STATE OF DELAWARE
OFFICE OF MANAGEMENT AND BUDGET
OFFICE OF STATE PLANNING COORDINATION

March 27, 2024

Stephen Gorski, P.E.
Verdantas
5400 Limestone Road
Wilmington, DE 19808

RE: PLUS review – 2024-02-03; Bay Village

Dear Mr. Gorski:

Thank you for meeting with State agency planners on February 28, 2024, to discuss the Bay Village project. According to the information received, you are seeking review of a proposed site plan for a 265 townhome and 210 apartment unit subdivision.

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 the City of Dover is the governing authority over this land, the developers will need to comply with any and all regulations/restrictions set forth by the City.**

Strategies for State Policies and Spending

The property is located within Investment Levels 2 and 3 according to the 2020 Strategies for State Policies and Spending. A small portion is considered "Out of Play" due to the 100-year floodplain. It is located in City of Dover and the 2019 Comprehensive Plan designates the future land use for this property as Residential Medium Density.

Based on its location in a Level 2 and Level 3 investment area, this project may be consistent with the 2020 Strategies for State Policies and Spending. Investment Level 2 reflects areas where growth is anticipated by local, county, and State plans in the near-term future. Investment Level 3 reflects areas where growth is anticipated by local, county, and state plans in the longer-term future, or areas that may have environmental or other constraints to development.

Based on the presence of an "Out of Play" area, the presence of a Special Flood Hazard Area, and the existence of environmental features on this site, as referenced in the following state agency comments, the State requests that the applicant and the local jurisdiction work with state agencies to design the site with respect to those environmental features which will help create a more sustainable development.

Code Requirements/Agency Permitting Requirements

Department of Transportation (DelDOT) – Contact Stephen Bayer 302-760-4834

- Any site access points onto State maintained roads must be designed in accordance with DelDOT's Development Coordination Manual, which is available at http://www.deldot.gov/Business/subdivisions/index.shtml?dc=changes.

- Pursuant to Section 1.3 of the Manual, a Pre-Submittal Meeting is required before plans are submitted for review. The form needed to request the meeting and guidance on what will be covered there and how to prepare for it is located at https://www.deldot.gov/Business/subdivisions/pdfs/Meeting_Request_Form.pdf?08022017.

- Based on the expected trip generation this project will be required to complete a Traffic Impact Study (TIS). DelDOT records indicate that the developer has already begun this process. Please continue to coordinate with DelDOT to complete this process.

- Section 1.7 of the Manual addresses fees that are assessed for the review of development proposals. DelDOT anticipates collecting the Initial Stage Fee when the record plan is submitted for review and the Construction Stage Fee when construction plans are submitted for review.

- 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. By this regulation, this dedication is to provide a minimum of 30 feet of right-of-way from the physical centerline of White Oak Road along the site's frontage. The following right-of-way dedication note is required, "**An X-foot wide strip of right-of-way from the centerline is hereby dedicated in fee simple to the State of Delaware, acting by and through the Delaware Department of Transportation."**

- 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. 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 dedicated in fee simple to the State of Delaware, acting by and through the Delaware Department of Transportation."**

- Referring to Section 3.4.2.1 of the Manual, the following items, among other things, are required on the Record Plan:
    - A Traffic Generation Diagram. See Figure 3.4.2-a for the required format and content.
    - Notes identifying the type of off-site improvements, agreements (signal, letter) contributions and when the off-site improvements are warranted.
- In accordance with Section 3.8 of the 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 all frontage roads.
- In accordance with Section 5.2.9 of the Manual, the Auxiliary Lane Worksheet should be used to determine whether auxiliary lanes are warranted at the site entrances and how long those lanes should be. The worksheet can be found at http://www.deldot.gov/Business/subdivisions/index.shtml.
- In accordance with Section 5.4 of the Manual, sight distance triangles are required and shall be established in accordance with American Association of State Highway and Transportation Officials (AASHTO) standards. A spreadsheet has been developed to assist with this task. It can be found at http://www.deldot.gov/Business/subdivisions/index.shtml.
- In accordance with Section 5.14 of the Manual, all existing utilities must be shown on the plan and a utility relocation plan will be required for any utilities that need to be relocated.

