

NEW CASTLE WATERFRONT PLAN		
City of New Castle Comprehensive Plan 2009 Land Use Goal #1: "Continue to encourage mixed residential/retail/office uses."		Strategy: "Located on the Delaware River waterfront, New Castle's downtown functions as a commercial, residential and recreational core of the City. The City should obtain funding for and conduct a more detailed waterfront plan to identify market needs and strengthen the downtown's ties to the waterfront."
Step	Time Estimate	Notes
CONCEPT		
Develop Concept Plan	Complete	
Review and Comments	In process	
Resolution to Proceed	January	Council Approval Required
PRELIMINARY ENGINEERING & PERMITTING		
Apply for funding	6 months - ?	Council Approval Required. Important to meet State budget cycle.
Funding source approval		Council Approval Required
Select and hire engineering firm		Council Approval Required
Preliminary Engineering studies and permitting	12 months	Permits are good for 3 years.
Review and Comments		
Approval to proceed		Council Approval Required
DESIGN		
Apply for funding	6 months - ?	Council Approval Required.
Funding source approval		Council Approval Required.
Select and hire firm		Council Approval Required.
Detailed Design Phase	7 months	
Review and Comments		
Approval to proceed		Council Approval Required.
CONSTRUCT		
Apply for funding	0 months - ?	May receive Design/Build Funding. Council Approval Required.
Funding source approval		Council Approval Required.
Select and hire construction firm	2 months	Council Approval Required.
Construct	8 months	
TOTAL	2 - 3 years	Steps may overlap. Process will be refined as proceed. Funding will impact timing.
Note that at varying times there will be additional opportunities for public participation through public information meetings and public hearings.		