

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): _____
Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): _____

1. Project Title/Name:

2. Location (please be specific):

3. Parcel Identification #: _____ 4. County or Local Jurisdiction Name: where project is located: _____

5. If contiguous to a municipality, are you seeking annexation:

6. Owner's Name:

Address:

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting):

Address:

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

8. Project Designer/Engineer:

Address:

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

9. Please Designate a Contact Person, including phone number, for this Project:

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:

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.

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

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: _____ phone number: _____

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

Date

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

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 PLUS@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 the Office of State Planning 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.

Task Force Construction Task-Line

Construct **new HOB Elementary** school (720 students) on current land behind HOB

Renovate MES and build new additions. Use old HOB for swing space for MES during renovation

Renovate Lewes Building and build new additions for Shields Elementary (720 students). Demo old Shields and hold land for future use



Phase 1

Phase 2

Phase 3



Construct **new Rehoboth Elementary** (720 students) on current Rehoboth land. Demo existing Rehoboth schools after construction

Construct **new Sussex Consortium** on land purchased in Phase 1

Purchase **new land for Sussex Consortium**

PHASE 3

1. Renovate Lewes Building after Sussex Consortium moves into their new building from phase 2 and build new additions for Shields Elementary (720 students). Demo old Shields and hold land for future use



SHIELDS ELEMENTARY SCHOOL (720 Students)
Lewes School Location



6. SHIELDS ELEMENTARY SCHOOL

PROJECT DESCRIPTION

Funding is requested for the planning, construction and equipping of a 720 student elementary school. This will be accomplished via demolition of underperforming portions of existing Lewes School; execution of a full renovation /upgrade to portions of the existing facility to remain; and construction of a contiguous addition in such a way that a singular facility for 720 students is created. The Lewes School site will be re-worked to accommodate the final configuration of the school building. The District will then relocate population of nearby Shields Elementary School to this new Elementary School location. Upon the completion of this replacement school the existing nearby Shields Elementary School will be demolished and its site prepared for future District needs.

FACILITY DATA

PRESENT

Location: Lewes, Delaware

Gross # square feet:

Lewes School: 95,000 sf

Shields Elementary School: 79,150 sf

Age of building:

Lewes School: 94 years (1921)

Shields Elementary School: 49 years (1966)

Age of additions:

Lewes School: 83 years (1932), 58 years (1957), 53 years (1962)

Shields Elementary School: 28 years (1987), 21 years (1994), 8 years (2007)

Year of last renovations:

Lewes School: 29 years (1986)

Shields Elementary School: Not Applicable

PROPOSED

Location: Savannah Road, Lewes, Delaware

Gross # square feet: 89,079sf (59,129 renovation / 29,950 addition)