Department of Natural Resources and Environmental Control (DNREC) – Contact Beth Krumrine 302-735-3480

Staff from the Delaware Department of Natural Resources and Environmental Control (DNREC) reviewed the project submitted for PLUS review. The absence of comments regarding specific resources does not indicate that there are not additional constraints or environmental issues on site, nor does it indicate DNREC support of a project.

Stormwater Management
The project proposes greater than 5000 square feet of land disturbing activities and will be subject to Delaware's *Sediment and Stormwater Regulations*.

- A Sediment and Stormwater Plan must be developed, then approved by the appropriate plan review agency prior to any land disturbing activity taking place on the site. For this project, the plan review agency is the Kent Conservation District.

- Additionally, to address federal requirements, construction activities that exceed 1.0 acre of land disturbance require Construction General Permit coverage through submittal of an electronic Notice of Intent for Stormwater Discharges Associated with Construction Activity. This form must be submitted electronically https://enoi.dnrec.delaware.gov/, select Construction Stormwater General Permit) to the DNREC Division of Watershed Stewardship, along with the $195 fee.

- Schedule a project application meeting with the appropriate plan review agency prior to moving forward with the stormwater and site design. As part of this process, you must submit a Stormwater Assessment Study.

Plan review agency contact: Kent Conservation District at (302) 608-5370.
Website: http://kentcd.org/
General stormwater contact: DNREC Sediment and Stormwater Program at (302) 739-9921.
E-mail: DNREC.Stormwater@delaware.gov
Website: https://dnrec.delaware.gov/watershed-stewardship/sediment-stormwater/

Concerns in Special Flood Hazard Areas
According to the newest Flood Insurance Rate Maps (FIRM), building is proposed within the Special Flood Hazard Area.

- A proposed stormwater pond, several apartment buildings, the community center, houses, and single residential lots (lots 62-64) are proposed in the 100-year floodplain (Zone AE) with a 1% annual chance of flooding.

- Apartment buildings, the community center, single residential lots (lots 57-61; 65-66, 97-98; lots 261-265), and houses are proposed in the 500-year floodplain (Zone X), with a 0.2% annual chance of flooding.

- A roadway is proposed in Zone AE and X, posing safety concerns for residents and emergency vehicles during flood events.

- The applicant must comply with the local floodplain ordinance and regulations applicable to development or construction within the 100-year floodplain. In determining the boundary of the floodplain, use the most recent FIRM maps available, which can be found at https://floodplanning.dnrec.delaware.gov/

- If fill is to be placed in floodplain to increase grade elevation to raise proposed development out of mapped floodplain, a Certified Letter of Map Revision – Fill (CLOMR-Fill) request must be submitted to FEMA for review followed by an application to FEMA for a Letter of Map Revision (LOMR) at completion. Please note that a property will not be officially recognized by FEMA as being located out of the mapped floodplain until a LOMR has been issued. The City of Dover would need to reach out to the Federal Emergency Management Agency (FEMA) to initiate the map revision process.

Contact: DNREC Shoreline and Waterway Management Section at (302) 739-9921.
Website: https://dnrec.delaware.gov/watershed-stewardship/waterways/floodplains/

Pumping Station Proposed in Special Flood Hazard Area
The proposed septage pumping station located in the southern portion of the site lies within the 500-year floodplain (Zone X), having a 0.2% annual chance of flooding.

- It is highly recommended to locate vital infrastructure outside of flood prone areas.

- Follow all local requirements regarding location of pumping stations.

- DNREC reviewers recommend seeking further guidance from Kent County on the wastewater pumping station.

- Follow federal FEMA requirements and other guidance. The FEMA guidelines can be found at: https://www.fema.gov/sites/default/files/2020-07/fema_p-348_protecting_building_utility_systems_from_flood_damage_2017.pdf

- If the pump station gets flooded, the property owner will be responsible for any damaged caused by the flooding.

- Since a new wastewater system is proposed on the site, a permit will be required from Commercial and Government Services Section within DNREC's Division of Water for construction and future operation.

