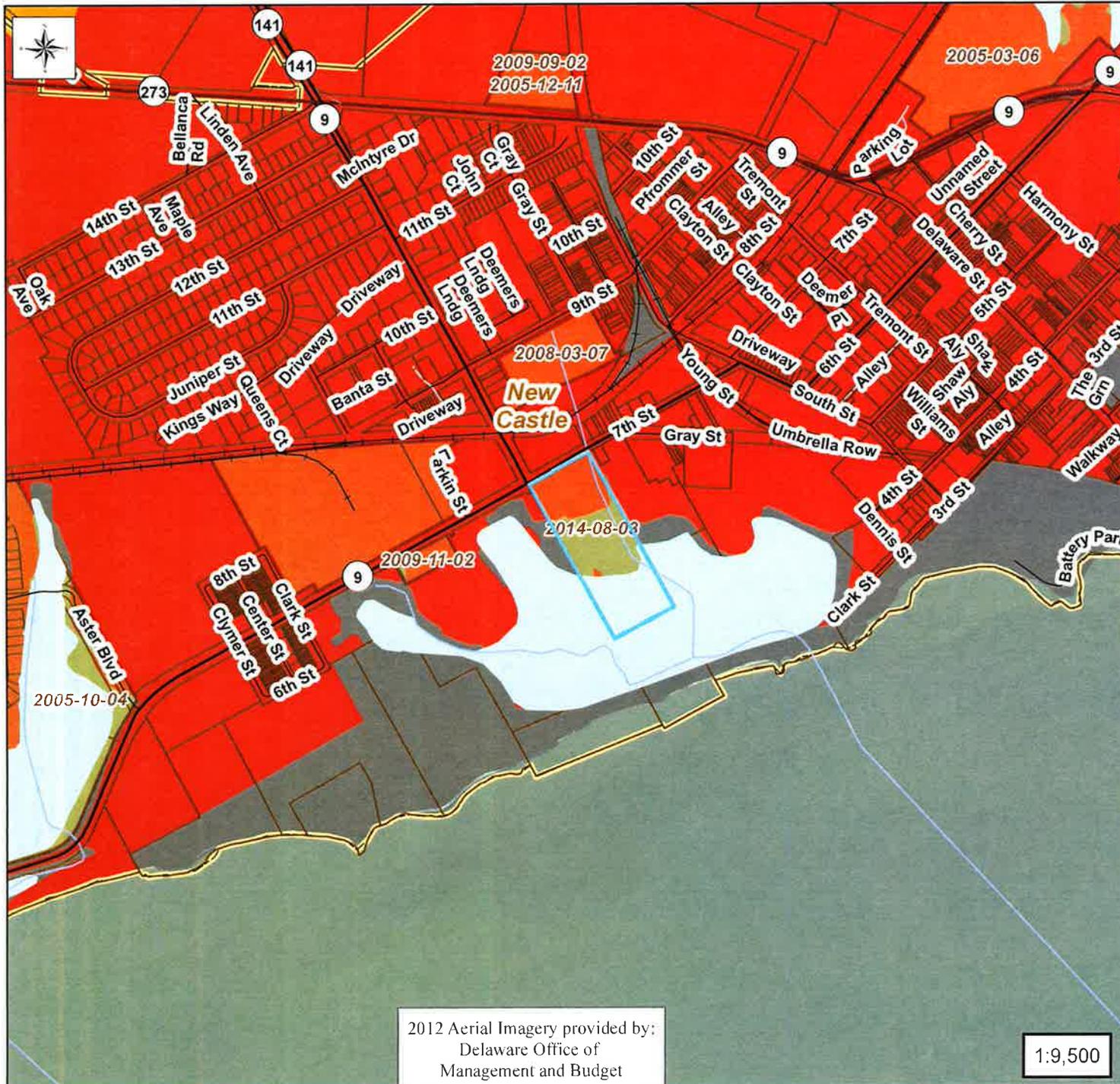
Signed application must be received before application is scheduled for PLUS review.

This form should be returned to the Office of State Planning electronically at [Dorothy.morris@state.de.us](mailto:Dorothy.morris@state.de.us) along with an electronic copy of any site plans and development plans for this site. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. **If electronic copy of the plan is not available, contact Dorothy at (302) 739-3090 for further instructions.** A signed copy should be forwarded to the Office of State Planning, 122 William Penn Street, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. Please be sure to note the contact person so we may schedule your request in a timely manner.



