

Cedar Creek 
Sustainable Planning Services

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May 27, 2014

Ms. Connie Holland AICP
Director, Office of State Planning Coordination
Haslet Armory, Third Floor
Dover, Delaware

Dear Connie:

This letter responds to April 22, 2014 state comments re the Bridgeville-Greenwood Master Plan.

Overall

We understand that this document does not meet all the requirements for a comprehensive plan update and is being considered solely as a master plan. However, we believe that separate comp plan updates could be derived from this document fairly easily with the addition of required elements, and we would like to delineate for the towns what additional steps are required.

My plan is to provide the towns with a transparent estimate of additional work (which they can then decide to pursue with Cedar Creek, another firm, or not at this time).

Also we recognize that the plan focuses mostly on Bridgeville. As this plan was developed to help meet water quality requirements under the Chesapeake TMDL, it did spend a much larger proportion of time on Bridgeville and its sewer treatment plant. We conducted workshops that included Greenwood and met separately with the Town Manager. We will make additional efforts to include Greenwood.

We met with Greenwood's Town Manager on Thursday, May 22, and he indicated overall satisfaction with the plan. We discussed a few Greenwood-related items to add to the documents, and we intend to present to the Town Commission at their monthly meeting on July 1. The Town Manager also noted that the town has no major annexation, residential development or economic growth plans at this time.

DeIDOT

The DeIDOT section is sufficient for a master plan that focuses on water quality issues. We acknowledge that additional information will be required to help the towns complete their comprehensive plan updates.

The repetition is purposeful. Recommendations made throughout sections of the plan were gathered together into the implementation section. The Woodbridge comments are relevant to both the DeIDOT and Woodbridge School District sections.

We agree with the recommendation relative to page 31, about bicycle-pedestrian connections between Heritage Shores and the downtown (Market and Cannon streets) area, and will include in the revision.

TS Smith and Vandewende's are two businesses closely associated with Bridgeville even though they are not within the town limits. They are in the Master Plan study area, and they could easily establish a business presence in downtown Bridgeville. The excerpt from the birding map demonstrates that the towns are in the middle of a significant birding corridor and could potentially profit from a focus on eco-tourism.

We note that this plan was not just written for state agency personnel, but for citizens, business owners, and other non-planners who might be interested in the futures of these two communities. As such, we attempted to present the information in a more visual, reader-friendly fashion.

DNREC

Even though there were no water quality-related comments included with the PLUS letter, we have since obtained detailed comments and suggestions from the Watershed Assessment Section, and met with them on May 22. Their recommendations will be incorporated into the final document.

Source Water Protection. Bridgeville is aware of this requirement if the town pursues an update of their comprehensive plan.

Wildlife conservation and protection. We used a hybrid natural resources map that includes wetlands (SWMP), Sourcewater Protection Areas, watershed boundaries and streams. We chose not to use the Delaware Ecological Network (DEN) because it dates to 2006 and is being significantly updated by DNREC. Our understanding is an updated DEN will include the features mentioned such as Key Wildlife Habitat, Wetlands, State Natural Areas, and riparian buffers as well as habitat corridors. It would be helpful to know when the updated DEN will be available.

The need to appropriately buffer riparian areas is mentioned repeatedly in the Master Plan.

Rare, endangered and threatened species and SGCN are mentioned as existing, but then DNREC goes on to say most of the area has not been surveyed. It is our understanding that confirmed data points would be incorporated into the updated DEN.

We will add forest blocks to the natural resources map in the absence of a more comprehensive and updated DEN.

Stormwater management. We mentioned the new stormwater regulations and best practices to reduce impervious cover and runoff. We also mentioned the compatibility of the new regulations with Chesapeake TMDL requirements.

DSHA

Thank you for your comments and additional suggestions. We note that Bridgeville recognizes the need for affordable, market-rate owner-occupied and rental housing.

DEDO

Because of the extensive discussion of downtown development in Bridgeville, and DEDO's involvement with the Town, comments and suggestions from DEDO would have been helpful and appreciated.

Thank you again for your comments. We will work with both towns on next steps – both adopting a revised version of this Master Plan and proceeding with their comprehensive plan updates.

Sincerely,



Lee Ann Walling AICP, LEED AP ND
Principal
Cedar Creek Sustainable Planning Services