Contact: DNREC Commercial and Government Services at (302) 739-9948.
Website: https://dnrec.delaware.gov/water/commercial-government/

Wetlands and Subaqueous Lands
Maps from the Statewide Wetlands Mapping Project indicate the potential presence of forested wetlands on the northern and southern portions of the site. A stream called Little River runs along the western edge of the property. The application indicates that wetlands have been delineated, with 0.25 out of 5 acres of non-tidal wetlands estimated to be impacted. Application indicates that a wetlands permit is being acquired by the U.S. Army Corps of Engineers.

- Federal permits from the U.S. Army Corps of Engineers may be necessary if dredge or fill is proposed in non-tidal wetlands or streams. In certain cases, permits from the U.S. Army Corps of Engineers may trigger additional certifications from DNREC (Coastal Zone Federal Consistency Certification and 401 Water Quality Certification).

- Work with the U.S. Army Corps of Engineers to determine the appropriate permitting requirements if federal permits are required.

Federal Contact: U.S. Army Corps of Engineers (Dover Office) at (267) 240-5278.
Website: https://www.nap.usace.army.mil/Missions/Regulatory/Contacts/
State Contact: DNREC Wetlands and Subaqueous Lands Section at (302) 739-9943.
Website: https://dnrec.delaware.gov/water/wetlands-subaqueous/

Tax Ditches
Tax ditches are man-made channels created to move normal water flow off agricultural lands. These channels have associated tax ditch Rights-of-Way (ROW) that are utilized for access as well as sediment and debris disposal during maintenance. Tax ditch ROWs vary by channel size and location. White Oak Tax Ditch Main lies on the western border of the site and has a 70 foot to Center Line ROW, extending around the southwest corner of the site. Moving eastward, this ROW changes to a 100-foot to Center Line ROW. Prong B of the White Oak Tax Ditch lies along the eastern border of the site.

- Reconfigure the stormwater management facility to lie outside of the tax ditch ROW. In general, avoid permanent obstructions in tax ditch ROWs including, but not limited to, stormwater management facilities, buildings, sheds, streets, wells, and septic systems.

- Contact the DNREC Drainage Program to discuss the on-site tax ditch ROWs prior to the project application meeting with the appropriate plan review agency for stormwater management.

- Existing tax ditches on the property must be surveyed and compared to tax ditch design specifications for effective function. The channel should be cleared or excavated prior to the construction of the project if needed.

- If the site and/or stormwater management features are designed to discharge into tax ditches, design must consider existing conditions versus design specifications. Please consult with the DNREC Drainage Program for As-Built design information as necessary.

- All precautions should be taken to ensure the project does not hinder any off-site drainage upstream or create any off-site drainage problems downstream due to increases in stormwater.

Contact: DNREC Drainage Program at (302) 855-1930.
Website: https://dnrec.delaware.gov/drainage-stormwater/
Tax Ditch Mapper: de.gov/taxditchmap
Tax Ditch guidelines: https://documents.dnrec.delaware.gov/swc/Drainage/Documents/Tax-Ditch-Land-Development-Guidelines.pdf

Wellhead Protection Area
A Wellhead Protection Area (City of Dover) is located on the entirety of the site. Wellhead Protection Areas are the surface and subsurface areas surrounding a water well, or a public water supply wellfield. Contaminants leaching into the soil have the potential to reach the water supplies in these areas.

- The applicant must comply with all county and municipal codes that affect public drinking water supply Wellhead Protection Areas.