Estimated start time of project: 2019

Estimated time needed to complete project: 36 months

Estimated date of occupancy: 2021

CAPITAL REQUEST

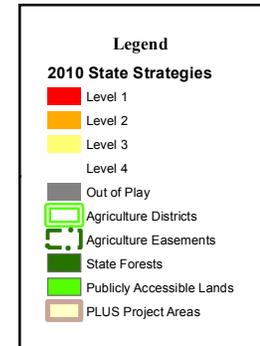
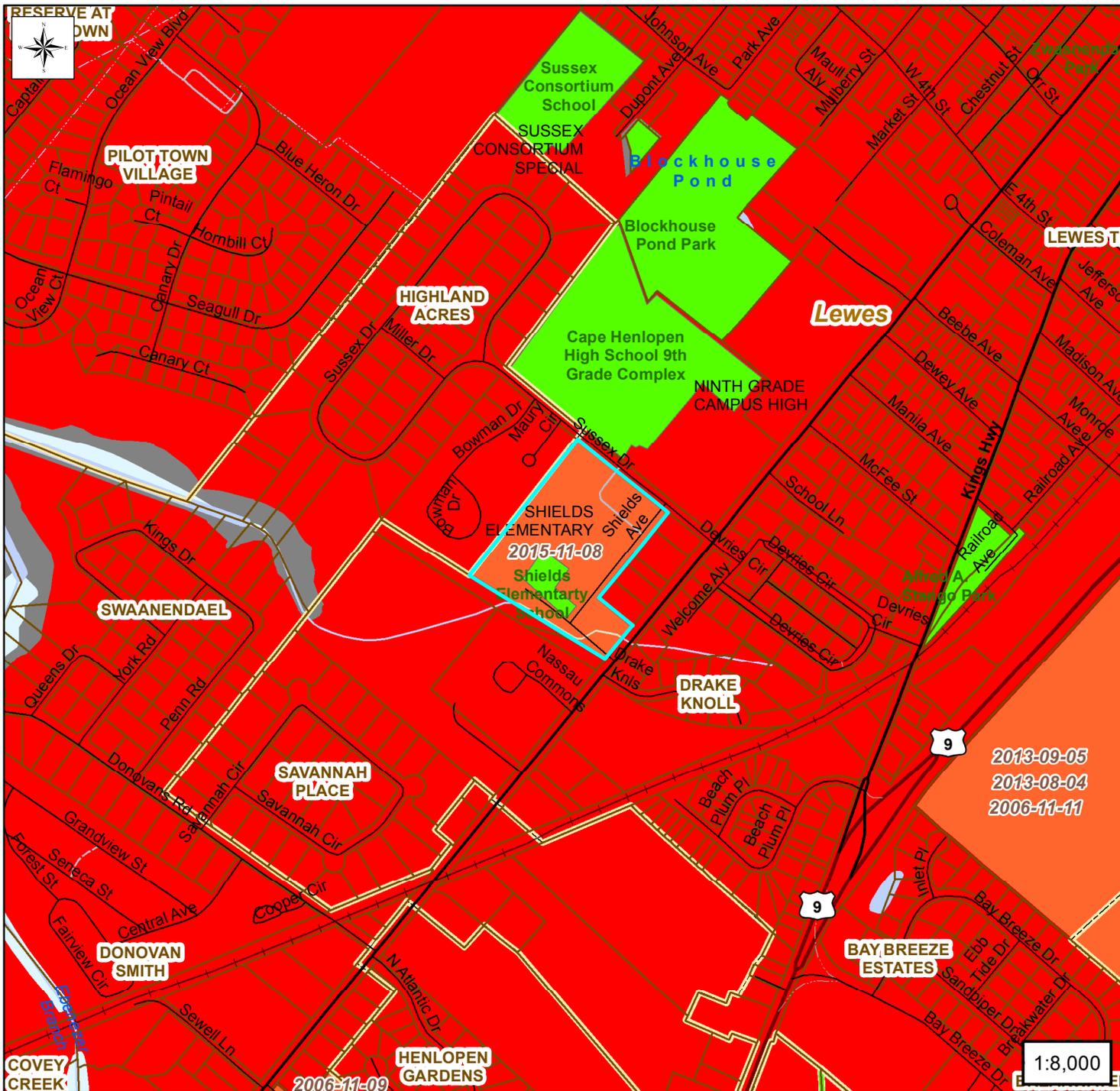
FUNDING

| | STATE | FEDERAL | OTHER* |
|------------------------|---------------------|---------|---------------------|
| FY 2017 | | | |
| FY 2018 | | | |
| FY 2019 | \$6,195,354 | | \$4,130,235 |
| FY 2020 | \$12,390,707 | | \$8,260,472 |
| FY 2021 | \$2,065,118 | | \$1,376,745 |
| TOTALS \$ \$ \$ | \$20,651,179 | | \$13,767,454 |

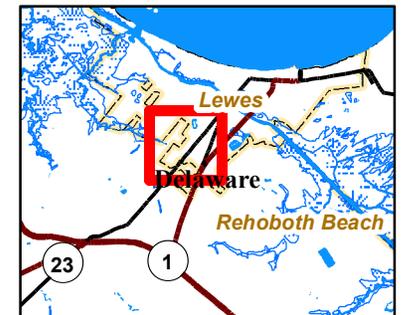
07/28/2015

Preliminary Land Use Service (PLUS)