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West 7th Street  
2014-08-03



**Legend**

- PLUS Project Areas
- 2010 State Strategies**
- Level 1
- Level 2
- Level 3
- Level 4
- Out of Play

## Location Map

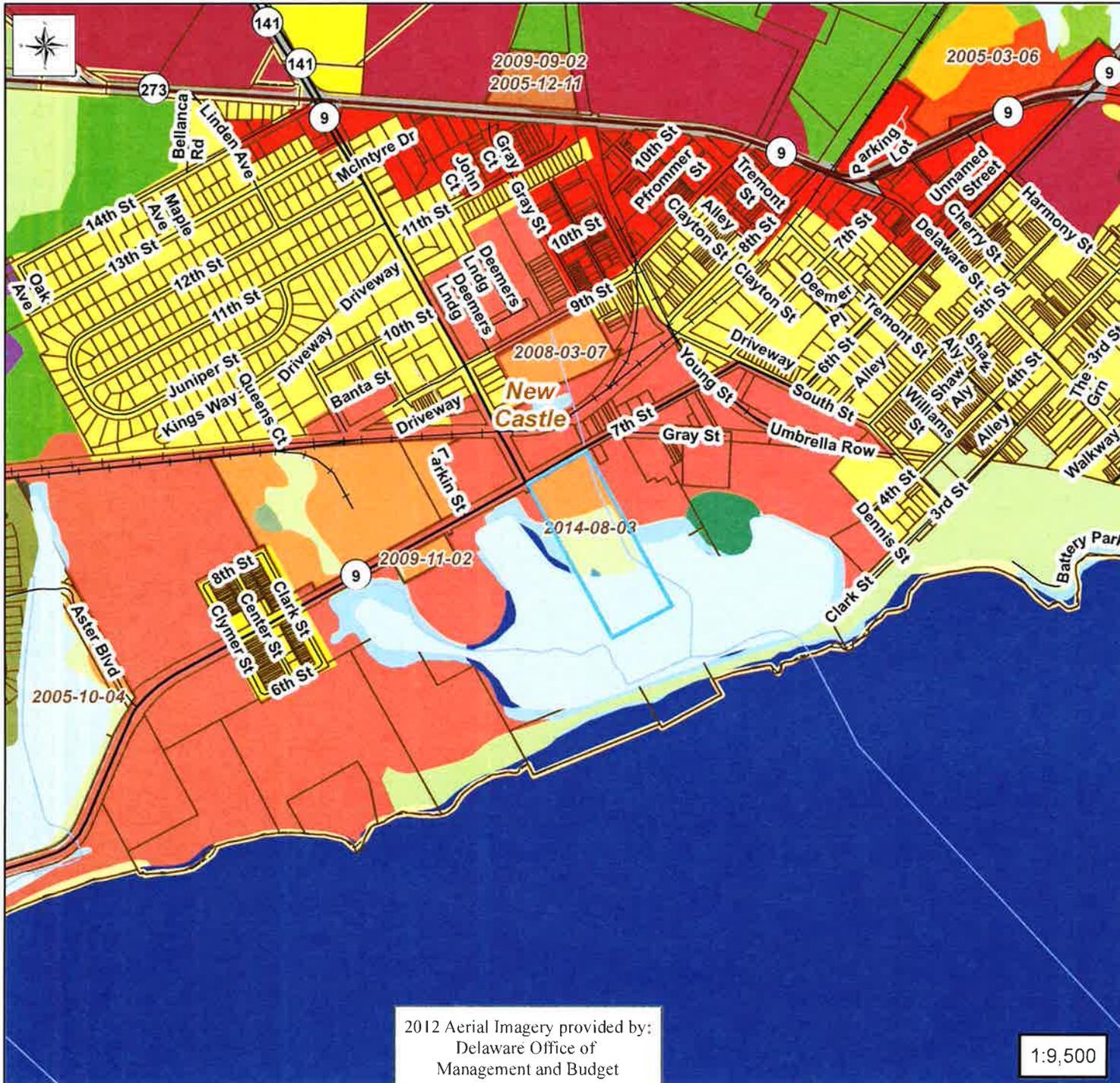


2012 Aerial Imagery provided by:  
Delaware Office of  
Management and Budget

1:9,500

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**Legend**

- PLUS Project Areas
- 2007 Land Use**
- Single Family Dwellings
- Multi-Family Dwellings
- Commercial
- Industrial
- Transportation/Communication/Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Rangeland
- Deciduous Forest
- Shrub/Brush Rangeland
- Man-made Reservoirs and Impoundments
- Open Water
- Emergent Wetlands - Tidal and Non-tidal
- Forested Wetlands - Tidal and Non-tidal
- Scrub/Shrub Wetlands - Tidal and Non-tidal
- Sandy Areas and Shoreline
- Extraction and Transitional

## Location Map



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1:9,500



Mapping provided by the Delaware  
Office of State Planning Coordination  
[www.stateplanning.delaware.gov](http://www.stateplanning.delaware.gov)

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- PLUS Project Areas

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