Contact: DNREC Source Water Assessment and Protection Program at (302) 739-9945.
Website: https://dnrec.delaware.gov/water/supply/ground-water-protection/

Delaware Emergency Management Agency (DEMA) – Contact Phillip Cane 302-659-2325

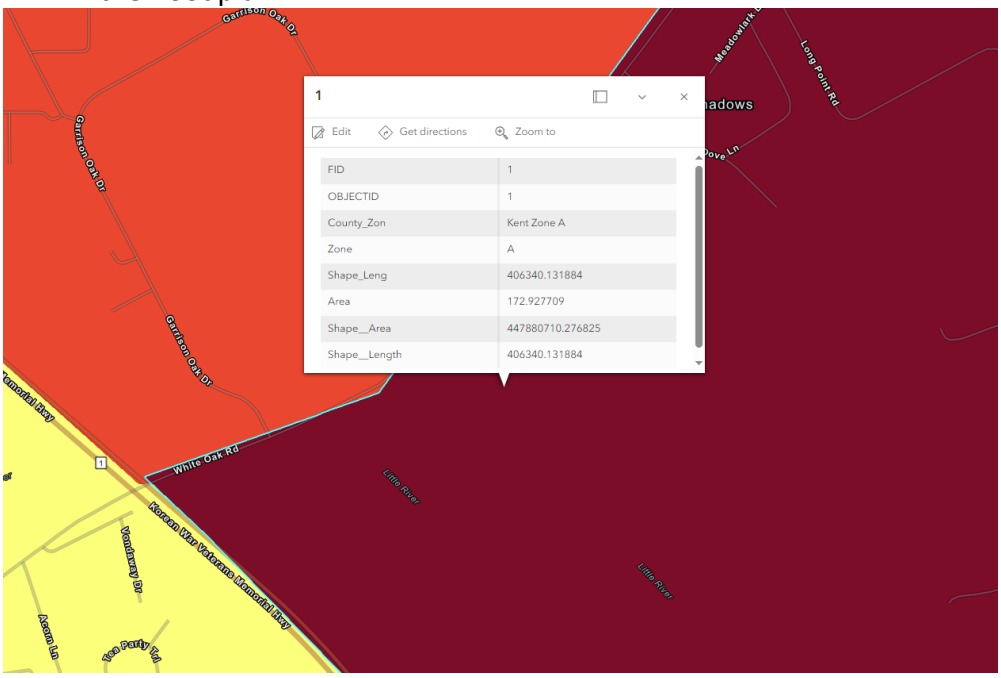
Proposed Project Parcel Flood Concern

- The majority of this parcel is within an area of **Minimal Flood Concern of 1,000 years or greater**. However, a Special Flood Hazard Area identified as Flood Zone AE—a 1% Annual Chance Flood or 100-year flood plain indicated by the dark purple color in the picture below—runs directly through the center of the parcel and surrounds it. Based on the drawings it's possible some of the lots and apartments are going through the floodplain.



Parcel Status within County Evacuation Zone Location

- The parcel is yet located within Kent County's Evacuation Zone A specifically because of the floodplain.



Parcel Status within the 10-mile Emergency Planning Zone (EPZ) for the Salem Nuclear Power Plant

- The parcel **is not** located within the 10-mile EPZ for the Salem Nuclear Power Plant.

State Historic Preservation Office (SHPO) – Contact Carlton Hall 302-736-7400

- There are no known archaeological sites or known National Register-listed or eligible properties on the parcel. The project is located adjacent to properties listed in the National Register of Historic Places as part of the Little Creek Hundred Rural Historic District. These properties are located east and south of the subject property.

- The proposed project is also encroaching on this historic district in whole, which is historically significant because of the rural and agricultural contexts. If the subject property is developed as proposed, the rural and agricultural contexts will be diminished, resulting in a diminution of the historic district's significance.

- There is a high probability for prehistoric and historic archaeological sites within the subject property. In addition to the existing structure, there was a house and other outbuildings existing on the subject property at one time. This project will likely require COE permits.

- If there is any federal involvement with the project, in the form of permits, licenses, or funds, the federal agency must comply with Section 106 of the National Historic Preservation Act and consider the effects the project will have on historic and cultural resources.

- It is very likely that historic resources would be impacted. Our office is recommending an archaeological survey prior to any ground disturbing activities. If any project or development proceeds, the developer should be aware of the Unmarked Human Burials and Human Skeletal Remains Law (Del. C. Title 7, Ch.54).

Delaware State Fire Marshal's Office – Contact Duane Fox 302-739-4394
This document is for information purposes only and does not constitute any type of approval from the Delaware State Fire Marshal's Office.