Cape Henlopen School District -
Shields Elementary
2015-11-08



Location Map



2013-09-05
2013-08-04
2006-11-11

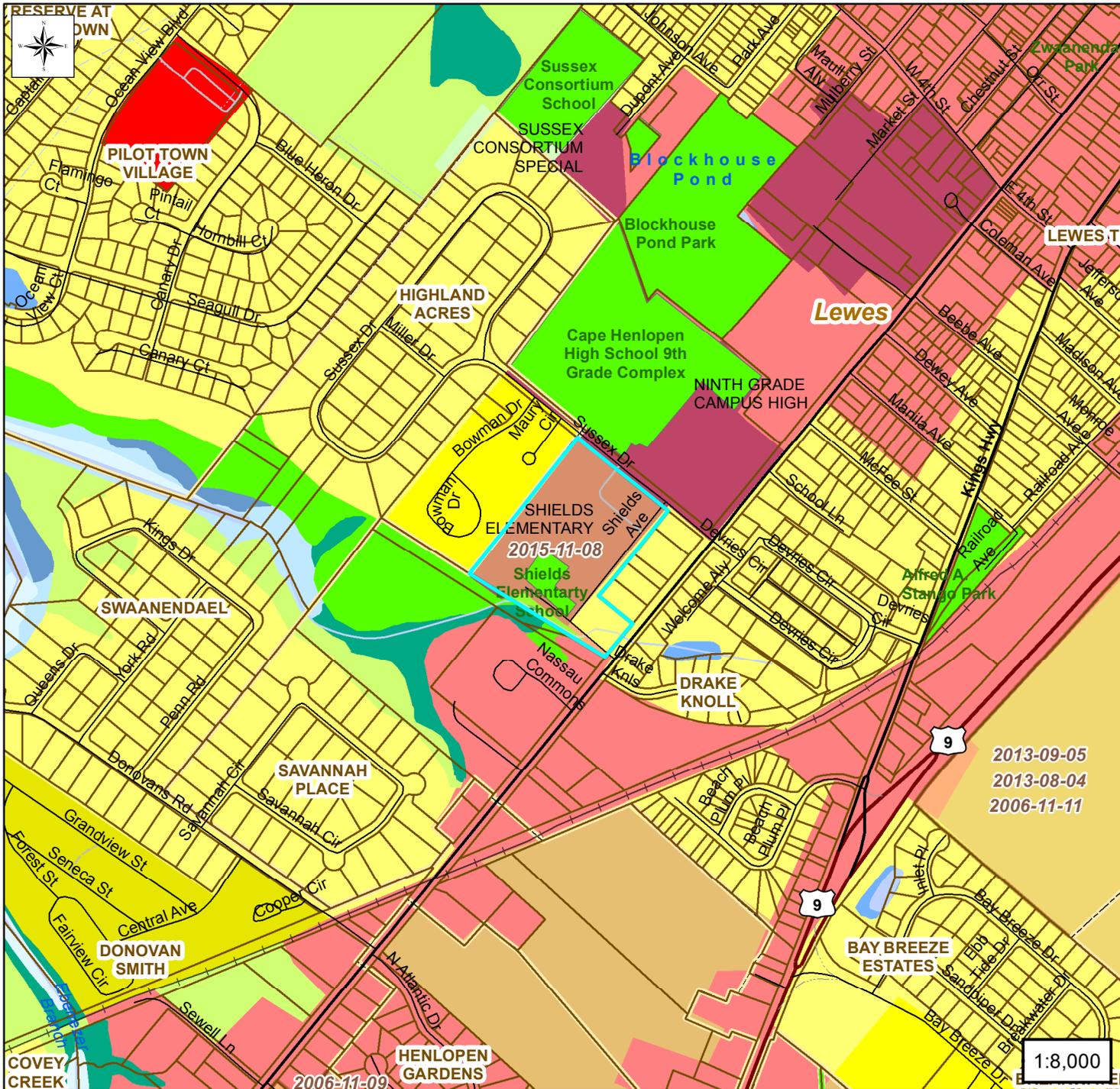
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Mapping provided by the Delaware
Office of State Planning Coordination
www.stateplanning.delaware.gov

Preliminary Land Use Service (PLUS)

Cape Henlopen School District -
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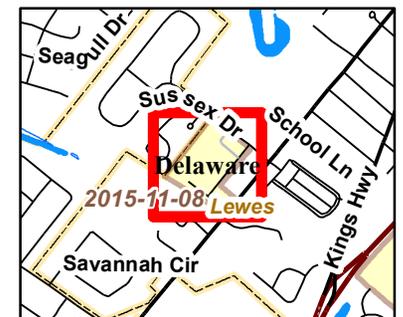


Cape Henlopen School District -
Shields Elementary
2015-11-08

Legend

-  Agriculture Districts
-  Agriculture Easements
-  State Forests
-  Publicly Accessible Lands
-  PLUS Project Areas

Location Map



1:1,776



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