- This project falls within the City of Dover which is under the purview of the City of Dover Fire Marshal.

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 Transportation (DelDOT) – Contact Stephen Bayer 302-760-4834

- The applicant should expect a requirement that all PLUS and Technical Advisory Committee (TAC) comments be addressed prior to submitting plans for review.

- Please be advised that the Standard General Notes have been updated and posted to the DelDOT website. Please begin using the new versions and look for the revision dates of March 21, 2019, and March 16, 2021. The notes can be found at https://www.deldot.gov/Business/subdivisions/

Department of Natural Resources and Environmental Control (DNREC) – Contact Beth Krumrine 302-735-3480

Stormwater Management

- Where the site and soil conditions allow, integrate runoff reduction techniques including infiltration basins, bioretention (rain gardens), filter strips, and pavers to encourage on-site stormwater infiltration and reduce runoff.

- For improved stormwater management, preserve existing trees, wetlands, and passive open space.

Plan review agency contact: Kent Conservation District at (302) 608-5370.
Website: http://kentcd.org/
General stormwater contact: DNREC Sediment and Stormwater Program at (302) 739-9921.
E-mail: DNREC.Stormwater@delaware.gov.
Website: https://dnrec.delaware.gov/watershed-stewardship/sediment-stormwater/

Flooding and Drainage Issues

- Locate all lots, structures, roadways, utilities, stormwater ponds, and sewage pump stations well outside of all flood zones. If this is not possible, the developer should consider designing structures to a higher standard to avoid potential future flood damage and loss.

- Drainage complaints exist in the near vicinity of this site from the development to the northeast. Combined with the hydric soils located on the site, drainage issues are likely to become exacerbated with the buildout of this site.

- DNREC reviewers recommend not building on the forested portion of this site due to the hydric soils located there. Building in this area would likely result in future drainage issues.

- All existing ditches on the property should be evaluated for function and cleaned, if needed, prior to the construction of the project.

- Environmental permits or exemptions may be required by the County Conservation District (Standard Plan), the DNREC Sediment and Stormwater Program (eNOI/NOT), Army Corp of Engineers, and/or DNREC Wetlands and Subaqueous Lands Section prior to clearing and/or excavating ditch channels.

DNREC Floodplain Contact: DNREC Shoreline and Waterway Management Section at (302) 739-9921. Website: https://dnrec.delaware.gov/watershed-stewardship/waterways/floodplains/

DNREC Drainage Contact: DNREC Drainage Program at (302) 855-1930.
Website: https://dnrec.delaware.gov/drainage-stormwater/
Tax Ditch Mapper: de.gov/taxditchmap
Tax Ditch guidelines: https://documents.dnrec.delaware.gov/swc/Drainage/Documents/Tax-Ditch-Land-Development-Guidelines.pdf

Removal of Mature Forest
The preliminary plan proposes the elimination of approximately 5 out of 24 acres of forest on the site. An analysis of historical data indicates that the forest area located on the northern portion of the site has likely maintained some degree of forest cover since 1937 and could be considered mature forest.

- Mature forests possess the potential for rare, threatened, or endangered species that rely on this type of habitat. Removing forested areas for development, especially mature forests, should be avoided to the greatest extent possible. Forests filter water for improved water quality, provide habitat for wildlife, absorb nutrients, infiltrate stormwater, moderate temperatures, and store atmospheric carbon which would otherwise contribute to climate change.

- A forest assessment should be conducted to determine if mature forest resources exist on the property and to delineate their boundaries. Additionally, a forest assessment would include the identification of specimen trees and forest-dependent wildlife. If mature forests are found, these areas should be conserved to the maximum extent practicable.

- To reduce impacts to nesting birds and other wildlife species that utilize forests for breeding, it is recommended that tree clearing not occur from April 1st to July 31st. Likewise, avoid mowing open space areas and grass filter strips during the same timeframe, as various species of birds utilize these areas for nesting sites.

Contact: DNREC Division of Fish and Wildlife, Species Conservation and Research Program at (302) 735-3600.
Website: https://dnrec.delaware.gov/fish-wildlife/contact-information/

Wetlands and Vegetated Buffers

- Do not disturb wetland areas. Wetlands are a critical part of our natural environment. They reduce the impacts of flooding, absorb pollutants, and improve water quality. Wetlands provide habitat for animals and plants, supporting plants and animals that are found nowhere else.

- Incorporate a 100-foot vegetated buffer zone from the edge of wetlands and all waterways to protect water quality and to provide an additional margin of safety for flooding.

- DNREC reviewers recommend eliminating lots 209, 195, 196 (and others as necessary) to extend the 50-foot buffer to a 100-foot buffer.

- Vegetated buffer zones should be deeded as community open space and not contained within any lot lines.

- Signage should be installed at the edge (and within) the buffer zones to deter residents from encroaching into these common areas.

- Maintain vegetated buffer zones as either grasslands/meadows or forest. Buffer zones should be planted exclusively with native trees and plants. Native plants are well-suited to our climate and require limited maintenance. They also provide an increasingly important role in the survival of native birds and beneficial insects whose habitat is shrinking due to development and climate change.

- Grass cutting for vegetated buffer zones if maintained as meadow should not occur between April 1st to July 31st to reduce impacts to nesting birds and other wildlife species that utilize meadows and grasslands for breeding habitat.

Contact: DNREC Wildlife Species Conservation & Research Program at (302) 735-3600.
Website: https://dnrec.delaware.gov/fish-wildlife/contact-information/

Recommendations for Sustainable Practices

- For single residential homes, build garages and parking spaces to be "electric vehicle (EV)-ready". Many manufacturers have pledged to sell only electric vehicles in the next 10-15 years. Installing a 240-volt outlet in one or two locations in a garage will enable a resident to easily (and cheaply) install a level 2 EV charger. This will increasingly be a selling point for homes. Offer the option to install solar or geothermal systems for each home. This allows a purchaser to incorporate the cost into their mortgage, making it more affordable.

- For the community facility, consider using renewable energy infrastructure such as solar or geothermal to reduce energy costs and further reduce pollution created from offsite generation. Grant funds and incentives are available for Delmarva Power customers through the DNREC Green Energy Fund, which includes several funding types through the state's major electric utilities (https://dnrec.delaware.gov/climate-coastal-energy/renewable/assistance/).

- For apartment buildings, install electric vehicle (EV) charging stations for residents. Residents will increasingly expect options for EV charging. Installation costs can vary significantly depending on the parking and electricity distribution at a given location, so it is often easier and cheaper to plan for the installation at construction, rather than doing costly retrofits later. The DNREC Division of Climate, Coastal and Energy offers rebates of up to 80% of the cost of the charging station for commercial, multi-unit dwelling and other public properties. These programs address climate change goals of reducing greenhouse gas emissions and improving overall air quality (https://dnrec.delaware.gov/climate-coastal-energy/clean-transportation/).

- Incorporate nonmotorized connectivity and install bicycle racks where feasible to help facilitate non-vehicular travel modes.

- Use efficient Energy Star rated products and materials in construction and redevelopment. Energy efficient appliances use less energy over time. This saves consumers and businesses money, while also helping to reduce pollution from power generation.

- Use structural paint coatings that are low in Volatile Organic Compounds to help protect air quality. Air pollution from new construction is generated through the use of maintenance equipment, paints, and consumer products like roof coatings and primers.

- Use recycled materials, such as reclaimed asphalt pavement, to reduce heat island effects on paved surfaces, prevent landfill waste, and lower material costs.

Contact: DNREC Division of Climate, Coastal & Energy at (302) 735-3480.
Website: https://dnrec.delaware.gov/climate-coastal-energy/

Delaware Emergency Management Agency (DEMA) – Contact Phillip Cane 302-659-2325

Population

- The county has a population density of 310.20 persons per square mile based on the US 2020 Census report; an increase from 2010 at 271.30 persons per square mile.

- The specific census block(s) the project is located on has a total population of 110 persons, though, with development, this will undoubtedly change.

- The 11 adjacent blocks aggregated bring the area to a total population of 614 persons.

FEMA National Risk Index

- The FEMA National Risk Index is an online mapping application that identifies communities most at risk to 18 natural hazards: Avalanche, Coastal Flooding, Cold Wave, Drought, Earthquake, Hail, Heat Wave, Hurricane, Ice Storm, Landslide, Lightning, Riverine Flooding, Strong Wind, Tornado, Tsunami, Volcanic Activity, Wildfire, and Winter Weather. The FEMA National Risk Index is calculated by multiplying the Expected Annual Loss times the Social Vulnerability and dividing that by the Community Resilience.



- According to FEMA's National Risk Index, the parcel **is** considered **relatively moderate** for overall natural hazards risks.

- Community Resilience is a consequence reduction risk component and a community risk factor that represents the ability of a community to prepare for anticipated natural hazards, adapt to changing conditions and withstand/recover rapidly from disruptions. Social Vulnerability is a consequence-enhancing risk factor that represents the susceptibility of social groups to the adverse impacts of natural hazards.

- Its community resilience is rated as **relatively high** whereas its social vulnerability is rated as **very high**.

Renewable Energy Commitment

- Regarding energy use and consumption, the parcel and surrounding areas utilize **utility/natural gas** as the predominant fuel type for heating purposes, with electricity as a close second.

- DEMA strongly encourages the use of renewable energies and high-efficiency appliances and utilities. Regarding utilities, DEMA suggests incorporating 90% series furnaces/HVAC systems; the closer to 99%, the better, as well as A/C units of 20 Seer or greater. DEMA recommends using tankless water heaters, and battery backup systems for sump pumps to reduce potential water damage from power failure.

- Lastly, DEMA encourages the integration of modern and emerging technologies, such as the potential for electric vehicles in garages/parking lots, green roofs where applicable and allowable, and the like.

DEMA Notes:

- In reference to the floodplain, it does appear that the construction of multiple lots will potentially fall directly within the 100-year flood plain. If not directly, it is within extreme close proximity—mere feet—to the flood plain and some appear to be within the 50-foot buffer to the wetlands. DEMA strongly discourages the construction of any facility, especially homes, within or in close proximity to the 100-year floodplain since water knows no bounds. If construction moves forward, and the properties are within the 100-year floodplain, mortgages/bank loans must carry a flood insurance policy, which is a second additional policy required under NFIP. Furthermore, we recommend utilizing multiple mitigation strategies to reduce the risk. This could include, but isn't limited to, wet/dry floodproofing, elevating mechanicals/HVAC/Electricity out of the flood waters, mass notification systems, large drainage systems (increased diameter pipes, ditches, basins, culverts, etc. as applicable) and other similar methods. Lastly, there may be a requirement to readjust flood maps with FEMA's FIRM Flood Map Service Center as part of the National Flood Insurance Program (NFIP), which can be done through the Letter of Map Change (LOMC) process which can be found here: Flood Maps | FEMA.gov.

Delaware State Housing Authority (DSHA) - Contact Alex Modeas 952-255-9579 ext. 251

- DSHA supports the construction of 475 residential units (265 townhomes and 210 apartment units) on 79.2 acres at the South side of White Oak Road, east of Rte. 1. The parcels are primarily in Level 2 & 3 Investment areas, which means that efforts to create and sustain housing opportunities are promoted.

- According to DSHA's Area of Opportunity Map, this project location is situated in a Distressed Area. This means that this area has an overconcentration of rental housing for low-to-moderate-income residents. Given that most of these residential units are targeted for homeownership, DSHA believes that increased homeownership in the area will create a more balanced approach to creating a supportive, socioeconomically diverse community.

- The need for mixed-income communities with diverse housing types is high throughout Kent County. This proposal offers a variety of residential units at a wide range of housing costs. With a high demand for housing in Kent County, these units will allow households across a wide range of incomes to capitalize on opportunities.

- DNREC and DEMA have serious environmental concerns about this project being located within a floodplain. DSHA recommends that the developer work with both of those agencies to alleviate environmental threats that may pose risks to residents and tenants.

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,

David L. Edgell, AICP
Director, Office of State Planning Coordination